

City of Sugar Hill  
Planning Staff Report  
**SUP 25-001**

DATE: January 16, 2025  
TO: Planning Commission  
FROM: Planning Director  
SUBJECT: Special Use Permit SUP 25-001  
Mark White – 4725 Nelson Brogdon Blvd. for the purpose of an official Georgia vehicle emissions station (Automobile inspection service).

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ISSUE The City of Sugar Hill has received an application dated December 9, 2024, from Mark White for a special use permit to operate an official Georgia vehicle emissions station. The subject property is currently zoned General Business District (BG).

**RECOMMENDED ACTION**

Recommend approval of special use permit for an official Georgia vehicle emissions station (automobile inspections service).

**DISCUSSION**

- The subject property is presently zoned General Business (BG). A gas station and convenience store are presently located on the parcel. The parcel is located along a major traffic throughfare and is surrounded by commercial and industrial uses.
- The space for the proposed vehicle emissions station is currently vacant. Previous use of the space includes a car wash.
- Traffic would be directed to the rear of the building for access through the unit. Vehicles will exit through the front. No exterior improvements/additions will be required for operation.
- Vehicles registered in Gwinnett County, and the 12 other counties in the metro-Atlanta area, are required to undergo annual emissions inspections per the Georgia Clean Air Force.

**BACKGROUND**

Applicant/Owner: Mark White / ROOHI PROPERTIES LLC (c/o Azeez Farishta)

Existing Zoning: General Business District (BG)

Request: Special use permit to operate an automobile inspection service.

Property Size: Portion of ± 1.0 acres

Location: 4725 Nelson Brogdon Boulevard,  
Tax Parcel R7-271-126

Public Notice: Letters to adjoining owners via USPS regular mail on 12/19/24.  
Signs posted on property 12/20/24.  
Ad in legal section of Gwinnett Daily Post on 12/15/24 & 1/8/25.

Public Response: None.

## FINDINGS OF FACT

The subject property is part of an existing gas station/convenience store, zoned General Business District (BG). The parcels east and west of the property are also zoned General Business (BG) with an Applebee's to the east and a Sherwin Williams Paint to the west. The property to the north is zoned Light Manufacturing (LM) with an existing industrial office park. Across Highway 20 to the south is a medical office zoned Highway Service Business (HSB).

## ZONING ANALYSIS

- 1. Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?*

Yes, the property presently hosts an auto-oriented use, and the small scale of the emissions inspection station would support the auto-oriented nature of the property and location along Highway 20.
- 2. Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*

No, the requested special use permit will not adversely impact the adjacent or nearby properties.
- 3. Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?*

Yes.
- 4. Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

No.
- 5. Does the rezoning requested conform to the Sugar Hill Land Use Plan?*

Yes. This area is designated as a commercial node in the future land use map as adopted with the ENVISION100 comprehensive plan.
- 6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*

No.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT  
PUBLIC HEARING PACKET

CASE #: \_\_\_\_\_ PERMIT FILE # \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

APPLICATION

CHECK ONE:  ANNEXATION/REZONING  REZONING  CHANGE IN CONDITIONS  SPECIAL USE PERMIT

APPLICANT INFORMATION

Name: Mark White  
Phone: [REDACTED]  
Fax: N/A  
Signature: Mark White

Address: 189 Fairfield Pl  
Atlanta, GA 30314  
Email: [REDACTED]  
Date: 12-6-2024

OWNER INFORMATION

IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.

Name: AZEEZ FARISHTA  
Phone: [REDACTED]  
Fax: \_\_\_\_\_  
Signature: [Signature]

Address: 305 TWIN BRIDGE CT.  
Lawrenceville GA 30044.  
Email: [REDACTED]  
Date: 12/9/24

CONTACT INFORMATION

Name: AZEEZ FARISHTA  
Fax: \_\_\_\_\_

Phone: [REDACTED]  
Email: [REDACTED]

\* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

PROPERTY INFORMATION:

IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.

Map Reference Number(s) (Tax Parcel Identification Number or PIN #) 7-271-126 Acreage: 1 acre  
Number of Existing Housing Units: 0 Number of Proposed Housing Units: 0 Current Population: \_\_\_\_\_  
Street Address: 4725 Nelson Brasdon Blvd Sugarhill, GA 30518  
PRESENT ZONING DISTRICT: B6 REQUESTED ZONING DISTRICT: Special Use  
Proposed Development: Official Georgia Vehicle Emissions Station  
Adjacent Zonings: NORTH: \_\_\_\_\_ EAST: \_\_\_\_\_ SOUTH: \_\_\_\_\_ WEST: \_\_\_\_\_

Residential Development

# of Lots/Dwelling Units: \_\_\_\_\_  
Dwelling Unit Size (sq. ft.): \_\_\_\_\_  
Net Density: \_\_\_\_\_

Non-Residential Development

# of Lots/Buildings: \_\_\_\_\_  
Total Gross Square Feet: \_\_\_\_\_  
Density: \_\_\_\_\_

PLEASE CHECK THE FOLLOWING IF APPLICABLE:  DRI (Development of Regional Impact)  Within 2,000 feet of the Chattahoochee River

Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): \_\_\_\_\_

NOTE: Special Conditions, and Variance Request must also be explained in the Letter of Intent.





CASE #: \_\_\_\_\_ PERMIT FILE # \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

### APPLICATION FOR ANNEXATION

IF MULTIPLE PROPERTY OWNERS FILL OUT AND SUBMIT AN APPLICATION FOR EACH APPLICANT/OWNER/ELECTOR.

#### SIGN APPLICABLE SECTION

##### 100% METHOD

This Annexation Application is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 2, "Annexation Pursuant to Application by one hundred percent (100%) of Landowners". Application is hereby made to the City of Sugar Hill, Georgia by the undersigned property owners, who own 100% of the property to be annexed, to have the following described lands annexed into the corporate limits of the City. All that tract or parcel of land lying and being in Land Lots(s) \_\_\_\_\_ of the \_\_\_\_\_ District(s), Parcel Number(s) \_\_\_\_\_

\_\_\_\_\_ Gwinnett County, Georgia and being more particularly described as: (Attach or Insert Legal description) \_\_\_\_\_

(Note: Also, attach a plat or drawing illustrating the land area to be annexed and its relationship to the existing City Limits. Include lot number, block number, subdivision name, and Plat Book Reference, if available, and the existing zoning classifications of adjacent properties within the City.) It is requested that a zoning classification of \_\_\_\_\_ (\_\_\_\_\_) be assigned to the property upon annexation.

(Note: Different classifications can be requested for various portions of the property).

The property owner(s) intended to develop and/or use the property as follows: \_\_\_\_\_

\_\_\_\_\_ (Include a timetable for development if available).

Owner/Applicant Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
Fax: _____	Email: _____
Signature: _____	Date Signed: _____

\* COPIES CAN BE MADE FOR ADDITIONAL OWNER/ APPLICANT SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WITH THE APPLICATION.

##### 60% METHOD

This Annexation Application is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 3, "Annexation Pursuant to Application by Owners of 60 Percent of Land and 60 Percent of Electors". Application is hereby made to the City of Sugar Hill, Georgia by the undersigned property owners and resident electors residing on the property proposed for annexation, to have the following described lands annexed into the corporate limits of the City. The undersigned state that they represent at least 60% of the owners of the property by acreage and at least 60% of the resident electors residing on the property to be annexed. All that tract or parcel of land lying and being in Land Lots(s) \_\_\_\_\_ of the \_\_\_\_\_ District(s), Parcel Number(s) \_\_\_\_\_ Gwinnett County, Georgia and being more particularly described as: (Attach or Insert Legal description) \_\_\_\_\_

(Note: Also, attach a plat or drawing illustrating the land area to be annexed and its relationship to the existing City Limits. Include lot number, block number, subdivision name, and Plat Book Reference, if available, and the existing zoning classifications of adjacent properties within the City.) It is requested that a zoning classification of \_\_\_\_\_ (\_\_\_\_\_) be assigned to the property upon annexation. (Note: Different classifications can be requested for various portions of the property).

The property owner(s) intended to develop and/or use the property as follows: \_\_\_\_\_

\_\_\_\_\_ (Include a timetable for development if available).

Landowner Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
Fax: _____	Email: _____
Signature: _____	Date Signed: _____
Elector (Registered Voter) Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
Signature: _____	Date Signed: _____

- COPIES CAN BE MADE FOR ADDITIONAL LANDOWNER AND ELECTOR SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WITH THE APPLICATION.
- A SEPARATE SIGNATURE PAGE SHOULD BE FILED FOR EACH LANDOWNER AND EACH RESIDENT ELECTOR.





REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Please respond to the following standards in the space provided or use an attachment as necessary:

A. Whether the proposed Rezoning or Special Use Permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The Use is Suitable for All adjacent and nearby properties. 4725 Nelson Brogdon Blvd Sugarhill, GA 30518

B. Whether the proposed Rezoning or Special Use Permit will adversely affect the existing use or usability of adjacent or nearby property:

The Special Use Permit for 4725 Nelson Brogdon Blvd will not affect use or usability of adjacent or nearby property

C. Whether the property to be affected by a proposed Rezoning or Special Use Permit has reasonable economic use as currently zoned:

4725 Nelson Brogdon Blvd GB zoning is a Gas Station and has reasonable Economic Use.

D. Whether the proposed Rezoning or Special Use Permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

4725 Nelson Brogdon Blvd Special Use Permit will not cause an excessive or burdensome use of existing.

E. Whether the proposed Rezoning or Special Use Permit is in conformity with the policy and interest of the Land Use Plan:

4725 Nelson Brogdon Blvd Special Use Permit is in conformity with the Land Use Plan

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed Rezoning or Special Use Permit:

At this time, there are No changing conditions for Special Use Permit at 4725 Nelson Brogdon Blvd.





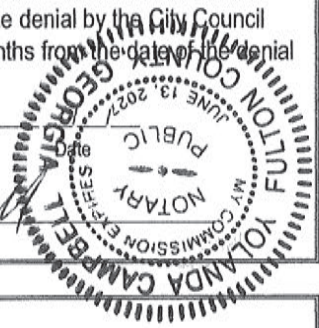
CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT  
PUBLIC HEARING PACKET

**APPLICANT'S CERTIFICATION**

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of the denial by the City Council.

Mark White 12/13/24 Mark White  
Signature of Applicant Date Typed or Print Name and Title

Sworn to and subscribed before me this 6<sup>th</sup> day of December, 2024. Yolanda Campbell  
Signature of Notary Public

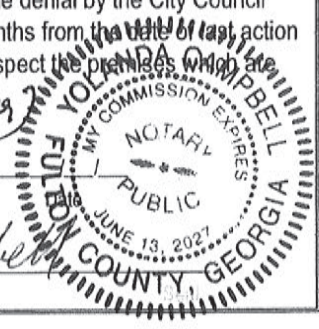


**PROPERTY OWNER'S CERTIFICATION**

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of the denial by the City Council. I hereby authorize the staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises which are subject of this zoning application.

Azeez Fajisita 12/16/24 Azeez Fajisita  
Owner Signature Date Typed or Print Name and Title

Sworn to and subscribed before me this 6<sup>th</sup> day of December, 2024. Yolanda Campbell  
Signature of Notary Public



**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title Date

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Signature of Owner Date Typed or Print Name and Title Date

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_  
Signature of Notary Public Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Sugar Hill City Council or the Planning Commission? No (yes/no). If yes, complete the following:

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS made (within last two years)
_____	_____	_____

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title Date

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Signature of Owner Date Typed or Print Name and Title Date

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_  
Signature of Notary Public Seal



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT  
PUBLIC HEARING PACKET

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/Property taxes, billed to date for the parcel listed below have been paid in full to the Tax Commissioner of Gwinnett County, Georgia. In no case shall an application or reapplication for rezoning, special use permit, and/or change in conditions be processed without such property verification. A copy of the paid tax bill can also be provided.

**\*NOTE: A separate verification for must be completed for each tax parcel included in the Variance request.**

Tax Parcel Number: 7-291-126

Mark White  
SIGNATURE OF APPLICANT

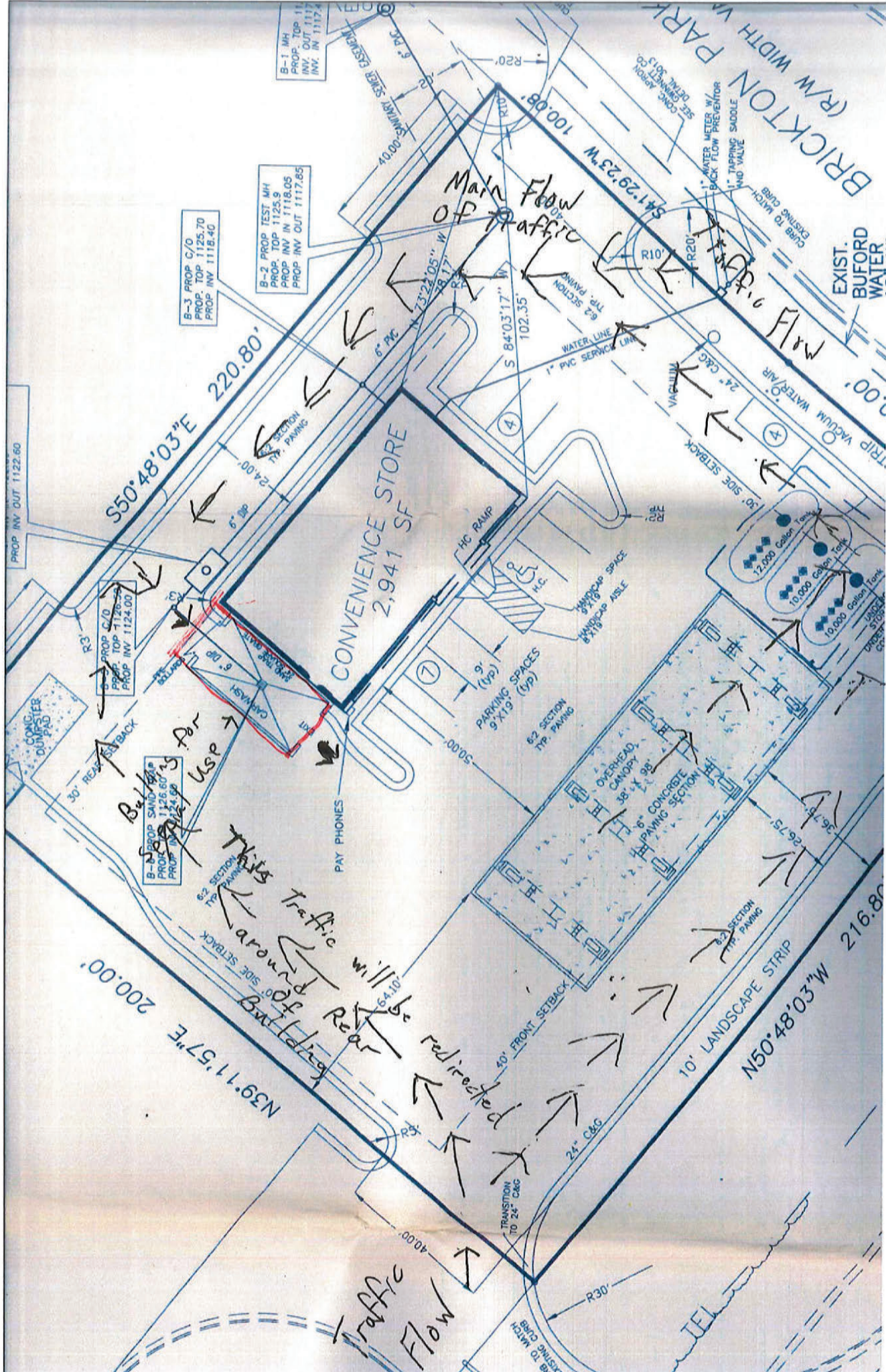
12/16/24  
DATE

Mark White  
TYPE OR PRINT NAME









Main Flow of Traffic

Flow

Bulky for use

This Traffic will be redirected around rear of building

Traffic Flow

B-3 PROP C/O  
PROP. TOP 1125.70  
PROP INV 1118.40

B-2 PROP TEST MH  
PROP. TOP 1125.8  
PROP INV IN 1118.05  
PROP INV OUT 1117.65

B-4 PROP SAND PIP  
PROP. TOP 1126.67  
PROP INV 1124.00

B-1 MH  
PROP. TOP 1117.1  
INV. OUT 1117.2

CONVENIENCE STORE  
2,941 SF

BRICKTON PARK  
(R/W WIDTH V...)

EXIST. BUFORD WATER

S50°48'03"E 220.80'

W 73°22'05" W 102.35'

WATER LINE  
1" PVC SERVICE LINE

VACUUM  
24" C&G

TRIP VACUUM WATER/AIR

50' SIDE SETBACK

PAY PHONES

PARKING SPACES  
9'x19' (v.p.)

62 SECTION TP. PAVING

OVERHEAD CANOPY  
38' x 98'

CONCRETE PAVING SECTION

10' LANDSCAPE STRIP

N50°48'03"W 216.80'

N39°11'57"E 200.00'

40' FRONT SETBACK

24" C&G

62 SECTION TP. PAVING

TRANSITION TO 24" C&G

R30'

EXIST. CURB

EXIST. CURB

EXIST. CURB

EXIST. CURB

EXIST. CURB

12,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank

10,000 Gallon Tank



Letter of Intent

City of Sugar Hill Planning and Development

Special Use Permit

Submitted By: Mark White

Date: December 9, 2024

Statement of Use: The property, located at 4725 Nelson Brogdon Blvd, Sugar Hill, GA 30518, will be used to operate an official Georgia Vehicle Emissions Inspection Testing Facility.

Size of the Tract: One acre

Zoning Classification Request: Special Use

Lots: N/A

House Size Proposed: N/A

Price Range of Homes: N/A

Density in Terms of Gross Square Footage Per Acre: 554 Square Footage

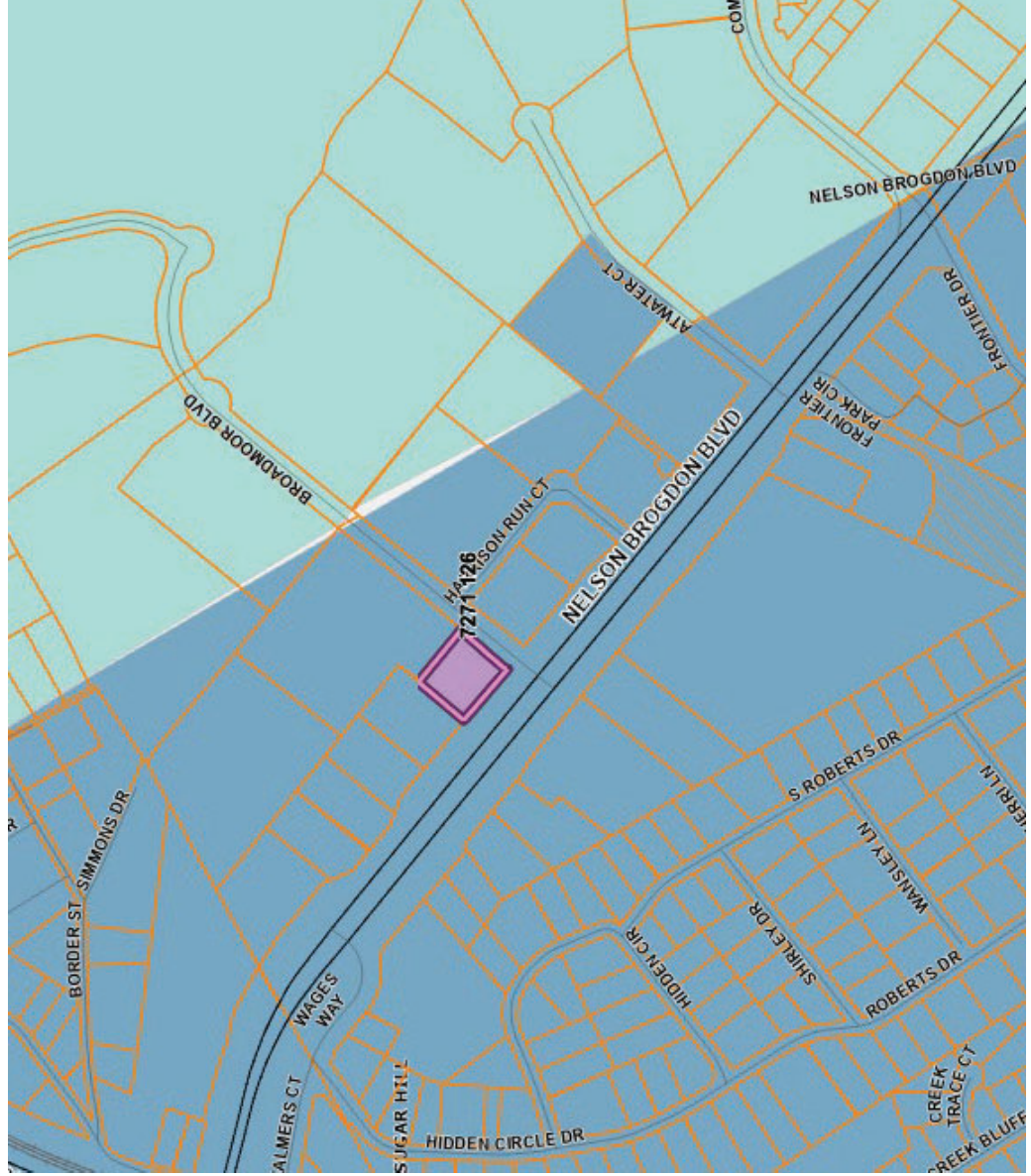
Number of Parking Spaces: Two

Height of Building: 16 ft

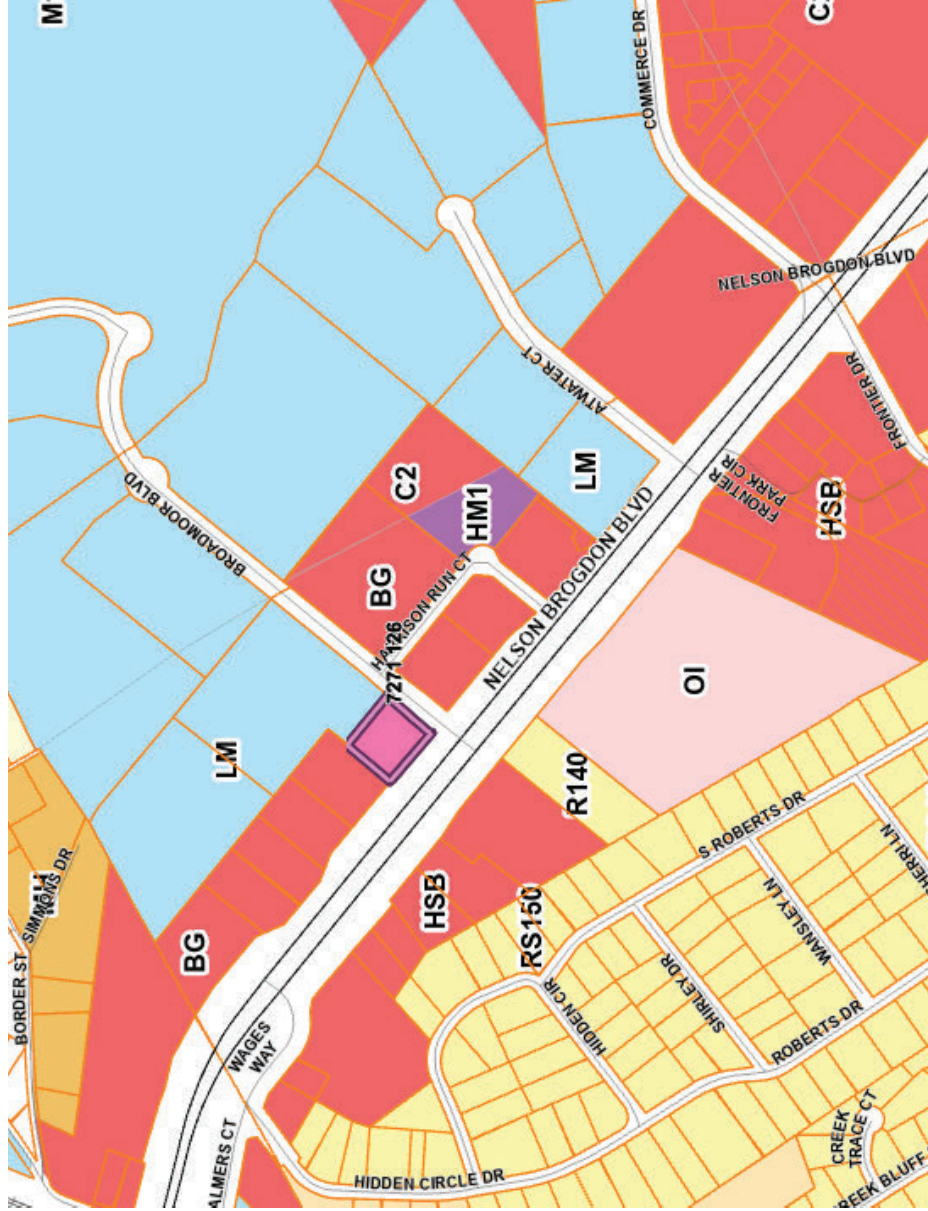
Any Special Conditions or Variance: None



SUP-25-001  
LOCATION MAP



SUP-25-001  
ADJACENT ZONING MAP







Entrance

RENTAL  
Call for more information  
1-800-850-8500  
www.rental.com

Entrance





to go

PLAY LOTTERY

BEYOND  
CALISTO

BB

COCA-COLA



**CAR ← WASH!**

