



SPECIAL USE PERMIT APPLICATION

APPLICATION FOR SPECIAL USE PERMIT, SNELLVILLE GEORGIA

City of Snellville, Georgia
Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3515 Website www.snellville.org

RECEIVED

JUL 14 2026

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

1600 ROCKDALE CIR. SUP# 26-02

26-00372 PARCEL R5060-361

CAR WASH AT Q-TRIP

CASE # 001

Version 4-1-2025

Applicant is: (check one)

- ☐ Property Owner
☐ Attorney for Property Owner
☒ Property Owner's Agent

Property Owner (if not the applicant): ☐ check here if additional property owners and attach additional sheets.

Jin Seo

Name (please print)

President

Title

KDS Development and Engineering - c/o QuikTrip Corporation

Corporate Entity Name

[REDACTED]

Mailing Address

[REDACTED]

City, State, Zip Code

[REDACTED]

Phone Number (wk)

[REDACTED]

(cell)

Email Address

Name (please print)

Title

Morning Star Wine Depot LLC

Corporate Entity Name

[REDACTED]

Mailing Address

[REDACTED]

City, State, Zip Code

Phone Number (wk)

Email Address

(cell)

Requested Special Use: Car Wash Specific Use Standards are Applicable: ☒ YES ☐ NO

This SUP application is also being filed along with applications for: ☐ Rezoning ☐ Land Use Plan Amendment ☒ None

Present Zoning District Classification: BG Present Future Land Use Classification: 78 East Node

Proposed Zoning District Classification: N/A Proposed Future Land Use Classification: 78 East Node

Property Street Address: 1600 Rockdale Cir., Snellville, GA 30078 Acreage: 0.924 Tax Parcel No.: R5060 361

APPLICATION FEES: Please see the Planning Department Fee Schedule for application and public notification fees.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

UDO Sec. 103-10.2. Application Requirements

- A. Each application for a special use permit must be filed with the Department and must include the following:
1. Payment of the appropriate application and public notification fees.
 2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
 3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of application submittal.

Return Recorded Document to:
Ohlson & Medlock, LLC
6335 Amherst Court
Peachtree Corners, GA 30092
OM23.1467
Map or Parcel Number: R5060 361

DEED B: 61235 P: 00884
06/05/2024 01:39 PM Pgs: 2 Fees: \$350.00
TTax: \$325.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024011655
ERECORDED
eFile Participant IDs: 7908033164,

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made the 23rd day of May, 2024, between

Jack F. Hogan and Phyllis C. Hogan,

party of the first part, and

Morning Star Wine Depot LLC, a Georgia limited liability company,

party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 59 AND 60 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING DEPICTED AS TRACT A ON THAT MINOR SUBDIVISION PLAT OF MORNING STAR PROJECT, BY BOUNDARY ZONE, INC., RECORDED IN PLAT BOOK 163, PAGE 2, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

Parcel ID: R5060 361

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in **FEE SIMPLE**.

1890 Athens Hwy, Snellville, GA 30078

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Redacted Signature] (Seal)
Jack F. Hogan

[Redacted Signature] (Seal)
Phyllis C. Hogan

[Redacted Signature]
Unofficial Witness

[Redacted Signature]
Notary Public



1890 Athens Hwy, Snellville, GA 30078

Legal Description

A parcel of land lying in Land Lots 59 and 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCE at the northerly point of the mitered intersection formed by the easterly right-of-way of Rockdale Circle (having a variable right-of-way) and the southerly right-of-way of U.S. Highway 78 (a.k.a. State Route 10, Athens Highway, having a variable right-of-way), said point lying on a curve to the left, said curve having a radius of 1690.04 feet, a central angle of 05 Degrees 45 Minutes 22 Seconds, a chord bearing of North 85 Degrees 25 Minutes 21 Seconds East, and a chord distance of 169.72 feet; Thence run along the arc of said curve and said southerly right-of-way for a distance of 169.79 feet to a point; Thence run North 82 Degrees 32 Minutes 41 Seconds East along said right-of-way for a distance of 75.25 feet to a found PK nail, said point being the POINT OF BEGINNING of the parcel herein described; Thence run North 82 Degrees 34 Minutes 48 Seconds East along said right-of-way for a distance of 159.94 feet to a found capped 1/2-inch rebar (LSF 839); Thence leaving said right-of-way run South 04 Degrees 59 Minutes 07 Seconds East for a distance of 229.82 feet to a found 1/2-inch rebar; Thence run South 05 Degrees 54 Minutes 28 Seconds West for a distance of 48.35 feet to a found capped 1/2-inch rebar (LSF 839); Thence run North 54 Degrees 01 Minutes 14 Seconds West for a distance of 34.65 feet to a set 1/2-inch capped rebar (L.S.F. 1057); Thence run North 80 Degrees 12 Minutes 02 Seconds West for a distance of 34.34 feet to a set 1/2-inch capped rebar (L.S.F. 1057); Thence run South 74 Degrees 57 Minutes 40 Seconds West for a distance of 57.91 feet to a set 1/2-inch capped rebar (L.S.F. 1057); Thence run South 75 Degrees 10 Minutes 05 Seconds West for a distance of 34.56 feet to a found 1/2-inch rebar; Thence run North 05 Degrees 52 Minutes 49 Seconds West for a distance of 19.70 feet to a found 3/8-inch rebar; Thence run North 04 Degrees 57 Minutes 44 Seconds West for a distance of 235.35 feet to the Point of Beginning.

Said parcel containing 40,229 square feet, or 0.924 Acres.

Definition and Use standard for car washes

D.Car Wash1.Defined

A facility with mechanical or hand-operated equipment used for the cleaning, washing, polishing, or waxing of motor vehicles, including, but not limited to, self-service, full-service, and hand-detailing service.

2.Use Standards

Where a car wash is allowed as a permitted use or special use, it is subject to the following:

a.Any facility that employs persons on a full-time or part-time basis or that sub-leases space to car wash or detailing operators shall contain at least one ADA compliant restroom in the building. Shared restrooms from other businesses is prohibited.b.Any new conveyor car wash facility constructed after 2-28-2022, where the car moves on a conveyor belt during the wash must install an operation recycled water system, where a minimum of fifty-percent (50%) of water utilized will be recycled. This requirement does not apply to an in-bay car wash facility or self-serve car was facility.



Property Tax View Pay Your Ta...

View/Pay Your Taxes

Account Details

[Back to Search](#)

Parcel ID :

R5060 361

Property Type :

Real Property

Site Address :

1600 ROCKDALE CIR
SNELLVILLE 30078

Mailing Address :

MORNING STAR WINE DEPOT LLC



[Change Mailing Address](#)

Legal :

TRACT A US HIGHWAY 78 PLAT 162-1

District :

SNELLVILLE

Last Update :

06/29/2026 08:04 PM

No payment due for this account.

Tax Bills

[Click here](#) to view and print your 2025 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
2025	\$2,836.41	\$3,246.00	\$0.00	\$0.00	\$0.00	11/15/2025	\$0.00
Total							\$0.00

Email tax@gwinnettcountry.com to request other years.



Snellville, GA
2342 Oak Rd
Snellville, GA 30078
(770) 985-3508

2025 Property Tax Bill

Parcel ID	Tax District	Bill #		
R5060 361	10 - City of Snellville	010254		
Property Owner/Location/Description		Fair Market Value	Taxable Value	
MORNING STAR WINE DEPOT LLC 1600 ROCKDALE CIR		224,400	89,760	
Levies	Taxable Value	-	Exemptions	= Net Assessment X Tax Rate = Net Tax
City of Snellville	89,760	-	0	89,760 4.0000000000 \$359.04
2025 STORMWATER				\$243.75

Exemptions:

Tax bills are sent to the owner on record as of January 1st of each year. THEY ARE NOT SENT TO MORTGAGE COMPANIES. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

All taxes and fees that are delinquent and paid after January 15, 2026 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2026.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$602.79
Interest	\$35.63
Penalty	\$42.33
Other Fees	\$85.00
Payments Received	\$765.75
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	01/15/2026

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 361
Amount Due: \$0.00
Bill#: 010254
Due Date: 01/15/2026

AMOUNT PAID

MORNING STAR WINE DEPOT LLC

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be acted-upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

[Redacted Signature]

Type or Print Name and Title QuikTrip Corporation Real
Estate Project Manager



[Redacted Signature]

Signature of Notary Public

7/2/2020
Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize QuikTrip Corporation to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

☐ Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Redacted Signature]

Signature of Property Owner

7/6/20
Date

[Redacted Signature]

Type or Print Name and Title

[Redacted Signature]

Signature of Notary Public

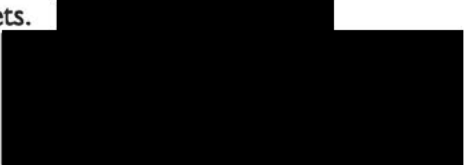
7-6-20
Date



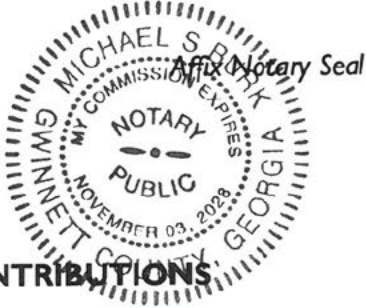
CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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 forms provided.

☒ check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.


Signature of Applicant
7/6/2026 Date
Eric Bikas Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title


Signature of Notary Public
7/6/2026 Date
 Affix Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

☐ YES ☒ NO YOUR NAME: Eric Bikas

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

[Redacted Signature]
Signature of Property Owner or Agent

7/6/26

Date

[Redacted Name and Title]
Type or Print Name and Title

[Redacted Signature]
Signature of Notary Public

7-6-26

Date

Affix Notary Seal

