



**CITY OF SNELLVILLE  
DEPARTMENT OF PLANNING &  
DEVELOPMENT  
PLANNING COMMISSION**

**CASE SUMMARY**

August 25, 2026

|                                                     |                                                                                                    |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>                                 | <b>#SUP 26-02</b>                                                                                  |
| <b>LOCATION:</b>                                    | <b>1600 Rockdale Cir, Snellville, Georgia</b>                                                      |
| <b>SIZE:</b>                                        | <b>0.924± Acres</b>                                                                                |
| <b>TAX PARCEL:</b>                                  | <b>5060 361</b>                                                                                    |
| <b>CURRENT ZONING:</b>                              | <b>BG (General Business) District</b>                                                              |
| <b>CURRENT FUTURE LAND<br/>USE MAP DESIGNATION:</b> | <b>Highway 78 East Activity Node</b>                                                               |
| <b>SPECIAL USE PERMIT REQUEST:</b>                  | <b>Car Wash</b>                                                                                    |
| <b>APPLICANT:</b>                                   | <b>Jin Seo, President<br/>KDS Development &amp; Engineering – c/o<br/>Quik Trip Corp</b>           |
| <b>PROPERTY OWNER:</b>                              | <b>Morning Star Wine Depot LLC</b>                                                                 |
| <b>CONTACT:</b>                                     | <b>Jin Seo, President<br/>678-770-2087 or <a href="mailto:seoj@kdsdev.com">seoj@kdsdev.com</a></b> |
| <b>RECOMMENDATION:</b>                              | <b>Approval with Conditions</b>                                                                    |



**CITY OF SNELLVILLE  
DEPARTMENT OF PLANNING & DEVELOPMENT  
PLANNING COMMISSION**

**CASE ANALYSIS**

*August 25, 2026*

**TO:** The Planning Commission

**MEETING DATE:** August 25, 2026

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**CASE NUMBER:** #SUP 26-02

**FINDINGS OF FACT:**

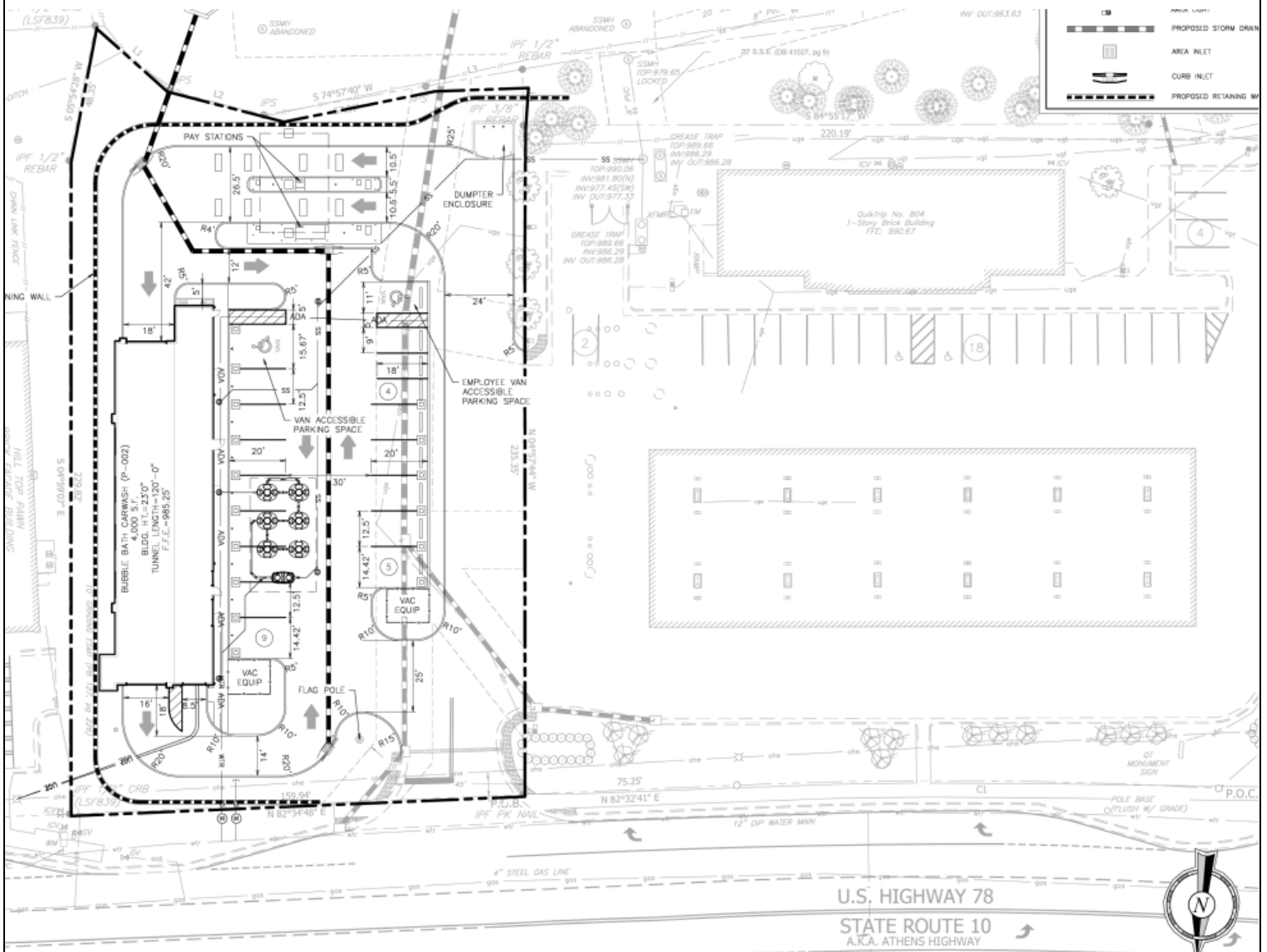
The Department of Planning and Development has received an application from Jin Seo for a special use permit to operate a car wash at 1600 Rockdale Cir, Snellville, GA, 30078.

## SITE ANALYSIS:

The 0.924± acre site, zoned BG (General Business) District, is located on Highway 78 in between QuikTrip and Hill Top Pawn.

The submitted site plan details a 4,000 square foot drive through building with 18 spaces available for cleaning/vaccuming. Principle ingress and egress would be a shared driveway with the neighboring Quiktrip convenience/gas station. Per the current UDO standards this would require a landscape strip between the two sites and would be alleviated by combining the two properties into one parcel.

The site is currently undeveloped and lies within the Highway 78 East Activity Node according to the Future Land Use Map. This category is described as a mixture of uses, including retail, civic, office, residential, and recreation. The Comprehensive Plan also encourages residential development between the activity nodes and retail developments within the nodes themselves.



## **SPECIAL USE PERMIT REQUEST:**

Per the Unified Development Ordinance (UDO) Sec. 206-5.13.D, a car wash is defined as: “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.” Per the Allowed Use Table, a car wash is allowed within the BG District with an Special Use Permit.

## **USE STANDARDS:**

The Use Standards for a car wash, where it is allowed as a special use per the UDO, are:

- 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 are 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 operational 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 wash facility*

## **VARIANCES:**

No variances are requested.

## **CONCLUSION AND STAFF RECOMMENDATION:**

The submitted application for a car wash at the requested location is compliant with the City of Snellville’s UDO and Future Land Use Map, providing additional development and economic activity for the Highway 78 East Activity Node. Furthermore, the use is complimentary to the existing commercial uses of the area, and specifically as an accessory use to the existing QT convenience store/gas station.

In conclusion, the Department of Planning and Development recommends the following action:

**Approval** of SUP 26-02, application for Special Use Permit for a car wash.

The recommendations above are subject to the attachment of the following recommended **Conditions:**

1. The property shall be developed in general accordance with the site plan titled “QuikTrip Bubble Bath No. 61816”, dated 07-07-2026 (stamped received 07-14-2026); and the architecture elevations titled “Store # 61816 Bubble Bath 120 Tower Exit”, dated 07-14-2026 (stamped received 07-16-2026), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and

Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

2. In the event that QuikTrip Corporation/Bubble Bath Car Wash does not lease, purchase, or occupy the property within eighteen (18) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by the applicant, the Special Use Permit will become null and void.
3. The subject parcel (5060 361) and neighboring parcel (5059 311) shall be combined into one parcel to prevent the need of a landscape strip between the two properties.

**Planning Commission Report:**

The Planning Commission held a duly advertised public hearing on the special use permit application for Case #SUP 26-02 at the August 25, 2026 7:30 p.m. Regular Meeting of the City of Snellville Planning Commission.

Following public comments made during the regular meeting, by a vote of 5-0, the Planning Commission voted to Approve #SUP 26-02 with a strong recommendation that the applicant will work with the neighboring lot owned by Hill Top Pawn prior to Mayor and Council final decision to address potential sound barriers and inter-parcel access.