

REZONING APPLICATION

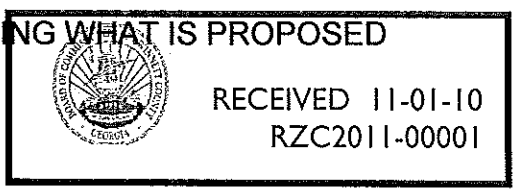
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Pawn Mart</u> <u>c/o Mill Creek Consulting</u>	NAME: <u>JIMCAR Associates, LLC</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>Same</u>
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> Fax: <u>(770) 614-5711</u>	

*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).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>O & I</u>	REQUESTED ZONING DISTRICT: <u>C-2 wSUP</u> <u>for Pawn Shop</u>
LAND DISTRICT (S): <u>6</u>	LAND LOT (S): <u>169</u> ACREAGE: <u>0.629</u>
ADDRESS OF PROPERTY: ⁴⁸⁵² 4862 <u>Jimmy Carter Blvd.</u>	
PROPOSED DEVELOPMENT: <u>Pawn Shop</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>10,000</u>
GROSS DENSITY: _____	DENSITY: <u>15,898 sq. ft.\ acre</u>
NET DENSITY: _____	

LETTER OF INTENT
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Pawn Mart, requests a rezoning and a special use permit on 0.629 acres in an existing two story, 10,000 square foot building, for the purpose of opening a new pawn shop. The subject property is located at 4852 Jimmy Carter Blvd and is found in the 6th District, Land Lot 169 in Gwinnett County.

Pawn Mart is a 25 store chain located in Georgia and North Carolina with its corporate headquarters in Norcross. The proposed new store will occupy the entire building that is currently zoned O & I. Pawn Mart does not accept for pawn or sell from its store any type of guns as their specialty is jewelry, stereo equipment, game systems, tools and other similar types of consumer goods. Approximately 80 to 90% of their customer base is within 2 to 4 miles of the facility and the new store will only improve the customer experience. No major changes are planned for the exterior of the building and there is an existing interparcel access point with the commercial property to the North. The applicant respectfully requests approval of this new location.

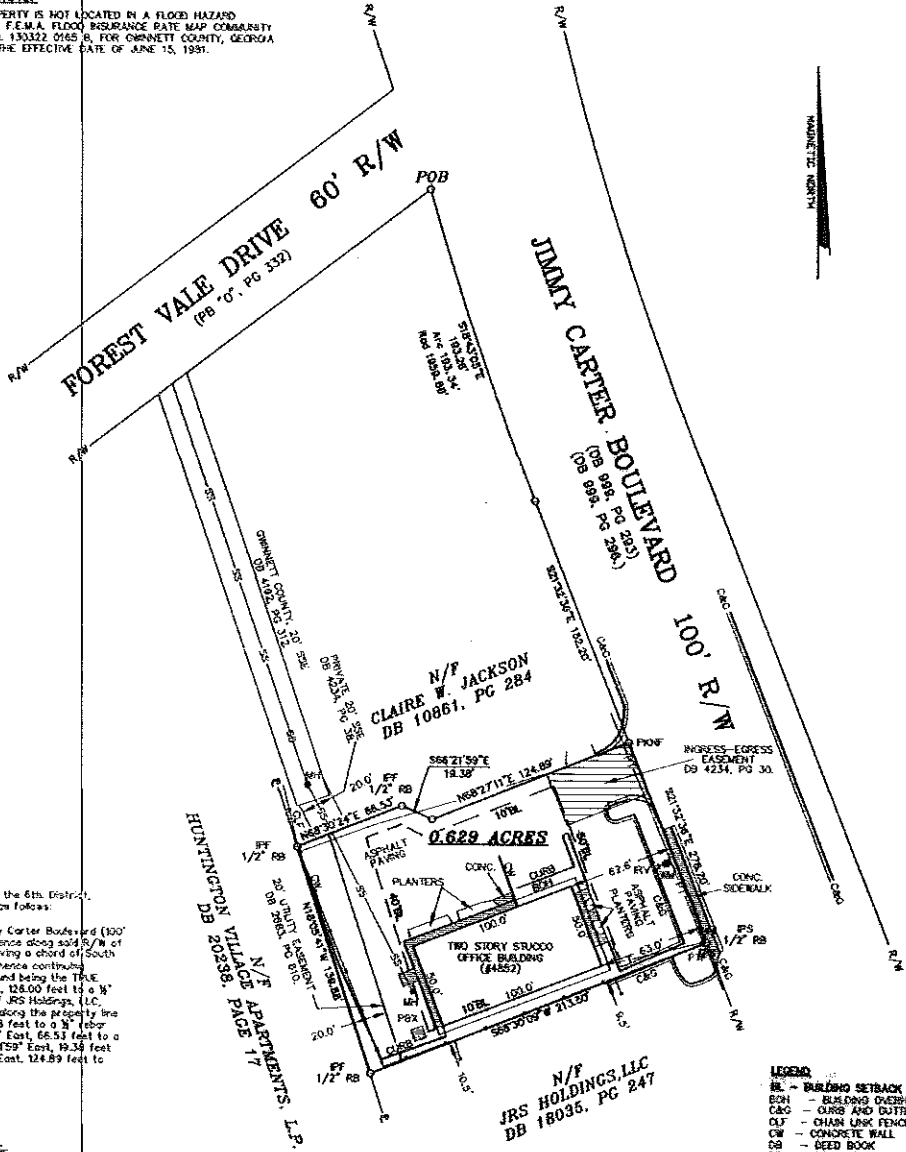


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VICINITY MAP
(NOT TO SCALE)

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOODED HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130322 0165 B, FOR DUNNETT COUNTY, GEORGIA BEARING THE EFFECTIVE DATE OF JUNE 15, 1991.



NOTES

1. THE FIELD SURVEY WAS PERFORMED ON APRIL 02, 2003
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A TRIMM 424-521 TOTAL STATION.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,301 FEET, AN ANGULAR CLOSURE OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 654,975 FEET.
5. REFERENCES USED FOR THIS SURVEY WERE DB 3331, PG 229, DB 10681, PG 284.
6. THIS SURVEY WAS AUTHORIZED BY VECTOR OBSOBS.
7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 169 of the 6th District, Dunnett County, Georgia, and being more particularly described as follows:
BEING 0.629 ACRES at the intersection of the southwestern R/W of Jimmy Carter Boulevard (100' R/W) and the Great West Drive (60' R/W), thence along said R/W of Jimmy Carter Boulevard 153.34 feet along a curve, said curve having a chord of South 10°43'05" East 193.26 feet and a radius of 1859.88 to a point, thence continuing along said R/W South 21°32'36" East, 152.20 feet to a pit nail found being the TRUE POINT OF BEGINNING, thence along said R/W South 21°32'56" East, 128.00 feet to a 3/4" rebar set, thence leaving said R/W and along the property line of JRS Holdings, L.L.C. South 68°30'09" West, 20.50 feet to a 3/4" rebar found, thence along the property line of Huntington Village Apartments, L.P. North 60°50'44" West, 159.88 feet to a 3/4" rebar found, thence along the property line of parcel 2 North 68°50'14" East, 66.53 feet to a 3/4" rebar found, thence continuing along said parcel 2 South 60°21'59" East, 19.38 feet to a point, thence continuing along said parcel 2 North 68°27'11" East, 124.89 feet to the TRUE POINT OF BEGINNING.
Sold tract contains 0.629 acres or 27420 square feet.

NOTES PERTAINING TO THE EXCEPTIONS CONTAINED IN SECTION 2, SCHEDULE 'B' OF THAT CERTAIN COVENANT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 70303-1527, BEARING AN EFFECTIVE DATE OF FEBRUARY 23, 2003 AT 5:00 p.m.
ITEM 10. THE EASEMENT AGREEMENT BETWEEN CLARE W. JACKSON & S/W CLARE W. JACKSON AND AUTO SERVICE CENTERS INTERNATIONAL, INC. DATED DECEMBER 8, 1983 AND RECORDED IN DEED BOOK 2881, PAGE 610 AFFORSAID RECORDS, CONTAINS A 20 FOOT UTILITY EASEMENT AFFECTING THE SUBJECT PROPERTY AND IS SHOWN HEREON.
ITEM 11. CONVEYANCE OF ACCESS RIGHTS FROM CLARE W. JACKSON AND JESS W. JACKSON & ASSOCIATES, INC. TO THE DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, DATED APRIL 21, 1988 AND RECORDED IN DEED BOOK 3494, PAGE 179, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY.
ITEM 12. CONVEYANCE OF ACCESS RIGHTS FROM CLARE W. JACKSON AND JESS W. JACKSON & ASSOCIATES, INC. TO THE DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, DATED APRIL 21, 1988 AND RECORDED IN DEED BOOK 3494, PAGE 180, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY.
ITEM 13. PERMIT TO CUT OR TRIM TREES FROM CLARE W. JACKSON TO GEORGIA POWER COMPANY DATED AUGUST 5, 1988 AND RECORDED IN DEED BOOK 3783, PAGE 339, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY, HOWEVER THE LOCATION CANNOT BE PLOTTED FROM THE DESCRIPTION GIVEN.
ITEM 14. EASEMENT FROM CLARE W. JACKSON TO GEORGIA POWER COMPANY DATED AUGUST 5, 1988 AND RECORDED IN DEED BOOK 3783, PAGE 340, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
ITEM 15. THE INGRESS AND EGRESS EASEMENT BETWEEN JESS W. JACKSON & ASSOCIATES, INC. AND CLARE W. JACKSON, DATED APRIL 14, 1987 AND RECORDED IN DEED BOOK 4234, PAGE 38, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
ITEM 16. THE PRIVATE SANITARY SEWER EASEMENT BETWEEN CLARE W. JACKSON AND JESS W. JACKSON & ASSOCIATES, INC. DATED APRIL 14, 1987 AND RECORDED IN DEED BOOK 4234, PAGE 38, AFFORSAID RECORDS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

TO: JIMCAR ASSOCIATES, L.L.C., HORIZON BANK AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 11, 12, 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTRIBUTE LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

DATE: 4/21/03

SIGNED WARREN S. WOOD *Warren S. Wood* PLS#2849

REVISED 4/30/03 - ADD BUILDING LINES

- LEGEND**
- BL - BUILDING SETBACK LINE
 - BSH - BUILDING OVERHANG
 - C&G - CURB AND GUTTER
 - CLY - CHAIN LINK FENCE
 - CW - CONCRETE WALL
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - GW - GUY WIRE
 - IRV - IRRIGATION VALVE
 - PF - PITCH PIN FOUND
 - PS - PITCH PIN SET
 - WH - WASHHOLE
 - N/F - NOW OR FORMERLY
 - OT - OPEN TOP POLE
 - PL - PLANTER
 - PBX - POWER BOX
 - PG - PAGE
 - PKF - P.K. NAIL FOUND
 - P - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - PT - POWER & TELEPHONE LINE
 - PP - POWER & TELEPHONE POLE
 - FP - POWER POLE
 - RB - REINFORCING BAR
 - R/W - RIGHT OF WAY
 - RW - ROCK WALL
 - SBWH - SOUTHERN BELL WASHHOLE
 - SR - SOLD ROO
 - SSE - SANITARY SEWER EASEMENT
 - SS - SANITARY SEWER LINE
 - T - TELEPHONE LINE
 - TR - TELEPHONE BOX
 - TP - TELEPHONE POLE
 - WV - WATER VALVE
 - WM - WATER METER

ALTA/ACSM SURVEY FOR
**JIMCAR ASSOCIATES, L.L.C.,
CHICAGO TITLE INSURANCE COMPANY
& HORIZON BANK**

LOCATED IN
LAND LOT 169, 6th DISTRICT
DUNNETT COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON APRIL 17, 2003.

THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTER'S ORIGINAL SIGNATURE IN BLACK INK ACROSS THE REGISTRANT'S SEAL.
WARREN S. WOOD, CA. PLS #2849
MY REGISTRATION EXPIRES ON DECEMBER 31, 2004.



PREPARED BY
WOOD BROTHERS
LAND SURVEYORS, INC.
44 PROFESSIONAL DRIVE
JEFFERSON, GA. 30549
(706) 387-0075



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SPECIAL USE PERMIT APPLICATION

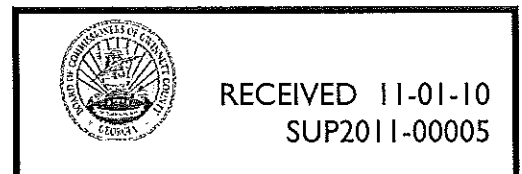
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