

SPECIAL USE PERMIT APPLICATION

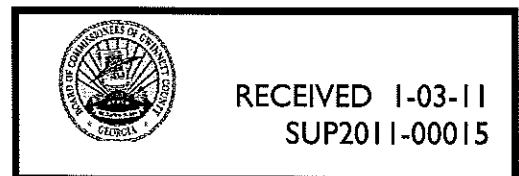
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Kimberly Weddington</u>	NAME: <u>David Redman/G. Curtis Switek</u>
ADDRESS: <u>585 Oak Alley Way</u>	ADDRESS: <u>7067 Jimmy Carter</u>
CITY: <u>Johns Creek</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770-521-5550</u>	PHONE: <u>770-446-8787</u>
CONTACT PERSON: <u>Kim Weddington</u> PHONE: <u>770-521-5550</u>	
CONTACT'S E-MAIL: <u>Kimwedd@bellsouth.net</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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>6,000</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>274-275</u> ACREAGE: <u>5.75</u>
ADDRESS OF PROPERTY: <u>7067 Jimmy Carter Blvd.</u>	
SPECIAL USE REQUESTED: <u>Kennel & Dog Daycare</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





Application for a Special Use Permit

Request for Approval for a commercial kennel facility for 150 pets on a 5.75 acre parcel on Jimmy Carter Blvd.

Owner / Applicant: Bradford Properties / Furry FairyTails, LLC dbaThe FairyTail Inn
Location: North quadrant of Jimmy Carter Blvd / Peachtree Industrial Blvd – behind Grand Buffet and adjacent to Studio Plus Hotel

Address: 7067 Jimmy Carter Blvd., Norcross, GA 30092
Parcel ID: 6274-047
Zoning District: C-2
Property Size: 5.75 Acres
Present Land use: Undeveloped
June 15, 2010

PROJECT DESCRIPTION

It is the intention of The FairyTail Inn to operate a commercial pet kennel facility located at 7067 Jimmy Carter Blvd. The parcel is addressed on and has access from Jimmy Carter Blvd., however the property does not have frontage on Jimmy Carter Blvd. The site is situated east of Jimmy Carter Blvd. and northwest of the access road adjacent to Peachtree Industrial Blvd. (SR 141) where Peachtree Industrial Blvd. and Peachtree Parkway merge. As required per the Gwinnett County Zoning Ordinance for the contemplated use, we are requesting that you approve this application for a Special Use Permit.

The facility will accommodate up to 150 pets for overnight boarding. The applicant proposes to construct a building of approximately 6,000 square feet on two levels with an additional basement (initially unfinished) consisting of an additional 3,000 square feet. The County Zoning Ordinance requires 1 parking spaces per 500 square feet. Based on these ratios, the applicant will provide a total of 12 parking spaces. including 1



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handicapped accessible parking space on site. The outdoor dog play area will be approximately 2-3 acres of sectioned fence with four large containment areas, a pool for exercise and a shade shelter. A footbridge will provide access to the outdoor areas on the other side of the creek from the building.

Office hours will be from 7a.m. to 7 p.m., seven days a week. However, dogs will not be outside the main building after 7:00 p.m. The facility will employ a full time staff of two to four persons and additional part time staff of 4-6 persons.

The proposed use, by its nature, scale, intensity or design, will not impair the integrity and character of the zoning] district or neighborhood, and will not be detrimental to any important and distinctive features of the site's natural setting. With respect to the underlying C-2 zoning, the proposed use has significantly less impact than other uses allowed in this zoning category.

The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements.

The site's topography will create certain development issues, but will ultimately serve to minimize any potential visual and/or audible impact generated from the facility or its activities. Again, suggesting that this is a very satisfactory use within this zoning district.

The project will not significantly increase the existing traffic flow. Traffic is estimated to increase by approximately 50 trips and is not substantial in relation to the exiting traffic load and capacity of SR141 or Jimmy Carter Boulevard. It is the applicant's intention to seek a right in/right out curb cut on the SR 141 access road. This would be additional cost to the applicant but would allow better overall access and fewer cross movement in the traffic pattern. This section of SR 141 has been under Georgia DOT jurisdiction but will soon be under Gwinnett County DOT, so the approval will be sought through Gwinnett County DOT.

Storm water management for adjoining commercial uses is handled through a detention facility located adjacent to the subject site. Applicant's civil engineer will be required to calculate capacities to determine if the existing facility is adequate for storm water management of the subject site or if an additional capacity will need to be incorporated into the site plan.

The services of this kennel will include:

Day Care – The day care will provide customers the ability to leave their dog for the day to socialize and interact in a monitored, controlled environment. The day care will utilize the indoor facility as well as a fully fenced outdoor area. This will provide the animals with the opportunity for exercise and to enjoy the outdoors while visiting the FairyTail Inn.



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Boarding – The FairyTail Inn will offer overnight boarding for dogs and cats. Boarding pets will be kept in individual cages except in cases where the pet owner has requested a suite which allows the owner’s pets to stay together in a larger environment. Owners will have the option to include their pet in the day care during their stay. The facility will be monitored via webcams which will enable the owners to view their pets both inside and outside.

Grooming – Grooming will consist of bathing, clipping and other cosmetic services for pets. The grooming services will be performed in an allocated room in the facility.

We appreciate your consideration and the opportunity to assist in continuing with the positive growth of Gwinnett County.

Sincerely,

Kimberly Weddington

Attachments

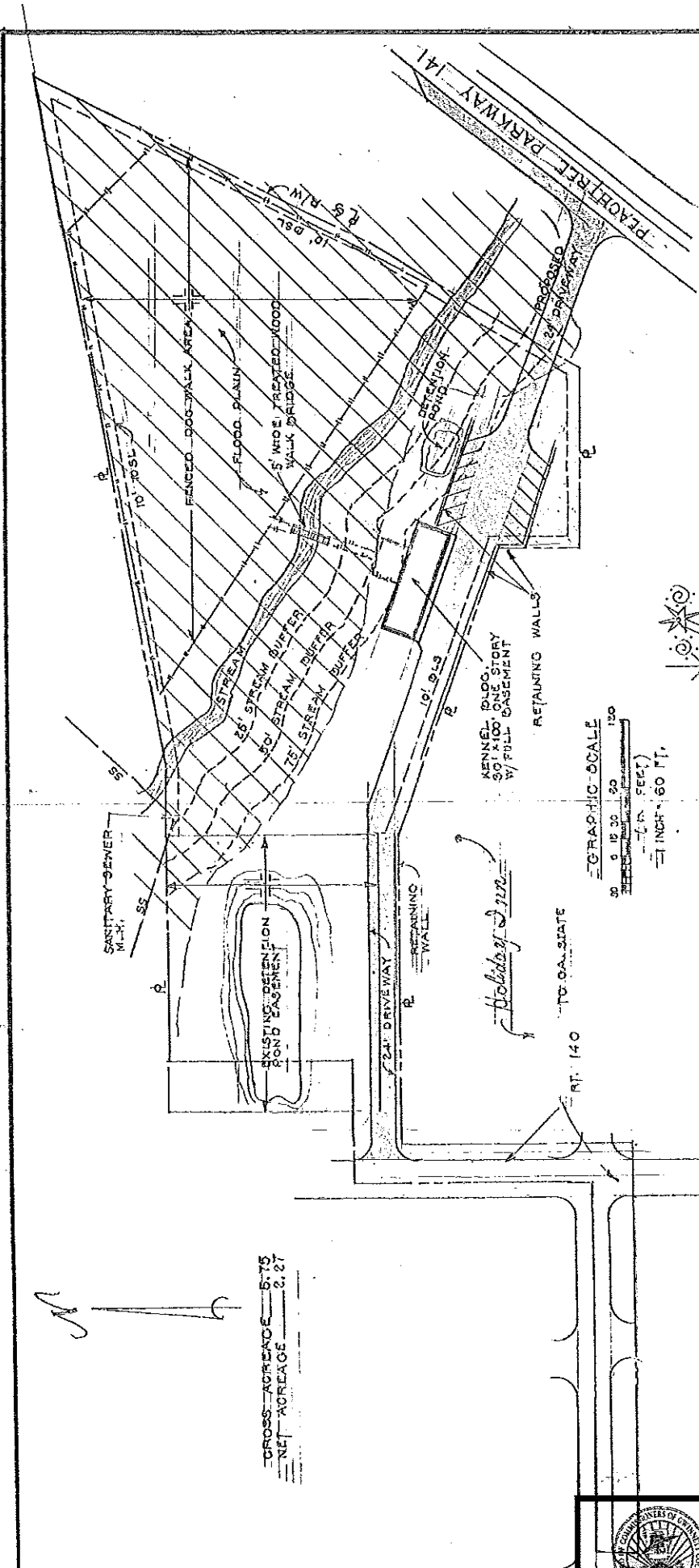
Exhibit A	Application Form
Exhibit B	Legal Description
Exhibit C	Boundary Survey
Exhibit D	Site Plan (Four copies and one 8-1/2” X 11” reduction)
Exhibit E	Standards Governing Exercise of the Zoning Power
Exhibit F	Letter of Intent
Exhibit G	Applicant Certification with Notarized Signature
Exhibit H	Property Owner Certification with Notarized Signature
Exhibit I	Conflict of Interest Certification/Campaign Contributions
Exhibit J	Verification of Paid Property Taxes (most recent year)
Exhibit K	Application Fee made payable to Gwinnett County



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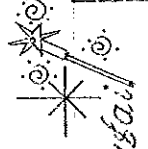
GA. STATE R/L 140 JIMMY CARTER BEDO.

CROSS-ACREAGE 5.75
NET ACREAGE 2.27



PRELIMINARY SITE PLAN
PET BOARDING FACILITY
7067 JIMMY CARTER BLVD.
CAND LOT 274-5-275 6TH DISTRICT
GWINNETT CO. GA.

KIM WEDDINGTON
(770) 521-5550
6-22-2010 P.M.V.



The Fairytail Inn



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