

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CHIN Woo LEE</u>	NAME: <u>CHIN Woo LEE</u>
ADDRESS: <u>2790 LAWRENCEVILLE SUWANEE RD</u>	ADDRESS: <u>2790 L'VILLE SUWANEE RD #130</u>
CITY: <u>SUWANEE</u>	CITY: <u>SUWANEE</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>703/898-9895</u>	PHONE: <u>703/898-9895</u>
CONTACT PERSON: <u>CHIN LEE</u> PHONE: <u>703/898-9895</u>	
CONTACT'S E-MAIL: <u>Chinwoolee@hotmail.com</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:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

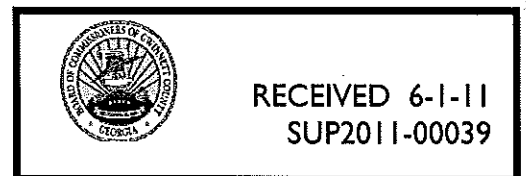
EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: \_\_\_\_\_

LAND DISTRICT(S): 1 LAND LOT(S): 152 ACREAGE: ± 3.84 ACRES

ADDRESS OF PROPERTY: 2790 L'VILLE SUWANEE RD #270

SPECIAL USE REQUESTED: BILLIARDS HALL (MORE THAN 3 TABLES)

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



JC Properties of Georgia, LLC  
5103-A Backlick Road  
Annandale, Virginia 22003

MAY 31 2011

Gwinnett County Department of Planning and Development  
Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, Georgia 30045

RE: Special Use Permit Application to Allow a Billiard Hall in a C-2 General Business District  
2790 Lawrenceville Suwanee Road/ JC Retail Center  
Gwinnett County District/Land Lot/Parcel # 7-152-040


Dear Ladies and Gentlemen:

This letter shall serve as the official Letter of Intent to accompany our Application for a Special Use Permit for the above property. The property is currently zoned C-2 General Business District and comprises approximately 3.84 acres. We have a 2-story, 71,314 square feet (total gross area) shopping center, JC Retail Center, under construction on the property (CDP #2007-00184, BDP #2007-08831). We are applying for a Special Use Permit to allow a billiard hall (with more than 3 tables) to occupy a portion of the center.

The number of parking spaces shown on the enclosed site plan will not change. The height of the building will not change, nor will any other aspect of the building aesthetics as approved by your department during the shell building plan review process. The size of existing landscape buffers will not be affected by the billiard hall and neither will the current density in gross square footage per acre. It is our belief that allowing a billiard hall to occupy a portion of JC Retail Center will **not** adversely affect the neighboring properties in any way.

We thank you for your time and efforts put forth in considering our request. If you have any questions please do not hesitate to call.

Yours Truly,  
JC Properties of Georgia, LLC

  
Chin Woo Lee  
Vice President

c.c.: file

Enclosures  
CWL/gel  
Billards Letter of Intent.doc



RECEIVED 6-1-11  
SUP2011-00039

