

**SPECIAL USE PERMIT APPLICATION**

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

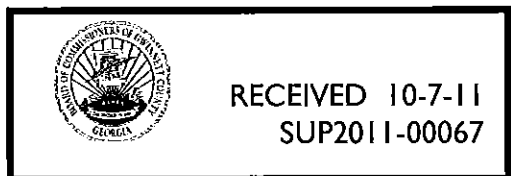
APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Bob Israel</u>	NAME: <u>Wildwood Professional Properties LLC</u>
ADDRESS: <u>1230 Satellite Blvd</u>	ADDRESS: <u>1230 Satellite Blvd</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>770 476 9192</u>	PHONE: <u>770-476-9192</u>
CONTACT PERSON: <u>Bob Israel</u> PHONE: <u>770-476-9192</u>	
CONTACT'S E-MAIL: <u>drbob@drbobisrael.com/sisrael@skylineseven.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:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>O-I</u> BUILDING/LEASED SQUARE FEET: <u>5,354</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>155</u> ACREAGE: <u>0.50</u>	
ADDRESS OF PROPERTY: <u>1230 Satellite Blvd, Suwanee, GA, 30024</u>	
SPECIAL USE REQUESTED: <u>SUP <del>to allow</del> to allow Veterinary Clinic</u>	
<u>within the <del>city</del> residential area</u>	

SF

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Letter of Intent

1230 Satellite Blvd

Proposed Use of the Property: There is an existing building located on the subject property which currently houses a dental practice in a portion. This Special Use Permit request is to allow utilization of the vacant portion for a Veterinary Clinic. The Veterinary Clinic office is to be established for the main intention of treating domestic animals (to include surgery).

It may be necessary for animals to stay overnight as part of the surgery recovery, illnesses, observation as part of the diagnosis process, etc. Further, the veterinary would board only small animals (inside kennels only – NO outside kenneling or runs) if there is additional capacity beyond animal patients in the small # of inside kennels, but this would only be ancillary to the main purpose of the facility/business operations.

Each stay would range from overnight to 10 days maximum. There would *not* be long term boarding offered for rescue animals, shelter housing, long term boarding (i.e. for owner long term travel or owner sicknesses/home removal, etc).

The acreage/size of tract: 0.50 acres

Zoning Classification Requested: The property is currently zoned O/I and a Special Use Permit is being requested per the Gwinnett County Planning Division procedures.

The number of lots or number of dwelling units proposed house size proposed: Only one O/I zoned lot is under consideration for this Special Use Permit request.

The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use: The proposed Use of Veterinary Clinic would be in approximately 2,850 sf of a 5,590 sf existing building located on 0.50 acres.

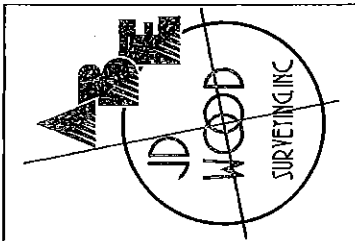
The number of parking spaces: There are 19 regular spaces + 1 handicapped space; total of 20 spaces

The height of buildings: The height of the existing building is 18 feet to top of brick

Requested change in buffers: N/A



RECEIVED 10-7-11  
SUP2011-00067



22 BARRETT SQUARE DR  
LAWRENCEVILLE, GA 30047  
708.90.1981  
708.90.1947 FAX

BOUNDARY SURVEY FOR:  
**WILDWOOD PROFESSIONAL PROPERTIES, LLC AND IRONSTONE BANK**  
SATELLITE BOULEVARD  
GWINNETT COUNTY, GA  
124th & 155th LL, 7th DISTRICT

REVISIONS	DATE

STATE OF GEORGIA  
SURVEYORS  
JERRY D. WOOD  
1677 Northwether Dr., Suite 201  
Buckley, GA 30602  
708.423.0831 FAX

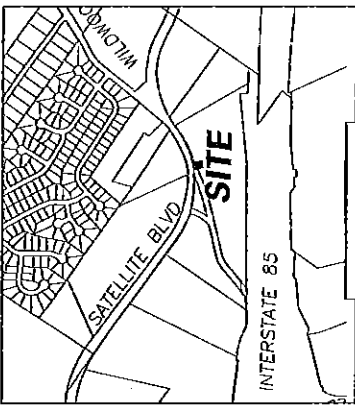


DATE  
08/23/07

PROJECT  
05-100-035

BOUNDARY SURVEY

SHEET  
7 OF 7



VICINITY MAP MTS  
PROJECT DATA  
OWNER: WILDWOOD PROFESSIONAL PROPERTIES, LLC & IRONSTONE BANK  
3480 PEACHTREE ROAD, SUITE 1200  
ATLANTA, GA 30335  
AUTHORIZED AGENT: ASE - J.D. WOOD SURVEYING, INC.  
22 BARRETT SQUARE DR  
LAWRENCEVILLE, GA 30047

- TOTAL PROJECT ACRES: 0.59 ACRES
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13135Z 0057 F, DATED SEPTEMBER 29, 2005.
- WATER SUPPLY: GWINNETT COUNTY PUBLIC UTILITIES
- SEWER DISPOSAL: GWINNETT COUNTY PUBLIC UTILITIES
- WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

**SURVEY CLOSURE STATEMENT**  
This field data upon which this plat is based has a closure of one foot in 30,338 feet, and an angular error of 1" per foot. This plot has been calculated for closure and is found to be accurate within one foot in 60,685 feet.  
Linear Measurement obtained using TDS600N-605  
Angular Measurement obtained using TOPCON 505  
Field work completed 08-21-07

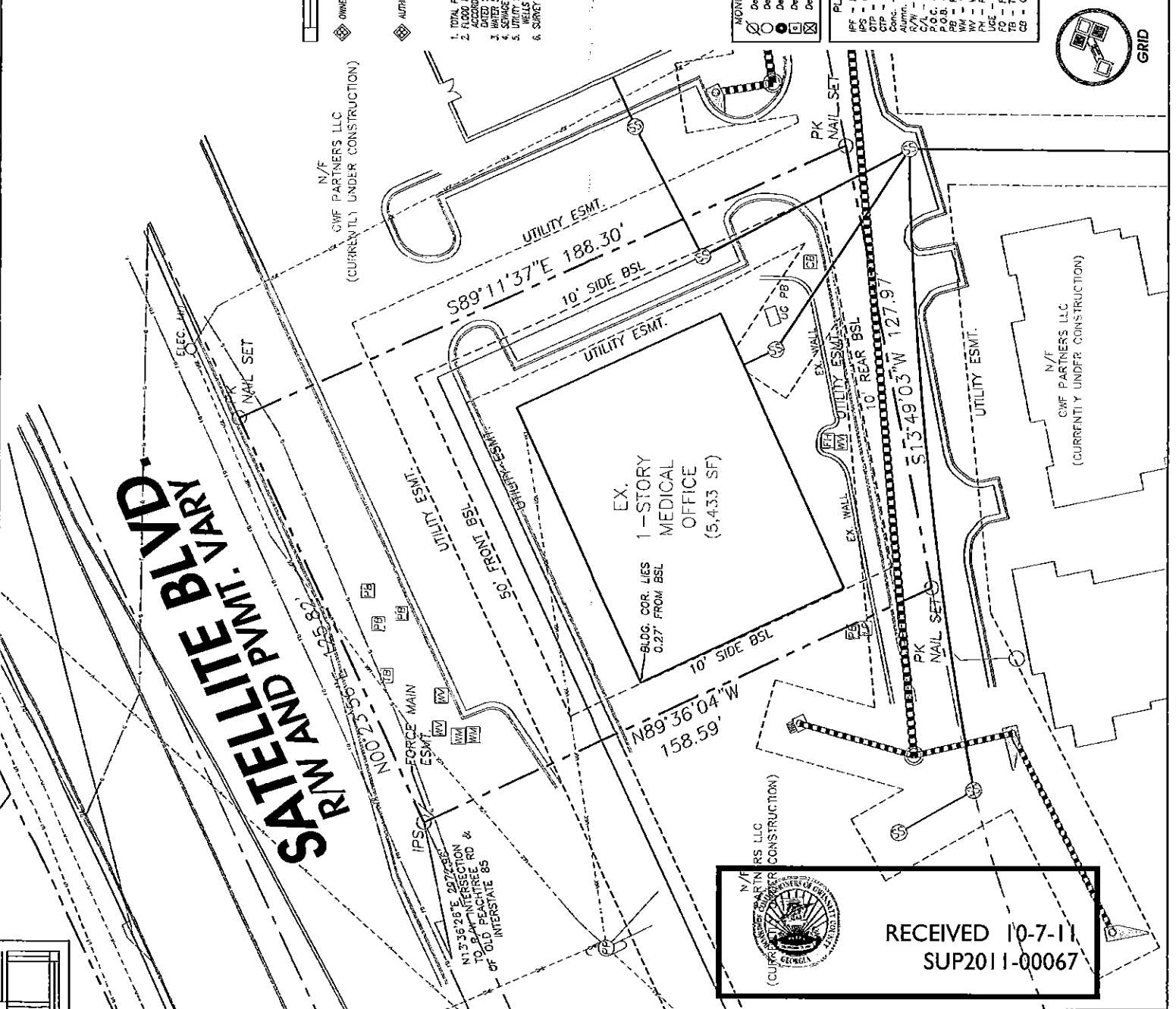
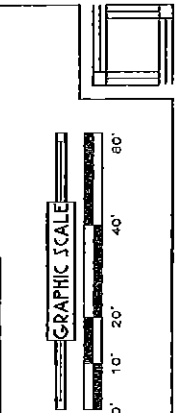
**MONUMENTATION LEGEND**  
 Depicts Computed Point Only  
 Depicts Iron Pin Set  
 Depicts Measurement Set  
 Depicts Monument Found

**PLAT ABBREVIATIONS**  
 IFS - Iron Pin Found  
 IFS - Iron Pin Set  
 O/P - Open Top Pipe  
 C/P - Camp Top Pipe  
 Conc. - Concrete  
 R/W - Right of Way  
 C/A - Centerline  
 P.O.C. - Point of Commencement  
 P.O.B. - Point of Beginning  
 W - Water Meter  
 W - Water Valve  
 PH - Fire Hydrant  
 UCE - Underground Electric  
 TB - Trench  
 CB - Cable Box  
 CS - Cable Box

SURVEYOR: JERRY D. WOOD  
GEORGIA R.L.S. #2990  
1677 Northwether Dr., Suite 201  
Buckley, GA 30602  
708.423.0831 FAX

NOTE: THIS PLAT IS NOT VALID FOR REGRADING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

In my opinion this plat is correct and that the land plotted and has been prepared in conformity with minimum standards and requirements of law.



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