

SPECIAL USE PERMIT APPLICATION

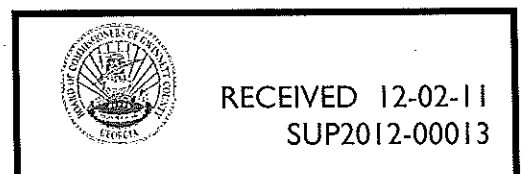
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>John Thorford</u>	NAME: <u>Stafford Properties, Inc.</u>
ADDRESS: <u>3506 Sacred Moon Cv.</u>	ADDRESS: <u>3050 Peachtree Rd NW</u> <u>Suite LL-50</u>
CITY: <u>Austin</u>	CITY: <u>ATLANTA</u>
STATE: <u>Texas</u> ZIP: <u>78746</u>	STATE: <u>Georgia</u> ZIP: <u>30305</u>
PHONE: <u>407-808-9789</u>	PHONE: <u>404-256-9100</u>
CONTACT PERSON: <u>Ashley Rumble</u> PHONE: <u>407-506-2993</u>	
CONTACT'S E-MAIL: <u>ashley@ccs-ctl.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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>6500 sq</u>	
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>182</u> ACREAGE: <u>17.61</u>	
ADDRESS OF PROPERTY: <u>1455 Pleasant Hill Rd, Lawrenceville, GA</u>	
SPECIAL USE REQUESTED: <u>PAWN Shop</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



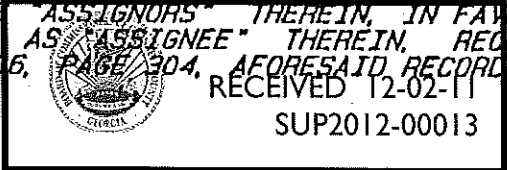
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 182 AND 203 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN R-BAR FOUND AT THE NORTHERN END OF THE MITER FORMING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (HAVING A 60 FOOT RIGHT OF WAY FROM THE CENTERLINE AT THAT POINT) WITH THE SOUTHERNMOST RIGHT OF WAY OF SHACKLEFORD ROAD (HAVING A 50 FOOT RIGHT OF WAY FROM THE CENTERLINE AT THAT POINT); FROM SAID POINT OF BEGINNING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PLEASANT HILL ROAD, SOUTH 28°28'14" EAST A DISTANCE OF 663.72 FEET TO A POINT; THENCE FOLLOWING A CLOCKWISE CURVE WITH AN ARC DISTANCE OF 141.41 FEET, HAVING A RADIUS OF 894.93 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°56'37" EAST, 141.27 FEET TO AN R-BAR FOUND; THENCE SOUTH 59°15'42" WEST A DISTANCE OF 732.81 FEET TO A POINT; THENCE NORTH 31°13'00" WEST A DISTANCE OF 1024.01 FEET TO AN R-BAR FOUND; THENCE NORTH 80°35'00" WEST A DISTANCE OF 18.50 FEET TO AN R-BAR FOUND; THENCE NORTH 21°58'55" EAST A DISTANCE OF 73.13 FEET TO AN R-BAR FOUND; THENCE NORTH 30°04'51" EAST A DISTANCE OF 3.87 FEET TO A POINT; THENCE SOUTH 80°35'00" EAST A DISTANCE OF 1.22 FEET TO A POINT; THENCE FOLLOWING A CLOCKWISE CURVE WITH AN ARC DISTANCE OF 64.62 FEET, HAVING A RADIUS OF 75.00 FEET SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°54'00" EAST, 62.64 FEET TO AN R-BAR FOUND; THENCE SOUTH 31°13'00" EAST A DISTANCE OF 32.00 FEET TO AN R-BAR FOUND; THENCE NORTH 58°47'00" EAST A DISTANCE OF 68.90 FEET TO A POINT; THENCE NORTH 45°04'00" EAST A DISTANCE OF 104.78 FEET TO AN R-BAR FOUND; THENCE NORTH 07°35'00" EAST A DISTANCE OF 150.54 FEET TO AN IRON PIN SET ON THE SOUTHERNMOST RIGHT OF WAY OF SHACKLEFORD ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 82°25'00" EAST A DISTANCE OF 59.56 FEET TO A POINT; THENCE SOUTH 84°35'00" EAST A DISTANCE OF 125.75 FEET TO AN R-BAR FOUND; THENCE SOUTH 59°02'25" WEST A DISTANCE OF 0.26 FEET TO A POINT; THENCE SOUTH 85°12'44" EAST A DISTANCE OF 355.83 FEET TO A NAIL SET; THENCE SOUTH 56°50'29" EAST A DISTANCE OF 17.40 FEET TO AN R-BAR FOUND AND THE POINT OF BEGINNING, ACCORDING TO THAT CERTAIN SURVEY FOR WOODCREEK ASSOCIATES, L.P., SUN LIFE ASSURANCE COMPANY OF CANADA (U.S.) AND FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 10, 1995, LAST REVISED JULY 28, 1998, AND PREPARED BY MACK L. MEEKS, GEORGIA REGISTERED LAND SURVEYOR NO. 1497, OF HANNON, MEEKS & BAGWELL, SURVEYORS AND ENGINEERS, INC.

11/20/12

TOGETHER WITH THE EASEMENTS AND RIGHTS GRANTED BY THAT CERTAIN EASEMENT AGREEMENT BETWEEN FRANK R. TETTERTON, AND K.C. BOWEN, COLLECTIVELY, AS "GRANTOR" THEREIN, AND LARRY M. KRAXBERGER AND WILLIAM THOMAS TOWLEE, COLLECTIVELY, AS "GRANTEE" THEREIN, DATED JULY 25, 1986, RECORDED IN DEED BOOK 3967, PAGE 221, IN THE RECORDS OF THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; AS AFFECTED BY THAT CERTAIN PARTIAL TRANSFER AND ASSIGNMENT OF EASEMENT RIGHTS BY LARRY M. KRAXBERGER AND WILLIAM THOMAS TOWLEE, COLLECTIVELY, AS "ASSIGNORS" THEREIN, IN FAVOR OF GWINNETT COUNTY, AS "ASSIGNEE" THEREIN, RECORDED IN DEED BOOK 4906, PAGE 304, AFORESAID RECORDS.



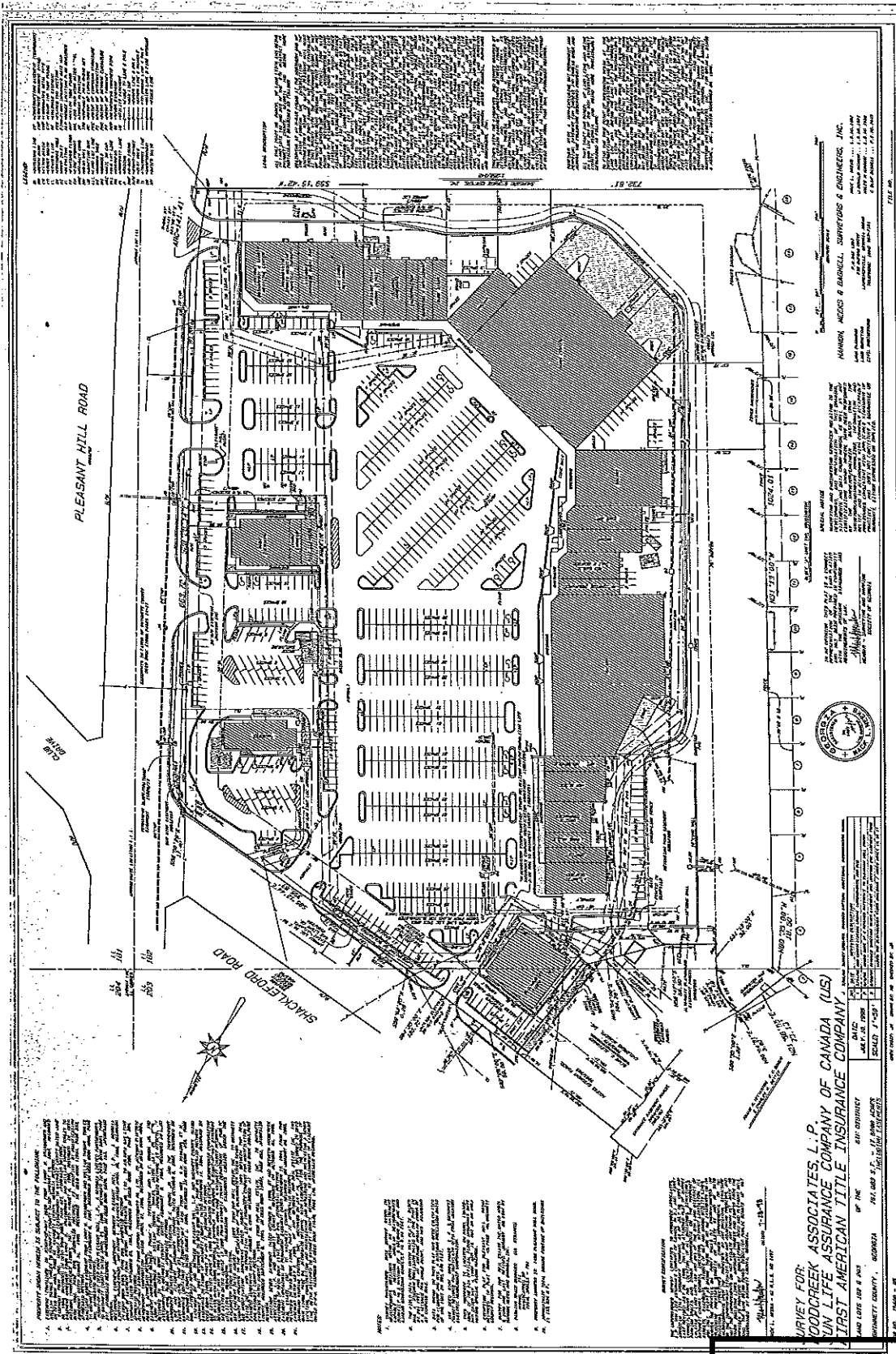
TOGETHER WITH A NON-EXCLUSIVE BUT PERMANENT AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 203 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY LAND LOT LINE OF LAND LOT 203 (BEING THE LAND LOT LINE COMMON TO LAND LOTS 182 AND 203) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SHACKLEFORD ROAD; THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SHACKLEFORD ROAD NORTH 84°35'00" WEST 139.13 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD RD. NORTH 82°25'00" WEST 229.06 FEET TO AN IRON PIN SET ON SAID SOUTHWESTERLY RIGHT OF WAY BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD RD., NORTH 82°25'00" WEST 29.14 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD ROAD, NORTH 80°35'00" WEST 16.00 FEET TO A POINT; THENCE SOUTH 03°45'00" WEST 120.00 FEET TO A NAIL SET; THENCE SOUTH 86°15'00" EAST 33.77 FEET TO AN IRON PIN SET; THENCE NORTH 09°49'51" EAST 6.98 FEET TO AN IRON PIN SET; THENCE NORTH 02°47'24" EAST 43.83 FEET TO AN IRON PIN SET; THENCE NORTH 13°26'46" EAST 66.66 FEET TO AN IRON PIN SET ON THE SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD ROAD, BEING THE TRUE POINT OF BEGINNING. SAID PROPERTY CONTAINING 0.1008 ACRES AND BEING SHOWN AS TRACT NO. 1 ON SURVEY BY HANNON, MEEKS & BAGWELL, SURVEYORS AND ENGINEERS, INC. FOR BRYAN L. STARR & ASSOC., INC., DATED NOVEMBER 28, 1989.



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SUP2012-00013



PLEASANT HILL ROAD

SHACKLEFORD ROAD

MANSON, MOORE & BARRELL, SURVEYORS & ENGINEERS, INC.
 1000 W. 10th Street
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111
 Fax: (405) 241-1112

APPROVED FOR THE CITY OF OKLAHOMA BY THE
 CITY ENGINEER, OCT 14, 1998
 CITY OF OKLAHOMA
 DEPARTMENT OF PUBLIC WORKS
 1000 N. WEST
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: (405) 241-1111
 FAX: (405) 241-1112



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SURVEY FOR:
WOODCREEK ASSOCIATES, L.P.
WOODCREEK ASSURANCE COMPANY OF CANADA (US)
FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: 10/14/98
 SCALE: 1"=50'

BY THE: [Signature]
 SURVEYOR: [Signature]



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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The subject structure / property is located within an existing commercial shopping center at the heavily commercial intersection of Pleasant Hill Rd. and Club Dr. approximately .7 miles southeast of I85. The property itself as well as the properties on all four corners of this intersection are currently zoned C-2 – General Business.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Currently the subject structure is a vacant former Blockbuster Video. The proposed use is consistent with the former use as well as consistent with existing uses within the shopping center and with the uses at the intersection as a whole.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The current zoning of C-2 – General Business is and will continue to be a viable zoning classification for this intersection. Considering the 70,000+ ADT traveling through this intersection, the commercial zoning is consistent with the conditions.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BUDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed use will not increase traffic over what currently exists by any reasonable standard. The vast majority of customers of the proposed business already travel Pleasant Hill Rd. and/or Club Dr. There will be no additional use of utilities above what existed during operation of the last business.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed use is in conformity with the policy and intent of the Land Use Plan.



(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR CISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

The existing shopping center in which the subject structure / property lies is and will continue to be a viable commercial location offering patrons a balanced mix of goods and services. Premier Pawn & Jewelry provides specialty financial services to individuals of the communities in which they operate. Premier's core purpose is to provide ordinary people financial services which meet their everyday needs.



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PREMIER Pawn & Jewelry

December 2, 2011

Gwinnett County
Planning Department & Development
446 West Crogan St
Lawrenceville, GA 30046

**Re: Premier Pawn & Jewelry
1455 Pleasant Hill Rd., Lawrenceville, GA
Special Use Permit Request**

Introduction

Premier Pawn & Jewelry ("PPJ") is seeking to obtain approval for a Special Use Permit to operate a pawn shop at 1455 Pleasant Hill Rd, Lawrenceville, GA, the former Blockbuster Video. The free-standing building is situated within a larger shopping center at the corner of Pleasant Hill Rd. & Club Dr. The current zoning for the parcel is C-2 – General Business.

Description of Proposed Use

Premier Pawn & Jewelry provides specialty financial services to individuals in the communities in which they are located. PPJ is owned and operated by John Thedford, author of Smart Moves Management ©2010. Mr. Thedford is passionate about his employees and customers as outlined in his book. John's business model is focused around hiring the best people in the industry and paying the highest salaries in the industry. This in turn allows PPJ to provide their customers with the best experience in the industry!

PPJ plans to complete a full interior remodel / upgrade of the existing building to provide customers with a bright, clean and comfortable feel. Cleanliness in and around the store is way of life. Because of the salary and benefit packages offered, employees take pride in their stores and it shows.

As of 2010, a full 40% of the US adult population had no relationship with a traditional banking institution. PPJ exists to provide financial solutions that help ordinary people meet their financial needs.

*200 Denning Dr., Suite 5
Winter Park, FL 32789*



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Justification

The subject structure is situated within a larger shopping center sitting on a 17.9 acre parcel. Located in the southwest quadrant of Pleasant Hill Rd. & Club Dr., the proposed Premier Pawn & Jewelry is within an area currently consisting of heavy commercial uses. As of the 2010 count, there are approximately 47,000 cars / day traveling on Pleasant Hill Rd. and approximately 23,000 cars / day traveling on Club Dr.

In summary, the area in general is consistent with the intention of a C-2 – General Business district and the special use we are proposing is consistent with the existing businesses within the center and the area in general.

Sincerely,

Ashley Rumble

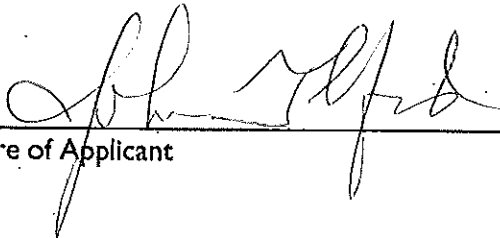
200 Denning Dr., Suite 5
Winter Park, FL 32789



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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

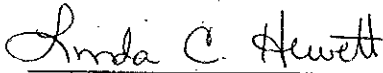
11/28/11
Date

JOHN THEFORD - Sole Proprietor

Type or Print Name and Title



LINDA C. HEWETT
MY COMMISSION # DD 944659
EXPIRES: April 6, 2014
Bonded Thru Budget Notary Services



Signature of Notary Public

12-1-11

Date

Notary Seal



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SUP2012-00013

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Woodcreek Associates L.P.
By Stafford Capital Corporation
Its General Partner
T. Stephen Edwards*

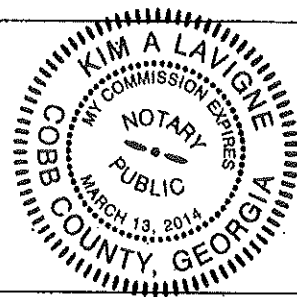
Signature of Property Owner

12/1/11
Date

T. Stephen Edwards, Vice President
Type or Print Name and Title

Kim A. Lavigne
Signature of Notary Public

12/1/11
Date



Notary Seal



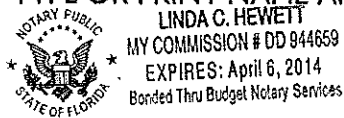
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

John Theford 11/28/11 John Theford
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

David Johns 11/30/2011 DAVID JOHNS
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Linda C. Hewett _____
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

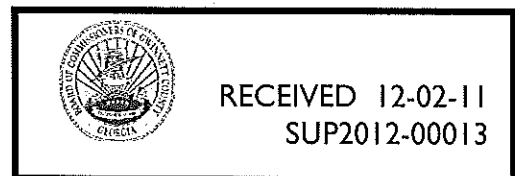
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO JOHN THEDFORD
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER:
(Map Reference Number)

6 - 182 - 10
District Land Lot Parcel

Signature of Applicant



12/2/11
Date

Ashley Rumble, Agent
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jessica Richardson

NAME

TSA II

TITLE

12-02-11

DATE



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