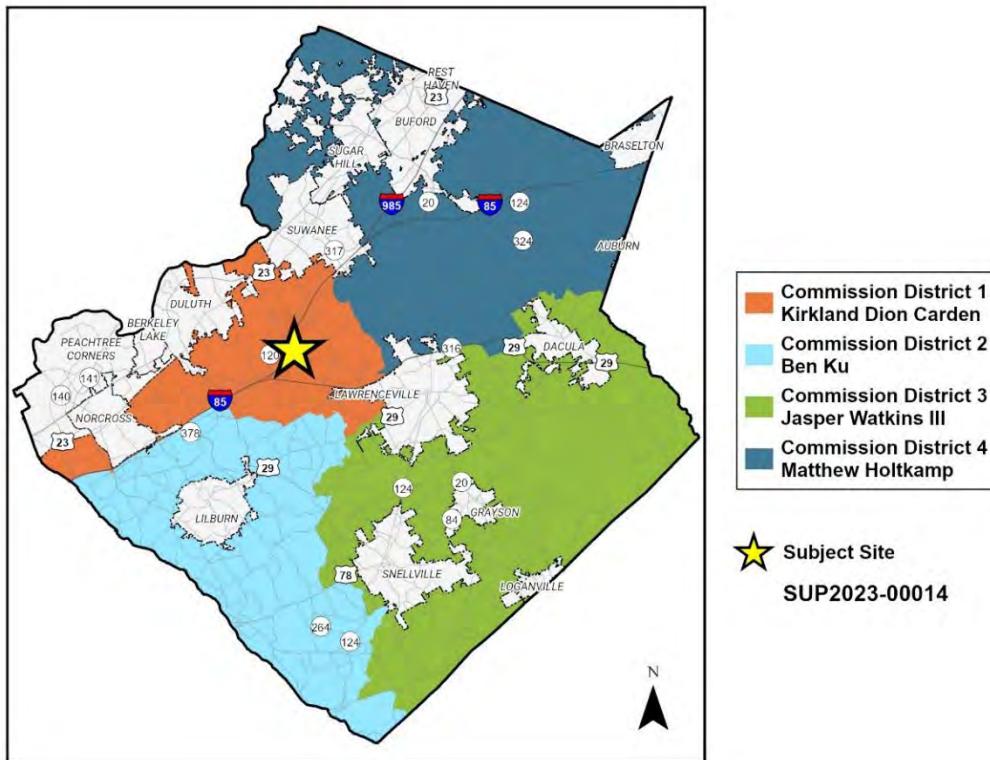




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	SUP2023-00014
Current Zoning:	C-2 (General Business District) and C-3 (Highway Business District)
Overlay District:	Civic Center
Request:	Special Use Permit
Address:	5900 Sugarloaf parkway, Unit 436
Map Number:	R7081 005
Site Area:	113.96 acres
Square Feet:	1,200
Proposed Development:	Tattoo and Body Piercing Parlor
Commission District:	District 1- Commissioner Carden
Character Area:	Regional Activity Center
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Applicant: Strategic Venture Solutions, INC
DBA: Black Cloud Tattoo and Piercing
9827 Potter Road
Matthews, NC 28104

Owner: Gary Duncan, Simon Property Group
5425 Wisconsin Avenue
Chevy Chase, MD 20815

Contact: Carlos Roman

Contact Phone: 704.208.6776

Zoning History

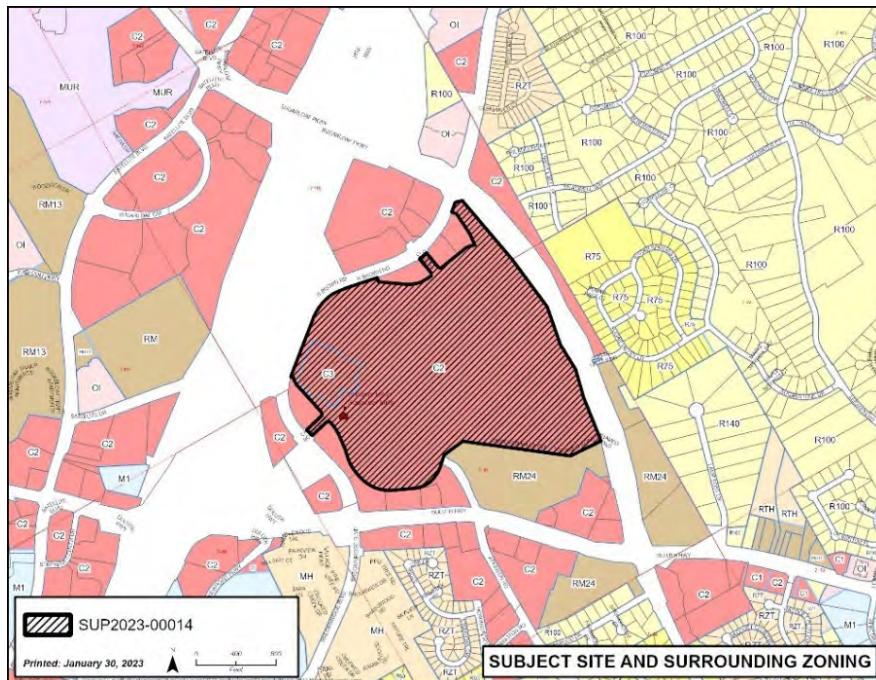
The subject property is zoned C-2 (General Business District) and C-3 (Highway Business District). In 1971, a northern portion of the property was rezoned from R-100 (Single-Family Residence District) to RA-200 (Agriculture-Residence District) for a mobile home dwelling, pursuant to RZ-2-71. As part of an areawide rezoning in January 1975, a small southern portion of the parcel was rezoned from C-1 (Neighborhood Business District) to C-2 and a central portion R-100 to O-I (Office-Institutional). In 1981, a very small northern portion of the property was rezoned from O-I to M-1 (Light Industry District) for a private truck repair use, pursuant to RZ:11-81. As a part of a larger rezoning in 1998, the property was rezoned from R-100, C-2, M-1, and O-I to C-2, to allow retail and service-commercial uses, pursuant to RZ-98-166. In 1998 a special use permit was approved to increase the building height pursuant to SUP-98-123. In 2001, a southwestern portion of the property was rezoned from C-2 to C-3 for outdoor storage and the sale of boats, pursuant to RZC-01-025. Additionally, a rezoning for a change in the C-2 conditions was approved to increase the number of outparcels in order to construct Sugarloaf Mills, pursuant to RZC-01-28.

Existing Site Condition

The subject property is a 1,200 square foot suite inside of the Sugarloaf Mills Mall. The mall is located on a 113.96-acre property located on Sugarloaf Parkway south of its intersection with Interstate 85. The site is developed with a mall totaling 1,470,392 square feet. Surface parking lots and a parking deck provides parking spaces surrounding the mall. The site is accessed by full-access driveways on Sugarloaf Parkway, North Brown Road, and Atkinson Road. All road frontages contain sidewalks. The nearest Gwinnett County Transit stop is located on the subject site.

Surrounding Use and Zoning

The subject site is surrounded by a mixture of commercial and residential uses. Commercial outparcels containing retail and restaurant uses are located to the north of the subject property. Across North Brown Road is a large, 112,000 square-foot health club with indoor/outdoor pools, basketball courts, and group fitness studios. To the east, across Sugarloaf Parkway, are Sugarloaf Springs and Jefferson Station, single-family detached subdivisions. Commercial outparcels containing retail and restaurant uses, as well as an apartment complex, are located to the south of the property. To the west are office and hotel uses. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Tattoo and Body Piercing Parlor	C-2 and C-3	N/A
North	Commercial	C-1	N/A
East	Undeveloped	C-2	N/A
	Undeveloped	RM-24	N/A
South	Commercial	C-2	N/A
	Apartments	RM-24	21.9 units per acre
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit on a 113.96-acre property zoned C-2, for a tattoo and body piercing parlor, including:

- A tattoo and body piercing parlor in a 1,200 square foot suite within the eastern portion of the Sugarloaf Mills mall.
- Access to the suite is from inside the mall. No direct access from the suite to the parking lot is proposed.
- A total of six staff members including three tattoo artists, two piercers, and one manager.
- Proposed hours of operation from 10:00am to 8:00pm, Monday through Thursday, and 10:00am to 9:00 pm, Friday and Saturday.
- 5 parking spaces allotted per 1,000 square feet of lot area, shared with other mall tenants.

Zoning and Development Standards

The applicant is requesting a special use permit for a proposed tattoo and body piercing parlor in the C-2 General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum: 45'	21'	YES
Front Yard Setback	Minimum: 15'	>15'	YES
Side Yard Setback	Minimum: 10'	>10'	YES
Rear Yard Setback	Minimum: 30'	>30'	YES
Off-Street Parking	Minimum: 3 spaces Maximum: 4 spaces	>3 spaces	YES
Landscape Strip	Minimum: 10'	>10'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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 site is surrounded by other commercial and residential properties. The suite for the proposed tattoo and body piercing parlor is a 1,200 square-foot space inside the 1,470,392 square-foot Sugarloaf Mills mall. The mall also contains other various commercial uses. Special use permit approval for a tattoo and body piercing parlor would permit a use that is suitable in view and use of development of adjacent and nearby property.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The existing use or usability of adjacent or nearby properties would not be adversely affected by the proposed special use permit. A tattoo and body piercing parlor does not generate a large

amount of traffic, nor does it produce noise or odors that would adversely affect nearby properties. The proposed use is smaller than other commercial services offered within the Sugarloaf Mills Mall, which is easily able to accommodate the use within existing infrastructure.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

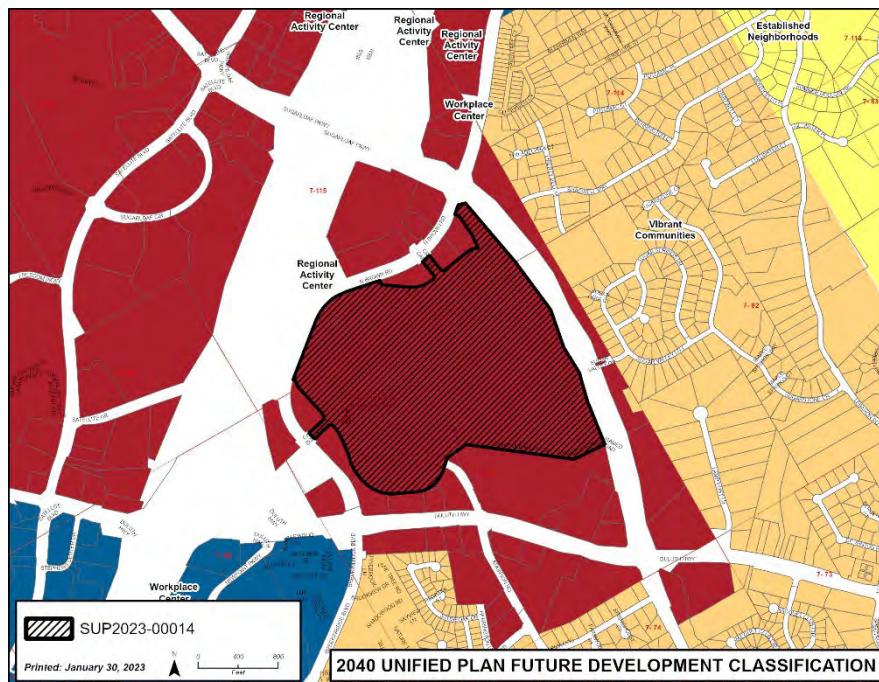
The property has a reasonable economic use as currently zoned.

D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit E).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicate that the subject property lies within the Regional Activity Center Character Area. This character area is intended for areas that have intense commercial and office/ employment activity, as well as high-density residential elements. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region and would include a combination of retail, office, high-density residential uses. The applicant proposes to occupy a suite inside the Sugarloaf Mills mall which contains retail, restaurant, and entertainment uses. The proposed tattoo and body piercing parlor will add to the variety of uses in the mall and provide an additional service to mall patrons. Therefore, the special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.

The surrounding properties contain uniformly commercial uses. Considering the proposed suite is within an intensely developed mall, a tattoo and body piercing parlor would be a suitable use and add to the variety of retail and service uses offered. As retail uses transitions more to online stores, personal services use such as tattoo and body piercing will likely continue to grow.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for a tattoo and body piercing parlor, subject to the following enumerated conditions:

1. Tattoo and Body Piercing Parlor shall be limited to the existing 1,200 square feet suite.
2. The hours of operation of the tattoo and body piercing parlor shall be limited to from 10:00am to 8pm, Monday through Thursday, from 10:00am to 9pm Friday and Saturday, and from 11:00am to 7pm on Sundays, or the normal operating hours of Sugarloaf Mills.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



View of the Shopping Center



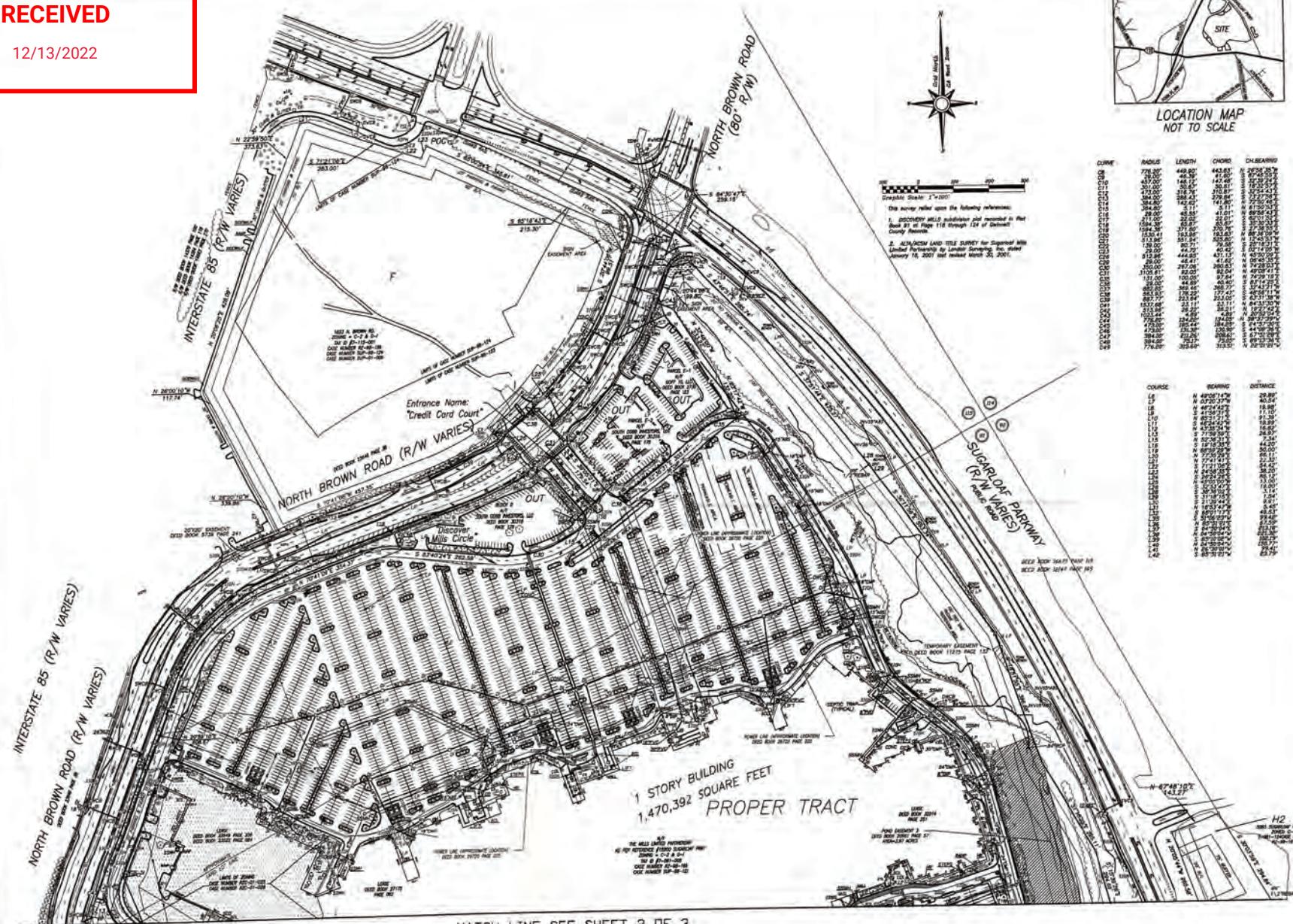
View of the Shopping Center from North Brown Road

Exhibit B: Site Plan

[attached]

RECEIVED

12/13/2022



H. H. HORN, LAND SURVEY FOR:		Drawing No. 1 of 3
EUROHYPPO AG, NEW YORK BRANCH SUGARLOAF MILLS LIMITED PARTNERSHIP, FIDELITY NATIONAL TITLE COMPANY		
LAW OFFICES OF THE FIDELITY NATIONAL TITLE COMPANY 1000 Peachtree Street, N.E. Atlanta, Georgia 30309 (404) 739-3000 FAX (404) 739-3007		Date
 		Project No. 065-163
Field Surveyor: Drawn By: Checked By: Date: Scale:		11/20/06 L/H H/L 11/22/06 1:20,000
C & G Acid Film Exposure Date—11.23.06 045—0811 CHD		

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1.20.2023

See location of tenant Suite# 436 indicated below. Tenant does not have any dedicated parking spaces.

Adrienne Hood

Adrienne Hood
General Manager
Sugarloaf Mills

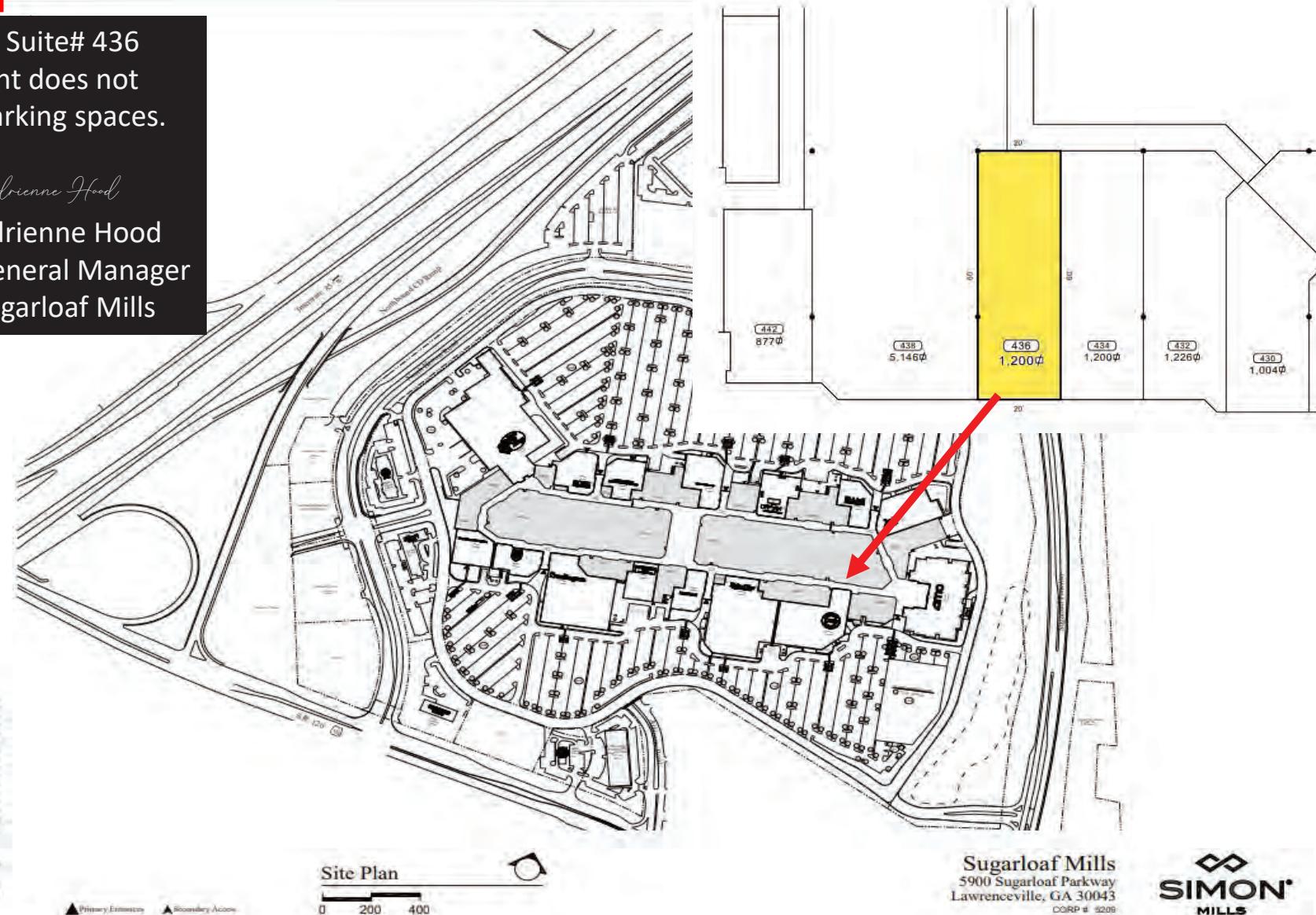


Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

C. Roman

Strategist

SVS, Inc.
2801-A Chamber Dr
Monroe, NC 28104
704-208-6776
strategic.east@gmail.com

20TH of January, 2023

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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2.6.2023

Roman, Carlos
CEO, CFO of SVS, Inc.,
dba Black Cloud Tattoo and Piercing.
dba Mucha Salsa Inc.
2801-A Chambers Dr
Monroe, NC 28104

Subject: ; INTENT OF USE FOR SPECIAL USE PERMIT ,

To whom it may concern/ GWINNETT COUNTY

THIS IS FOR SPECIAL USE PERMIT LETTER OF INTENT
REQUIREMENTS.

THE USE OF SPACE: 436 INSIDE SUGARLOAF MILLS MALL LOCATED
AT 5900 Sugarloaf Pkwy, Lawrenceville, GA 30043 WILL BE
TATTOOING AND PIERCING SERVICES, ALSO OFFERING INDUSTRY
RELATED RETAIL.

*Of the approximately 6,231 total parking spaces, 5.25 spaces
per 1,000 sq ft of GLA is allotted to tenant. The 5.25 allotted
parking spaces are not dedicated to Black Cloud Tattoo and will
be shared with other mall tenants*

WE WILL HAVE 3 TATTOO ARTIST, 2 PIERCERS, AND ONE
MANAGER ON STAFF WITH A TOTAL OF 6 STAFF MEMBERS.

OUR HOURS OF OPERATION ARE THOSE OF THE MALL EXISTING
HOURS. WHICH ARE AS FOLLOWS:

MONDAY-THURSDAY: 10AM-8PM

FRIDAY-SATURDAY: 10AM-9PM

SUNDAY: 11AM-7PM

Sincerely,



Roman Carlos, CEO

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12/13/2022

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(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:
Yes as all adjacent tenants and property owners are compatible commercial uses

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No as all adjacent tenants and property owners are compatible commercial uses

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes as this use is commonly accepted in existing retail and commercial center

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
No as the proposed use is a replacement for an existing retail establishment and will generate few or no additional trips to the center nor additional residences in the area.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, it is (subject to the special use permit being issued).
Table 230.4 of the municipal code.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
No other changes

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

12/13/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>STRATEGIC VENTURE SOLUTIONS, INC</u> DBA: <u>BLACK CLOUD TATTOO AND PIERCING</u>	NAME: <u>Gary Duncan, Simon Property Group</u>
ADDRESS: <u>9827 POTTER ROAD</u>	ADDRESS: <u>5425 Wisconsin Avenue</u>
CITY: <u>MATTHEWS</u>	CITY: <u>Chevy Chase</u>
STATE: <u>N</u> <u>G</u> ZIP: <u>28104</u>	STATE: <u>Maryland</u> ZIP: <u>20815</u>
PHONE: <u>704-208-6776</u>	PHONE: <u>301.968.6464</u>
EMAIL: <u>STRATEGIC.EAST@GMAIL.COM</u>	EMAIL: <u>gduncan@simon.com</u>
CONTACT PERSON: <u>CARLOS ROMAN</u>	PHONE: <u>704-208-6776</u>
CONTACT'S E-MAIL: <u>STRATEGIC.EAST@GMAIL.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>1,185,980</u>
Lots 81 and 115 of the
PARCEL NUMBER(S): <u>7th District</u> ACREAGE: <u>113.96</u>
ADDRESS OF PROPERTY: <u>5900 Sugarloaf Parkway, Lawrenceville, GA 30043</u>
SPECIAL USE REQUESTED: <u>Tattoo and Body Piercing Parlor</u>

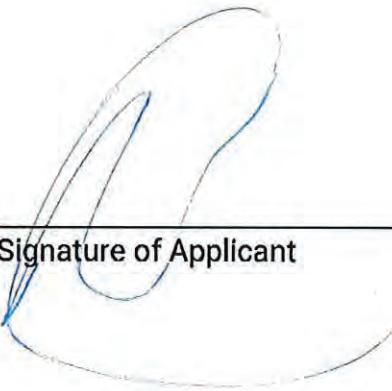
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/13/2022

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.



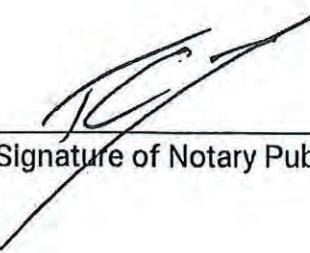
Signature of Applicant

11/03/2022

Date

CARLOS ROMAN / OWNER

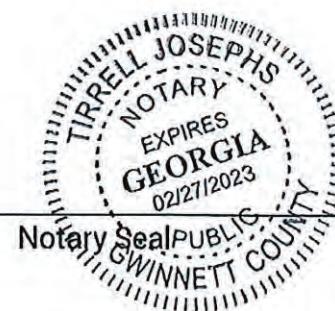
Type or Print Name and Title



Signature of Notary Public

11/17/22

Date



RECEIVED

12/13/2022

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.



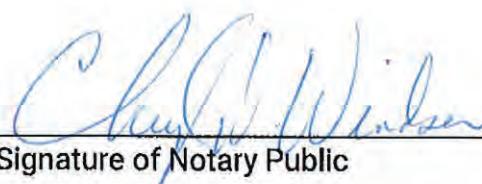
Signature of Property Owner



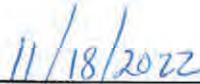
Date

SUGARLOAF MILLS LIMITED PARTNERSHIP, a Delaware limited partnership
By: SUGARLOAF MILLS, L.L.C., a Delaware limited liability company, its general partner
By: SUGARLOAF MILLS MEZZANINE LIMITED PARTNERSHIP,
a Delaware limited partnership, its manager
By: SUGARLOAF MILLS MEZZANINE, L.L.C., a Delaware limited liability company, its managing general partner
By: THE MILLS LIMITED PARTNERSHIP, a Delaware limited partnership, its manager
By: TMPL GP, LLC, a Delaware limited liability company,
its general partner
By: Gary Duncan, Vice President

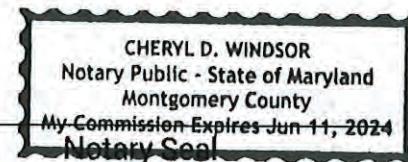
Type or Print Name and Title



Signature of Notary Public



Date



CARLOS ROMAN - is this correct that you contributed to a local campaign? If so, you need to fill out the rest of the form. If not, you need to re-sign with NO checked instead of YES

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021
12/13/2022

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.

 11/03/2022

CARLOS ROMAN / OWNER

SIGNATURE OF APPLICANT

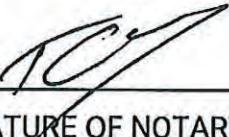
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF NOTARY PUBLIC

DATE

NOTARY SEAL

11/7/22



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

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)
	IF YES, FILL OUT	

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

RECEIVED

1.20.2023

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: 70 - 81 - 005
(Map Reference Number) District Land Lot Parcel

John JL
Signature of Applicant

01. 20. 2023
Date

Adrienne Hood
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Jesslyn M. Duffie CM TSA
NAME TITLE
1/20/2023
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



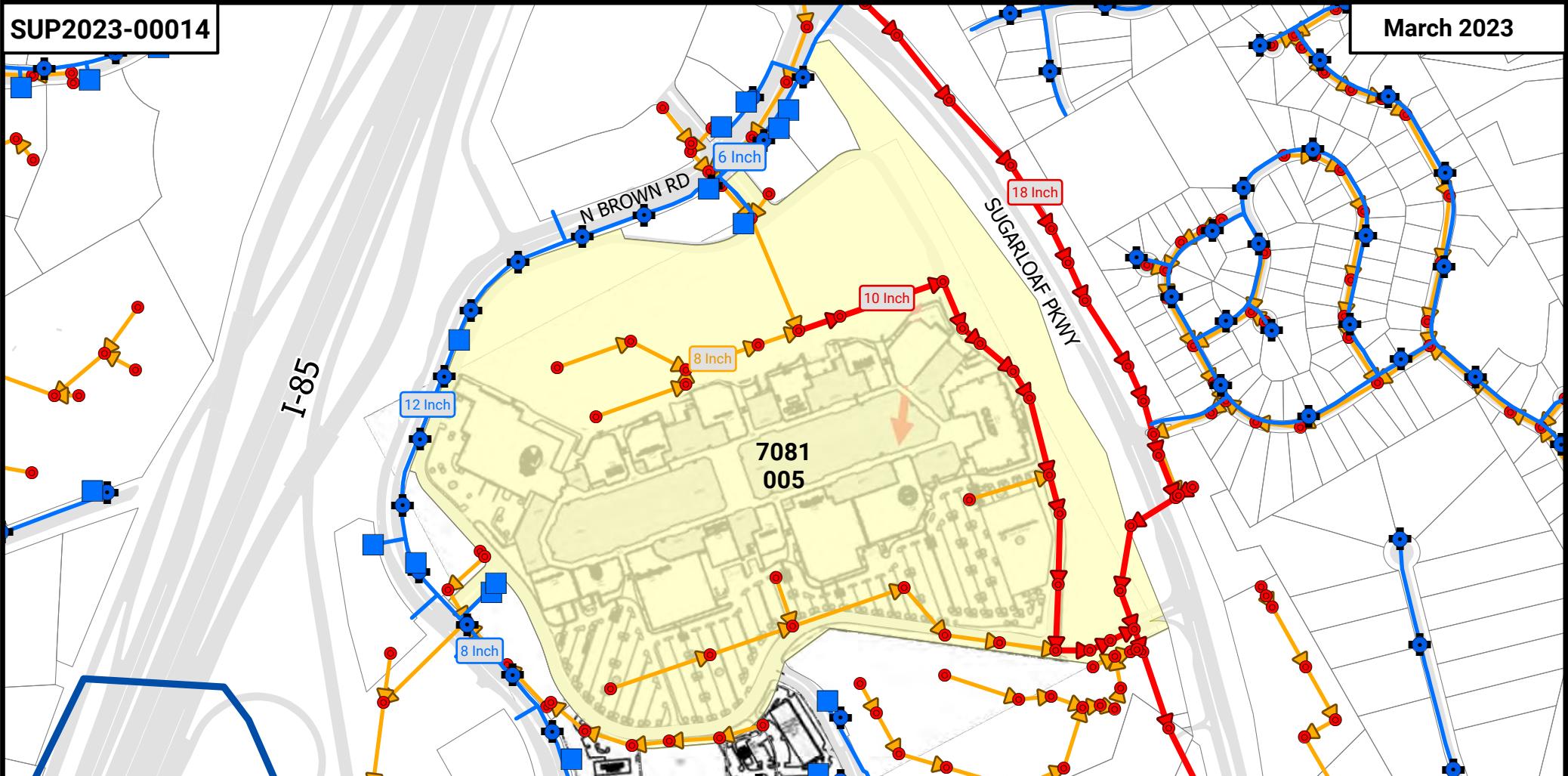
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 2.15.2023		
Department/Agency Name: Transportation		
Reviewer Name: Brent Hodges		
Reviewer Title: Construction Manager 1		
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com		
Case Number: SUP2023-00014		
Case Address: 5900 Sugarloaf Parkway		
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
1	Sugarloaf Parkway is a principal arterial. ADT = 36,573.	
2	Located directly at transit facility (#2335333) Sugarloaf Mills at the 410/412.	
3		
4		
5		
6		
7		
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
1		
2		
3		
4		
5		
6		
7		



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:					
Department/Agency Name: DWR					
Reviewer Name: Mike Pappas					
Reviewer Title: GIS Planning Manager					
Reviewer Email Address: Michael.pappas@gwinnettcounty.com					
Case Number: SUP2023-00014					
Case Address: 5900 Sugarloaf Parkway					
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is connected to public sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
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6					
7					

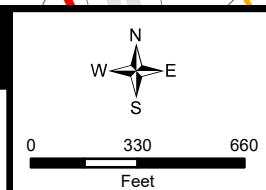


LEGEND

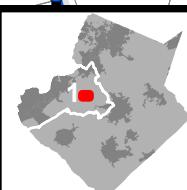
▲ Flow Management	● Hydrant	▲ Sewer Force Main
▲ Pump Station	■ City	▲ Effluent Outfall
▲ Regional	■ Water Main	▲ Sewer Collector
● Manhole	■ Reuse Main	▲ Sewer Interceptor

5900 Sugarloaf Pkwy

C-2

Water & Sewer
Utility Map

LOCATION



Water Comments: DWR does not have comments for this development. The existing building is connected to public water.

Sewer Comments: DWR does not have comments for this development. The existing building is connected to public sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

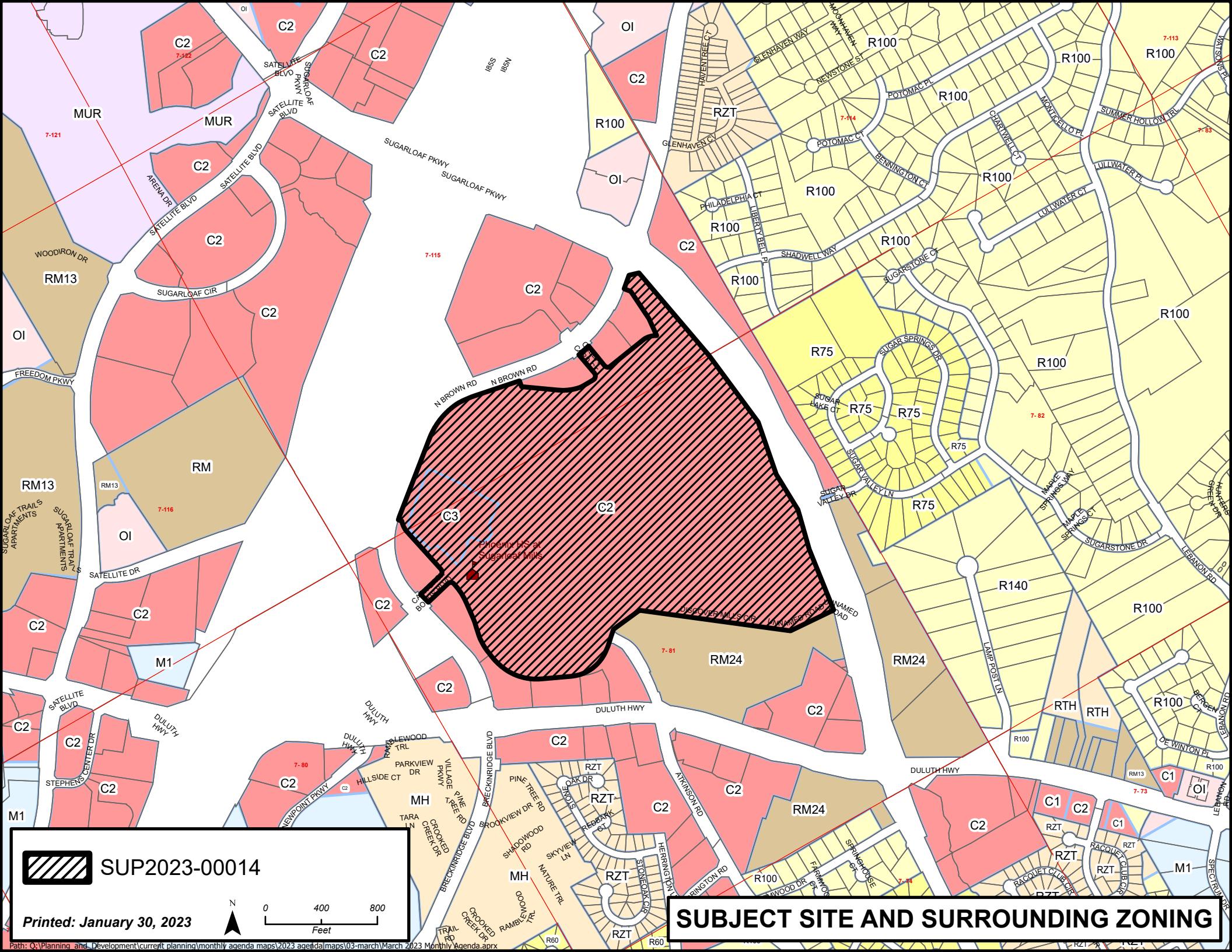
Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Maps

[attached]





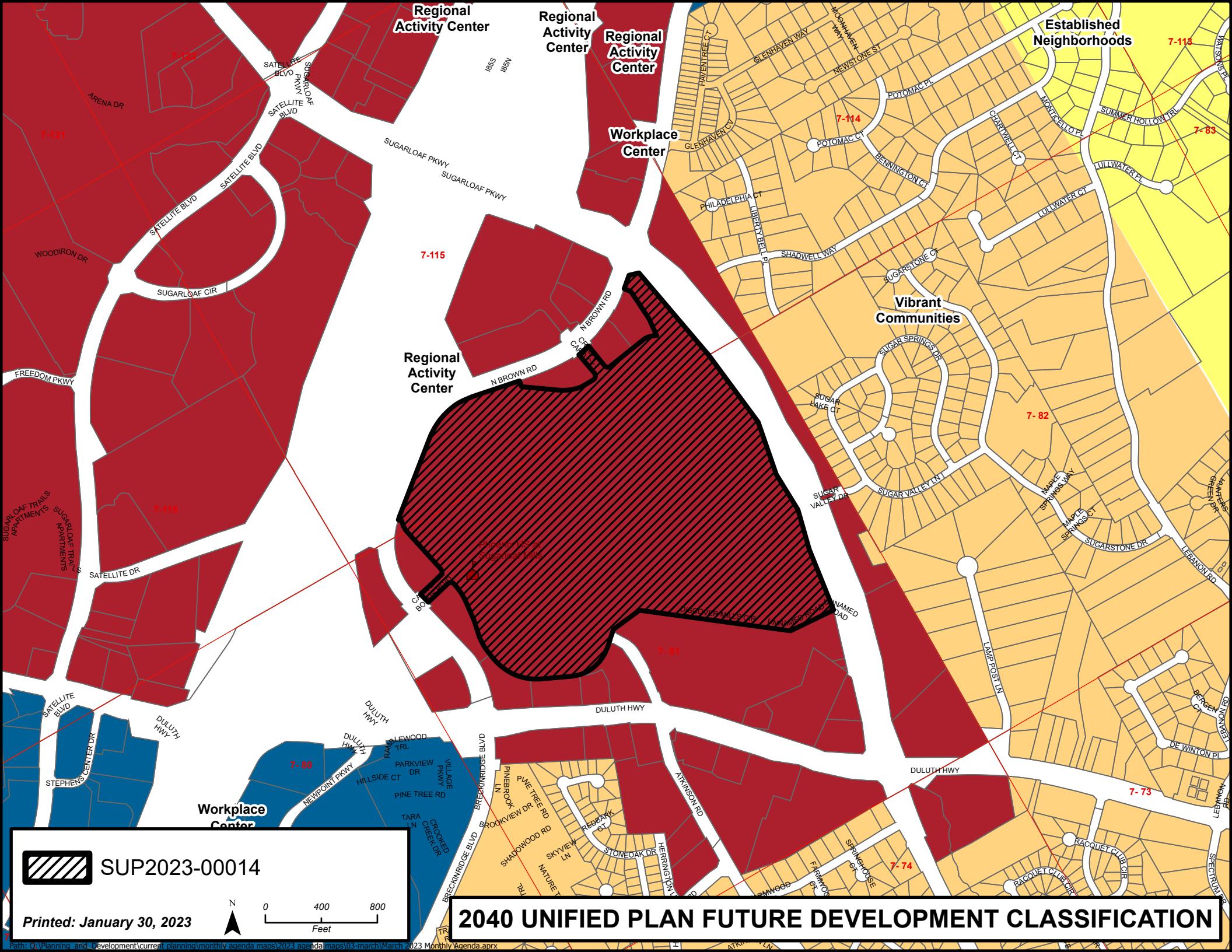
SUP2023-00014

N

A number line starting at 0 and ending at 800, with a tick mark at 400 labeled '400'. Below the line is the label 'Feet'.

Printed: January 30, 2023

SUBJECT SITE AND SURROUNDING ZONING



SUP2023-00014

Printed: January 30, 2023



A number line starting at 0 and ending at 800. There is a tick mark at 400 labeled "400" and another tick mark at 800 labeled "800". Below the line is the label "Feet".

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

12/13/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: STRATEGIC VENTURE SOLUTIONS, INC DBA: BLACK CLOUD TATTOO AND PIERCING	NAME: Gary Duncan, Simon Property Group
ADDRESS: 9827 POTTER ROAD	ADDRESS: 5425 Wisconsin Avenue
CITY: MATTHEWS	CITY: Chevy Chase
STATE: N G	STATE: Maryland
ZIP: 28104	ZIP: 20815
PHONE: 704-208-6776	PHONE: 301.968.6464
EMAIL: STRATEGIC.EAST@GMAIL.COM	EMAIL: gduncan@simon.com
CONTACT PERSON: CARLOS ROMAN	PHONE: 704-208-6776
CONTACT'S E-MAIL: STRATEGIC.EAST@GMAIL.COM	

*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: C-2 BUILDING/LEASED SQUARE FEET: 1,185,980
Lots 81 and 115 of the
PARCEL NUMBER(S): 7th District ACREAGE: 113.96
ADDRESS OF PROPERTY: 5900 Sugarloaf Parkway, Lawrenceville, GA 30043
SPECIAL USE REQUESTED: Tattoo and Body Piercing Parlor

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/13/2022

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(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:
Yes as all adjacent tenants and property owners are compatible commercial uses

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No as all adjacent tenants and property owners are compatible commercial uses

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes as this use is commonly accepted in existing retail and commercial center

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
No as the proposed use is a replacement for an existing retail establishment and will generate few or no additional trips to the center nor additional residences in the area.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, it is (subject to the special use permit being issued).
Table 230.4 of the municipal code.

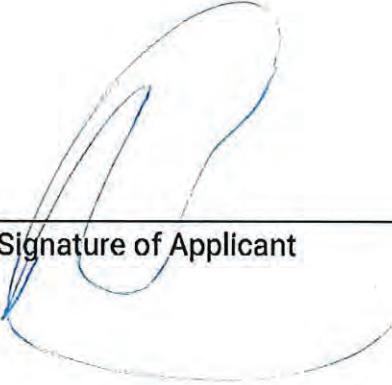
(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
No other changes

RECEIVED

12/13/2022

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.



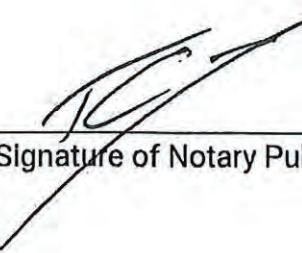
Signature of Applicant

11/03/2022

Date

CARLOS ROMAN / OWNER

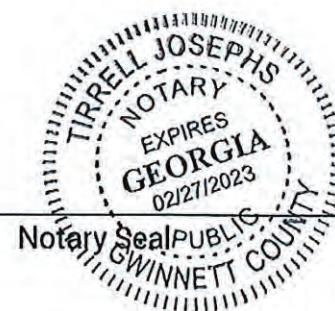
Type or Print Name and Title



Signature of Notary Public

11/17/22

Date



RECEIVED

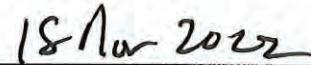
12/13/2022

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.



Signature of Property Owner



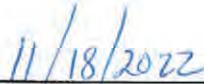
Date

SUGARLOAF MILLS LIMITED PARTNERSHIP, a Delaware limited partnership
By: SUGARLOAF MILLS, L.L.C., a Delaware limited liability company, its general partner
By: SUGARLOAF MILLS MEZZANINE LIMITED PARTNERSHIP,
a Delaware limited partnership, its manager
By: SUGARLOAF MILLS MEZZANINE, L.L.C., a Delaware limited liability company, its managing general partner
By: THE MILLS LIMITED PARTNERSHIP, a Delaware limited partnership, its manager
By: TMPL GP, LLC, a Delaware limited liability company,
its general partner
By: Gary Duncan, Vice President

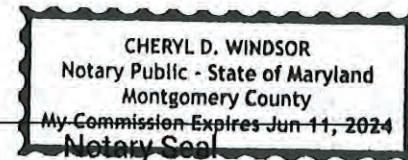
Type or Print Name and Title



Signature of Notary Public



Date



CARLOS ROMAN - is this correct that you contributed to a local campaign? If so, you need to fill out the rest of the form. If not, you need to re-sign with NO checked instead of YES

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021
12/13/2022

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.

11/03/2022

CARLOS ROMAN / OWNER

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

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

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)
	IF YES, FILL OUT	

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

RECEIVED

1.20.2023

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)

70 - 81 - 005
District Land Lot Parcel

Signature of Applicant

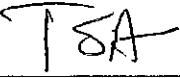
01. 20. 2023

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Jesslyn M. Duffie  TSA 
NAME TITLE
1/20/2023
DATE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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12/13/2022

12-13-2022

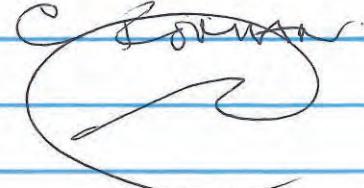
CARLOS ROMAN,

SUBJECT: LETTER OF INTENT.

STRATEGIC VENTURE SOLUTIONS, INC - HAS
THE NEED TO APPLY FOR A SPECIAL USE
PERMIT FOR TATTOOING INSIDE OF
Sugar Loaf Mill (located) 5900 Sugarloaf
Bakery, Lawrenceville, GA 30043.

OUR INTENT OF USE IS TATTOOING AND
PIECEING.

Thank you.



704-208-6776
strategic.east@gmail.com

RECEIVED
C. Roman
1.20.2023
Strategist

—
SVS, Inc.
2801-A Chamber Dr
Monroe, NC 28104
704-208-6776
strategic.east@gmail.com

20TH of January, 2023

Roman, Carlos

CEO, CFO of SVS, Inc.,
dba Black Cloud Tattoo and Piercing.
dba Mucha Salsa Inc.
2801-A Chambers Dr
Monroe, NC 28104

Subject: ; INTENT OF USE FOR SPECIAL USE PERMIT ,

To whom it may concern/ GWINNETT COUNTY

THIS IS FOR SPECIAL USE PERMIT LETTER OF INTENT
REQUIREMENTS.

THE USE OF SPACE: 436 INSIDE SUGARLOAF MILLS MALL LOCATED
AT 5900 Sugarloaf Pkwy, Lawrenceville, GA 30043 WILL BE
TATTOOING AND PIERCING SERVICES, ALSO OFFERING INDUSTRY
RELATED RETAIL.

WE WILL HAVE 3 TATTOO ARTIST, 2 PIERCERS, AND ONE
MANAGER ON STAFF WITH A TOTAL OF 6 STAFF MEMBERS.

OUR HOURS OF OPERATION ARE THOSE OF THE MALL EXISTING
HOURS. WHICH ARE AS FOLLOWS:

MONDAY-THURSDAY: 10AM-8PM

FRIDAY-SATURDAY: 10AM-9PM

SUNDAY: 11AM-7PM

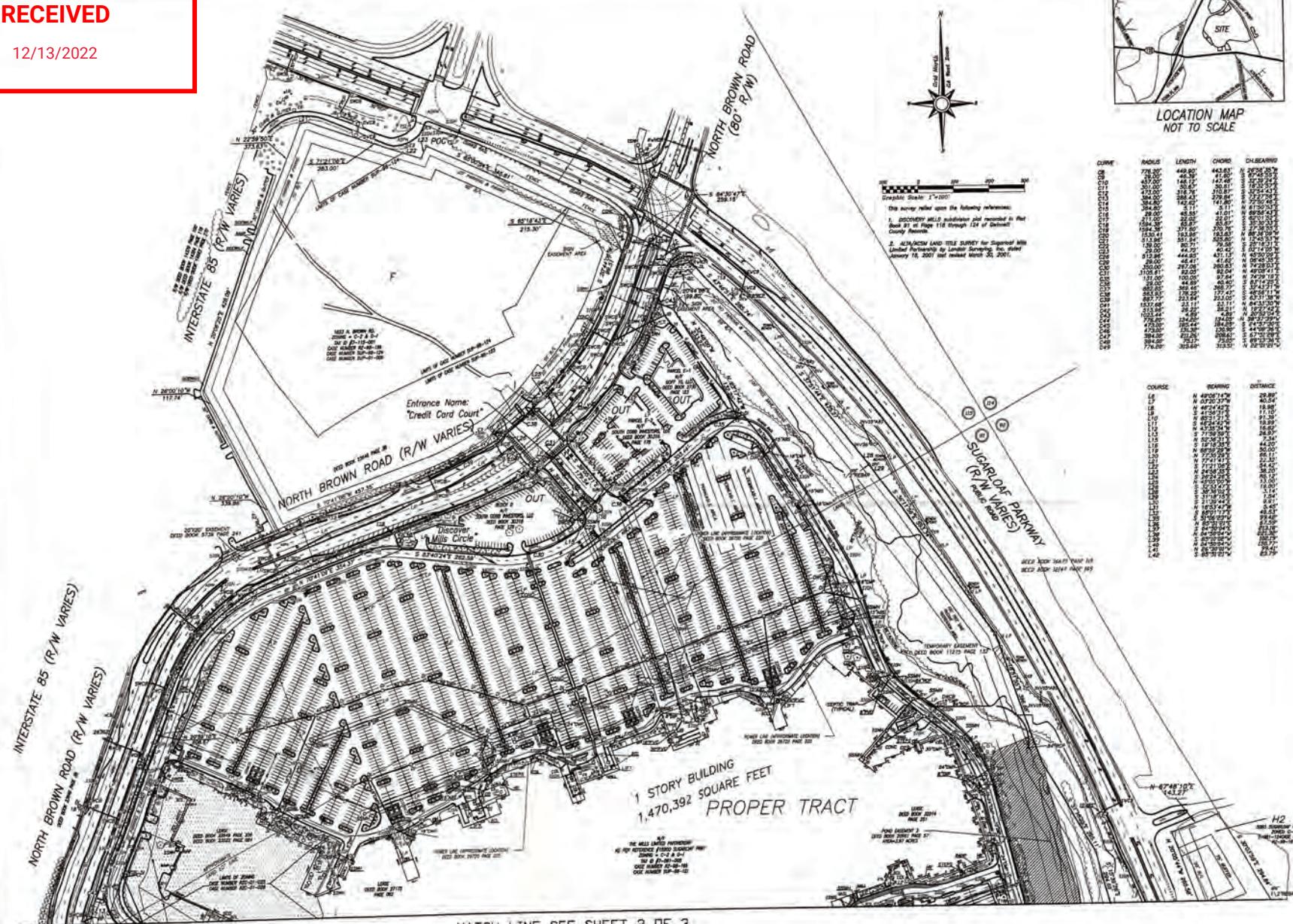
Sincerely



Roman Carlos, CEO

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12/13/2022



GWINNETT COUNTY PLANNING AND DEVELOPMENT

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12/13/2022

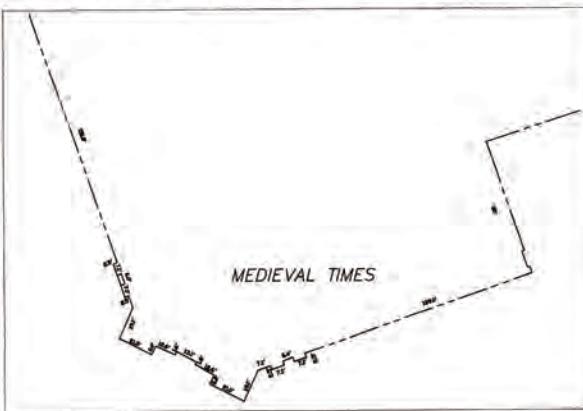
AREA

PROPER AREA = 113.96 ACRES

PARKING SPACES:

REGULAR SPACES = 5380 SPACES
HANDICAP SPACES = 79 SPACES
TOTAL SPACES = 5459 SPACES
NOTE ABOVE COUNT INCLUDE PARKING
SPACES IN PARKING GARAGE.

INSERT FOR BUILDING ADDITION DIMENSIONS (NOT TO SCALE)

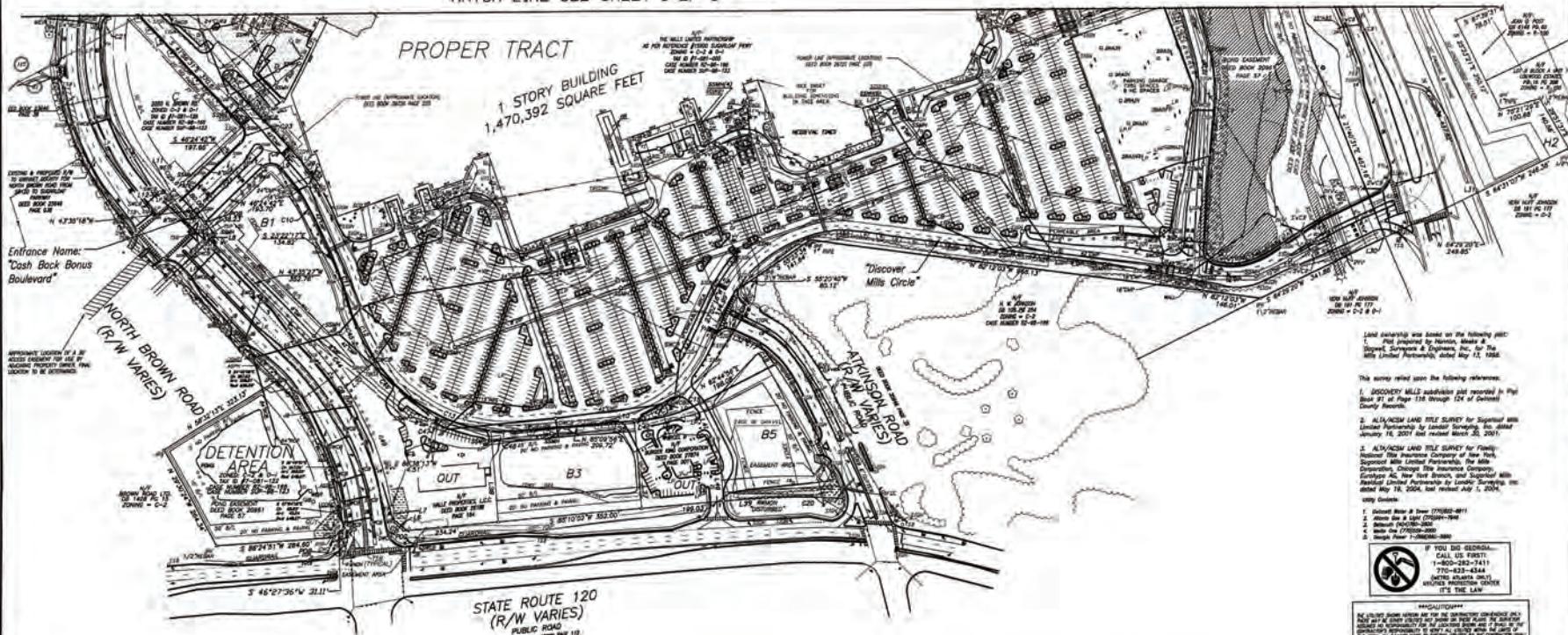


LOCATION MAP
NOT TO SCALE



Graphic Scale: 1'-000'

MATCH LINE SEE SHEET 1 OF 3



ACT/AS/NM LAND TITLE SURVEY FOR
EUROHYPO AG, NEW YORK BRANCH
SUGARLOAF MILLS LIMITED PARTNERSHIP,
FIDELITY NATIONAL TITLE COMPANY

Drawing No.
2 of 3



WARNING
THE LATENTS SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY.
THEY MAY BE USELESS EVIDENCE IF NOT STORED IN THESE PLACES. THE CONTRACTOR
ASSUMES NO RESPONSIBILITY FOR THE LATENTS SHOWN AND IT IS UNDERSTOOD
THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LATENTS WITHIN THE LIMITS
OF THE WORK. LATENTS WHICH ARE NOT IDENTIFIED BY THE CONTRACTOR SHALL
BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Drawing No.
2 of 3

RECEIVED

1.20.2023

See location of tenant Suite# 436 indicated below. Tenant does not have any dedicated parking spaces.

Adrienne Hood

Adrienne Hood
General Manager
Sugarloaf Mills

