



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

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

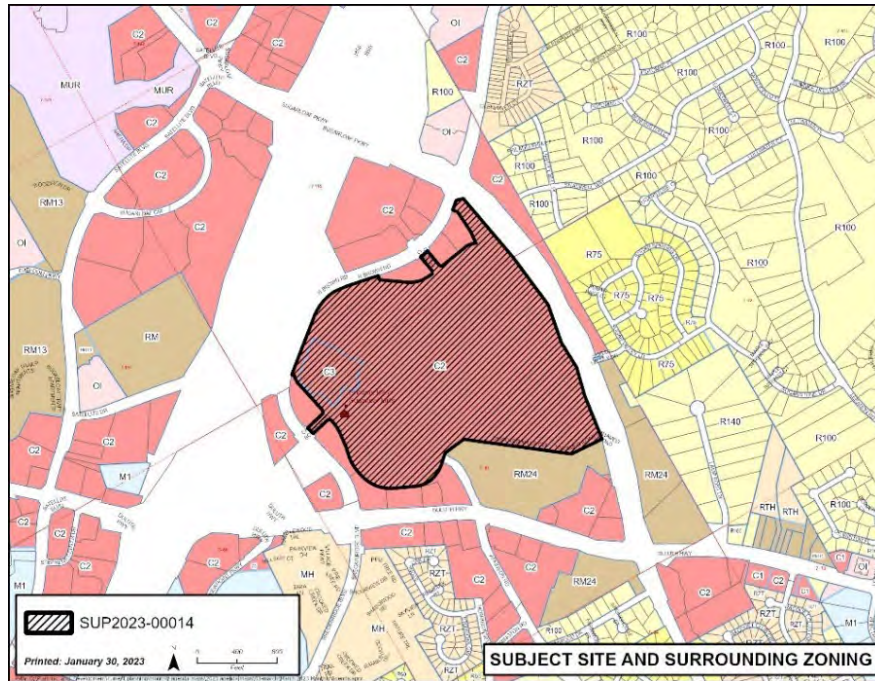
The subject property is zoned C-2 (General Business District) and C-3 (Highway Business District). In 1971, a northern portion of the property was rezoned from R-100 (Single-Family Residence District) to RA-200 (Agriculture-Residence District) for a mobile home dwelling, pursuant to RZ-2-71. As part 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.

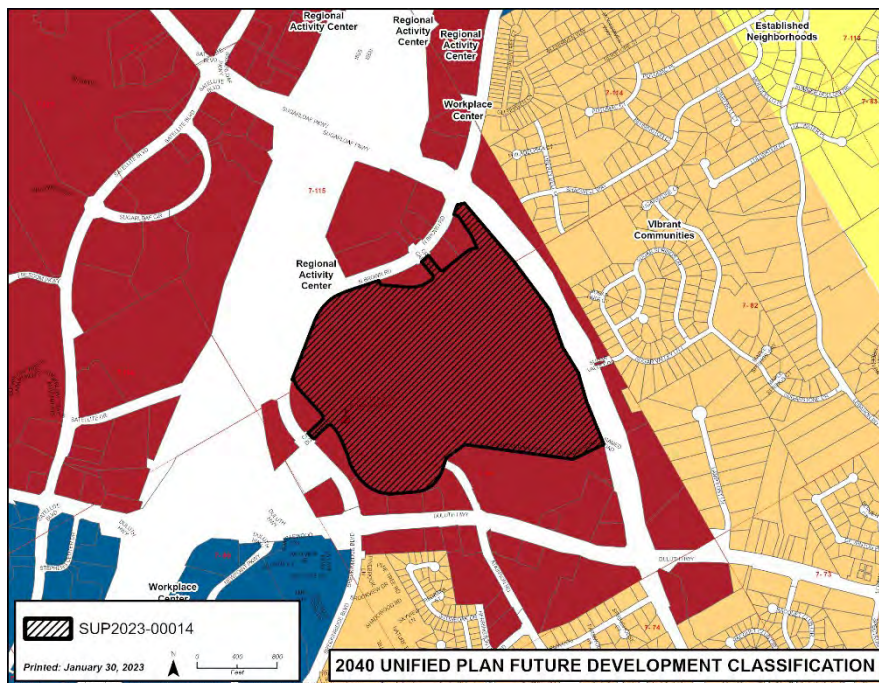
The property has a reasonable economic use as currently zoned.

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 transition 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



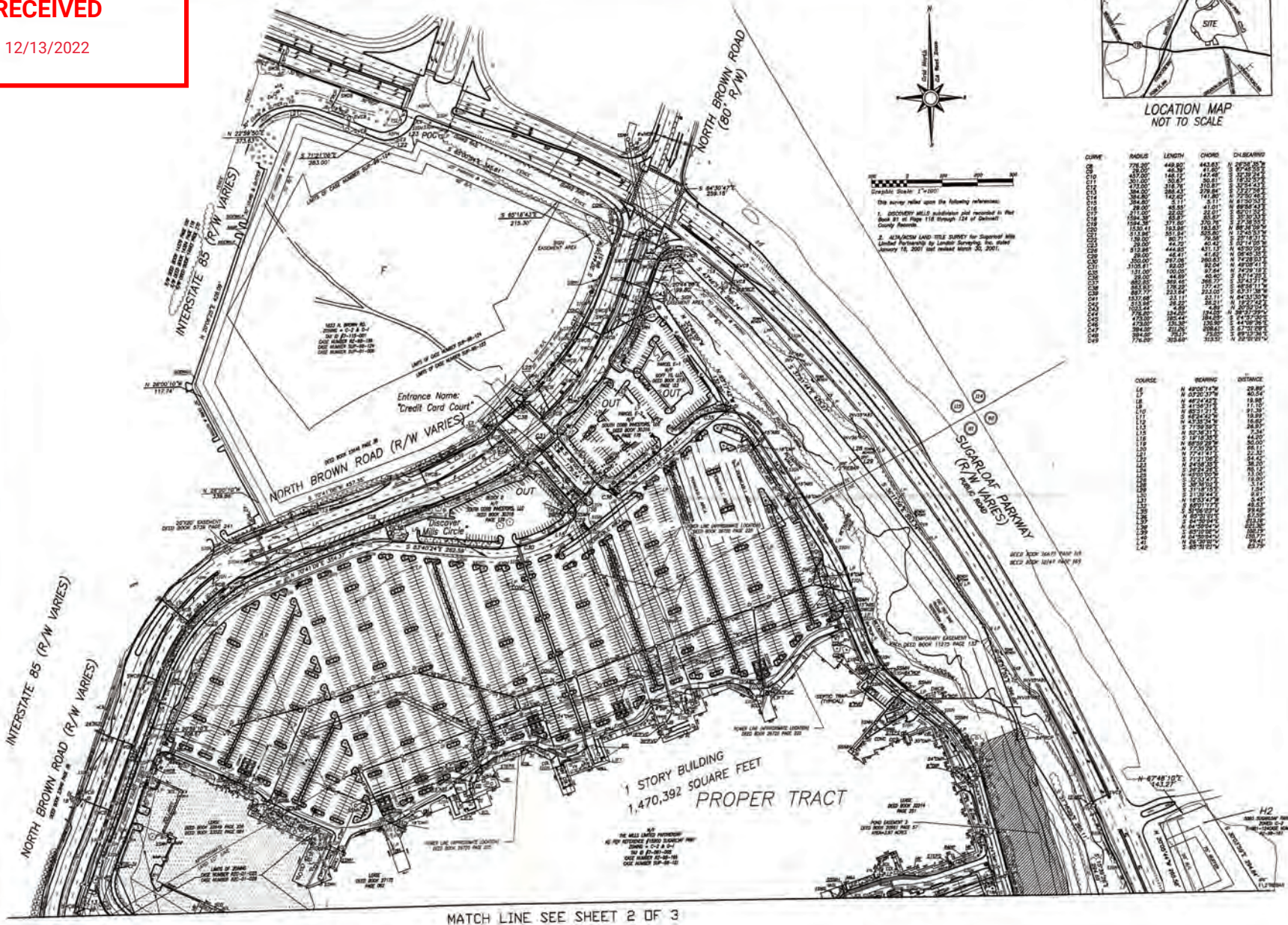
View of the Shopping Center from North Brown Road

Exhibit B: Site Plan

[attached]

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12/13/2022



Graphic Scale: 1"=100'

This survey relied upon the following information:

- DISCOVER MILLS subdivision plat recorded in Plat Book 81 of Pages 118 through 124 of District County Records.
- ALABAMA LAND TITLE SURVEY for Sugarloaf Mills Limited Partnership by Landmark Surveying, Inc. dated January 18, 2001 and revised March 20, 2001.



CURVE	RADIUS	LENGTH	CHORD	CHS BEARING
C100	720.00'	440.80'	443.85'	N 25°20'25"W
C101	720.00'	440.80'	443.85'	N 25°20'25"W
C102	720.00'	440.80'	443.85'	N 25°20'25"W
C103	720.00'	440.80'	443.85'	N 25°20'25"W
C104	720.00'	440.80'	443.85'	N 25°20'25"W
C105	720.00'	440.80'	443.85'	N 25°20'25"W
C106	720.00'	440.80'	443.85'	N 25°20'25"W
C107	720.00'	440.80'	443.85'	N 25°20'25"W
C108	720.00'	440.80'	443.85'	N 25°20'25"W
C109	720.00'	440.80'	443.85'	N 25°20'25"W
C110	720.00'	440.80'	443.85'	N 25°20'25"W
C111	720.00'	440.80'	443.85'	N 25°20'25"W
C112	720.00'	440.80'	443.85'	N 25°20'25"W
C113	720.00'	440.80'	443.85'	N 25°20'25"W
C114	720.00'	440.80'	443.85'	N 25°20'25"W
C115	720.00'	440.80'	443.85'	N 25°20'25"W
C116	720.00'	440.80'	443.85'	N 25°20'25"W
C117	720.00'	440.80'	443.85'	N 25°20'25"W
C118	720.00'	440.80'	443.85'	N 25°20'25"W
C119	720.00'	440.80'	443.85'	N 25°20'25"W
C120	720.00'	440.80'	443.85'	N 25°20'25"W
C121	720.00'	440.80'	443.85'	N 25°20'25"W
C122	720.00'	440.80'	443.85'	N 25°20'25"W
C123	720.00'	440.80'	443.85'	N 25°20'25"W
C124	720.00'	440.80'	443.85'	N 25°20'25"W
C125	720.00'	440.80'	443.85'	N 25°20'25"W
C126	720.00'	440.80'	443.85'	N 25°20'25"W
C127	720.00'	440.80'	443.85'	N 25°20'25"W
C128	720.00'	440.80'	443.85'	N 25°20'25"W
C129	720.00'	440.80'	443.85'	N 25°20'25"W
C130	720.00'	440.80'	443.85'	N 25°20'25"W
C131	720.00'	440.80'	443.85'	N 25°20'25"W
C132	720.00'	440.80'	443.85'	N 25°20'25"W
C133	720.00'	440.80'	443.85'	N 25°20'25"W
C134	720.00'	440.80'	443.85'	N 25°20'25"W
C135	720.00'	440.80'	443.85'	N 25°20'25"W
C136	720.00'	440.80'	443.85'	N 25°20'25"W
C137	720.00'	440.80'	443.85'	N 25°20'25"W
C138	720.00'	440.80'	443.85'	N 25°20'25"W
C139	720.00'	440.80'	443.85'	N 25°20'25"W
C140	720.00'	440.80'	443.85'	N 25°20'25"W
C141	720.00'	440.80'	443.85'	N 25°20'25"W
C142	720.00'	440.80'	443.85'	N 25°20'25"W
C143	720.00'	440.80'	443.85'	N 25°20'25"W
C144	720.00'	440.80'	443.85'	N 25°20'25"W
C145	720.00'	440.80'	443.85'	N 25°20'25"W
C146	720.00'	440.80'	443.85'	N 25°20'25"W
C147	720.00'	440.80'	443.85'	N 25°20'25"W
C148	720.00'	440.80'	443.85'	N 25°20'25"W
C149	720.00'	440.80'	443.85'	N 25°20'25"W
C150	720.00'	440.80'	443.85'	N 25°20'25"W

COURSE	BEARING	DISTANCE
1.0	N 49°00'17"W	20.89'
1.1	N 49°00'17"W	19.88'
1.2	N 49°00'17"W	19.88'
1.3	N 49°00'17"W	19.88'
1.4	N 49°00'17"W	19.88'
1.5	N 49°00'17"W	19.88'
1.6	N 49°00'17"W	19.88'
1.7	N 49°00'17"W	19.88'
1.8	N 49°00'17"W	19.88'
1.9	N 49°00'17"W	19.88'
2.0	N 49°00'17"W	19.88'
2.1	N 49°00'17"W	19.88'
2.2	N 49°00'17"W	19.88'
2.3	N 49°00'17"W	19.88'
2.4	N 49°00'17"W	19.88'
2.5	N 49°00'17"W	19.88'
2.6	N 49°00'17"W	19.88'
2.7	N 49°00'17"W	19.88'
2.8	N 49°00'17"W	19.88'
2.9	N 49°00'17"W	19.88'
3.0	N 49°00'17"W	19.88'
3.1	N 49°00'17"W	19.88'
3.2	N 49°00'17"W	19.88'
3.3	N 49°00'17"W	19.88'
3.4	N 49°00'17"W	19.88'
3.5	N 49°00'17"W	19.88'
3.6	N 49°00'17"W	19.88'
3.7	N 49°00'17"W	19.88'
3.8	N 49°00'17"W	19.88'
3.9	N 49°00'17"W	19.88'
4.0	N 49°00'17"W	19.88'
4.1	N 49°00'17"W	19.88'
4.2	N 49°00'17"W	19.88'

Revision

No.

Date

C&G Acad
File Name
DES-183.DWG
045-083.CSD

Project No.: DES-183
Field Survey: 11/20/06
Drawn By: LFN
Checked By: HJL
Date: 11/22/06
Scale: 1"=100'



ALABAMA LAND TITLE SURVEY FOR:
EUROHYPO AG, NEW YORK BRANCH
SUGARLOAF MILLS LIMITED PARTNERSHIP,
FIDELITY NATIONAL TITLE COMPANY
LAND LOT 81 AND 115 OF THE 7TH DISTRICT, WINNETT COUNTY, GEORGIA

Drawing No.
1 of 3



NOTICE TO THE PUBLIC
THE SURVEYOR HAS REVIEWED THE RECORDING OF THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT OF 1967, AS AMENDED. THE SURVEYOR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Surveyor's Seal
L. F. NORTON
Professional Engineer
No. 17406
State of Georgia

Land parcels were located on the following plat:
1. Plat prepared by L. F. Norton, State of Georgia, No. 17406, dated 11/22/06.
2. Plat prepared by L. F. Norton, State of Georgia, No. 17406, dated 11/22/06.
3. Plat prepared by L. F. Norton, State of Georgia, No. 17406, dated 11/22/06.
4. Plat prepared by L. F. Norton, State of Georgia, No. 17406, dated 11/22/06.

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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

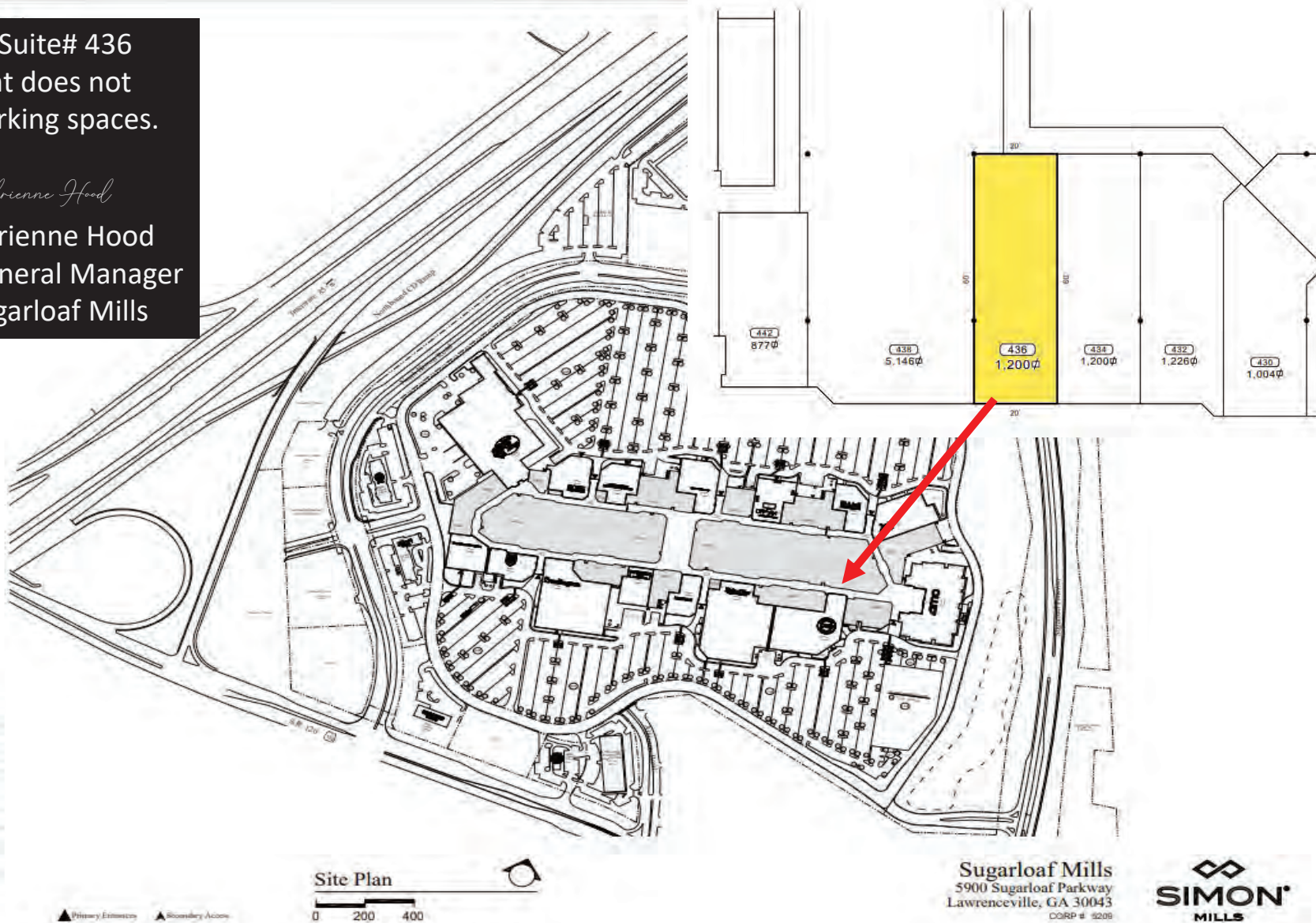


Exhibit C: Letter of Intent and Applicant's Response to Standards

[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

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

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 BURDENSOME 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]

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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*
STRATEGIC VENTURE SOLUTIONS, INC NAME: DBA: BLACK CLOUD TATTOO AND PIERCING	Gary Duncan, Simon Property Group NAME: _____
ADDRESS: 9827 POTTER ROAD	ADDRESS: 5425 Wisconsin Avenue
CITY: MATTHEWS	CITY: Chevy Chase
STATE: N C ZIP: 28104	STATE: Maryland 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

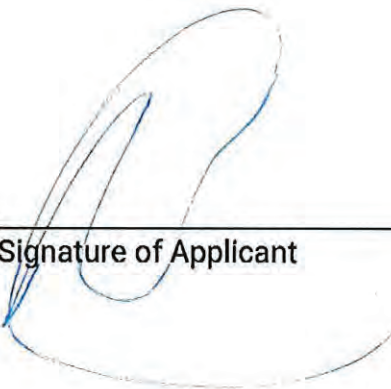
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12/13/2022

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

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.



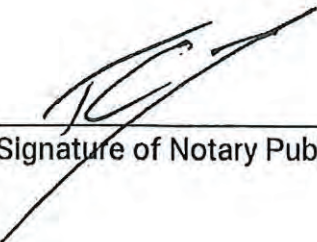
Signature of Applicant

11/03/2022

Date

CARLOS ROMAN / OWNER

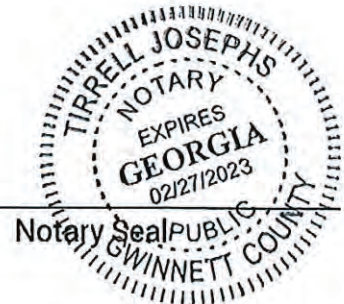
Type or Print Name and Title



Signature of Notary Public

11/7/22

Date



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12/13/2022

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

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

18 Nov 2022

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: TMLP GP, LLC, a Delaware limited liability company,
its general partner
By: Gary Duncan, Vice President

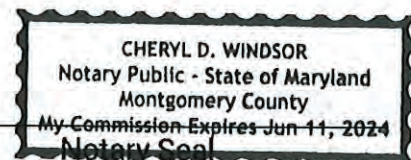
Type or Print Name and Title



Signature of Notary Public

11/18/2022

Date




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

RECEIVED

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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	11/03/2022	CARLOS ROMAN / OWNER

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 OFFICAL 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.

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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

[Signature] [Signature] 01.20.2023
Signature of Applicant Date
Adrienne Wood General Manager Sugarloaf Mills
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)

Jessilyn McDuffie TSA
NAME TITLE
1/20/2023
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



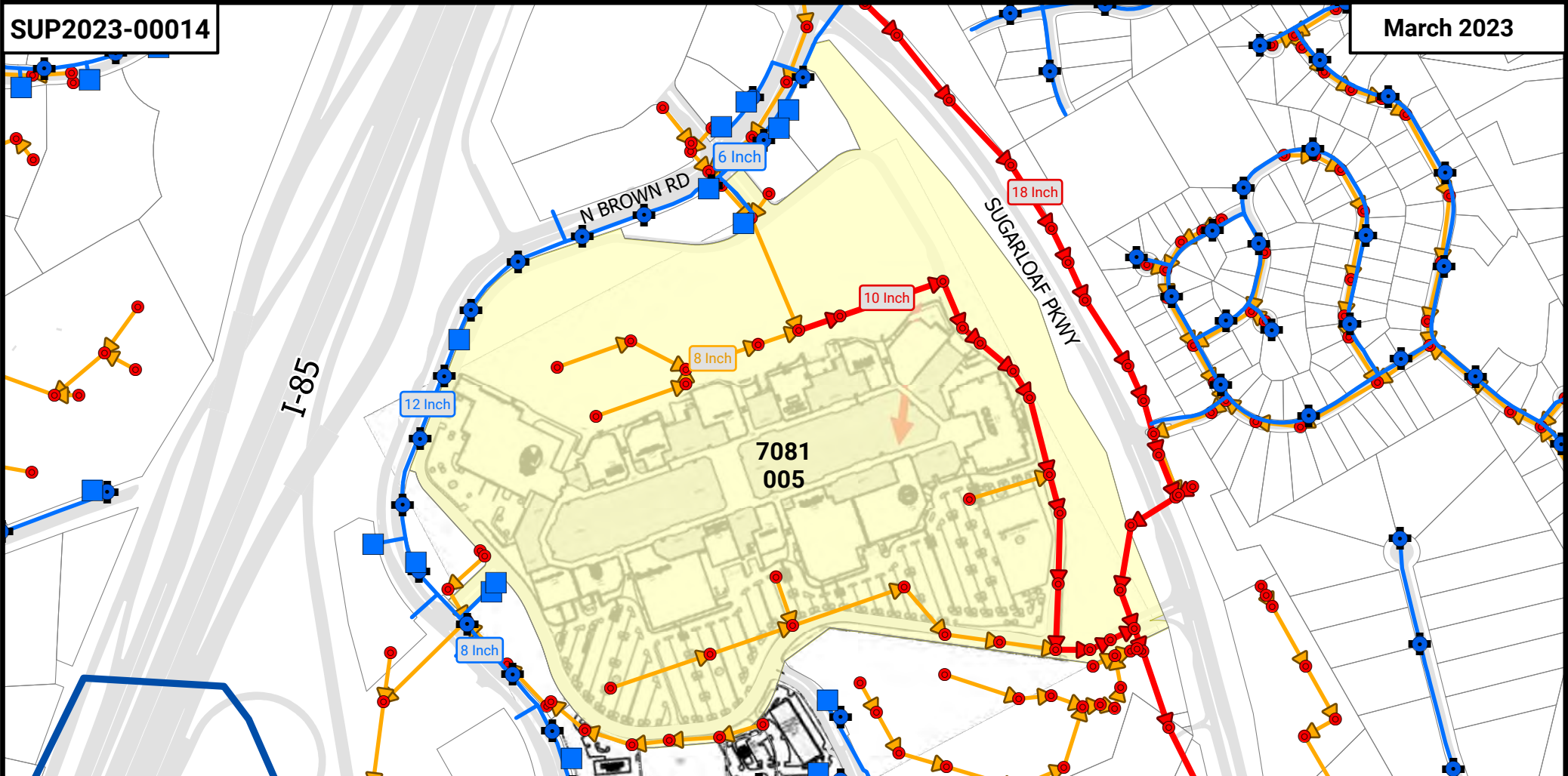
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		2.15.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00014	
Case Address:		5900 Sugarloaf Parkway	
Comments:		<input checked="" type="checkbox"/> X	<input 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"/>	<input checked="" type="checkbox"/> YES <input 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@gwinnettcountry.com		
Case Number:		SUP2023-00014		
Case Address:		5900 Sugarloaf Parkway		
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X 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"/> X NO
1				
2				
3				
4				
5				
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**

0 330 660
Feet

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.

Exhibit F: Maps

[attached]



SUP2023-00014

Printed: January 30, 2023

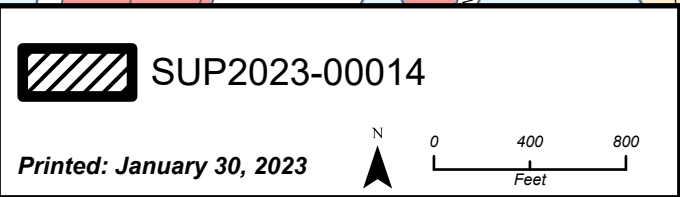


0 250 500
Feet

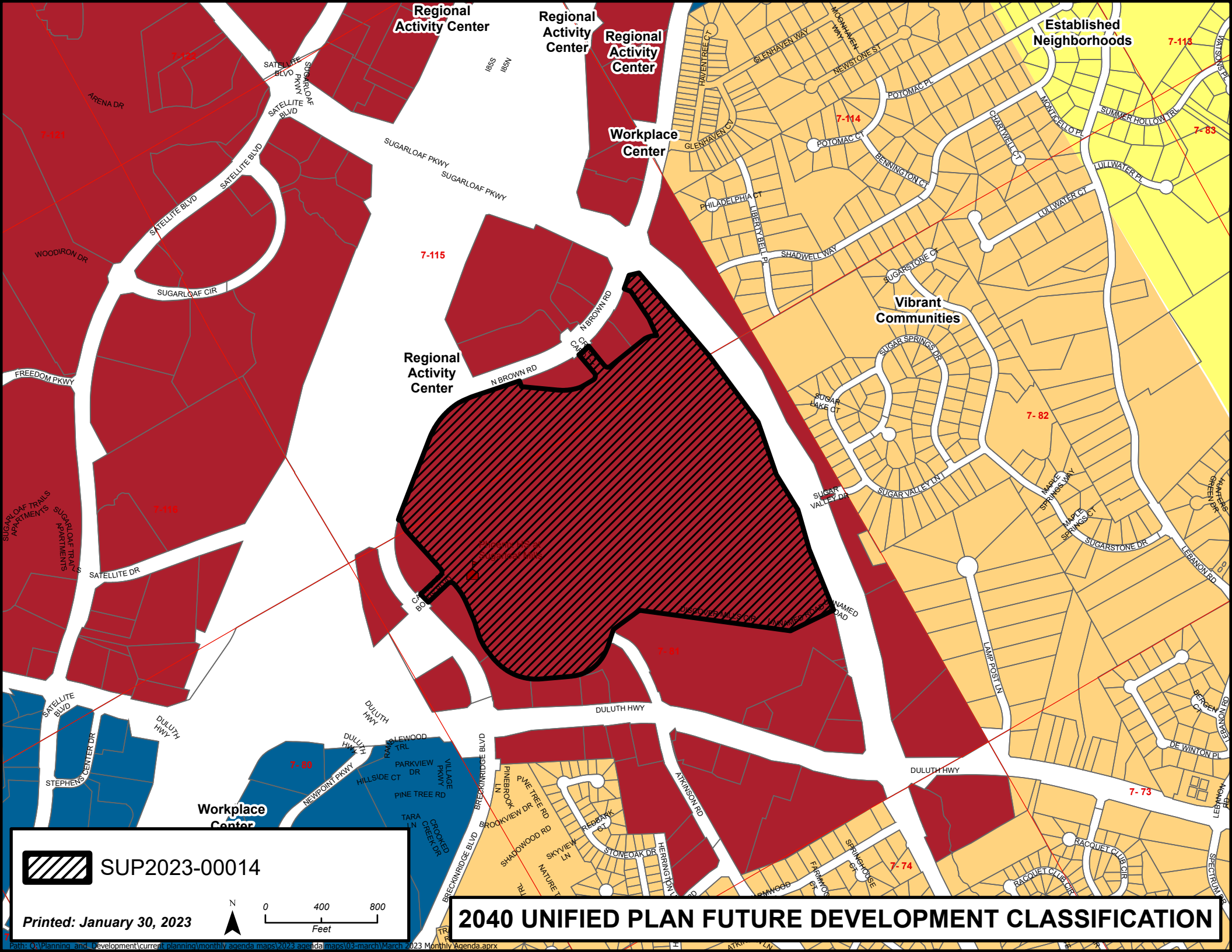
Gwinnett County GIS

DULUTH HWY

Path: Q:\Planning and Development\current planning\Monthly agenda\map\AS\03\Map 03-march March 2023 Monthly Agenda.aprx

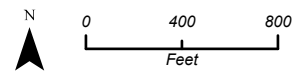


SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00014

Printed: January 30, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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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*
STRATEGIC VENTURE SOLUTIONS, INC NAME: DBA: BLACK CLOUD TATTOO AND PIERCING	Gary Duncan, Simon Property Group NAME: _____
ADDRESS: 9827 POTTER ROAD	ADDRESS: 5425 Wisconsin Avenue
CITY: MATTHEWS	CITY: Chevy Chase
STATE: N C ZIP: 28104	STATE: Maryland 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

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

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 BURDENSOME 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

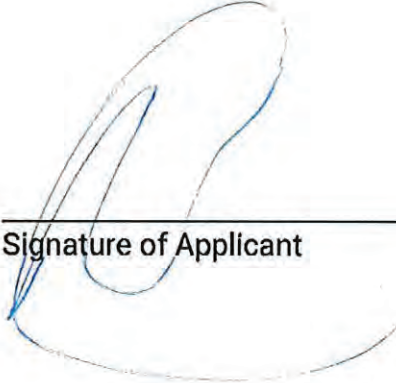
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.



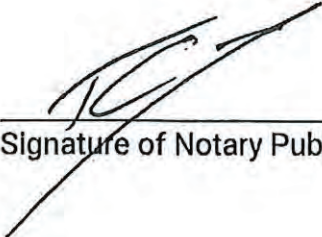
Signature of Applicant

11/03/2022

Date

CARLOS ROMAN / OWNER

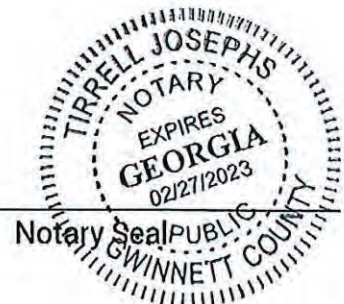
Type or Print Name and Title



Signature of Notary Public

11/7/22

Date



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Special Use Permit Application
Last Updated 10/2021

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

18 Nov 2022

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: TMLP GP, LLC, a Delaware limited liability company,
its general partner
By: Gary Duncan, Vice President

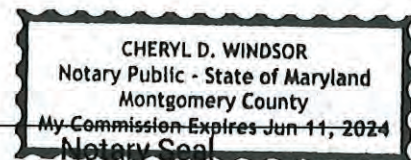
Type or Print Name and Title



Signature of Notary Public

11/18/2022

Date



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DATE		

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE _____ DATE _____ TYPE OR PRINT NAME AND TITLE _____

SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



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☐ YES ☒ NO _____ YOUR NAME

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(Map Reference Number) District Land Lot Parcel

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Signature of Applicant Date
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Type or Print Name and Title

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TAX COMMISSIONERS USE ONLY

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Jessilyn McDuffie TSA
NAME TITLE
1/20/2023
DATE

RECEIVED

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
PARKWAY, LAWRENCEVILLE, GA 30043.

OUR INTENT OF USE IS TATTOOING AND
PIERCING.

Thank you.

C. Roman

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

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1.20.2023

Strategist

C. Roman

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

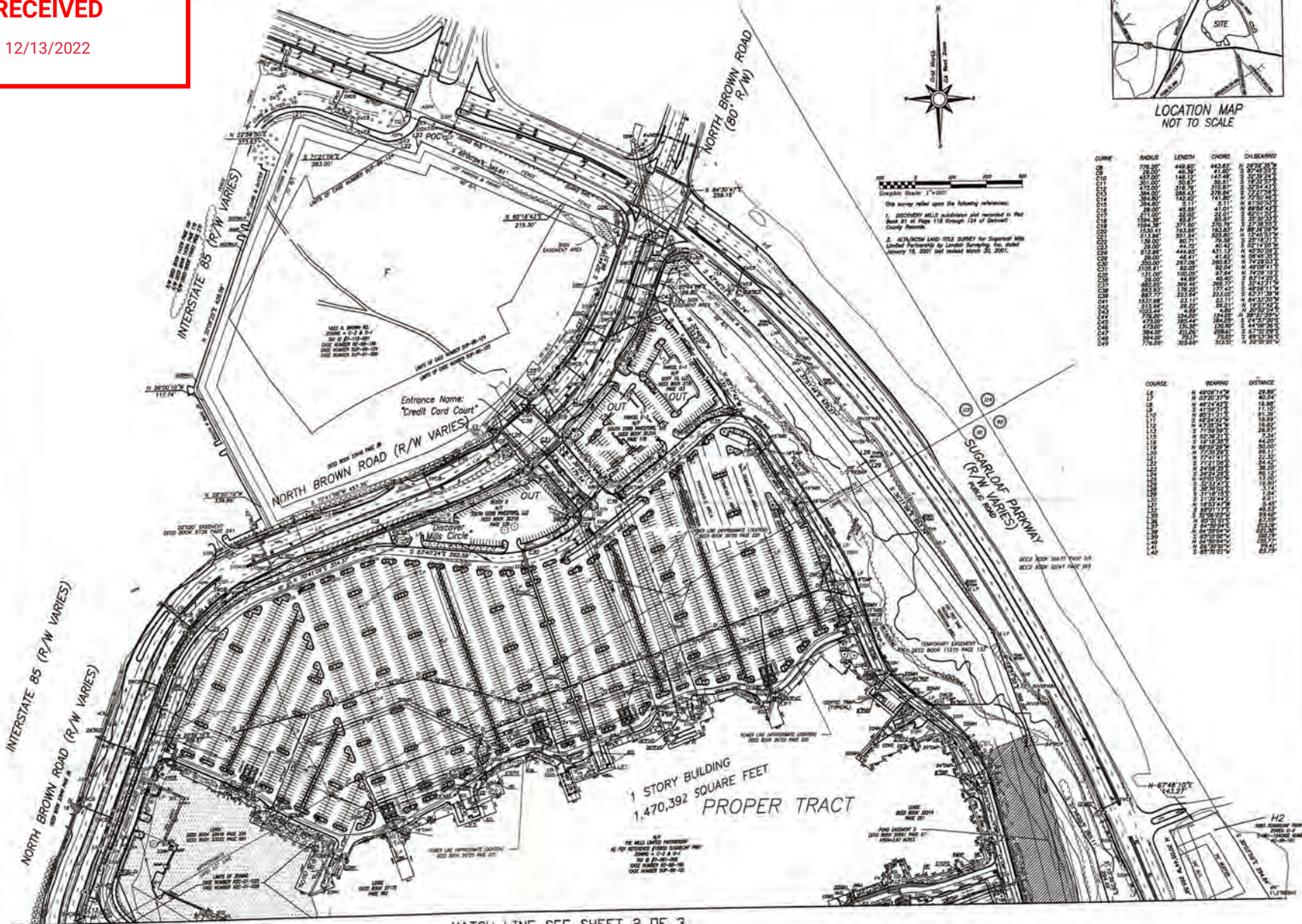
Sincerely,



Roman Carlos, CEO

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12/13/2022



Graphic Scale: 1"=100'

This survey relied upon the following information:

- DISCOVER MILLS subdivision plat recorded in Plat Book 81 of Pages 118 through 124 of District County Records.
- ALABAMA LAND TITLE SURVEY for Sugarloaf Mills Limited Partnership by Landmark Surveying, Inc. dated January 18, 2001 and revised March 20, 2001.



LOCATION MAP
NOT TO SCALE

CURVE	RADIUS	LENGTH	CHORD	CHS BEARING
C100	720.00'	440.80'	443.85'	N 25°25'25"W
C101	720.00'	440.80'	443.85'	N 25°25'25"W
C102	720.00'	440.80'	443.85'	N 25°25'25"W
C103	720.00'	440.80'	443.85'	N 25°25'25"W
C104	720.00'	440.80'	443.85'	N 25°25'25"W
C105	720.00'	440.80'	443.85'	N 25°25'25"W
C106	720.00'	440.80'	443.85'	N 25°25'25"W
C107	720.00'	440.80'	443.85'	N 25°25'25"W
C108	720.00'	440.80'	443.85'	N 25°25'25"W
C109	720.00'	440.80'	443.85'	N 25°25'25"W
C110	720.00'	440.80'	443.85'	N 25°25'25"W
C111	720.00'	440.80'	443.85'	N 25°25'25"W
C112	720.00'	440.80'	443.85'	N 25°25'25"W
C113	720.00'	440.80'	443.85'	N 25°25'25"W
C114	720.00'	440.80'	443.85'	N 25°25'25"W
C115	720.00'	440.80'	443.85'	N 25°25'25"W
C116	720.00'	440.80'	443.85'	N 25°25'25"W
C117	720.00'	440.80'	443.85'	N 25°25'25"W
C118	720.00'	440.80'	443.85'	N 25°25'25"W
C119	720.00'	440.80'	443.85'	N 25°25'25"W
C120	720.00'	440.80'	443.85'	N 25°25'25"W
C121	720.00'	440.80'	443.85'	N 25°25'25"W
C122	720.00'	440.80'	443.85'	N 25°25'25"W
C123	720.00'	440.80'	443.85'	N 25°25'25"W
C124	720.00'	440.80'	443.85'	N 25°25'25"W
C125	720.00'	440.80'	443.85'	N 25°25'25"W
C126	720.00'	440.80'	443.85'	N 25°25'25"W
C127	720.00'	440.80'	443.85'	N 25°25'25"W
C128	720.00'	440.80'	443.85'	N 25°25'25"W
C129	720.00'	440.80'	443.85'	N 25°25'25"W
C130	720.00'	440.80'	443.85'	N 25°25'25"W
C131	720.00'	440.80'	443.85'	N 25°25'25"W
C132	720.00'	440.80'	443.85'	N 25°25'25"W
C133	720.00'	440.80'	443.85'	N 25°25'25"W
C134	720.00'	440.80'	443.85'	N 25°25'25"W
C135	720.00'	440.80'	443.85'	N 25°25'25"W
C136	720.00'	440.80'	443.85'	N 25°25'25"W
C137	720.00'	440.80'	443.85'	N 25°25'25"W
C138	720.00'	440.80'	443.85'	N 25°25'25"W
C139	720.00'	440.80'	443.85'	N 25°25'25"W
C140	720.00'	440.80'	443.85'	N 25°25'25"W
C141	720.00'	440.80'	443.85'	N 25°25'25"W
C142	720.00'	440.80'	443.85'	N 25°25'25"W
C143	720.00'	440.80'	443.85'	N 25°25'25"W
C144	720.00'	440.80'	443.85'	N 25°25'25"W
C145	720.00'	440.80'	443.85'	N 25°25'25"W
C146	720.00'	440.80'	443.85'	N 25°25'25"W
C147	720.00'	440.80'	443.85'	N 25°25'25"W
C148	720.00'	440.80'	443.85'	N 25°25'25"W
C149	720.00'	440.80'	443.85'	N 25°25'25"W
C150	720.00'	440.80'	443.85'	N 25°25'25"W

COURSE	BEARING	DISTANCE
1.01	N 49°00'17"W	20.89'
1.02	N 49°00'17"W	18.88'
1.03	N 49°00'17"W	18.88'
1.04	N 49°00'17"W	18.88'
1.05	N 49°00'17"W	18.88'
1.06	N 49°00'17"W	18.88'
1.07	N 49°00'17"W	18.88'
1.08	N 49°00'17"W	18.88'
1.09	N 49°00'17"W	18.88'
1.10	N 49°00'17"W	18.88'
1.11	N 49°00'17"W	18.88'
1.12	N 49°00'17"W	18.88'
1.13	N 49°00'17"W	18.88'
1.14	N 49°00'17"W	18.88'
1.15	N 49°00'17"W	18.88'
1.16	N 49°00'17"W	18.88'
1.17	N 49°00'17"W	18.88'
1.18	N 49°00'17"W	18.88'
1.19	N 49°00'17"W	18.88'
1.20	N 49°00'17"W	18.88'
1.21	N 49°00'17"W	18.88'
1.22	N 49°00'17"W	18.88'
1.23	N 49°00'17"W	18.88'
1.24	N 49°00'17"W	18.88'
1.25	N 49°00'17"W	18.88'
1.26	N 49°00'17"W	18.88'
1.27	N 49°00'17"W	18.88'
1.28	N 49°00'17"W	18.88'
1.29	N 49°00'17"W	18.88'
1.30	N 49°00'17"W	18.88'
1.31	N 49°00'17"W	18.88'
1.32	N 49°00'17"W	18.88'
1.33	N 49°00'17"W	18.88'
1.34	N 49°00'17"W	18.88'
1.35	N 49°00'17"W	18.88'
1.36	N 49°00'17"W	18.88'
1.37	N 49°00'17"W	18.88'
1.38	N 49°00'17"W	18.88'
1.39	N 49°00'17"W	18.88'
1.40	N 49°00'17"W	18.88'
1.41	N 49°00'17"W	18.88'
1.42	N 49°00'17"W	18.88'

Revision

No.

Date

C&G Acad
File Name
DES-183.DWG
045-083.CSD

Project No.:
Field Survey:
Drawn By:
Checked By:
Date:
Scale: 1"=100'



ALABAMA LAND TITLE SURVEY FOR:
EUROHYPO AG, NEW YORK BRANCH
SUGARLOAF MILLS LIMITED PARTNERSHIP,
FIDELITY NATIONAL TITLE COMPANY
LAND LOT 81 AND 115 OF THE 7TH DISTRICT, WINNETT COUNTY, GEORGIA

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

Project Data

BASS PRO SHOPS	122,870
ROSS DRESS FOR LESS	28,260
AMERICAN FREIGHT	23,550
OFF 5TH SAKS	28,100
BOOKS-A-MILLION	23,370
AMC THEATRES	74,803
DAVE & BUSTERS	61,180
BURLINGTON	79,890
YOUR HOME FURNITURE	24,850
MEDIEVAL TIMES	87,200
OFF BROADWAY SHOES	20,680
FOREVER 21	20,150
UNDER REDEVELOPMENT XD	32,100
GOLDEN EAGLE AIRSOFT	23,510
ALTITUDE TRAMPOLINE PARK	40,090
Total Department Store GLA	692,343
Total Small Shops GLA	468,837
Total GLA	1,161,180
TOTAL PARKING SPACES	8231
SPACE/1000 SF OF GLA	5.25
Modified: January 11, 2023	

