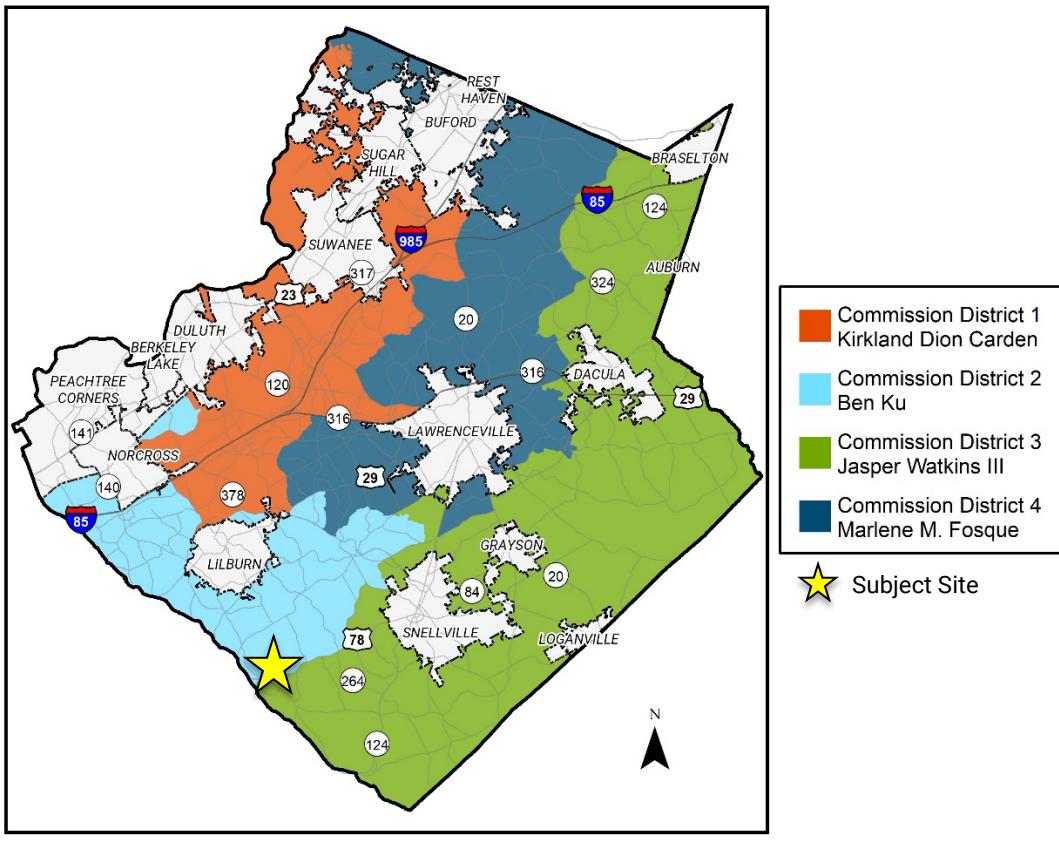




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	<b>SUP2022-00016</b>
Current Zoning:	<b>M-1 (Light Industry District)</b>
Request:	Special Use Permit (Renewal)
Address:	1899 Parker Court
Map Number:	R6062 252
Site Area:	1.13 acres
Square Feet:	8,236
Proposed Development:	Kennel and Pet Grooming Facility
Commission District:	District 2 – Commissioner Ku
Character Area:	Community Mixed-Use
Staff Recommendation:	<b>APPROVAL WITH CONDITIONS</b>



Location Map

**Applicant:** Michelle Eason  
312 Braemore Mill Drive  
Lawrenceville, GA 30044

**Owner:** MM Parker Court Associates, LLC  
3060 Peachtree Road NW, Suite 1080  
Atlanta, GA 30305

**Contact:** Michelle Eason

**Contact Phone:** 404.323.4004

## **Zoning History**

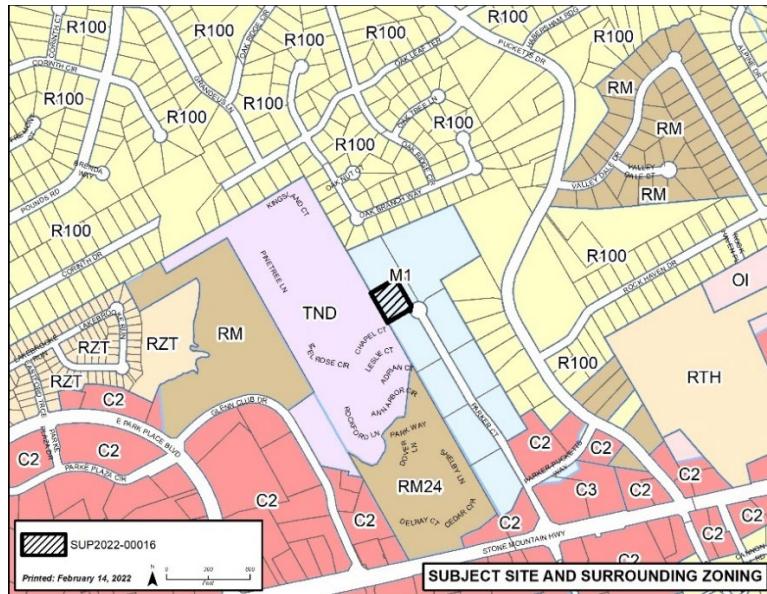
The subject property is zoned M-1 (Light Industry District). A 1973 areawide rezoning was approved from R-100 (Single-Family Residence District) to RM (Multi-Family Residence District). The property was subsequently rezoned from RM to M-1 in 1978 for an industrial park, pursuant to RZ-12-78. A Special Use Permit was approved in 2019 for a kennel and pet grooming facility with an outdoor run, pursuant to SUP2019-00055. Said Special Use Permit was renewed in 2020, pursuant to SUP2020-00047. This Special Use Permit required a second renewal, as the applicant had not begun operating at the time the first renewal was approved.

## **Existing Site Condition**

The subject site is a 1.13-acre property located along the cul-de-sac of Parker Court, northwest of its intersection with Stone Mountain Highway. The site is developed with an 8,236 square-foot, one-story brick building, which was constructed in 1981 and currently is used as a kennel, pet grooming facility, and day care for dogs. Whereas no sidewalks exist along the Parker Court frontage, an internal sidewalk connects the parking lot to the main entrance. The nearest Gwinnett County Transit stop is located 6.8 miles from the subject property.

## **Surrounding Use and Zoning**

The subject site is surrounded by light industrial uses within the Parker Court Business Center and residentially zoned property. An equipment rental facility is located directly to the north and east. To the south are office and distribution facilities. To the west is a property which was rezoned in 2021 and includes a single-family detached and townhouse subdivision and multi-family apartments. Construction of the residential development has not yet begun. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Kennel and Pet Grooming Facility	M-1	N/A
North	Light Industrial	M-1	N/A
East	Light Industrial	M-1	N/A
South	Light Industrial	M-1	N/A
West	Single-Family Residential (undeveloped)	TND	4.32 units per acre (approved)

## Project Summary

The applicant requests the renewal of a Special Use Permit on a 1.13-acre property zoned M-1 for a kennel and pet grooming facility with an outdoor dog run, including:

- No changes from the previous Special Use Permit renewal in 2020.
- An 8,236 square-foot building used for boarding, grooming, day care, and pet taxi services for dogs and cats.
- A single, screened outdoor dog run.
- Four indoor play areas.
- Access from an existing single driveway from Parker Court.
- 32 parking spaces, which exceeds the maximum allowed for the kennel and pet grooming use.
- Hours of operation remaining Monday through Friday from 6:00am to 7:00pm, Saturday from 8:00am to 5:00pm, and Sunday from 11:00am to 1:00pm exclusively for pet pick-up and drop-off.
- The business obtained a Certificate of Occupancy and began operation June 8, 2021.

## Zoning and Development Standards

The applicant is requesting the renewal of a Special Use Permit for a kennel and pet grooming facility in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Off-Street Parking	Minimum: (2 spaces) Maximum: (10 spaces)	32 spaces	NO*
Building Height	Maximum 45'	15.8'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	25'	YES
Rear Yard Setback	Minimum 50'	50'	YES
Buffer	Minimum 50' alongside TND zoning	25'	NO**

\* The number of existing off-street parking exceeds the maximum allowed for the use of the kennel and pet grooming facility. However, no expansions to the parking area are proposed.

\*\* The 25-foot buffer is legally nonconforming and has existed since the property was developed in 1981, prior to the adjacent property being rezoned to TND and current buffer standards.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. 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 the special use is a use that is suitable in view of the use and development of adjacent and nearby property.**

The site is surrounded by light industrial uses and proposed residential development approved for single-family detached homes, townhouses, and multi-family units. The kennel and pet grooming facility is compatible with the nearby light industrial uses. With conditions of approval, the Special Use Permit renewal remains suitable in view of the use and development of adjacent and nearby properties.

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

Renewal of the Special Use Permit would not adversely affect the existing use or usability of adjacent and nearby properties. Although future single-family detached homes and townhouses will be adjacent to the kennel facility, the uses are separated by a 25-foot buffer and the outdoor run is located behind the building. In addition, the use was in place prior to the rezoning of the adjacent property. With conditions of approval restricting the number of pets, location, and hours of use, noise from the outdoor dog run, would not negatively impact the adjacent properties.

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

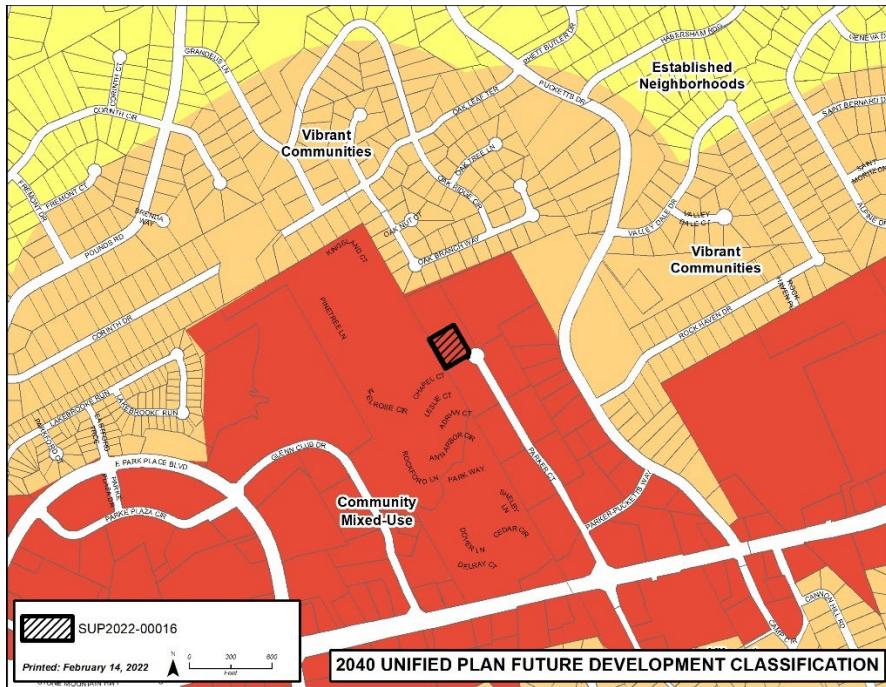
The property has a reasonable economic use as currently zoned.

**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.**

The Special Use Permit renewal would not increase impacts on public facilities in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. No comments were received from any internal or external agencies related to this request.

**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 indicates the subject property lies within the Community Mixed-Use Character Area. This designation is intended for activity nodes and connecting areas located along major corridors, incorporating mostly commercial uses with smaller office tenants and medium to high density residential uses concentrated at nodes. Segments of corridors between nodes, including the subject property's location, are envisioned to be developed with lighter intensity mixed and commercial uses. The kennel and pet grooming is within an existing industrial subdivision. Other uses in this development do not adhere to the 2040 Unified Plan. Allowing the proposed use would not increase the area's non-compliance with the Community Mixed Use Character Area.



*Surrounding Future Land Use*

**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 use is within an existing, aging industrial office park which is a land use that is experiencing higher tenant vacancy rates than in previous decades. The Unified Plan encourages attracting service activities to these spaces to offset the projected decline in manufacturing and light industrial uses. Businesses such as a pet grooming facility can help replace uses that would traditionally occupy industrial office parks, maintaining their vitality. Furthermore, no Code Enforcement violations have been issued with respect to the subject property and kennel and pet grooming operation.

### **Staff Recommendation**

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

### **Staff Recommended Conditions**

Approval of a Special Use Permit for a kennel and pet grooming facility with outdoor dog runs, subject to the following conditions:

1. Limited to light industrial uses, which may include a pet boarding kennel and pet grooming facility with outdoor runs as a special use.
2. Animal sleeping quarters shall be located indoors.

3. The site shall be limited to one outdoor run. Said run shall be located at the rear (north side) of the building.
4. Pets shall not be placed in the outdoor facilities between the hours of 5:00pm and 8:00am. No more than five pets shall be located in the outdoor facilities at one time and shall be monitored by an employee at all times. Any unruly dogs shall be relocated inside. These outdoor facilities shall be set back a minimum of 50 feet from adjacent residentially zoned properties and the run shall be surrounded by a form of opaque screening. Pet waste shall be disposed of according to health code and the tenant shall make all necessary precautions to make sure no odors emit from the property.
5. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights of way.
6. Maintain the required 25-foot-wide natural undisturbed buffer adjacent to the west property line.
7. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate closure.

**Exhibits:**

- A. Site Visit Photo
- B. Resolution for SUP2020-00047
- C. Site Plan
- D. Letter of Intent and Applicant's Response to Standards
- E. Maps

### Exhibit A: Site Visit Photo



**Building entrance**

**Exhibit B: Resolution SUP2020-00047**

**[attached]**

CASE NUMBER SUP2020-00047  
GCID 2020-0828

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 22, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. KU, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by MM PARKER COURT ASSOCIATES, LLC for the proposed use of PET BOARDING (KENNEL) WITH OUTDOOR DOG RUNS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to light industrial uses, which may include a pet boarding (kennel) facility with outdoor runs as a special use.
2. Animal sleeping quarters shall be located indoors.
3. Site shall be limited to one outdoor run. Said run shall be located at the rear (north side) of the building.
4. Pets shall not be placed in the outdoor facilities between the hours of 5:00 p.m. and 8:00 a.m. No more than five pets shall be located in the outdoor facilities at one time and shall be monitored by an employee at all times. Any unruly dogs shall be relocated inside. These outdoor facilities shall be set back a minimum of 50 feet from adjacent residentially zoned properties and the run shall be surrounded by a form of opaque screening. Pet waste shall be disposed of according to health code and the tenant shall make all necessary precautions to make sure no odors emit from the property.
5. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
6. Maintain the required 25-foot wide natural undisturbed buffer adjacent to the west property line.
7. Dumpsters shall be screened by 100% opaque brick or stacked stone wall with an opaque metal gate closure.

8. The Special Use Permit shall be valid for an 18-month period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 10-5-20

ATTEST:

Diane Kerby  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION**  
**Parker Court - Lot 5**

All that tract or parcel of land lying and being in Land Lot 62 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at the corner common to Land Lots 61, 62, 75, and 76, THENCE running along the southwesterly line of Land Lot 62 in an southeasterly direction a distance of 615.12 feet to a 1/2" rebar found; THENCE continuing along said Land Lot Line South 30 degrees 11 minutes 12 seconds East a distance of 351.68 feet to a 1/2" rebar found; said point being the **TRUE POINT OF BEGINNING**.

THENCE leaving said Land Lot Line North 59 degrees 49 minutes 00 seconds East a distance of 203.15 feet to an iron pin set; THENCE South 30 degrees 11 minutes 00 seconds East a distance of 224.98 feet to an iron pin set on the northwesterly R/W line of Parker Court (60' R/W); THENCE running along said R/W line along a curve to the left having a radius of 60.00 feet and a length of 35.52 feet, said curve having a chord bearing of South 12 degrees 51 minutes 32 seconds West and a chord distance of 35.00 feet to a nail set; THENCE leaving said R/W line South 85 degrees 54 minutes 04 seconds West a distance of 20.00 feet to an iron pin set; THENCE South 59 degrees 48 minutes 48 seconds West a distance of 161.28 feet to an iron pin set on the southwesterly line of Land Lot 62; THENCE running along said Land Lot Line North 30 degrees 11 minutes 12 seconds West a distance of 241.78 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 49,036 square feet or 1.126 acres.

RECEIVED BY

JUN 30 2020

Planning&Development

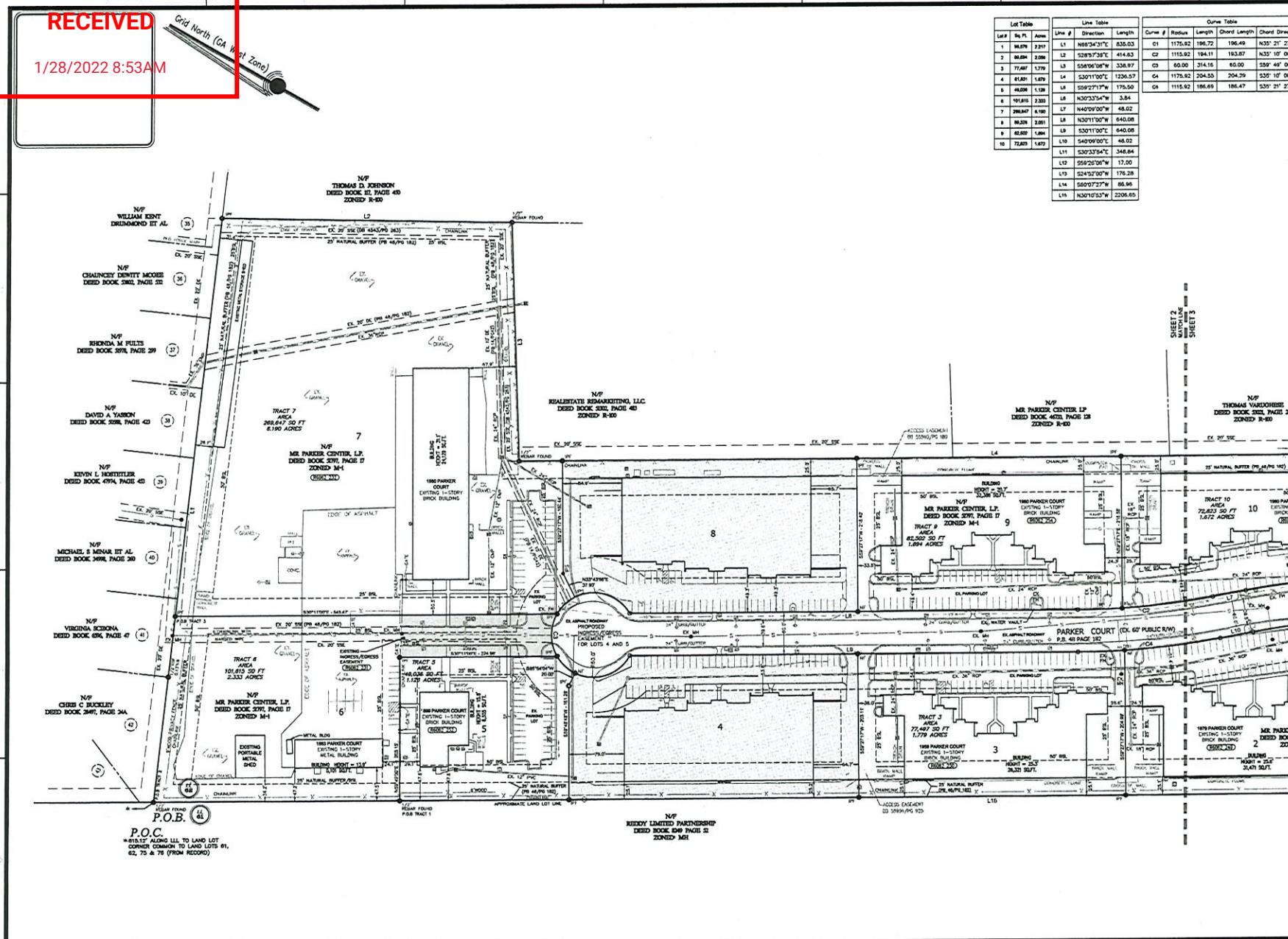
SUP 20047

**Exhibit C: Site Plan**

**[attached]**

RECEIVED

1/28/2022 8:53AM



For The Firm  
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia

Board of Registration for  
Professional Engineers and Land  
Surveyors and as set forth in the  
Georgia Plat Act O.C.G.A. 15-6-67.

SCALE: 1" = 60'  
LEV: ALTA  
ON: 180401,600RT  
HN: 1-18-0401,600

FNI 164-0-062

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

**[attached]**

**RECEIVED**

February 16, 2022

Letter of Intent

January 25, 2022

Gwinnett County Planning & Development  
c/o Planning Division  
446 West Crogan St., Suite 250  
Lawrenceville, GA 30046

To Whom It May Concern:

We are renewing our special use permit as our current permit (SUP2020-00047) is set to expire. The architectural size site plan that was submitted last year has no changes and standard size copy will be provided with the renewal.

Hounds Town USA located at 1899 Parker Court, Stone Mountain, GA 30087 will operate as a doggie daycare, pet boarding, grooming, and pet taxi service.

Hounds Town is a fully interactive doggie daycare; meaning dogs are placed in play groups by size and temperament, where they interact and play all day. Hounds Town – Stone Mountain will have four indoor play areas, and two outdoor dog runs. In addition to daycare services, we will offer overnight boarding for dogs and cats. Our boarding accommodations will include private luxury suites, townhomes, and our feline room. As an add on service to our customers, we will offer grooming, spa baths, limited retail, and a pet taxi for pick-up and drop-off.

Business hours will be Monday through Friday from 6 AM to 7 PM, Saturday 8 AM to 5 PM, and Sundays from 11 AM to 1 PM (pick-up and drop-off only for boarding customers).

Building height is 15.8 ft  
Number of parking spaces is 32  
Acreage is 1.126

Please feel free to reach out any questions or concerns.

Best regards,

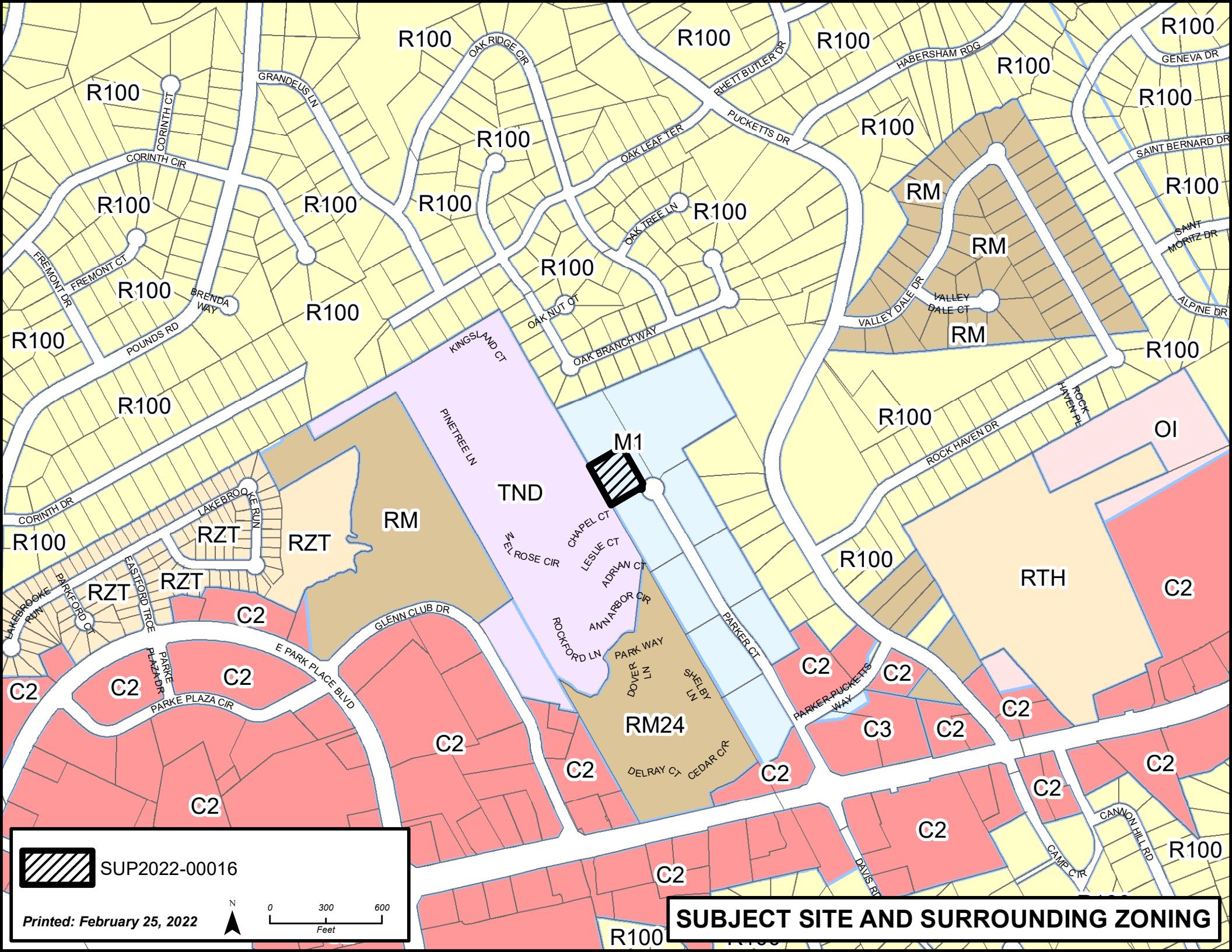
Michelle Eason

Franchise Owner/President

Hounds Town USA

**Exhibit E: Maps**

**[attached]**



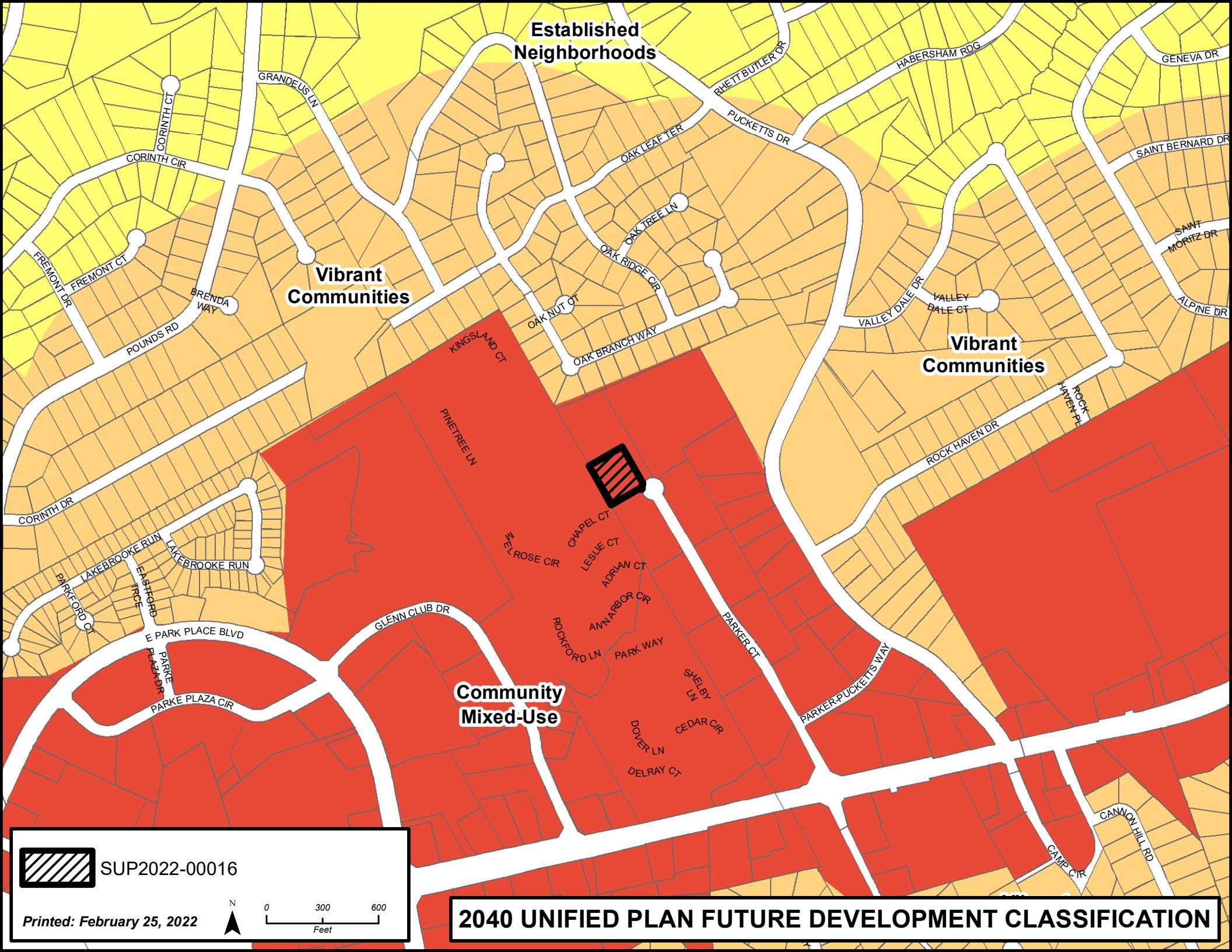
SUP2022-00016

N

A horizontal number line with tick marks at 0, 300, and 600. Below the line, the word "Foot" is written.

Printed: February 25, 2022

## **SUBJECT SITE AND SURROUNDING ZONING**



RECEIVED

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Michelle Eason</u>	NAME: <u>MM Parker Court Associates, LLC</u>
ADDRESS: <u>312 Braemore Mill Dr</u>	ADDRESS: <u>3060 Peachtree Rd NW, Suite 1030</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>404-323-4004</u>	PHONE: <u>404-4668-5076</u>
EMAIL: <u>Michelle@houndtownusa.com</u>	EMAIL: <u>Omiddanra@mddourinvestments.com</u>
CONTACT PERSON: <u>Michelle Eason</u> PHONE: <u>404-323-4004</u>	
CONTACT'S E-MAIL: <u>Michelle@houndtownusa.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>M1</u> BUILDING/LEASED SQUARE FEET: <u>8,234</u>
PARCEL NUMBER(S): <u>Ru062 252</u> ACREAGE: <u>1.126 acres</u>
ADDRESS OF PROPERTY: <u>1899 Parker Court, Stone Mountain GA 30087</u>
SPECIAL USE REQUESTED: <u>Dog Kennel/groomer - Renewal of Sup 2020 - 00047</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1/28/2022 8:53AM

**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. Outdoor space will be completely shielded from view of other tenants & neighbors in the park.*

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

*No. It is a complete standalone building in the back of the office park with direct ingress/egress.*

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

*YES*

(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. The traffic for this use will be minimal.*

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

*Yes. we believe this use will be in compliance and benefit the office park.*

(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:

*This is a renewal request and we add immense value to the park.*

RECEIVED

1/28/2022 8:53AM

**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.



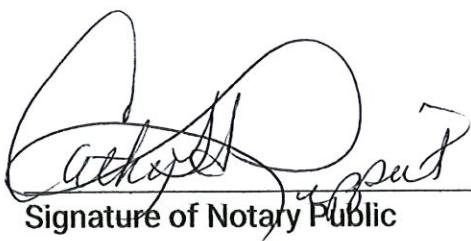
Signature of Applicant

1/25/2022

Date

Michelle Eason, Owner & President of Hounds Town

Type or Print Name and Title



Signature of Notary Public

1-25-2022

Date



Notary Seal

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

1/28/2022 8:53AM

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 12/2015

**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.

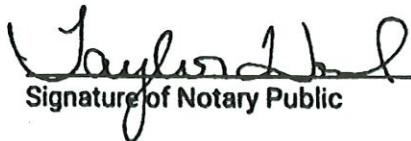
  
Signature of Property Owner

1/25/22

Date

John Owen Middour, Manager  
Type or Print Name and Title

Taylor Hand  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Comm. Expires 02/20/2022

  
Signature of Notary Public

1-25-22

Date

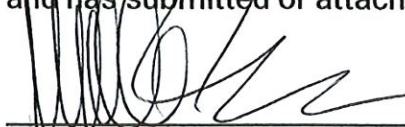
Notary Seal

RECEIVED

1/28/2022 8:53AM

**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.

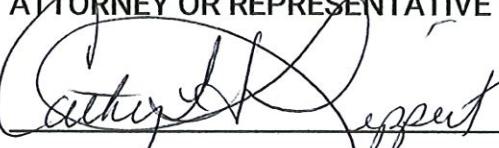
 SIGNATURE OF APPLICANT

1/25/2022 DATE

TYPE OR PRINT NAME AND TITLE

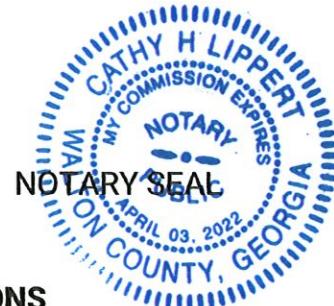
Michelle Eason, Owner/President  
Howard Town

SIGNATURE OF APPLICANT'S  
ATTORNEY OR REPRESENTATIVE

 DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC DATE



**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)

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

RECEIVED

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

1/28/2022 8:55AM

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)

R - 60062 - 252

District      Land Lot      Parcel

Signature of Applicant

1/25/2022

Date

Type or Print Name and Title

Michelle Eason

Owner/President Hounds Town

**\*\*\*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)

Tamia Harmon

NAME

TSA

TITLE

1.25.2022

DATE

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

February 16, 2022

Letter of Intent

January 25, 2022

Gwinnett County Planning & Development  
c/o Planning Division  
446 West Crogan St., Suite 250  
Lawrenceville, GA 30046

To Whom It May Concern:

We are renewing our special use permit as our current permit (SUP2020-00047) is set to expire. The architectural size site plan that was submitted last year has no changes and standard size copy will be provided with the renewal.

Hounds Town USA located at 1899 Parker Court, Stone Mountain, GA 30087 will operate as a doggie daycare, pet boarding, grooming, and pet taxi service.

Hounds Town is a fully interactive doggie daycare; meaning dogs are placed in play groups by size and temperament, where they interact and play all day. Hounds Town – Stone Mountain will have four indoor play areas, and two outdoor dog runs. In addition to daycare services, we will offer overnight boarding for dogs and cats. Our boarding accommodations will include private luxury suites, townhomes, and our feline room. As an add on service to our customers, we will offer grooming, spa baths, limited retail, and a pet taxi for pick-up and drop-off.

Business hours will be Monday through Friday from 6 AM to 7 PM, Saturday 8 AM to 5 PM, and Sundays from 11 AM to 1 PM (pick-up and drop-off only for boarding customers).

Building height is 15.8 ft  
Number of parking spaces is 32  
Acreage is 1.126

Please feel free to reach out any questions or concerns.

Best regards,

Michelle Eason

Franchise Owner/President  
Hounds Town USA

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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1/28/2022 8:53AM

**LEGAL DESCRIPTION**  
**Parker Court - Lot 5**

All that tract or parcel of land lying and being in Land Lot 62 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at the corner common to Land Lots 61, 62, 75, and 76, THENCE running along the southwesterly line of Land Lot 62 in an southeasterly direction a distance of 615.12 feet to a 1/2" rebar found; THENCE continuing along said Land Lot Line South 30 degrees 11 minutes 12 seconds East a distance of 351.68 feet to a 1/2" rebar found; said point being the **TRUE POINT OF BEGINNING**.

THENCE leaving said Land Lot Line North 59 degrees 49 minutes 00 seconds East a distance of 203.15 feet to an iron pin set; THENCE South 30 degrees 11 minutes 00 seconds East a distance of 224.98 feet to an iron pin set on the northwesterly R/W line of Parker Court (60' R/W); THENCE running along said R/W line along a curve to the left having a radius of 60.00 feet and a length of 35.52 feet, said curve having a chord bearing of South 12 degrees 51 minutes 32 seconds West and a chord distance of 35.00 feet to a nail set; THENCE leaving said R/W line South 85 degrees 54 minutes 04 seconds West a distance of 20.00 feet to an iron pin set; THENCE South 59 degrees 48 minutes 48 seconds West a distance of 161.28 feet to an iron pin set on the southwesterly line of Land Lot 62; THENCE running along said Land Lot Line North 30 degrees 11 minutes 12 seconds West a distance of 241.78 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 49,036 square feet or 1.126 acres.



## GWINNETT COUNTY PLANNING AND DEVELOPMENT

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A diagram showing a vertical line and a diagonal line. The vertical line is labeled 'D' at its top end. The diagonal line is labeled 'Grid North (GA West Zone)' and has an arrowhead at its right end. A red box highlights the text 'Grid North (GA West Zone)'.

N/F  
THOMAS D. JOHNSON  
DEED BOOK 317, PAGE 455  
ZONED R-100

MR. PARKER CENTER, LTD.  
DEED BOOK 2077, PAGE 17  
ZONED M-4  
(RIDGE 232)

VIRGINIA SCIDONA  
DEED BOOK 456, PAGE 47 (41)

N/F EX-5 10/3/53 2330 AGC 7  
N/F

1853 PARKER COURT  
METAL BLDG

POC

\* 815.12' ALONG LLL TO LAND LOT  
CORNER COMMON TO LAND LOTS 6  
62, 73 & 76 (FROM RECORD)

N/P  
REDDY LIMITED PARTNERSHIP  
DEED BOOK 1D49 PAGE 52

Lot Table		Line Table		Dure Table						
Line #	PLT. Amt.	Line #	Direction	Length	Curve #	Radius	Length	On/Off Length	Chord	Direction
1	14,678	2,317	L1	N85°2'31"R	830.03	C1	1175.92	196.72	196.49	N35° 21' 27"R
2	14,674	2,086	L2	S28°5'39"R	414.62	C2	1152.92	184.11	183.87	S35° 40' 05"R
3	77,177	1,779	L3	N30°1'0"R	338.97	C3	60.00	314.16	65.00	S35° 40' 05"R
4	81,611	1,679	L4	S30°1'0"R	1262.67	C4	1175.92	204.55	204.29	S35° 40' 05"R
5	48,208	1,128	L5	S99°2'17"R	175.00	C5	1115.92	186.61	186.47	S35° 21' 27"R
6	101,618	2,323	L6	N30°3'35"R	3.84					
7	28,641	4,160	L7	N40°9'0"R	48.02					
8	56,208	2,051	L8	N30°1'0"R	64.06					
9	42,002	1,894	L9	S30°1'0"R	64.06					
10	72,623	1,672	L10	S40°9'0"R	48.02					
		L11	S30°3'35"R	348.64						
		L12	S99°2'17"R	17.00						
		L13	S30°4'20"R	176.28						
		L14	S60°5'27"R	85.96						
		L15	N30°1'0"R	2206.65						

ALTA/NSPS LAND TITLE SURVEY  
**PARKER STONE MOUNTAIN,  
AMERICAN TITLE INSURANCE**  
Land Lot 62 - 6th District - Gwinnett County, Ga.

A circular metal surveyor's stamp. The outer ring contains the text "GEORGIA" at the top and "STATE OF" at the bottom. The center of the stamp has "SURVEYED" at the top, "No. 3361" in the middle, and "1-1-9-1-1-1" at the bottom. The bottom half of the center contains "BARRON M. DUNN" and "SURVEYOR" stacked vertically.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the

DATE: 10/30/18  
SCALE: 1"=60'  
LEV: ALTA  
CNI: 1B0401.600RT  
JN: 1B-10-0401.600  
FN: 164-0-062

Sheet No. 2 of 3

## GWINNETT COUNTY PLANNING AND DEVELOPMENT

**RECEIVED**

1/28/2022 8:53AM

Grid North (GA West Zone)

Lat Table	S. E. Pt.	Name	Line Total			Curve #	Radius	Length	Chord Length	Chord Direction
			#	Direction	Length					
1	W88,271	L1	NE45°34'21"	S	853.03	C1	11752.92	196.72	196.49	N35°21'27" E
2	W88,260	L2	S29°57'30"	E	413.63	C1	11519.92	194.11	183.87	N35°10'04" E
3	77,197	L3	NE09°09'00"	S	3384.97	C2	60.00	314.16	60.00	S98°45'00" E
4	81,831	L4	SE01°11'00"	E	1236.57	C3	11752.92	204.85	204.29	S35°21'00" E
5	88,120	L5	SE09°27'11"	E	175.50	C3	11519.92	185.69	185.47	S98°22'11" E
6	101,411	L6	NE30°33'30"	S	3.84					
7	209,647	L7	NE49°33'00"	S	45.02					
8	30,238	L8	NE01°00'00"	E	640.00					
9	42,002	L9	SE01°11'00"	E	640.00					
10	72,823	L10	SE09°29'00"	E	48.02					
		L11	SE01°33'45"	E	348.84					
		L12	SE09°26'00"	E	17.00					
		L13	S24°32'00"	E	176.28					
		L14	SE01°07'30"	E	86.96					
		L15	NE30°10'30"	S	2206.05					

417 Park Drive, Suite 400  
Montgomery, Georgia 30033  
Phone: (770) 641-7531  
Fax: (770) 641-8579  
[www.kwag.com](http://www.kwag.com)  
Crested Butte  
Real Estate, Inc.  
1000 Main Street, Suite 100  
Crested Butte, Colorado 81224  
Phone: (800) 338-1000  
Fax: (800) 338-1001  
Email: [kwag@interpac.net](mailto:kwag@interpac.net)  
Certificate of Authorization Number: 613  
Date of Issue: 01/01/97  
Expiry Date: 01/01/00  
REVISIONS

ALTA/NSPS LAND TITLE SURVEY  
**PARKER STONE MOUNTAIN, LLC**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
Land Lot 62 - 6th District - Gwinnett County, Georgia



For The Firm

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for

Surveyors and as set forth in the  
Georgia Plat Act O.C.G.A. 15-6-67

DATE: 10/30/18  
SCALE: 1" = 60'  
LRSV: ALTA  
CRN: 180401.6000BT  
JN1: 1-1B-0401 600  
FN1: 164-0-062

Sheet No. 3 of 3