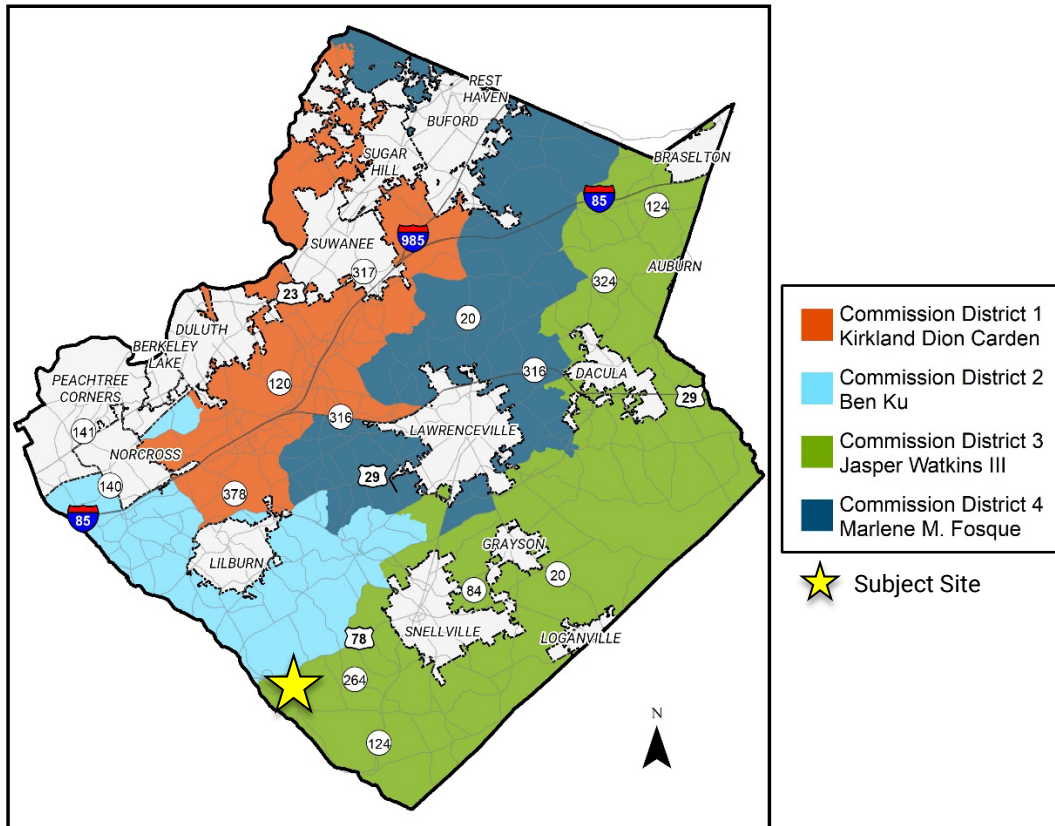




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00013
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Address: 1475 E Park Place Blvd
Map Number: R6061 109
Site Area: 7.96 acres
Square Feet: 63,070
Proposed Development: Trade School
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS



Location Map

Planning Commission Advertised Public Hearing Date: 3/1/2022
Board of Commissioners Advertised Public Hearing Date: 3/22/2022

Applicant: Strata Tech Education Group
120 N. 44th St Suite 230
Phoenix, AZ 85034

Owner: Toco Properties Inc.
1800 Briarcliff Rd
Atlanta, GA 30329

Contact: Chase Lane

Contact Phone: 602-770-1311

Zoning History

The subject property is zoned C-2 (General Business District). There are prior zoning requests on record for this property.

Existing Site Condition

The subject site is a 7.9-acre property located along East Park Place Boulevard, south of its intersection with Stone Mountain Highway. The site is developed with a two-story, standalone commercial building totaling 63,070 square feet and 556 surface parking spaces. The building was constructed and used as a grocery store for many years however, it is currently vacant. The property is being temporarily used as COVID testing center. The subject site is accessible from East Park Place Boulevard via a full access driveway. The site also has access to Stone Mountain Highway via a shared driveway and a local road named Sharp Trail SW. Sidewalks are located on both East Park Place Boulevard and Stone Mountain Highway providing pedestrian access to the site. The nearest Gwinnett Transit stop is approximately xx miles from the site.

Surrounding Use and Zoning

The subject site is surrounded primarily by commercial uses. There are multiple C-2 zoned properties that contain retail and restaurant uses located to north of the site. Vacant and undeveloped properties are located to the east. A single-family detached neighborhood zoned R-100 is located to the south of the site. To the west across East Park Place Boulevard is a Goodwill thrift store and donation center. The following is a summary of surrounding uses and zoning:

Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Trade School	C-2	NA
North	Commercial	C-2	NA
East	Vacant	C-2	NA
	Vacant	R-100	
South	Single-family Residential	R-100	1.45
West	Commercial	C-2	NA

Project Summary

The applicant requests a special use permit on a 7.96 -acre property zoned C-2 for a trade/vocational school, including:

- Trade school operating within the existing 63,070 square foot building.
- Offering, welding, HVAC, and electrical trade training.
- No substantial changes to the exterior of the building.
- Scrap metal dumpster stored behind the building and fenced in by chain link fence.
- Concrete slab installed for the storage of inert welding gas also fenced in by chain link fence.
- Parking lot remaining unchanged/unimproved.
- An outdoor lab/classroom containing several utility-style poles for climbing and rigging.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for trade school in the C-2, General Business Zoning District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Off-Street Parking	Minimum: 5 per classroom Maximum: 10 per classroom, plus 1 per 50 sq.ft. of largest assembly area	556 spaces	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	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 D). 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 commercially zoned parcels to the north and west, while the parcels to the south are zoned residential. The parcels to the west are undeveloped and are zoned residential and commercial. The applicant is not proposing to make major alterations to the and since the property was initially developed as a commercial, the size and scale of the existing building is suitable for a commercial area. Approving the trade school/vocational school as an adaptive reuse of the building would be suitable due to its intended original use.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the special use permit approval. In fact, an influx of daytime population to the area would only be beneficial to the surrounding properties. The street infrastructure was designed to handle large amounts of traffic. Therefore, approving the special use permit would not adversely impact the surrounding properties.

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

The property, as currently zoned, has a reasonable economic use.

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.

A minimal impact on public facilities is anticipated in the form of traffic, utility demand, and stormwater runoff. However, with appropriate conditions and site development requirements these impacts would be mitigated. No impact is anticipated on school enrollment as this is a post-secondary educational facility. Agency review comments related to any potential improvements for this request, are 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 Future Development Map indicates that the subject property lies within the Community Mixed Use Character Area. This area is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections. Approving the special use permit would be in keeping with the policy and intent of the Unified Plan and Future Development Map.

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 rezoning.

Nearby areas are developed with similar commercial uses that would benefit from an influx of daytime population that the students and faculty could provide. Approving the trade school would allow for adaptive reuse of a large vacant building, potentially spurring other redevelopment and/or reinvestment in the surrounding area.

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 Trade School, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received 1/6/2022, and, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Director of Planning and Development.
2. Development shall be limited to 63,070 square feet.
3. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal.
4. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
5. Dumpsters and scrap metal receptables shall be screened 100% with brick and with an opaque metal gate enclosure.
6. Future outdoor classrooms, outdoor labs or outdoor training areas shall be subject to approval of a separate special use permit and approved by the Board of Commissioners.
7. Existing painted parking lot islands shall be replaced with raised landscape islands containing at least one canopy tree subject to the review and approval of the Planning and Development Department.
8. Existing parking lot shall be repaired sealed and restriped.

9. Architectural elevations xx will be reviewed and approved by the Planning and Development Department.
10. All new and existing mechanical equipment shall be screened from view from right of way and adjacent properties. Screening shall be subject to the review and approval of the Planning and Development Department.
11. Existing chain link fence along the southern property line adjacent to existing single-family detached residential properties shall be replaced with an 8-foot tall wooden privacy fence.
12. Any debris or litter, concrete barriers, or similar items shall be removed from the site prior to the issuance of the certificate of occupancy.

Exhibits:

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

Exhibit A: Site Visit Photos

Exhibit B: Site Plan

[attached]

Site Plan Exhibit 1

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/5/2022

THE FIELD DATA FROM WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. DATA WAS ADJUSTED USING THE COLLIER'S METHOD. EQUIPMENT USED TO OBTAIN FIELD DATA: KERN DCM ZAE, HEWLETT PACKARD 3805 & STEEL TAPE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 816,904 FEET TOTAL BOUNDARY. IN 45,149 FEET ESMT. "A". IN 80,088 FEET ESMT. "B". IN 349,317 FEET ESMT. "C". IN 343,454 FEET ESMT. "D". IN 103,817 FEET CUB FOODS LEASE PARCEL. IN 360,347 FEET BLOCKBUSTER & RETAIL SPACE LEASE PARCEL. IN 58,702 FEET 0.504 AC. DEGRADED ROW. IN 44,265 FEET CHECKERS LEASE PARCEL. IN 211,953 FEET 1.782 AC. LEASE PARCEL.

100' R/W U.S. HWY. NO. 78

100' R/W EAST PARK PLACE BLVD.

100' R/W ROCKBRIDGE ROAD

ROCKBRIDGE ROAD

ABBREVIATIONS

IRP = IRON PIN FOUND
IRP = IRON PIN SET
PL = PROPERTY LINE
BL = BUILDING LINE
LL = LAND LOT LINE
R/W = RIGHT-OF-WAY
CMP = CONC. MON. FOUND
DE = DRAINAGE
E.E. = EASEMENT
J.B. = JUNCTION BOX
CL = CENTER LINE
RW = ROAD WALL
FL = FENCE
L.S. = LAND SCAPED
R.B. = ROAD BOUNDARY
S.B. = SEED BOX
P.S. = PILE

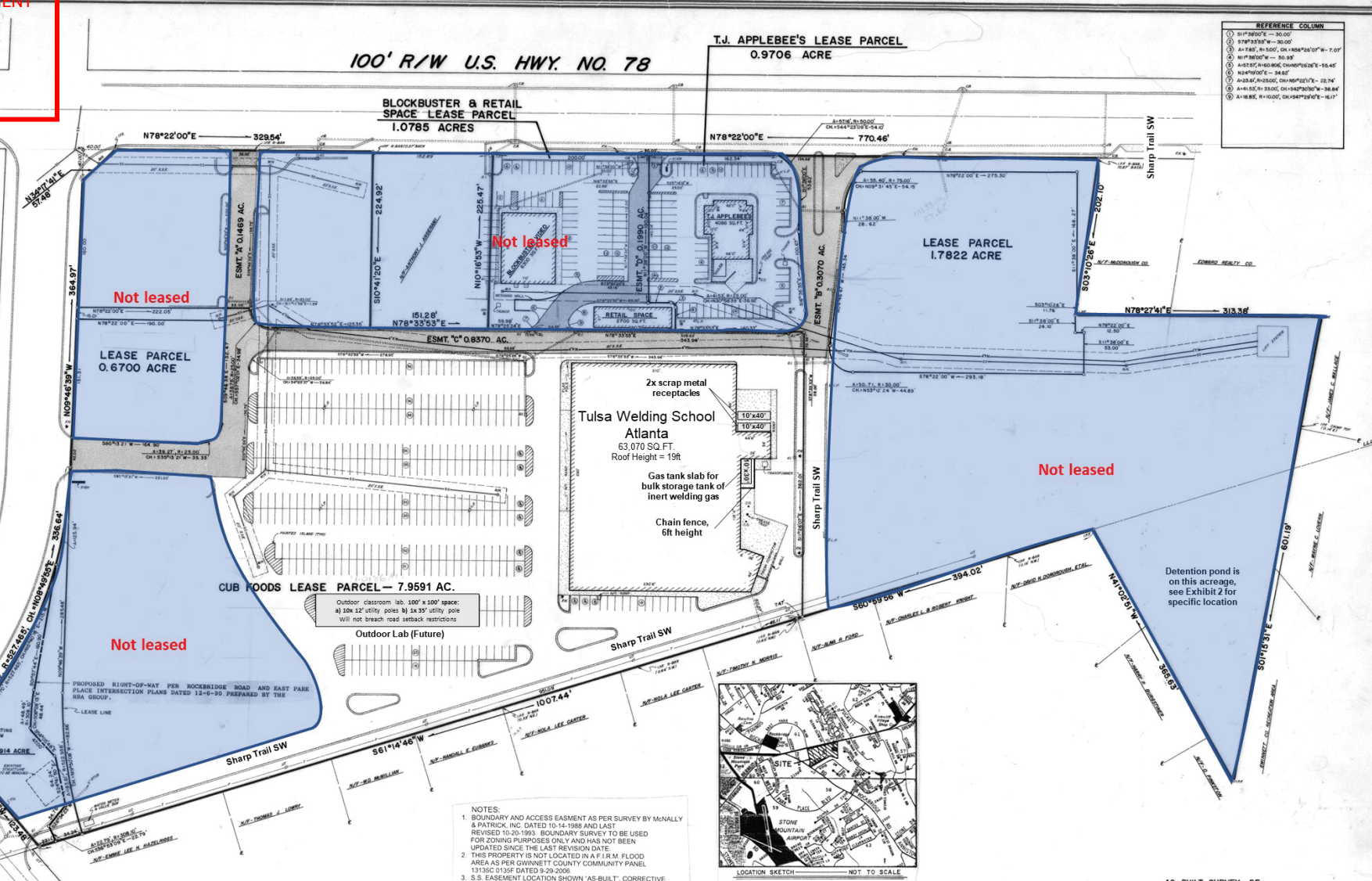
PP = POWER POLE
T.P. = TELEPHONE POLE
UL = UTILITY POLE
L.P. = LIGHT POLE
UG = UNDER GROUND
PT = POINT OF TANGENCY
F.M. = FORCE MAIN
R. = ROAD
S.B. = SANITARY SEWER EMENT
A. = ARC
B.M. = BENCH MARK
C.L. = CENTER HOLE
M.H. = MAN HOLE
L.P. = LINE POINT
S.B. = SEED BOX
P.S. = PILE

■ BUILDING
■ CONCRETE
■ ACCESS EMENT
○ TREE

McNally & Patrick
1505 HIGHWAY 29 SOUTH · LAWRENCEVILLE, GA 30245

404/963-8520

LAND SURVEYING ENGINEERING



NOTES:

- BOUNDARY AND ACCESS EASEMENT AS PER SURVEY BY McNALLY & PATRICK, INC. DATED 10-14-1988 AND LAST REVISED 10-20-1993. BOUNDARY SURVEY TO BE USED FOR ZONING PURPOSES ONLY AND HAS NOT BEEN UPDATED SINCE THE LAST REVISION DATE.
- THIS PROPERTY IS NOT LOCATED IN A FIRM FLOOD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL 13135C 0135F DATED 9-29-2006.
- S.E. EASEMENT LOCATION SHOWN "AS-BUILT" CORRECTIVE EASEMENT DEEDS RECORDED 10-27-1988 DEED BOOK 5176, PAGE 37.
- ANY PROPOSED IMPROVEMENTS ARE BY OTHERS.

AS-BUILT SURVEY OF:
CUB FOODS LEASE PARCEL
EASTMONT / FRONT LOT
CONSISTING OF:
T.J. APPLEBEE'S LEASE PARCEL
BLOCKBUSTER & RETAIL SPACE LEASE PARCEL

PARKING CHART				
BUILDING	REG.	HVC.	TOTAL	
CUB FOODS	450	3	453	
T.J. APPLEBEE'S	56	2	58	
BLOCKBUSTER	47	2	49	
RETAIL SPACE	28	1	29	
TOTAL				

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVED BY
1	11-4-88	DIMENSION CORRECTION	L.F.P.	
2	11-17-88	IRON PIN EMENT/CONCRETE/METAL HANDS/L.F.P.		
3	10-30-91	TO SHOW 0.504 AC. TO BE DEGRADED AS R/W L.F.P.		
4	10-20-93	TO SHOW CHECKERS 1.782 AC. LEASE PARCEL L.F.P.		

LAND SURVEYING ENGINEERING

LAND LOTS 58 & 61 of the 6th DISTRICT · DATE: OCT. 14, 1988

GWINNETT COUNTY, GEORGIA · SCALE: 1" = 50'

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF GA. LAW.

IN EASTMONT SHOPPING CENTER

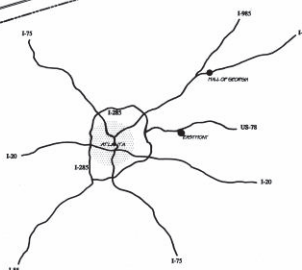
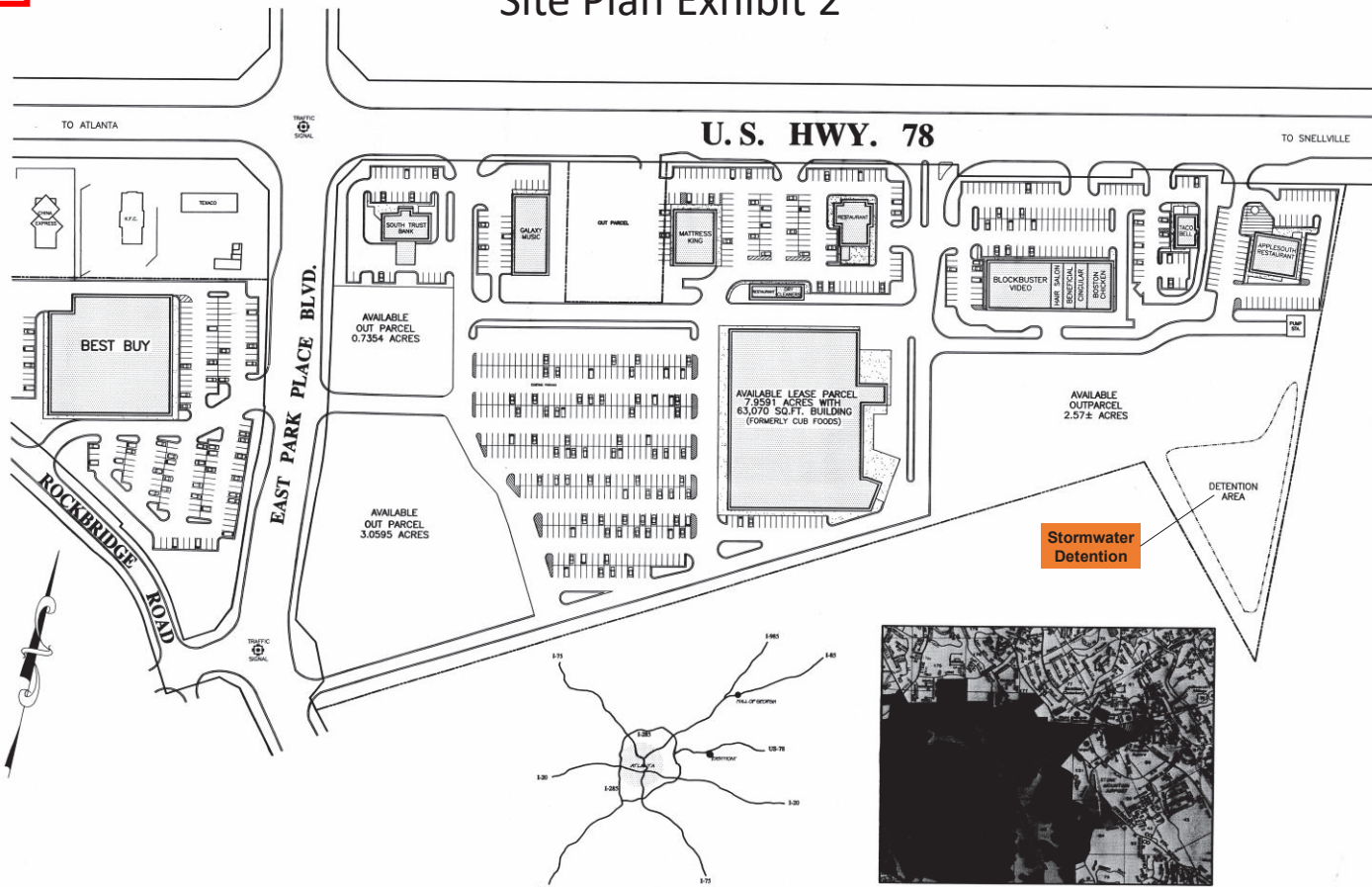
FOR: LIFE INSURANCE COMPANY OF GA. & TOCO PROPERTIES, INC.

NOTE: Boundary information prepared by McNally and Patrick, Inc. dated 10-14-1988 and last revised 10-20-93.

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Site Plan Exhibit 2



McNALLY & PATRICK, INC.
LAND SURVEYORS - ENGINEERS -
LANDSCAPE ARCHITECTS
JAN, 2002 SCALE: 1"=60'

EASTMONT SHOPPING CENTER

GWINNETT, GEORGIA

TOCO PROPERTIES, INC.

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

[attached]

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StrataTECH
EDUCATION GROUP

To: Gwinnett County Department of Planning and Development
446 West Crogan St., Suite 300, Lawrenceville, GA 30046-2440
678.518.6000

Date: 12/30/2021

From: StrataTech Education Group, ATTN: Chase Lane
120 North 44th St., Suite 230, Phoenix, AZ 85034
602.770.1311

Copied: Toco Properties, Inc., ATTN: W. Clyde Shepherd, III & Jerry Hendrix
1800 Briarcliff road, Atlanta, GA 30329
404.325.9350

Subject: Please consider our formal request to grant a Special Use Permit for the use of a Trade and Vocational School at The Property. Attachment #1 to Application Submission for Special Use Permit. Contains Special Use Permit Applicant's Response to Standards Governing the Exercise of The Zoning Power and Letter of Intent for consideration of the granting of a Special Use Permit for the C-2 Zoned property at 1475 East Park Place Blvd., Stone Mountain, GA 30087.

LETTER OF INTENT

Background: StrataTech Education Group ("StrataTech") is a leading operator of skilled trade schools under the brands The Refrigeration School, Inc., and Tulsa Welding School, with campuses in Phoenix, AZ, Houston, TX, Jacksonville, FL, and Tulsa, OK, and with operations stretching back to 1949. StrataTech is among the largest providers of welding and HVAC tradespeople into the workforce nationally. On 10/13/2021, StrataTech signed a letter of intent ("LOI") with Toco Properties, Inc. ("The Landlord"), the owner and landlord of 1475 East Park Place Blvd. ("The Property"). The LOI was signed with the intent to proceed to the signing of a lease between the two parties for the exclusive use of StrataTech of The Property as a campus of Tulsa Welding School. As a stipulation in the LOI and in the ongoing lease negotiations, StrataTech and The Landlord understand the necessity to receive a Special Use Permit ("SUP"), as the property is zoned C-2, and requires a SUP for Vocational or Trade Schools according to Gwinnett Unified Development Ordinance (April 2019) 230-100, "Table of Permitted and Special Uses".

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EDUCATION GROUP

Detailed Description: The proposed use of The Property is as a campus of Tulsa Welding School, an accredited, proprietary, skilled trades post-secondary school. The school will teach welding, HVAC, and electrical trades, and will add additional related trades, such as electrical lineman or others, as space/demand permits. The school will occupy the existing structure on The Property. The exterior of the existing structure on The Property will remain unchanged with the exception of the addition of scrap metal dumpsters and associated fence, and the addition of a slab and storage location for inert welding gas and associated fence. The rest of The Property including parking lots and outdoor spaces will remain unchanged with the exception of the future addition of an outdoor space to house an electrical lineman training lab, which includes several utility-style poles for climbing and rigging. The interior of the existing structure on The Property will be modified to suite the needs of the school. The interior floorplan will be comprised of approximately 50% administration and classroom space, and 50% lab and hands-on workshop space. Detailed drawings of the interior space plan will be developed at a future date.

Concept / Site Plan

StrataTech has coordinated with Gwinnett County Planning and understands that each of the below criteria are required for evaluation of the SUP request. Each requirement is addressed to the best of our ability at this stage in the project, and further detail will be added as requested by The County.

1. Property lines with dimensions of all external and proposed internal lots and parcels

Property lines and dimensions will remain unchanged if The Property is occupied by Tulsa Welding School. Property lines and dimensions are shown on the attached "Site Plan Exhibit 1". Portions of the property that are not being leased are indicated on the same exhibit.

2. Gross and net acreage (net acreage excludes 50% of 100-year floodplain and electric/gas transmission easements)

There are no easements affecting acreage, therefore gross acreage = net acreage. Gross/net acreage is 7.9591 Acres

3. Gross and net density

The site is not zoned for residential use.

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4. Existing and proposed streets (paving, curb and gutter, and right-of-way) with street names and indication whether private or public

No new streets are proposed. Existing streets are marked on Site Plan Exhibit 1. StrataTech coordinated with the Gwinnett preconstruction office to ensure that no roadwork is planned for the roads near The Property.

5. Existing and proposed building and structure locations labeled with total square footage and building and structure height

Existing structure locations are described in Site Plan Exhibit 1 and include square footage. Additional proposed location of an outdoor electrical lineworker lab space is show on the same exhibit. StrataTech has provided a potential location to evaluate during the project pre-construction and space planning phase. The addition of a concrete slab to house storage of inert welding gas is shown on the same exhibit.

6. Dumpster locations

Site Plan Exhibit 1 shows the location of trash compactors and the proposed future location of haul-away dumpsters that will contain scrap metal.

7. Listing of unit breakdown for residential uses including number of bedrooms and square footage

The site is not zoned for residential use.

8. Existing and proposed sidewalks and trails

Existing walkways are shown on Site Plan Exhibit 1. No additional walkways, sidewalks, or trails are proposed.

9. Stormwater management facilities

Stormwater detention pond location is shown on Site Plan Exhibit 2, and is located on an adjacent parcel.

10. Driveways, loading docks, and parking spaces with parking calculations

Parking spaces are listed and numbered with parking calculations on Site Plan Exhibit 1. Driveways and loading ramps are described on Site Plan Exhibit 1.

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11. Required setbacks and buffers

Setbacks and buffers will not be modified from existing conditions.

12. Proposed setbacks and buffers

Setbacks and buffers will not be modified from existing conditions. Any addition of an outdoor lab for electrical lineworkers will comply with associated setback requirements.

13. Floodplain, wetlands, state waters (including streams), and associated buffers and setbacks

The Property is not located in a FIRM flood area as indicated on the attached site plan.

14. Drainage and utility easements

Utility and sewage easements are shown on Site Plan Exhibit 1.

15. Location of any existing or proposed septic fields

There are no proposed or existing septic fields.

16. Fences and retaining walls with maximum height and materials

Existing and proposed fences and details are provided on Site Plan Exhibit 1.

17. Landscape strips and required landscaped areas

Landscape strips and landscaped areas will remain unchanged and are depicted on Site Plan Exhibit 1 as well as Site Plan Exhibit 2. If additional landscaping requirements are levied, StrataTech will work with The Landlord to address.

18. Open space and common area locations, dimensions, and features

Dimensions and features of common and non-interior space on the parcel is detailed on Site Plan Exhibit 1.

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19. Property address of subject site and adjoining parcels

Property address of The Property is listed on this application for SUP. Adjoining parcels are described on Site Plan Exhibit 1.

20. North arrow, vicinity map, legend, and scale

Detail is provided on Site Plan Exhibit 1 and Site Plan Exhibit 2.

21. Additional items as may be required

StrataTech and The Landlord will collaborate to provide any additional items or detail that Gwinnett County Planning requests in the SUP approval process.

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER – APPLICANT RESPONSE

A) Whether the proposed special use permit will permit a use that is suitable in the use and development of adjacent and nearby property:

The addition of a trade school to the local area will accelerate associated economic development and infuse skilled workers into the local economy, will not interfere with housing nearby, and will provide enhanced economic opportunities for surrounding businesses and organizations.

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

There are no expected adverse affects from the proposed special use permit with respect to nearby property. The property is currently unoccupied and has been for multiple years. The special use permit will see the building occupied and put to productive use and will not affect the usability of 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 is currently zoned C-2, General Business District, which allows for trade schools by special use permit. A trade school at this location would improve the economic use of the property, which is currently vacant.

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1/5/2022
StrataTECH
EDUCATION GROUP

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

The approval of a special use permit for a trade school will not overburden use of streets, transportation facilities, utilities, or schools. The parcel was previously a grocery store and is therefore designed for significant traffic. Nearby roads include US HWY 78 and a major intersection, so there should be no issues with traffic. The proposed use is a school, so there is no indication other education facilities will be overburdened.

E) Whether the proposed special use permit is in conformity with the policy and intent of the land use plan:

According to the Gwinnett County 2040 Unified Land Use Plan, the property is in a “Regional Activity Center” that is intended for employment focus and commercial development. Therefore, the use is appropriate and conforms with the 2040 plan.

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

There are no special circumstances with this request outside of the fact that the building has been unoccupied for a significant amount of time, and this special use permit would provide for effective use of the property.

Exhibit D: Internal and External Agency Review Comments

[attach


Exhibit E: Maps

[attached]

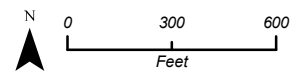
**Vibrant
Communities**

**Community
Mixed-Use**

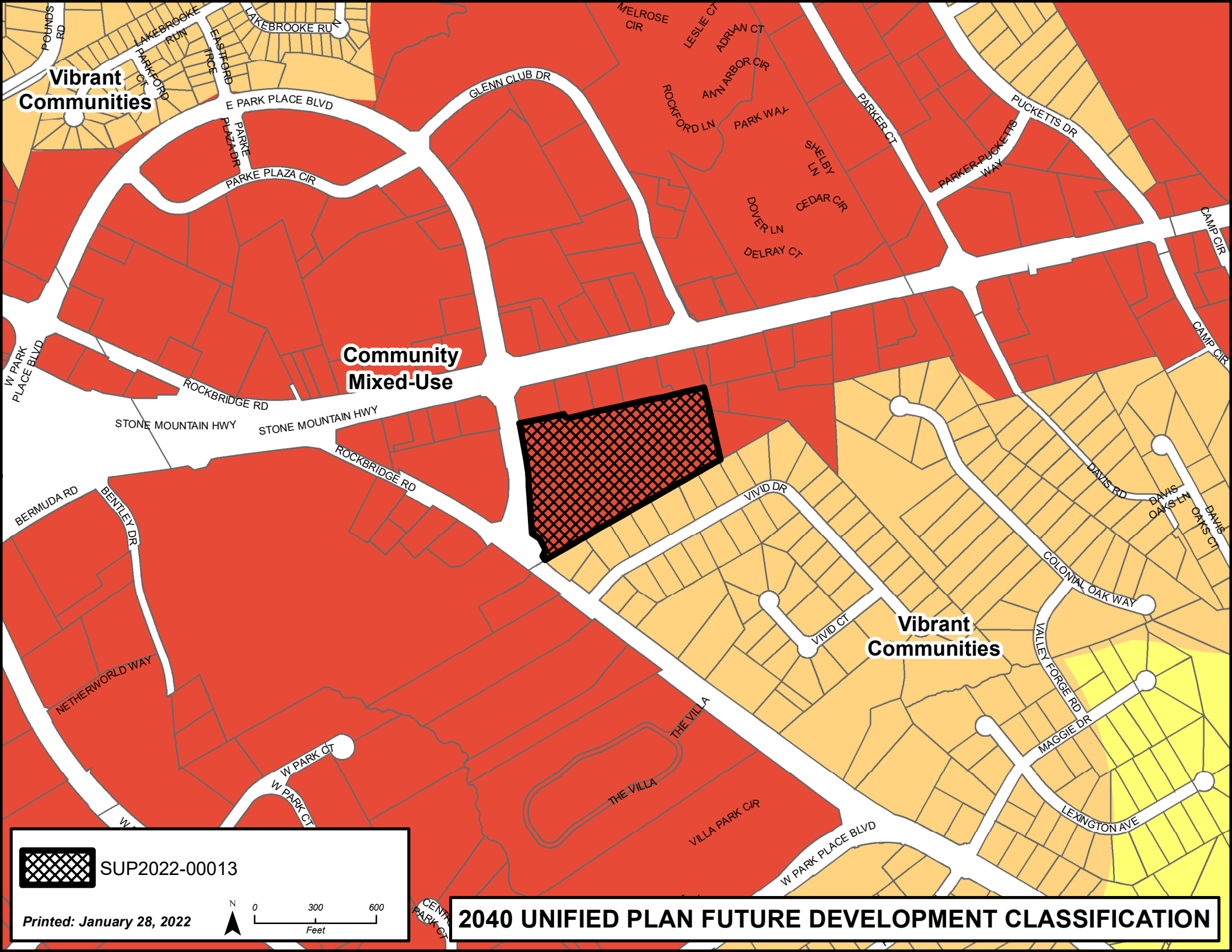
**Vibrant
Communities**

 SUP2022-00013

Printed: January 28, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION





DELRAY CT
CEDAR CIR
PARK WAY

GLENN CLUB DR

STONE MOUNTAIN HWY
STONE MOUNTAIN HWY

E PARK PLACE BLVD

ROCKBRIDGE RD

VIVID DR

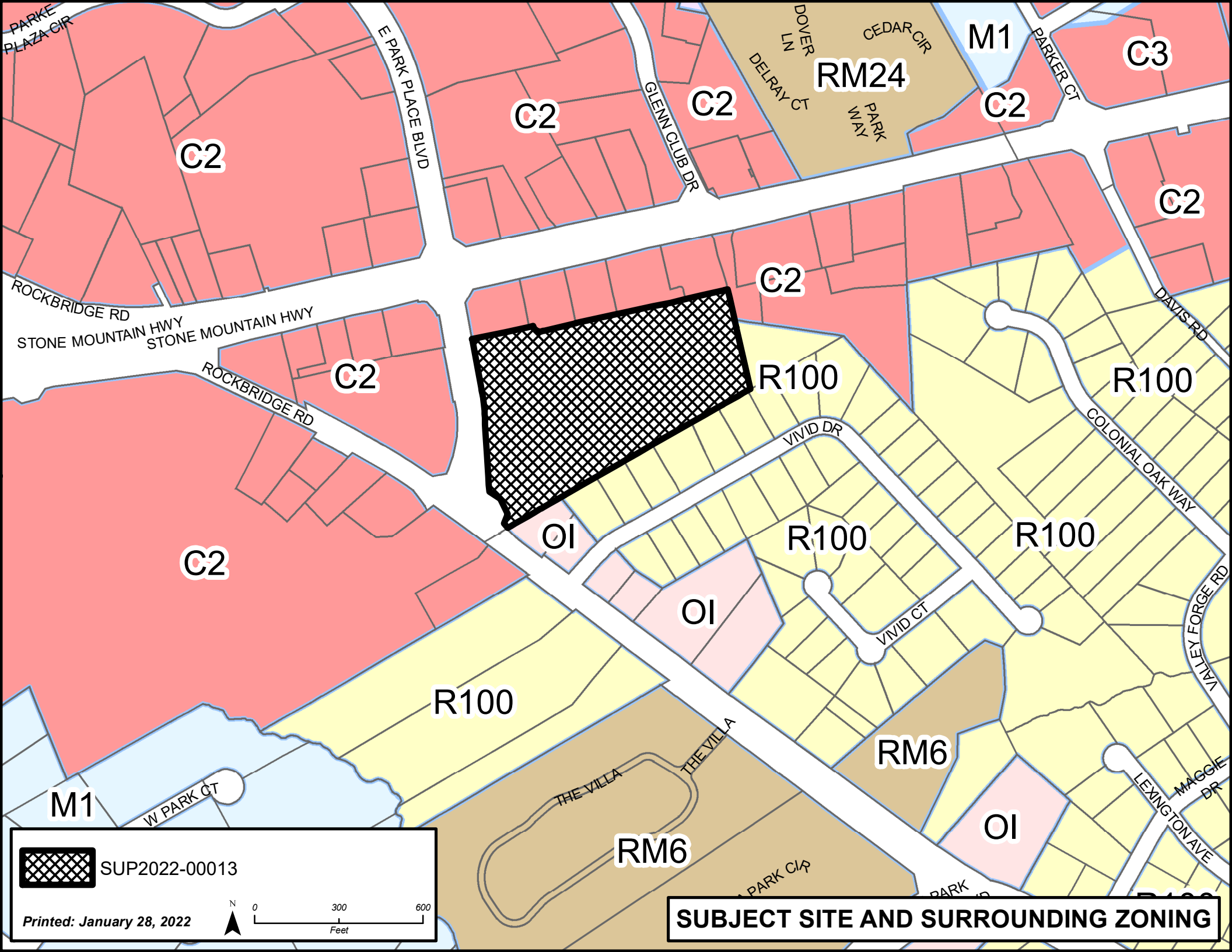
VIND CT

THE VILLA

 SUP2022-00013

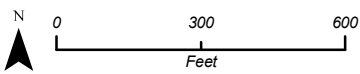
Printed: January 28, 2022

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Feet



 SUP2022-00013

Printed: January 28, 2022



SUBJECT SITE AND SURROUNDING ZONING

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1/5/2022

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: <u>Chase Lane for StrataTech Education Group</u>	NAME: <u>Clyde Schepherd for Toco Properties, Inc.</u>
ADDRESS: <u>120 N. 44th St. #230</u>	ADDRESS: <u>1800 Briarcliff road</u>
CITY: <u>Phoenix</u>	CITY: <u>Atlanta</u>
STATE: <u>AZ</u> ZIP: <u>85034</u>	STATE: <u>GA</u> ZIP: <u>30329</u>
PHONE: <u>602-770-1311</u>	PHONE: <u>404.325.9350</u>
EMAIL: <u>chase.lane@stratatech.com</u>	EMAIL: <u>cshepherd@Shepconst.com</u>
CONTACT PERSON: <u>Chase Lane</u> PHONE: <u>602-770-1311</u>	
CONTACT'S E-MAIL: <u>chase.lane@stratatech.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>63,070</u>
PARCEL NUMBER(S): <u>R6061 109</u> ACREAGE: <u>7.9591 AC</u>
ADDRESS OF PROPERTY: <u>1475 E Park Place Blvd, Stone Mountain, GA, 30087</u>
SPECIAL USE REQUESTED: <u>Trade School (Welding, HVAC, electrical, etc., see attachments for more information on specifics of application.</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

See attachments for LOI

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1/5/2022

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:

See Attachements for responses to each question

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

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS 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:

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

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

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1/5/2022
StrataTECH
EDUCATION GROUP

To: Gwinnett County Department of Planning and Development
446 West Crogan St., Suite 300, Lawrenceville, GA 30046-2440
678.518.6000

Date: 12/30/2021

From: StrataTech Education Group, ATTN: Chase Lane
120 North 44th St., Suite 230, Phoenix, AZ 85034
602.770.1311

Copied: Toco Properties, Inc., ATTN: W. Clyde Shepherd, III & Jerry Hendrix
1800 Briarcliff road, Atlanta, GA 30329
404.325.9350

Subject: Please consider our formal request to grant a Special Use Permit for the use of a Trade and Vocational School at The Property. Attachment #1 to Application Submission for Special Use Permit. Contains Special Use Permit Applicant's Response to Standards Governing the Exercise of The Zoning Power and Letter of Intent for consideration of the granting of a Special Use Permit for the C-2 Zoned property at 1475 East Park Place Blvd., Stone Mountain, GA 30087.

LETTER OF INTENT

Background: StrataTech Education Group ("StrataTech") is a leading operator of skilled trade schools under the brands The Refrigeration School, Inc., and Tulsa Welding School, with campuses in Phoenix, AZ, Houston, TX, Jacksonville, FL, and Tulsa, OK, and with operations stretching back to 1949. StrataTech is among the largest providers of welding and HVAC tradespeople into the workforce nationally. On 10/13/2021, StrataTech signed a letter of intent ("LOI") with Toco Properties, Inc. ("The Landlord"), the owner and landlord of 1475 East Park Place Blvd. ("The Property"). The LOI was signed with the intent to proceed to the signing of a lease between the two parties for the exclusive use of StrataTech of The Property as a campus of Tulsa Welding School. As a stipulation in the LOI and in the ongoing lease negotiations, StrataTech and The Landlord understand the necessity to receive a Special Use Permit ("SUP"), as the property is zoned C-2, and requires a SUP for Vocational or Trade Schools according to Gwinnett Unified Development Ordinance (April 2019) 230-100, "Table of Permitted and Special Uses".

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EDUCATION GROUP

4. Existing and proposed streets (paving, curb and gutter, and right-of-way) with street names and indication whether private or public

No new streets are proposed. Existing streets are marked on Site Plan Exhibit 1. StrataTech coordinated with the Gwinnett preconstruction office to ensure that no roadwork is planned for the roads near The Property.

5. Existing and proposed building and structure locations labeled with total square footage and building and structure height

Existing structure locations are described in Site Plan Exhibit 1 and include square footage. Additional proposed location of an outdoor electrical lineworker lab space is show on the same exhibit. StrataTech has provided a potential location to evaluate during the project pre-construction and space planning phase. The addition of a concrete slab to house storage of inert welding gas is shown on the same exhibit.

6. Dumpster locations

Site Plan Exhibit 1 shows the location of trash compactors and the proposed future location of haul-away dumpsters that will contain scrap metal.

7. Listing of unit breakdown for residential uses including number of bedrooms and square footage

The site is not zoned for residential use.

8. Existing and proposed sidewalks and trails

Existing walkways are shown on Site Plan Exhibit 1. No additional walkways, sidewalks, or trails are proposed.

9. Stormwater management facilities

Stormwater detention pond location is shown on Site Plan Exhibit 2, and is located on an adjacent parcel.

10. Driveways, loading docks, and parking spaces with parking calculations

Parking spaces are listed and numbered with parking calculations on Site Plan Exhibit 1. Driveways and loading ramps are described on Site Plan Exhibit 1.

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EDUCATION GROUP

11. Required setbacks and buffers

Setbacks and buffers will not be modified from existing conditions.

12. Proposed setbacks and buffers

Setbacks and buffers will not be modified from existing conditions. Any addition of an outdoor lab for electrical lineworkers will comply with associated setback requirements.

13. Floodplain, wetlands, state waters (including streams), and associated buffers and setbacks

The Property is not located in a FIRM flood area as indicated on the attached site plan.

14. Drainage and utility easements

Utility and sewage easements are shown on Site Plan Exhibit 1.

15. Location of any existing or proposed septic fields

There are no proposed or existing septic fields.

16. Fences and retaining walls with maximum height and materials

Existing and proposed fences and details are provided on Site Plan Exhibit 1.

17. Landscape strips and required landscaped areas

Landscape strips and landscaped areas will remain unchanged and are depicted on Site Plan Exhibit 1 as well as Site Plan Exhibit 2. If additional landscaping requirements are levied, StrataTech will work with The Landlord to address.

18. Open space and common area locations, dimensions, and features

Dimensions and features of common and non-interior space on the parcel is detailed on Site Plan Exhibit 1.

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19. Property address of subject site and adjoining parcels

Property address of The Property is listed on this application for SUP. Adjoining parcels are described on Site Plan Exhibit 1.

20. North arrow, vicinity map, legend, and scale

Detail is provided on Site Plan Exhibit 1 and Site Plan Exhibit 2.

21. Additional items as may be required

StrataTech and The Landlord will collaborate to provide any additional items or detail that Gwinnett County Planning requests in the SUP approval process.

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER – APPLICANT RESPONSE

A) Whether the proposed special use permit will permit a use that is suitable in the use and development of adjacent and nearby property:

The addition of a trade school to the local area will accelerate associated economic development and infuse skilled workers into the local economy, will not interfere with housing nearby, and will provide enhanced economic opportunities for surrounding businesses and organizations.

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

There are no expected adverse affects from the proposed special use permit with respect to nearby property. The property is currently unoccupied and has been for multiple years. The special use permit will see the building occupied and put to productive use and will not affect the usability of 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 is currently zoned C-2, General Business District, which allows for trade schools by special use permit. A trade school at this location would improve the economic use of the property, which is currently vacant.

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EDUCATION GROUP

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

The approval of a special use permit for a trade school will not overburden use of streets, transportation facilities, utilities, or schools. The parcel was previously a grocery store and is therefore designed for significant traffic. Nearby roads include US HWY 78 and a major intersection, so there should be no issues with traffic. The proposed use is a school, so there is no indication other education facilities will be overburdened.

E) Whether the proposed special use permit is in conformity with the policy and intent of the land use plan:

According to the Gwinnett County 2040 Unified Land Use Plan, the property is in a “Regional Activity Center” that is intended for employment focus and commercial development. Therefore, the use is appropriate and conforms with the 2040 plan.

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

There are no special circumstances with this request outside of the fact that the building has been unoccupied for a significant amount of time, and this special use permit would provide for effective use of the property.

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1/5/2022

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

1/5/2022

Date

Chase Lane, Vice President, StrataTech Education Group

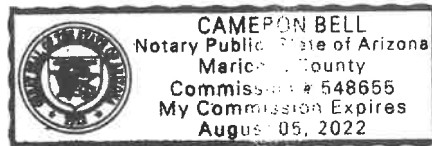
Type or Print Name and Title



Signature of Notary Public

01/05/2022

Date



Notary Seal

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1/5/2022

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.

[Handwritten Signature] _____ *1/4/22* _____
Signature of Property Owner Date

Jerry F. Hendrix Jr Vice President Toc Properties _____
Type or Print Name and Title

Louise C. Pinckard _____ *01/04/2022* _____
Signature of Notary Public Date Notary Seal



Louise C Pinckard
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires 02/10/2022

RECEIVED

1/5/2022

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

SECTION NOT APPLICABLE

Signature of Applicant

SECTION NOT APPLICABLE

Type or Print Name

SECTION NOT APPLICABLE

Date

SECTION NOT APPLICABLE

Signature of Notary Public

Date

Notary Seal

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1/5/2022

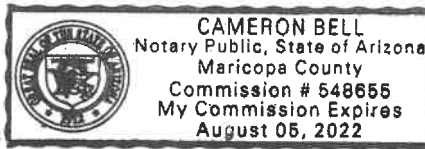
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Chase Lane 1/5/2022 Chase Lane
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Lars C. Vaaler 1/5/22 Lars C. Vaaler
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

[Signature] 01/05/22
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 Chase Lane
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)

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

RECEIVED

1/5/2022

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: _____ - R6061 109 - _____
(Map Reference Number) District Land Lot Parcel



12/20/2021

Signature of Applicant

Date

Chase Lane

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

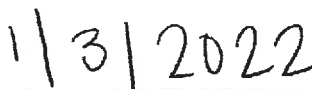
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)





NAME

TITLE



DATE

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1/5/2022

BOOK 4751 PAGE 309

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 61 of the 6th District, Gwinnett County, Georgia, being more particularly described, measured and bounded as follows:

BEGINNING at the intersection of the southerly edge of Land Lot 61 with the northeasterly edge of the right-of-way of Rockbridge Road, and from thence run North 52°51'19" West a distance of 123.48 feet to a point; thence North 11°05'29" West a distance of 74.45 feet to a point; thence northerly along the arc of a circular curve to the left (said arc having a radius of 527.465 feet and being subtended by a chord bearing North 08°49'55" East with a chord length of 336.64 feet) an arc distance of 342.64 feet along the easterly edge of the right-of-way of Park Place (100 foot wide right-of-way) to a point; thence North 09°46'39" West a distance of 204.97 feet to a point; thence leaving said right-of-way run North 78°22'00" East a distance of 222.05 feet to a point (hereinafter referred to as "Point A"); thence southerly and southeasterly along the arc of a circular curve to the left (said arc having a radius of 25 feet and being subtended by a chord bearing South 57°02'01" East with a chord length of 34.98 feet) an arc distance of 38.75 feet to a point; thence North 78°33'52" East a distance of 125.35 feet to an iron pin; thence North 78°33'53" East a distance of 151.28 feet to an iron pin; thence North 78°25'24" East a distance of 59.98 feet to an iron pin; thence North 78°33'53" East a distance of 343.94 feet to a point (hereinafter referred to as "Point B"); thence South 11°26'07" East a distance of 362.01 feet to a point on the southerly edge of Land Lot 61; thence South 60°59'56" West a distance of 7.47 feet along said land lot line to an iron pin; thence South 61°14'46" West a distance of 1007.44 feet to the POINT OF BEGINNING. Said property is labeled "0.6098 acres Parcel 'E'" and "11.0186 Acres - Cub Foods Lease Parcel" on a Survey for Toco Properties by McNally & Patrick, Lawrenceville, Georgia, Land Surveying and Engineering, certified by Lloyd C. McNally, Jr., R.L.S., dated 8/31/87, revised January 28, 1988.

TOGETHER WITH non-exclusive easements for ingress and egress between the above-described property and U.S. Highway 78 over and across the following described two (2) parcels:

(A) A parcel of land lying and being in Land Lot 61, 6th District, Gwinnett County, Georgia, being more particularly described, measured and bounded as follows:

BEGINNING at Point A, as identified in the above description, and from thence run South 78°22'00" West a distance of 32.05 feet to a point; thence North 09°46'39" West a distance of 200 feet to a point on the southerly edge of the right-of-way of U.S. Highway 78 (a 100 foot wide right-of-way); thence North 78°22'00" East a distance of 32.02 feet to an iron pin; thence South 09°46'39" East a distance of 198.75 feet to a point; thence southerly along the arc of a circular curve to the left (said arc having a radius of 25 feet and being subtended by a chord bearing South 11°11'56" East with a chord length of 1.24 feet) a distance of 1.24 feet to Point A and the POINT OF BEGINNING.

(B) A tract of land lying and being in Land Lot 61, 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at Point B, as identified above, and from thence run South 78°33'53" West a distance of 23.25 feet to a point; thence northeasterly and northerly along the arc of a circular curve to the left (said arc having a radius of 25 feet and being subtended by a chord bearing North 30°58'39" East with a chord length of 36.92 feet) a distance of 41.53 feet to a point; thence North 16°36'35" West a distance of 100.67 feet to a point; thence North 11°38'00" West a distance of 53.62 feet to a point; thence continuing northeasterly along the arc of a circular curve to the left (said arc having a radius of 50 feet and being subtended by a chord bearing North 44°23'09" West with an chord length of 54.1 feet) a distance of 57.16 feet to a point on the southerly edge of the right-of-way of U.S. Highway 78; thence North 78°22'00" East a distance of 134.68 feet along said right-of-way to a point; thence leaving said right-of-way run southwesterly along the arc of a circular curve to the left (said arc having a radius of 75 feet and being subtended by a chord bearing South 23°23'33" West with a chord length of 86.09 feet) an arc distance of 91.7 feet to a point; thence South 11°38'00" East a distance of 28.62 feet to a point; thence South 04°06'50" East a distance of 161.41 feet to a point; thence South 78°33'53" West a distance of 28 feet to a point; thence North 11°26'07" West a distance of 32.39 feet to Point B, which marks the POINT OF BEGINNING.

The aforesaid easement areas are identified as "Easement 'A'", 0.1469 Acre, and "Easement 'B'", 0.3070 Acre, as shown on Plat of Survey referred to above.

4326r

EXHIBIT 'A'

Site Plan Exhibit 1

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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1/5/2022

THE FIELD DATA FROM WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. DATA WAS ADJUSTED USING THE COLLIER'S METHOD. EQUIPMENT USED TO OBTAIN FIELD DATA: KERN DCM ZAE, HEWLETT PACKARD 3805 & STEEL TAPE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 816,904 FEET TOTAL BOUNDARY. IN 45,149 FEET ESMT. "A" IN 80,088 FEET ESMT. "B" IN 349,317 FEET ESMT. "C" IN 343,454 FEET ESMT. "D" IN 100,181 FEET CUB FOODS LEASE PARCEL IN 103,817 FEET APPLEBEE'S LEASE PARCEL IN 360,347 FEET BLOCKBUSTER & RETAIL SPACE LEASE PARCEL IN 58,702 FEET 0.504 AC. DEDICATED R/W IN 44,265 FEET CHECKERS LEASE PARCEL IN 211,953 FEET 1.782 AC. LEASE PARCEL.

100' R/W U.S. HWY. NO. 78

100' R/W EAST PARK PLACE BLVD.

100' R/W ROCKBRIDGE ROAD

ROCKBRIDGE ROAD R/W VARIES

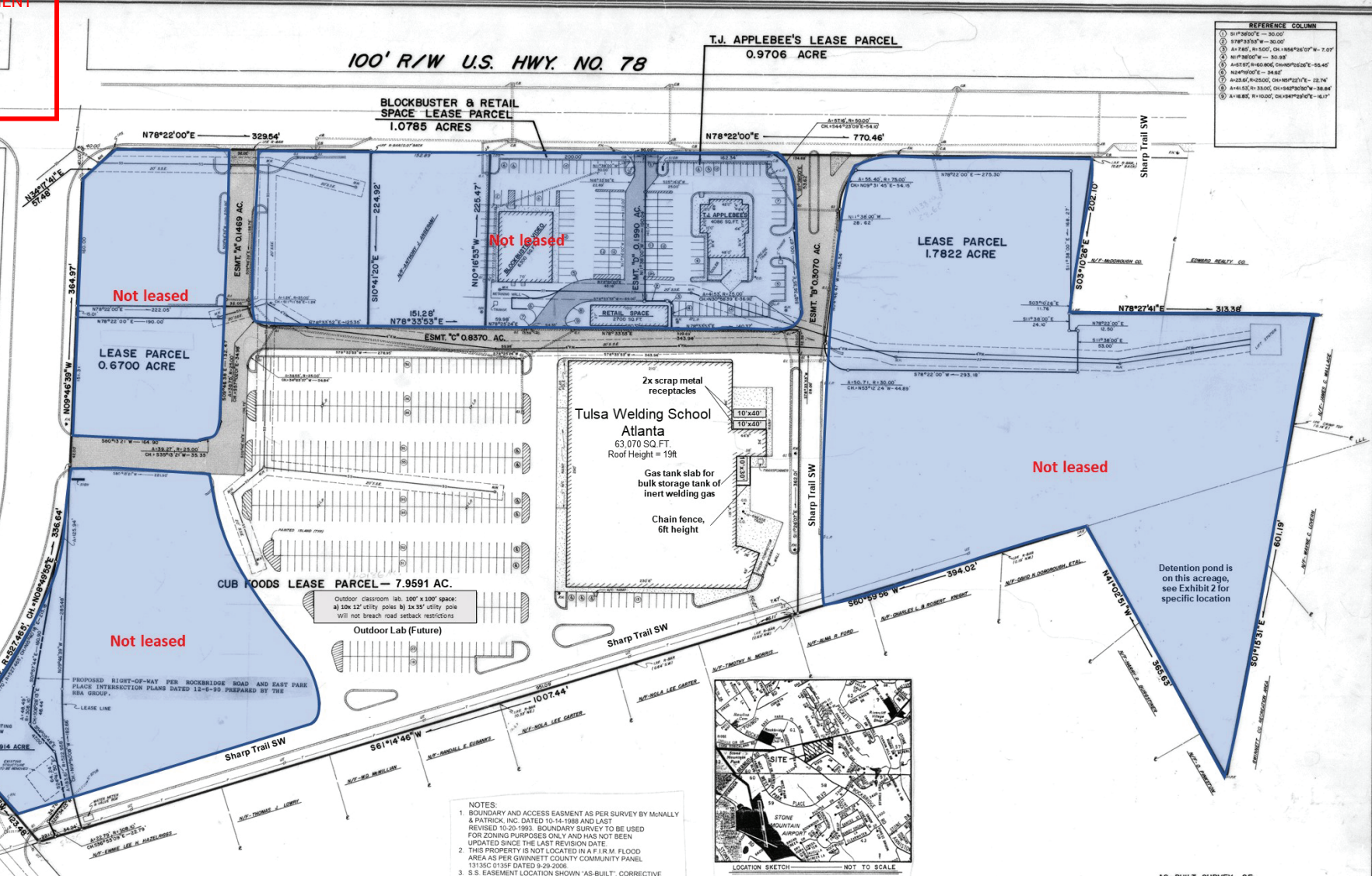
ABBREVIATIONS

IRP = IRON PIN FOUND
IRP = IRON PIN SET
PL = PROPERTY LINE
BL = BUILDING LINE
LL = LAND LOT LINE
R/W = RIGHT-OF-WAY
CMP = CONC. MON. FOUND
DE = DRAINAGE
E.E. = EASEMENT
J.B. = JUNCTION BOX
CL = CENTER LINE
RW = ROAD WALL
FL = FENCE
L.S. = LAND SCAPED
R.B. = ROAD BOUNDARY
S.B. = SEWER
P.S. = POWER POLE
T.P. = TELEPHONE POLE
UL = UTILITY POLE
L.F. = LIGHT POLE
UG = UNDER GROUND
PT = POINT OF TANGENCY
F.M. = FORCE MAIN
R. = ROAD
S.B. = SANITARY SEWER EMENT
A. = ARC
B.M. = BENCH MARK
C.L. = CENTER LINE
M.H. = MAN HOLE
L.P. = LINE POINT
L.S. = LAND SCAPED
R.B. = ROAD BOUNDARY
S.B. = SEWER
P.S. = POWER POLE

CONCRETE
ACCESS EMENT
TREE

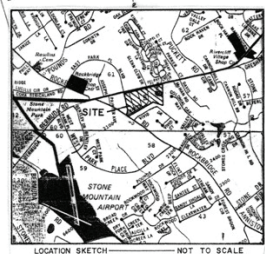
McNally & Patrick
1505 HIGHWAY 29 SOUTH · LAWRENCEVILLE, GA 30245

404 / 963-8520



REFERENCE COLUMN

- 1) 81°28'00" — 30.00'
- 2) 78°53'30" — 30.00'
- 3) 81°28'00" — 30.00'
- 4) 81°28'00" — 30.00'
- 5) 81°28'00" — 30.00'
- 6) 81°28'00" — 30.00'
- 7) 81°28'00" — 30.00'
- 8) 81°28'00" — 30.00'
- 9) 81°28'00" — 30.00'
- 10) 81°28'00" — 30.00'



- NOTES:
1. BOUNDARY AND ACCESS EASEMENT AS PER SURVEY BY McNALLY & PATRICK, INC. DATED 10-14-1988 AND LAST REVISED 10-20-1993. BOUNDARY SURVEY TO BE USED FOR ZONING PURPOSES ONLY AND HAS NOT BEEN UPDATED SINCE THE LAST REVISION DATE.
 2. THIS PROPERTY IS NOT LOCATED IN A FIRM FLOOD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL 13135C 0135F DATED 9-29-2006.
 3. S.E. EASEMENT LOCATION SHOWN "AS-BUILT" CORRECTIVE EASEMENT DEEDS RECORDED 10-27-1988 DEED BOOK 5176, PAGE 37.
 4. ANY PROPOSED IMPROVEMENTS ARE BY OTHERS.

PARKING CHART

BUILDING	REG	HVC	TOTAL
CUB FOODS	450	3	453
T.J. APPLEBEE'S	56	2	58
BLOCKBUSTER	47	2	49
RETAIL SPACE	28	1	29
TOTAL			

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVED BY
01	11-4-88	DIMENSION CORRECTION	L.F.P.	
02	11-17-88	IRON PIN EMENT/METAL HANDS/L.F.P.		
03	10-30-91	TO SHOW 0.504 AC. TO BE DEDED AS R/W L.F.P.		
04	10-20-93	TO SHOW CHECKERS 1.782 AC. LEASE PARCEL		



LAND SURVEYING
ENGINEERING

LAND LOTS) 58 & 61 of the 6th DISTRICT · DATE: OCT. 14, 1988
GWINNETT COUNTY, GEORGIA · SCALE: 1" = 50'

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF GA. LAW



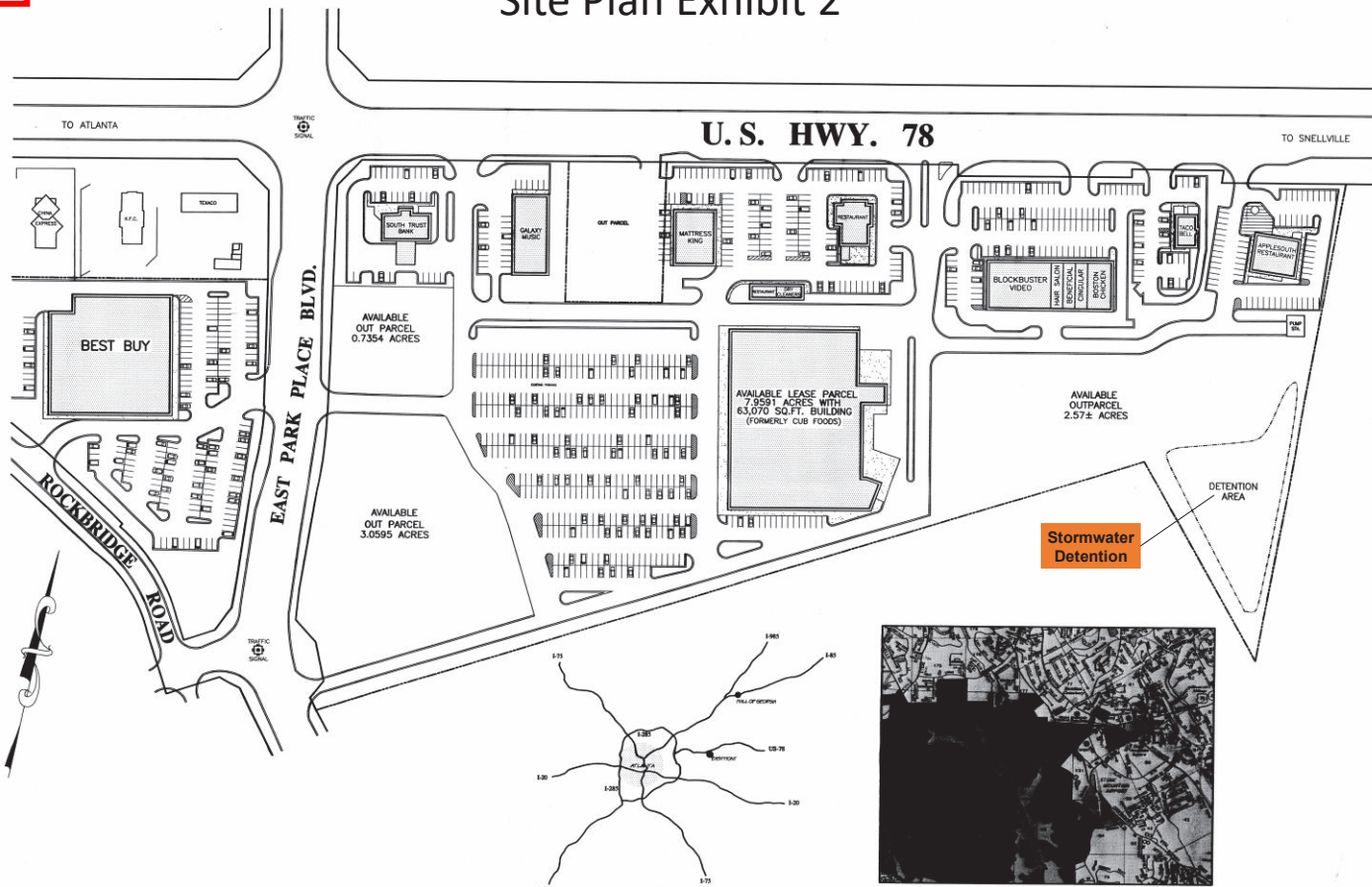
IN EASTMONT SHOPPING CENTER
FOR:
LIFE INSURANCE COMPANY OF GA. & TOCO PROPERTIES, INC.

NOTE:
Boundary information prepared by McNally and Patrick, Inc. dated 10-14-1988 and last revised 10-20-93.

RECEIVED

1/5/2022

Site Plan Exhibit 2



McNALLY & PATRICK, INC.
LAND SURVEYORS - ENGINEERS -
LANDSCAPE ARCHITECTS
JAN, 2002 SCALE: 1"=60'

EASTMONT SHOPPING CENTER

GWINNETT, GEORGIA

TOCO PROPERTIES, INC.