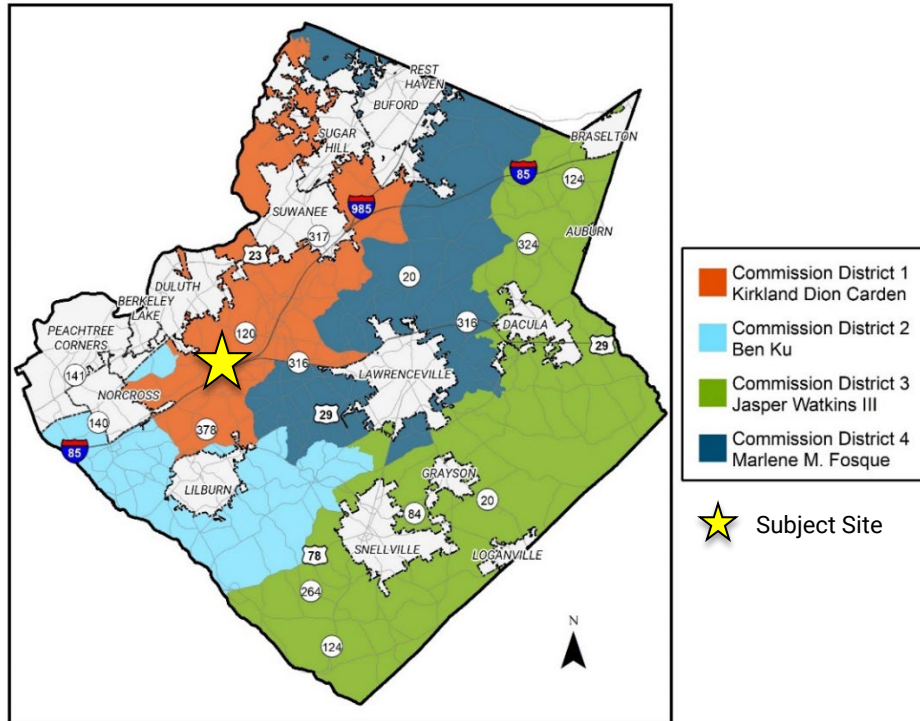




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00029
Current Zoning: C-2 (General Business District)
Overlay District: Venture Drive Redevelopment
Request: Special Use Permit
Address: 3750 Venture Drive, Suite A9
Map Number: R6208 007
Site Area: 16.68 acres
Square Feet: 264
Proposed Development: Tattoo Parlor (Microblading)
Commission District: District 1 – Commissioner Carden
Character Area: Regional Activity Center

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Jazmin Alderete
165 Moonshadow
Fayetteville, GA 30214

Owner: Alan Ensari
3750 Venture Drive
Duluth, GA 30096

Contact: Jazmin Alderete

Contact Phone: 678.949.8192

Zoning History

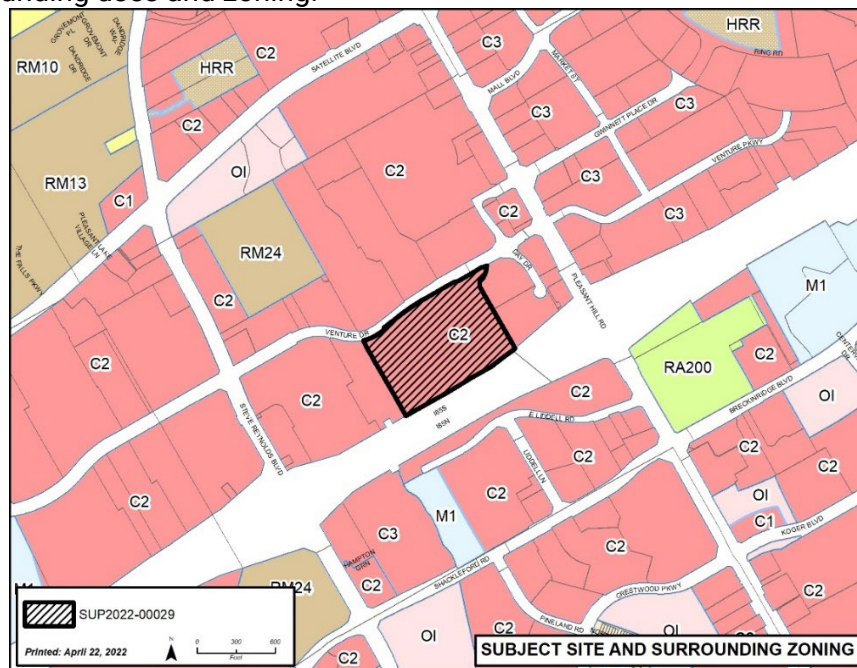
The subject property is zoned C-2 (General Business District). A rezoning approval in 1980, RZ-40-80, rezoned the property from M-1 (Light Industry District) and RM-10 (Multi-Family Residence District) to C-2 for multi-tenant commercial uses. A 1988 special use permit approval, SUP-30-88, allowed for an outdoor recreation facility. A 2006 special use permit approval, SUP-06-107, allowed for a taxi service.

Existing Site Condition

The subject site is a 16.68-acre property located along the south side of Venture Drive, between Pleasant Hill Road and Steve Reynolds Boulevard. The site contains an indoor shopping mall (Santa Fe Mall), which is surrounded by surface parking. The property slopes upward from Venture Drive to the mall entrance and downward from the mall to the rear of the property along Interstate 85. A sidewalk exists along the north side of Venture Drive. The nearest Gwinnett County Transit stop is 0.4 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by intensely developed multi-tenant retail centers and an office building across Venture Drive. The Gwinnett Place Mall site is located nearby to the northeast. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Existing	Commercial	C-2
North	Office/Commercial	C-2
East	Commercial	C-2
South	Commercial	C-2
West	Commercial	C-2

Project Summary

The applicant requests a special use permit on a 16.68-acre property zoned C-2 to establish a tattoo parlor (microblading) business, including:

- A microblading salon providing permanent makeup within a 264 square-foot mall suite.
- A single employee (the applicant).
- Hours of operation from 11:15am to 8:00pm, seven days per week.
- Mall access provided via two separate entrances from Venture Drive and interparcel access with the adjacent shopping center to the south.

Zoning and Development Standards

The applicant is requesting a special use permit for a tattoo parlor (microblading) 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	Minimum: 45'	18.5'	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: 413 spaces Maximum: 1,033 spaces	876 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 D). Standard site and infrastructure improvements may also be required related to transportation, stormwater, water, and sewer utilities.

Staff Analysis

Special Use Permit Request 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 of Planning and Development 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 subject property is surrounded by intensely developed commercial strip retail centers and a commercially zoned office building across Venture Drive. The tattoo parlor (microblading) business would be suitable considering surrounding retail uses and the location within a multi-tenant commercial retail center.

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

A tattoo parlor (microblading) is a compatible use with the area's commercial character. The requested special use would not adversely affect the existing use or usability of the adjacent or nearby properties, or other businesses within the mall, with regard to lighting, noise, or traffic impacts.

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, stormwater runoff due to this suite being interior to the shopping mall. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit D).

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 the subject property lies within the Regional Activity Center Character Area. The intent of this character area is to provide a major activity center for Gwinnett County and the broader region with intense commercial, retail, and office uses. The Unified Plan also encourages the revitalization of older retail centers, as is the Santa Fe Mall. A tattoo parlor (microblading) business would support these policies and the 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 Santa Fe Mall contains a tattoo parlor that has operated consistently since the mid-2000s, prior to the requirement for approval of a special use permit. A microblading business is compatible with this use. Moreover, the Board of Commissioners has approved other special use permit requests for microblading within multi-tenant retail centers.

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 tattoo parlor (microblading), subject to the following conditions:

1. Retail, service, commercial, office, and accessory uses, which may include a tattoo parlor performing microblading and permanent makeup as a special use.
2. Hours of operation shall not extend past 8:00pm.

3. The special use permit shall be valid for a two-year period, at which time the use shall be ceased or the special use permit must be renewed.

Exhibits:

- A. Site Visit Photo
- 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 Photo



Entrance to Santa Fe Mall

Exhibit B: Site Plan

[attached]

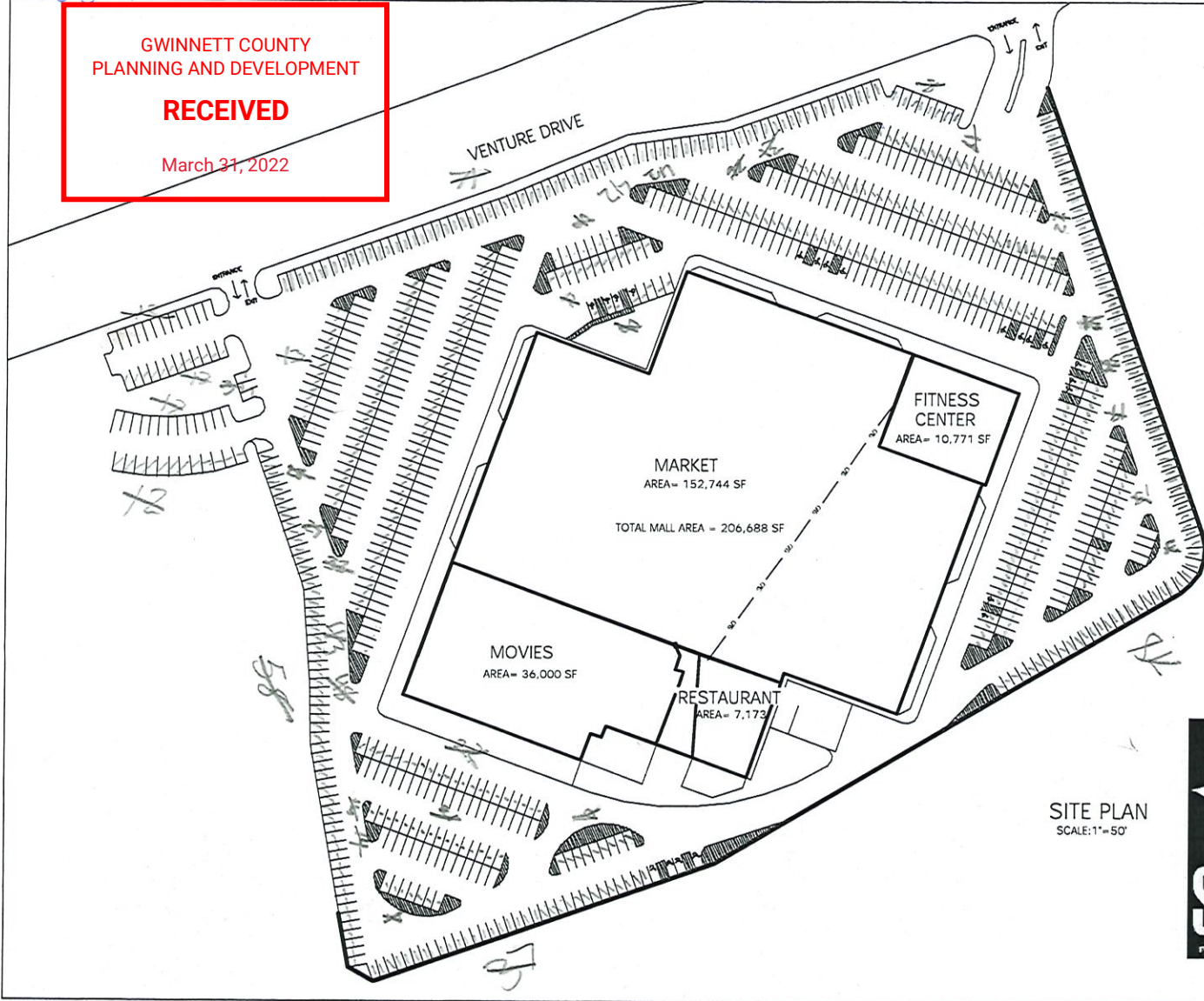
18.12

406 +

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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March 31, 2022



SITE PLAN
SCALE: 1" = 50'



There are 876 parking spaces



REVISIONS:

No.	Date	Remarks

PROJECT NAME:
SANTA FE MALL

3700 VENTURE DRIVE
DALLAS, GA, 30888
GWINNETT COUNTY

SHEET TITLE:
SITE PLAN

JOB NO.:

SHEET NAME: S-1	DRAWN BY: P. DIEZ
SECTION: 1 of 1	CHECKED BY: H. RIOS
FILE:	DATE: 03/2006

Correo: rafael barrera restrepo - Outlook

3/29/22, 2:00 PM

Handwritten notes at the bottom of the page, including 'b' and various numbers and symbols.

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

[attached]

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March 31, 2022

Gwinnett County
Department of Planning & Development
Planning Division
Lawrenceville, Georgia 30046

In reference to the type of employment and/or Business for the store located at Santa Fe Mall suite A9 please be advised that it's a Micro-blading a Permanent Cosmetic. This business it's a startup company and on the process of obtaining all the required licensing and permits. At the present time there is not employees required.

SANTA FE Mall hours are from 11:00 to 8:00pm Monday to Sunday we are required to open at the same time as per Mall requirements

It is open to the public.

The square footage it's 11x24.

There are _____ parking Lots spaces open for the public.

The building's heights point it 18' ½ and lowest it's 12' ½

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March 31, 2022

The scope of Microblading is a cosmetic tattooing procedure that fills in thin eyebrow areas to make them look fuller. Unlike a traditional tattoo, which is permanent, the coloring from microblading may last for up to 3 years. This is because microblading uses different tools and a smaller amount of pigment.

In reference to the type of employment and/or Business for the store located at Santa Fe Mall suite A9 please be advised that it's a Micro-blading a Permanent Cosmetic. This business it's a startup company and in the process of obtaining all the required licensing and permits. At the present time there are no employees required.

SANTA FE Mall hours are from 11:00 to 8:00pm Monday~Sunday we are required to open at the same time as per Mall requirements. But the hours that my business A9 will be open 11:15am to 8pm from Monday~Sunday

It is open to the public. The square footage it's 11x24. There are 876 parking Lots spaces open for the public.

The building's heights point it 18' ½ and lowest it's 12' ½

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March 31, 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:

i would say it would because its a good way to pamper oneself.

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

it wouldn't affect none of the nearby business or properties.

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

yes there is a use for the permit because it it commercial

(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:

there won't be any problems with the traffic

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

by opening up my business there is a positive development commercially

(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:

yes because im the only on one that does this type of work at this mall.

Exhibit D: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00029	
Case Address:		3750 Venture Drive, #A9	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Venture Drive is a major collector. ADT = 12,430.		
2	0.4 miles to nearest transit facility (#2335274) Satellite Boulevard and Midas.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



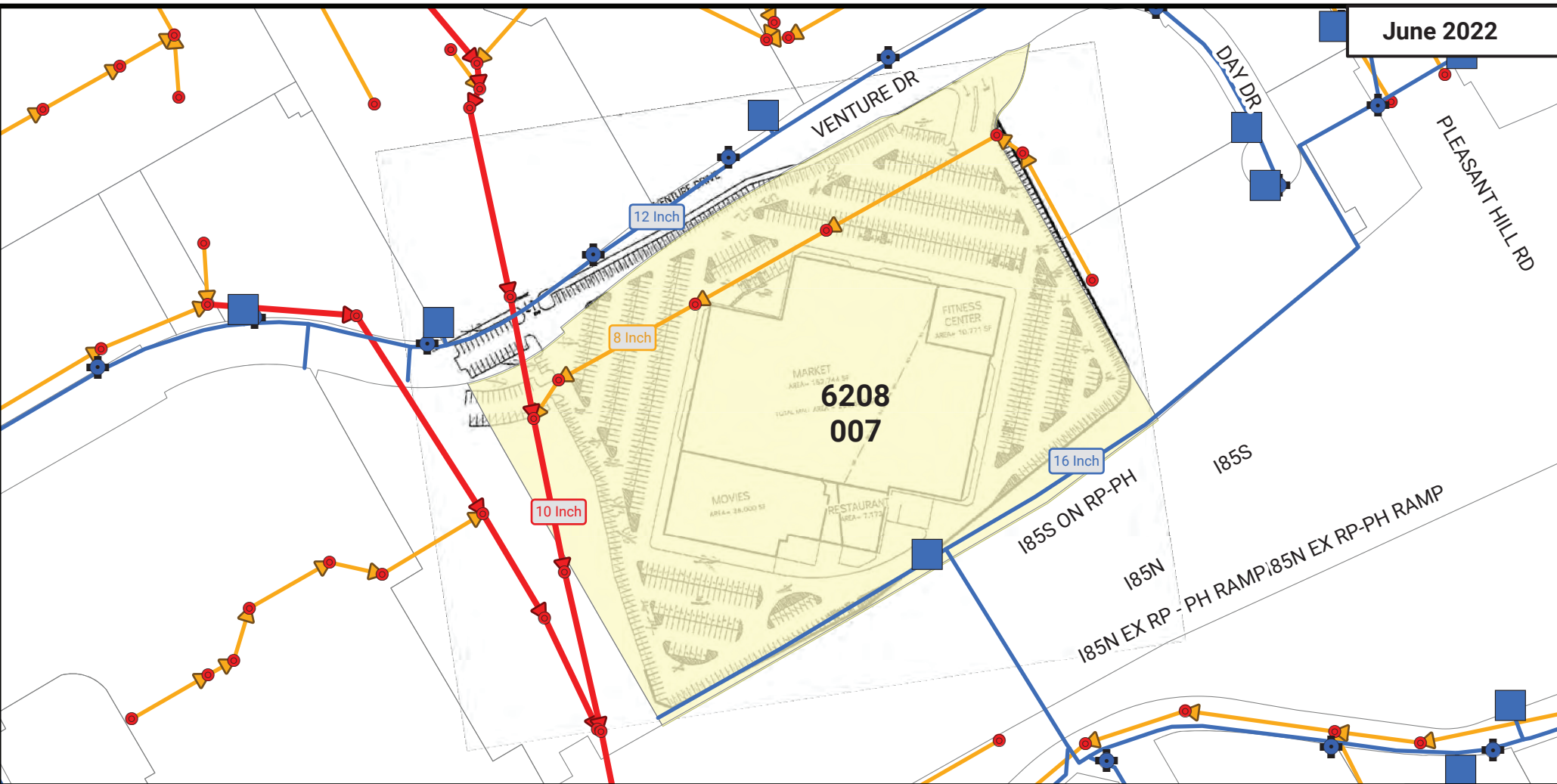
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		SUP2022-00029		
Case Address:		3750 Venture Drive, Suite A9		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: There are no DWR water comments for this case, the existing building is already connected to water.			
2	Sewer: There are no DWR Sewer comments for this case, the existing building is already connected to sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
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6				
7				

Note: Attach additional pages, if needed

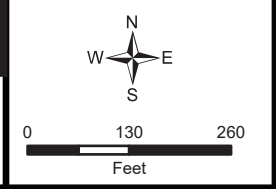
Revised 7/26/2021

June 2022



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

SUP2022-00029
C-2
Water & Sewer
Utility Map



Water Comments: There are no DWR water comments for this case, the existing building is already connected to water.

Sewer Comments: There are no DWR Sewer comments for this case, the existing building is already connected to sewer.

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

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

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

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

Exhibit E: Maps

[attached]



PLEASANT HILL RD

DAY DR


VENTURE DR

I85S

I85N

E LIDDELL RD

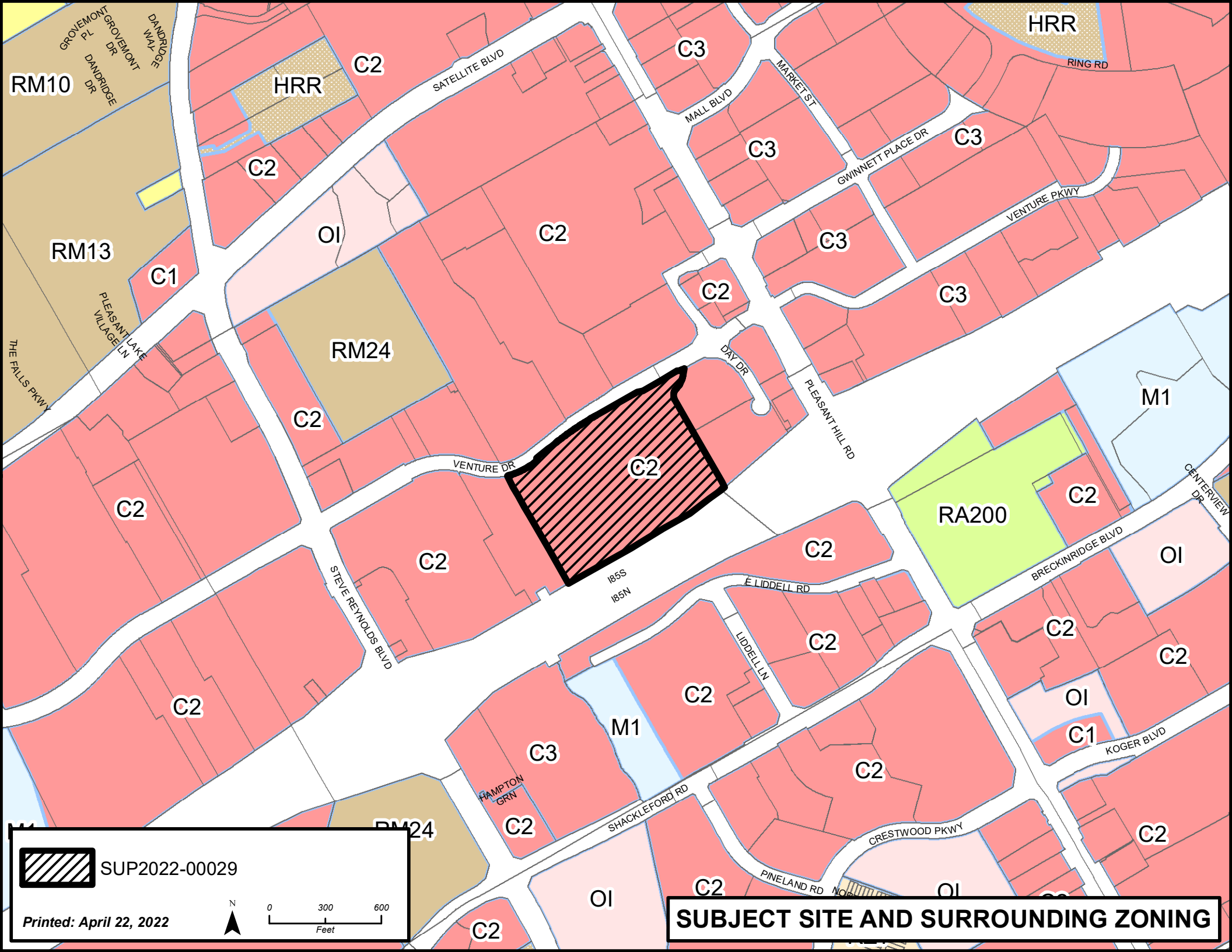
LIDDELL LN

 SUP2022-00029

Printed: April 22, 2022

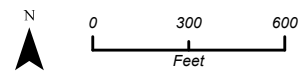
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Feet



 SUP2022-00029

Printed: April 22, 2022

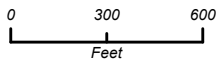


SUBJECT SITE AND SURROUNDING ZONING



SUP2022-00029

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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April 22, 2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jazmin Alderete</u>	NAME: <u>Alan Ensari</u>
ADDRESS: <u>165 moonshadow</u>	ADDRESS: <u>3750 Venture DR</u>
CITY: <u>fayetteville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30214</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>678-949-8192</u>	PHONE: <u>770-622-9000</u>
CONTACT PERSON: <u>Jazmin Alderete</u> PHONE: <u>678-949-8192</u>	
CONTACT'S E-MAIL: <u>Jloalderete81@gmail.com</u>	

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

APPLICANT IS THE:
<input 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>24Ft x11Ft</u>
PARCEL NUMBER(S): <u>R6208007</u> ACREAGE: <u>16.68 acrs</u>
ADDRESS OF PROPERTY: <u>3750 Venture Dr Duluth 30096</u>
SPECIAL USE REQUESTED: <u>Microblading</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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March 31, 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:

i would say it would because its a good way to pamper oneself.

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

it wouldn't affect none of the nearby business or properties.

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

yes there is a use for the permit because it it commercial

(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:

there won't be any problems with the traffic

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

by opening up my business there is a positive development commercially

(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:

yes because im the only on one that does this type of work at this mall.

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March 31, 2022

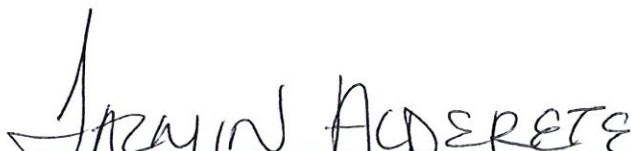
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

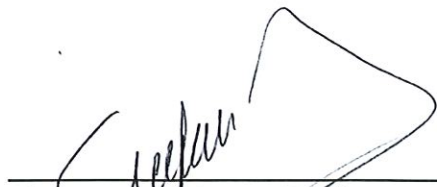
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

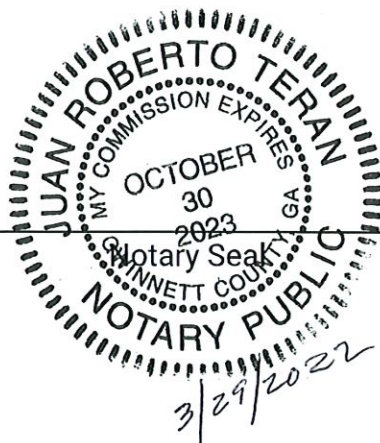
3-29-22

Date


Type or Print Name and Title


Signature of Notary Public

Date

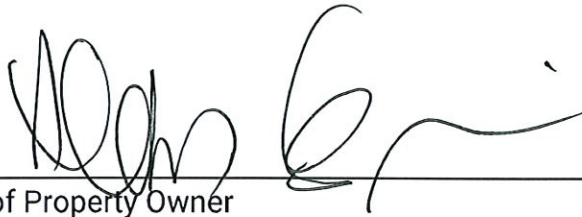


RECEIVED

March 31, 2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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



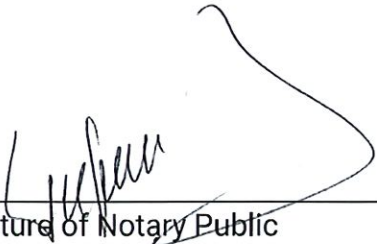
3-29-22

Signature of Property Owner

Date

Alan Ensari / owner

Type or Print Name and Title



Signature of Notary Public

Date



RECEIVED

March 31, 2022

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

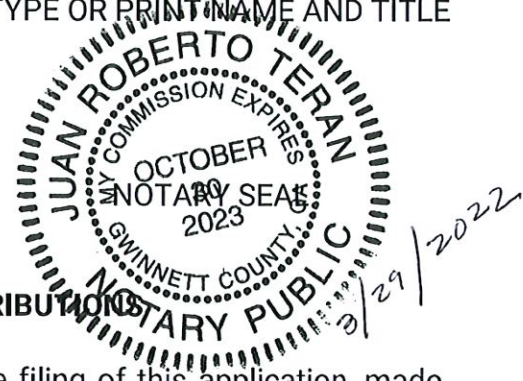
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Jazmin Lopez _____
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Jazmin Lopez
TYPE OR PRINT NAME AND TITLE

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

[Signature]
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

JAZMIN LOPEZ LOPEZ
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

PARCEL ID	TAX YEAR	OWNER OF RECORD
R6208 007	2021	SOUTHERN GAS PARTNERS LLC DULUTH LAND VENTURE LLC
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
GP CID Taxable	3750 VENTURE DR 3666 VENTURE DR	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

APPRAISAL DETAIL	YOUR EXEMPTION & CREDIT SAVINGS
LAND VALUE: 2,617,200	
BUILDING VALUE: 382,800	
TOTAL VALUE: 3,000,000	
ASSESSED VALUE: 1,200,000	
ACREAGE: 15.0200	

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 35.83% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
COUNTY GENERAL FUND	1,200,000	0	0	1,200,000	0.006950	8,340.00
DEVELOPMENT/CODE ENFORCEMENT	1,200,000	0	0	1,200,000	0.000360	432.00
ECONOMIC DEVELOPMENT	1,200,000	0	0	1,200,000	0.000300	360.00
FIRE & EMS	1,200,000	0	0	1,200,000	0.003200	3,840.00
POLICE	1,200,000	0	0	1,200,000	0.002900	3,480.00
RECREATION	1,200,000	0	0	1,200,000	0.001000	1,200.00
TOTAL COUNTY TAXES					0.014710	17,662.00

SCHOOL TAXES - Levied by the Board of Education and representing 52.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
SCHOOL	1,200,000	0	0	1,200,000	0.019700	23,640.00
SCHOOL BOND	1,200,000	0	0	1,200,000	0.001650	1,980.00
TOTAL SCHOOL TAXES					0.021350	25,620.00

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 12.18% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED
GWINNETT PLACE CID	1,200,000	0	0	1,200,000	0.005000	6,000.00
TOTAL OTHER TAXES						6,000.00

TOTAL MILLAGE RATE: 0.041060

TOTAL AD VALOREM TAXES: 49,272.00

LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 583900 sq.ft.	14,363.94	AD VALOREM TAXES:	49,272.00
			ASSESSMENTS:	14,363.94
			TOTAL AMOUNT DUE	63,635.94
			LESS PAYMENTS RECEIVED:	63,635.94
TOTAL OTHER ASSESSMENTS:		14,363.94	GRAND TOTAL DUE THIS BILLING:	0.00

3/29/2022

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2021	R6208 007	03-29-2022	\$0.00	



R6208 007
SOUTHERN GAS PARTNERS LLC
6400 POWERS FERRY RD STE 150
ATLANTA GA 30339-2925

1

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



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RECEIVED

March 31, 2022

Gwinnett County
Department of Planning & Development
Planning Division
Lawrenceville, Georgia 30046

In reference to the type of employment and/or Business for the store located at Santa Fe Mall suite A9 please be advised that it's a Micro-blading a Permanent Cosmetic. This business it's a startup company and on the process of obtaining all the required licensing and permits. At the present time there is not employees required.

SANTA FE Mall hours are from 11:00 to 8:00pm Monday to Sunday we are required to open at the same time as per Mall requirements

It is open to the public.

The square footage it's 11x24.

There are _____ parking Lots spaces open for the public.

The building's heights point it 18' ½ and lowest it's 12' ½

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March 31, 2022

The scope of Microblading is a cosmetic tattooing procedure that fills in thin eyebrow areas to make them look fuller. Unlike a traditional tattoo, which is permanent, the coloring from microblading may last for up to 3 years. This is because microblading uses different tools and a smaller amount of pigment.

In reference to the type of employment and/or Business for the store located at Santa Fe Mall suite A9 please be advised that it's a Micro-blading a Permanent Cosmetic. This business it's a startup company and in the process of obtaining all the required licensing and permits. At the present time there are no employees required.

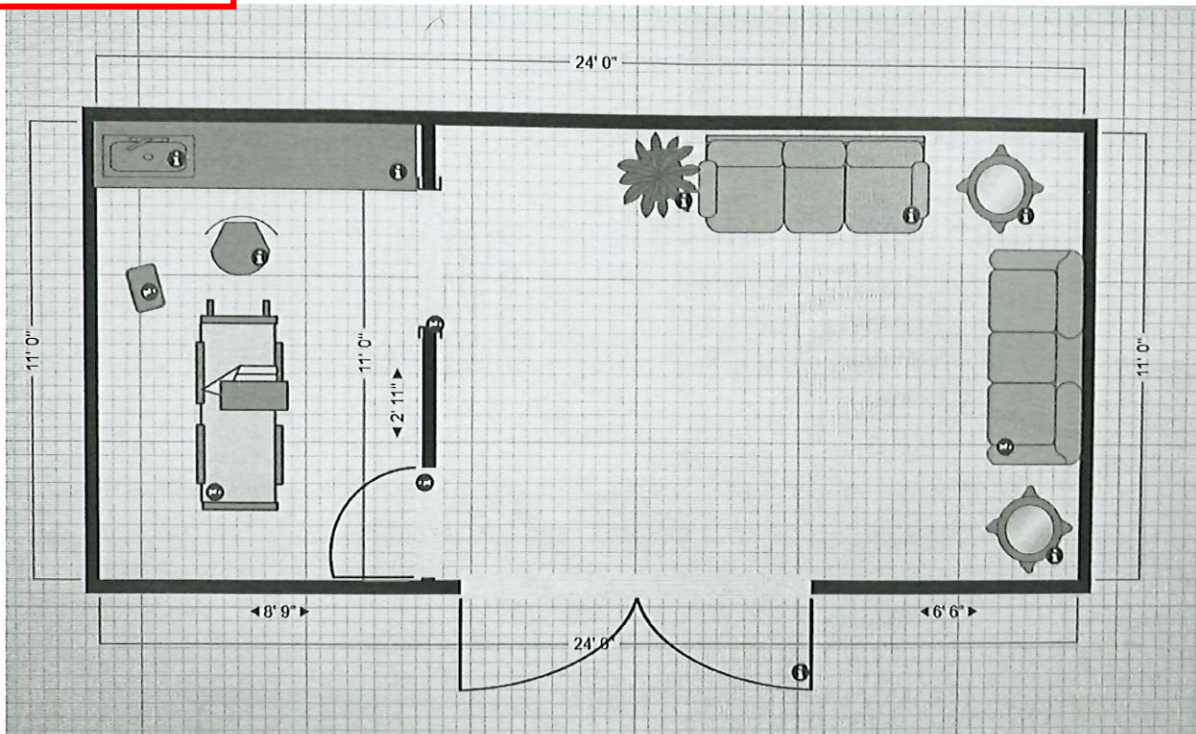
SANTA FE Mall hours are from 11:00 to 8:00pm Monday~Sunday we are required to open at the same time as per Mall requirements. But the hours that my business A9 will be open 11:15am to 8pm from Monday~Sunday

It is open to the public. The square footage it's 11x24. There are 876 parking Lots spaces open for the public.

The building's heights point it 18' ½ and lowest it's 12' ½

RECEIVED

March 31, 2022



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March 31, 2022

SUP 06 1 07

TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 208 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DAY DRIVE (HAVING A 60 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VENTURE DRIVE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) IF THE RIGHT-OF-WAY LINES WERE EXTENDED TO FORM A POINT OF INTERSECTION; THENCE ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF VENTURE DRIVE THE FOLLOWING TWO COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 488.74 FEET, AN ARC LENGTH OF 155.08 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66 DEGREES 13 MINUTES 34 SECONDS WEST AND A CHORD DISTANCE OF 154.44 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 38.29 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39 DEGREES 44 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 37.92 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), SAID IRON PIN FOUND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF VENTURE DRIVE SOUTH 13 DEGREES 35 MINUTES 44 SECONDS WEST A DISTANCE OF 52.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 118.00 FEET, AN ARC LENGTH OF 65.79 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29 DEGREES 34 MINUTES 08 SECONDS WEST AND A CHORD DISTANCE OF 64.94 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 65.52 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08 DEGREES 00 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 60.93 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR); THENCE SOUTH 29 DEGREES 32 MINUTES 11 SECONDS EAST A DISTANCE OF 533.79 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR) ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 49 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 21.74 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 53 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 213.76 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 59 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 752.34 FEET TO A POINT; THENCE DEPARTING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 NORTH 29 DEGREES 32 MINUTES 11 SECONDS WEST A DISTANCE OF 731.36 FEET TO A POINT; THENCE NORTH 60 DEGREES 05 MINUTES 44 SECONDS EAST A DISTANCE OF 1,031.71 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VENTURE DRIVE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF VENTURE DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 102.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89 DEGREES 47 MINUTES 49 SECONDS EAST AND A CHORD DISTANCE OF 95.72 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 16.6805 ACRES (BEING 726,603 SQUARE FEET), INCLUDING ALL EASEMENTS.

THIS TRACT DESCRIPTION WAS TAKEN FROM AN AS-BUILT SURVEY FOR AETNA LIFE INSURANCE COMPANY ON THE OUTLETS LTD. MALL, AS PREPARED BY HAYES, JAMES AND ASSOCIATES, DATED MAY 8, 1991, LAST REVISED JUNE 11, 1991.

RECEIVED
JUN 29 2006



SUP 06 1 07

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

March 31, 2022

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JUN 8 0 2006
GWINNETT PLANNING DIVISION

