

**RECEIVED**

9/28/2022

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Arthur Capers #</u>	NAME: <u>Dae C Yang</u>
ADDRESS: <u><del>1712 S Madison Ave</del></u> <u>549 Watson Bay</u>	ADDRESS: <u>3300 Holcomb Bridge Rd</u> <u>Ste 272</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>470-990-6584</u>	PHONE: <u>678-530-0189</u>
EMAIL: <u>arthurcapers3@gmail.com</u>	EMAIL: <u>ted@kbmanagement.com</u>
CONTACT PERSON: <u>Ted Thomas</u> PHONE: <u>678-457-5126</u>	
CONTACT'S E-MAIL: <u>ted@kbmanagement.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>16,400 Sq</u>
PARCEL NUMBER(S): <u>R6030 071</u>	ACREAGE: <u>2.32</u>
ADDRESS OF PROPERTY: <u>3300 Centerville Hwy, Snellville, GA 30039</u>	
SPECIAL USE REQUESTED: <u>tattoo parlor</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION  
Tract One

All that tract or parcel of land lying and being in Land Lots 10 & 20 of the 8th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To End The Point of Beginning commences at the intersection of the Northeastly Right-of-Way of State Route 124 (RW varies) and the Southwesterly Right-of-Way of Zoar Road (RW varies), if extended to 200 ft. a point; THENCE leaving said point along a curve to the left having a radius of 2801.84 feet and an arc length of 79.53 feet, being subtended by a chord of South 19 degrees 13 minutes 00 seconds West for a distance of 79.53 feet to a concrete monument found; THENCE continuing along the aforesaid Right-of-Way of State Route 124 the following three (3) courses and distances along a curve to the left having a radius of 2801.84 feet and an arc length of 82.93 feet, being subtended by a chord of South 17 degrees 34 minutes 21 seconds West for a distance of 81.43 feet to a point; THENCE South 16 degrees 04 minutes 29 seconds West for a distance of 183.26 feet to a point; THENCE South 26 degrees 07 minutes 04 seconds West for a distance of 8.97 feet to a point, said point being THE TRUE POINT OF BEGINNING

THENCE from said point as thus established and leaving the aforesaid Right-of-Way of State Route 124 South 72 degrees 38 minutes 12 seconds East for a distance of 318.83 feet to a point on the Southwesterly Right-of-Way of Zoar Road (RW varies); THENCE continuing along said Right-of-Way the following three (3) courses and distances South 29 degrees 16 minutes 06 seconds East for a distance of 10.20 feet to a point; THENCE South 69 degrees 41 minutes 22 seconds West for a distance of 10.00 feet to a point; THENCE South 39 degrees 54 minutes 51 seconds East for a distance of 32.73 feet to a point; THENCE leaving the aforesaid Right-of-Way South 09 degrees 41 minutes 02 seconds West for a distance of 542.88 feet to a lone pine tree on the aforesaid Right-of-Way of State Route 124 (RW varies); THENCE continuing along the said Right-of-Way the following seven (7) courses and distances North 36 degrees 53 minutes 26 seconds East for a distance of 179.73 feet to a point; THENCE North 67 degrees 16 minutes 35 seconds East for a distance of 23.06 feet to a point; THENCE North 25 degrees 58 minutes 28 seconds East for a distance of 48.88 feet to a point; THENCE North 31 degrees 27 minutes 22 seconds West for a distance of 25.75 feet to a point; THENCE North 28 degrees 01 minutes 41 seconds East for a distance of 41.64 feet to a point; THENCE North 12 degrees 21 minutes 42 seconds East for a distance of 30.60 feet to a point; THENCE North 26 degrees 20 minutes 54 seconds East for a distance of 99.17 feet to a point; THENCE North 78 degrees 48 minutes 06 seconds West for a distance of 1.37 feet to a point; THENCE North 25 degrees 07 minutes 04 seconds East for a distance of 64.44 feet to a point, said point being THE TRUE POINT OF BEGINNING

Said property contains 2.857 acres as shown on Tract One on the Final Plat for Zoar Plaza, prepared by Precision Planning, Inc., dated 02/27/05.

LEGAL DESCRIPTION  
Tract Two

All that tract or parcel of land lying and being in Land Lot 20 of the 8th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To End The Point of Beginning commences at the intersection of the Northeastly Right-of-Way of State Route 124 (RW varies) and the Southwesterly Right-of-Way of Zoar Road (RW varies), if extended to 200 ft. a point; THENCE leaving said point along a curve to the left having a radius of 2801.84 feet and an arc length of 79.53 feet, being subtended by a chord of South 19 degrees 13 minutes 00 seconds West for a distance of 79.53 feet to a concrete monument found on the Northeastly Right-of-Way of State Route 124, said point being THE TRUE POINT OF BEGINNING

THENCE from said point as thus established and continuing along the aforesaid North 77 degrees 05 minutes 03 seconds East for a distance of 84.68 feet to a concrete monument found on the Southwesterly Right-of-Way of Zoar Road (RW varies); THENCE continuing along the said Right-of-Way the following three (3) courses and distances along a curve to the right having a radius of 2290.97 feet and an arc length of 96.45 feet, being subtended by a chord of South 29 degrees 04 minutes 17 seconds East for a distance of 96.45 feet to a point; THENCE South 25 degrees 32 minutes 53 seconds East for a distance of 281.48 feet to a point; THENCE leaving the aforesaid Right-of-Way North 72 degrees 22 minutes 12 seconds West for a distance of 919.23 feet to a lone pine tree on the Northeastly Right-of-Way of State Route 124 (RW varies); THENCE continuing along the said Right-of-Way the following three (3) courses and distances North 82 degrees 57 minutes 44 seconds East for a distance of 8.97 feet to a point; THENCE North 16 degrees 44 minutes 26 seconds East for a distance of 124.24 feet to a point; THENCE along a curve to the right having a radius of 2502.24 feet and an arc length of 51.42 feet, being subtended by a chord of North 13 degrees 34 minutes 21 seconds East for a distance of 51.42 feet to a concrete monument found, said point being THE TRUE POINT OF BEGINNING

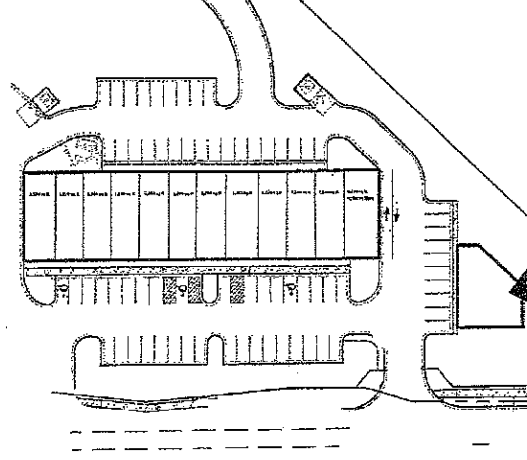
Said property contains 1.823 acres as shown on Tract Two on the Final Plat for Zoar Plaza, prepared by Precision Planning, Inc., dated 02/27/05.

EXHIBIT "B"

SITE PLAN

\*\*SITE PLAN NOT DRAWN TO SCALE\*\*

ZOAR PLAZA



Centerville Hwy (Hwy 124)

Subject, Suite  
1301  
Approx. 2,000  
sq ft



**LEGEND**

- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- IP = PROPERTY LINE
- CL = CENTERLINE
- BL = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- PH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FPE = FINISHED FLOOR ELEVATION
- BC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- X-X-X = FENCE LINE
- ○ ○ ○ = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

**REFERENCES**  
 1) WARRANTY DEED RECORDED IN DEED BOOK 4712, PAGE 321, GWINNETT COUNTY RECORDS.

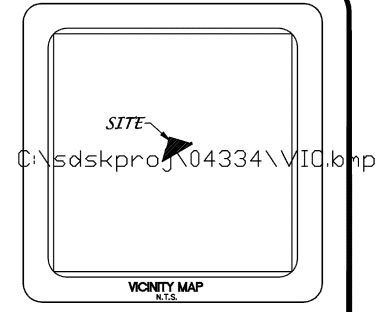
**FLOOD**  
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 130322 0285S, DATED 5/4/92.

**DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 30 of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of the Land Lot Line common to Land Lots 19 and 30 and the southeast right-of-way of State Route 124 (a.k.a. Scenic Highway - right-of-way varies); THENCE traveling on said right-of-way the following six (6) courses and distances: North 15 degrees 41 minutes 26 seconds East for a distance of 126.84 feet to a point; THENCE North 16 degrees 36 minutes 38 seconds East for a distance of 82.03 feet to a point; THENCE North 32 degrees 05 minutes 03 seconds East for a distance of 32.28 feet to a point; THENCE North 16 degrees 58 minutes 44 seconds East for a distance of 49.22 feet to a point; THENCE North 11 degrees 18 minutes 45 seconds East for a distance of 99.67 feet to a point; THENCE North 22 degrees 15 minutes 48 seconds East for a distance of 30.61 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right-of-way and traveling South 73 degrees 48 minutes 54 seconds East for a distance of 348.21 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE North 59 degrees 38 minutes 54 seconds East for a distance of 32.37 feet to a point on the southwest right-of-way of Zoar Road (80 foot right-of-way), said point marked by a 1/2 inch rebar pin set; THENCE traveling on said right-of-way South 27 degrees 57 minutes 29 seconds East for a distance of 32.73 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right-of-way and traveling South 59 degrees 38 minutes 54 seconds West for a distance of 577.26 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.899 acres.



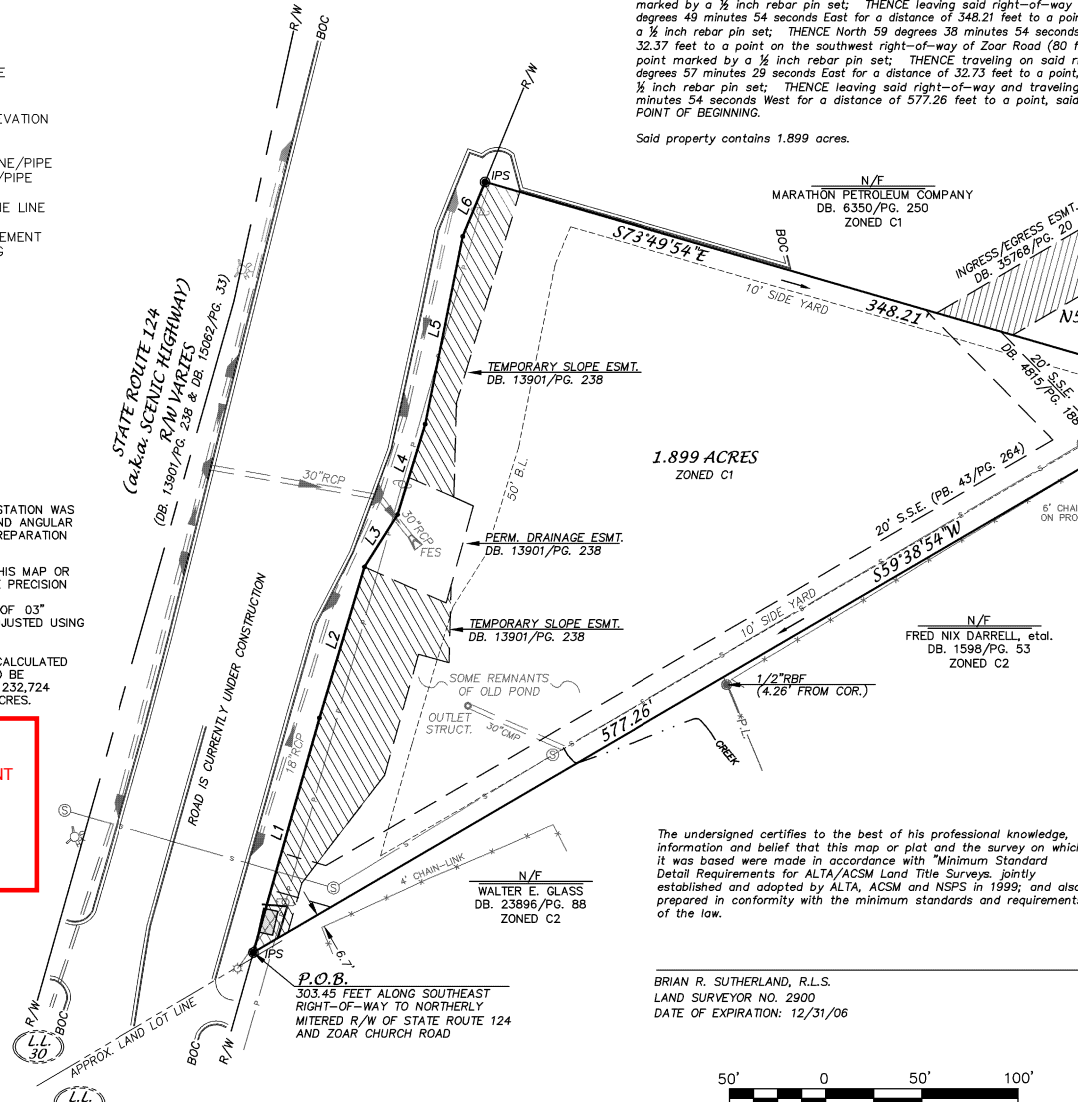
**CLOSURE**

A TOPCON GTS-301 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 57,503 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 232,724 FEET AND CONTAINS 1.899 ACRES.

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT  
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10/19/2022**



**EXCEPTIONS ADDRESSED FROM TITLE COMMITMENT NO. 18370.20001, DATED 8/24/04 AFFECTING**

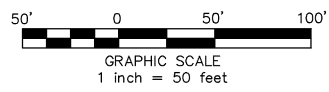
- 1) CONVEYANCE OF ACCESS RIGHTS RECORDED IN DEED BOOK 47C5, PAGE 126, GWINNETT COUNTY RECORDS.
- 2) RIGHT-OF-WAY EASEMENT FROM MARATHON PETROLEUM CO. RECORDED IN DEED BOOK 7206, PAGE 156, AFORESAID RECORDS (BLANKET EASEMENT-NO DESCRIPTION GIVEN-NOT PLOTTABLE)
- 3) RIGHT-OF-WAY EASEMENT FROM MARATHON PETROLEUM CO. RECORDED IN DEED BOOK 13901, PAGE 238, AFORESAID RECORDS (PLOTTED AND SHOWN).
- 4) RIGHT-OF-WAY EASEMENT FROM MARATHON PETROLEUM CO. RECORDED IN DEED BOOK 15062, PAGE 33, AFORESAID RECORDS (PLOTTED AND SHOWN).
- 5) EASEMENT AGREEMENT RECORDED IN DEED BOOK 35768, PAGE 20, AFORESAID RECORDS (BENEFITS SUBJECT PROPERTY).
- 6) EASEMENT RECORDED IN DEED BOOK 4815, PAGE 188, AFORESAID RECORDS (PLOTTED AND SHOWN).

**NOT AFFECTING**

- 1) RIGHT-OF-WAY DEED FROM MARATHON PETROLEUM CO. RECORDED IN DEED BOOK 5555, PAGE 152, AFORESAID RECORDS.

The undersigned certifies to the best of his professional knowledge, information and belief that this map or plat and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999; and also prepared in conformity with the minimum standards and requirements of the law.

BRIAN R. SUTHERLAND, R.L.S.  
 LAND SURVEYOR NO. 2900  
 DATE OF EXPIRATION: 12/31/06



LINE	LENGTH	BEARING
L1	126.84	N 15°41'26" E
L2	82.03	N 16°36'38" E
L3	32.28	N 32°05'03" E
L4	49.22	N 16°58'44" E
L5	99.67	N 11°18'45" E
L6	30.61	N 22°15'48" E

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

ALTA/ACSM LAND TITLE SURVEY FOR:  
**RODRIGUEZ/KLEIN GROUP, INC.**  
 and  
**CHICAGO TITLE INSURANCE COMPANY**

**GP**  
**GEORGIA PREMIER LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 3010 HAMILTON MILL ROAD  
 BUFORD, GEORGIA 30519  
 (770) 614-3004 FAX (770) 614-3956

Date: 12/1/04 Land Lot: 30 District: 6th Sheet No.  
 County: GWINNETT, GA. Scale: 1"=50'  
 Project: 04334 Drawn By: BRS  
**1 OF 1**

No.	By	Date	Revision

ACAD FILE: 04334\334BNDY1.DWG - 04334.CRD



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**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

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

no

- (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 BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

no

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

yes

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

no

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**Letter of Intent**  
**SUP Case Number: SUP2022-00066**  
**Trill Studios**  
**3300 Centerville Highway, Snellville GA 30039**  
**Applicant: Arthur Capers III**

For the past 10 years, it has been my dream to own and operate my own Tattoo Parlor. To bring this dream to fruition, I've worked extremely hard building my brand, establishing a consistent clientele, and providing a safe and quality service that clients can be proud to showcase.

My goal is to create a welcoming safe and professional parlor, that adheres to all state and local safety and health regulations. Clients have the option of stopping in to inquire about potential body art, walking in to receive service from the first available artist, or scheduling an appointment for future services. I strive to be an employer of choice; I want artist who are interested in learning the craft and those already experienced to know that Trill Studios is available to support.

**Size:**

Parlor is 2000 square feet divided amongst 8 rooms. Each artist will have their own room, there will be a dedicated receptionist area at the entrance along with a waiting area. Waiting area is equipped with free wi-fi and snacks for waiting clients or clients working remote.

**Staff:**

As the owner, I will run the business and serve as the primary tattoo artist. I will hire 1 receptionist, 4 tattoo artist and 1 piercer

**Hours of Operation:**

Hours of operation will be 8am-12pm midnight, or in accordance with city regulations.

**Plumbing:**

Facility currently has plumbing, this will include a fully functional co-ed restroom (toilet, sink)

The plaza has ample well-lit parking and is adjacent to various restaurants and a convenience store. While all are welcomed to visit, body art and tattoos will not be performed on clientele under 18 years of age.



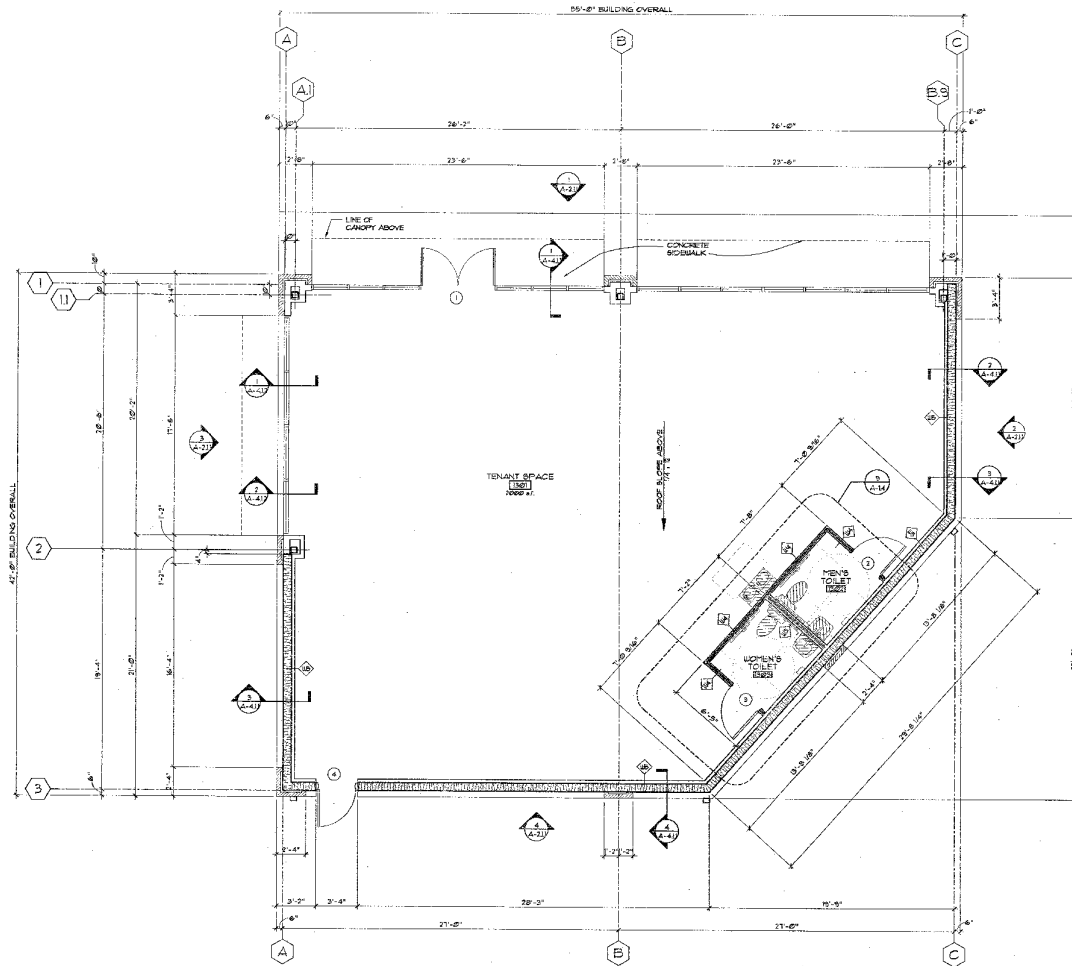
GWINNETT COUNTY  
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GENERAL NOTES

1. ALL DIMENSIONS & INTERIOR PARTITIONS ARE TO THE FACE OF THE STUD PARTITIONS UNLESS OTHERWISE NOTED.
2. ALL OTHER DIMENSIONS ARE TO FACE OF STRUCTURE OR CENTER LINE OF COLLARS.
3. ANY WOOD BLOCKING IN CONTACT WITH CONCRETE FLOORING OR METAL SHALL BE PRESSURE TREATED.
4. SEE MECHANICAL DRAWINGS FOR MECHANICAL INFO.
5. SEE PLUMBING DRAWINGS FOR PLUMBING INFO.
6. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL INFO.
7. SEE COVER SHEET FOR ABBREVIATIONS & SYMBOL DEFINITIONS.
8. SEE SHEET A-1 FOR WALL TYPE DETAILS.
9. PROVIDE DIAGONAL BRACES AS NOTED & TOP OF FREE STANDING GYP. BO. PARTITIONS SHALL BE FINISH FLOOR FINISH. FABRIC AND TIE-INS SHALL BE INSTALLED AFTER FLOOR FINISH IS APPLICABLE GROSS.
10. SEE FLOOR PLANS FOR THE LOCATION & QUANTITY. SEE GENERAL NOTES & SPECIFICATIONS FOR GYP & TYP.
11. ALL EXTERIOR GLAZING TO BE 1" THICK SOLAR BRIDGE INSULATING (SBI) PLY GLASS IN BRONZE ALUMINUM FRAMES. AT LOCATIONS WHERE GLASS REACHES TO FLOOR (AND NO FULL 42" INTERGLAZING HEIGHT) PROVIDE 1/2" X 1/2" GUMMERS AT 36" O.C. ATTACH GUMMERS WITH TAPPERPROOF SCREWS. COLOR TO MATCH ALUMINUM FRAMES. SEE DETAIL.
12. ANY CORROSION-RESISTANT FINISHES USED IN THIS PROJECT SHALL BE CLASS "A" OR "B" MATERIALS WITH A FLUOROPOLYMER FINISH OF 0.005".
13. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION TO ENSURE STABILITY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS.
15. SEE GENERAL NOTES AND SPECIFICATIONS FOR OTHER INFORMATION.
16. DO NOT SCALE DIMENSIONS (DIMENSIONS GOVERN).



BUILDING 2 FLOOR PLAN  
1/4" = 1'-0"



FOR CONSTRUCTION

**BEA USH GRUP, P.C.**  
ARCHITECTS AND ENGINEERS  
2205 Peachtree Road, Suite 200, Dunwoody, GA 30308  
Phone: 770-407-0000  
Email: info@beaushgroup.com Fax: 770-407-0000

Client: **ZOAR INVESTMENT GROUP, L.L.C.**  
5205 BURNING BIRCH, SUITE 214  
DORAVILLE, GA 30040

Project: **ZOAR PLAZA  
RETAIL CENTER**  
3000 CENTREVILLE HIGHWAY  
SNELLEVILLE, GWINNETT COUNTY, GA 30009

Scale: 1/4" = 1'-0"

Project No: 2022  
Drawn: 02/16/2022  
Design: BJB  
Checked: E.M.S.  
File Name: 2022-A-111

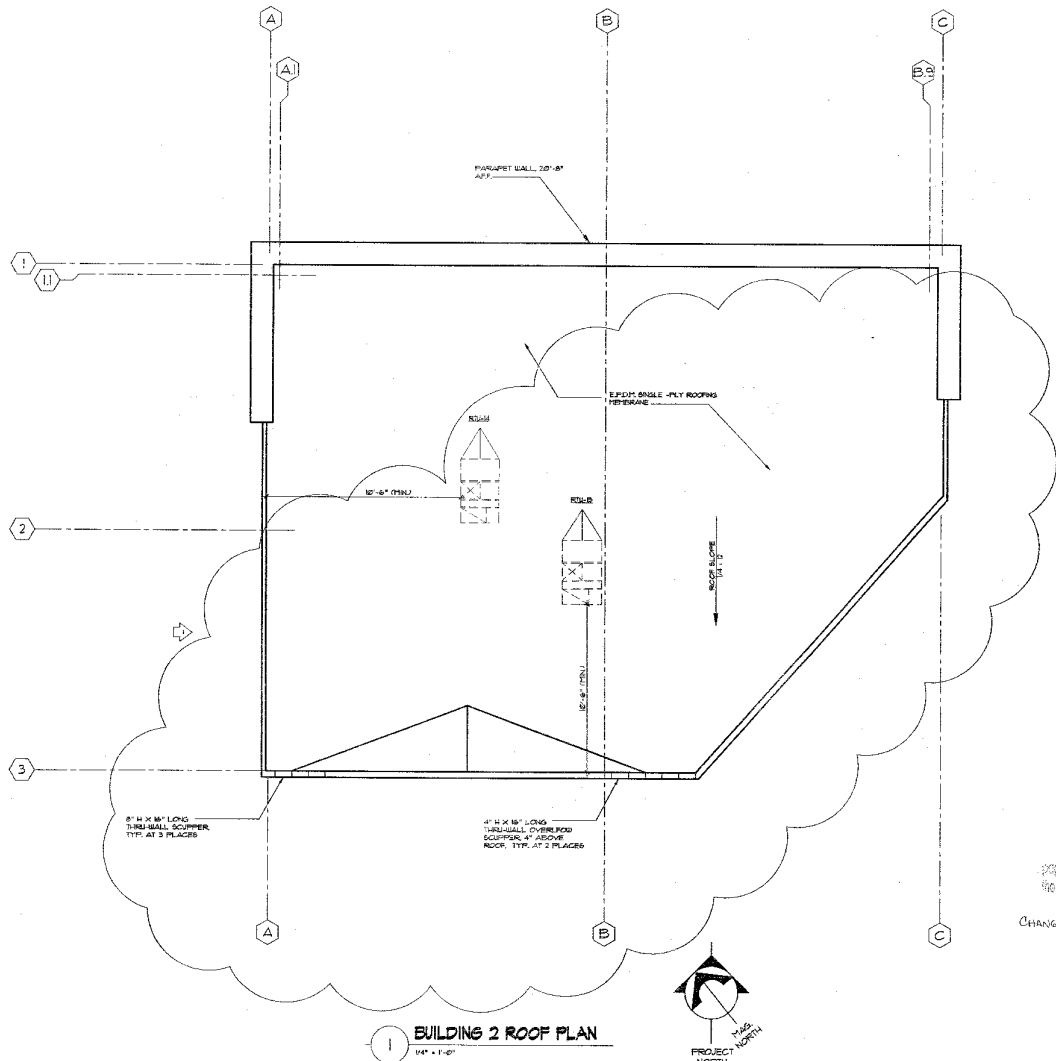
**BUILDING 2  
FLOOR PLAN**

Sheet No.:  
**A-1.1.1**

GWINNETT COUNTY  
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**BUILDING 2 ROOF PLAN**  
1/4" = 1'-0"



Plans Not to be reviewed by  
the Gwinnett County Fire  
Department  
CHANGED TO ROOF PARAPET WALLS  
- SEE FIR 2005 - 00949  
10/16/08  
CAN

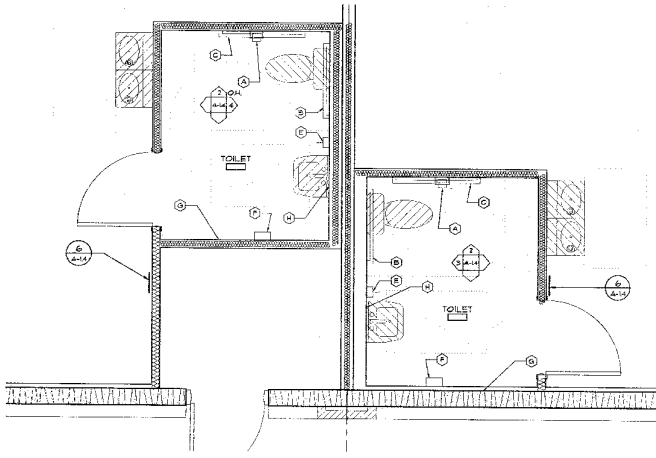
**KEEP ON JOB SITE**  
APPROXIMATE PLAN SIZE MUST BE  
AVAILABLE FOR EXEMPTION COUNTY  
INSPECTORS AT ALL TIMES  
**NO PLANS**  
**NO INSPECTIONS**

REGISTERED FOR  
REVISIONS ON "CONTROL" SHEET  
OCT 16 2008  
BY: [Signature]  
CHECKED BY: [Signature]

<b>Brian Jones Group, P.C.</b> Architects and Engineers 2525 Peachtree Road, Suite 1700, Atlanta, GA 30329 Phone: 404.252.1000 Fax: 770.481.3918 www.brianjonesgroup.com	
Client:	<b>ZOAR INVESTMENT GROUP, L.L.C.</b> 5725 BUFORD HWY, SUITE 214 DORAVILLE, GA 30040
Project:	<b>ZOAR PLAZA RETAIL CENTER</b> 3800 CENTERVILLE HIGHWAY SNELLVILLE, GWINNETT COUNTY, GA 30088
Issue Date/Title:	10/22/08 / MAX. 1' GRID SPACINGS
Project No.:	08-0000
Drawn By:	EM
Checked By:	E.M.S.
Scale:	AS SHOWN
Sheet Title:	<b>BUILDING 2 ROOF PLAN</b>
Sheet No.:	<b>A-12.1</b>

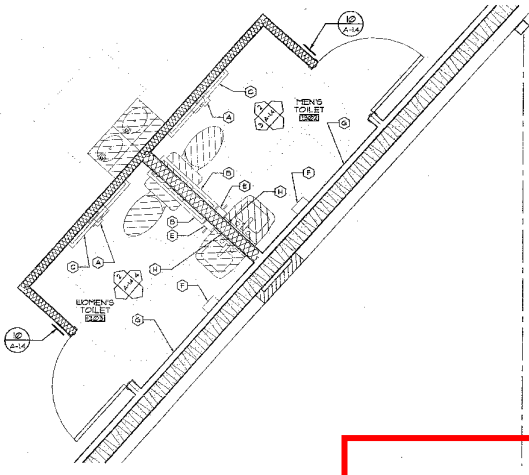
**FOR CONSTRUCTION**



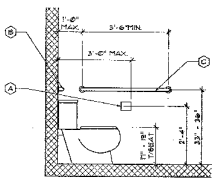


1 ENLARGED TOILET PLAN - TYPICAL  
1/2" = 1'-0"

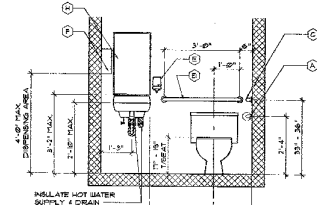
TOILET ACCESSORIES		
MARK	DESCRIPTION	BODRACK MODEL NO.
A	TOILET PAPER HOLDER	B-264
B	36" GRAB BAR 1/2" DIA.	B-8826 3/36
C	42" GRAB BAR 1/2" DIA.	B-8826 3/42
D	.....	.....
E	SOAP DISPENSER	B-158
F	PAPER TOWEL DISPENSER	B-262
G	COAT HOOK	B-21
H	MIRROR (24" X 36")	B-493 300



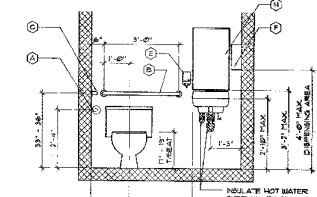
9 ENLARGED TOILET PLAN - TYPICAL  
1/2" = 1'-0"



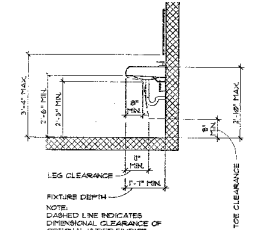
2 H.C. WATER CLOSET  
1/2" = 1'-0"



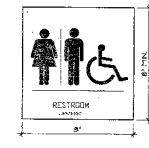
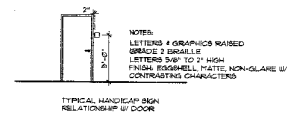
3 H.C. TOILET ELEVATION  
1/2" = 1'-0"



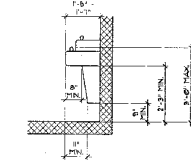
4 H.C. TOILET ELEVATION  
1/2" = 1'-0"



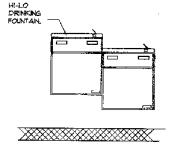
5 LAVATORY PROFILE  
1/2" = 1'-0"



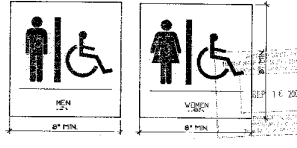
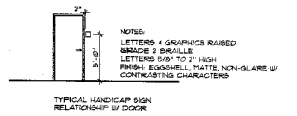
6 A.D.A. ACCESSIBLE TOILET SIGN DETAIL  
1/2" = 1'-0"



7 E.W.C. CLEARANCES  
1/2" = 1'-0"



8 E.W.C. ELEVATION  
1/2" = 1'-0"



10 A.D.A. ACCESSIBLE TOILET SIGN DETAIL  
1/2" = 1'-0"

**GWINNETT COUNTY  
PLANNING AND DEVELOPMENT**  
**RECEIVED**  
 10/19/2022



**JEFF HAYS GROUP, P.C.**  
 ARCHITECTS AND ENGINEERS  
 1000 W. BROAD ST., SUITE 100  
 DORAVILLE, GA 30088  
 Phone: 770.472.1100  
 Fax: 770.472.1105  
 Email: jeff@jeffhaysgroup.com

Project: **ZOAR INVESTMENT GROUP, L.L.C.**  
 5225 BURDARD HWY., SUITE 214  
 DORAVILLE, GA 30088

Project: **ZOAR PLAZA  
RETAIL CENTER**  
 3500 CENTREVILLE HIGHWAY  
 SNELLVILLE, GWINNETT COUNTY, GA 30088

Project No.: 2019-03  
 Drawn: ERM/PL/08  
 Design: ERM/PL/08  
 Checked: ERM/PL/08  
 Title: 10/19/2022

Project No.: 2019-03  
 Drawn: ERM/PL/08  
 Design: ERM/PL/08  
 Checked: ERM/PL/08  
 Title: 10/19/2022

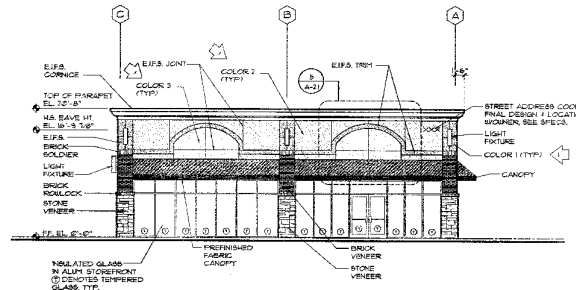
Sheet Title:  
**TOILET PLANS  
& DETAILS**  
 Sheet No.:  
**A-1.4**

FOR CONSTRUCTION

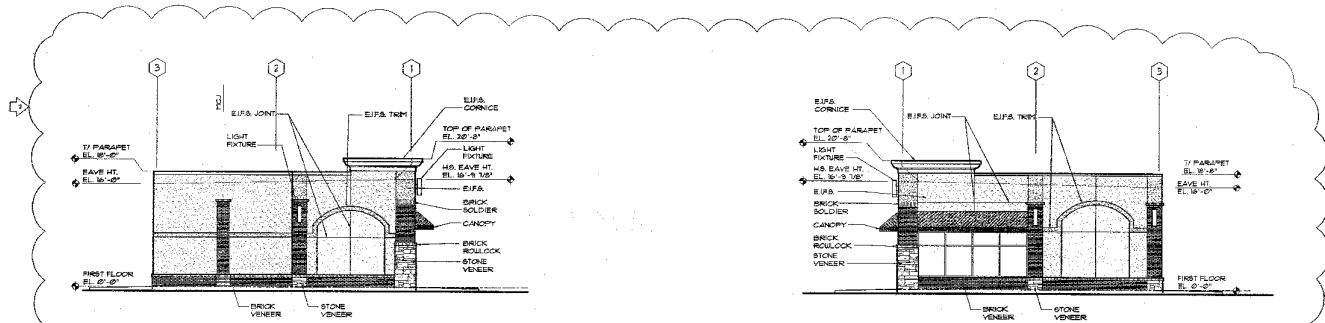
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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10/19/2022

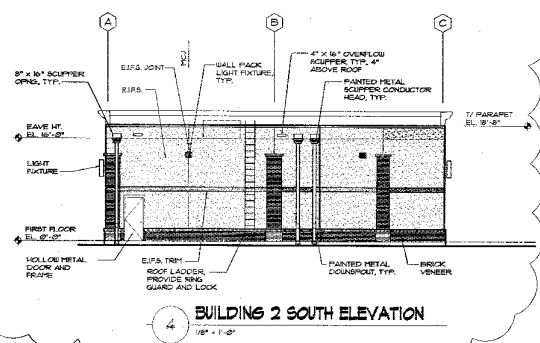


1 BUILDING 2 NORTH ELEVATION  
1/8" = 1'-0"



2 BUILDING 2 EAST ELEVATION  
1/8" = 1'-0"

3 BUILDING 2 WEST ELEVATION  
1/8" = 1'-0"



4 BUILDING 2 SOUTH ELEVATION  
1/8" = 1'-0"

KEEP ON JOB SITE  
ARCHITECT'S PLAN SET MUST BE  
AVAILABLE FOR GWINNETT COUNTY  
INSPECTIONS AT ALL TIMES  
NO PLANS  
NO INSPECTIONS

OCT 16 2022  
BY: [Signature]  
PROJECT: [Project Name]

FOR CONSTRUCTION

**JOHN WOOD GROUP, P.C.**  
ARCHITECTS and ENGINEERS  
1000 Peachtree Street, N.E., Suite 1700, Atlanta, GA 30309  
Phone: 404.525.1100 Fax: 404.525.1101

Client: **ZOAR INVESTMENT GROUP, L.L.C.**  
6725 BURGESS HWY., SUITE 214  
DORAVILLE, GA 30040

Project: **ZOAR PLAZA  
RETAIL CENTER**  
3800 CENTERVILLE HIGHWAY, GWINNETT COUNTY, GA 30088

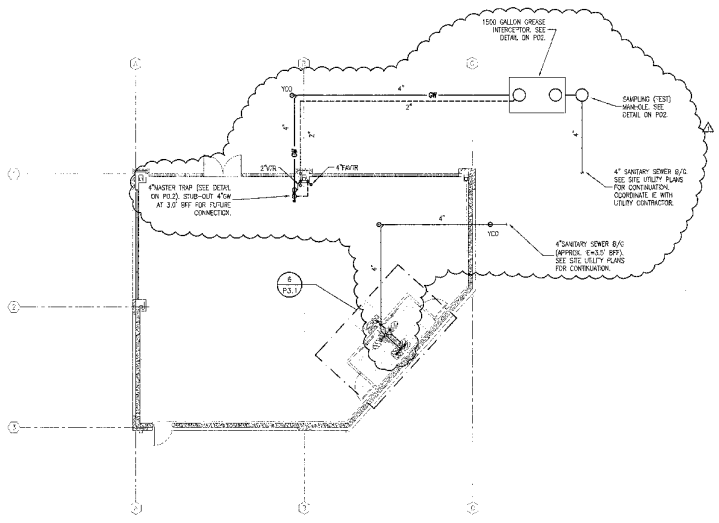
Scale: 1/8" = 1'-0"

Project No: 2020-001  
Drawing No: 2020-001-001  
Drawing Title: EXTERIOR ELEVATIONS  
Drawing Date: 09/15/20  
Drawing Revision: 09/22/20  
Drawing By: E.M.S.  
Checked By: E.M.S.  
File Name: 2020-001-001-001

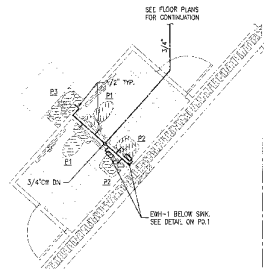
Sheet Title: **EXTERIOR ELEVATIONS**  
Sheet No: **A-2.1.1**



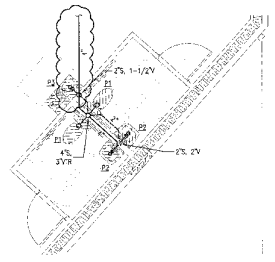




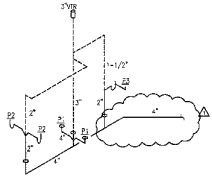
1 FLOOR PLAN - WASTE & VENT  
SCALE: 1/8" = 1'-0"



2 ENLARGED PLAN - DOMESTIC WATER  
SCALE: 1/4" = 1'-0"

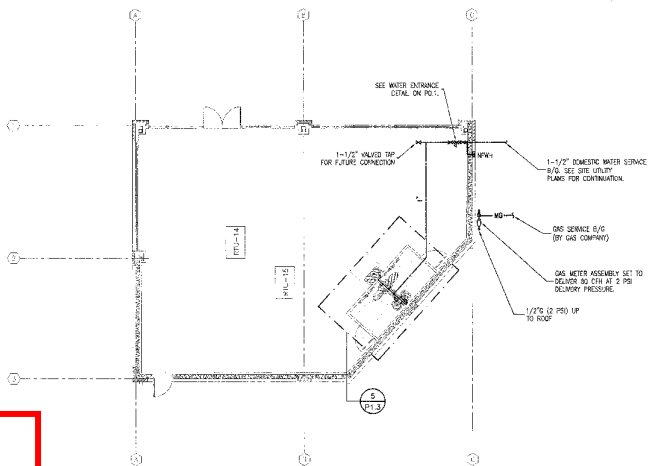


3 ENLARGED PLAN - WASTE & VENT  
SCALE: 1/4" = 1'-0"

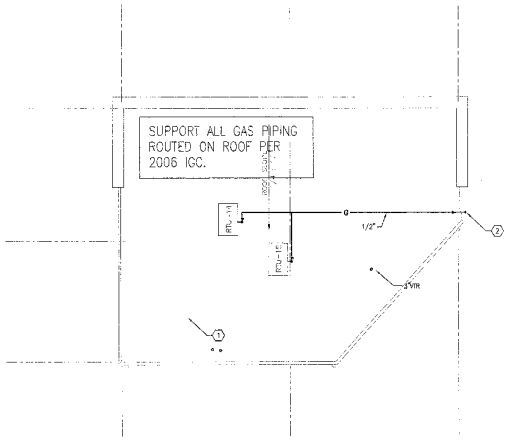


4 WASTE & VENT RISER DIAGRAM  
NO SCALE

KEYED NOTES:  
 1 CONNECT GAS PIPE TO EQUIPMENT (FULL-SET OF UNIT CONNECTION WITH DEVICES SHUT-OFF VALVE AND FLEXIBLE CONNECTOR. INCLUDE GAS REGULATOR WHERE 2 PSI GAS IS UTILIZED (SEE DETAIL ON PG. 2)  
 2 1/2" (2 PSI) OR TO WATER MANHOLE BELOW.



5 FLOOR PLAN - WATER & GAS  
SCALE: 1/8" = 1'-0"



6 ROOF PLAN - PLUMBING  
SCALE: 1/8" = 1'-0"

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
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 10/19/2022

NO CONSTRUCTION

Project No. 22-15-05  
 Drawn By: S.  
 Checked By: W.  
 File Name:  
 Sheet Title:  
 BUILDING AND  
 PLUMBING  
 Sheet No.:  
**P-3.1**

  
**MEP**  
 MEP Design Engineers, Inc.  
 10000 E. Jefferson Ave. #1000  
 Denver, CO 80231  
 Phone: 303.751.0000  
 Fax: 303.751.0001  
 www.mep-engineers.com

---

Client: **ZOAR INVESTMENT GROUP, LLC.**  
 6705 SHERWOOD HWY. SUITE 214  
 DORAVILLE, GA 30090

---

Project: **ZOAR PLAZA RETAIL CENTER**  
 3000 CONVENTVILLE HIGHWAY  
 SNEEDVILLE, GWINNETT COUNTY, GA 30088

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10/19/2022

**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: \_\_\_\_\_ - \_\_\_\_\_ R6030077  
(Map Reference Number) District Land Lot Parcel

Arthur Capers III \_\_\_\_\_ 10-17-2022  
Signature of Applicant Date

Arthur Capers III  
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)

V. Schoby  
NAME

TSA-II  
TITLE

10/17/2022  
DATE

Taxes are current for  
"2021"

8 2022 property taxes are due

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9/28/2022

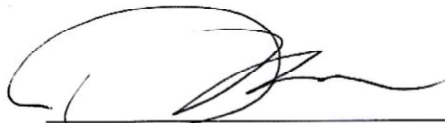
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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.

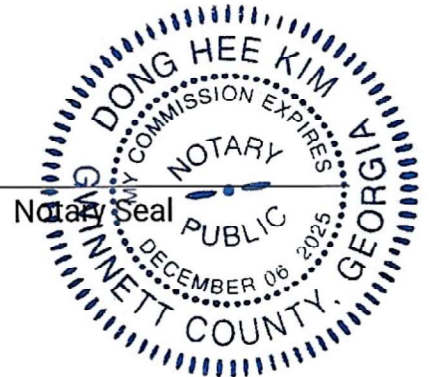
  
\_\_\_\_\_  
Signature of Applicant

9-22-22  
\_\_\_\_\_  
Date

Arthur Capers III (owner)  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

9/22/2022  
\_\_\_\_\_  
Date



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9/28/2022

**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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

Signature of Property Owner

9/22/2022

Date

TED THOMAS PROPERTY MANAGER

Type or Print Name and Title

Signature of Notary Public

9/22/2022

Date

Notary Seal




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9/28/2022

**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.



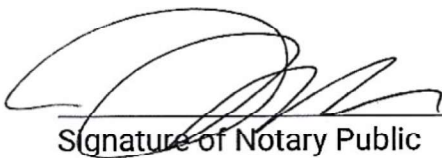
Signature of Applicant

Arthur Capers III

Type or Print Name

9-22-22

Date



Signature of Notary Public

9/22/2022

Date

Notary Seal



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9/28/2022

**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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

[Signature]                      9-22-22                      Arthur Capers III (owner)  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

[Signature]                      9/22/2022  
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 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.