

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Title Tree of Lilburn, LLC ADDRESS: 2078 Beaver Run Rd <i>Suite D</i> CITY: Norcross STATE: Ga ZIP: 30071 PHONE: 770-263-8800	NAME: Ala Associates Inc ADDRESS: 415 Pineland Rd NW CITY: Atlanta STATE: Ga ZIP: 30342 PHONE: 404-931-3457
CONTACT PERSON: Johnny Voyles PHONE: 404-542-8020 CONTACT'S E-MAIL: johnny@citisideproperties.com	

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

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: 1428	
LAND DISTRICT(S): 6 LAND LOT(S): 062 ACREAGE: 1.691	
ADDRESS OF PROPERTY: 4895 Stone Mountain Hwy, Lilburn, Ga 30047	
SPECIAL USE REQUESTED: Title Pawn	

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

SUP '13 0 0 3



**IF YOU DIG**



**Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411**

N/F PROPERTY OF  
**JDN REAL EST  
STONE MOUNTA**  
DEED BOOK 22906/ PAC  
DEED BOOK 47982, PAGE  
DEED BOOK 47982, PAGE  
ZONED C-2

**PROPERTY DESCRIPTION**

**OVERALL**

All that tract or parcel of land lying and being in Land Lot 57 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the Westerly land lot line of Land Lot 57 and the Northerly right-of-way of U.S. Highway 78; thence along said Northerly right-of-way 1,025.44 feet to a 5/8" rebar set and being the TRUE POINT OF BEGINNING; Thence continue along said northerly right-of-way the following courses and distances: along a curve to the right, an arc distance of 73.76 feet, said curve having a radius of 1376.40 feet and being subtended by a chord of 73.75 feet, at South 66 degrees 23 minutes 17 seconds West to a 5/8" rebar set; Thence South 75 degrees 20 minutes 17 seconds West a distance of 90.92 feet to a 5/8" rebar set; Thence along a curve to the right, an arc distance of 187.43 feet, said curve having a radius of 1464.32 feet and being subtended by a chord of 187.30 feet, at South 74 degrees 55 minutes 03 seconds West to a 5/8" rebar set at the corner of the property now or formerly belonging to Stone Mountain Portfolio, LP; Thence run along said property the following courses and distances: Thence North 55 degrees 13 minutes 20 seconds West a distance of 34.92 feet to a 5/8" rebar set; Thence North 09 degrees 31 minutes 04 seconds West a distance of 153.77 feet to a 5/8" rebar set; Thence North 31 degrees 14 minutes 08 seconds East a distance of 31.28 feet to a 5/8" rebar set; Thence North 70 degrees 13 minutes 07 seconds East a distance of 146.71 feet to a point; Thence along a curve to the left, an arc distance of 145.11 feet, said curve having a radius of 1132.40 feet and being subtended by a chord of 145.01 feet, at North 66 degrees 32 minutes 51 seconds East to a 5/8" rebar set at the corner of the property now or formerly belonging to Tomco Properties, Inc.; Thence run along said property the following courses and distances: South 27 degrees 07 minutes 25 seconds West a distance of 189.98 feet to a 5/8" rebar set; Thence South 25 degrees 08 minutes 50 seconds East a distance of 39.00 feet to a 5/8" rebar set and said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 1.691 acre

**SUP '13 0 0 3**

N/F PROPERTY OF  
**THE ALLAN KONCE TRUST**

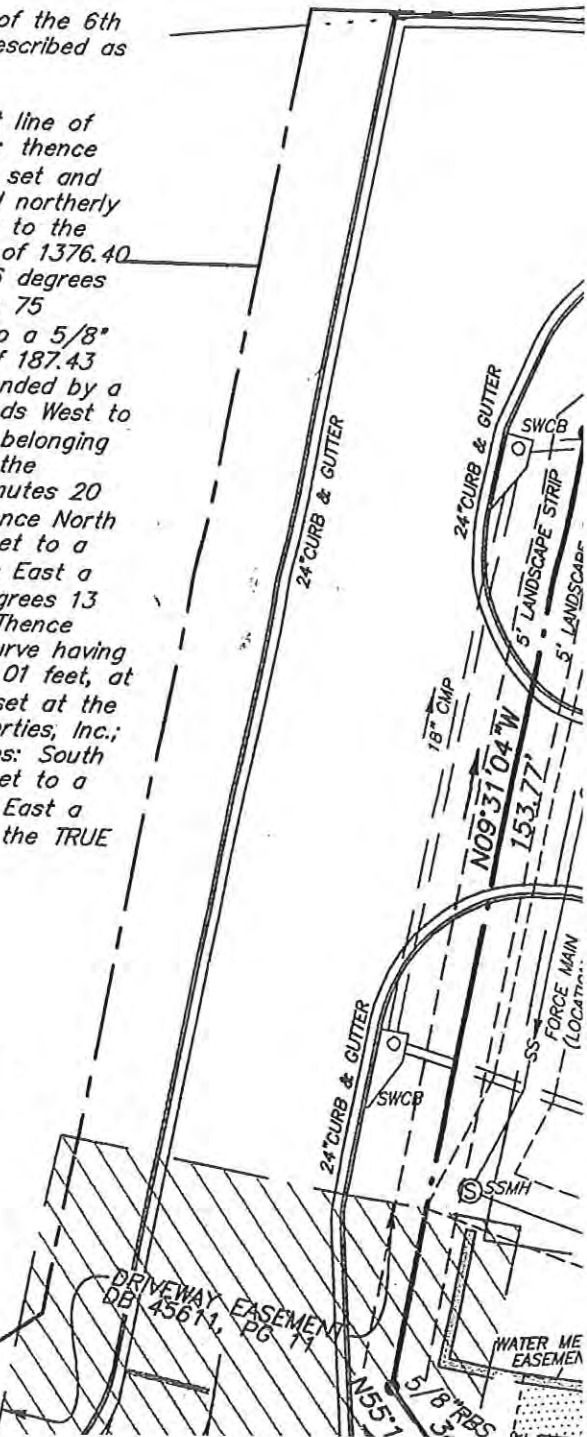
DEED BOOK 48043 / PAGE 405

ZONED C-2

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NOV 02 2012

BY: .....

BY REFERENCE #1)

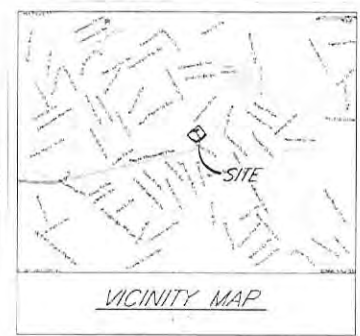
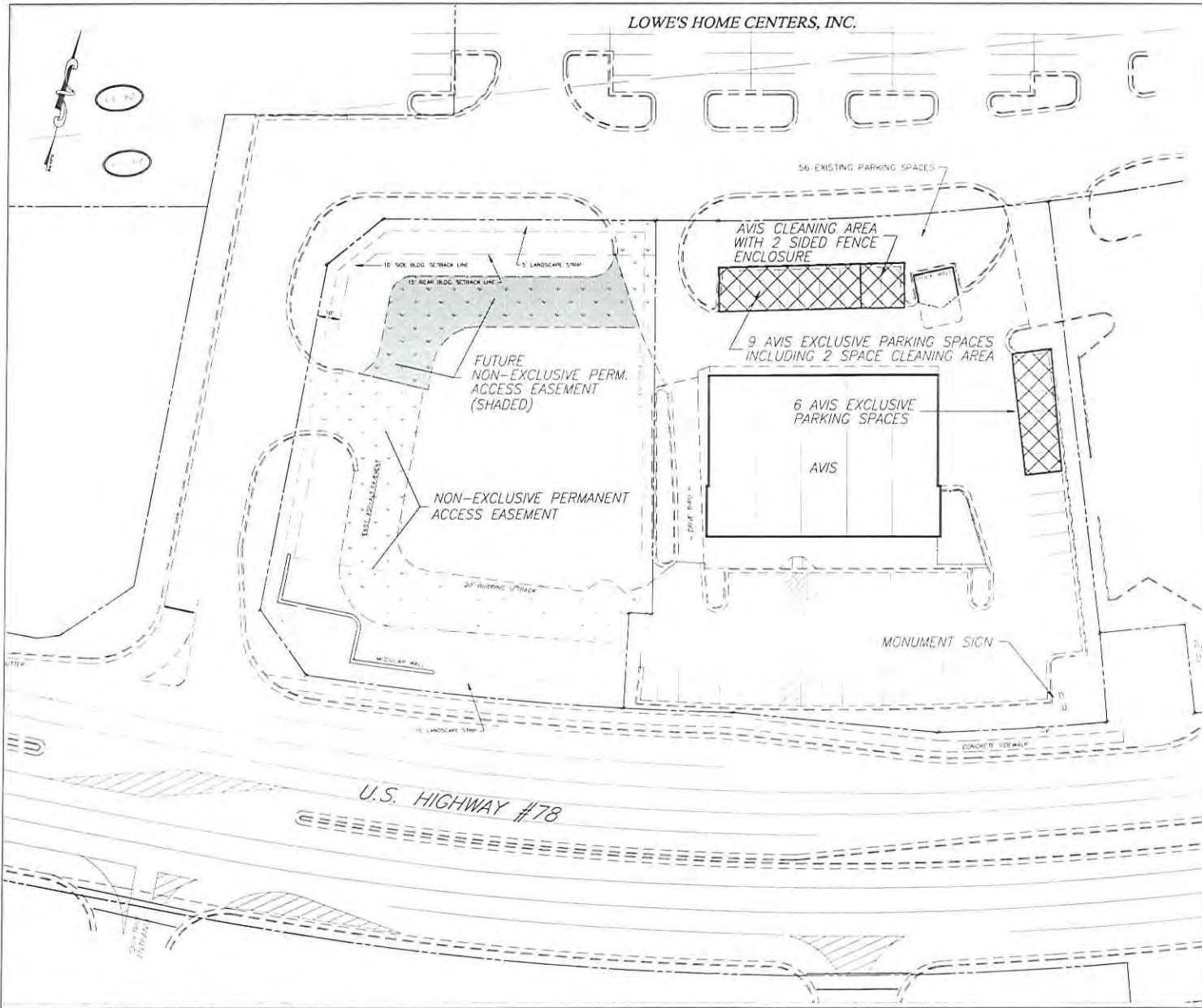






LOWE'S HOME CENTERS, INC.

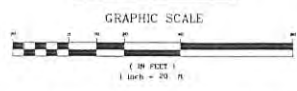
REVISIONS			
NO.	BY	DESCRIPTION	DATE



LEGEND

-  NON-EXCLUSIVE PERM. ACCESS EASEMENT
-  AVIS EXCLUSIVE PARKING SPACES

SITE PLAN



HCA JOB NO. 2010-141  
 HAINES, GIPSON & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 1050 NORTH BROWN RD. SUITE 100  
 LAWRENCEVILLE, GEORGIA 30043  
 PHONE (770) 491-7550 FAX (770) 491-7750

STONE MTN. RETAIL  
 ALA ASSOCIATES, INC.  
 21 50th St. SW, Decatur, GA 30030

SUP '13 0 0 3



**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 attachment for answers for questions A-F)

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

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

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(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:

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

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(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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## **Attachment for Special Use Permit Application**

### **Below: Applicant's Answers for Special Use Permit Zoning Questions**

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The subject property is part of a small strip center that is located in a parcel in front of Lowes on Stone Mountain Highway. The proposed use will have a professional office setting with professional signage and should complement the surrounding areas. There will not be automobiles on site or retail items for sale.

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

The proposed use is consistent with the neighboring tenants in the strip center which includes Avis, Metro PCS, and Church's Chicken.

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

The current zoning is C-2 and we feel the special use aligns with the property and surrounding area.

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed use should not affect traffic or parking in any meaningful manner.

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

The proposed use is in conformity with the intent of the land use plan as zoned C-2 General Business.

(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:

Title Tree offers alternative financial services and will complement the range of goods and services within the community.



# TITLE TREE

## DISCOUNT TITLE PAWN

Gwinnett County  
Planning & Development  
446 W Crogan St  
Suite 250  
Lawrenceville, Georgia 30046

Re: Special Use Permit Request  
Applicant: Title Tree Gwinnett 2, LLC  
2078 Beaver Ruin Rd, Norcross, Ga 30071

Dear Sir/Madam:

Title Tree of Lilburn, LLC (Title Tree) is requesting approval of a special use permit to operate a title pawn business at 4895 Stone Mountain Hwy, Lilburn, Ga 30047. The desired property is an available commercial space for lease in a small strip center in unincorporated Gwinnett. The subject property located on an out-parcel in front of Lowes on Highway 78. The current zoning for the subject property is C-2, General Business.

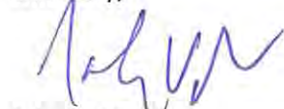
Title Tree currently has two locations, one in Norcross and one in Gwinnett. Our focus is in creating professional retail space. The proposed location would not have any retail goods for sale or automobiles on site. This location would have 3 to 4 employees each having desk to meet with customers. Store house would be Monday-Friday 9-6 and Saturday from 10-4.

It is our goal to help meet the growing demand of individuals whom have limited options with regards to traditional financing. There are more individuals today with poor credit and are seeking solutions short term cash needs. There was a recent study done that reported that more than 10 million households are "unbanked" due to poor credit and distrust of banks. Clearly this has created a demand for alternative solutions in which we try to meet this demand.

In summary, we feel that the subject property on Stone Mountain Highway in Lilburn is a perfect fit as this strip center is a clean and bright space on a very busy road. We hope to complement the variety of goods and services within close proximity and we will do so in a manner with the goal of excellence in customer service, location aesthetics, and professionalism.

Thank you for your time and consideration regarding this application.

Sincerely,



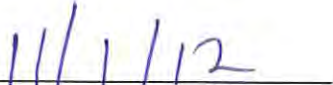
Johnny Voyles

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

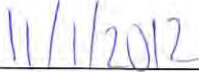
  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date

Title Tree of Lilburn, LLC as Managing Member

Type or Print Name and Title

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

  
\_\_\_\_\_  
Date





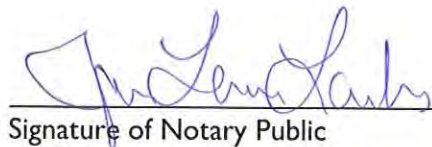
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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

11/2/12  
\_\_\_\_\_  
Date

*F/A Associates, Inc. by Jab L Hughes, President*  
\_\_\_\_\_  
Type or Print Name and Title

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

11/1/2012  
\_\_\_\_\_  
Date



**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.

*Johny Voyles*  
SIGNATURE OF APPLICANT  
11/11/12  
DATE  
Title Tree of Lilburn, LLC  
TYPE OR PRINT NAME AND TITLE  
(Johny Voyles signing as Managing Member)

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

*Jana Leanne Lambros*  
SIGNATURE OF NOTARY PUBLIC  
11/11/2012  
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 Johny Voyles  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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



