

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Lisa Adams</u>	NAME: <u>Lisa Adams</u> <u>Tung Nguyen</u>
ADDRESS: <u>4864 Jimmy Carter</u>	ADDRESS: <u>4864 Jimmy Carter</u> <u>Suite A</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>770-638-0247</u>	PHONE: <u>770-638-0247</u>
CONTACT PERSON: <u>David Adams</u> PHONE: <u>770-638-0247</u>	
CONTACT'S E-MAIL: <u>David Adams@ndiDevelopment.com</u>	

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

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C2</u>	BUILDING/LEASED SQUARE FEET: <u>n/a</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>211</u> ACREAGE: <u>4.48</u>
ADDRESS OF PROPERTY: <u>4580 Satellite Blvd, Duluth, GA</u>	
SPECIAL USE REQUESTED: <u>Private Art Display Park</u> <u>Cultural Art Display (outdoor storage + display)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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TRACT 4A — Tract C

TRACT 4A, FOUR POINT SHERATON AT THE PARAGON, AS RECORDED IN PLAT BOOK 124, PAGE 84, IN THE CLERK OF COURTS OFFICE OF GWINNETT COUNTY, GEORGIA. SAID TRACT BEING SITUATED IN LAND LOT 211, 6TH DISTRICT, OF AFORESAID COUNTY AND STATE, CONTAINING 0.685 ACRES, AND BEING SHOWN ON A SURVEY BY METRO ENGINEERING AND SURVEYING COMPANY, INC. DATED OS/27/10 (JOB NO. 12934).

TRACT 4B — Tract's A, B

TRACT 4B, FOUR POINT SHERATON AT THE PARAGON, AS RECORDED IN PLAT BOOK 124, PAGE 84, IN THE CLERK OF COURTS OFFICE OF GWINNETT COUNTY, GEORGIA. SAID TRACT BEING SITUATED IN LAND LOT 211, 6TH DISTRICT, OF AFORESAID COUNTY AND STATE, CONTAINING 3.800 ACRES, AND BEING SHOWN ON A SURVEY BY METRO ENGINEERING AND SURVEYING COMPANY, INC. DATED OS/27/10 (JOB NO. 12934).

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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:

Residential & Commercial neighbors have shown support for the project.



4864 Jimmy Carter Blvd., Suite 203  
Norcross, GA 30093  
Ph 770.638.0247  
Fax 770.638.0249  
www.ndiDevelopment.com

August 21, 2014

ATTN: Gwinnett County Planning and Development Department

Re: **District 1, land lots 224-225.**  
**4580 Satellite Blvd**  
**Duluth, GA 30096**

To whom it may concern,

On behalf of the property owners of the site referenced in the Special Use Permit application attached, I am providing this Letter of the intended use for the location which is currently under a C-2 zoning status.

The owners would like to establish a cultural arts display park for their private use. The park would be accessible to various Church organizations, as well as the patrons of the shopping center on a limited basis for personal photos and viewing.

The owners wish to work with the Gwinnett County Planning and Development Department, to provide the necessary permitting, and code requirements for such a use.

There are currently no plans for the erection of any building structure, or grading.


However power to a number of the displays would be needed, and would of course be per Gwinnett County code requirements.

Any need for parking is satisfied by the parking area of the adjacent Shopping center which utilizes the shared entry to the property, and is owned by the same property owner.

Residents of the area are excited to see life come into the area, and the children who come into the center, are all wanting to see the displays, which are not accessible at this time, subject to the use application process.

On behalf of the property owners I would like to thank you for your consideration, and I look forward to answering any questions that you may have.

Very best regards,

  
*A. David Adams*  
*Leasing and Sales*  
*Managing Broker*  
*NDI Development LLC*  
[davidadams@ndidevelopment.com](mailto:davidadams@ndidevelopment.com)  
[678/755-4590 c](tel:6787554590)  
[770/638-0247 o](tel:7706380247)

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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.

*Lisa Reeves* 08/20/14  
Signature of Applicant Date

Lisa Reeves managing member  
Type or Print Name and Title

*Danielle V Cardwell* 08/20/2014  
Signature of Notary Public Date



*My Commission expires May 26, 2018*

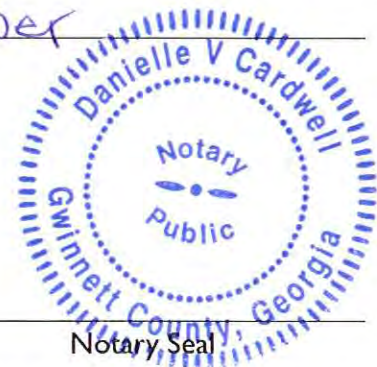
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

*Lisa Reeves* 08/20/14  
Signature of Property Owner Date

Lisa Reeves managing member  
Type or Print Name and Title

*Danielle V Cardwell* 08/20/2014  
Signature of Notary Public Date



MY COMM EXP 05/20/2018

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**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.

Lisa Reeves      08/20/14      Lisa Reeves member  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

Lisa Reeves      08/20/14      Lisa Reeves  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE      managing member

Danielle V Cardwell      08/20/2014  
 SIGNATURE OF NOTARY PUBLIC      DATE

MY COM  
 EXP MAY  
 24 2018



**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    Lisa Reeves  
 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.

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