SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Sky King of Lawrenceville, LLC	NAME: JR Lawrenceville LLC
ADDRESS: 8750 South Tamiami Trail	ADDRESS: 3415 S Sepulveda Blvd STE 650
CITY: Sarasota	CITY: Los Angeles
STATE: FL ZIP: 34238	STATE: CA ZIP: 90034-6983
PHONE: 941-966-5355	PHONE: 770-822-9593

CONTACT PERSON: Heather Stevenson PHONE: 678-990-3038

CONTACT'S E-MAIL: h.stevenson@kimfirm.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:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: 4,846

PARCEL NUMBER(S): R7081 116 ACREAGE: 3.2

ADDRESS OF PROPERTY: 1956 NE Duluth Highway Stelor Lawrenceville, GA 30043

SPECIAL USE REQUESTED: Consumer retail fireworks facility

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 81 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete right of way monument found at the intersection of the easterly right of way line of Breckinridge Extension (having a variable right of way) and the southerly right of way line of Georgia State Route 120 (having a variable right of way); thence along the southerly right of way of Georgia State Route 120, North 85 degrees, 35 minutes, 38 seconds East a distance of 65.05 feet to a concrete right of way monument found; thence North 76 degrees, 48 minutes, 05 seconds East a distance of 202.01 feet to a concrete right of way monument found; thence North 85 degrees, 08 minutes, 07 seconds East a distance of 370.97 feet to a 5/8" rebar set; thence leaving said right of way, South 03 degrees, 19 minutes, 04 seconds East a distance of 237.40 feet to a 1/2" rebar found; thence South 86 degrees, 41 minutes, 42 seconds West a distance of 408.37 feet to a 1/2" rebar found; thence South 86 degrees, 31 minutes, 36 seconds West a distance of 196.54 feet to a 1/2" rebar found on the easterly right of way line of Breckinridge Extension; thence along said right of way along the arc of a curve to the left with an arc length of 39.43 feet, said curve having a radius of 1390.00 feet, with a chord bearing of North 00 degrees, 16 minutes, 43 seconds East and a chord length of 39.43 feet to a concrete right of way monument found; thence North 89 degrees, 51 minutes, 00 seconds West a distance of 34.50 feet to a concrete right of way monument found; thence along the arc of a curve to the left with an arc length of 77.47 feet, said curve having a radius of 1355.00 feet, with a chord bearing of North 01 degrees, 41 minutes, 01 seconds West and a chord length of 77.46 feet to a concrete right of way monument found; thence North 03 degrees, 30 minutes, 06 seconds West a distance of 73.06 feet to a concrete right of way monument found on the southerly right of way line of Georgia State Route 120; said point being the TRUE POINT OF BEGINNING.

Said Tract of land contains 3.197 acres and is more particularly shown on an ALTA/ACSM Land survey for Discover Commons, LLC, United Americas Bank, N.A. and Chicago Title Insurance Company, dated May 4, 2005, last revised September 6, 2006, prepared by Geo-Survey, Ltd., by Trenton Turk, GRLS No. 2411 and is incorporated herein by reference.

TOGETHER WITH AND SUBJECT TO covenants, restrictions and easements of record.

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GENERAL NOTES

1. OWNER/DEVELOPER: SIMON CHAN, 710 [illegible] BLUFF, DULUTH, GA 30097, PHONE: (678)[illegible], CONTACT PERSON: MR. SIMON CHAN
2. CIVIL ENGINEERS: PERIMETER DESIGN CONSULTING, INC., 2310 PERIMETER PARK DRIVE, ATLANTA, GA 30341, PHONE: (770)451-2021, CONTACT PERSON: MR. SEAN CHANG
3. SITE IS LOCATED IN LAND LOT 91, OF THE 7TH DISTRICT, PARCEL 16 GWINNETT COUNTY, GEORGIA AND CONTAINS 3.20 ACRES.
4. TOTAL BUILDING SQUARE FOOTAGE = 30,447 S.F. "A" RETAIL = 10,847 S.F. "B" RETAIL = 19,600 S.F.
5. EXISTING LAND IS CURRENTLY MOSTLY WOODED WITH A FRAME SHED. EXISTING STRUCTURE WILL BE DEMOLISHED. PROPOSED USE IS MULTI-USE COMMERCIAL RETAIL SPACE.
6. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
7. RADIUS DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF THE PAVEMENT.
8. THIS PROPERTY IS ZONED (C-2) GENERAL BUSINESS DISTRICT (WITH CONDITIONS).
9. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100ACRES OR FLOODPLAIN PER FIRM PANEL # [illegible], DATED MAY [illegible]
10. SOURCE OF TOPOGRAPHY IS FIELD SURVEY CONDUCTED BY [illegible] LLC. DATED ON MAY 4,2005 AND REFERENCE DATUM IS NGVD MSL, MEAN SEA LEVEL.
11. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
12. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
13. TOTAL DISTURBED AREA = 3.[illegible] ACRES.
14. ALLOWABLE BUILDING HEIGHT = NOT TO EXCEED 35' PROPOSED BUILDING HEIGHT = 1 STORY, H=26'
15. BUILDING CONSTRUCTION TYPE: [illegible] NON-COMBUSTIBLE
    BUILDING AREA: 30,447 SQ.FT.
    PARKING REQUIRED: RETAIL: MAX= 30,447 / 200 = 152.24
    MIN= 30,447 / 500 = 60.89
    PARKING PROVIDED: 88
    REG=82 H/C=6
16. BUILDINGS SHALL BE FINISHED WITH ARCHITECTURAL TREATMENTS OF GLASS AND/OR BRICK, STONE, STUCCO OR OTHER MASONRY FINISH OR SUBMIT ALTERNATE ARCHITECTURAL PLANS FOR APPROVAL OF THE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

GWINNETT COUNTY FIRE NOTES

1. (ENTRANCE) TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-.05, (A) (A THRU D.) ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING FIRE CODES. (THIS PARAGRAPH DOES NOT REQUIRE AN INCREASE IN THE TOTAL NUMBER OF ENTRANCES PLANNED FOR A FACILITY.) GEORGIA ACCESSIBILITY CODE.
2. (BUILT UP CURB RAMPS) SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-.38(A) GEORGIA ACCESSIBILITY CODE.
3. (CURB RAMPS) SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-.39(A) GEORGIA ACCESSIBILITY CODE. SHOW CURB RAMP LOCATION ON PLANS.
4. (SURFACES) OF CURB RAMPS SHALL COMPLY WITH RULE 120-3-20 GEORGIA ACCESSIBILITY CODE.
5. (SPRINKLER CONNECTION) FOR FIRE DEPARTMENT USE IS TO BE A MAXIMUM OF 100 FT FROM A FIRE HYDRANT ON AN 8 INCH WATER MAIN. THE CONNECTION SHALL BE BETWEEN 18 INCHES AND 48 INCHES ABOVE GROUND LEVEL, AND MAXIMUM OF 40FT FROM THE EDGE OF THE FIRE DEPARTMENT ACCESS ROADWAY.
6. (FIRE DEPARTMENT SPRINKLER CONNECTION) LOCATIONS SHALL BE SHOWN ON THE SITE PLAN. NOTE ON THE SITE PLAN THAT A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
7. (INSTALLATION OR REPAIR) OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY A UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION 25-11-7.
8. (FIRE DEPARTMENT CONNECTIONS) IF INSTALLED IN THE UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, A SIGN OR A PLATE OR FITTING READING: AUTO SPRINKLER / STANDPIPE, ANY HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.
9. (FIRE HYDRANT AND WATER MAINS) ARE TO BE INSTALLED, FLUSHED, AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
10. (FIRE HYDRANT SPACING) IN INDUSTRIAL AND COMMERCIAL DEVELOPMENTS SHALL NOT EXCEED 500FT ALONG DEDICATED ROADWAYS. ADDITIONAL HYDRANTS MAY BE REQUIRED TO PERMIT ALL PORTIONS OF ALL BUILDINGS TO BE REACHED BY HOSE LAYS NOT TO EXCEED 400FT BY ROAD TRAVEL. GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-47(A)
11. (GROUND AND FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20.36. GEORGIA ACCESSIBILITY CODE.
12. (CURB RAMPS) AT MARKED CROSSING SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. RAMPS SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHICLE, RULE 120-3-20-.39(4) GEORGIA ACCESSIBILITY CODE.
13. (OBJECTS) PROJECTION FROM WALLS, FOR EXAMPLE: TELEPHONES WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES TO WALKS, HALLS, CORRIDORS, PASSAGE WAYS, OR AISLES. 120-3-20.5 GEORGIA ACCESSIBILITY CODE.
14. (FIRE LANES) SHALL BE AT LEAST 20FT. IN WIDTH WITH THE ROAD EDGE CLOSEST TO THE STRUCTURE A MINIMUM OF 10FT FROM THE STRUCTURE. GWINNETT COUNTY GENERAL ORDER ISSUED NOVEMBER 1, 1995.
15. (ACCESS) WIDTH FOR ONE WAY ROADS SHALL BE A MINIMUM OF 16FT.
16. AT LEAST ONE (ACCESSIBLE ROUTE) COMPLYING WITH RULE 120-3-20.16 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE. RULE 120-3-20(7)(A) GEORGIA ACCESSIBILITY CODE.
17. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS WIDTH SHALL BE 20 FEET MINIMUM PER INTERNATIONAL FIRE CODE, 2000 EDITION SECTION 503.2.1
18. (CURB RAMPS) SHALL HAVE A DETECTABLE WARNING COMPLYING WITH RULE 120-3-20-.40. DETECTABLE WARNING TEXTURES SHALL CONSIST OF TRUNCATED DOMES (GROOVES MAY BE USED INDOORS ONLY). TEXTURE SHALL CONTRAST IN COLOR WITH THE SURROUNDING SURFACE. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND 2FT. DEPTH OF THE CURB RAMP. RULE 120-3-20-.39(7), GEORGIA ACCESSIBILITY CODE.
19. THE (MINIMUM CLEAR WIDTH) OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-.16(3), FIG 7(A) AND (B). GEORGIA ACCESSIBILITY CODE.
20. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIR CODE, CHAPTER 5, SECTION 503.2.3, 2000 EDITION.

THE UNDERSIGNED HEREBY CERTIFY THAT THE PROPOSED DRIVEWAYS FOR THE DISCOVER MILL VILLAGE PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH DRIVEWAY APPROACHING A MINOR COLLECTOR OR MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT IS 45 MILES PER HOUR. THE SIGHT DISTANCE IS 500 FEET OR GREATER IN EACH DIRECTION FOR EACH DRIVEWAY. THE MINIMUM CORNER SIGHT DISTANCE FROM THE DRIVEWAY IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET, AS MEASURED FROM THE CENTER OF EACH DRIVEWAY IN BOTH DIRECTION ALONG THE RIGHT OF WAY LINE OF THE INTERSECTION STREET. THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT [illegible] THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF EACH DRIVEWAY [illegible] FEET FROM THE EDGE OF PAVEMENT OF THE INTERSECTING STREET AT [illegible] FEET ABOVE THE GROUND.

SIGNED AND SEALED ______ DATE ______

ADDITIONAL NOTES :

1. ALL SITE IMPROVEMENTS, I.E., LANDSCAPING, PARKING, ETC., MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DETENTION POND(S) MUST BE CLEANED OUT AND CERTIFIED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE OWNER/DEVELOPER HAS MADE INQUIRY TO THE APPROPRIATE AUTHORITIES THAT THE PROPOSED PROJECT IS NOT OVER A LANDFILL OR HAZARDOUS WASTE SITE AND THAT THE SITE IS OTHERWISE SUITABLE FOR THE PROPOSED PROJECT.
3. PRIOR TO ISSUANCE OF A BUILDING PERMIT, SITE MUST BE STABILIZED INCLUDING INSTALLATION OF ALL EROSION CONTROL DEVICES, TREE SAVE AREAS MARKED, DETENTION FACILITY INSTALLED, OR OTHER ITEMS AS REQUIRED BY THE DEVELOPMENT INSPECTOR. CALL 770-[illegible] FOR SITE INSPECTION TO RELEASE BUILDING PERMIT.
4. PRIOR TO ANY BLASTING, PLEASE OBTAIN A BLASTING PERMIT FROM THE GWINNETT COUNTY FIRE MARSHAL'S OFFICE. PROVIDE A COPY OF THE PERMIT, INSURANCE AND EXPLOSIVE LICENSE TO THE CITY FOR THE OFFICIAL RECORD. SCHEDULE A PRE-BLASTING CONFERENCE WITH STAFF TO IDENTIFY AREAS OF BLASTING, DATE AND TIMES.
5. TWO STAGE PRE-CONSTRUCTION CONFERENCE REQUIRED. STAGE 1: OFFICE MEETING WITH PLANNING DEPARTMENT STAFF PRIOR TO APPROVAL OF SITE PLANS AND ISSUANCE OF LDP. STAGE 2: MEETING ON SITE WITH FIELD INSPECTOR AND/OR OTHER PERSONNEL AS NECESSARY.
6. ANY DEVIATIONS OR VARIATIONS FROM THE APPROVED PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION.
7. THERE ARE NO WETLAND BEING DISTURBED ON THIS SITE.
8. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: (1)THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND (2)THE APPROPRIATE PLAN SHEET DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3)IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION PERMIT HAS BEEN OBTAINED.
9. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
10. THE APPLICANT SHALL ESCROW SUFFICIENT FUNDS WITH THE COUNTY TO PROVIDE SIDEWALKS ADJACENT TO GEORGIA HIGHWAY 120 ALONG THE PROPERTY FRONTAGE.

SIDEWALKS NOTES :

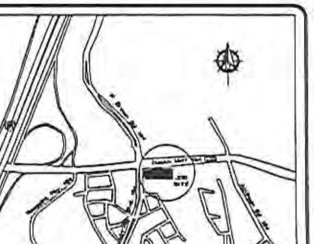
1. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING.
2. SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS/ABUTTING SIDE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF [illegible] CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS. (DETAIL SHEET C-[illegible])

GWINNETT COUNTY NOTES

1. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
2. NOTIFY GWINNETT COUNTY INSPECTIONS 24HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION ([illegible]).
3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
4. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
5. LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINARIES AND SHALL BE DIRECTED TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO ADJACENT RESIDENTIAL PROPERTIES.
6. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
7. NO OUTSIDE STORAGE PROPOSED, THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
8. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
9. NO BILLBOARDS ARE PERMITTED.
10. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
11. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 500 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 600 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
12. EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN [illegible] OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.
13. PROVIDE A 50-FOOT WIDE LANDSCAPED BUFFER, TO INCLUDE A SIX-FOOT HIGH OPAQUE WOOD FENCE, EXCEPT FOR APPROVED PERPENDICULAR ACCESS AND UTILITY CROSSINGS, ADJACENT TO THE SOUTH PROPERTY LINE.
14. BUILDINGS, ANY FENCING AND OVERALL SITE DESIGN SHALL BE CONSTRUCTED SO AS TO DISCOURAGE GRAFFITI TAGGING, GATHERING, LOITERING OR ILLEGAL ACTIVITY. OWNER SHALL REPAINT OR REPAIR ANY GRAFFITI OR VANDALISM THAT OCCURS ON THE PROPERTY WITHIN 72 HOURS. FINAL ARCHITECTURAL, LANDSCAPING AND SITE DESIGN PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.

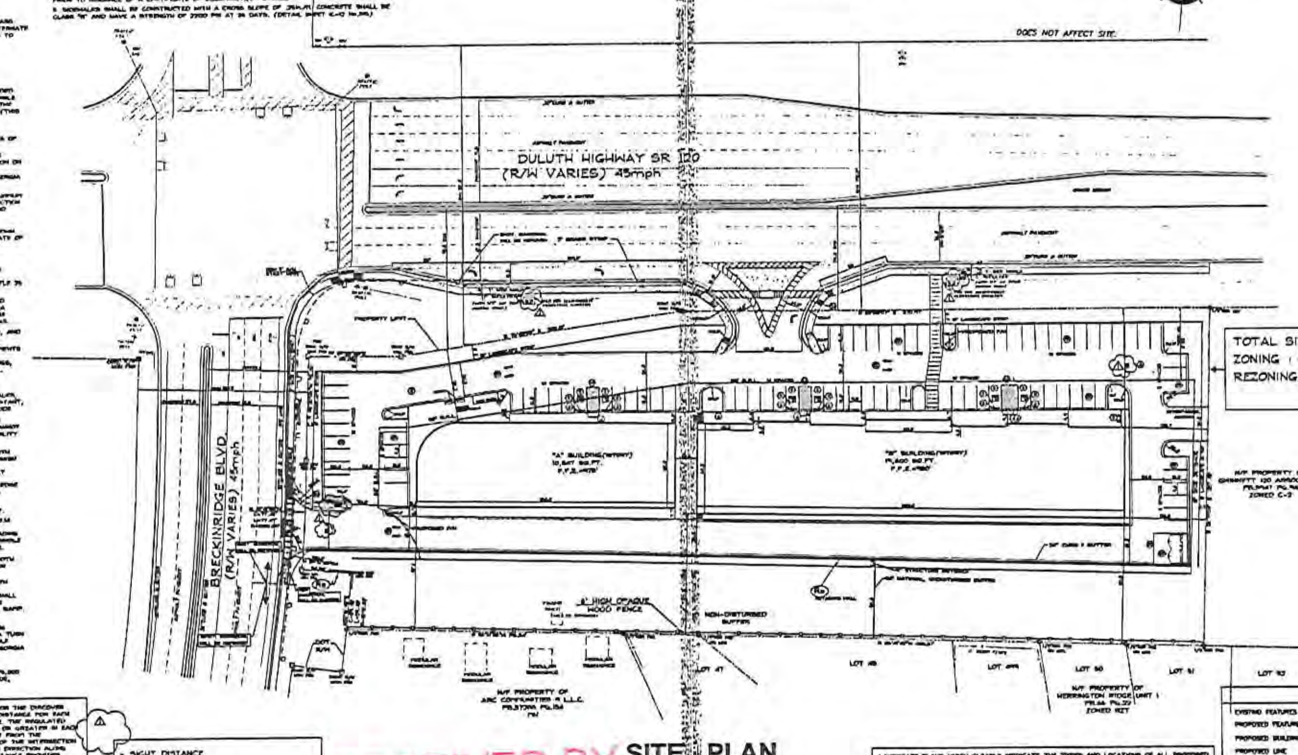
SITE KEYNOTES

1. CONSTRUCT 6" CONCRETE SPILLING CURB
2. CONSTRUCT 24" CONCRETE CATCHING CURB AND GUTTER PER (DETAIL SHEET
3. CONSTRUCT CONCRETE SIDE WALK PER DETAIL SHEET
4. CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
5. HANDICAP PARKING STALL
6. INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
7. CONCRETE PAVEMENT PER DETAIL SHEET
8. ASPHALT PAVEMENT PER DETAIL SHEET
9. TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECS., (COORDINATE SIZE + LOCATION WITH UTILITY COMPANY)
10. CONSTRUCT DUMPSTER PAD, MINIMUM 6" CONCRETE WITH 6" GABC BASE, AND TRASH ENCLOSURE WITH GATES, SEE ARCHITECTURAL SHEETS FOR DETAIL, MATERIALS TO MATCH BUILDING
11. CONCRETE WHEEL STOP PER DETAIL SHEET
12. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
13. PAINT 4" WIDE STRIPE, WHITE
14. PAINT 4" WIDE STRIPE 045°, 3 FEET APART
15. PAINT TRAFFIC ARROWS PER DETAIL SHEET
16. GROUND SIGN LIMITED TO A SINGLE NON ILLUMINATED MONUMENT TYPE SIGN WITH A BRICK BASE AND AT LEAST [illegible] FEET IN HEIGHT, MAXIMUM SIGN HEIGHT SHALL NOT EXCEED [illegible] FEET.
17. CONCRETE VALLEY GUTTER PER DETAIL SHEET
18. MATCH EXISTING CURB + GUTTER
19. ASPHALT/CONCRETE TRANSITION PER DETAIL
20. MATCH EXISTING ASPHALT PAVEMENT
21. RETAINING WALL (DESIGN BY OTHERS)
22. WILDCATE STREET SIGN PER GDOT STANDARDS
23. 24" STOP BAR
24. YIELD SIGN
25. CROSSWALK FULL ACCESS DRIVE
26. PAINTED RED RUMBLE STRIPS



VICINITY MAP

DOES NOT AFFECT SITE.



TOTAL SITE AREA : 3.20Ac
ZONING : C-2
REZONING SOLUTION :
SEE COVER SHEET

- SIGHT DISTANCE
- DULUTH HIGHWAY 120
  SPEED LIMITS : 45MPH
  SIGHT DISTANCE : 650 ' (500' REQUIRED)
- BRECKINRIDGE BLVD
  SPEED LIMITS : 45MPH
  SIGHT DISTANCE : 550 ' (500' REQUIRED)

SITE PLAN

GRAPHIC SCALE
1 INCH = 40 FT.

LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS (GROWING SPECIFICALLY IN FRONT OF OR WITHIN BUILDING) SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING ELEVATIONS TO DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF SECTION [illegible] OF THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY.
CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM.
CALL (770) 822-7474 WHEN ILOCATING UTILITIES FOR CONSTRUCTION.

LEGEND	
EXISTING FEATURES	
PROPOSED FEATURES	
PROPOSED BUILDING	
PROPOSED LINE	
SETBACK LINE	
LIGHT DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	

DISCOVER MILL VILLAGE

1958 DULUTH HIGHWAY LAWRENCEVILLE, GA 30043

MR. SEAN CHANG (770)452-1744

PERIMETER DESIGN CONSULTING, INC.
2310 PERIMETER PARK DRIVE ATLANTA, GA 30341

LAND LOT 91 DISTRICT 7TH PARCEL 16
GWINNETT COUNTY GEORGIA

PERIMETER DESIGN CONSULTING, INC.
* ARCHITECTURE * ENGINEERING * CIVIL * PLANNING
2310 PERIMETER PARK DRIVE ATLANTA, GEORGIA 30341 TEL. 770.451.2021 / FAX. 770.452.1718

SEAL

REVISIONS			
NO	DATE	BY	DESCRIPTION
1	[illegible]	EYC	COUNTY COMMENTS
2	01/11/06	EYC	GDOT COMMENTS
3	01/18/06	EYC	GDOT COMMENTS
4	02/09/06	EYC	COUNTY COMMENTS
5	02/16/06	EYC	COUNTY COMMENTS

COPYRIGHT OWNERSHIP :

[illegible]

SHEET TITLE

SITE PLAN

DESIGNED BY: DW	SHEET NO.
DRAWN BY: EYC	C-3
DATE: 08 /08 / 05	
PROJECT NO: 030.0808	
ISSUE DATE	05 / 09 / 06

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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:

The proposed location is consistent and complementary to the surrounding property as they are all retail businesses.

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

There will be no adverse effect on the nearby properties.

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

The property is currently vacant, thereby the granting the the special use permit will allow it to have 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:

The proposed use will not result in an excessive or burdensome use of the 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:

The policy and intent of the land use plan was for this area to have retail sales. This special use permit is in comformity with that purpose.

(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 Georgia Legislature passed Act 50, H.B. No. 110 allowing for the sale of fireworks in this state effective July 1, 2015. As such, prior to July 1, 2015 Gwinnett County would not have had a zoning classification for the proposed use.

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The KIM FIRM, LLC
Attorneys & Counselors at Law

5755 North Point Parkway, Suite 50
Alpharetta, Georgia 30022
Tel: 678.990.3038 Fax: 678.990.3155
Tollfree: 877.804.5417
www.kimfirm.com

December 30, 2015

VIA HAND DELIVERY

Gwinnett County Planning Division
446 West Crogan Street, STE 250
Lawrenceville, GA 30046

RE:SPECIAL USE PERMIT- SKY KING LAWRENCEVILLE, LLC

Dear Sir or Madam:

This Firm and the undersigned represent Sky King Lawrenceville, LLC ("Sky King") the application for a Special Use Permit for fireworks sales. Sky King Lawrenceville, LLC is part of the Sky King affiliate family which has been a fireworks retailer for over thirty (30) years. Sky King proposes to operate a Consumer Fireworks Retail Sales Facility ("CFRSF") in accordance with the recently adopted Georgia H.B. 110 which went into effect July 1, 2015.

The proposed location is 1956 Duluth Highway, STE 102 Lawrenceville, Georgia 30043. Suite 102 is 4,846 square feet and is located on a 3.2 acre site with adequate parking. The Site Plan has been included as required which also encompasses a boundary survey. The retail location will operate much as any other retail store. There will be no changes to the building or structure of the suite located within the Discover Commons Shopping Center. The only change to the exterior shall be the addition of Sky King signage.

The primary zoning standard to be considered is whether Sky King's proposed CFRSF will comply with all applicable local, state, and federal laws, rules, regulations, and ordinances. Sky King can verify that it will maintain such compliance. The standards governing the exercise of zoning power and the issuance of a Special Use Permit have been complied with. This proposed Special Use does not involve new construction, as such the dimensional standards regarding the zoning districts, building issues relating to height limitation, frontage, encroachment, fences, and walls are not at issue. Additionally, the accessory standards are not a consideration.

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In conjunction with this application, Sky King will also obtain approval from the State Fire Marshall. The State Fire Marshall will determine that the property is in compliance with NFPA ® Code 1124 which concerns the Manufacture, Transportation, Storage, and Retail Sales of Fireworks and Pyrotechnics 9. This certification will actually be an overabundance of caution as Sky King will only be engaging in retail sales in this location. This certification will serve as assurance that the safety of Sky King's employees, customers, and neighbors will not be compromised.

Sky King is confident it has met all requirements for the issuance of a Special Use Permit and looks forward to being a productive, cooperative member of the Gwinnett business community. Therefore, please accept this letter as part of a respectful request of your approval of the Special Use Permit Application.

Please do not hesitate to contact me with any further questions.

Sincerely,

Heather L. Stevenson, Esq.

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Sky King Fireworks

December 28th, 2015

Gwinnett County Dept. of Planning & Development
Planning Division
446 W. Crogan St., Suite 250
Lawrenceville, GA 30046

RE: Special Use Permit for 1956 Duluth Hwy Suite 101/102, Lawrenceville, GA 30043

To whom it may concern,

Sky King Fireworks of Lawrenceville LLC is requesting a Special Use Permit (SUP) for the above listed address to operate a Consumer Fireworks Retail Sales (CFRS) facility in accordance with the new law regarding consumer fireworks in the state of Georgia. The CFRS Facility will be operated under all applicable building and fire codes. This location will only be a sales facility open to the public and not a warehouse.

Thank you for your consideration,

Dustin Luer
Partner & President

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	PHONE	FAX	WEB
8750 S. Tamiami Trl., Sarasota, FL 34238	941-966-5355	941-966-5537	SkyKingFireworks.com

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.

12/28/2015

Signature of Applicant — Date

Dustin Luer, President Sky King Fireworks of Lawrenceville llc

Type or Print Name and Title

Garrett Savadel
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF023644
Expires 6/3/2017

12/28/15

Signature of Notary Public — Date — Notary Seal

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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.

Joseph Ramani — 12/29/15

Signature of Property Owner — Date

JOSEPH RAMANI MANAGING MEMBER JR LAWRENCEVILLE LLC

Type or Print Name and Title

MARGARET C. BREWER
Commission # 1994780
Notary Public - California
Los Angeles County
My Comm. Expires Nov 17, 2016

Margaret C. Brewer — 12-29-15

Signature of Notary Public — Date — Notary Seal

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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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	12/28/2015	Dustin Luer ,President

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

SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL
	12/28/15	Garrett Savadel NOTARY PUBLIC STATE OF FLORIDA Comm# FF023644 Expires 6/3/2017

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 Dustin Luer
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.

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SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	12/31/15	Heather L. Stevenson, Attorney
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	12/31/2015	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

JIN H KIM
MY COMMISSION EXPIRES
MARCH 3 2018
FULTON CO., GEORGIA
NOTARY PUBLIC

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 Heather L. Stevenson
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.

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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: 7th - 81 - 116
(Map Reference Number) District Land Lot Parcel

Signature of Applicant 12/28/2015 Date

Dustin Luer,President,Sky King Fireworks of Lawrenceville llc
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 TSA TITLE

12-31-15
DATE

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