

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Par 5 Development Group, LLC</u>	NAME: <u>Steven Crabtree</u>
ADDRESS: <u>c/o Mitch Peevy 4480 Commerce Dr.</u>	ADDRESS: <u>c/o Mitch Peevy 4480 Commerce Dr.</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA.</u> ZIP: <u>30518</u>	STATE: <u>GA.</u> ZIP: <u>30518</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>
CONTACT PERSON: <u>Mitch Peevy</u> PHONE: <u>770-614-6511</u>	
CONTACT'S E-MAIL: <u>mitchpeevy@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>R-75</u>	BUILDING/LEASED SQUARE FEET: <u>14,200</u>
PARCEL NUMBER(S): <u>5-107-006</u>	ACREAGE: _____
ADDRESS OF PROPERTY: <u>2525 Sugarloaf Parkway</u>	
SPECIAL USE REQUESTED: <u>Pet kennel with outdoor play area</u>	
_____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description  
2525 Sugarloaf Parkway

All that tract or parcel of land lying and being in Land Lot 107 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an 1/2" rebar found at the intersection of the northerly right-of-way line of Sugarloaf Parkway (variable right-of-way) and the land lot line common to land lots 107 and 118, said point is the POINT OF BEGINNING.

Thence, along said northerly right-of-way line of Sugarloaf Parkway, along a curve to the right having a radius of 2,062.49 feet, an arc length of 176.86 feet, being subtended by a chord bearing of South 71 degrees 44 minutes 37 seconds West and a chord distance of 176.81 feet to a point;

Thence, along said northerly right-of-way line of Sugarloaf Parkway, South 80 degrees 59 minutes 04 seconds West a distance of 223.85 feet to a found 1/2" rebar;

Thence, leaving said northerly right-of-way line of Sugarloaf Parkway, North 30 degrees 27 minutes 47 seconds West a distance of 465.72 feet to a found 3/4" open top pipe;

Thence, North 59 degrees 38 minutes 10 seconds East a distance of 382.35 feet to a found 3/4" open top pipe;

Thence, South 30 degrees 20 minutes 47 seconds East a distance of 63.93 feet to a point;

Thence, South 30 degrees 20 minutes 47 seconds East a distance of 520.36 feet the POINT OF BEGINNING.

Said tract or parcel of land contains 203,637.10 square feet, 4.67 acres.

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STANDARDS GOVERNING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE NEXT TO THE FAIR GROUNDS.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS CORRIDOR MIXED USE

(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 REZONING:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....  
PLANNING DIVISION USE ONLY

CASE NUMBER \_\_\_\_\_

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## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Par5 Development Group, LLC requests a rezoning from R-75 to C-2 with a Special Use Permit for the purpose of building a PetSuites Pet Resort and Spa with an outdoor play area. The subject property is located at 2525 Sugarloaf Parkway and abuts the Gwinnett County Fairgrounds property. PetSuites currently has 35 facilities across the country, and because of the progressive and compassionate care, they provide they are expanding to the Atlanta area with this proposed site, the first in Gwinnett County. The facility will be owned by the company and will operate Monday thru Sunday every day of the year from 6:30 am to 8 pm. The outdoor group play area is in use from 7 am to 6 pm, and the facility will have up to 12 employees onsite every day depending on the occupancy of the building. They will offer Pet Daycare, Boarding, and Grooming and while they do not provide veterinary care on site, they do set up an operating agreement with a local veterinarian in case of any emergencies. Noise abatement: PetSuites understands that excessive and sustained noise is a nuisance and can be disruptive to the local environments they operate within. Noise studies and abatement is part of the design and build process. To mitigate the sound level of dogs at the property line, PetSuites installs appropriate landscaping and acoustical barriers to absorb, reduce and prevent noise transmission. Additional mitigation measures are enforced within the business model by controlled hours and canine populations allowed in the outdoor group play areas. The proposed play area is to the rear and side of the building, and in reality, the only property that might be

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## REZONING APPLICANT'S LETTER OF INTENT

impacted by any noise will be the Gwinnett Fair Grounds property, and no residents reside at the fairground.

Finally, the applicant is also requesting an increase in the parking allowed from a maximum of 5 spaces to 28. This is due to the number of employees and customers expected at the business.

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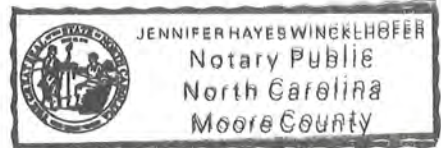
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

10/30/17  
\_\_\_\_\_  
Date

Joseph K. Bland - EXECUTIVE VICE PRESIDENT  
\_\_\_\_\_  
Type or Print Name and Title



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

10-30-2017  
\_\_\_\_\_  
Date

Expiration: 04-21-2021  
\_\_\_\_\_  
Notary Seal

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

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

[Signature] Yvonne Crabtree 10/31/17  
Signature of Property Owner Date

Yvonne Crabtree Owner Yvonne Crabtree  
Signature Print Name and Title

[Signature] 10/31/17 [Notary Seal]  
Signature of Notary Public Date Notary Seal



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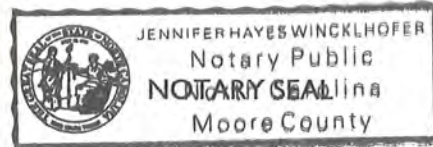
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Joseph K. Bland      10/30/17      JOSEPH K. BLAND - VICE PRESIDENT  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Jennifer Hayes Winckelhofer      10-30-2017  
 SIGNATURE OF NOTARY PUBLIC      DATE



Expiration: 04-21-2021

**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    JOSEPH K. BLAND    Joseph K. Bland  
 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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**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:**      5 - 107 - 006  
(Map Reference Number)      District      Land Lot      Parcel

Joseph K. Bland      10/30/17  
Signature of Applicant      Date

JOSEPH K. BLAND - EXECUTIVE VICE PRESIDENT  
Type or Print Name and Title

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**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)

Ann Brown      Tax Services Assoc I  
NAME      TITLE  
11/31/2017  
DATE

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