

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Anita Paulette Froelich</u>	NAME: <u>Anita Paulette (Reed-Davis) Froelich</u>
ADDRESS: <u>3780 Tuggle Road</u>	ADDRESS: <u>578 Braselton Hwy</u>
CITY: <u>Buford</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30519</u>	STATE: <u>Georgia</u> ZIP: <u>30043</u>
PHONE: <u>770 945 9857 - 770 601-1078</u>	PHONE: <u>770 945-9857 - 770 601-1078</u>
CONTACT PERSON: <u>Anita Froelich</u> PHONE: <u>770 601-1078</u> <u>770 945-9857</u>	
CONTACT'S E-MAIL: <u>wabuford@bellsouth.net</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>C-1</u>	BUILDING/LEASED SQUARE FEET: <u>2000</u>
PARCEL NUMBER(S): <u>R 7028A127</u>	ACREAGE: <u>.43</u> per <sup>Attached</sup> Assessment
ADDRESS OF PROPERTY: <u>578 Braselton Hwy Lawrenceville 30043</u>	
SPECIAL USE REQUESTED: <u>Lease space for body art (tattoo) studio</u> <u>(for family owned business of hair salon daughter Melanie Bagley and self owned Art gallery)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

\* Attached Letter

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Property Description

R 7028A127 .43 AC

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2007 OCT -2 PM 1:17

TOM LAWLER, CLERK

When Recorded Return To:  
Anita P. Froelich  
3780 Tuggle Road  
Buford, GA 30519

COPY

### QUIT CLAIM DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT

This INDENTURE, made this 28 day of 09 2007, by and between  
**BELINDA G. SMITH, 1065 Sunny Field Court, Lawrenceville, GA 30043**

As party or parties of the first part, hereinafter called Grantor, and **ANITA REED DAVIS  
A/K/AANITA FROELICH 3780 Tuggle Road, Buford, GA 30519**

As party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said party of the first part, for and in consideration of good and valuable consideration, the receipt of which is acknowledged, has bargained, sold, and by these presents does remise, convey, and forever QUITCLAIM to the said party of the second part, his/her heirs and assigns an undivided interest in and to:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 28, OF THE 7<sup>TH</sup> LAND DISTRICT GWINNETT COUNTY, GEORGIA, AS KNOWN AND DELINEATED ON PLAT OF SURVEY FOR RONALD E. FRANKLIN BY PAUL TOMPKINS AS LOT 45 OF THE W. C. ALLEN ESTATE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY OF BRASELTON HIGHWAY A/K/A STATE RUTE NO. 124 (80 FOOT RIGHT OF WAY); AND THE SOUTHWESTERN RIGHT OF WAY OF ALLEN DRIVE (40 FOOT RIGHT OF WAY); THENCE RUNNING SOUTH 51 DEGREES 00 MINUTES WEST ALONG THE NORTHWESTERN RIGHT OF WAY OF BRASELTON HIGHWAY, A DISTANCE OF 100.00 FEET, TO AN IRON PIN, THENCE RUNNING NORTH 39 DEGREES 00 MINUTES WEST, A DISTANCE OF 165 FEET, TO AN IRON PIN; THENCE RUNNING NORTH 51 DEGREES 00 MINUTES EAST, A DISTANCE OF 100.00 FEET, TO AN IRON PIN ON THE SOUTHWESTERN RIGHT OF WAY OF ALLEN DRIVE; THENCE RUNNING SOUTH 39 DEGREES 00 MINUTES EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 165.00 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.

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**LEGEND:**

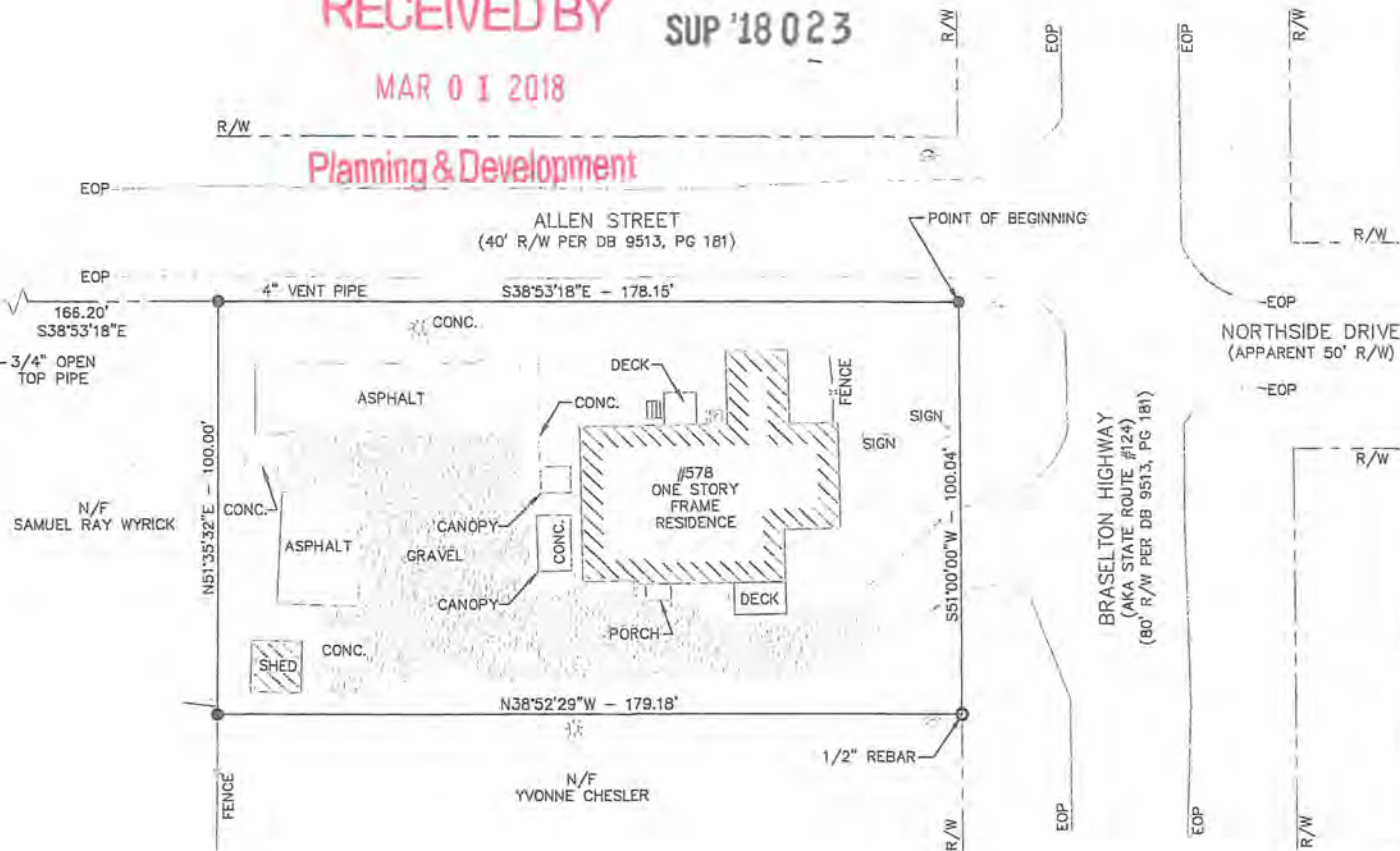
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- STORM MANHOLE
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGNAL CONTROL BOX
- SIGN
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- X— FENCE LINE
- 920— CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- O.H. OVERHANG
- CNT CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

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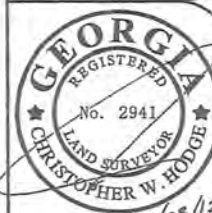
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NORTH  
PER DB 9512, PG 181  
SCALE: 1"=30'

**BOUNDARY SURVEY**

PREPARED FOR: ANITA FROELICH  
LOT 45, W.C. ALLEN ESTATE,  
LAND LOT 28, 7TH DISTRICT,  
GWINNETT COUNTY, GEORGIA - 12/03/12



12/03/12  
FOR THE FIRM  
BOUNDARY ZONE, INC.  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

Survey

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2012 - BOUNDARY ZONE, INC.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.410 ACRES / 17,869 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 9513, PAGE 181, PLAT BOOK E, PAGE 289  
FIELDWORK PERFORMED ON 11/30/12.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY

zone inc. LAND SURVEYING SERVICES

4195 SOUTH LEE STREET  
SUITE 1,  
BUFORD, GA 30518

235 PEACHTREE STREET NE  
SUITE 400,  
ATLANTA, GA 30303

2205-C CANDUN DRIVE  
APEX, NC 27523

WWW.BOUNDARYZONE.COM  
(770) 271-5772 / (919) 363-9226

GRAPHIC SCALE - IN FEET

PROJECT  
1316201

SHEET  
1 OF 1

**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 C-1 currently - C-2 allows body Art Studio to family owned business

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

should have no adverse affect

- (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 Adverse affect - no existing conditions that would change existing status

Anita (Reed-Davis) Froelich  
3780 Tuggle Road  
Buford, GA 30519  
770 945 9857 c) 770 601 1078

February 28, 2018

GWINNETT COUNTY  
Department of PLANNING and DEVELOPMENT  
Planning Division  
REZONING and SPECIAL USE PERMIT  
LETTER OF INTENT

Dear Departments:

I, Anita Froelich, submit this Letter of Intent to rezone my business property from C-1 to C-2. I have an established family owned and operated business in Gwinnett County since 1984.

With explanation as follows;

I rented my first years at Crowe's Country Store (no longer in existence) on Braselton Hwy at Old Peachtree Road. I purchased 578 Braselton Hwy on the corner of Allen Drive in November 1993 and began restoring the residential structure and renovated it Commercial-1 with Occupancy Permitted November 1994. Zoning. This area was and is residential-commercial 1 and 2.

My daughter Melanie Bagley has operated her appointment only hair salon there since 1994. This has been a hair salon, retail florist and arts and crafts business location since.

My granddaughter Chandler Steele majored in art at Oklahoma Christian University and currently is an experienced artist specializing in body art (tattooing) two years now for Christian family owned business in Hall County and is experienced and mature enough now to have her own license and a location.

Since I no longer operate a florist (in <sup>2012 (APR)</sup> 2014) I changed my business license name Something Nice by Nita to Arts and Creations by Nita. This required me to go through all the hoops of Building Inspections and Fire Inspections for my new Occupancy Permit.

Since I have space for her to begin our third-generation licensed business owner there. My youngest daughter Cynthia Steele (a CMA) would operate and oversee the business of her daughter Chandler who would further meet any requirements of Gwinnett and State of GA. This would also be primarily an appointment-based business. With very few walk-ins expected. I am semi-retired and Arts and Creations by Nita is my art studio. Most of my sales is delivered Holiday corporate printing of my art done in my husband's licensed home-based Froelich Studio print studio.

Being a former 1973-1984 (vested) Gwinnett County Police Officer/ Detective I can assure that any business conducted will continue to be alcohol and drug free and smoke free. I do not for see any future increase in traffic.

Respectfully,

  
Anita (Reed-Davis) Froelich

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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.

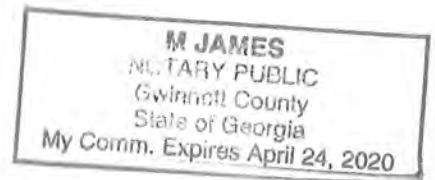
  
\_\_\_\_\_  
Signature of Applicant

*03-01-2018*  
\_\_\_\_\_  
Date

*Anita Paulette Froelich owner*  
\_\_\_\_\_  
Type or Print Name and Title

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

*3/1/18*  
\_\_\_\_\_  
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.

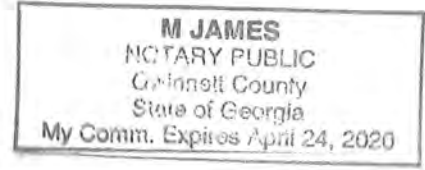
  
\_\_\_\_\_  
Signature of Property Owner

03-01-2018  
\_\_\_\_\_  
Date

Anita Paulette Froelich owner  
\_\_\_\_\_  
Type or Print Name and Title

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

3/1/18  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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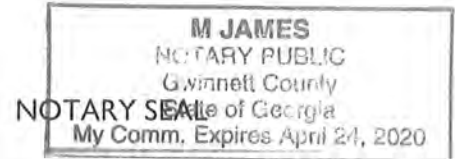
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Anita Paulette Froelich 03-01-2018 Anita Paulette Froelich 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]                      3/1/2018  
 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    Anita Paulette Froelich  
 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:**  
(Map Reference Number)

7 - R7028A12-7 45 Allen Est  
District Land Lot Parcel

Signature of Applicant

*Anita Reed-Davis Froelich*

Date

02-28-2018

Type or Print Name and Title

Anita (Reed-Davis) Froelich

**\*\*\*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)

Ingrid Espinal  
NAME

TSA II  
TITLE

2/28/2018

DATE

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# GWINNETT COUNTY



## CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: BLD2012-10020

BUILDING ADDRESS: 578 BRASELTON HWY

BUILDING NUMBER:

SUITE NUMBER:

CITY LAWRENCEVILLE

ZIP CODE: 30043

BUILDING/TENANT AREA: 2000

PARCEL NUMBER: 7028A127

BUILDING/TENANT KNOWN AS: ART & CREATIONS BY NITA-ART GALLERY

### OFFICE OF THE FIRE MARSHAL

Department of Fire and Emergency Services  
Community Risk Reduction Division, Prevention and Enforcement

### DEPARTMENT OF PLANNING AND DEVELOPMENT

Building Construction Section

NFPA OCCUPANCY CLASSIFICATION: Mercantile – Class C Mercantile

OCCUPANT LOAD: 50

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 46, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

ICC OCCUPANCY CLASSIFICATION: M (IBC) Mercantile

ICC TYPE OF CONSTRUCTION: (IBC) TYPE VB UNSPRINKLERED

NUMBER OF STORIES: 1

MAXIMUM LIVE LOAD PER FLOOR:

ZONING: C1

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: Adam King

TITLE: Inspector

ISSUED BY: WABLALOCK

TITLE: Inspector

DATE: 11/09/2012

SIGNATURE: *Adam King*

DATE: 11/9/2012

SIGNATURE: *WABLALOCK*

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408 Hurricane Shoals Road, Lawrenceville, Ga 30046-2475  
PHONE: 678-518-4800 www.gwinnettfiremarshal.com

One Justice Square, 446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2475  
PHONE: 678-518-6000 www.gwinnettcounty.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES