

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MM Parker Court Associates, LLC</u> ADDRESS: <u>3060 PEACHTREE RD NW STE 1080</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30305</u> PHONE: <u>404-668-5076</u>	NAME: <u>MM Parker Court Associates, LLC</u> ADDRESS: <u>3060 PEACHTREE RD NW STE 1080</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30305</u> PHONE: <u>404-668-5076</u>
CONTACT PERSON: <u>Owen Middour</u> PHONE: <u>404-668-5076</u> CONTACT'S E-MAIL: <u>omiddour@middourinvestments.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>8,236</u>
PARCEL NUMBER(S): <u>R6062 252</u>	ACREAGE: <u>1.126</u> Acres
ADDRESS OF PROPERTY: <u>1899 Parker Court, Stone Mountain, GA 30087</u>	
SPECIAL USE REQUESTED: <u>Dog kennel/vet/groomer</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
Parker Court - Lot 5

All that tract or parcel of land lying and being in Land Lot 62 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at the corner common to Land Lots 61, 62, 75, and 76, THENCE running along the southwesterly line of Land Lot 62 in an southeasterly direction a distance of 615.12 feet to a 1/2" rebar found; THENCE continuing along said Land Lot Line South 30 degrees 11 minutes 12 seconds East a distance of 351.68 feet to a 1/2" rebar found; said point being the **TRUE POINT OF BEGINNING**.

THENCE leaving said Land Lot Line North 59 degrees 49 minutes 00 seconds East a distance of 203.15 feet to an iron pin set; THENCE South 30 degrees 11 minutes 00 seconds East a distance of 224.98 feet to an iron pin set on the northwesterly R/W line of Parker Court (60' R/W); THENCE running along said R/W line along a curve to the left having a radius of 60.00 feet and a length of 35.52 feet, said curve having a chord bearing of South 12 degrees 51 minutes 32 seconds West and a chord distance of 35.00 feet to a nail set; THENCE leaving said R/W line South 85 degrees 54 minutes 04 seconds West a distance of 20.00 feet to an iron pin set; THENCE South 59 degrees 48 minutes 48 seconds West a distance of 161.28 feet to an iron pin set on the southwesterly line of Land Lot 62; THENCE running along said Land Lot Line North 30 degrees 11 minutes 12 seconds West a distance of 241.78 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

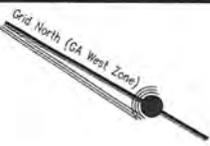
Said tract contains 49,036 square feet or 1.126 acres.

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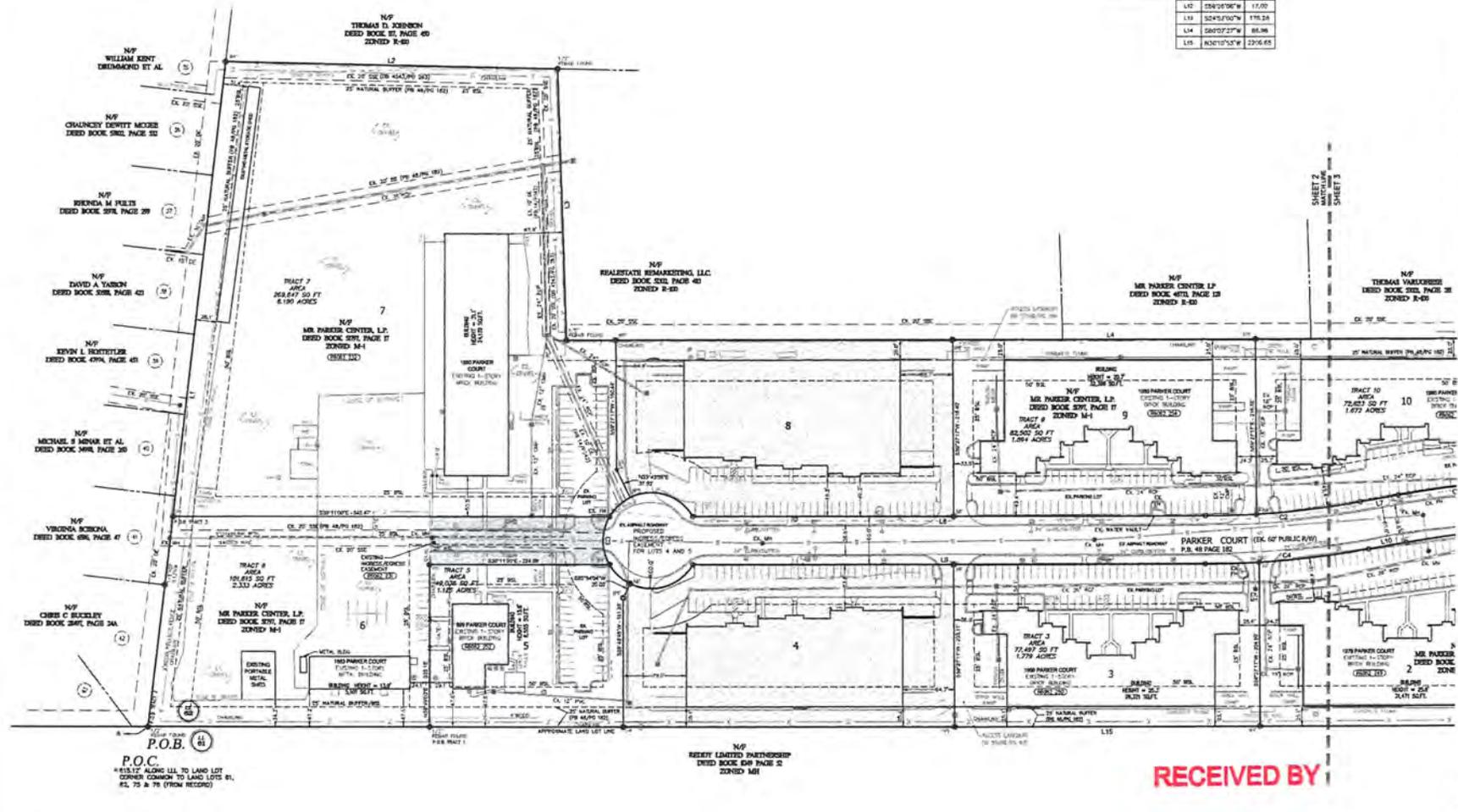
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Lot Table			Line Table			Curve Table				
Lot #	Sq. Ft.	Area	Line #	Direction	Length	Curve #	Radius	Length	Chord Length	Chord Direction
1	88,579	2,017	L1	N66°34'23"E	835.03	C1	1115.92	198.72	198.43	N37°21'27"W
2	88,884	2,088	L2	S28°57'32"E	414.43	C2	1115.92	194.11	193.87	N37°21'27"W
3	17,487	1,779	L3	S88°26'36"W	258.97	C3	45.00	314.10	60.00	S58°49'50"E
4	81,831	1,879	L4	S30°11'00"E	1,238.57	C4	1115.92	204.40	204.26	S37°10'20"E
5	48,206	1,258	L5	S28°27'17"W	175.50	C5	1115.92	185.83	186.47	S28°21'27"E
6	93,988	2,181	L6	N30°37'54"E	3.84					
7	38,407	878	L7	N40°08'00"W	48.02					
8	48,523	1,261	L8	N30°11'00"E	840.08					
9	52,882	1,261	L9	S30°11'00"E	840.08					
10	75,453	1,872	L10	S40°09'00"E	45.02					
			L11	S30°33'54"E	248.84					
			L12	S38°26'36"W	17.00					
			L13	S24°51'00"W	175.28					
			L14	S80°07'27"W	86.96					
			L15	N30°17'53"E	226.65					



NO.	NAME	ADDRESS	DATE
1	17/2/18	JACQUES LAMARCA	
2			
3			
4			
5			
6			
7			
8			
9			
10			

4187 Park Drive, Suite 409
 Marietta, Georgia 30069
 Phone: (770) 416-7931
 Fax: (770) 416-6799
 www.travisfruite.com
 Travis Fruite
 Surveyor
 K. Lamar Damm
 License Number 11000
 Certificate of Authorization Number 613

ALTA/ASIS LAND TITLE SURVEY
PARKER STONE MOUNTAIN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
 Land Lot 02 - 0th District - Gwinnett County, Georgia

For The Firm
 Travis Fruite & Associates, Inc.
 This survey was prepared in
 conformity with the Technical
 Standards for Property Surveys in
 Georgia as set forth in Chapter
 180-7 of the Rules of the Georgia
 Board of Registration for
 Professional Engineers and Land
 Surveyors and as set forth in the
 Georgia Professional Land Surveyors
 Act (Ga.C.C.A. §§ 43-40)

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DATE	10/20/18
SCALE	1"=40'
BY	ALTA
CN	180401.60087
JN	1118-0401.600
FN	1-4-D-092

Sheet No. 2 of 3

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DLI: Cad 3D Project [100M] ADR Survey [2mg] 180401.6007.dwg, PLO 20/08, Tue, 08/20/2019 11:57:45am

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, Outdoor space will be completely shielded from view of other tenants and neighbors in the park.

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

No, it is a complete standalone building in the back of the office park with direct ingress/egress

- (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, the traffic for this use will be minimal

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

yes, we believe this use will be in compliance and benefit the office park

- (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 building is currently vacant and ownership believes this will add immense value to the office park

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Letter of Intent

Gwinnett County Planning & Development
c/o Planning Division
446 West Crogan St., Suite 250
Lawrenceville, GA 30046

To Whom It May Concern:

Hounds Town USA located at 1899 Parker Court, Stone Mountain, GA 30087 will operate as a doggie daycare, pet boarding, grooming, and pet taxi service.

Hounds Town is a fully interactive doggie daycare; meaning dogs are placed in play groups by size and temperament, where they interact and play all day. Hounds Town – Stone Mountain will have four indoor play areas, and two outdoor dog runs. In addition to daycare services, we will offer overnight boarding for dogs and cats. Our boarding accommodations will include private luxury suites, townhomes, and our feline room. As an add on service to our customers, we will offer grooming, spa baths, limited retail, and a pet taxi for pick-up and drop-off.

Business hours will be Monday through Friday from 7 AM to 7 PM, Saturday 9 AM to 5 PM, and Sundays from 11 AM to 1 PM (pick-up and drop-off only).

Building height is 15.8 ft
Number of parking spaces is 32
Acreage is 1.126

Please feel free to reach out any questions or concerns.

Best regards,



Owen Middour
Managing Member
MM Parker Court Associates, LLC

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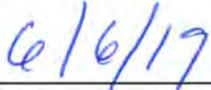
SUP 19 05 5

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.



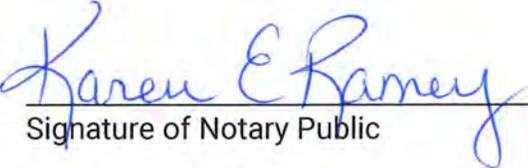
Signature of Applicant



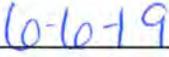
Date

Owen Middour, Managing Member

Type or Print Name and Title



Signature of Notary Public



Date

Notary Seal

Karen E Ramey
Notary Public
DeKalb County, Georgia
My Commission Expires Aug. 28, 2021

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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.



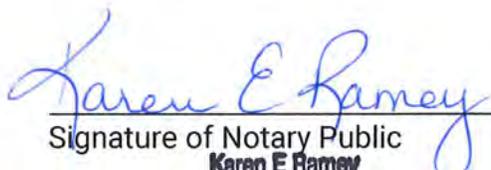
Signature of Property Owner



Date

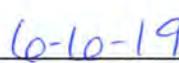
Owen Middour, Managing Member

Type or Print Name and Title



Signature of Notary Public

Karen E Ramey
Notary Public
DeKalb County, Georgia
My Commission Expires Aug. 28, 2021



Date

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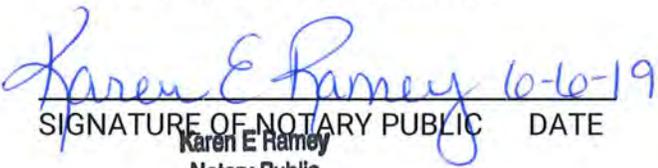
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 6/6/19 Owen Middour, Managing Member

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 6-6-19

 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL
 Karen E Ramsey
 Notary Public
 DeKalb County, Georgia
 My Commission Expires August 15, 2020

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 _____
 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)

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Attach additional sheets if necessary to disclose or describe all contributions. JUN 06 2019

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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: R - 6062 - 252
(Map Reference Number) District Land Lot Parcel

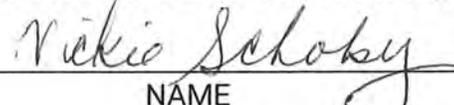
 6/6/19
Signature of Applicant Date

Owen Middour, Managing Member
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

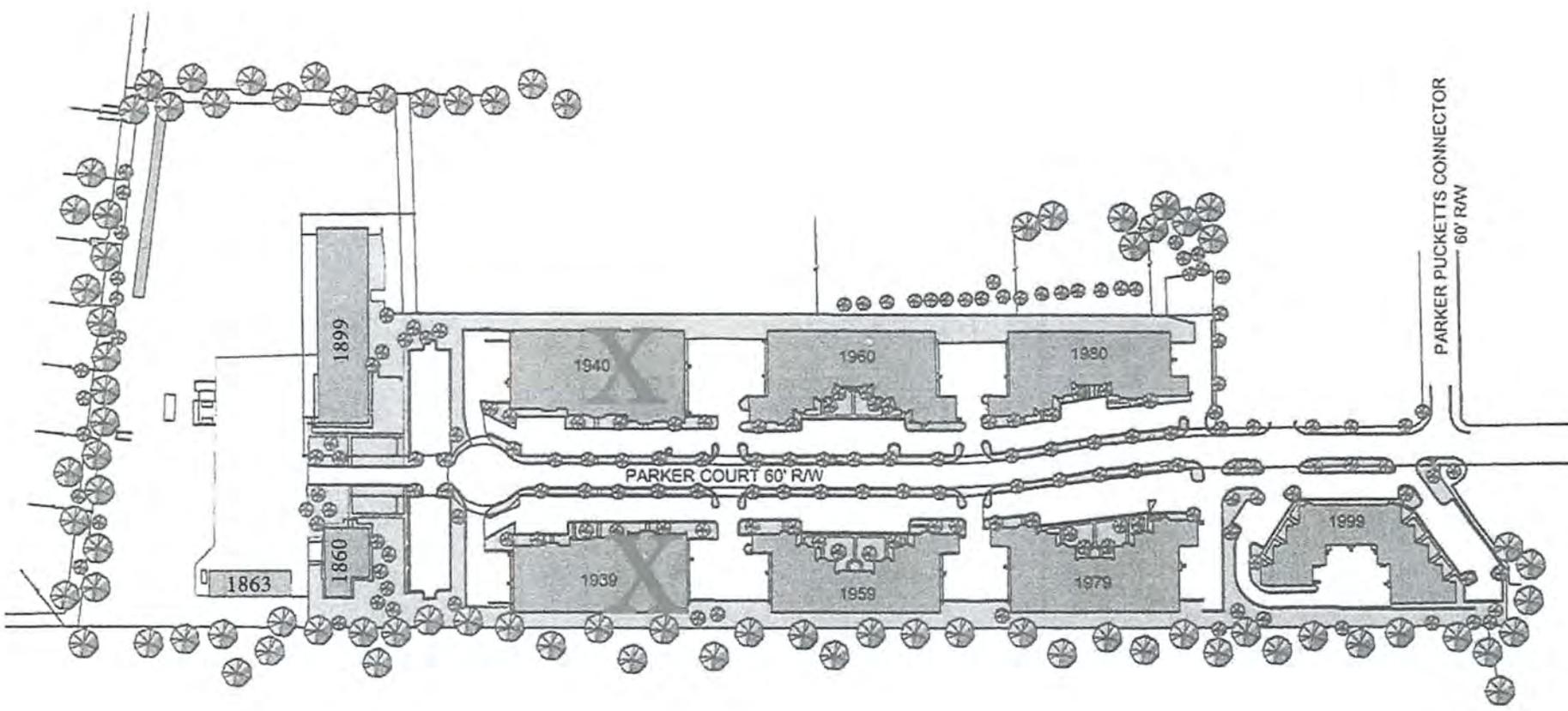
(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 TSA II
NAME TITLE

 6/6/19
DATE

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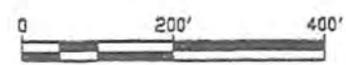
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1

PARKER COURT BUSINESS CENTER

Approximate Scale: 1"=200'



PARKER COURT BUSINESS CENTER