

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chris Bowen</u>	NAME: <u>Buford Hamilton, LLC</u>
ADDRESS: <u>1583 Grant Mill Rd.</u>	ADDRESS: <u>303 Oxcroft Street</u>
CITY: <u>Alto</u>	CITY: <u>Cary</u>
STATE: <u>GA</u> ZIP: <u>30510</u>	STATE: <u>NC</u> ZIP: <u>27511</u>
PHONE: <u>678-779-6262</u>	PHONE: <u>919-449-4784</u>
CONTACT PERSON: <u>Chris Bowen</u> PHONE: <u>678-779-6262</u>	
CONTACT'S E-MAIL: <u>Chrisbowenart@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 type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>1400 +/-</u>	
PARCEL NUMBER(S): <u>1001 468</u> ACREAGE: <u>4.953</u>	
ADDRESS OF PROPERTY: <u>3421 Ridge Rd. Buford GA 30519.</u>	
SPECIAL USE REQUESTED: <u>Tattoo Studio.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP '19 064



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 182 of the 7th Land District and Puckett's G.M.D. No. 1397, Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF COMMENCEMENT, begin at a 1/2" Rebar Found at the Northeast mitered corner of the intersection of the Easterly Right-of-Way of Ridge Road (80' Right-of-Way) and the Northerly Right-of-Way of Hamilton Mill Road (80' Right-of-Way), said point being THE POINT OF BEGINNING.

THENCE from said point as thus established and continuing along said Right-of-Way of Ridge Road, North 15 degrees 29 minutes 02 seconds East for a distance of 169.19 feet to a Point; THENCE North 13 degrees 27 minutes 10 seconds East for a distance of 100.53 feet to a Point; THENCE North 12 degrees 10 minutes 02 seconds East for a distance of 136.24 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, South 79 degrees 31 minutes 48 seconds East for a distance of 461.41 feet to a 1/2" Rebar Found; THENCE South 11 degrees 39 minutes 51 seconds West for a distance of 479.82 feet to a Point, said point being along the Northerly Right-of-Way of Hamilton Mill Road; THENCE continuing along said Right-of-Way of Hamilton Mill Road, along a curve to the left having a radius of 1611.50 feet and an arc length of 390.53 feet, being subtended by a chord of North 77 degrees 23 minutes 21 seconds West for a distance of 389.58 feet to a Point; THENCE North 84 degrees 28 minutes 57 seconds West for a distance of 30.12 feet to a 1/2" Rebar Found; THENCE North 31 degrees 24 minutes 04 seconds West for a distance of 84.13 feet to a 1/2" Rebar Found, said point being THE POINT OF BEGINNING.

Said property contains 4.953 acres



SUP '19 06 4

LEGEND

1. 1/2" = 100'	2. 1/4" = 100'	3. 1/8" = 100'	4. 1/16" = 100'
5. 1/32" = 100'	6. 1/64" = 100'	7. 1/128" = 100'	8. 1/256" = 100'
9. 1/512" = 100'	10. 1/1024" = 100'	11. 1/2048" = 100'	12. 1/4096" = 100'
13. 1/8192" = 100'	14. 1/16384" = 100'	15. 1/32768" = 100'	16. 1/65536" = 100'
17. 1/131072" = 100'	18. 1/262144" = 100'	19. 1/524288" = 100'	20. 1/1048576" = 100'
21. 1/2097152" = 100'	22. 1/4194304" = 100'	23. 1/8388608" = 100'	24. 1/16777216" = 100'
25. 1/33554432" = 100'	26. 1/67108864" = 100'	27. 1/134217728" = 100'	28. 1/268435456" = 100'
29. 1/536870912" = 100'	30. 1/1073741824" = 100'	31. 1/2147483648" = 100'	32. 1/4294967296" = 100'
33. 1/8589934592" = 100'	34. 1/17179869184" = 100'	35. 1/34359738368" = 100'	36. 1/68719476736" = 100'
37. 1/137438953472" = 100'	38. 1/274877906944" = 100'	39. 1/549755813888" = 100'	40. 1/1099511627776" = 100'
41. 1/2199023255552" = 100'	42. 1/4398046511104" = 100'	43. 1/8796093022208" = 100'	44. 1/17592186044416" = 100'
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05/21/04	REVISION
06/04/04	REVISION
07/28/04	SLAB REV.
01/28/05	C-5 & C-6
07/04/05	C-7

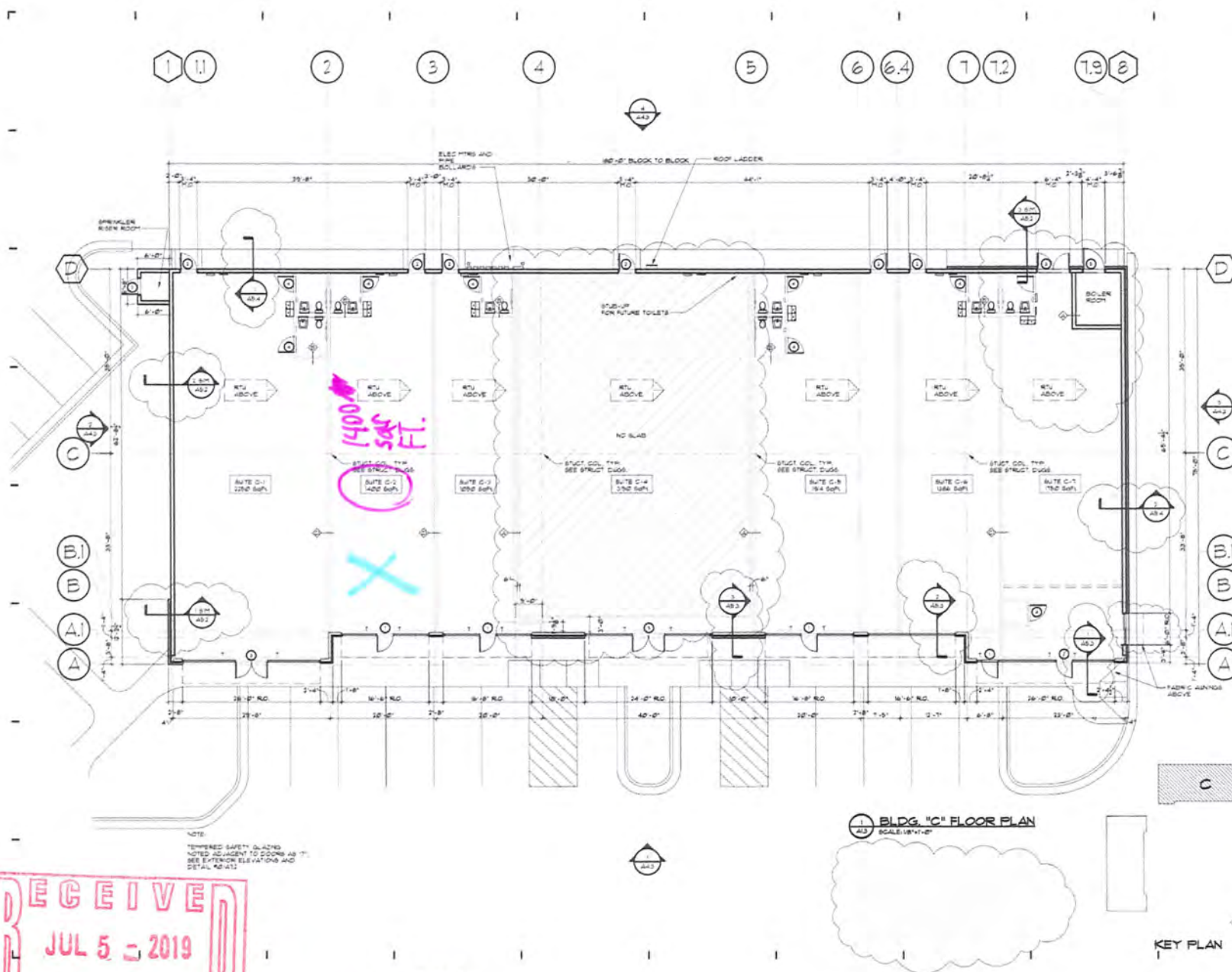
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403300
Project Date
03/30/04
Local File No.
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Drawn By
NG
Checked By
GBN
Scale
1/8"=1'-0"

Sheet 2410

BLDG. 'C' FLOOR PLAN

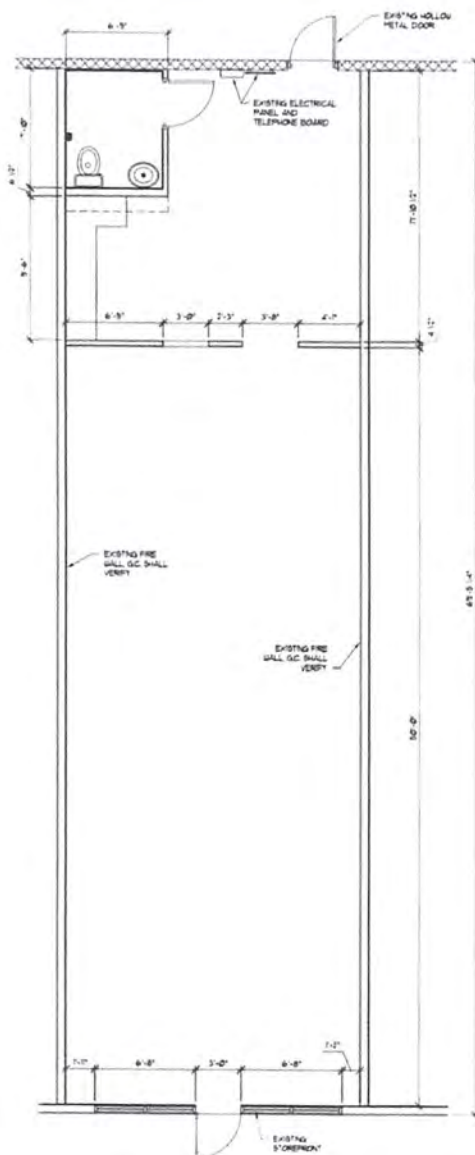
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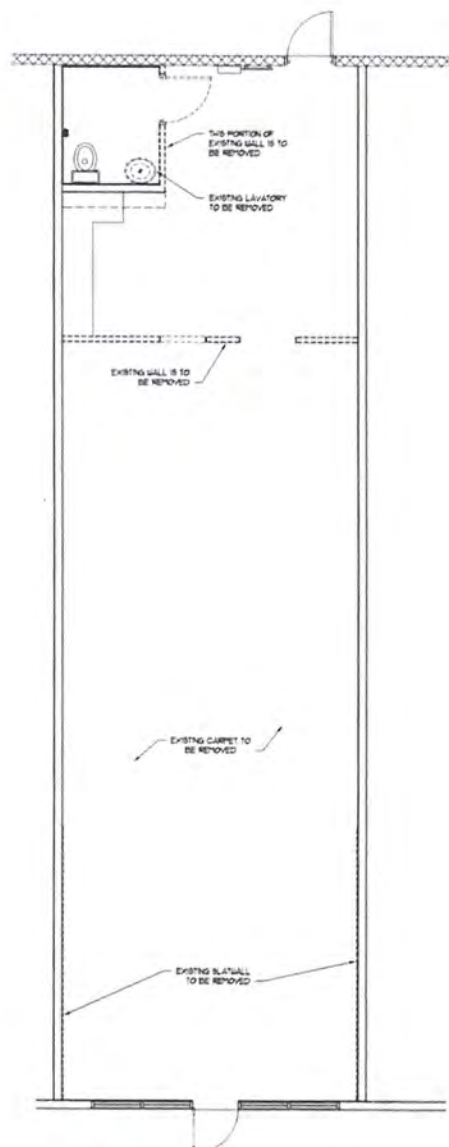


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JUL 5 - 2019
By _____

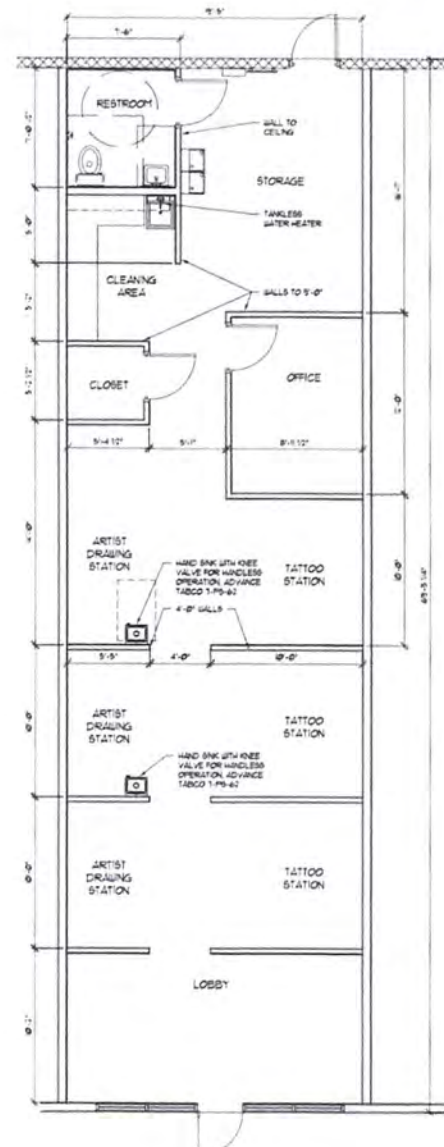
SUP '19 06 4



1 EXISTING FLOOR PLAN
SCALE 1/4"=1'-0"



2 DEMOLITION FLOOR PLAN
SCALE 1/4"=1'-0"



3 NEW FLOOR PLAN
SCALE 1/4"=1'-0"

MaxDesignGroup

Architecture Planning Interiors

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Duluth, Georgia 30096

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Cell: 770-530-6245

Email: maxdesign@maxdesigngroup.com

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PROJECT TITLE:

**INKED
ARTS
TATTOO
STUDIO**

BUFORD, GEORGIA

PROJECT INFO:

HAMILTON MILL PLAZA
3421 RIDGE RD
SUITE C-102
BUFORD, GA 30519

OWNER:

**CHRIS
BOWEN**

678-779-6262

BUFORD, GEORGIA

PRINT RECORD

REVISION	Description	Date
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

FLOOR PLANS

Project number: D19A109
Date: 04/19/2019
Drawn by: E.C.R.
Checked by: R.M.M.

A-101

Scale: 1"=10'

APPROVAL ONLY

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JUL 5 - 2019
By _____

SUP '19 064

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, the property has 2 restaurants, a coffee shop and numerous other businesses
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
no, a tattoo studio at this location would bring the other businesses more customers.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Inked Arts tattoo studio would make a positive impact to the local area
- (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, will only be able to attend to 3 clients at a time.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
yes, it meets all requirements
- (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 studio will give the local area & businesses more exposure and more revenue.



INKED ARTS TATTOO STUDIO

LETTER OF INTENT

Inked Arts Tattoo Studio intends to open an upscale tattoo studio in Buford Ga. Located at 3421 Ridge RD. Buford Ga. 30519. The location is in Hamilton Mill Plaza in suite C-102.

Suite C-102 is a 1400 square foot retail space. The Business will be founded and run by Christopher Bowen. The business will have space for 3 tattoo artists, as well as a front desk receptionist. Inked Arts Tattoo Studio Hours of operation will be Tuesday through Saturday 11am-7pm.

Inked Arts Tattoo Studio will be an art based, client focused tattoo studio. Our goal will be to act as a guide for clients seeking high quality, creative and innovative tattoo designs. Clients will be able to work with talented artist, using state of the art digital design tools and programs to make the design process easier. We can design anything from a small tattoo, cover up unwanted tattoos, as well as very large scale multi session work.

Studio Description

Inked Arts Tattoo studio will have a front lobby with comfortable seating for clients and guest. We will be offering free snacks and drinks, including coffee. The lobby will have a modern feel with a touch of farmhouse style. The interior of the shop will be painted in lead grey and white. There will be three 10x10 tattoo artist stations, and three 5x10 tattoo artist drawing stations. Each with their own touchless sink, rolling tool chest, high end tattoo client chair, and overhead storage cabinet. Located in the rear of the studio will be one administrative office, a lounge area for the artist, a storage closet as well as a disinfection area with utility sink

Business Experience

Christopher Bowen has been a successful tattoo artist in Gwinnett and Hall counties for the past 15 years. Christopher attended a conference for tattoo artist and shop owners, which lit a spark to start his own tattoo studio. Christopher's dream has remained a top priority since that time and he has continued to study and attend conferences to further his knowledge of successfully marketing and running his own business.

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Start Up

Start-up requirements for Inked Arts Tattoo Studio include licenses and permits including a special use permit, building permit for renovation of the space, business license, health department permit, occupancy permit, and signage permit. The business will acquire and maintain, at minimum, the required liability and property insurance needed for the business and by the landlord. Supplies needed include a computer that includes software, such as a basic calendar/scheduling program, inventory program, and accounting software (QuickBooks). A website will be created, which will provide information about each artist as well as pictures of their work.

Marketing

The marketing strategy of the business involves marketing to a wide range of potential customers in the Buford, Georgia area.

The following Marketing tactics will be used prior to launch:

- Inform current customers of Christopher Bowen.
- Promote the business via social media.
- Distribute business cards and promoting the business.
- Create a website with, contact information and directions and pages with galleries of artist work.
- List the website on search engines, local business databases, tattoo shop databases and the Yellow Pages.
- Run ads in the local papers to promote the grand opening.
- The artists inform clientele about the new business

Ongoing marketing work will include:

- Continuing to hand out business cards.
- Continuing to promote the business via Facebook and Instagram.
- Maintaining the website with new products and art

Zoning Information

- Requested Zoning Classification: C-2
- Site Acreage: 4.953 • Gross Square Footage Per Acre: 43,566.1458 (215,752.68 Total Square Feet)
- Number of Parking Spaces: 221
- Number of Stories: 1

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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

6-27-19

Date

Christopher Bowen

Type or Print Name and Title



Signature of Notary Public

12-13-2022

Date



Notary Seal

SUP '19 064



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.

Kimberly Dwyer
Signature of Property Owner

7/1/2019
Date

PROPERTY MANAGER, AS AGENT FOR OWNER
Type or Print Name and Title

Brad Doiron
Signature of Notary Public

7/1/19
Date



SUP '19 064



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.

Chris Bowen 6-27-19 Chris Bowen
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 6-27-19
SIGNATURE OF NOTARY PUBLIC DATE
My Commission Expires 12-13-2022



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 Chris Bowen
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.

SUP '19 06 4



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)

County unincorporated - ~~102~~ - 1001-468
District ~~102~~ Land Lot Parcel

Chris Boren
Signature of Applicant

6-27-19
Date

Chris Boren
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)

Ingrid Espinal
NAME
7/3/2019
DATE

TSA #
TITLE

