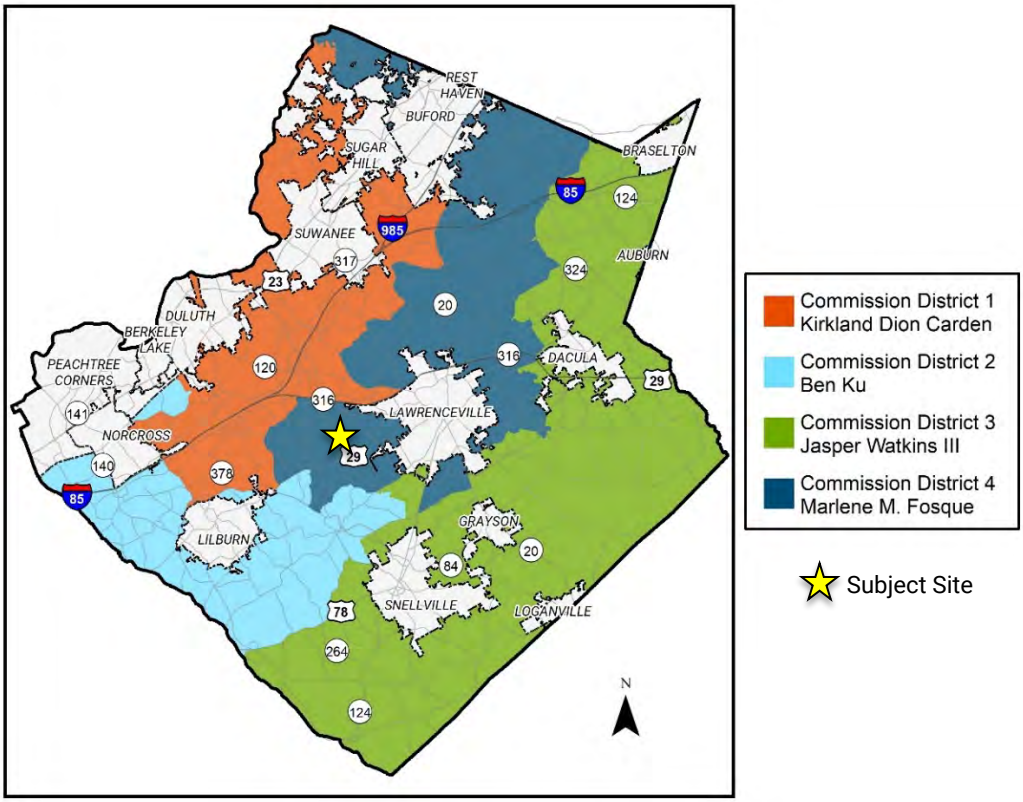
GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number:	**SUP2021-00038**
Current Zoning:	**C-2** (General Business District)
Request:	Special Use Permit for a Hookah Lounge
Address:	1685 Old Norcross Road #200A
Map Number:	R7005 354
Site Area:	1.723 acres
Square Feet:	1,400
Commission District:	District 4 – Commissioner Fosque
Character Area:	**Innovation District**

Staff Recommendation: **APPROVAL WITH CONDITIONS**

Planning Commission Recommendation: **APPROVAL WITH CONDITIONS**



Location Map

Planning Commission Advertised Public Hearing Date: 7/7/2021
Board of Commissioners Advertised Public Hearing Date: 7/27/2021

Applicant:	Olumuyiwa Egunjobi 107 Charcoal Ives Drive Lawrenceville, GA 30045	**Owner:**	Behzad Khazraee 1358 Constitution Place Tallahassee, FL 32308
Contact:	Lakoyia Cofield	**Contact Phone:**	478.232.3566

Zoning History

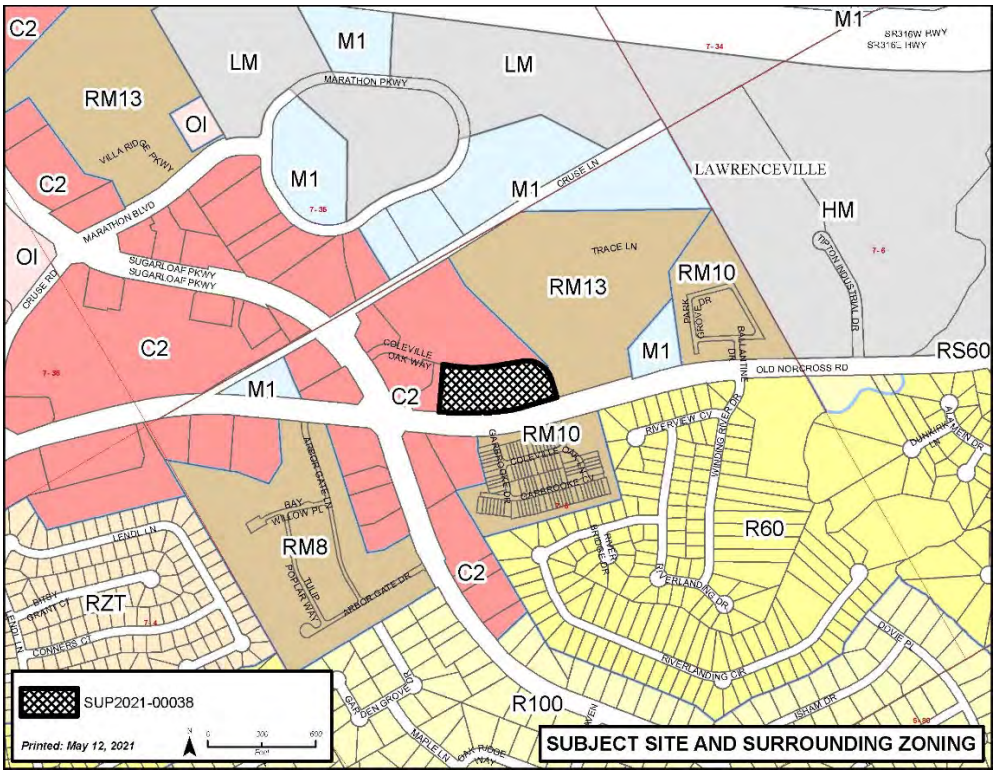
The subject property was rezoned to C-2 (General Business District) from M-1 (Light Industrial District) pursuant to REZ1999-00013.

Existing Site Condition

The subject site is a 1.723-acre parcel located near the intersection of Old Norcross Road and Coleville Oak Way and is a short distance east of Sugarloaf Parkway. The site consists of two commercial strip center buildings, each of which have eight to ten business tenants. The site is in Building A, the easternmost building. The suite to be occupied by the applicant appears to currently have a religious use. Other uses in the building include two hair salons, an unoccupied storefront, another religious use, a barbershop, and a food mart. Five-foot sidewalks are found along the property frontage along Old Norcross Road.

Surrounding Use and Zoning

The subject site is adjacent to Sugarloaf Corners, an existing multifamily apartment development to the northeast, on the north side of Colville Oak Way. Directly to the north is an office condominium, Traditions at Sugarloaf. A residential condominium community, Bennington Square Townhouses is across Old Norcross Road to the south. Commercial development is found in the immediate vicinity, and at the intersection of Old Norcross Road and Sugarloaf Parkway. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Subject Property	Shopping Center	C-2	N/A
North	Commercial	C-2	N/A
East	Multifamily Residential	RM-13	9.4 units per acre
South	Multifamily Residential & Commercial	RM-10 & C-2	10 unit per acre
West	Commercial	C-2	N/A

Project Summary

The applicant requests a Special Use Permit for a hookah lounge in a 1400 square foot suite located on a 1.723-acre property, within the Sugarloaf Corners shopping center, zoned C-2.

- Building A, where the hookah lounge is to be located, has a total of 15,060 square feet.
- There are approximately 70 parking spaces for Building A.
- There will be four employees.
- A five-foot sidewalk is found along the Old Norcross Road property frontage.

Zoning and Development Standards

The applicant is requesting a Special Use Permit to operate a hookah lounge. The purpose of a Special Use Permit is "to provide a process for review of a use that is generally compatible with the use characteristics of a zoning district, but requires individual review of its location, design, height, intensity, configuration and public facility impact to determine the appropriateness of the use for any particular site and its compatibility with adjacent uses." The property is located in the C-2 zoning district, which allows a hookah lounge upon approval of a Special Use Permit.

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	31'	YES
Front Yard Setback	Minimum 15'	15'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 30'	30'	YES
Off-Street Parking	Minimum: 38 spaces Maximum 75 spaces	70 spaces	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to stormwater, water, and sewer utilities. Any recommended improvements, not already required by the UDO, have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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 subject request is suitable at this location within a multi-tenant commercial retail center.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The existing use and usability of adjacent or nearby properties would likely not be impacted. The site has been developed for commercial usage and will likely remain as such for the foreseeable future. Likewise, nearby uses are also primarily commercially zoned.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

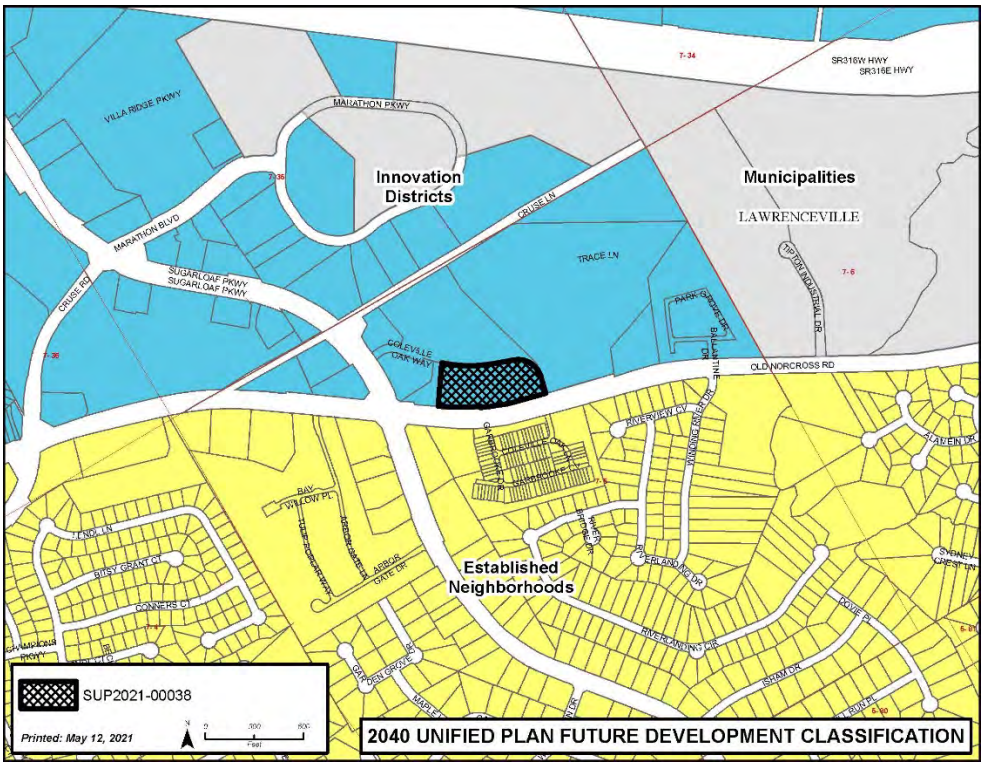
The property has a reasonable economic use as currently zoned.

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 additional impacts on public facilities are anticipated, as the property has been developed with commercial uses. Agency review comments concerning any potential improvements related to this request are attached (Exhibit D).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan Future Development Map indicates the subject site lies within the Innovation District Character Area. This designation primarily encourages technology and research and development uses. Whereas a hookah lounge would not directly support the goals of the Innovation District, it could be consistent with surrounding commercial uses.



Surrounding Future Land Use Map

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 other conditions were noted in the area which would affect approval or disapproval of this request.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit.

Planning Commission Recommendation

Based on the staff's evaluation of the Special Use Permit application, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommended **APPROVAL WITH CONDITIONS** of the Special Use Permit request.

Planning Commission Recommended Conditions (same as Staff Recommended Conditions)

Approval of a special use permit for operation of a hookah lounge in C-2 zoning, subject to the following conditions:

1. Retail, service, commercial, office, and accessory uses, which may include operation of a hookah lounge as a special use.
2. The hours of operation for hookah lounge operation shall not extend past 9:00pm.
3. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
4. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal.

Exhibits:

A. Site Visit Photos
B. Site Plan
C. Letter of Intent and Applicant's Response to Standards
D. Internal and External Agency Review Comments
E. Maps

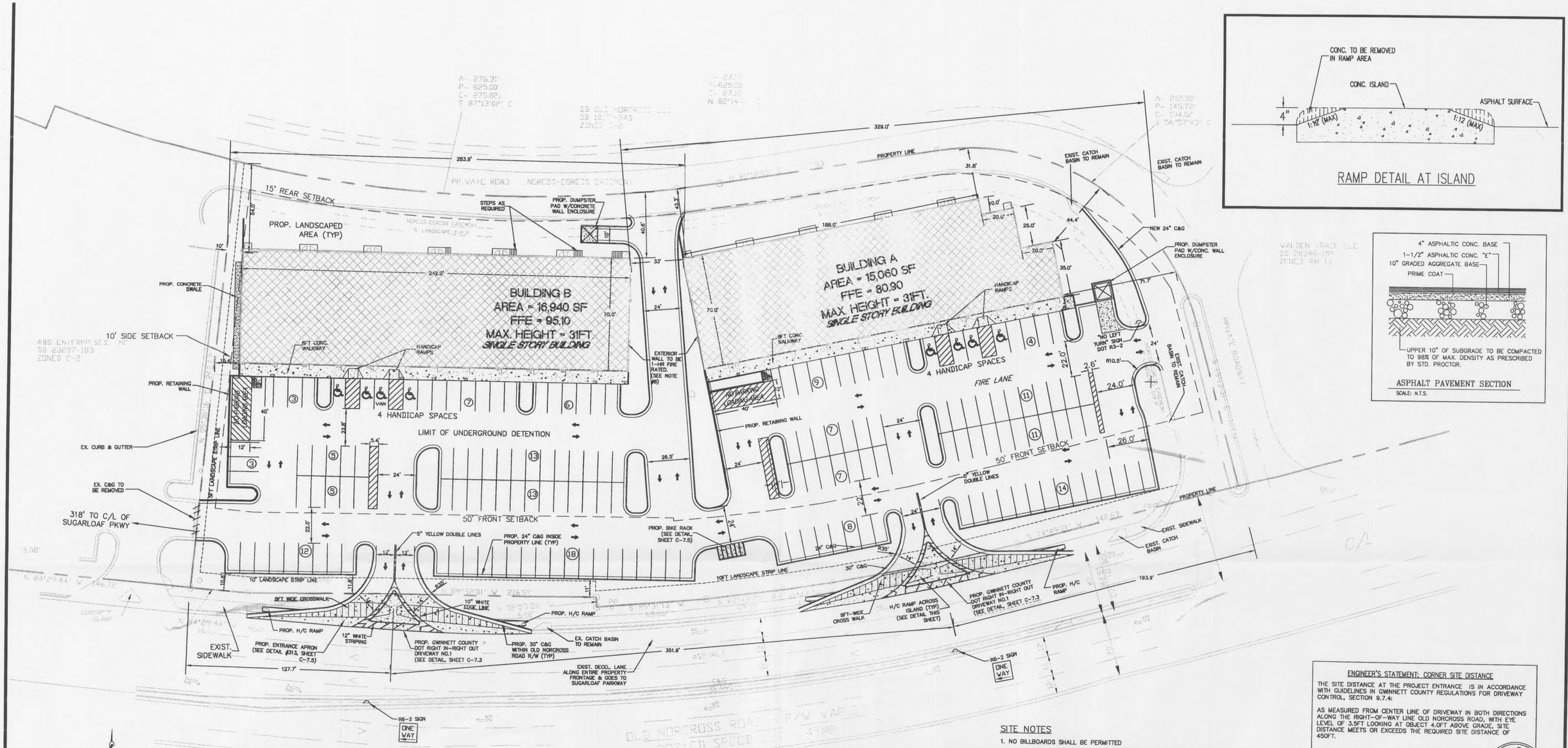
Site Visit Photos

Suite #200A

Frontage of Sugarloaf Corners Shopping Center

Exhibit B: Site Plan

[attached]



RAMP DETAIL AT ISLAND

ASPHALT PAVEMENT SECTION

SCALE: N.T.S.

GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 ft.

FOR ALL FLEXIBLE PAVEMENT IN OLD NORCROSS ROAD R/W, SEE ASPHALT PAVEMENT SECTION DETAIL, SHEET C-7.5

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SITE NOTES

1. NO BILLBOARDS SHALL BE PERMITTED
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3. LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINARIES AND SHALL BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO NEARBY RESIDENTIAL PROPERTIES.
4. ALL SIGNS SHALL MATCH WITH THE BUILDINGS AND BE OF MONUMENT BASE DESIGN; WITH NO POLES SIGNS PERMITTED.
5. EACH BUILDING AND AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION
6. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH SHALL BE OBTAINED FROM GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION UNIT. INSPECTIONS SHALL BE REQUESTED BY PHONING 678-518-6277.
7. THE COUNTY STREET NUMBERING ORDINANCE REQUIRES EACH BUSINESS TO POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN FIGURES AT LEAST 4" HIGH ON A CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY. THE ADDRESS SHOULD BE POSTED IN A CONSPICUOUS PLACE AND VISIBLE FROM THE STREET (NOT MORE THAN 15' OFF THE BACK OF THE CURB OR EDGE OF STREET).
8. THE WEST EXTERIOR WALL OF BUILDING A AND THE EAST EXTERIOR WALL OF BUILDING B SHALL HAVE MINIMUM ONE HOUR FIRE-RESISTANCE FIRE RATING IN COMPLIANCE WITH SBC TABLE 602 AND SHALL HAVE OPENINGS LIMITED IN ACCORDANCE WITH SBC TABLE 704.8.

ENGINEER'S STATEMENT: CORNER SITE DISTANCE

THE SITE DISTANCE AT THE PROJECT ENTRANCE IS IN ACCORDANCE WITH GUIDELINES IN GWINNETT COUNTY REGULATIONS FOR DRIVEWAY CONTROL, SECTION 9.7.4:

AS MEASURED FROM CENTER LINE OF DRIVEWAY IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OLD NORCROSS ROAD, WITH EYE LEVEL OF 3.5FT LOOKING AT OBJECT 4.0FT ABOVE GRADE, SITE DISTANCE MEETS OR EXCEEDS THE REQUIRED SITE DISTANCE OF 450FT.

Sam McIntosh
SAMUEL A. McINTOSH
GA PE# 25100

GEORGIA REGISTERED NO. 25100 PROFESSIONAL ENGINEER SAMUEL A. McINTOSH

TOTAL PROPERTY FRONTAGE = 667.11

PARKING REQUIREMENTS

BUILDING B FLOOR AREA =	16,940 SF
BUILDING A FLOOR AREA =	15,060 SF
TOTAL FLOOR AREA =	32,000 SF
REQUIRED PARKING @ 200 SPACES/1000 SF =	160 SPACES

SPACES PROVIDED:

	REGULAR SPACES	HANDICAP SPACES
BUILDING A	71	4
BUILDING B	85	4
TOTAL	156	8

TOTAL SPACES PROVIDED = 164

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Planning and Development
04/30/2021
SUP2021-00038

GENERAL NOTES

1. USE DOT STD. 30' C&G TO MATCH EXISTING ALONG OLD PEACHTREE ROAD UP TO PROPERTY LINE. USE 24" C&G ON SITE.
2. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS SHOWN ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR OWNER FOR CORRECTION.

NOTES

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 WALLS.

OWNER/DEVELOPER

JONG I WOO
51 OLD BRIDGE ROAD
BROOKFIELD, CT 06804
PHONE: 203-740-0505

24-HOUR CONTACT

JONG I WOO
PHONE: 203-740-0506

ENGINEER CONTACT

SAMUEL McINTOSH, P.E.
CIVTECH CONSULTING, LLC
5746 GATEWAY BLVD
STONE MTN, GA 30086
PHONE: 770-256-6621
FAX: 770-465-2974

GEORGIA REGISTERED NO. 25100 PROFESSIONAL ENGINEER SAMUEL A. McINTOSH

THREE WORKING DAYS BEFORE YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER, INC.

COLOR CODES FOR UTILITY LOCATING

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	TELEPHONE/CATV
BLUE	WATER
GREEN	SEWER

1-800-282-7411
IT'S THE LAW

CIVTECH CONSULTING, LLC

SUGARLOAF SQUARE SHOPPING CENTER
1685 OLD NORCROSS ROAD

SCALE AS SHOWN
DESIGNED BY
DATE 11/7/05
SHEET C-1
FILE NO. 05-028-0

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

Rose Café Hookah Lounge
1685 Old Norcross Rd. 200A
Lawrenceville, Ga 30046
(609) 968-2639

LETTER OF INTENT

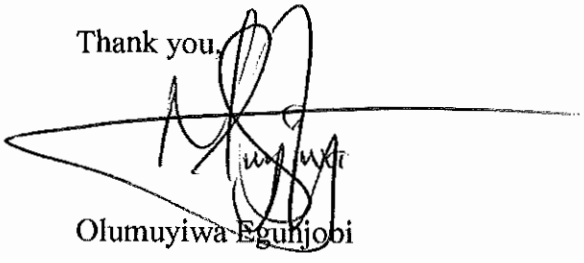
March 29, 2021

To whom it may concern:

Please accept this as a letter of intent to obtain a special use permit for a hookah lounge. Rose Café is a new hookah business concept that will cater to a diverse community of customers 18 years in age and older. The café will be established on 1685 Old Norcross Rd in Lawrenceville, Georgia 30046 Suite 200A. The building space is 1400 square feet and consist of approximately 70 parking spaces. Requested Hours of Operation are as follow: **Monday-Thursday 1PM-1AM, Friday-Saturday 1PM-2AM and Sunday 3PM-12AM.** The business will be managed by the business founder Olumuyiwa Egunjobi and will consist of a total of 4 employees. The purpose of my request and my intent is to serve flavored hookah to a diverse customer base that come to enjoy smoking hookah. This will not have a negative impact on the traffic and surrounding neighbors. In fact by bringing business closer to home it will reduce the distance and cost of travel and encourage safer ways to get home. We will offer spectacular customer service allowing customers to return again to business. We hope to bring great business to the city of Lawrenceville.

I respectfully request your approval of my application.

Thank you,



Olumuyiwa Egunjobi

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Planning and Development
04/30/2021
SUP2021-00038

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, I believes the proposed use is suitable.

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

NO, The proposed use will not adversely affect the use of the surrounding properties.

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

NO, i believes that the subject property does not have a reasonable economic use without the special use permit

(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 proposed use will not produce an adverse affect on the existing infrastructure.

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

YES, the subject property is designated as emerging Surburban.

(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:

SEE LETTER OF INTENT.

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Planning and Development
04/30/2021
SUP2021-00038

Exhibit D: Internal and External Agency Review Comments

[attached]

Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	June, 2021
Department/Agency Name:	Planning & Development
Reviewer Name:	Gail Bass
Reviewer Title:	Planner III
Reviewer Email Address:	gail.bass@gwinnettcounty.com
Case Number:	SUP2021-00038
Case Address:	1685 Old Norcross Rd. #200A

	Comments: ■ YES NO
1	The applicant shall submit architectural, structural, mechanical, electrical, and plumbing drawings for each proposed tenant space for review and approval by Building Plan Review.
2	Upon completion of plan review approvals, the applicant shall obtain an interior finish building permit for each proposed tenant space and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.
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	Recommended Zoning Conditions: YES ☐ NO
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8	**Note:** Attach additional pages, if needed

Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	June 16, 2021
Department/Agency Name:	Development Plan Review
Reviewer Name:	Terri Drabek
Reviewer Title:	Planner III
Reviewer Email Address:	terri.drabek@gwinnettcounty.com
Case Number:	SUP2021-00038
Case Address:	1685 Old Norcross Road, #200A

Comments: ☐ YES ☒ NO	
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Recommended Zoning Conditions: ☐ YES ☐ NO	
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Note: Attach additional pages, if needed

Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	6-11-2021
Department/Agency Name:	Transportation
Reviewer Name:	Michael Johnson
Reviewer Title:	Construction Manager 1
Reviewer Email Address:	michael.johnson2@gwinnettcounty.com
Case Number:	SUP2021-00038
Case Address:	1685 Old Norcross Road #200A

Comments: ☐ YES ☒ NO	
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Recommended Zoning Conditions: ☐ YES ☐ NO	
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Note: Attach additional pages, if needed

Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	6/16/21
Department/Agency Name:	Gwinnett Fire Plan Review
Reviewer Name:	Jennifer Folden-Nissen
Reviewer Title:	Planner III
Reviewer Email Address:	jennifer.folden-nissen@gwinnettcounty.com
Case Number:	SUP2021-00038
Case Address:	1685 Old Norcross Rd, Ste #200A

Comments: ☒ YES ☐ NO	
1	Any new construction within the space shall be made ADA accessible. (2010 ADA 36.401)
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Recommended Zoning Conditions: ☒ YES ☐ NO	
1	If any work is to be done in the space, building plans must be submitted for review by Gwinnett Fire Plan Review (2021 Gwinnett Fire Prevention and Protection Ordinance Sect. 42-36)
2	
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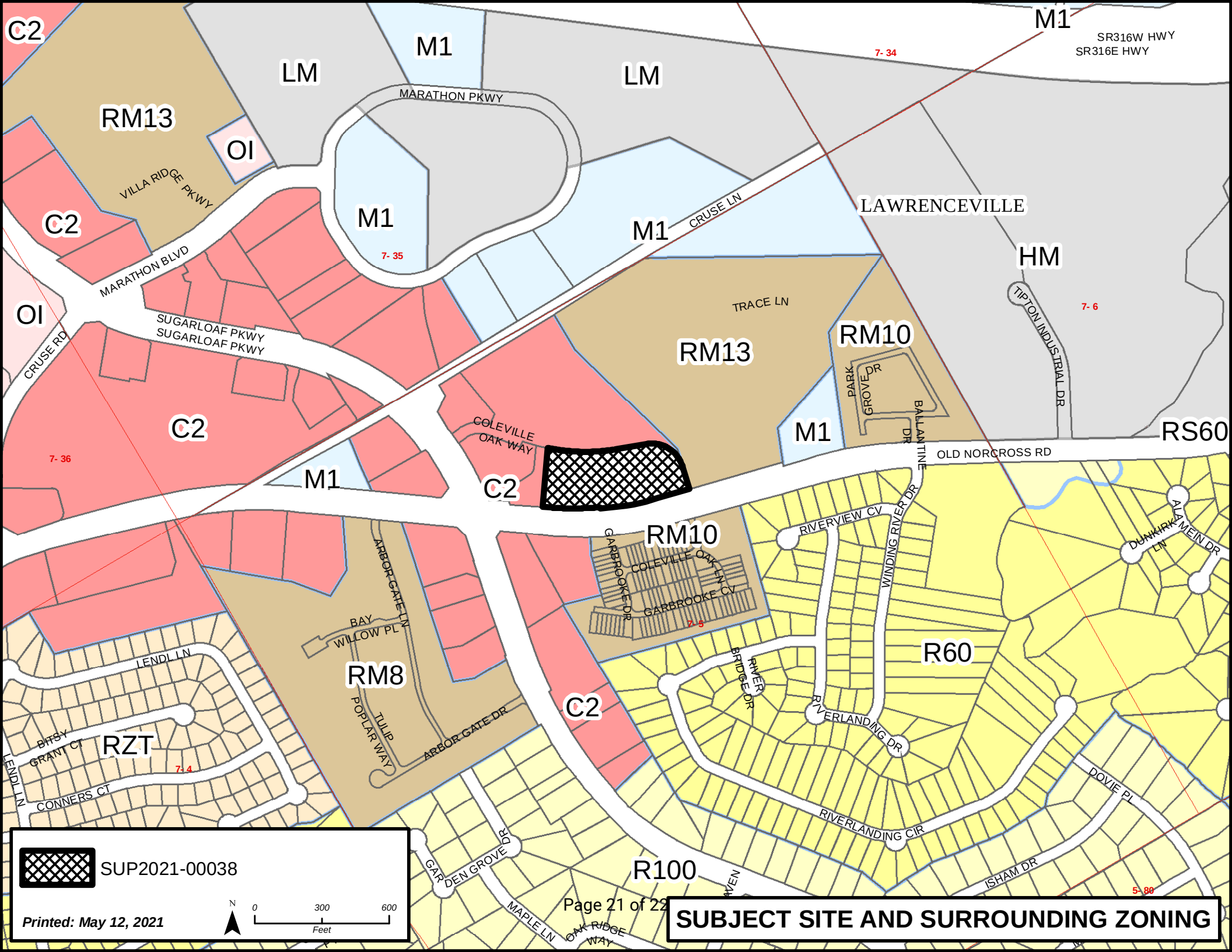
Note: Attach additional pages, if needed

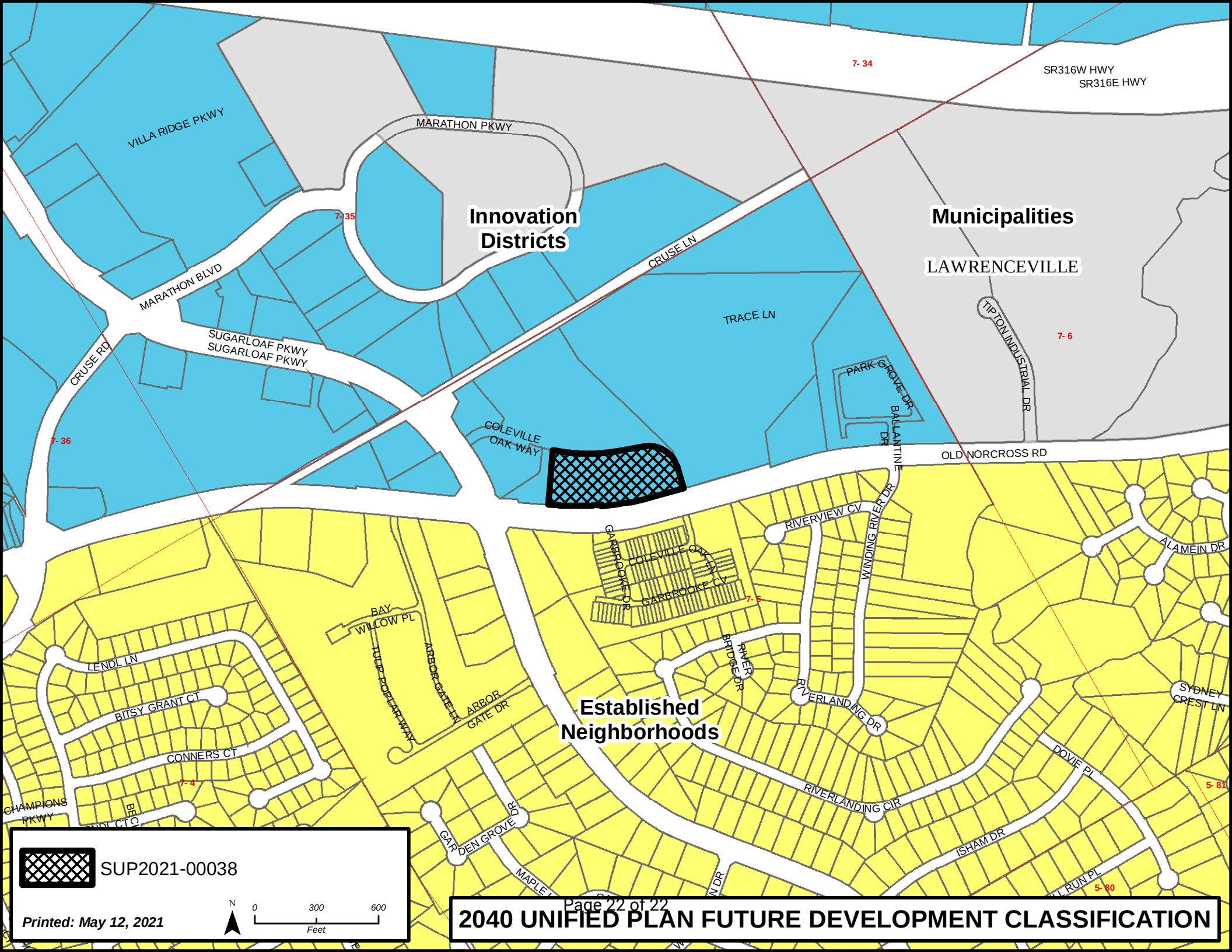
Exhibit E: Maps

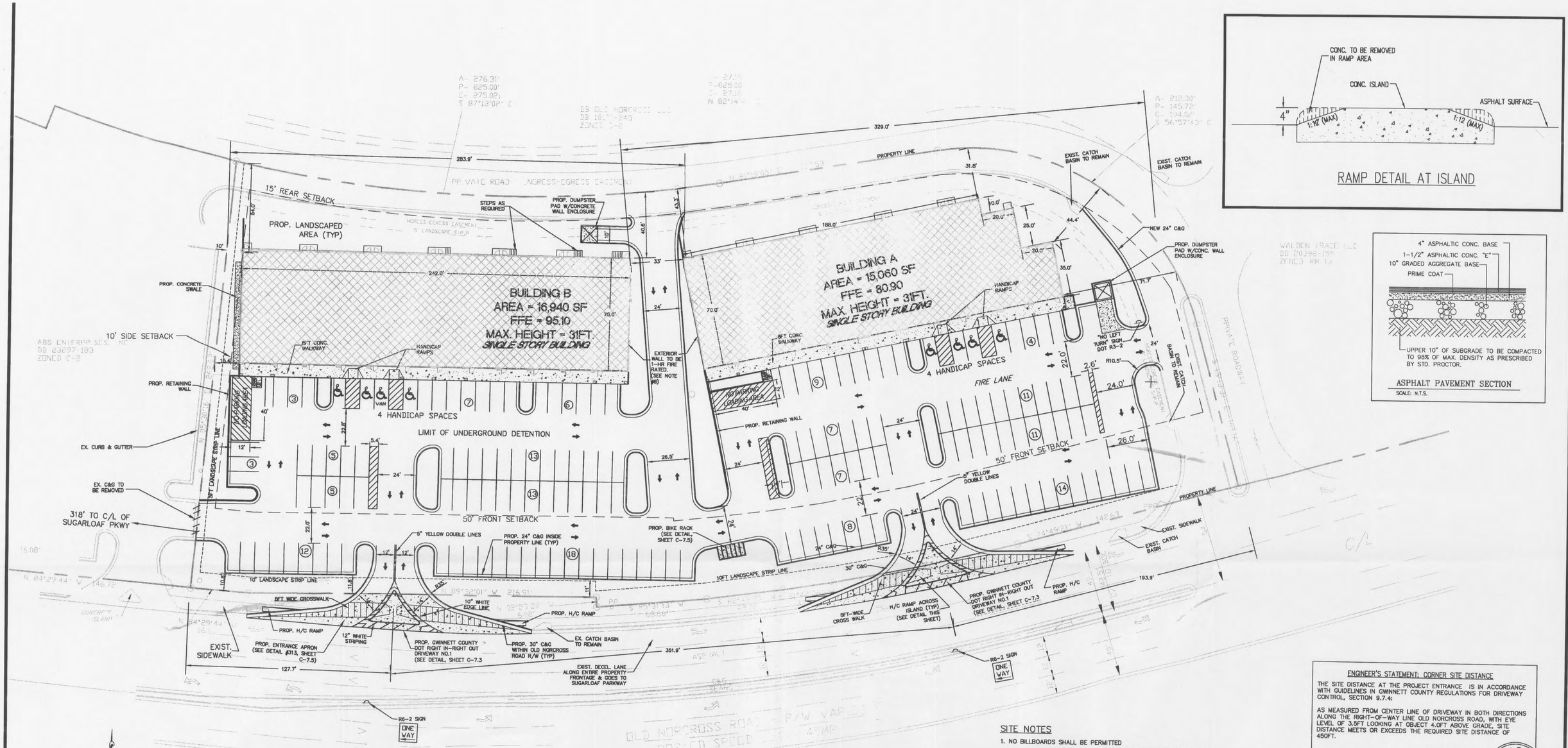
[attached]

VILLA RIDGE PKWY
MARATHON BLVD
MARATHON PKWY
CRUSE LN
TRACE LN
TIPTON INDUSTRIAL DR
SUGARLOAF PKWY
SUGARLOAF PKWY
PARK GROVE DR
PARK GROVE DR
BALLANTINE DR
COLEVILLE OAK WAY
OLD NORCROSS RD
RIVERVIEW CV
WINDING RIVER DR
GARBROOKE DR
COLEVILLE OAK LN
GARBROOKE CV
BAY WILLOW PL
LENDL LN
TULIP POPLAR
ARBOR GATE LN
ARBOR GATE DR
RIVER BRIDGE DR
RIVERLANDING DR
RIVERLANDING CIR
GARDEN GROVE DR
RIVERLANDING CIR
SUP2021-00038
N
0
200
400
Feet
Printed: May 12, 2021



SUBJECT SITE AND SURROUNDING ZONING


Innovation Districts
Municipalities
LAWRENCEVILLE
Established Neighborhoods
SUP2021-00038
Printed: May 12, 2021
N
0
300
600
Feet
2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION
VILLA RIDGE PKWY
MARATHON PKWY
MARATHON BLVD
CRUSE RD
CRUSE LN
SUGARLOAF PKWY
SUGARLOAF PKWY
TRACE LN
COLEVILLE OAK WAY
PARK GROVE DR
BALLANTINE DR
TIPTON INDUSTRIAL DR
OLD NORCROSS RD
SR316W HWY
SR316E HWY
7- 34
7- 35
7- 36
7- 6
7- 5
7- 4
5- 80
5- 81
RIVERVIEW CV
WINDING RIVER DR
ALAMEIN DR
GARBROOKE DR
COLEVILLE OAK LN
GARBROOKE CT
BAY WILLOW PL
TULIP POPLAR WAY
ARBOR GATE LN
ARBOR GATE DR
LENDL LN
BITSY GRANT CT
CONNERS CT
CHAMPIONS PKWY
RIVER BRIDGE DR
RIVERLANDING DR
RIVERLANDING CIR
SYDNEY CREST LN
DOVIE PL
ISHAM DR
GARDEN GROVE DR
MAPLE
RUN PL



RAMP DETAIL AT ISLAND

ASPHALT PAVEMENT SECTION

SCALE: N.T.S.

GRAPHIC SCALE

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5. EACH BUILDING AND AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION
6. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH SHALL BE OBTAINED FROM GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION UNIT. INSPECTIONS SHALL BE REQUESTED BY PHONING 678-518-6277.
7. THE COUNTY STREET NUMBERING ORDINANCE REQUIRES EACH BUSINESS TO POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN FIGURES AT LEAST 4" HIGH ON A CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY. THE ADDRESS SHOULD BE POSTED IN A CONSPICUOUS PLACE AND VISIBLE FROM THE STREET (NOT MORE THAN 15' OFF THE BACK OF THE CURB OR EDGE OF STREET).
8. THE WEST EXTERIOR WALL OF BUILDING A AND THE EAST EXTERIOR WALL OF BUILDING B SHALL HAVE MINIMUM ONE HOUR FIRE-RESISTANCE FIRE RATING IN COMPLIANCE WITH SBC TABLE 602 AND SHALL HAVE OPENINGS LIMITED IN ACCORDANCE WITH SBC TABLE 704.8.

ENGINEER'S STATEMENT: CORNER SITE DISTANCE

THE SITE DISTANCE AT THE PROJECT ENTRANCE IS IN ACCORDANCE WITH GUIDELINES IN GWINNETT COUNTY REGULATIONS FOR DRIVEWAY CONTROL, SECTION 9.7.4:

AS MEASURED FROM CENTER LINE OF DRIVEWAY IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OLD NORCROSS ROAD, WITH EYE LEVEL OF 3.5FT LOOKING AT OBJECT 4.0FT ABOVE GRADE, SITE DISTANCE MEETS OR EXCEEDS THE REQUIRED SITE DISTANCE OF 450FT.

Sam McIntosh
SAMUEL A. McINTOSH
GA PE# 25100

GEORGIA REGISTERED NO. 25100 PROFESSIONAL ENGINEER SAMUEL A. McINTOSH

TOTAL PROPERTY FRONTAGE = 667.11

PARKING REQUIREMENTS

BUILDING B FLOOR AREA =	16,940 SF
BUILDING A FLOOR AREA =	15,060 SF
TOTAL FLOOR AREA =	32,000 SF
REQUIRED PARKING @ 200 SPACES/1000 SF =	160 SPACES

SPACES PROVIDED:

	REGULAR SPACES	HANDICAP SPACES
BUILDING A	71	4
BUILDING B	85	4
TOTAL	156	8

TOTAL SPACES PROVIDED = 164

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GENERAL NOTES

1. USE DOT STD. 30" C&G TO MATCH EXISTING ALONG OLD PEACHTREE ROAD UP TO PROPERTY LINE. USE 24" C&G ON SITE.
2. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS SHOWN ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR OWNER FOR CORRECTION.

NOTES

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 WALLS.

OWNER/DEVELOPER

JONG I WOO
51 OLD BRIDGE ROAD
BROOKFIELD, CT 06804
PHONE: 203-740-0505

24-HOUR CONTACT

JONG I WOO
PHONE: 203-740-0506

ENGINEER CONTACT

SAMUEL McINTOSH, P.E.
CIVTECH CONSULTING, LLC
5746 GATEWAY BLVD
STONE MTN, GA 30086
PHONE: 770-256-6621
FAX: 770-465-2974

GEORGIA REGISTERED NO. 25100 PROFESSIONAL ENGINEER SAMUEL A. McINTOSH

THREE WORKING DAYS BEFORE YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER, INC.

COLOR CODES FOR UTILITY LOCATING

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	TELEPHONE/CATV
BLUE	WATER
GREEN	SEWER

1-800-282-7411
IT'S THE LAW

CIVTECH CONSULTING, LLC

SUGARLOAF SQUARE SHOPPING CENTER
1685 OLD NORCROSS ROAD

SCALE AS SHOWN
DESIGNED BY
DATE 11/7/05
SHEET C-1
FILE NO. 05-028-0

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: OLUMUYIWA EGUNJOBI	NAME: BEHZAD KHAZRAEE
ADDRESS: 107 charcoal woes dr	ADDRESS: 1358 Constitution Pl
CITY: Lawrenceville	CITY: TALLAHASSEE
STATE: GA ZIP: 30045	STATE: FL ZIP: 32308
PHONE: 609 968 2639	PHONE: 904 537 3858

CONTACT PERSON: LAKOYIA COFIELD PHONE: 478 232 3566

CONTACT'S E-MAIL: clakoyia@gmail.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: 1400

PARCEL NUMBER(S): 7005 354 ACREAGE: 1.723

ADDRESS OF PROPERTY: 1685 old norcross Rd, 200A

SPECIAL USE REQUESTED: HOOKAH LOUNGE.

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Rose Café Hookah Lounge
1685 Old Norcross Rd. 200A
Lawrenceville, Ga 30046
(609) 968-2639

LETTER OF INTENT

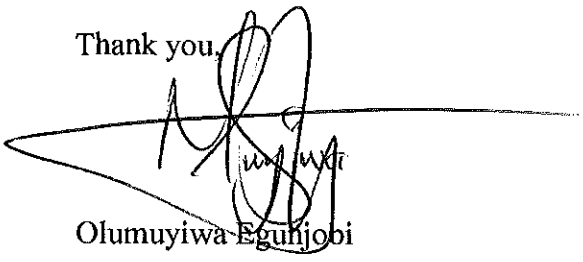
March 29, 2021

To whom it may concern:

Please accept this as a letter of intent to obtain a special use permit for a hookah lounge. Rose Café is a new hookah business concept that will cater to a diverse community of customers 18 years in age and older. The café will be established on 1685 Old Norcross Rd in Lawrenceville, Georgia 30046 Suite 200A. The building space is 1400 square feet and consist of approximately 70 parking spaces. Requested Hours of Operation are as follow: **Monday-Thursday 1PM-1AM, Friday-Saturday 1PM-2AM and Sunday 3PM-12AM.** The business will be managed by the business founder Olumuyiwa Egunjobi and will consist of a total of 4 employees. The purpose of my request and my intent is to serve flavored hookah to a diverse customer base that come to enjoy smoking hookah. This will not have a negative impact on the traffic and surrounding neighbors. In fact by bringing business closer to home it will reduce the distance and cost of travel and encourage safer ways to get home. We will offer spectacular customer service allowing customers to return again to business. We hope to bring great business to the city of Lawrenceville.

I respectfully request your approval of my application.

Thank you,



Olumuyiwa Egunjobi

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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:

YES, I believes the proposed use is suitable.

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

NO, The proposed use will not adversely affect the use of the surrounding properties.

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

NO, i believes that the subject property does not have a reasonable economic use without the special use permit

(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 proposed use will not produce an adverse affect on the existing infrastructure.

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

YES, the subject property is designated as emerging Surburban.

(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:

SEE LETTER OF INTENT.

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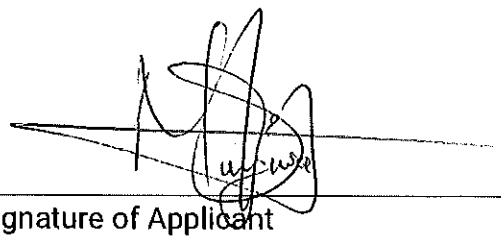
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

3/29/21
Date

OLUMUYIWA - A. EGUNJOBI
Type or Print Name and Title

BOBBIE WHITT
NOTARY PUBLIC
DEKALB COUNTY, GA
MY COMMISSION EXPIRES OCTOBER 22, 2021

Signature of Notary Public

3/29/21
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.

Behad Khazraee — 3-31-2021

Signature of Property Owner — Date

BEHZAD KHAZRAEE

Type or Print Name and Title

[signature] — 3/31/2021

Signature of Notary Public — Date

JULIANA DA SILVA
Notary Public - State of Florida
Commission # HH 049381
My Comm. Expires Oct 1, 2024

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
Olumuyiwa	3/29/21	OLUMUYIWA EGUNJOBI ROSE CAFE LLC
N/A	N/A	N/A
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE

Bobbie Whitt 3/29/21
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

BOBBIE WHITT
NOTARY PUBLIC
DEKALB COUNTY, GA
MY COMMISSION EXPIRES OCTOBER 22, 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 Olumuyiwa Egunjobi
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: (Map Reference Number) 7 (District) - 005 (Land Lot) - 354 (Parcel)

Signature of Applicant — Date: 3 | 29 | 21

OLUMUYIWA EGUNJOBI ROSE CAFE. 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)

Ingrid Umanzor — NAME

TSA II — TITLE

3/29/2024 — DATE

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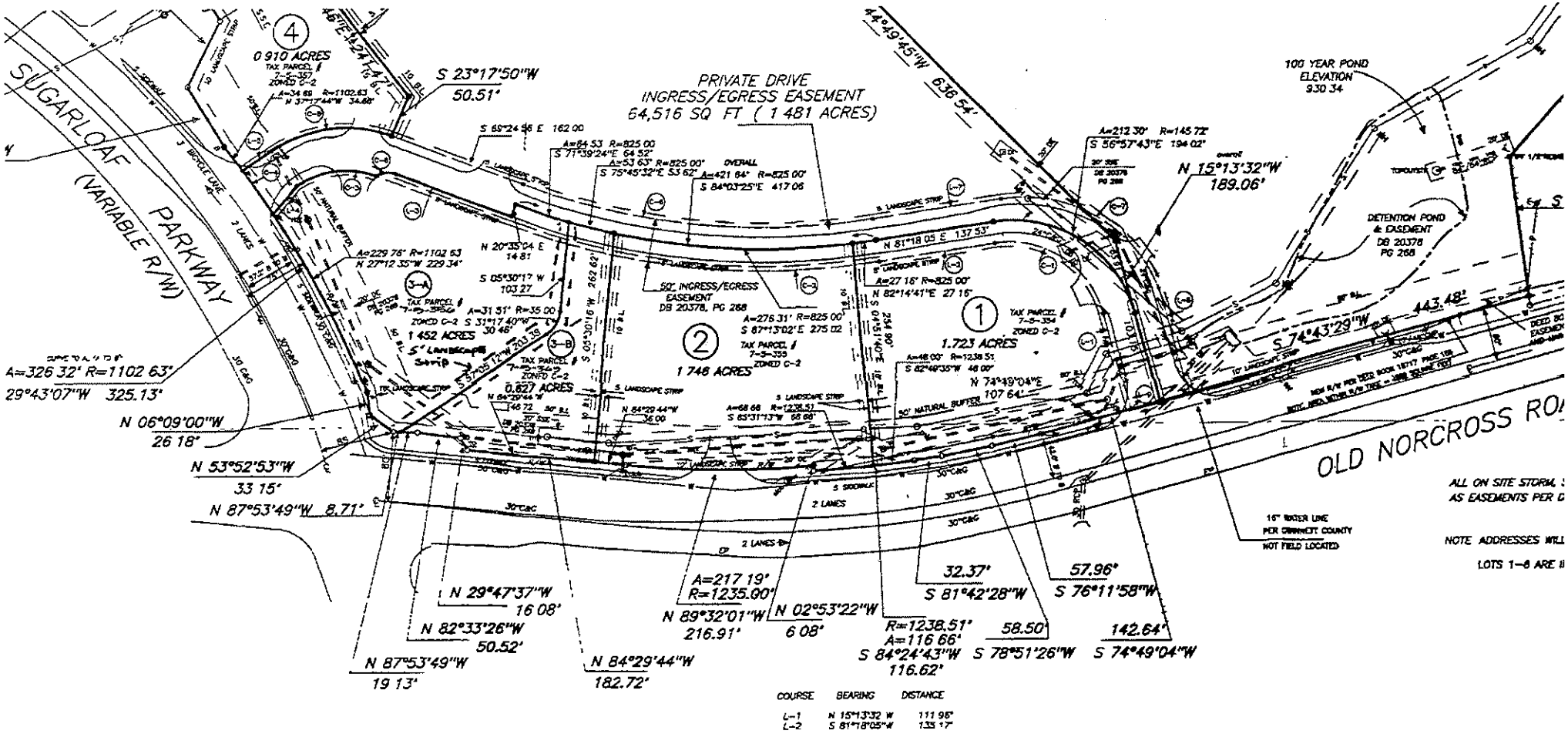

COURSE	BEARING	DISTANCE
L-1	N 15°13'32 W	111 95'
L-2	S 81°18'05"W	135 17'

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BK50661 PG0826

Exhibit A

All That Tract or Parcel of Land Lying and Being in Land Lot 5 of The 7th District of Gwinnett County, Georgia Being Tract 1, (containing 1.723 acres), Lot 2 (containing 1.746 acres), Block A Of Sugarloaf Corners as Per Plat Recorded In Plat Book 87, Page 241, Gwinnett County, Georgia Records, Which Plat Is Incorporated Herein By Reference.

Together With All Right, Title And Interest In And To The Easement Reserved In Warranty Deed From Gwynay W. Langley Charitable Remainder Unitrust To Dalton Ray Humphrey And John Steven Cason, Sr. Dated August 11, 1995, Filed August 18, 1995, Recorded In Deed Book 11627, Page 250, Gwinnett County, Georgia Records; And Quitclaim Deed From Gwynay W. Langley to Dalton Ray Humphrey and John Steven Cason, Sr. dated August 11, 1995, filed August 18, 1995, recorded in Deed Book 11627, Page 255, Gwinnett County, Georgia records.

Also together with easement rights as contained in the Declaration of Easements by DB Old Norcross, LLC, dated April 14, 2000, filed April 18, 2000, recorded in Deed Book 20378, Page 288, Gwinnett County, Georgia records

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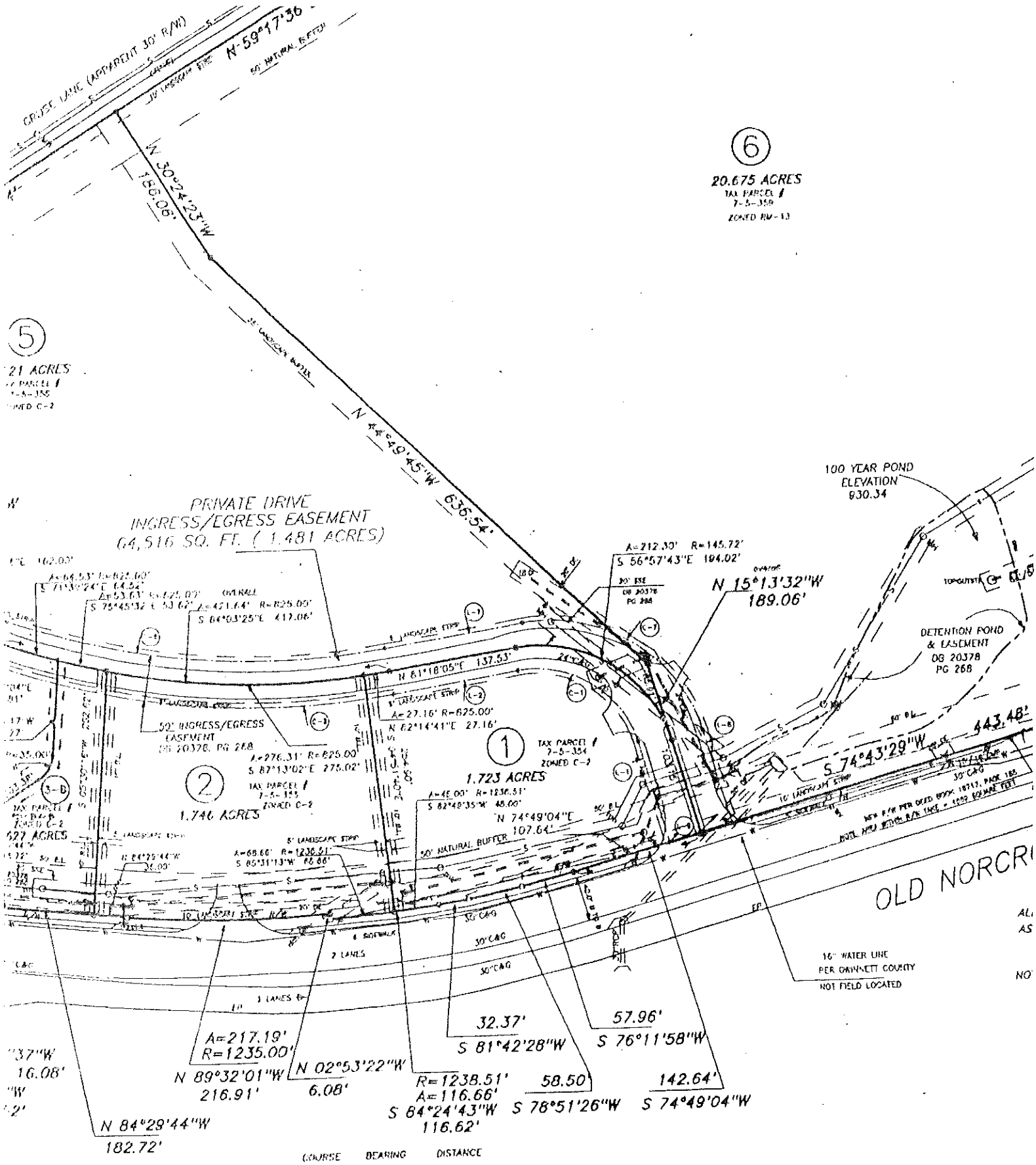

COURSE	BEARING	DISTANCE
L-1	N 15°13'32"W	111.96'
L-2	S 01°18'05"W	135.17'
L-3	S 69°22'54"E	142.09'
L-4	S 39°18'28"W	41.87'
L-5	N 55°46'20"E	40.76'
L-7	N 81°18'05"E	149.90'
L-8	S 15°13'32"E	104.27'
L-9	S 74°46'17"W	70.00'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	112.09'	163.31'	149.24'	N 56°57'43"W
C-2	850.00'	434.42'	429.70'	N 84°03'25"W
C-3	100.00'	95.67'	92.06'	S 83°10'42"W
C-4	1102.83'	61.88'	61.87'	N 34°47'13"W
C-5	150.00'	143.50'	138.09'	N 83°10'42"E
C-6	800.00'	408.86'	404.43'	S 84°03'25"E
C-7	168.14'	244.96'	223.86'	S 56°57'43"E

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