

RECEIVED

3/27/2024

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Michael Minseok Mun</u>	Name: <u>Eclacia Holdings LLC (registered under Minseok Mun)</u>
Address: <u>1140 Spring St NW</u>	Address: <u>1866 Buford Hwy</u>
City: <u>Atlanta</u>	City: <u>Duluth</u>
State: <u>GA</u> ZIP: <u>30309</u>	State: <u>GA</u> ZIP: <u>30097</u>
Phone: <u>352-631-9847</u>	Phone: <u>352-631-9847</u>
Email: <u>munminseok@gmail.com</u>	Email: <u>munminseok@gmail.com</u>
Contact Person: <u>Trent McGugin</u> Phone: <u>404-504-0295</u>	
Contact's Email: <u>t.mcgugin@interiorarchitects.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Zoning District(s): <u>C-2</u> Prior Zoning Case No.: <u>RZC-08-026</u>	
Parcel Number(s): <u>7206-008</u> Acreage: <u>+/- 1.404</u>	
Property Address(es): <u>1866 Buford Hwy, Duluth, GA 30097</u>	
Proposed Change in Conditions: <u>Strike out "recreation facilities" and "bakery and ice cream stores" and remove limitation on restaurant operating hours after 10:30 pm from prohibited uses per part 1.A. of zoning resolution, and remove part 2.G. in its entirety.</u>	
Variance(s): <u>None</u> Waiver(s): <u>None</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: <u>N/A</u>	No. of Buildings: <u>1 (EXISTING)</u>
Dwelling Unit Sq. Ft.: <u>N/A</u>	Total Building Sq. Ft.: <u>+/- 16,000 (EXISTING)</u>
Density: <u>N/A</u>	Floor Area Ratio: <u>0.26 (EXISTING)</u>
Floor Area Ratio (LRR, MRR, HRR): <u>N/A</u>	
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: <u>N/A</u>	Dwelling Unit Sq. Ft.: <u>N/A</u>
Total Non-Residential Sq. Ft.: <u>N/A</u>	Floor Area Ratio: <u>N/A</u>

RECEIVED

3/27/2024

CHANGE IN CONDITIONS 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 six (6) months from the date of last action by the Board of Commissioners.



Signature of Applicant



March 22nd 2024

Date

Mirsedeh Mun, Managing Director

Type or Print Name and Title



Signature of Notary Public

March 25, 2024

Date



RECEIVED

3/27/2024

CHANGE IN CONDITIONS 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 six (6) months from the date of last action by the Board of Commissioners.



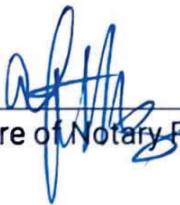
Signature of Property Owner

March 22nd 2024

Date

Minscak Mun, Managing Director

Type or Print Name and Title



Signature of Notary Public

March 25, 2024

Date



RECEIVED

3/27/2024

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for change in conditions be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE CHANGE IN CONDITIONS REQUEST.

Parcel I.D. Number: 7206 - 008
(Map Reference Number)

[Signature]

Signature of Applicant

March 25th 2024

Date

Minsok Mun

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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Kathleen M. Hayes
Name

TSA
Title

3/25/24
Date

RECEIVED

3/27/2024

Gwinnett Department of Planning & Development
Planning Division

INTERIOR
ARCHITECTS, P.C.

03/27/2024

Re: Letter of Intent
1866 Buford Hwy Change in Conditions Application
Parcel # 7206-008

ATLANTA

AUSTIN

BOSTON

CHARLOTTE

CHICAGO

DALLAS

DENVER

DUBLIN

HOSPITALITY

HOUSTON

LONDON

LOS ANGELES

MIAMI

MINNEAPOLIS

NEW YORK

ORANGE COUNTY

PHILADELPHIA

RALEIGH

RETAIL

SAN FRANCISCO

SEATTLE

SILICON VALLEY

TORONTO

WASHINGTON, DC

MARK S. SCHROEDER
ARCHITECT, AIA

383 17TH STREET NW
SUITE 330
ATLANTA, GA 30363
404.504.0300

www.interiorarchitects.com
IA INTERIOR ARCHITECTS GLOBAL ALLIANCE

Dear Community Development Officials,

The Applicant requests a change in conditions of the existing rezoning conditions of an approximately 1.404-acre property located at 1866 Buford Hwy (the "subject property"). The application seeks to modify four conditions of the Zoning Resolution RZC-08-026, dated 10/23/2007.

Site History

In 2007, the Board of Commissioners approved via case RZC-08-026 the rezoning of the subject property from O-I to C-2, with conditions. Subsequently, a previous owner of the property developed an approximately 16,000 SF building on the site intended for commercial & retail use. Since its construction in 2008, approximately 9,000 SF of the building has been unoccupied, remaining a cold dark shell space. In 2011, 7,000 SF of the building was fit out and occupied by Laser Voyage Café, a recreational laser tag venue, which successfully operated until 2019 or 2020, when the Covid-19 pandemic presumably led to the closure of the operation. At the time of this application, the building is not occupied by any active use or tenant.

Summary & Rationale of Request

The Applicant requests to modify certain conditions of RZC-08-026 to allow for more flexible use of the existing building. Specifically, the Applicant requests that *recreational facilities* be removed from the list of prohibited uses outlined in part 1.A of the zoning resolution in order for the building to be completed and fit out as an indoor golf training facility, which the Planning Department has identified as being an indoor entertainment and recreation facility use, and is thus prohibited under the current zoning conditions. The Applicant references the success of the former Laser Voyage Café tenant as example that a recreational use on this site is both economically viable and can contribute to local culture. Additional proposed uses in the building include a section dedicated to retail sales of golf goods and equipment, a "pop up shop" which is a mercantile area dedicated to retail sales of a rotating assortment of merchandise, and video production area that will be used to produce golf training content, all of which are permitted uses in the C-2 district and are currently not restricted by the zoning conditions.

RECEIVED

3/27/2024

INTERIOR
ARCHITECTS, P.C.

A bistro / cafe-style restaurant is another proposed use for the existing building; this is an allowable use for a C-2 property except for the current prohibition via the zoning resolution of *bakery and ice cream stores* on the site. The restaurant proposes a menu including baked goods made from scratch in-house alongside a full menu of other food items. Additionally, the Applicant requests that the limitation on hours of operation that prohibits operation of any restaurant on the site after 10:30 PM be removed. Relief from these limitations will allow for the most flexible restaurant use on the site for the current proposed tenant as well as future tenants.

Furthermore, the Applicant requests to remove section 2.G. from the zoning conditions in its entirety, as this section was drafted when the subject property and the adjacent M-1 property were owned by the same entity. 2.G. requires the owner to place a fence on the M-1 property. This section is no longer relevant to the current owner of the subject property.

The proposed scope of work at the site does not involve any changes or additions to the exterior of the building other than the site work that would be required to install a grease trap to serve the bistro restaurant. The building's exterior expression is already compliant with the intent of the zoning code as well as the requirements set out in the zoning resolution. Please see the attached proposed site plan depicting the existing building and context, survey depicting the existing property, photographs of the existing exterior of the building, and concept floor plan illustrating the layout and proposed use of the building.

The Applicant appreciates the Board's consideration for approval of this change in conditions request and would be happy to address any questions or concerns.

Sincerely,

Trent McGugin, AIA, LEED AP
Senior Project Architect
IA | Interior Architects – Atlanta
404-504-0295
t.mcgugin@interiorarchitects.com

CC:
Michael Minseok Mun
Property Owner
352-631-9847
munminseok@gmail.com

RECEIVED

3/27/2024

Gwinnett Department of Planning & Development
Planning Division

INTERIOR
ARCHITECTS, P.C.

3/27/2024

Re: 1866 Buford Hwy Change in Conditions Application
Parcel # 7206-008
Standards Governing the Exercise of the Zoning Power Response Attachment

ATLANTA

AUSTIN

BOSTON

CHARLOTTE

CHICAGO

DALLAS

DENVER

DUBLIN

HOSPITALITY

HOUSTON

LONDON

LOS ANGELES

MIAMI

MINNEAPOLIS

NEW YORK

ORANGE COUNTY

PHILADELPHIA

RALEIGH

RETAIL

SAN FRANCISCO

SEATTLE

SILICON VALLEY

TORONTO

WASHINGTON, DC

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

Standard (A): Whether a proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The change in conditions to permit the use of the property as a recreation facility, specifically an indoor golf training facility along with the proposed bistro/cafe, is suitable in view of the use and development of the adjacent and nearby property. The proposed use will provide for more diverse business uses along the local Buford Hwy corridor between Sugarloaf Pkwy and McGinnis Ferry Rd, offering a program that, unlike many of the industrial buildings in the area, is open to the nearby homeowners and communities. The proposed commercial uses may also encourage the future development of the nearby C-2 zoned parcels 7206-275 and 7207-002, which similarly border M-1 parcels, by showing that commercial uses along this section of the Hwy are viable and can contribute to the economic strength of this locale. Furthermore, precedence is set for similar uses to the northeast of the subject property, where existing recreational uses such as KT'A Taekwondo and restaurant Flavor Rich exist adjacent to one another.

Standard (B): Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property:

The proposed change in conditions will not adversely affect the existing use or usability of adjacent or nearby property. The site is accessed via an existing deceleration lane from the west and an existing turn lane from the east, there is ample compliant off-street parking to support the proposed uses, and existing site parking access and drive aisles are compliant in width and arranged to minimize the chance of any traffic congestion on the site itself. An access easement for access to the property situated behind the subject property is already in place, and the associated two-way access drive to the property behind is separate from the subject property's own drive aisles and parking areas. The proposed uses will not produce any noise or light pollution that may affect the nearby businesses or homes.

Standard (C): Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned:

The existing site, zoned C-2 with conditions limiting its uses, has remained mostly vacant since it was constructed in 2008. While the originally-planned multi-tenant retail use of the site may be considered to have reasonable

MARK S. SCHROEDER
ARCHITECT, AIA

383 17TH STREET NW
SUITE 330
ATLANTA, GA 30363
404.504.0300

www.interiorarchitects.com
IA INTERIOR ARCHITECTS GLOBAL ALLIANCE

RECEIVED

3/27/2024

INTERIOR
ARCHITECTS, P.C.

economic use, time has shown that the property has not been appealing to businesses and thus it has remained unoccupied except for a Laser Tag tenant (Laser Voyage Café) that occupied a portion of the building for many years and enjoyed economic success during that time. The proposed change in conditions seeks to remove limitations on the allowable uses of the site such that more desirable uses, including the indoor recreational use which has proven viable by the example of the Laser Voyage Café, are allowable on the site in alignment with the allowable uses of the broader C-2 zoning classification.

Standard (D): Whether the proposed change in conditions will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The existing parking quantity and site circulation elements of the existing building are compliant with current zoning standards. The site is not currently served by a public transit route, so there will be no increased use in such system based on the proposed use of the site. Preliminary building/site MEP analysis, based on the proposed fit out of the building, suggests that the existing building gas, domestic water, and electrical services are sufficient to serve the new proposed use. The proposed use will have no impact on local schools.

Standard (E): Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map:

The subject property is located within the Suburban Non-Residential future development area as outlined in the 2045 Unified Plan. These areas are identified within the plan as important alternative leasing opportunities for small and emerging businesses. The business that proposes to occupy the building is a new business that does not have other locations, and hopes to become an important, well-regarded component in the local golf community by providing a location to practice and receive instruction from renowned golf training staff, available year round in all weather conditions thanks to its indoor format. Its retail and entertainment focused program is listed as an appropriate use within the Suburban Nonresidential future development areas, and its existing parking layout is in accordance with the preferred parking management strategies for these zones. The site is also located within reasonable proximity to funded and planned core trail networks along Peachtree Industrial Boulevard.

Standard (F): Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either the approval or disapproval of the proposed change in conditions:

The proposed change in conditions would remove selected restrictions that were placed on the use of the C-2 property when it was previously rezoned, which currently prohibit a number of uses that are otherwise allowable on an unrestricted C-2 property, including recreation facilities and bakeries. The proposed primary use is a golf training facility, which the Planning Department has identified as an Indoor Entertainment and Recreation Facility use. This is a permitted use in the C-2 district per Section 211-80 of the UDO. Other proposed uses in the building include a section dedicated to retail sales of golf goods and equipment, a “pop up shop” which is a mercantile area dedicated to retail sales of a rotating assortment of

RECEIVED

3/27/2024

INTERIOR
ARCHITECTS, P.C.

merchandise, and a video production area that will be used to produce golf training content.

Furthermore, the bistro/café style restaurant is an allowable use per Section 211-80, except for the current prohibition of bakeries on the site. The restaurant proposes a menu including baked goods made from scratch on site alongside a full menu of other food items; removal of this limitation will allow for a more flexible restaurant use on the site for the current proposed tenant as well as future tenants.

These uses, including recreation facilities, are permitted uses under C-2 zoning on a typical site. Since the zoning conditions were placed on this site over 15 years ago, the local area has continued to be developed with more residential lots and commercial uses including C-2 uses, diversifying an area that at the time of the previous rezoning was largely industrial. For these reasons, the applicant feels that it is reasonable to propose these uses are appropriate for this site in the current era and support the general goals of the current zoning and future land use plans. Additionally, the fact that most of the building has been unoccupied since its construction suggest that the limitations may have hindered the attractiveness of the site to potential tenants over the years, who may have been interested in occupying the building had the limitations on its uses not been in place. Furthermore, the success of the Laser Voyage Café that occupied a portion of the building from 2011 until the global pandemic led to the close of the operation suggests that recreational uses have merit on the site and that the local community is drawn to such uses.

RECEIVED

3/27/2024

CASE NUMBER RZC-08-026
GCID 2007-1557

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>AYE</u>
Lorraine Green, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

On motion of COMM. GREEN, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-I to C-2 by KOURIEH INVESTMENTS, LLC for the proposed use of COMMERCIAL RETAIL USES on a tract of land described by the attached legal description, which

RECEIVED

3/27/2024

CASE NUMBER RZC-08-026
GCID 2007-1557

is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 23, 2007 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 23RD day of OCTOBER 2007, that the aforesaid application to amend the Official Zoning Map from O-I to C-2 is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Retail and service commercial and accessory uses. The following uses shall be prohibited: tattoo and piercing parlors, adult bookstores or entertainment, drive-thru fast food service except coffee shops, ~~bakery and ice cream stores~~, automotive car wash, automotive parts store, convenience food stores with or without fuel pumps, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, liquor stores, mobile buildings, parking lots and garages, plant nursery sales facility, ~~recreation facilities~~, recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, auto repair shops or tire stores, automotive service stations with or without fuel pumps, building material sales with outdoor storage,

STRIKE OUT
"BAKERY AND
ICE CREAM
STORES"
FROM
PROHIBITED
USES

STRIKE OUT
"RECREATION
FACILITIES"
FROM
PROHIBITED
USES

RECEIVED

3/27/2024

CASE NUMBER RZC-08-026
GCID 2007-1557

contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental, mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services and no outdoor storage of any type. ~~Any restaurant that may locate on the site must close by 10:30 p.m.~~

STRIKE OUT
REQUIREMENT
FOR ANY
RESTAURANT
ON SITE TO
CLOSE BY
10:30 P.M.

- B. Building(s) shall be finished with architectural treatments containing a mixture of brick, stone, and glass. Stucco may be used as an accent material.
2. To satisfy the following site development considerations:
- A. Provide a ten-foot wide landscaped strip adjacent to Buford Highway.
- B. No billboards are permitted. The existing billboard is to be removed.
- C. 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 site. Bandit signs shall be prohibited.
- D. Any ground sign shall be limited to a monument-type sign with a brick base of at least 2-feet in height. The sign shall be limited to a height of 10-feet.
- E. Peddlers shall be prohibited.
- F. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

RECEIVED

3/27/2024

STRIKE OUT SECTION "G" AND ALL REQUIREMENTS THEREIN
FROM THE CONDITIONS, AS THE REQUIREMENT FOR IS FOR AN
ADJACENT PROPERTY THAT IS NOT UNDER THE SAME
OWNERSHIP AS THE SUBJECT PROPERTY

CASE NUMBER RZC-08-026
GCID 2007-1557

- G. ~~Owner agrees to install a 6-foot high, vinyl coated chain link fence along the inside of the 50-foot buffer on the M-1 property. Where the area along the fence line allows, holly bushes shall be planted to discourage people from climbing over the fence. Along the driveway side of the M-1 property, the fence shall continue to the end of the parking even with the existing M-1 building. Final fence location and plantings to be approved by the Director of Planning and Development.~~

GWINNETT COUNTY BOARD OF COMMISSIONERS

By.


Charles E. Bannister, Chairman

Date Signed: 11/1/07

ATTEST:


County Clerk/Deputy County



RECEIVED

3/27/2024

LEGAL DESCRIPTION AND PROPERTY INFORMATION

Property Address: 1866 Buford Hwy, Duluth, GA 30097

Parcel ID: 7206-008

Legal Description:

All that tract or parcel of land lying and being in land lot 206 of the 7th District, Gwinnett County, Georgia, containing 1.404 acres and being more particularly described as follows:

Beginning at a point which is the intersection of land lot lines (Land Lots 198, 199, 206, and 207), said point being the POINT OF BEGINNING; thence in a westerly direction along said land lot line between land lots 199 and 206 (S.61°14'48"W.), a distance of 316.1 feet to a point; thence N.28°54'08"W., a distance of 327.04 feet to a point which is the TRUE POINT OF BEGINNING (TPOB); thence S.61°08'46"W., a distance of 91.57 feet to a point; thence S.87°42'41"W., a distance of 21.60 feet to a point, thence S.61°08'46"W., a distance of 205.67 feet to a point; thence N28°52'50"W., a distance of 221.29 feet to a point (axle found) which is a point on the southeasterly right-of-way of Georgia Highway 13 (a.k.a. Buford Highway) which is a 100' right-of-way; thence along said right-of-way N.72°29'49"E., a distance of 33.78 feet to a point (1" angle iron found); thence along said southeasterly right-of-way line N.72°36'28"E., a distance of 79.98 feet to a point (1/2" rebar found); thence continuing along said right-of-way N.71°43'31"E., a distance of 53.80 feet to a point (existing CMF); thence continuing along said right-of-way N72°06'19"E., a distance of 154.95 feet to a point (1/2" rebar found); thence departing said 100 foot right-of-way S.28°54'08"W., a distance of 169.07 feet which is the TRUE POINT OF BEGINNING (TPOB).

Containing 61,138.25 square feet or 1.404 acres, more or less.

END OF DESCRIPTION

1. PLAT REFERENCE:
 FINAL PLAT FOR: JADE PLAZA
 BY: CHRISTOPHER E. MOORE & ASSOC., INC.
 DATED: JAN. 15, 2008
 2. NOTE: BEARINGS ON THIS PLAT ROTATED 0°46'27" COUNTERCLOCKWISE
 FROM BEARINGS ON REFERENCE PLAT TO TIE TO STATE PLANE COORDINATES.

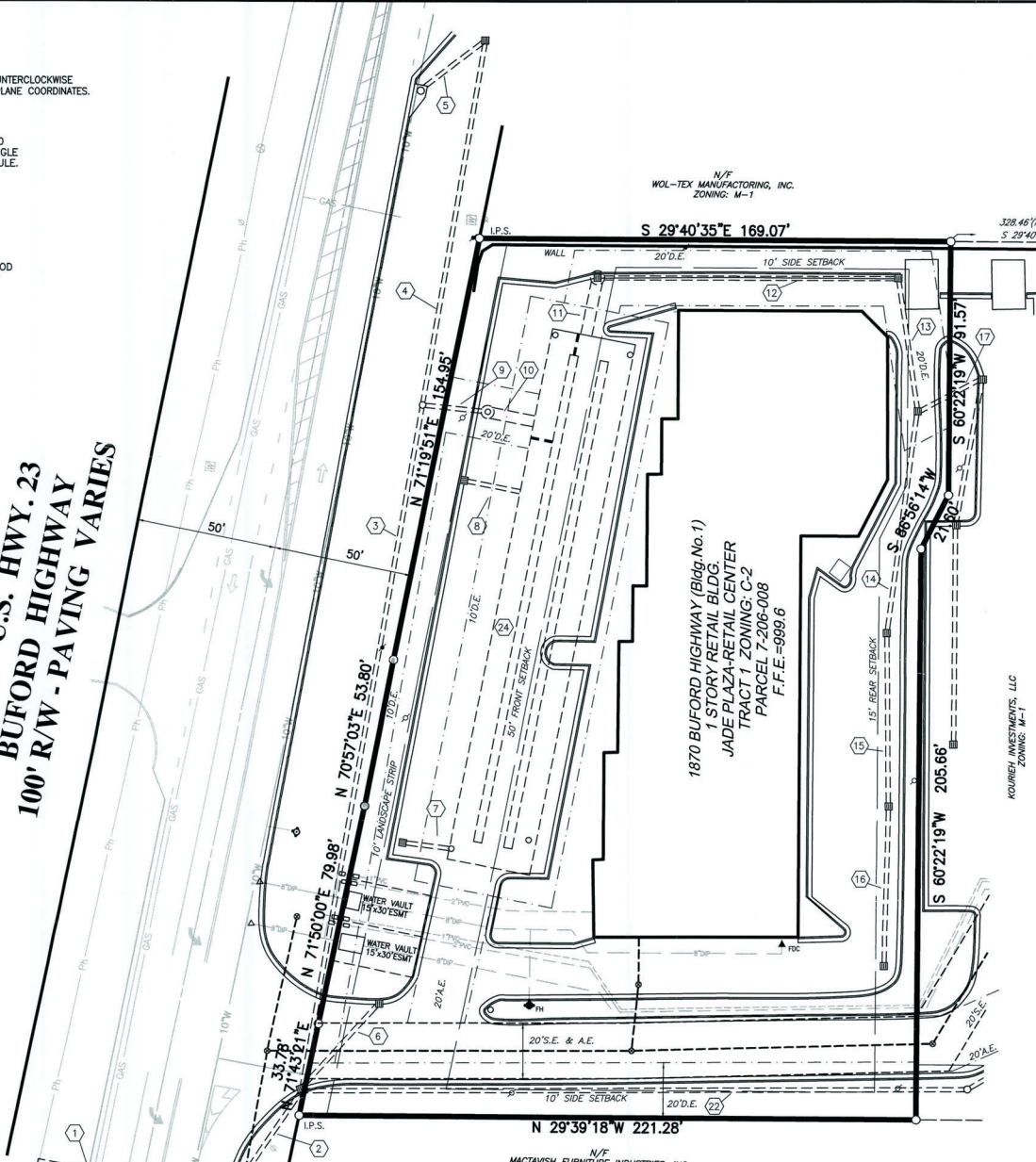
THE FIELD DATA FROM WHICH THIS PLAT IS BASED
 WAS COMPLETED ON OCT. 6, 2008 AND
 HAS A CLOSURE PRECISION OF ONE FOOT IN 36,250
 FEET AND AN ANGULAR ERROR OF 02" PER PER ANGLE
 POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 177,939 FEET TRACT 1

EQUIPMENT USED TO OBTAIN FIELD DATA:
 TOPCON GTS-303 & A STEEL TAPE.

THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD
 HAZARD AREA AS PER GWINNETT COUNTY COMMUNITY
 PANEL No. 130300 0042F
 MAP No. 13135C 0042F
 DATED: SEPT. 29, 2006

**S.R. 13 - U.S. HWY. 23
 BUFORD HIGHWAY
 100' R/W - PAVING VARIES**



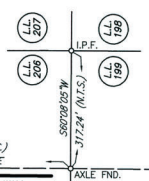
N/F
 WOL-TEX MANUFACTURING, INC.
 ZONING: M-1

1870 BUFORD HIGHWAY (Bldg. No. 1)
 1 STORY RETAIL BLDG.
 JADE PLAZA-RETAIL CENTER
 TRACT 1, ZONING: C-2
 PARCEL 7-206-008
 F.F.E.-998.6

KOURISH INVESTMENTS, LLC
 ZONING: M-1

N/F
 MACTAVISH FURNITURE INDUSTRIES, INC.
 ZONING: M-1

PIPE CHART			
NO.	SZ.	TYP.	LNT.
1	24"	RCP	69'
2	18"	RCP	47'
3	18"	ACSP	250'
4	18"	CMP	133'
5	18"	RCP	29'
6	18"	ACSP	41'
7	18"	ACSP	17'
8	18"	ACSP	21'
9	18"	ACSP	24'
10	48"	ACSP	16'
11	48"	ACSP	19'
12	18"	ACSP	107'
13	18"	ACSP	49'
14	18"	ACSP	81'
15	18"	ACSP	62'
16	18"	ACSP	58'
17	18"	ACSP	25'
22	18"	ACSP	239'
24	96"	ACSP	540'



GWINNETT COUNTY
 PLANNING AND DEVELOPMENT

RECEIVED

 3/27/2024

LEGEND
 I.P.F. = IRON PIN FOUND F.H. = FIRE HYDRANT
 I.P.S. = IRON PIN SET C.B. = CATCH BASIN
 P.L. = PROPERTY LINE H.W. = HEADWALL
 C.L. = CENTER LINE D.L. = DROP INLET
 B.L. = BUILDING LINE D.E. = DRAINAGE ESMT.
 L.L. = LAND LOT LINE S.E. = SEWER ESMT.
 R/W = RIGHT OF WAY C.E. = CONSTRUCTION ESMT.



GRAPHIC SCALE

SURVEY OF
1.4035 ACRE - JADE PLAZA
FOR
MONACO CENTER, LLC



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
 PHONE: (770) 963-8520 FAX: (770) 963-3984

LAND SURVEYORS
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS

No.	REVISIONS	DATE

LAND LOT 206 OF THE 7TH DISTRICT
 GWINNETT, GEORGIA
 PARCEL # 7-206-008

DATE:
 DEC. 3, 2008
 1" = 30'



RECEIVED

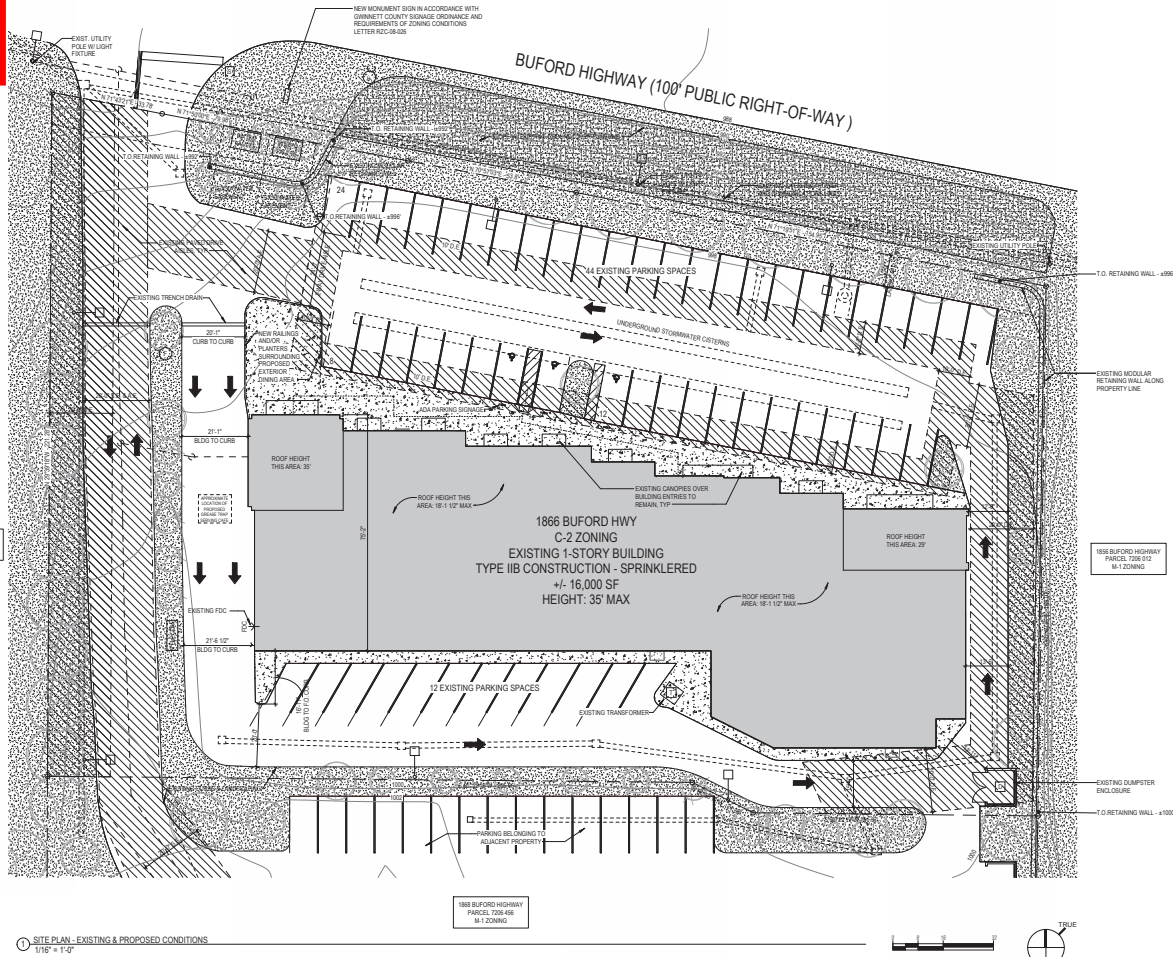
3/27/2024

OPUS

OPUS 18

1866 BUFORD HWY
DULUTH, GA 30097

NOT FOR
CONSTRUCTION



① SITE PLAN - EXISTING & PROPOSED CONDITIONS
1/16" = 1'-0"



2	ISSUED FOR GWINNETT CHANGE IN CONDITIONS APPLICATION	03.27.2024
1	ISSUED FOR GWINNETT CO PRE-APPLICATION REVIEW	03.06.2024

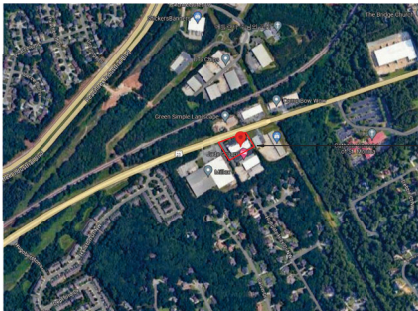
DELTA ISSUE DESCRIPTION DATE



ATLANTA
383 17TH STREET NW, SUITE 330
ATLANTA, GA 30363
TEL 404-504-0300

Owner Approval
20240315.0001.000 As Issued
Job No. Scale

SITE PLAN
AN-0.3



VICINITY MAP

DEVELOPMENTAL CONTROLS NOTES

NOTE: PROPOSED EXTERIOR SCOPE OF WORK IS LIMITED TO WORK RELATED TO INSTALLATION OF NEW GREASE TRAP IN THE DRIVE LANE ON THE WEST SIDE OF THE BUILDING AND NEW RAILINGS AND/OR PLANTERS ON EXISTING CONCRETE PAD SURROUNDING THE PROPOSED OUTDOOR SEATING AREA, ASSOCIATED WITH THE CAPE. ALL OTHER SITE ELEMENTS & CONDITIONS ARE EXISTING TO REMAIN.

PARCEL ID: 708 008
ZONING DISTRICT: C-2 WITH CONDITIONS PER CASE NUMBER RCC-08-06
LOT SIZE: +/- 1.64 ACRES +/- 41,138 SF
IMPERVIOUS SURFACE AREA: +/- 50,196 SF EXISTING
BUILDING FOOTPRINT: +/- 16,000 SF, NO CHANGE AS A RESULT FROM PROPOSED WORK

PARKING, INDOOR RECREATION USE PER GWINNETT UDD TABLE 211-70
MINIMUM: 1 PER 100 SF +/- 32 SPACES
MAXIMUM: 1 PER 200 SF +/- 80 SPACES
PROVIDED: 14 SPACES, NO CHANGE AS A RESULT FROM PROPOSED WORK

DIMENSIONAL STANDARDS PER GWINNETT UDD TABLE 211-70
FAR: +/- 0.26 EXISTING, NO CHANGE AS A RESULT FROM PROPOSED WORK MAX ALLOWABLE: 1.0
LOT COVERAGE (BUILDING): +/- 30% EXISTING, NO CHANGE AS A RESULT FROM PROPOSED WORK
LOT COVERAGE (IMPERVIOUS): +/- 80% EXISTING, NO CHANGE AS A RESULT FROM PROPOSED WORK MAX ALLOWABLE: 80%
MIN FRONT YARD: 0' REQUIRED
MIN REAR YARD: 0' REQUIRED
MIN SIDE YARD: 0' REQUIRED
BUILDING HEIGHT: 35' EXISTING, NO CHANGE AS A RESULT FROM PROPOSED WORK MAX ALLOWABLE: 40'

*PER ZONING CONDITION, 10' WIDE LANDSCAPED STRIP ADJACENT TO BUFORD HWY IS REQUIRED AND IS EXISTING WITH NO PROPOSED CHANGES.

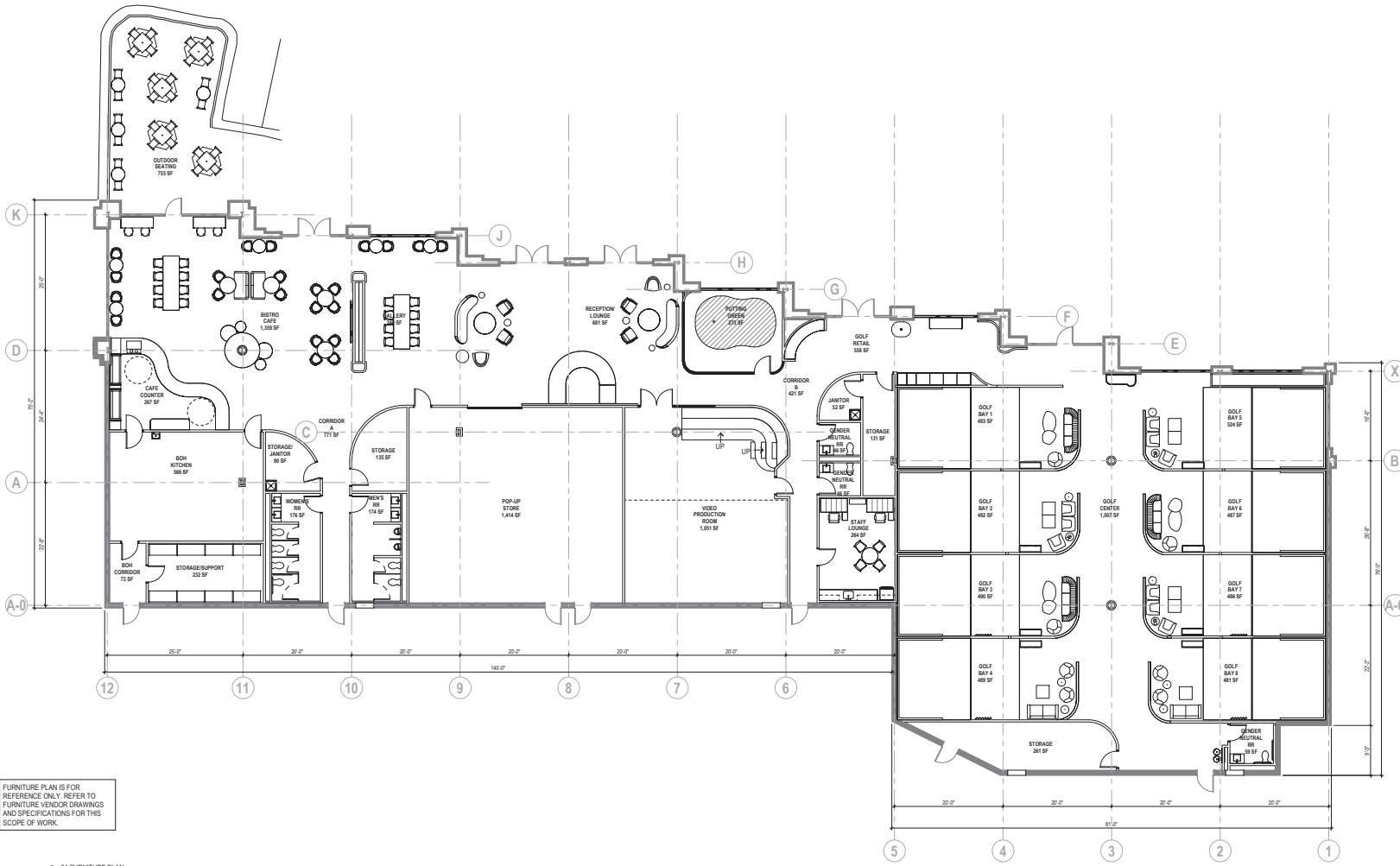
STORMWATER MANAGEMENT INFRASTRUCTURE INCLUDING UNDERGROUND RETENTION SYSTEM BELOW PARKING AREA IS EXISTING, NO CHANGE AS A RESULT FROM PROPOSED WORK. SEE SURVEY FOR ADDITIONAL INFORMATION.

SITE PLAN LEGEND

	FIRE HYDRANT		TREE
	POLE MOUNTED LIGHT FIXTURE - SINGLE OR DOUBLE		PROPERTY LINE
	SETBACK / EASEMENT		EASEMENT - SEE DIMENSIONS AND LABELS
	ACCESSIBLE PATH OR TRAVEL		EASEMENT KEY S.E. - CHANGE EASEMENT S.E. - SEWER EASEMENT A.E. - ACCESS EASEMENT
	STREET SIGN		DUMPER
	TRANSFORMER		UTILITY BOX OR VAULT

NOTE: ALL EASEMENTS ARE EXISTING, SHOWN FOR REFERENCE ONLY. REFER TO CIVIL SURVEY FOR MOST ACCURATE INFORMATION

NOT FOR
CONSTRUCTION



FURNITURE PLAN IS FOR REFERENCE ONLY. REFER TO FURNITURE VENDOR DRAWINGS AND SPECIFICATIONS FOR THIS SCOPE OF WORK.

01 FURNITURE PLAN
1/8" = 1'-0"

2	ISSUED FOR GWINNETT CHANGE IN CONDITIONS APPLICATION	03.27.2024
1	ISSUED FOR GWINNETT CO PRE-APPLICATION REVIEW	03.06.2024

DEL TA ISSUE DESCRIPTION DATE



IA INTERIOR ARCHITECTS

ATLANTA
383 17TH STREET NW, SUITE 330
ATLANTA, GA 30363
TEL 404-504-0300

© 2024 INTERIOR ARCHITECTS, P.C., A NEW YORK PROFESSIONAL SERVICES CORPORATION. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF INTERIOR ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Owner Approval
20240327.0001.dwg 1/8" = 1'-0"
Job No. Scale

FURNITURE PLAN
A-5.0

SHEET NOTES		KEYNOTES	
1. FURNITURE PLAN IS FOR REFERENCE ONLY. REFER TO FURNITURE VENDOR DRAWINGS AND SPECIFICATIONS FOR THIS SCOPE OF WORK. 2. CONTRACTOR SHALL REFERENCE FURNITURE VENDOR DRAWINGS FOR FINAL LAYOUT OF FLOOR CORES AND DEVICES SERVING FURNITURE BY OTHERS. REFERENCE FLOOR CORING REQUIREMENTS SHEET AN-1.1		MC	DESCRIPTION
LEGEND			

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

RECEIVED

 3/27/2024

RECEIVED

Re. 1806 Buford Hwy Change in Conditions Application
Parcel # 7206-008
Existing Building Photographs

Image #1 – Main Building Elevation



Image #2 – Perspective View from Entry @ Buford Hwy



RECEIVED

3/1 Image #3 – Perspective View from Parking Lot Entry



Image #4 – Perspective View from NW End of Parking Lot



RECEIVED

Image #5 – Perspective View from NW from Buford Hwy

3/27/2024



Image #6 – Perspective View from Buford Hwy



RECEIVED

Image #7 – SW Elevation

3/27/2024



Image #8 – Perspective View of Rear of Building



RECEIVED

Image #9 – Perspective View of Rear of Building

3/27/2024



Image #10 – Perspective View of Rear of Building



RECEIVED

Image # 11 – Perspective View of Rear of Building – NE Drive

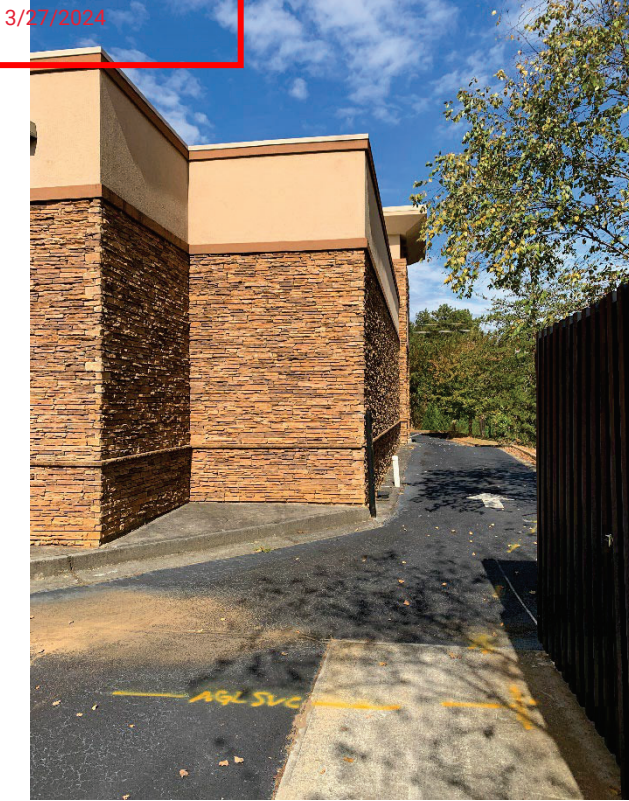


Image # 12 – Perspective View of Trash Enclosure



RECEIVED

Image #13 – Aerial View

3/27/2024



Image #14 – Aerial View

