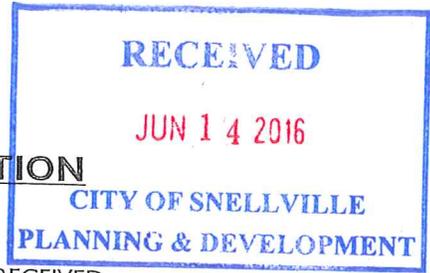




CONDITIONAL USE PERMIT APPLICATION



Snellville Planning & Development Department
2342 Oak Road
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

DATE RECEIVED
1561 JANMAR RD A Joel Fine
#1600264 CONDITIONAL USE PERMIT CUP# 16-06
PARCEL- 5056 105 (Lash Fantasy)

Applicant is: (check one)
[] Owner's Agent
[] Contract Purchaser
[X] Property Owner

Owner (if not the applicant): [] Check here if there are additional property owners and attach additional sheets.

Name (please print) FINE PROJECT, LLC

Name (please print)

Address 1561 Janmar Rd., Ste E.

Address

City, State, Zip Code Snellville, GA 30078

City, State, Zip Code

Phone Number(s) 770-736-8962 / 770-736-8970 Fax

Phone Number(s) Fax

Contact Person: Stefanie Fine Phone: - Fax: -

Cell Phone: 678-773-8077 E-mail: Stefiec@ellsouth.net

Present Zoning Classification(s): office Present Land Use Classification(s): office

Property Address/Location: 1561 JANMAR RD District 5th Land Lot 56 Parcel(s) 105

Applicants must submit a Conditional Use Permit application (and Land Use Plan Amendment and/or Zoning Map Amendment application, if required) for the following permitted uses (check one):

- [] Automotive Body Repair Shops (HSB District Only)
[] Automotive Parts Store (with or without lubrication or tune-up centers) (BG and HSB Districts)
[] Automotive Repair Shops including major engine repair (transmission, radiator repair and engine overhauls) (HSB District Only)
[] Automotive and Motorcycle Sales and Rental Establishments and associated service facilities (BG and HSB Districts)
[] Automotive Service Stations or Tire Stores (including lubrication, tune-up, battery replacement, brake repair centers) (BG District Only)
[X] Beauty and Barber Shops, including Manicurists (OP District Only)
[] Boat Sales Establishments and associated service facilities (OP District Only)
[] Building Supply Centers with screened outdoor storage (HSB District Only)
[] Camper and Recreational Vehicle Sales and Rental Establishments and associated service facilities (BG and HSB Districts)
[] Cell Towers (new) and Telecommunications Antennas and Towers (new) (HSB District Only)
[] Cemetery (All Zoning Districts)
[] Churches and related religious uses (All Residential Districts)
[] Community Living Arrangement (All Residential Districts, BG and HSB Districts Only)
[] Commercial Recreational Enterprises (RS-180 or RS-150 District)
[] Contractor's Office with outdoor storage of equipment or materials (All Residential Districts; BG and HSB Districts)
[] Day Care Centers, provided that State day care requirements and health regulations are met (HSB District Only)
[] Drug Stores and Pharmacies accessed through and associated with medical clinics, doctors' offices, or dental offices (OP District Only)
[] Emissions Inspections Stations (OP District Only)
[] Equipment Rental, Sales, or Service Establishments with outdoor storage of equipment (BG District Only)
[] Family Personal Care Home (HSB District Only)
[] Gas (Fuel) Stations (RS-180 or RS-150 District)
[] Group Home (BG and HSB Districts)
[] Historical Event Venue (RS-180 or RS-150 District)
[] Lawnmower Sales and Repair Shops (All Residential Districts)
[] Machine and/or Welding Shops (BG and HSB Districts)
[] Mini-Warehouse Storage Facilities (BG District Only)
[] Parking Lots and Parking Structures (HSB District Only)
[] Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses (OP District Only)
[] (BG District Only)

- Plumbing, Electrical, Pool, and Homebuilding Supply Showrooms and Sales Centers with outdoor storage (HSB District Only)
- Psychics and Fortuntellers (BG District Only)
- Public, Private and Parochial Schools (All Residential Districts)
- Railroad through and spur tracks (All Residential Districts; OP, BN, BG, and HSB Districts)
- Tattoo and or Body Piercing Establishments (BG District Only)
- Taxicab or Limousine Services (BG and HSB Districts)
- Utility Substation (All Residential Districts; OP, BN, BG, and HSB Districts)

At a minimum, the following items are required with submittal of all CUP applications. Incomplete applications will not be accepted.

- ✓ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- ✓ Payment of the appropriate application and public notice sign fees. Make checks payable to *City of Snellville*;
- ✓ Letter of Intent explaining the request for a Conditional Use Permit and what is proposed;
- ✓ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- ✓ The present zoning district and land use plan classification for the subject parcel(s);
- ✓ Analysis of impact of the proposed Conditional Use Permit pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- ✓ Applicant's and/or Owner's Certification (Attachment B);
- ✓ Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C and D);
- ✓ A current legal description of the parcel(s) proposed for a Conditional Use Permit;
- ✓ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- ✓ A Certificate of Title or Warranty Deed (for all parcels subject to this application);
- ✓ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- ✓ Ten (10) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- ✓ Additional information in narrative form, or depicted on the site plan, demonstrating how all provisions regarding the conditional use as listed in the Zoning Ordinance will be complied with;
- ✓ Ten (10) stapled or bound copies of the Conditional Use Permit application, Architectural building renderings and all supporting documents, in addition to one (1) unbound application (original) bearing original signatures. All documents must be folded to 8-1/2 x 11"; and
- ✓ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Conditional Use Permit application (and all supporting documents) in .pdf file format;

The following uses must comply with additional regulations, which is in-addition to the general submittal requirements above:

- Automotive Body Repair Shops – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Automotive Repair Shops including major engine repair (transmission, radiator repair and engine overhauls) – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.
- Automotive and Motorcycle Sales and Rental Establishments and associated service facilities (include on Site & Concept Plan):

a) The property for said use shall not be less than two (2) acres in area;	Complies (check one) <input type="checkbox"/> Yes <input type="checkbox"/> No
b) The property shall have a minimum road frontage of two-hundred (200) feet;	<input type="checkbox"/> Yes <input type="checkbox"/> No
c) One thousand (1,000) linear feet of separation exists between said business and any other automotive and motorcycle sales business;	<input type="checkbox"/> Yes <input type="checkbox"/> No
d) Include the following statement on the Site & Concept Plan, "All vehicles on the sales lots are to be in operating condition at all times";	<input type="checkbox"/> Yes <input type="checkbox"/> No
e) Include the following statement on the Site & Concept Plan, "All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only and shall not be stored/parked/displayed in landscaped areas or elevated by use of a ramp, post or other device higher than five-feet (5') above grade";	<input type="checkbox"/> Yes <input type="checkbox"/> No
f) Include the following statement on the Site & Concept Plan, "Showrooms and/or service bays that keep new/used/service vehicles within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of application for an Occupation tax Certificate) regarding the storage of hazardous materials";	<input type="checkbox"/> Yes <input type="checkbox"/> No

NOTE: Internet automobile/motorcycle sales where there is no temporary or permanent storage, parking, delivery, or display of inventory may submit an Administrative Variance application in lieu of a Conditional Use Permit application for administrative review and approval.

- Building Supply Centers with outdoor lumber yards or storage areas - Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.

- Cell Towers (new) and Telecommunications Antennas and Towers (new):

See Attachment B

Cemeteries (new):

- a) All new cemeteries shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred feet (100');
- b) New cemeteries shall have a minimum lot size shall be two (2) acres;
- c) A landscape buffer having a width of ten-feet (10') shall be installed along all side and rear lot lines and shall have a fence of a type specified in the City of Snellville Architectural Design Standards. Show on Site Plan and provide pictures of proposed fencing.

Complies (check one)

Yes No
 Yes No

Yes No

Churches and related religious uses:

- a) All such facilities shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred feet (100');
- b) The minimum lot size shall be one (1) acre;
- c) The maximum lot size shall be three (3) acres;
- d) All buildings shall be set back at least fifty-feet (50') from the front property line, forty-feet (40') from the rear property line, and twenty-feet (20') from the side property lines (thirty-five feet (35') on the street side if a corner lot; and
- e) A densely planted buffer, no less than six feet (6') in height, having a minimum width of ten-feet (10') shall be installed along all side and rear property lines which abut Residential Land Use. Show on Site Plan.

Complies (check one)

Yes No
 Yes No
 Yes No

Yes No

Yes No

Community Living Arrangement:

- a) Minimum one (1) acre lot size;
- b) Licensed by the Department of Human Resources of the State of Georgia as a Community Living Arrangement;
- c) The community living arrangement shall apply for and receive an occupation tax certificate/business license from the City of Snellville prior to operation;
- d) May be granted for the care of up to 6 adults, aged 18 years or older; and
- e) Approved by the Gwinnett County Department of Environmental Health for properties having an on-site sewage management (septic) system.

Complies (check one)

Yes No
 Yes No

Yes No

Yes No

Yes No

- Contractor's Office with outdoor storage of equipment or materials – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.

Drug Stores and Pharmacies:

- a) Accessed through and associated with medical clinics, doctors' offices, or dental offices; and
- b) Provide floor plan showing office space and public and private access areas.

Complies (check one)

Yes No
 Yes No

Family Personal Care Home:

- a) Minimum one (1) acre lot size;
- b) Licensed by the Department of Human Resources of the State of Georgia as a Community Living Arrangement;
- c) The community living arrangement shall apply for and receive an occupation tax certificate/business license from the City of Snellville prior to operation;
- d) May be granted for the care of up to 6 adults, aged 18 years or older; and
- e) Approved by the Gwinnett County Department of Environmental Health for properties having an on-site sewage management (septic) system.
- f) The dwelling unit must be the primary and legal place of residence for the owner of the family personal care home. Owner of the family personal care home is defined as an individual, not a partnership or corporation, that has sole ownership of 51% or more of the stock, assets, or value of the family personal care home business.
- g) Operation of the family personal care home is subject to the regulations or Article XVIII, Home Occupations and Businesses of the City of Snellville Zoning Ordinance.

Complies (check one)

Yes No
 Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Gas (Fuel) Stations:

- a) Fuel pumps shall not be closer than thirty-feet (30') from right-of-way. Show on Site Plan;
- b) Fuel pumps and gas storage tanks shall be setback at least one-hundred feet (100') from any residential zoning district; Show on Site Plan;
- c) Canopy design shall conform to the specifications indicated in Architectural Design Standards. Provide examples.

Complies (check one)

Yes No

Yes No

Yes No

Group Home:

- a) Minimum one (1) acre lot size;
- b) Licensed by the Department of Human Resources of the State of Georgia as a Child Care Institution;
- c) The group home shall apply for and receive an occupation tax certificate/business license from the City of Snellville prior to operation;
- d) May be granted for 6 or more children or child care institution for medically fragile children (1-12 children) that provides full-time group home care for children through 18 years of age outside their own home;
- e) Approved by the Gwinnett County Department of Environmental Health for properties having an on-site sewage management (septic) system.
- f) Dwelling and premises shall maintain residential in character.

Complies (check one)

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Historical Event Venue;

- a) Principal building must have been built at least 50 years prior to the Conditional Use Permit application, and the principal building must maintain historical significance based upon criteria used for The National Register of Historic Places; provided however, that failure to be listed by The National Register of Historic Places shall not disqualify such a building for consideration by the City of Snellville for designation as an Historic Event Venue;
- b) In addition to all principal permitted uses and permitted accessory uses, any such venue facility shall only be used for the following commercial uses – weddings, private parties, business lunches, receptions, showers, and events of similar characteristics;
- c) The minimum lot size shall be one (1) acre. Show on Site Plan;
- d) The minimum size of the principal building shall be 1,800 square feet. Show on Site Plan; and
- e) A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10'), when abutting residentially zoned properties. Show on Site Plan.

Complies (check one)

Yes No

Yes No

Yes No

Yes No

Yes No

Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses:

- a) No pawnshop/broker, title pawn shop or check cashing business shall be licensed or operated within one-thousand feet (1,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo and/or body piercing establishment, and existing pawnshop, title pawnshop, check cashing or adult establishment. Provide distance survey by GA Registered Land Surveyor;

Complies (check one)

Yes No

Plumbing, electrical, pool and homebuilding supply showrooms and sales centers with outdoor storage – Site and Concept Plan shall include the location of a six-foot (6') high opaque fence. Provide picture(s) of proposed fencing.

Psychics and Fortunetellers:

- a) No psychic or fortuneteller shall be licensed or operated within two-thousand feet (2,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, tattoo and/or body piercing establishment, and any other existing psychic and fortunetelling business. Provide distance survey by GA Registered Land Surveyor;

Complies (check one)

Yes No

Public, Private and Parochial schools:

- a) A minimum site of five (5) acres is provided;
- b) The site shall front on a street having a minimum road classification of "major collector", for a distance of at least one-hundred-feet (100');
- c) A buffer is provided along all side and rear property lines having a minimum width of ten-feet (10'). Show on Site Plan;

Complies (check one)

Yes No

Yes No

Yes No

Railroad through and spur tracks:

- a) No sidings or terminal facilities shall be provided;
- b) No service, repair or administrative facilities shall be provided.

Complies (check one)

Yes No

Yes No

Tattoo and or Body Piercing Establishments:

- a) No tattoo and/or body piercing establishment shall be licensed or operated within two-thousand feet (2,000') of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, or any other existing tattoo and/or body piercing establishment. Provide distance survey by GA Registered Land Surveyor;

Complies (check one)

Yes No

Utility Substation:

- a) Documentation is presented by the utility company depicting the need for such substation in a residential locale;
- b) Any substation shall conform with all setback and space limits of the zoning district in which they are located;
- c) Substations shall be enclosed by an opaque fence other than a cyclone type, and shall be appropriately landscaped;
- d) A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10').

Complies (check one)

Yes No

Yes No

Yes No

Yes No

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed Conditional Use Permit with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the questions is not acceptable.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: Snellville Commons already has precedence for beauty services, previously in this office space, and currently in the 15109 building next door.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: A C.U.P. would not adversely affect the existing use or usability of adjacent or nearby properties for the reason cited in answer #1.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: The previous use of this very office space was for beauty services. The current tenant has a similar business and selected the space knowing the prior tenant's use of the space. Denial of the C.U.P. would negatively impact the current tenant and would unnecessarily limit the use of the space.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: Having had the prior tenant that provided beauty services, we are certain that the current tenant providing beauty services will not cause excessive or burdensome use of the streets or adjacent areas. We have 53 parking spaces available for our +/- 11,800 sf building, including 8 handicapped spaces.

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: The C.U.P. request to continue to provide beauty services is in conformity with the Land Use Plan.

6. 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 zoning proposal.

Response: The C.U.P. is basically a request to continue to use the space for beauty services. We are not requesting any significant change in the type of business that has been conducted in this office space for the past several years, and this C.U.P. will not result in exterior changes or an environmental impact. Lastly, beauty services are a highly desirable service for our area of Snellville and this successful business will benefit Snellville Commons.

CELL TOWERS

Check here if section is NOT APPLICABLE

Article XIX of the Snellville Zoning Ordinance should be reviewed by the applicant in its entirety and the following shall be formally addressed in writing. Check here and attach additional sheets if necessary.

1) Section 19.4 (B) Inventory of Existing Sites and towers, that are either within the City of Snellville or within three miles of the border thereof, including specific information about the location, height, and design of each tower: _____

2) Section 19.5 (C) Factors Considered in Granting Conditional Use Permits:

A) Height of Proposed Tower: _____ (ft) _____ (meters)

B) Proximity of the tower to residential structures and residential district boundaries:

C) Nature of uses on adjacent and nearby properties:

D) Surrounding topography:

E) Surrounding tree coverage and foliage:

F) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness:

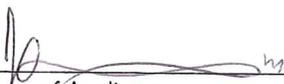
G) Availability of suitable existing towers and other structures as discussed in Section 19.5 (D) of the Snellville Zoning Ordinance:

CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than six months from the date of denial.

 0-9-14
Signature of Applicant Date

Joel L. Fine, M.D.
Type or Print Name and Title

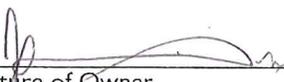
Notary Seal

Signature of Notary Public Date

OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than six months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

 0-9-16
Signature of Owner Date

Joel L. Fine, M.D.
Type or Print Name and Title

Notary Seal



 0/9/16
Signature of Notary Public Date



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / Account Detail

Tax Account

Mailing Address:
FINE PROJECT LLC
1561 JANMAR RD STE E
SNELLVILLE, GA 30078-5693

SITUS:
1561 JANMAR RD

Tax District:
SNELLVILLE

[Change Mailing Address](#)

Parcel ID	Property Type	Last Update	
R5056 105	Real Property	6/14/2016	2:59:01 PM

Legal Description

REAR JANMAR ROAD

Pay Online

No payment due for this account.



Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.



[Click here for map](#)



Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2015	\$20,564.30	\$21,386.87	\$0.00	\$0.00	10/15/2015	\$0.00
2014	\$23,013.20	\$23,013.20	\$0.00	\$0.00	10/1/2014	\$0.00
2013	\$23,207.21	\$23,207.21	\$0.00	\$0.00	10/3/2013	\$0.00
2012	\$23,254.26	\$23,486.80	\$0.00	\$0.00	10/15/2012	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2015 tax bill.

* This bill is good through Oct 15, 2015 only.



GWINNETT COUNTY AERIAL PHOTOGRAPH



Legend

- Land Parcels
- Landlots

This map is a graphical representation of data obtained from aerial photography, recorded deeds, and engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



LOCATION MAP

Map Produced by Gwinnett County GIS
 Date of Photography January 2015
 Georgia State Plane Coordinate System
 GA West Zone
 North American Datum 1983

BLDG.
12,245 S.F.
FFE-1038.00

1.47 Acres

Handwritten notes and diagrams on the right side of the page, including a vertical list of numbers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50) and a circled area labeled "Landscape Handover Area".

Landscape Handover Area

Landscape Handover Area

Handwritten notes at the bottom right of the page.

