



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

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

MAR 11 2016

DATE RECEIVED

1551 JANMAR RD B

#1600112
PARCEL-5056 111

CONDITIONAL USE PERMIT
PRESTIGE PHARMACY (CUP 16-05)

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

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

Jitesh Patel
Name (please print)

SJP Realty Partners LLC
Name (please print)

1555 Janmar Rd.
Address

1555 Janmar Rd
Address

Snellville, GA 30078
City, State, Zip Code

Snellville, GA 30078
City, State, Zip Code

678-344-8900
Phone Number(s) Fax

678-344-8900
Phone Number(s) Fax

Contact Person: Ami Patel Phone: Fax:

Cell Phone: 678-315-1516 E-mail: Ami.patel628@gmail.com

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

Property Address/Location: 1551 Janmar Rd, Ste B Snellville, GA 30078
District Land Lot Parcel(s) 5056 111

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)
[] Banks and Savings & Loan Institutions (OP District Only)
[] Beauty and Barber Shops, including Manicurists (OP District Only)
[] Boat Sales Establishments and associated service facilities (HSB District Only)
[] Building Supply Centers with screened outdoor storage (BG and HSB Districts)
[] Camper and Recreational Vehicle Sales and Rental Establishments and associated service facilities (HSB District Only)
[] Cell Towers (new) and Telecommunications Antennas and Towers (new) (All Zoning Districts)
[] Cemetery (All Residential Districts)
[] Churches and related religious uses (All Residential Districts, BG and HSB Districts Only)
[] Community Living Arrangement (RS-180 or RS-150 District)
[] Commercial Recreational Enterprises (All Residential Districts; BG and HSB Districts)
[] Contractor's Office with outdoor storage of equipment or materials (HSB District Only)
[] Day Care Centers, provided that State day care requirements and health regulations are met (OP District Only)
[x] Drug Stores and Pharmacies accessed through and associated with medical clinics, doctors' offices, or dental offices (OP District Only)
[] Emissions Inspections Stations (BG District Only)
[] Equipment Rental, Sales, or Service Establishments with outdoor storage of equipment (HSB District Only)
[] Family Personal Care Home (RS-180 or RS-150 District)
[] Gas (Fuel) Stations (BG and HSB Districts)
[] Group Home (RS-180 or RS-150 District)
[] Historical Event Venue (All Residential Districts)
[] Lawnmower Sales and Repair Shops (BG and HSB Districts)
[] Machine and/or Welding Shops (BG District Only)
[] Mini-Warehouse Storage Facilities (HSB District Only)
[] Parking Lots and Parking Structures (OP District Only)
[] Pawn Shops and Pawn Brokers, Title Pawn Shops, and Check Cashing Businesses (BG District Only)

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: The zoning proposal will complement the adjacent & nearby properties as it will provide a pharmacy in a space of medical offices.

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

Response: The proposal for a retail pharmacy will further enhance the patients' convenience by bringing the pharmacy closer to medical offices.

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

Response: As it's current zoning (OP), the property does have reasonable economic use. However, a pharmacy could provide services that are currently not offered yet in the nearby vicinity.

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: The proposal will not create a burden on the existing facilities as the patient population the pharmacy will serve will come mainly from surrounding medical offices.

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

Response: A pharmacy will complement the surrounding businesses as the Land Use Plan will not be affected.

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 construction will only take place in the indoor space & the exterior ~~structure~~ elevation will remain as it is (with the exception of signage on the exterior).

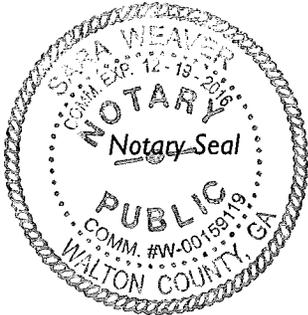
CERTIFICATIONS

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.

[Signature] 2/16/2016
Signature of Applicant Date
Jitesh Patel manager
Type or Print Name and Title



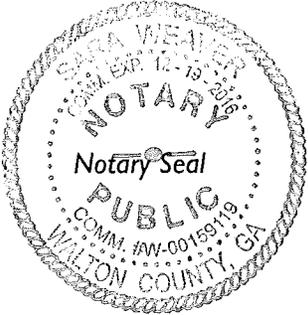
Sara Weaver 2/16/2016
Signature of Notary Public Date

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.

[Signature] 2/16/2016
Signature of Owner Date
Jitesh Patel manager
Type or Print Name and Title



Sara Weaver 2/16/2016
Signature of Notary Public Date

BK54097 PG0515

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

2016 FEB 11 PM 2:00

RICHARD ALEXANDER, CLERK

PT-51# 67-2016-002789

GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ 960.00

RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF GEORGIA

COUNTY OF GWINNETT

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste 2000
Atlanta, GA 30328 768495

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 8th day of February, 2016, between **SNELLVILLE COMMONS THREE, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **SJP REALTY PARTNERS, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee that certain tract or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit A attached hereto and made a part hereof.

THIS CONVEYANCE is made subject only to those certain matters as set forth on Exhibit B attached hereto and by reference made a part hereof.

0011738

BK54097 PG0516

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to said described property unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

Sworn to and subscribed before me this 21st day of January, 2016.

GRANTOR:

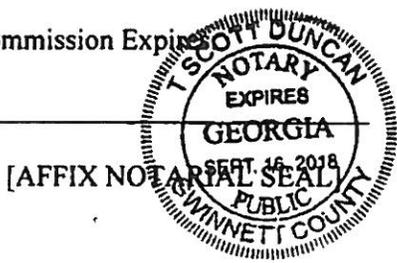
SNELLVILLE COMMONS THREE, LLC,
a Georgia limited liability company

Beth Wuker
Unofficial Witness

By: Steven E. Gaultney (SEAL)
Steven E. Gaultney, Manager

[Signature]
Notary Public

My Commission Expires



BK54097 PG0517

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 56 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, containing 1.56 acres (67,809 square feet) and being more particularly described according to that certain ALTA/ACSM Land Title Survey for Snellville Commons Three, LLC, Colonial Bank and Lawyers Title Insurance Corporation prepared by Wolverton & Associates, Incorporated, Lewis M. Brown, Jr., GRLS no. 2283, and being more particularly described according to said survey as follows:

COMMENCING at a concrete right of way monument found at the southwest mitered corner of the southwest corner of the intersection of State Route 124 a.k.a. Scenic Highway (variable right of way) and Janmar Road (90' right of way); thence North 34 degrees 54 minutes 15 seconds West for a distance of 24.46 feet to a point at the northwest mitered corner of the southwest intersection of State Route 124 and Janmar Road; thence following the southerly right of way of Janmar Road North 76 degrees 04 minutes 25 seconds West for a distance of 1036.01 feet to a "PK" nail set; said "PK" nail set being the POINT OF BEGINNING:

thence leave said right of way South 13 degrees 55 minutes 35 seconds West for a distance of 2.11 feet to a "PK" nail set; thence along a curve to the left having a radius of 100.00 feet and an arc length of 72.55 feet, being subtended by a chord of South 06 degrees 18 minutes 35 seconds East for a distance of 70.97 feet to a "PK" nail set; thence South 27 degrees 05 minutes 37 seconds East for a distance of 96.22 feet to a "PK" nail set; thence along a curve to the right having a radius of 100.00 feet and an arc length of 9.87 feet, being subtended by a chord of South 24 degrees 15 minutes 57 seconds East for a distance of 9.87 feet to a "PK" nail set; thence along a curve to the right having a radius of 100.00 feet and an arc length of 62.62 feet, being subtended by a chord of South 03 degrees 29 minutes 59 seconds East for a distance of 61.60 feet to a "PK" nail set; thence South 14 degrees 26 minutes 18 seconds West for a distance of 84.60 feet to a "PK" nail set; thence South 14 degrees 26 minutes 18 seconds West for a distance of 24.45 feet to a "PK" nail set; thence North 75 degrees 33 minutes 42 seconds West for a distance of 239.89 feet to a 1/2" rebar set; thence North 29 degrees 54 minutes 37 seconds West for a distance of 77.17 feet to a rebar found; thence North 60 degrees 05 minutes 46 seconds East for a distance of 70.53 feet to a 1/2" rebar found; thence North 13 degrees 26 minutes 07 seconds East for a distance of 210.23 feet to a 1/2" rebar set on the southerly right of way of Janmar Road; thence following the southerly right of way of Janmar Road South 76 degrees 04 minutes 25 seconds East for a distance of 132.98 feet to a "PK" nail set; Said "PK" nail set being the POINT OF BEGINNING.

BK54097 PG0518

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All ad valorem taxes for the year 2016 and subsequent years, not yet due and payable.
2. Declaration of Easements and Restrictive Covenants (including cost sharing) recorded at Deed Book 24967, Page 136, Gwinnett County, Georgia Records.
3. Declaration of Covenants, Conditions and Restrictions (as qualified by the terms of that certain Warranty Deed recorded at Deed Book 24967, Page 156, aforesaid records) (includes assessments) recorded at Deed Book 24967, Page 162, aforesaid records.
4. Access Easement from Madison Ventures, Ltd. to Margaret M. Price dated December 19, 2000 and recorded at Deed Book 24967, Page 126, Gwinnett County, Georgia Records.
5. Easement for Access, Slope, Detention Pond, Sign, Utilities, etc. as declared by Madison Ventures Ltd. et al., dated October 25, 2001 and recorded at Deed Book 24967, Page 136, Gwinnett County, Georgia records.
6. All matters as shown on that certain ALTA/ACSM Land Title Survey for Snellville Commons Three, LLC, Colonial Bank & Lawyers Title Insurance Corporation prepared by Wolverton & Associates Incorporated, bearing the seal and certification of Lewis M. Brown, Jr., Georgia Registered Land Surveyor No. 2283, dated September 7, 2004, last revised October 25, 2004, including, but not limited to, the following:
 - a) 10' setback line along north, south and west property lines;
 - b) 15' setback line along southwest property line;
 - c) 20' sanitary sewer easement traversing southeastern portion of property;
 - d) 50' non-disturbed buffer along western portion of property;
 - g) Access to Janmar Road (public r/w) provided by 40' and 30' access easement
7. All matters as shown on Exhibit of Easements Plat recorded in Plat Book 91, page 99, Gwinnett County, Georgia records, and rerecorded in Plat Book 100, page 147, aforesaid records.
8. Declaration of Covenants, Conditions and Restrictions for Snellville Commons dated November 21, 2003 and recorded in Deed Book 36078, page 35, Gwinnett County, Georgia records.
9. Rights of tenants in possession as evidenced by that certain Short Form Lease dated as of March 15, 2013, between Snellville Commons Three, LLC, as landlord, and HSGA Real

BK54097 PG0519

Estate Group, LLC, as tenant, as amended by First Amendment to Lease dated February 9, 2015.



BILL DETAIL



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

Tax Account

Mailing Address:

SNELLVILLE COMMONS THREE LLC
1505 LAKES PKWY STE 190
LAWRENCEVILLE, GA 30043-5891

SITUS:

1551 JANMAR RD

Tax District:

SNELLVILLE

Parcel ID

R5056 111

Property Type

Real Property

Last Update

3/2/2016 10:16:11 PM

Legal Description

JANMAR ROAD

Tax Values

Description	Market Value	Assessed Value
Land	\$331,000.00	\$132,400.00
Improvement	\$519,000.00	\$207,600.00
Total	\$850,000.00	\$340,000.00

Class Codes

353-Office Bldg LoRise 1-4

2015

22619128

B15.110116

\$13,389.39

10/15/2015

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EXHIBIT "A"

LEGAL DESCRIPTION

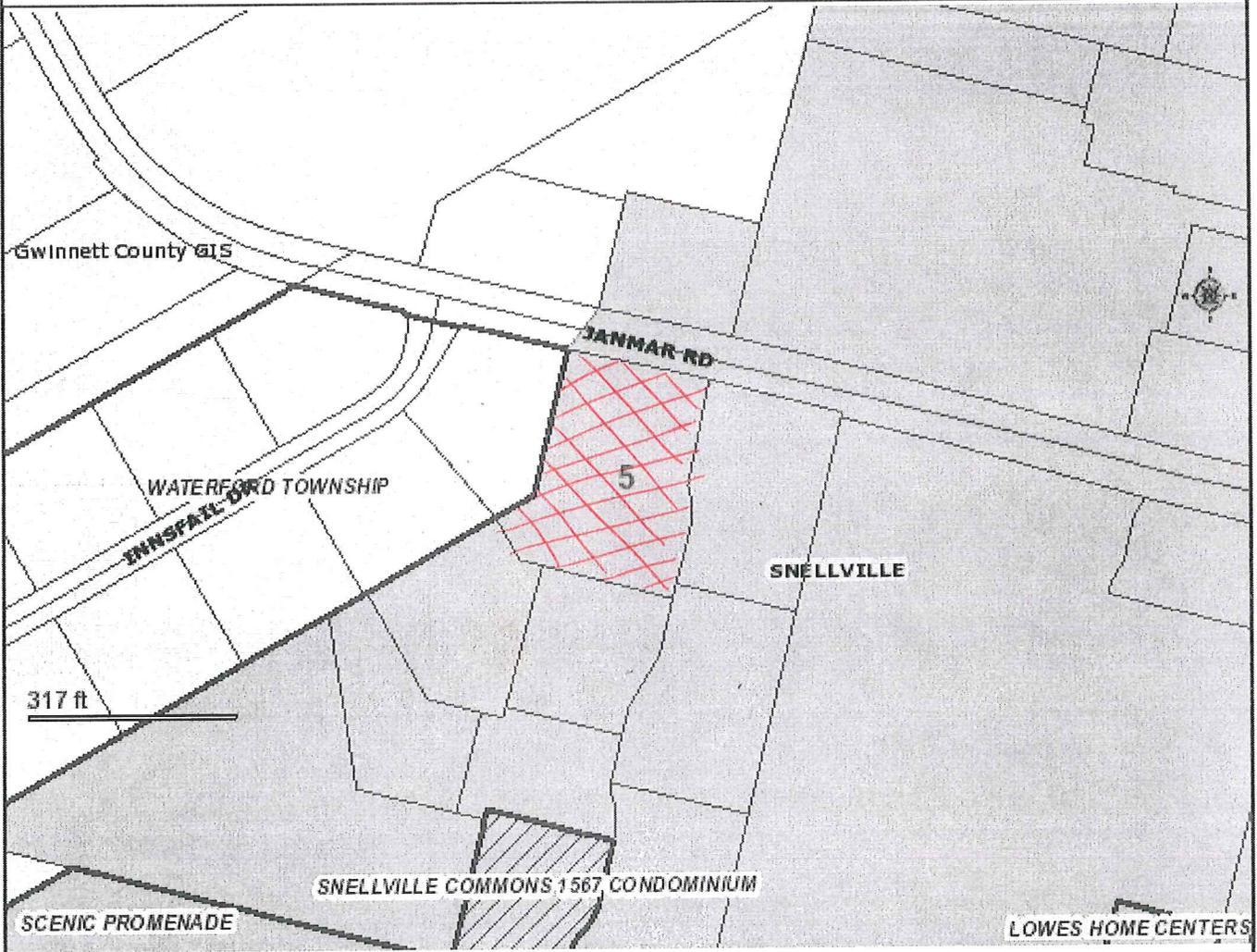
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Gwinnett County GIS
 75 Langley Dr.
 Lawrenceville, GA 30046



Details of " Land Parcels "

Attribute	Value
Parcel ID (PIN)	5056 111
Lot	
Assessor Information (sdewh1)	
Assessor Information	
PIN	5056 111
Address	1551 JANMAR RD
City, ZIP code	SNELLVILLE
Owner / Property Information	
Property Information	
PIN	R5056 111
Owner Name 1	SNELLVILLE COMMONS THREE LLC
Owner Name 2	
Owner Address	1505 LAKES PKWY STE 190
Owner Address 2	
Owner City	LAWRENCEVILLE

Owner Country	
Tax District Tag	10
Assessment Neighborhood	9101
Property Class Description	Office Bldg LoRise 1-4
Legal acres	1.7600
Dwelling Value (appraised)	519000
Land Value (appraised)	331000
Total Value (appraised)	850000
Dwelling Value (assessed)	207600
Land Value (assessed)	132400
Total Value (assessed)	340000
Address	1551 JANMAR RD
City	SNELLVILLE
Zip Code	30078
Sales Information	
Sales Information	
1 - Sale Date	10/28/2004
Sale Amount	352000
Deed Book Page	40500 004
2 - Sale Date	
Sale Amount	
Deed Book Page	
3 - Sale Date	
Sale Amount	
Deed Book Page	
Building Information	
Building Information	
Use description	General Office
Improvement type	COMMERCIAL
Building type	General Office:001
Year built	2005
Stories	1
Attic	None
Main Floor(s) finished area	10229
Attic finished area	
Basement finished area	
Total Basement area	

Property of Prestige Pharmacy:

Parcel ID: 5056 111

Property Owner: SJP Realty Partners LLC

Current Mailing Address: 1555 Janmar Rd., Snellville, GA 30078

Adjoining Property Owners:

Parcel ID: 5056 101

Property Owner: HKS Properties LLC

Current Mailing Address: 146 Martin Luther King Jr. Blvd., Ste 106, Monroe, GA 30655

Parcel ID: 5056 105

Property Owner: Fine Project LLC

Current Mailing Address: 1561 Janmar Rd., Ste E, Snellville, GA 30078

Parcel ID: 5056 116

Property Owner: Catalyst Information Technologies Inc

Current Mailing Address: 4321 Collington Rd., Bowie, MD 20716

Parcel ID: 5056 115

Property Owner: Pardis LLC

Current Mailing Address: 1565 Janmar Rd., Snellville, GA 30078

Parcel ID: 5056 063

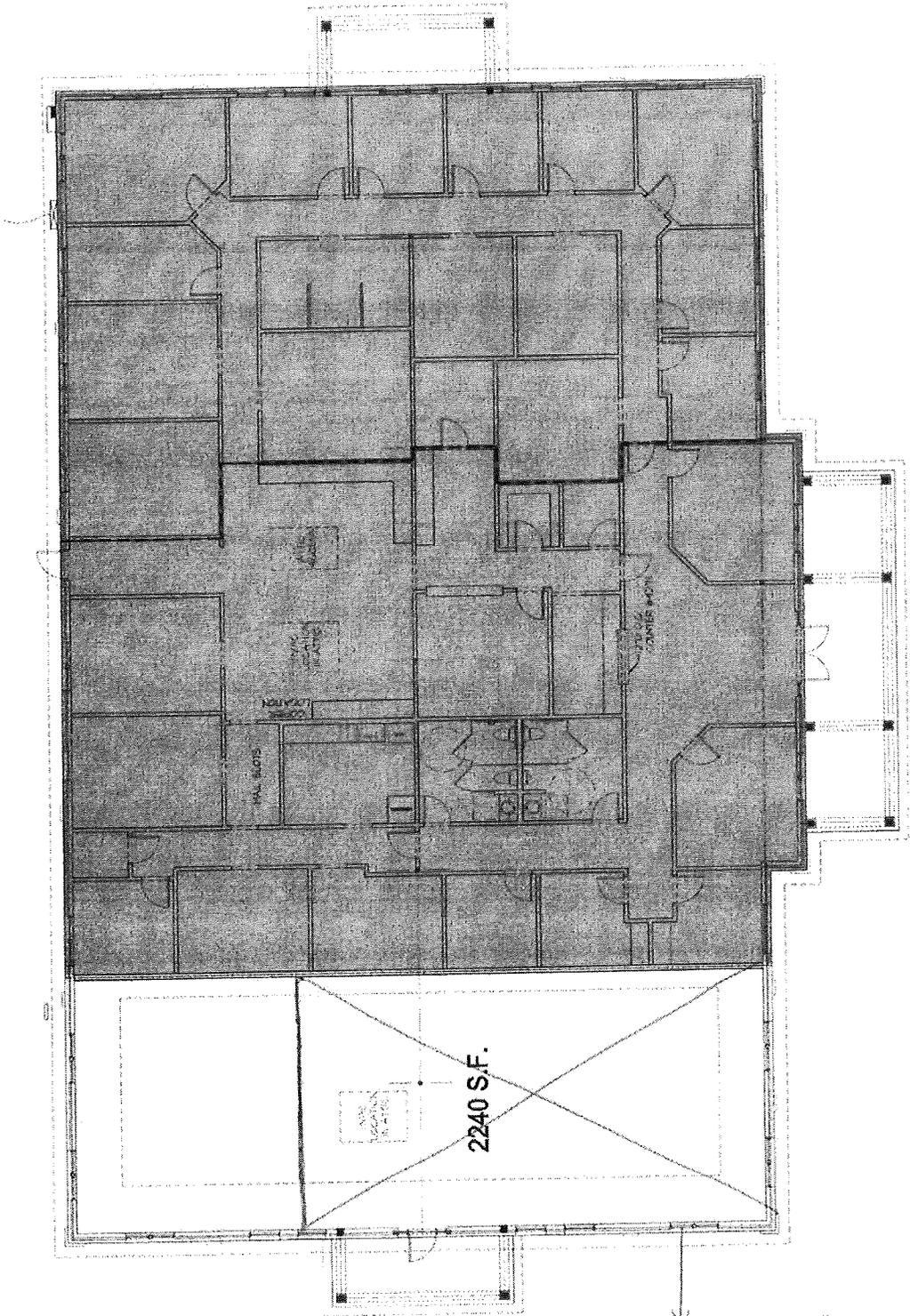
Property Owner: Allen Roosevelt & Rozetta

Current Mailing Address: 2022 Innsfail Dr., Snellville, GA 30078

Parcel ID: 5056 064

Property Owner: Cardenas Louis G

Current Mailing Address: 2032 Innsfail Dr., Snellville, GA 30078



2240 S.F.

~1500 sqft
Proposed Space for
Prestige Pharmacy

