REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED
FEB 08 2016
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

DATE RECEIVED: _____

2350 RONALD REAGAN PKWY
#1600059 **RZ 16-03 CUP 16-03 & 16-04**
PARCEL-5040 111 **ISTAR BOWLING CENTERS**

Applicant is: (check one) Owner's Agent / ✓ Contract Purchaser / Property Owner

Stein Investment Group, Inc.
Name (please print)
1550 N Brown Rd, Ste 125
Address
Lawrenceville, GA 30043
City, State, Zip Code
770-232-0000
Phone Number(s) Fax

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

ISTAR Bowling Centers I, LP
Name (please print)
7313 Bell Creek Rd
Address
Mechanicsville, VA 23111
City, State, Zip Code
770-232-0000
Phone Number(s) Fax

Contact Person: Lee Tucker or Shane Lanham Phone: 770-232-0000 Fax: 678-518-6880

Cell Phone: _____ E-mail: ltucker@mptlawfirm.com or slanham@mptlawfirm.com

Present Zoning Classification(s): BG

Proposed Zoning Classification(s): HSB

Proposed Use: Mini-warehouse Storage Facility

Property Address/Location: 2350 Ronald Reagan Pkwy District 5 Land Lot 40 Parcel(s) 111

At a minimum, the following items are required with submittal of this application. 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, public notice sign, and adjoining property owner notification fees;
- √ Letter of Intent explaining the request for rezoning 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 and proposed zoning district for the parcel(s). Include listing of ALL permitted uses in requested Zoning District;
- √ Analysis of impact of the proposed rezoning 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);
- √ A current legal description of the parcel(s) to be rezoned. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- √ 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;
- √ Thirty (30) 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;
- √ Thirty (30) stapled or bound copies of: (a) Rezoning application (page 1 only and any additional sheets if there are additional property owners); (b) Analysis of impact of the proposed rezoning (Attachment A); (c) Certifications (Attachments B and C); (d) Letter of Intent; and (e), Architectural building renderings and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. All documents must be folded to 8-½" 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 Rezoning application (and all supporting documents) in *.pdf* file format;

CONDITIONAL USE PERMIT APPLICATION

RECEIVED
FEB 08 2016
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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

DATE RECEIVED _____

CASE # CUP

2350 RONALD REAGAN PKWY
#1600059 RZ 16-03 CUP 16-03 & 16-04
PARCEL-5040 111 ISTAR BOWLING CENTERS

Applicant is: (check one)
☐ Owner's Agent
☑ Contract Purchaser
☐ Property Owner

Stein Investment Group, Inc.
c/o Mahaffey Pickens Tucker, LLP
Name (please print)

1550 N Brown Rd, Ste 125
Address

Lawrenceville, GA 30043
City, State, Zip Code

770.232.0000 678-518-6880
Phone Number(s) Fax

Owner (if more than one property owner, attach additional sheets)

ISTAR Bowling Centers I, LP
Name (please print)

7313 Bell Creek Rd
Address

Mechanicsville, VA 23111
City, State, Zip Code

770.232.0000 678.518.6880
Phone Number(s) Fax

Contact Person: Shane Lanham or Lee Tucker Phone: 770.232.0000 Fax: 678.518.6880

Cell Phone: _____ E-mail: slanham@mptlawfirm.com or ltucker@mptlawfirm.com

Present Zoning Classification(s): BG Present Land Use Classification(s): Retail

Property Address/Location: 2350 Ronald Reagan Parkway District 5 Land Lot 40 Parcel(s) 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)
☐ 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)

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Rezoning Application
Attachment A

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, **a written, documented analysis of the impact of the proposed rezoning 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 are 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: See attached.

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

Response: See attached.

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

Response: See attached.

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: See attached.

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

Response: See attached.

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: See attached.

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

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is adjacent to property zoned HSB and fits with the Future Land Use Plan designation of Retail uses. As proposed, the property would also serve as a transitional use from the higher-intensity areas near at the intersection of Ronald Reagan Parkway and Scenic Highway to the residential properties along Dogwood Road to the southwest of subject property.

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

The zoning proposal would not adversely affect the existing use or usability of adjacent and nearby property. Though the proposed use of mini-warehouse storage facility requires a higher-intensity zoning classification than applies currently, the use would actually be less intensive than surrounding uses.

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

In light of market conditions and due to the topography, location, and layout of the property, the subject property does not have reasonable economic use as currently zoned.

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.

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. In fact, the proposed use would alleviate pressure on such infrastructure because storage facilities generate comparatively few vehicle trips.

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

The zoning proposal is in conformity with the policy and intent of the Land Use Plan. The Future Land Use Plan categorizes the property as Retail which is consistent with the proposed use. Further, the property is within the Scenic Highway North Character Area and the use of the land as proposed would further the Quality Community Objective of "Infill Development" as set forth in the 2030 Comprehensive 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.

The zoning proposal provides for a lower-intensity, transitional use between a growing commercial corridor and residential areas.

REZONING 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 twelve months from the date of denial.

2/8/16
Signature of Applicant — Date

Shane Lanham, Attorney for Applicant
Type or Print Name and Title

Signature of Notary Public — Date

Notary Seal

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA April 13, 2019

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 twelve months from the date of denial.

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

iStar Bowling Centers I, LP

By: 2/3/16
Signature of Owner — Date

Catherine E. Tenney
Senior Vice President
Type or Print Name and Title

Notary Seal

2/3/16
Signature of Notary Public — Date

MICHELE GOLDBERG
Notary Public, State of New York
No. 01GO6172975
Qualified in New York County
Commission Expires 11/10/2019

CERTIFICATIONS

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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.

2/8/16
Signature of Applicant — Date

Shane Lanham, Attorney for Applicant
Type or Print Name and Title

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA April 13, 2019

Notary Seal

2-8-16
Signature of Notary Public — Date

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iStar Bowling Centers I, LP

By: 2/3/16
Signature of Owner — Date

Catherine E. Tenney
Senior Vice President
Type or Print Name and Title

Notary Seal

Michele Goldberg 2/3/16
Signature of Notary Public — Date

MICHELE GOLDBERG
Notary Public, State of New York
No. 01GO6172975
Qualified in New York County
Commission Expires 11/10/2019

CUP Application
Attachment C

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.

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Shane Lanham, Attorney for Applicant
Type or Print Name and Title

2-8-16
Signature of Notary Public — Date

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Notary Seal

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By: 2/3/16
Signature of Owner — Date

Catherine E. Tenney
Senior Vice President
Type or Print Name and Title

Notary Seal

2/3/16
Signature of Notary Public — Date

MICHELE GOLDBERG
Notary Public, State of New York
No. 01GO6172975
Qualified in New York County
Commission Expires 11/10/2019

Rezoning Application
Attachment C

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

The undersigned below, making application for rezoning or a Conditional Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

☐ Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

2/8/16
Signature of Applicant — Date

Shane Lanham, Attorney for Applicant
Type or Print Name and Title

2-8-16
Signature of Notary Public — Date

iStar Bowling Centers I, LP

By: 2/3/16
Signature of Owner — Date

Catherine E. Tenney
Senior Vice President
Type or Print Name and Title

WENDY M. FRANK NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA April 13, 2019 Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more or made gifts having in the aggregate a value of $250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant (circle one): YES (NO) As to Property Owner (circle one): YES (NO)

If the answer is YES, please complete the following section:

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to $250.00 or more):	Date when Contribution or Gift was made within last four-years:

☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

CUP Application
Attachment D

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

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2/8/16
Signature of Applicant — Date

Shane Lanham, Attorney for Applicant
Type or Print Name and Title

2-8-16
Signature of Notary Public — Date

iStar Bowling Centers I, LP

By: 2/3/16
Signature of Owner — Date

Catherine E. Tenney
Senior Vice President
Type or Print Name and Title

WENDY M FRANK NOTARY PUBLIC GWINNETT COUNTY GA EXPIRES GEORGIA April 13, 2019
Notary Seal

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As to Applicant (circle one): YES (NO) As to Property Owner (circle one): YES (NO)

If the answer above is YES, please complete the following section:

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CUP Application
Attachment D

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

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Signature of Applicant — Date: 2/8/16

Shane Lanham, Attorney for Applicant
Type or Print Name and Title

iStar Bowling Centers I, LP

By: _____ 2/3/16
Signature of Owner — Date

Catherine E. Tenney
Senior Vice President
Type or Print Name and Title

_____ 2-8-16
Signature of Notary Public — Date

WENDY M FRANK
NOTARY
EXPIRES
GEORGIA
April 13, 2019
PUBLIC
GWINNETT COUNTY, GA
Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more or made gifts having in the aggregate a value of $250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

As to Applicant (circle one): YES (NO) As to Property Owner (circle one): YES (NO)

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☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 40 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, Commence on the westerly right of way line of Georgia Highway No. 124 (100 foot right of way) 1,211.95 feet northerly, as measured along said right of way line, from the center line of Dogwood Road run thence North 64 degrees 03 minutes 10 seconds West 600.08 feet to a point at the Northwest corner of property now or formerly owned by Pinehurst Land Associates, said point also being located on the southerly right of way line of Pinehurst Road (80 foot right of way); run thence along the line of said Pinehurst Land Associates property South 15 degrees 08 minutes 27 seconds West 277.46 feet to a point which point marks the True Point of Beginning; run thence continuing along the line of said Pinehurst Land Associates property South 15 degrees 08 minutes 27 seconds West 412.00 feet to a point; run thence South 29 degrees 08 minutes 13 seconds East 343.82 feet to a point; run thence North 15 degrees 08 minutes 27 seconds East 873.49 feet to a point on the aforesaid southerly right of way line of Pinehurst Road; run thence North 60 degrees 20 minutes 45 seconds West along said right of way line 41.32 feet to a point; thence leaving said right of way running South 15 degrees 08 minutes 27 seconds West 226.61 feet to a point; thence run North 74 degrees 35 minutes 33 seconds West 200.04 feet to the Point of Beginning.

CITY OF SNELLVILLE
Department of Planning & Development
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551

APPLICANT – PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.

APPLICANT NAME: Stein Investment Group, Inc.

☐ **CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.**

PROPERTY OWNER NAME(S): Istar Bowling TAX PARCEL NO.: 5040 111

AMOUNT OF CURRENT TAXES PAID: $ 32,449.67 PAYMENT DATE: 8.31.2015 ACCOUNT CURRENT? ☒ YES ☐ NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: $_____ PAYMENT DATE: _____ ACCOUNT CURRENT? ☐ YES ☐ NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: $_____ PAYMENT DATE: _____ ACCOUNT CURRENT? ☐ YES ☐ NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: $_____ PAYMENT DATE: _____ ACCOUNT CURRENT? ☐ YES ☐ NO

***** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE *****

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): Debra Smith	**DATE:** 11.12.2015
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): Debra Smith	

ONLY ORIGINAL VERIFICATION SHEET CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS

GWINNETT COUNTY TAX ASSESSOR – GWINNETT JUSTICE & ADMINSTRATION CENTER
75 LANGLEY DRIVE, LAWRENCEVILLE, GA
PHONE 770.822.7200 www.co.gwinnett.ga.us

ACCOUNT DETAIL

View/Pay Your Taxes / Account Detail

Tax Account

Mailing Address:
ISTAR BOWLING CENTERS I LP
7313 BELL CREEK RD
MECHANICSVILLE , VA 23111-3551

Change Mailing Address

SITUS:
2350 RONALD REAGAN PKWY

Tax District:
SNELLVILLE

Parcel ID	Property Type	Last Update
R5040 111	Real Property	2/9/2016 8:53:39 AM

Legal Description

RONALD REGAN PARKWAY

Tax Bills

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2015	$32,449.67	$32,449.67	$0.00	$0.00	10/15/2015	$0.00
2014	$32,657.13	$32,657.13	$0.00	$0.00	10/1/2014	$0.00

2014						
2013	$32,927.73	$32,927.73	$0.00	$0.00	10/3/2013	$0.00
2012	$32,993.33	$32,993.33	$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.

Pay Online

No payment due for this account.

Click here for map

CERTIFICATE OF TITLE
TO REAL PROPERTY

This Certificate of Title is prepared for the exclusive use of **THE CITY OF SNELLVILLE, GEORGIA** for the sole purpose of evaluating and processing those certain Rezoning and Conditional Use Permit Applications submitted by Stein Investment Group, Inc. as the Applicant regarding the real property of **ISTAR BOWLING CENTERS I LP**.

This is to certify that careful examination has been made of all conveyances correctly indexed as of record in the County in which said property hereinafter described in Exhibit "A" is located, and from this examination we are of the opinion that good record title is vested in

ISTAR BOWLING CENTERS I LP

subject to the following objections:

1. Any action by any municipal or governmental agency for the purpose of regulating the use, occupancy or zoning of the property described in this Certificate of Title, or of any building or structure thereon.

2. The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which could be disclosed by an accurate survey and inspection of the property.

3. Possible liens of architects, laborers or materialmen for improvement of the property not filed for record at the effective date hereof.

4. Rights, if any, of persons who may be in possession under claims not appearing of record.

5. Any consumer credit protection, truth-in-lending, or similar laws.

6. Any Federal Tax lien not indexed in the applicable records of this county.

7. Taxes and assessments for the year 2015 and subsequent years, which are liens due and payable.

8. Easement from John Hardy Jones of the State of Georgia to Gwinnett County, a political subdivision of the State of Georgia, dated October 29, 1986, filed for record October 31, 1986, and recorded in Deed Book 3894, Page 3, Gwinnett County, Georgia records.

9. Permanent Sewer Easement from Fair Lanes Snellville Bowling, Inc., (f/k/a SNL Properties, Inc.) to Gwinnett County, a political subdivision of the State of Georgia, dated June 25, 1991, filed for record August 23, 1991, and recorded in Deed Book 6711, Page 314, aforesaid records.

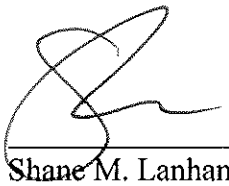
10. Terms and provisons of that certain unrecorded lease as evidenced by Memorandum of Lease from iStar Bowling Centers I LP, a Delaware limited partnership to AMF Bowling Centers, Inc., a Virginia corporation, dated February 27, 2004, filed for record March 12, 2004 and recorded in Deed Book 37383, Page 151, aforesaid records.

11. Terms and provisions of that certain Easement, by and between John Hardy Jones, a Georgia resident, his heirs, successors and assigns and SNL Properties, Inc., a Maryland corporation, its successors and assigns, dated September 11, 1987, filed for record September 14, 1987, and recorded in Deed Book 4538, Page 6, aforesaid records; as amended by that certain Amendment of Easement by and among John Hardy Jones, an individual resident of Georgia, Pinehurst Land Associates, L.P., a Georgia Limited Partnership and SNL Properties, Inc., a Maryland Corporation, dated August 23, 1993, filed for record August 25, 1993, and recorded in Deed Book 9230, Page 74, aforesaid records; and as further amended by that certain Second Amendment of Easement, dated February 17, 1994, filed for record May 6, 1994, and recorded in Deed Book 10280, Page 212, aforesaid records.

12. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

WITNESS the hand and seal of the undersigned this 1st day of December, 2015.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham, Esq.

SECTION 9.11 HSB, HIGHWAY SERVICE BUSINESS DISTRICT.

PURPOSE: This district is designed to provide for the effective use of land situated in relationship to major highways and highway interchanges so efficient grouping of activities can develop to serve the traveling public. Front yard requirements are designed to provide for the safety of the traveling public by provision for adequate off-highway maneuvering and parking space.

(1) PRINCIPAL PERMITTED USES:

A. Retail and service uses:

1. Any use permitted in the BG, General Business district;

2. Drive-in restaurants, restaurants and lounges designed in accordance with the architectural design standards; and

3. Wholesale establishments provided outdoor storage areas are screened with a six-foot (6') high opaque fence.

B. Office Uses:

1. Any use permitted in the BG, General Business district.

C. Public and Semi-Public Uses:

1. Any use permitted in the BG, General Business district.

D. Other provisions:

1. Automobile parking is permitted within the minimum front yard provided a minimum ten-foot (10') landscaped strip and curb is provided adjacent to the right-of-way so that no automobile can back into the bordering street;

2. No outdoor storage is permitted except as specified herein; and

3. Other uses which may be determined by the Zoning Officer to be similar to the above listed principal permitted uses and which are in harmony with the purpose of this district may be permitted.

E. Temporary Uses:

1. Any temporary use permitted in the BG, General Business district.

(2) PERMITTED ACCESSORY USES:

1. Accessory uses for commercial development shall include those normally

appurtenant to such development, except as further specified herein, and shall be located in accordance with the space limits of this district.

(3) CONDITIONAL USES: Within the HSB (Highway Service Business) district, the following uses may be permitted provided the applicant for such a business is granted a Conditional Use Permit by the Mayor and Council after receiving recommendations from the Planning and Development Department and Planning Commission and after a public hearing.

1. Automotive body repair shops, provided inoperative, wrecked and dismantled vehicles are screened with a six-foot (6') high, opaque fence;

2. Automotive parts store (with or without lubrication or tune-up centers);

3. Automotive repair shops including major engine repair (transmission, radiator repair and engine overhauls), provided inoperative vehicles are screened within a six-foot (6') high, opaque fence;

4. Automotive and motorcycle sales and rental establishments and associated service facilities (new or used) provided:
    a. The property for said use shall not be less than two (2) acres in area;
    b. The property shall have a minimum road frontage of two hundred (200) feet;
    c. One thousand (1,000) linear feet of separation exists between said business and any other automotive and motorcycle sales business. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
        i. From the main entrance of the proposed establishment from which automotive and motorcycle sales shall occur;
        ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
        iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
        iv. To the main entrance of the existing establishment from which automotive and motorcycle sales shall occur.

    d. All vehicles on the sales lots are in operating condition at all times.
    e. 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.
    f. 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.
    g. A Conditional Use Permit shall be required for all automotive and

motorcycle sales lots/businesses.

h. Internet car sales where there is no temporary or permanent storage, parking, delivery, or display of inventory may submit an application to the Planning & Development Department for administrative review. The Planning and Development Director or his/her designee shall review and prepare a recommendation of the request. The City Manager, after having reviewed the Planning and Development Director's recommendation(s) shall have final authority to grant administrative variances. Application for an administrative variance shall contain the following:
    i. Administrative Variance Application
    ii. Sworn/Notarized Affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.

i. Prior to the issuance of an Occupational Tax Certificate from The City of Snellville, all applicants must provide a current copy of the Used Motor Vehicle Dealers License obtained from The State of Georgia.

j. Anyone found to be in violation of this ordinance shall be subject to citation(s) of up to $1,000.00 per day and/or up to 60 days in jail so as long as the violation(s)are present on the property.

5. Automotive service stations or tire stores, including minor services such as lubrication or tune-up centers, battery replacement and brake repair;
    a. All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only.
    b. Service bays 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.

6. Boat sales establishments and associated service facilities, (new or used);

7. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six foot high, opaque fence;

8. Camper and recreational vehicle sales and rental establishments and associated service facilities;

9. Churches and religious institutions subject to provisions of Section 9.2;

10. Commercial recreation enterprises including, but not limited to, miniature golf courses, driving ranges, water slides, drive-in theaters, electric or gas powered vehicles, bowling centers, batting cages, skate board and paint-ball establishments, etc.;

11. Contractor's office with outdoor storage of equipment or materials provided the storage or equipment areas are screened with a six-foot (6') high, opaque fence;

12. Equipment rental, sales or service establishments (including heavy machinery farm equipment, bulldozers, forklifts, cranes, moving vans, trailers, etc.);

13. Gas Stations, provided that:
    a. Fuel pumps shall not be closer than thirty-feet (30') from right of way;
    b. Fuel pumps and gas storage tanks shall be set back at least one hundred feet (100') from any residential district; and
    c. Canopy design shall conform to the specifications indicated in Architectural Design Standards.

14. Lawnmower sales and repair shops;

15. Mini-warehouse storage facilities;

16. Plumbing, electrical, pool and homebuilding supply showrooms and sales centers with outdoor storage, provided storage areas are screened with a six-foot (6') high, opaque fence;

17. Railroad through and spur tracks subject to provisions of Section 9.2;

18. Taxicab or limousine services with on-site storage or parking of vehicles (either permanently or temporarily); and

19. Utility substations subject to provisions of Section 9.2

(4) SPACE LIMITS:

1. Minimum Lot Area: None;

2. Minimum Lot Width: None;

3. Maximum Height of Building: 80 feet;

4. Minimum Front Yard: 50 feet from right-of-way;

5. Minimum Rear Yard: 15 feet, but 50 feet when abutting a residential district;

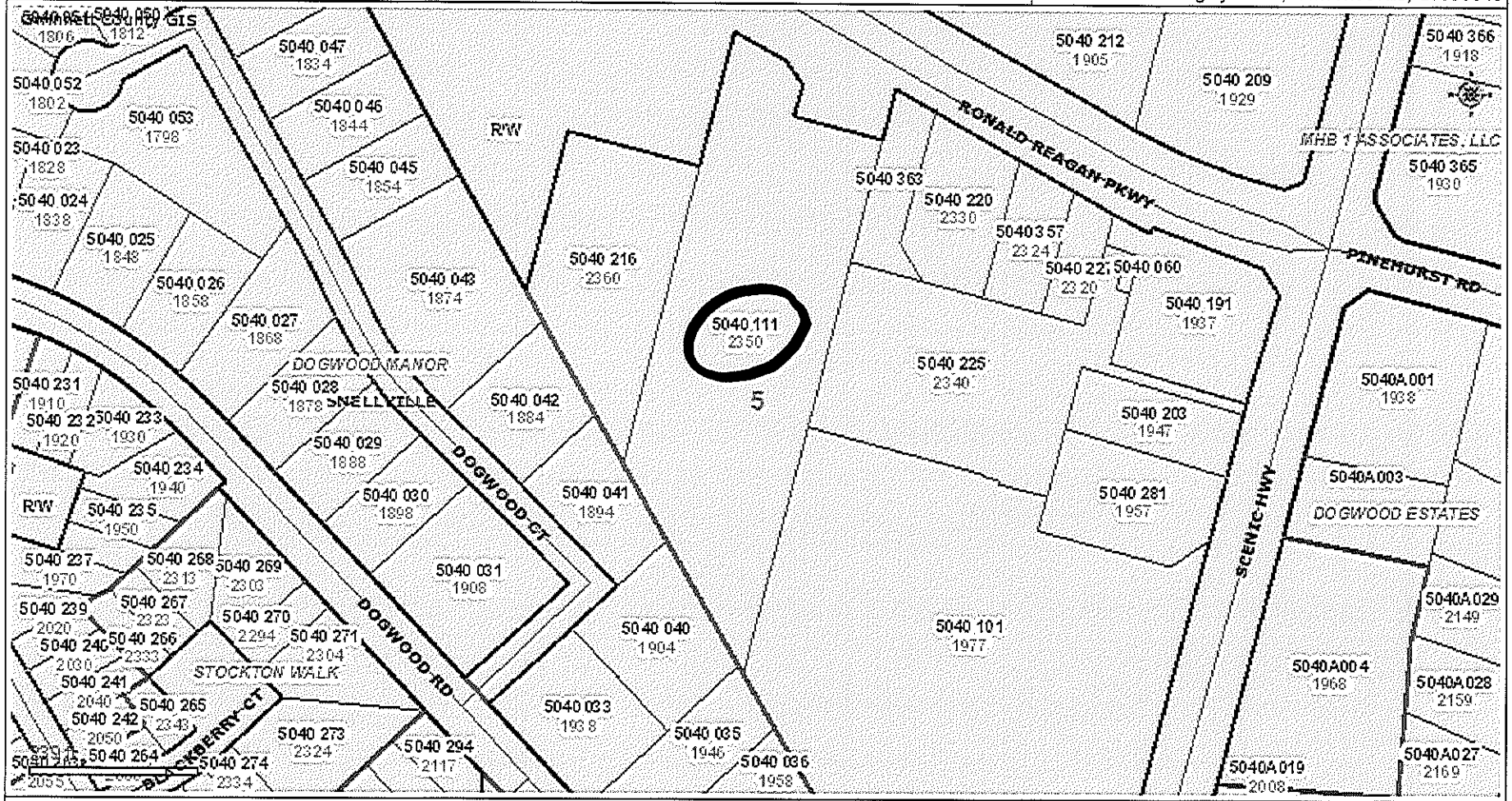
6. Minimum Side Yard: 10 feet; but 50 feet when abutting a residential district;

7. Minimum Side Yard on Street Side of Corner: 35 feet;

8. Maximum Ground Coverage: 90 percent.

Gwinnett County GIS Map

Contact
Name: Gwinnett County ITS - GIS
Telephone: 770-822-8036
Website: www.gwinnettcounty.com
Email: gisoffice@gwinnettcounty.com
Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On November 17, 2015

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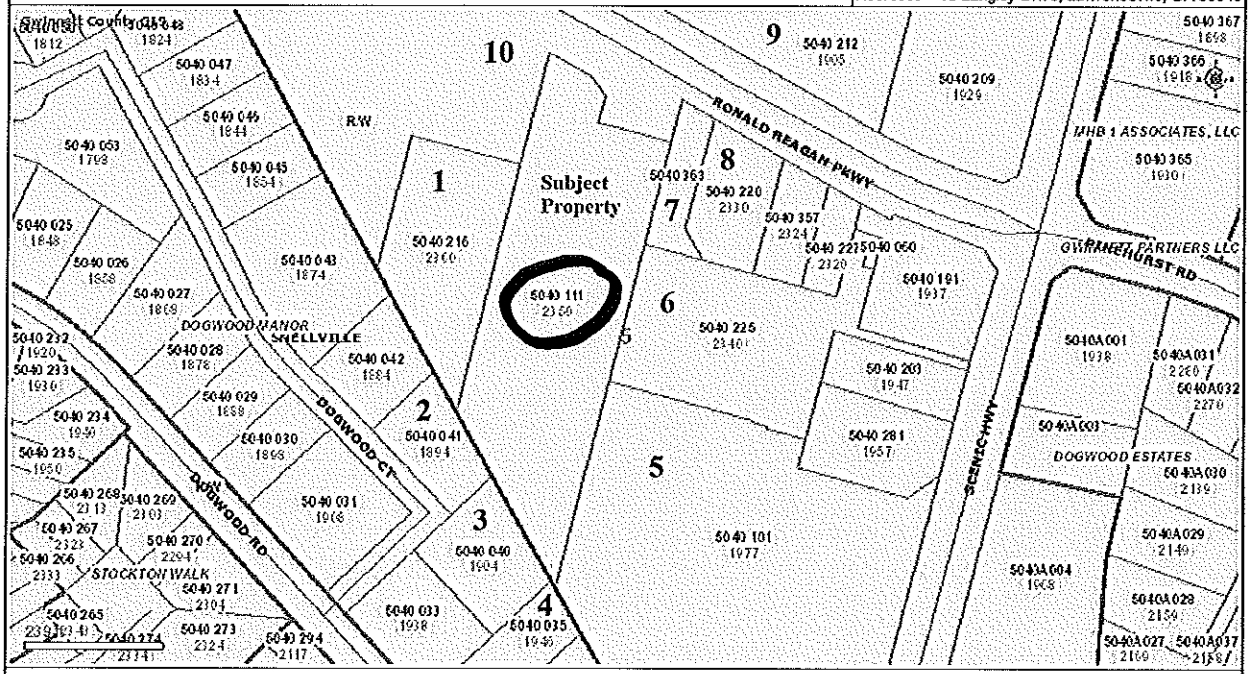
Gwinnett County GIS Map

Contact
Name: Gwinnett County ITS - GIS
Telephone: 770-822-8036
Website: www.gwinnettcounty.com
Email: gisoffice@gwinnettcounty.com
Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On December 01, 2015

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Property Owners List

#	Owner	Parcel #	Address
1	Childish Creations, Inc.	5040 216	1625 Executive Dr, Duluth, GA 30096
2	Brooks, Scott	5040 041	2466 Williamsdowns Cir, Snellville, GA 30078
3	New Jerusalem Church Ministries, Inc.	5040 040	PO Box 1627, Snellville, GA 30078
4	Koovakada, Joseph	5040 035	PO Box 992, Snellville, GA 30078
5	Adams Scenic Square, LLC	5040 101	5784 Lake Forrest Dr, Ste 290, Atlanta, GA 30328
6	Goodwill of North Georgia, Inc.	5040 225	235 Peachtree St NE, Ste 2300, Atlanta, GA 30303
7	Null	5040 363	Null
8	Captee Net Lease Realty, Inc.	5040 220	450 S Orange Ave, Ste 900, Orlando, FL 32801
9	Dayton Hudson Corp	5040 212	PO Box 9456, Minneapolis, MN 55440
10	Null	Null	Right of Way