



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 27, 2023

Publication Date: March 23, 2023

TIME: 6:30 p.m.

DATE: March 27, 2023

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

II. REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA ITEMS

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion of Multifamily uses in SFR (Single Family Residential) Zoning Districts [Warner]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 27, 2023

Publication Date: March 23, 2023

TIME: 7:30 p.m.
DATE: March 27, 2023
PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

V. MINUTES

Approve the Minutes of the March 4, 2023 Work Retreat and the March 13, 2023 Meetings

VI. INVITED GUESTS

Laura Drake with the SouthEast CoOp.

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd Reading - SUP 22-07 – Consideration and Action on application by Brian Vu, ABN Investment Group, LLC (property owner) requesting a Special Use Permit and variances from the Unified Development Ordinance for a Drive-Thru Restaurant at the former Krystal restaurant location on the 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville, Georgia (Tax Parcel 5026 240)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

• Section 2-53

Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

• Decorum

You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XII. ADJOURNMENT

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
MARCH 27, 2023

March 27

Council Meeting

Monday, March 27, 2023

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

March 28

Planning Commission Meeting - Cancelled

Tuesday, March 28, 2023

7:30 pm – City Hall Room 259, Second Floor

April 1

Extended Farmers' Market

Saturday, April 1, 2023

9:00 am to 12:00 pm

City Hall Parking Lot

April 2

Broadcast of 3/27/23 Council Meeting

Sunday, April 2, 2023

Watch the broadcast of the 3/27/2023 Council Meeting on Comcast Channel 25 at 6:30 pm

April 4

Commerce Club

Tuesday, April 4, 2023

12 pm – City Hall Community Room

April 10

Council Meeting

Monday, April 10, 2023

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall



WORK RETREAT
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
SATURDAY, MARCH 4, 2023

Publication Date: March 10, 2023

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Solange Destang, Dave Emanuel, Cristy Lenski, and Gretchen Schulz. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Police Chief Greg Perry, Planning and Development Director Jason Thompson, Public Works Director Craig Barton, Parks and Recreation Director Lisa Platt, Code Enforcement Officer Johnny Green, Georgia Municipal Association (GMA) Facilitator Michael McPherson, Director of Equity and Inclusion with Georgia Municipal Association (GMA) Freddie Broome, and City Clerk Melisa Arnold.

Call to Order

Facilitator Michael McPherson convened the meeting at 8:10 a.m. and introduced Mr. Freddie Broome who talked about the Embrace Civility Program now being offered by GMA.

Planning Retreat Discussion – Goals and Objectives

City Manager Sanders gave an overview of the major accomplishments for the year 2022. Department Directors each gave presentations about their Departments accomplishments and upcoming needs.

(Facilitator Michael McPherson's report for Mayor and Council discussions and goals is attached to and made a part of these minutes.)

Adjournment

The meeting adjourned at 4:50 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

City of Snellville Administration Department



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 13, 2023

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Solange Destang, Dave Emanuel, Cristy Lenski, and Gretchen Schulz. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross and Assistant City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Police Chief Greg Perry, Captain Zach Spahr, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:30 p.m.

REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA ITEMS

The agenda was reviewed.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders reviewed draft marketing documents from MidCity for the Mercantile building at the Grove. He then gave an update on other Grove projects as well as several City projects such as sidewalks, recycling, and package sales.

Discussion About Code Enforcement Ordinance Revisions [Bender]

Attorney Ross reviewed some of the steps being taken to address the code enforcement issues brought forward by Officer Greene.

Discussion of Elimination of the City Vehicle Booting Ordinance [Emanuel]

Mayor and Council discussed the ordinance and the consensus was to leave the ordinance in place and have the Police Department make sure that it is being followed properly by the companies performing the service.

EXECUTIVE SESSION

None

City of Snellville Administration Department

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, MARCH 13, 2023
PAGE TWO

ADJOURNMENT

Council Member Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:13 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 13, 2023

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Solange Destang, Dave Emanuel, Cristy Lenski, and Gretchen Schulz. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross and Assistant City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Police Chief Greg Perry, Captain Zach Spahr, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:30 p.m.

INVOCATION

Chief Perry gave the invocation.

PLEDGE TO THE FLAG

Council Member Emanuel led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the February 27, 2023 Meetings

Council Member Destang made a motion to approve the minutes of the February 27, 2023 meetings, 2nd by Council Member Emanuel; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the March 13, 2023 agenda, 2nd by Council Member Emanuel; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

None

City of Snellville Administration Department

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, MARCH 13, 2023
PAGE TWO

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Award of Bid for the Briscoe Park Lake Wall Project [Bender]

Mayor Bender explained that this project had to be re-bid as the first company that was awarded the bid could not meet the Community Development Block Grant (CDBG) requirements. Council Member Schulz made a motion to approve award of the bid to The Dickerson Group in the amount of \$400,150, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Member Destang, Lenski, Schulz, Emanuel and Mayor Pro Tem Warner each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people came forward to speak:
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.
Barry Wiggs, 2210 Stockton Walk Lane, Snellville.
Jayant Sutaria, 3116 Tuscan Ridge Drive, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Emanuel made a motion to adjourn, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:54 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: March 27, 2023

RE: #SUP 22-07 – Bubble Tea & Deli Drive-Thru
0.77± Acres at 2484 E. Main Street, Snellville

STATUS: Public Hearing (2nd Reading)
Case Continuation from Feb 27th Council Meeting

Application requesting a Special Use Permit and variances from the UDO for a drive-thru lane and window for a proposed Banh Mi Bubble Tea & Deli on a 0.77± acre parcel (former Krystal restaurant location), zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville.

The case was previously considered by the Mayor and Council at the Feb 27th public hearing, but was postponed to March 27th.

Financial Impact: Building Permit Fees and Occupational Tax License Fees

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting Date and Recommendation: January 24, 2023 (Approval with Conditions)

Mayor and Council Meetings: February 13, 2023 (1st Reading)
February 27, 2023 (2nd Reading)
March 27, 2023 (Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

0.77± Acre Property at 2484 E. Main Street, Snellville, Georgia
Case #SUP 22-07
March 27, 2023
Page... 2

Case Documents (website link):

- Letter of Intent (10-11-2022)
- #SUP 22-07 Special Use Permit Application (10-11-2022)
- 1-10-2013 Property Survey (10-11-2022)
- 10-10-2022 Site Plan (10-11-2022)
- 11-15-2022 Planning Department Case Summary & Analysis (10-21-2022)
- *Official* November 15, 2022 Planning Commission Specially Called Meeting Minutes (11-18-2022)
- 11-15-2022 Planning Commission Case Report (11-16-2022)
- 11-28-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-16-2022)
- 1-15-2023 Letter of Intent Addendum (1-17-2023)
- 1-16-2023 Revised Site Plan with Proposed Interior & Exterior Renovations (1-17-2023)
- 1-24-2023 Planning Department Case Summary & Analysis (1-18-2023)
- *Unofficial* 1-24-2023 Planning Commission Regular Meeting Minutes (1-25-2023)
- 1-24-2023 Planning Commission Case Report (1-25-2023)
- 2-13-2023 Planning Department Case Summary & Analysis with Planning Commission Report (1-25-2023)
- 2-27-2023 Planning Department Case Summary & Analysis with Planning Commission Report (2-14-2023)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2023-01

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 0.77± ACRE TRACT OF LAND LOCATED IN LAND LOT 26 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2484 E. MAIN STREET, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 22-07

APPLICANT/PROPERTY OWNER: Brian Vu, Member
ABN Investment Group, LLC
Snellville, Georgia 30078

LOCATION: 2484 E. Main Street, Snellville, Georgia
(the “Property”)

TAX PARCEL: R5026 240

DEVELOPMENT/PROJECT: Banh Mi Bubble Tea & Deli with
Drive-Thru

CONTACT: Maya Radovic
Radovic Permits, LLC
404-717-4795 or radovicpermits@gmail.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 0.77± acre tract of land located at 2484 E. Main Street, Snellville, Georgia (Tax Parcel R5026 240) and grant the requested special use permit for a drive-thru lane and window; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from Article 1, Article 5, and Article 6 of Chapter 200 of the Snellville Unified Development Ordinance; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby granted for the use of a drive-thru lane and window for a Banh Mi Bubble Tea & Deli on the 0.77± acre tract of land located at 2484 E. Main Street, Snellville, Georgia (Tax Parcel R5026 240), described and shown on the ALTA survey entitled “Krystal, 2484 Highway 78, Gwinnett County, Snellville, Georgia”, sealed and dated 1-10-2013 (stamped received 10-11-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, subject to the attachment of the following enumerated variances and conditions:

VARIANCES:

1. Approval of variance from Sec. 201-4.2.C (Exterior Wall Finish Materials) to increase the 30% maximum amount of hard-coat stucco allowed on the front elevation to 62% and to allow painting of the existing brick on all elevations.
2. Approval of variance from Sec. 205-1.6.B.2 (Minimum Building Height) to reduce the 24-foot minimum building height to 17-foot to allow for the removal of the existing metal wall panels and replacement by stucco panels to provide screening of the rooftop mechanical units.

3. Approval of variance from Sec. 206-8.9.G (Drive-Thrus) to allow the drive-thru window and lane to be located between the building and closest public street (Civic Drive).

CONDITIONS:

1. The property shall be developed in accordance with the submitted site plan shown on Sheet A1.3 and exterior building elevations shown on Sheet A2.1 entitled “Special Use Permit Drive-Thru for Banh Mi Bubble Tea & Deli, 2484 Main St., Snellville, GA 30078”, sealed and dated 1-16-2023 in Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
2. The existing nonconforming pylon sign located between the entry and exit drives on U.S. Highway 78, shall be removed before issuance of any Certificate of Occupancy or Occupational Tax Certificate (Business License). New signage shall comply with the requirements of Sec. 207-6 (Signs) of Chapter 200 of the Snellville Unified development Ordinance.
3. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
4. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
5. Drive-thru screening shall comply with UDO. Sec. 206-8.9.G.

6. All interior and exterior building renovations and site renovation work shall require approved building and site development permits before commencement of any work.

Section 2. The special use permit shall expire after twelve (12) months from date of approval unless a certificate of occupancy or occupational tax license has been approved for the special use. The Director of Planning and Development may extend authorization for an additional period of six (6) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period. The director must make a finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence,

clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2023. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2023.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Solange Destang, Council Member

APPROVED AS TO FORM:

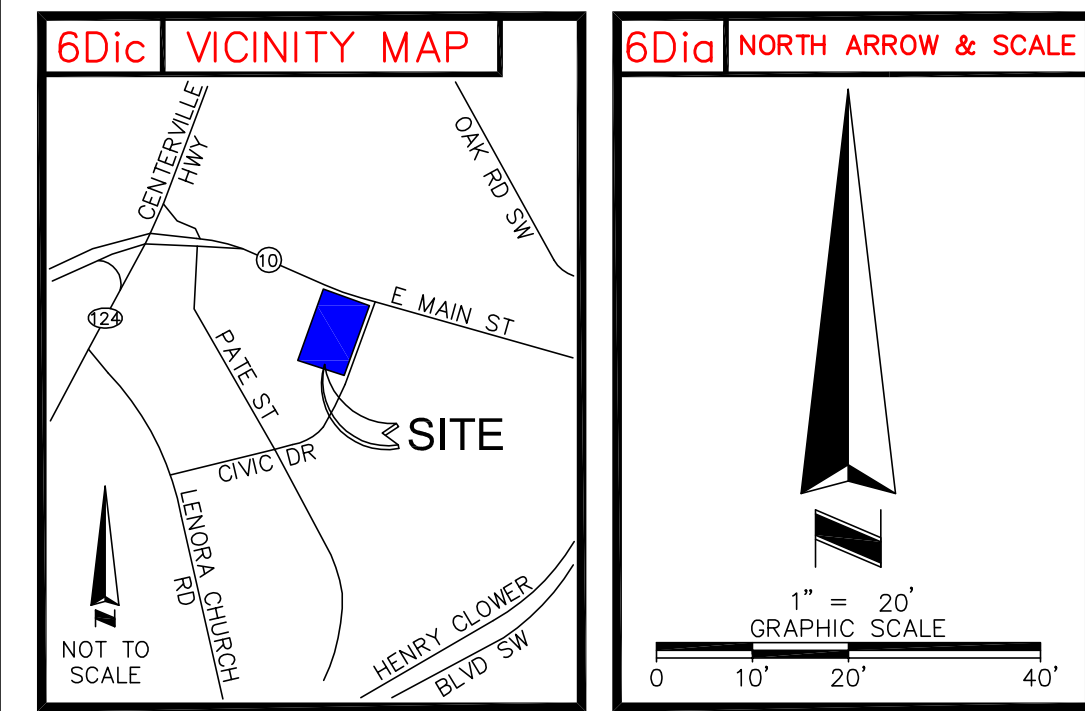
Dave Emanuel, Council Member

W. Charles Ross, City Attorney
Powell & Edwards, P.C.

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
 CONCRETE SIDEWALK ENCROACHES ONTO PROPERTY BY NO MORE THAN 2.6'

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130102 0129 F (MAP NO. 13135C0129F), WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dib LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET	LSA	LANDSCAPE AREA
CONC.	CONCRETE SURFACE (CONC.)	SM	SANITARY MANHOLE
NO PA	NO PARKING AREA	GP	GREASE MANHOLE
HP	HANDICAP PARKING SPACE	U	UTILITY POLE
PS	PARKING SPACE(S)	CA	CURTAIN ANCHOR
WM	WATER METER	LP	LIGHT POLE
CO	CLEAN OUT	S	SIGN
L	ARC LENGTH	B	BOLLARD
R	RADIUS	DG	DRAIN GRATE
CB	CHORD BEARING		
CHL	CHORD LENGTH		
OH	OVERHANG		
BW	BRICK WALL		
OHU	OVERHEAD UTILITY LINE		
POB	POINT OF BEGINNING		
(C)	CALCULATED DATA		
(D)	DEED DATA		

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	PRELIMINARY ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: MASSEY CONSULTING GROUP SITE # 15840 DATE OF REPORT: 08/23/12 PHONE/FAX (866) 786-7153 (866) 786-7154
PERMITTED USE	BG	COMMERCIAL	
MINIMUM LOT AREA (SQ.FT.)	NONE	37,746	
MINIMUM FRONTAGE	NONE	150.0'	
MINIMUM LOT WIDTH	NONE	150.0'	
MAX BUILDING COVERAGE	90%	5%	
MAX BUILDING HEIGHT	80'	12.4'	
MINIMUM SETBACKS			
FRONT	25'	47.8'	
SIDE/SIDE ON STREET	10'/35'	46.6'	
REAR	15'	103.5'	

PARKING REQUIREMENTS: 1 SPACE/3 SEATS, PLUS 1/FULLTIME EMPLOYEE.
 NOTES: ZONED BG, GENERAL BUSINESS DISTRICT

6B RECORDED SETBACKS/RESTRICTIONS
 NONE PROVIDED TO THIS SURVEYOR

5Ei SCHEDULE "B" ITEMS

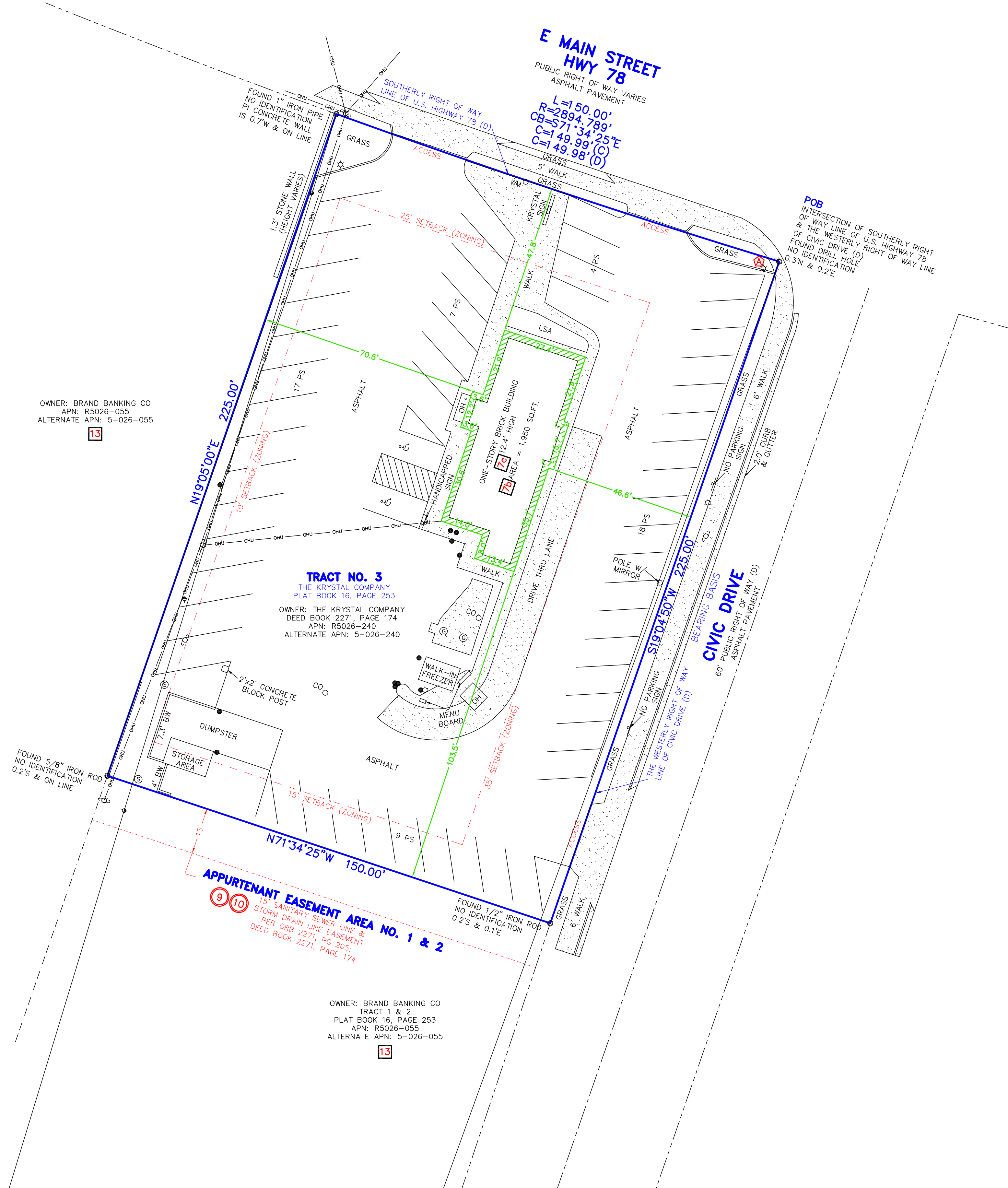
9 - TERMS AND CONDITIONS OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)

10 - TERMS AND CONDITIONS OF THAT EASEMENT BETWEEN TERRA 22 LTD. AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)

11 - DRIVES CROSSING SUBJECT PROPERTY AND SUBJECT PROPERTY BOUNDARIES POSSIBLY GIVING RISE TO RIGHTS, OR CLAIMS OF RIGHTS, OF OTHERS AS DISCLOSED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "SURVEY FOR DOUGLAS L. WILKINSON", PREPARED BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JULY 22, 1977, RECORDED AT PLAT BOOK 6, PAGE 157 B, GWINNETT COUNTY, GEORGIA RECORDS. (DOES NOT AFFECT)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE "A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b TABLE "A" BUILDING AREA
3 TABLE "A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c TABLE "A" BUILDING HEIGHT
4 TABLE "A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 TABLE "A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia NORTH ARROW & SCALE	13 TABLE "A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Dib LEGEND & ABBREVIATIONS	14 TABLE "A" INTERSECTING STREET
5F CEMETERY NOTE	6Dic VICINITY MAP	16 TABLE "A" EARTH MOVING NOTE
6B RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY	18 TABLE "A" DUMP, SUMP OR LANDFILL NOTE
	7 SURVEYOR'S CERTIFICATE	22 TABLE "A" ZONING INFORMATION



GENERAL NOTES:

- FIELD TRAVERSE CLOSURE - 1:27,342 - ADJUSTED BY COMPASS RULE
- PLAT CLOSURE - 1:300,000+
- INSTRUMENT USED - LIETZ SET-4 TOTAL STATION
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES

DATE	REVISIONS	TECH	SCALE:
8/27/12	CLIENTS COMMENTS	WS	1" = 20'
8/29/12	REMOVE EXCEPTION #11	CSC	
8/30/12	GEORGIA NOTES	WS	
9/5/12	CORRECT CERTIFICATION	CSC	
9/20/12	CLIENTS COMMENTS	CSC	
1/10/13	CERTIFICATION	TT	

6Bx TITLE INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY NB# 14120419 (15-23), HAVING AN EFFECTIVE DATE OF JULY 26, 2012.

6Bi TITLE DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, CONTAINING 0.7725 ACRES AS SHOWN ON TOPOGRAPHIC SURVEY FOR THE KRystal COMPANY BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED AUGUST 20, 1981 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CORNER FORMED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (BEING A 60-FOOT RIGHT-OF-WAY) AND RUNNING THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE SOUTH 19 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 71 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 2894.789 FEET AND A CHORD OF SOUTH 71 DEGREES 34 MINUTES 25 SECONDS EAST 149.98 FEET, AN ARC DISTANCE OF 150.00 FEET TO A POINT, BEING THE PLACE OR POINT OF BEGINNING.

APPURTENANT EASEMENT AREA NO. 1:
 TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS.

APPURTENANT EASEMENT AREA NO. 2:
 TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT BETWEEN TERRA 22 LTD AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS.

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA 34,746± SQUARE FEET 0.775± ACRES

6Biv BEARING BASIS
 BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF CIVIC ROAD BEING S19°04'50"W PER PLAT BOOK 16, PAGE 253.

5F CEMETERY NOTE
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES REGULAR=55 HANDICAP=2

5Biii ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E MAIN STREET (U.S. HIGHWAY 78 AND CIVIC DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 TO: ARC CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC KLSNVGAD01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 11(c), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2012. DATE OF PLAT OR MAP: 18/18/2012.

Carl S. Courson 1/10/13
 REGISTERED SURVEYOR: CARL S. COURSON DATE
 PROFESSIONAL LAND SURVEYOR NO.: 2272
 STATE OF GEORGIA
 PROJECT NO.: 1200904
 SURVEY PREPARED BY:
 AMERICAN SURVEYING AND MAPPING, INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979
 FAX: (407) 426-9741

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60vi ALTA/ACSM LAND TITLE SURVEY OF KRystal 2484 HIGHWAY 78 SNELLVILLE, GEORGIA GWINNETT COUNTY

EXHIBIT "B"

