



2440 EASTGATE PLACE #2500158  
SPECIAL USE PERMIT SUP 25-03  
PARCEL- 5038 156 & 5038 155  
EVOLUTION SPORTS

SUP 2503  
2500158

## SPECIAL USE PERMIT APPLICATION

APPLICATION FOR SPECIAL USE PERMIT, SNELLVILLE GEORGIA

**City of Snellville, Georgia**  
**Department of Planning & Development**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, Georgia 30078  
Phone 770.985.3515 Website [www.snellville.org](http://www.snellville.org)

RECEIVED

APR 15 2025

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

2440 EASTGATE PLACE #2500158  
SPECIAL USE PERMIT SUP 25-03  
PARCEL- 5038 156 & 5038 155  
EVOLUTION SPORTS

**Applicant is:** (check one)

- ☒ Property Owner  
☐ Attorney for Property Owner  
☐ Property Owner's Agent

FERMIN MONTES DE OCA

Name (please print)

MEMBER

Title

2440 EAST GATE PLACE, LLC

Corporate Entity Name

4471 OGLETHORPE LOOP NW

Mailing Address

ACWORTH GA. 31001

City, State, Zip Code

225-936-3463

Phone Number (wk)

fmdoca@hotmail.com (cell)

Email Address

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

SAME AS APPLICANT

Name (please print)

Title

Corporate Entity Name

Mailing Address

City, State, Zip Code

Phone Number (wk)

(cell)

Email Address

Requested Special Use:

TO ALLOW AN EXISTING  
13,000 SQ. FT. BLDG. UNDER  
THE TOWNE CENTER OVERLAY

Specific Use Standards are Applicable: ☐ YES ☒ NO

This SUP application is also being filed along with applications for: ☐ Rezoning ☐ Land Use Plan Amendment ☒ None

Present Zoning District Classification:

TOWNE CENTER

Present Future Land Use Classification:

TOWNE CENTER

Proposed Zoning District Classification:

N/A

Proposed Future Land Use Classification:

Property Street Address:

2440 EAST GATE PLACE

Acreage: .91

Tax Parcel No.: R5038 156  
R5038 155

**APPLICATION FEES:** Please see the Planning Department Fee Schedule for application and public notification fees.

**SPECIAL USE:** A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

**UDO Sec. 103-10.1. General:** Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

### UDO Sec. 103-10.2. Application Requirements


- A. Each application for a special use permit must be filed with the Department and must include the following:
1. Payment of the appropriate application and public notification fees.
  2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
  3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of application submittal.

## CERTIFICATIONS


### APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

  
Signature of Applicant  
2440 Eastgate Place LLC by  
Fermin Montes de Oca, member  
Date  
4-3-25  
Type or Print Name and Title

Affix Notary Seal


  
Signature of Notary Public  
Date  
4-3-2025




### PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Robert Cone, LAND Solution Associates, LLC to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

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

  
Signature of Property Owner  
2440 Eastgate Place LLC by  
Fermin Montes de Oca, member  
Date  
4-3-25  
Type or Print Name and Title

Affix Notary Seal

  
Signature of Notary Public  
Date  
4-3-2025





### CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., 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.

[Signature] 4-3-25  
Signature of Applicant Date

2440 Eastgate Place LLC by  
Fermin Montesdeoca, member  
Type or Print Name and Title

N/A  
Signature of Applicant's Attorney or Representative Date

N/A  
Type or Print Name and Title

[Signature] 4-3-2025  
Signature of Notary Public Date

Affix Notary Seal



### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) 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?

☐ YES

☒ NO

YOUR NAME: 2440 Eastgate Place LLC by  
Fermin Montes de Oca, member

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

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

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

*Am*

4-3-25

Signature of Property Owner or Agent

Date

2440 Eastgate place LLC by  
Fermin Montes de Oca, member

Type or Print Name and Title

Affix Notary Seal

*Trina Taratsas*

4-3-2025

Signature of Notary Public

Date





TCO ORDINANCE

Semi-detached house

4.

Townhouse

5.

Cottage court

6.

Walk-up flat

7.

Stacked flat

8.

Commercial house

9.

Shopfront

10.

Mixed-use building

11.

General building

12.

Civic building

C.

Building Size

No building with a single use, tenant, or occupant may exceed 10,000 square feet without first obtaining a special use permit from the City Council and in accordance with Sec. 103-10.

1.

Exception: For properties zoned TC-MU as of 10-26-2021, no building with a single use, tenant, or occupant may exceed 45,000 square feet without first obtaining a special use permit from the City Council.

(UDO 21-01, § 2, 10-25-2021)  
205-1.6. - Space limits

A.

## 206-5.5. - Indoor Recreation

A.

Defined

A facility, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Indoor recreation includes the following:

1.

Amusement center, game/video arcade.

2.

Assembly hall, auditorium, meeting hall.

3.

Billiard hall, pool hall.

4.

Bowling alley.

5.

Convention center, arena, indoor stadium

6.

Electric or gas-powered vehicle tracks.

7.

Extreme sports facility such as BMX, skateboarding or rollerblading.

8.

Gym, health spa, or yoga studio.

9.

Ice or roller skating rink.

10.

Indoor sports facility.

11.

Inflatable playground.

12.

Meditation center.

DEED B: 61538 P: 00697  
11/19/2024 04:27 PM Pgs: 4 Fees: \$145.00  
TTax: \$120.00  
Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672024027730  
ERECORDED  
eFile Participant IDs: 3939890538,7067927936

After recording return to:

ATTN: Pierce L. Lowrey, Esq.  
Neel, Robinson & Stafford, LLC  
5555 Glenridge Connector  
Suite 400  
Atlanta, Georgia 30342  
FILE No. 2467037C  
Parcel No. R5038 156  
STATE OF GEORGIA  
COUNTY OF FULTON

### LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 18th day of November, 2024, between Gateway DeOca, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and 2440 Eastgate Place, 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 AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof 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, all those tracts or parcels of land lying and being in Gwinnett County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Land");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land and all right, title, and interest of Grantor in and to alleys, streets, rights-of-way adjacent to or abutting the Land (the Land, together with the foregoing, is hereinafter referred to as the "Property");

TO HAVE AND TO HOLD the Property, without warranty as to the matters set forth in Exhibit "B" hereto, with all and singular the rights, members, hereditaments, tenements 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 Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, except as to claims arising under those matters set forth in Exhibit "B" hereto.



IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her/its hand and seal the day and year first written above.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal.

Signed, sealed and delivered in the presence of:

Steven Gold, Jr.  
Unofficial Witness

Joy S. Marks  
Notary Public

My Commission Expires: 04/08/2028

[Notary Seal]

Joy S Marks  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
My Commission Expires 04/08/2028

Gateway DeOca, LLC, a Georgia limited  
liability company

BY: [Signature]  
Fermin Montes De Oca, IV  
Member

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 38 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DESIGNATED AS **LOT 10, BLOCK A, BRITT BUSINESS PARK, UNIT ONE**, ACCORDING TO A PLAT OF SURVEY RECORDED IN PLAT BOOK 58, PAGE 283, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AS A PART OF THIS DESCRIPTION.

TOGETHER WITH appurtenant easement rights arising under that certain Access Easement Agreement between W. H. Britt and O. H. Britt and Wal-Mart Stores, Inc., dated July 31, 1991, recorded in Deed Book 6672, Page 203, as affected by Affidavit of Facts Affecting Title, recorded in Deed Book 6814, Page 68, Gwinnett County, Georgia Records.

DEED B: 61086 P: 00247  
03/12/2024 03:45 PM Pgs: 5 Fees: \$120.00  
TTax: \$95.00  
Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672024005206  
ERECORDED  
eFile Participant IDs: 3939890538,7067927936

**MAIL TAX STATEMENTS TO:**

GATEWAY DEOCA, L.L.C.  
4471 Oglethorpe Loop NW  
Acworth, GA, 30101

**PREPARED BY & RETURN TO:**

Neel, Robinson & Stafford, LLC  
5555 Glenridge Connector, Suite 400, Atlanta, GA 30342  
ATTN: Pierce Lowrey

Tax Parcel ID #: R5038 156

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS **LIMITED WARRANTY DEED** (this "Deed"), is made as of March 12, 2024, between **W. H. BRITT**, an individual resident of the State of Georgia ("Grantor"), and **GATEWAY DEOCA, L.L.C.**, a Georgia limited liability company ("Grantee");

WITNESSETH, that the said Grantor, for and in consideration of Ten Dollars (\$10.00) to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Grantee, Grantee's heirs and assigns forever that certain tract of land situated and being in the **County of Gwinnett, State of Georgia** (the "Land") more particularly described on Exhibit A attached hereto, together with all covenants, licenses, privileges and benefits belonging to the Land and all easements, rights-of-way, rights of ingress and egress, and other interests of Grantor in, on, to or under any land, highway, street, or road, and all buildings, structures, fixtures and other improvements of every kind located on the Land, and subject to such limitations as described herein and on Exhibit B.



To have and to hold all and singular the Land together with all and singular the rights, and appurtenances to the Land belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, in Fee Simple forever. Subject to the limitations described herein and attached as Exhibit B, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

*[signature page to Limited Warranty Deed]*

IN WITNESS WHEREOF, the undersigned has set its hand and seal on the day and year first above written.

Signed, sealed, and delivered in my  
presence this 9<sup>th</sup> of March, 2024.

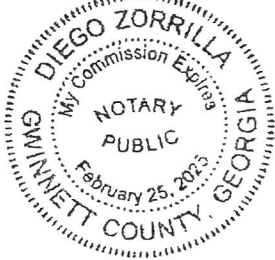
W. H. BRITT

W. H. Britt [SEAL]

Jennifer Lee  
Unofficial Witness

[Signature]  
Notary Public

My Commission expires: 2/25/2025  
{Affix Notary Seal Below}





Property Tax   View Pay Your Ta...

## Account Details

[Back to Search](#)

**Parcel ID :**  
R5038 156

**Property Type :**  
Real Property

**Site Address :**  
2430 EASTGATE PLACE  
SNELLVILLE 30078

**Mailing Address :**  
2440 EASTGATE PLACE LLC  
105 CUTHBERT LN  
ACWORTH GA 30101-9566

[Change Mailing Address](#)

**Legal :**  
L10 BA BRITT BUSINESS PARK

**District :**  
SNELLVILLE

**Last Update :**  
04/02/2025 08:09 PM

No payment due for this account.

## Tax Bills

[Click here](#) to view and print your 2024 tax bill.



<a href="#">2024</a>	\$563.20	\$563.20	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$564.96	\$564.96	\$0.00	\$0.00	\$0.00	12/01/2023	\$0.00
<a href="#">2022</a>	\$564.96	\$564.96	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
<a href="#">2021</a>	\$577.28	\$577.28	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
<a href="#">2020</a>	\$662.43	\$662.43	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
<a href="#">2019</a>	\$570.72	\$570.72	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
<a href="#">2018</a>	\$573.00	\$573.00	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
<a href="#">2017</a>	\$577.42	\$577.42	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00





Snellville, GA  
2342 Oak Rd  
Snellville, GA 30078  
(770) 985-3508

## 2024 Property Tax Bill

Parcel ID	Tax District	Bill #	
R5038 156	10 - City of Snellville	005700	
Property Owner/Location/Description		Fair Market Value	Taxable Value
BRITT W H 2430 EASTGATE PLACE		44,000	17,600
Levies	Taxable Value -	Exemptions =	Net Assessment X Tax Rate = Net Tax
City of Snellville	17,600	0	17,600 4.0000000000 \$70.40

### Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FICA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT [WWW.SNELLVILLE.ORG](http://WWW.SNELLVILLE.ORG)

Current Year Tax	\$70.40
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$70.40
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024

Snellville, GA  
2342 Oak Rd  
Snellville, GA 30078



\*Make check or money order payable to: City of Snellville  
\*Write the Tax Parcel ID Number on your check  
\*Full payment must be made by the due date  
\*Mailed payments will be posted using the official postmark date  
\*Taxes may be paid online by visiting [www.snellville.org](http://www.snellville.org)  
\*Convenience fees may apply to all credit/debit card payments

Parcel ID: R5038 156  
Amount Due: \$0.00  
Bill#: 005700  
Due Date: 12/16/2024

AMOUNT PAID

BRITT W H  
2880 HIGHWAY 78  
LOGANVILLE, GA 30052-3728

Snellville, GA  
2342 Oak Rd  
Snellville, GA 30078



Property Tax View Pay Your Ta...

## Account Details

[Back to Search](#)

**Parcel ID :**  
R5038 155

**Property Type :**  
Real Property

**Site Address :**  
2440 EASTGATE PL  
SNELLVILLE 30078

**Mailing Address :**  
2440 EAST GATE PLACE LLC  
4471 OGLETHORPE LOOP NW  
ACWORTH GA 30101-9582

[Change Mailing Address](#)

**Legal :**  
L9 BA BRITT BUSINESS PARK

**District :**  
SNELLVILLE

**Last Update :**  
04/02/2025 08:09 PM

No payment due for this account.

## Tax Bills

[Click here](#) to view and print your 2024 tax bill.

Live  
CHAT

<a href="#">2024</a>	\$15,992.32	\$15,992.32	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$15,343.80	\$15,343.80	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
<a href="#">2022</a>	\$12,287.88	\$12,351.78	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
<a href="#">2021</a>	\$9,521.19	\$9,521.19	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
<a href="#">2020</a>	\$11,204.56	\$11,204.56	\$0.00	\$0.00	\$0.00	01/01/2021	\$0.00
<a href="#">2019</a>	\$9,395.33	\$9,395.33	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
<a href="#">2018</a>	\$9,431.75	\$9,431.75	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
<a href="#">2017</a>	\$9,502.49	\$9,502.49	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00



Snellville, GA  
2342 Oak Rd  
Snellville, GA 30078  
(770) 985-3508

## 2024 Property Tax Bill

Parcel ID	Tax District	Bill #
R5038 155	10 - City of Snellville	005699
Property Owner/Location/Description		Taxable Value
2440 EAST GATE PLACE LLC 2440 EASTGATE PL		499,760
Levies	Taxable Value	Net Tax
City of Snellville	499,760	\$1,999.04
2024 STORMWATER		\$623.75

### Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FICA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT [WWW.SNELLVILLE.ORG](http://WWW.SNELLVILLE.ORG)

Current Year Tax	\$2,622.79
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$2,622.79
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024

**Snellville, GA**  
2342 Oak Rd  
Snellville, GA 30078

2440 EAST GATE PLACE LLC  
4471 OGLETHORPE LOOP NW  
ACWORTH, GA 30101-9582



\*Make check or money order payable to: City of Snellville  
\*Write the Tax Parcel ID Number on your check  
\*Full payment must be made by the due date  
\*Mailed payments will be posted using the official postmark date  
\*Taxes may be paid online by visiting [www.snellville.org](http://www.snellville.org)  
\*Convenience fees may apply to all credit/debit card payments

Parcel ID: R5038 155  
Amount Due: \$0.00  
Bill#: 005699  
Due Date: 12/16/2024

AMOUNT PAID

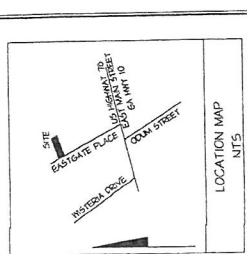
**Snellville, GA**  
2342 Oak Rd  
Snellville, GA 30078



## LEGAL DESCRIPTION

The combined parcels of R5038 155 & R5038 156

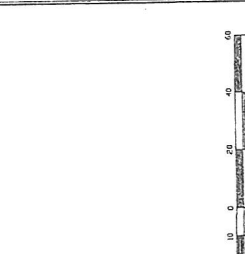
Beginning at a point located at the northeast right-of-way intersection of Hwy. 78 and East Gate Place then following the eastern r/w of East Gate Place northwest for a distance 1,137 feet to a point being the TRUE POINT OF BEGINNING; thence continuing all the East Gate Place r/w North 31 Degrees, 56 Minutes, 00 Seconds West for a distance of 194.86 feet to a point; thence running around the cul-de-sac with a radius of 60 feet, and an arc length of 52.11 feet to a point; thence leaving the r/w North 56 Degrees, 04 Minutes, 00 Seconds East for a distance of 286.56 feet to a point; thence running South 33 Degrees, 08 Minutes, 54 Seconds East for a distance of 237.98 feet to a point; thence running South 58 Degrees, 04 Minutes, 00 Seconds West for a distance of 320.94 feet to a point being the TRUE POINT OF BEGINNING.



LEGEND

1	EXISTING LOT
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89	EXISTING LOT
90	EXISTING LOT
91	EXISTING LOT
92	EXISTING LOT
93	EXISTING LOT
94	EXISTING LOT
95	EXISTING LOT
96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

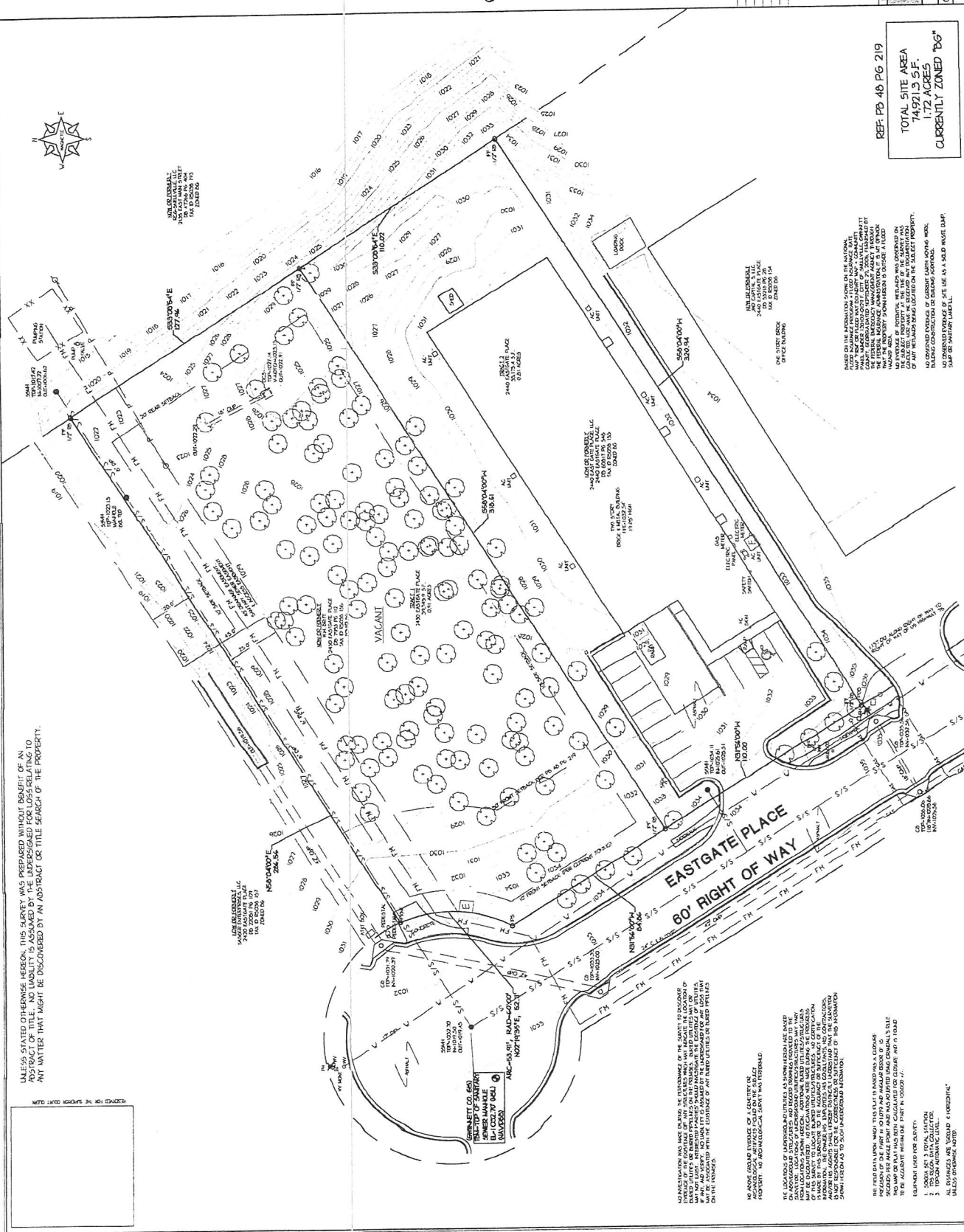
THE SURVEY WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, 1991 (S.A. 1991) AND THE SURVEYING REGULATIONS, 1991 (S.R. 1991). THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA.



AS-BUILT SURVEY

DATE	BY	FOR
7/20/21	ANTHONY MONTES DE OCA	ANTHONY MONTES DE OCA

ANTHONY MONTES DE OCA  
7/20/21  
7/20/21



UNLESS STATED OTHERWISE, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE AND LIABILITY IS ASSIGNED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

NOTE: THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA.

REF: PB 48 PG 219  
TOTAL SITE AREA  
74,921.3 S.F.  
1.72 ACRES  
CURRENTLY ZONED "B6"

BASED ON THE INFORMATION SHOWN ON THE MAP, THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA.

THE LOCATION OF THE PROPERTY IS SHOWN AS SHOWN IN THE MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR INTERESTS IN THE AREA.

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Google Maps

2438 Eastgate Pl

Snellville, Georgia

Google Street View

May 2023 [See more dates](#)



Image capture: May 2023 © 2025 Google



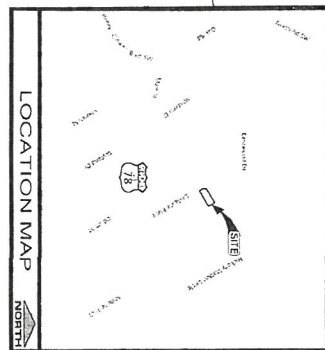
NCC

is - Snellville

Dr. Sy

East





PARKING REQUIREMENTS:		
CITY REQUIREMENT	REQUIRED MINIMUM	PARKING PROVIDED
OFFICE	1,200 S.F.	3
1 STV PER 500 G.A.	1,200 S.F.	
INDOOR RECREATION	10,800 S.F.	31
1 STV PER 200 G.A.	10,800 S.F.	
TOTAL	57	34

**VARIANCES PROPOSED**

1. PARKING ADDITION
2. FRONT BUILDING SETBACK
3. LANDSCAPE STRIP WESTWEST PROPERTY LINE
4. REEL PLANTING IN BURNING PALMS, PALM BEACH, COASTWEST PARKING

[illegible]