



## GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30045  
Phone : 678.518.6000 Fax : 678.518.6240  
www.gwinnettcountry.com

# COMMERCIAL DEVELOPMENT PERMIT

CASE NUMBER : COMDEV2022-00308

PERMIT ISSUED: 11/10/2022

PERMIT EXPIRES: 1/25/2023

PROJECT NAME: PANDA EXPRESS CHINESE KITCHEN

ADDRESS: 2060 PLEASANT HILL RD, DULUTH, GA 30096

CITY: DULUTH

SUBDIVISION: GWINNETT PLACE COMMERCIAL CENTER

ZONING:

PARCEL #: 6207 042

DEVELOPMENT TYPE: Restaurant

SANITARY SERVICE:

DEVELOPER: Jachin Vereen  
1683 Walnut Grove Avenue  
Rosemead, CA 91770

DESIGNER: Erik Houston  
5991 Parkway North Boulevard  
Cumming, GA 30040

PROJECT DESCRIPTION: REDEVELOPMENT, COMMERCIAL DEVELOPMENT, The proposed plan is to extend the existing outer lane toward the property line on the northside and adding a concrete island to create the appropriate separation for two drive-thru lanes.

SITE AREA (ACRE(S))		EXISTING PARKING INFO		
TOTAL	DISTURBED	EXISTING	NEW	TOTAL
0.98	0.20			

FLOOR AREA (SQ FT)				BUILDINGS		NO. OF STORIES
EXISTING	NEW	ADDED	TOTAL	EXISTING	NEW	

TREES
NON BUFFER

BUFFER		TREES PRESERVED:	DRAINAGE		
TYPE	WIDTH				
		TREES REPLACED:			
			DETENTION PROVIDED	NO. OF DET. PONDS	LAKE(S) PROPOSED

A Development Permit expires 12 consecutive calendar months after issuance unless development activity as authorized by the permit is initiated within the 12 month period or if such authorized activities lapse and the project is abandoned for a period exceeding 60 calendar days. The Department may approve one (1) extension not exceeding 3 consecutive calendar months within which time development activity must commence or the permit shall expire. An extension shall be applied for in writing within the first 12 consecutive months after the permit's issuance.

Permittee shall install and maintain silt barriers in those areas where water exits the job site, shall install and maintain a stone (1.5"- 3.5") driveway entrance/exit pad (20' wide x 20' deep x 6" thick) to minimize the tracking of mud into the street, shall remove mud from the street or adjacent property immediately following any such occurrence, shall maintain and remove mud from detention ponds and sediment basins, SHALL NOT conduct any land disturbing activities within 25' of the banks of streams, lakes, wetlands, etc. (i.e. "state waters") ; and shall provide temporary vegetation and/or mulch in exposed critical disturbed areas.

#### CONDITIONS OF APPROVAL

DESCRIPTION	COMMENT
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#### FEES

FEE DESCRIPTION	AMOUNT PAID	RECEIPT NUMBER
Site Plan Review - F32	\$100.00	568340
Commercial Development Permit - D18	\$600.00	568340
Erosion Sediment Control Review Fee - D7	\$15.00	568340
Commercial Development Plan Review - EDR-D3	\$250.00	568340
TOTAL	<b>\$965.00</b>	