



LAWRENCEVILLE

GEORGIA

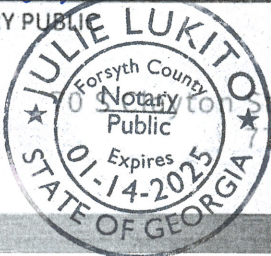
SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>The Nexxt Space</u>	NAME: <u>Central Landmark LLC</u>
ADDRESS: <u>575 W Pike Street; Suite 21</u>	ADDRESS: <u>3940 Buford Hwy; Suite A101</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>770-415-8360 / 773-981-1671</u>	PHONE: <u>678-887-1297</u>
CONTACT PERSON: <u>Yhana Rouse</u> PHONE: <u>773-981-1671</u>	
CONTACT'S E-MAIL: <u>YhanaR@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): _____ ACREAGE: <u>2.70</u>	
PARCEL NUMBER(S): <u>R5144 001</u>	
ADDRESS OF PROPERTY: <u>575 W. Pike Street Suite 21; Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Multi-purpose Venue</u>	

Yhana Rouse 10/4/2023
 SIGNATURE OF APPLICANT DATE

Yhana Rouse
 TYPED OR PRINTED NAME

Julie Lukito Oct 4. 2023
 NOTARY PUBLIC DATE



[Signature] 10/3/2023
 SIGNATURE OF OWNER DATE

Fung Ying Chan
 TYPED OR PRINTED NAME

[Signature] 10/3/2023
 NOTARY PUBLIC Jisoo Kim DATE

• PO Box 2200 • Lawrenceville, Georgia 30046-2200
 0.963.2414 • www.lawrencevillega.org

JISOO KIM
 NOTARY PUBLIC
 DeKalb County
 State of Georgia
 My Comm. Expires Jan. 4, 2027



The Nexxt Space

P. O. Box 492502
Lawrenceville, GA 30049
Phone: 770-415-8360
Info@TheNexxt.org

October 3, 2023

City of Lawrenceville
City Council Members
70 S. Clayton Street
Lawrenceville, GA 30046

RE: Letter of Intent

To Whom It May Concern:

We are writing to provide a letter of intent from Nexxt Level Investment Holdings Group LLC DBA The Nexxt Space. We appreciate the Council Members time and the opportunity to discuss information regarding The Nexxt Space. We are excited to bring a new multi-purpose venue to the City of Lawrenceville that will be located at 575 W. Pike Street; Suite 21 in the Township Village Shopping Center. The venue will be a chic, modern, and versatile space designed to accommodate a variety of needs from networking events, small business expos, 501(c)3 fundraisers, retirement celebrations, corporate meetings and conferences to intimate micro weddings, anniversaries, little league sports banquets, bar mitzvahs, and other celebrations. The space will feature venue rental, decor, audiovisual equipment, customizable layouts of tables and chairs, and ample parking.

Our mission is to create a welcoming atmosphere that is chic, modern, affordable, and inclusive for the residents, businesses, and other community members. Our goal is to provide excellent customer service and we aim to become the go-to space for creatives. The Nexxt Space is a majority women owned LLC who have been passionate about event planning, design, and execution for as long as we can remember. We are turning our decades-long passion projects into our purpose. However, we now know it's not just a passion—it's our calling.

Sincerely,

The Nexxt Space
Info@TheNexxt.org
770-415-8360 Ph

Attachments

THE NEXXT SPACE – INTERIOR PICTURE





MULTI-PURPOSE EVENT SUITE

BUSINESS PLAN

COMPANY OVERVIEW

Nexxt Level Investment Holdings Group LLC DBA The Nexxt Space is excited to bring a new multi-purpose venue to the City of Lawrenceville that will be located at 575 W. Pike Street; Suite 21 in the Township Village Shopping Center. The venue will be a chic, modern, and versatile space designed to accommodate a variety of venue needs from networking events, small business expos, 501(c)3 fundraisers, retirement celebrations, corporate meetings and conferences to intimate micro weddings, anniversaries, little league sports banquets, bar mitzvahs, and other celebrations. The space will feature venue rental, decor, audiovisual equipment, customizable layouts of tables and chairs, and ample parking. Our mission is to create a welcoming atmosphere that is inclusive for the residents, businesses, and other community members. Our goal is to provide excellent customer service and we aim to become the go-to space for creatives. The Nexxt Space is a majority women owned LLC who have been passionate about event planning, design, and execution for as long as we can remember. We are turning our decades-long passion projects into our purpose. However, we now know it's not just a passion—it's our calling.

MARKET ANALYSIS

The event space industry is rapidly growing. The market is expected to grow exponentially (billions) by 2028. The market is driven by the increasing demand for event spaces for corporate meetings, conferences, and social events. The market is also driven by the increasing demand for convenience, with more people looking for a one-stop shop for their event needs.

COMPETITIVE ANALYSIS

The event space industry is very competitive. However, our competitive edge lies in our ability to provide a unique and memorable experience for our clients, while providing an affordable and convenient solution for their event needs. In addition, this industry has continued to show exponential growth despite any fluctuations in the economy.

MARKETING PLAN

The Nexxt Space's marketing plan will focus on creating visibility and awareness of our brand and services. We will utilize a variety of marketing strategies, including digital marketing, social media marketing, and

traditional marketing. We will also focus on building relationships with neighboring businesses, event planners, and other industry professionals and building corporate partnerships to increase our visibility, including a ribbon cutting with the Gwinnett Chamber of Commerce, an opening event for industry professionals, and participating in and hosting small business networking events.

FINANCIAL PLAN

The Nexxt Space primary revenue drivers will be the venue services offered. The revenue will be derived from renting the space itself and rental of event furniture and decor. The cost drivers will be marketing costs, utilities, and rent.

The success of The Nexxt Space will be driven by the following: location, affordability, modern design elements, and excellent customer service. The Nexxt Space will provide guidance to our clients from idea conception to event execution. We look forward to serving and working alongside members of the community.

THE NEXXT SPACE – INTERIOR PICTURE





GWINNETT COUNTY

CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: TNC2023-01928



BUILDING ADDRESS: 575 WEST PIKE ST 21, LAWRENCEVILLE, GA 30046

BUILDING NUMBER:

SUITE NUMBER: 21

CITY: LAWRENCEVILLE

BUILDING/TENANT AREA:

ZIP CODE: 30046

TYPE OF WORK:

Tenant Change

PARCEL NUMBER: 5144 001

BUILDING/TENANT KNOWN AS:

THE NEXT SPACE

OFFICE OF THE FIRE MARSHAL Department of Fire and Emergency Services

NFPA OCCUPANCY CLASSIFICATION: Assembly

ADDITIONAL COMMENTS:

OCCUPANT LOAD: 88

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 42, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: JASTRICKLAND

TITLE: Inspector

DATE ISSUED: 9/18/2023

SIGNATURE: JASTRICKLAND

408 Hurricane Shoals Road, Lawrenceville, Ga 30045
Office: (678) 518-4980, Fax: (678) 518-4901, Inspection Request: (678) 518-6277
www.gwinnettfiremarshal.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES