

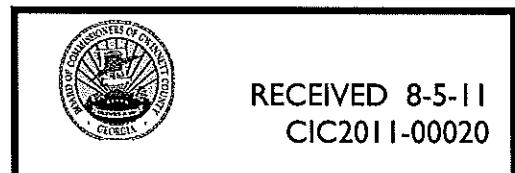
CHANGE IN CONDITIONS APPLICATION
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Chris Moon</u>	NAME: <u>Creek Side Venture Partners</u>
ADDRESS: <u>PO Box 218</u>	ADDRESS: <u>PO Box 312</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>(770)401-6230 cell</u>	PHONE: _____
CONTACT PERSON: <u>Eric Johansen, RLA</u> PHONE: <u>(678)571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>C-2</u>	PRIOR ZONING CASE: <u>RZC-03-043</u>	
LAND DISTRICT(S): <u>5th</u>	LAND LOT(S): <u>131</u>	ACREAGE: <u>+/- 1.96 ac</u>
ADDRESS OF PROPERTY: <u>539 Highway 78, Loganville, GA (Parcel R5131 202)</u>		
PROPOSED CHANGE IN CONDITIONS: <u>Condition 2E: Removal of "Outdoor sales and/or storage shall be prohibited".</u>		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1 Bldg on 1 Lot</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>+/- 15,000sf</u>
GROSS DENSITY: _____	DENSITY: <u>+/- 7,654 sf/acre</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





August 3, 2011

Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30045

**Re: 539 Athens Highway (Highway 78) – Letter of Intent
Inland Project #11-011 / Chris Moon
Parcel R5131 202
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC (“Inland”) has been retained by Chris Moon (the “Applicant”) to pursue a Special Use Permit (“SUP”) and a Change in Conditions (“CIC”) for property located at 539 Athens Highway, Loganville, GA and further described as Parcel R5131 202 (the “Subject Property”). **The Applicant is the Contract Purchaser of the Subject Property.** The Subject Property is currently zoned C-2 as part of the previous actions approved by the Board of Commissioners under RZC-03-043. The Subject Property is approximately 1.96 acres located on the northern side of Athens Highway, and is also known as Tract 3 of the Creek Side Sports Center Final Plat.

The intended use of the Subject Property is a Lawnmower and Tractor Sales & Repair Facility with an outdoor display area for equipment and sales, sales showroom to display other items, service facility for repairs, and a parts room. A SUP is required for the Subject Property to permit the special uses of **Heavy Equipment and Farm Equipment Sales and Service** under the C-2 zoning designation. A CIC is required for the Subject Property to remove **Condition (2E)** which states **“Outdoor Sales and/or Storage shall be prohibited”**. Both of these items are critical to the success of the Applicant on the Subject Property and are vital for his entire business to properly operate and grow in the future.

Currently, the Applicant is Owner and Operator of Stephens Repair Shop in Loganville, GA and is widely respected in his field of expertise. Their existing location is less than 8,000 square feet and they have simply outgrown that space. The Athens Highway corridor is the ideal location for their business model as it provides easy access from all parts of the metro Atlanta area. The proposed facility on the Subject Property will be approximately 16,000 square feet consisting of a Sales, Service, and Parts for Outdoor Lawn and Farm Equipment. The Subject Property has been recently mass graded (by others) with utilities stubbed out to include Sanitary Sewer, Water, and Storm Water. A Master Detention facility has been constructed and is

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(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com



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CIC2011-00020

appropriately sized to handle the proposed development. The proposed improvement to the Subject Property will all be new construction and the architectural treatments will meet the minimum standard of the immediate and surrounding area which is largely composed of brick and stone combinations. The Subject Property has a full length deceleration, curb cut with full access to Athens Highway, and pedestrian sidewalks along the entire frontage. Athens Highway is considered an Urban Freeway and Expressway by the GDOT Functional Classification as part of The Gwinnett Unified Plan: Comprehensive Transportation Plan, and has a traffic counts in excess of 34,000 ADT between Rosebud Road and the Walton County Line per the current Gwinnett County Traffic Counts.

We respectfully request your approval of this request of the SUP to permit **Heavy Equipment and Farm Equipment Sales and Service** under the C-2 zoning designation, and the CIC for the remove **Condition (2E)** which states ***"Outdoor Sales and/or Storage shall be prohibited"***. We would be more than happy to meet with Staff and the District Representatives on-site or at the current Stephens Repair Shop facility to discuss in greater detail the core business operations and future growth plans.

Thank you for your consideration of this request.

Sincerely,



Inland Group, LLC
Agent for the Applicants

cc: Chris Moon, Applicant
File



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SPECIAL USE PERMIT APPLICATION

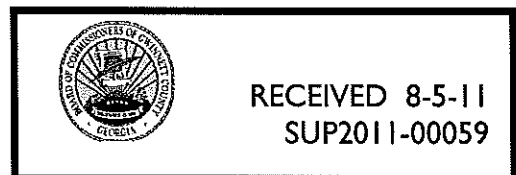
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*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

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<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>+/- 15,000sf</u>
LAND DISTRICT(S): <u>5th</u> LAND LOT(S): <u>131</u> ACREAGE: <u>+/- 1.96 acres</u>
ADDRESS OF PROPERTY: <u>539 Highway 78, Loganville, GA (Parcel R5131 202</u>
SPECIAL USE REQUESTED: <u>To permit the uses of Heavy Equipment and Farm Equipment Sales and Service, on or within the Subject Property.</u>

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August 3, 2011

Gwinnett County Board of Commissioners
75 Langley Drive
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Sincerely,



Inland Group, LLC
Agent for the Applicants

cc: Chris Moon, Applicant
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