

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: 6956 Buford Hwy., LLC.	NAME: 6956 Buford Hwy., LLC.
ADDRESS: 2322 Crimson King Drive	ADDRESS: 2322 Crimson King Drive
CITY: Braselton	CITY: Braselton
STATE: GA ZIP: 30517	STATE: GA ZIP: 30517
PHONE: (404) 277-4230 - Chaz Waters	PHONE: (404) 277-4230 - Chaz Waters
CONTACT PERSON: Eric Johansen - c/o Inland Group PHONE: (678) 571-4843 cell	
CONTACT'S E-MAIL: eric@inlandllc.com	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C1&C2 REQUESTED ZONING DISTRICT: C-2

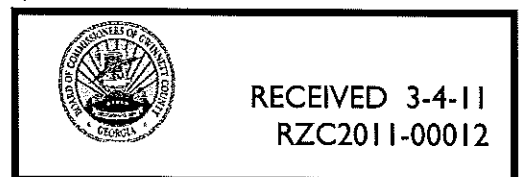
LAND DISTRICT(S): 6 LAND LOT(S): 247 ACREAGE: +/- 3.085 acres

ADDRESS OF PROPERTY: 6956 & 6960 Buford Highway, Doraville, GA

PROPOSED DEVELOPMENT: Commercial Retail Uses, Pre-Owned Automobile Sales

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>+/- 2,800 SF</u>
Gross Density: _____	Density: <u>+/- 908 SF/AC</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





March 3, 2011

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

**Re: 6956 & 6960 Buford Highway – Letter of Intent
Inland Project #10-020 / 6656 Buford Hwy, LLC
Parcel(s) R6247 023A & R6247 392
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC ("Inland") has been retained by 6956 Buford Hwy, LLC (the "Applicant") to pursue a change in zoning from the C-1 and C-2 to C-2 for properties located at 6956 & 6960 Buford Highway, Doraville, GA and more particularly described Parcel(s) R6247 023A & R6247 392 (the "Subject Property"). **The Applicant is the Property Owner of the Subject Property.** The Subject Property is approximately 3.085 acres and is assembled with two existing commercial parcels. The front parcel along Buford Highway is currently zoned unconditional C-1 and was home to the former Dairy Queen and other unsuccessful restaurants over the years. The back parcel is the wooded tract and is zoned C-2 with a Special Use Permit to allow for a two-story 128 room Hotel and Mini Warehouse Facility.

It is the intention of the Applicant to seek a C-2 zoning for the entire Subject Property and an associated Special Use Permit for the allowed use of Pre-Owned Vehicle Sales. Initially, the Automotive Sales facility would operate within the existing structure, parking facility, and have some growth within the existing wooded property. As the business continued to grow, expansion onto the wooded tract would become inevitable and the entire parcel would be utilized for the use of Automotive Sales.

We see the Subject Property with a highest and best use in the present to next 10 plus years as an Automotive Sales property. As the Buford Highway continues to change and the Mixed Use Redevelopment efforts of Gwinnett County and the Gwinnett Village Community Improvement District begin to take shape, this property would be an asset to an assemblage of other properties in the immediate and surrounding vicinity. This redevelopment effort is many years away but we recognize the long range potential for the Subject Property.

The Subject Property was recently a foreclosed asset held by the lender. The Applicant purchased the Subject Property from the California based financial institution and is presenting it to Gwinnett County for consideration for a

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higher and better use than it currently sits. While in possession of the lender, the property was trashed, vandalized, used as a pathway for the local pedestrian foot traffic, the building was stripped of all copper, the HVAC units were removed, and has become an eyesore for the local community. The Applicant has intentions of cleaning up the Subject Property if this Application is approved, installing a new landscape strip, installing a protective fence around the perimeter of the vehicle sales area, providing an upgrade to the building façade and more up to date paint scheme, repair the site lighting, and help put this property back on the positive tax rolls of Gwinnett County.

The adjacent and surrounding properties are all commercially zoned or industrially zoned. The frontage parcels along Buford Highway adjacent to the Subject Property are both currently zoned C-2. There both automotive service facilities and automotive sales facilities in the immediate and surrounding area. The proposed use of the Subject Property as a C-2 zoned property with the Special Use Permit rights for Automotive Sales would be compatible with the adjacent uses and abundant traffic patterns of Buford Highway. According to the Gwinnett County Department of Transportation data for 2009, there are over 35,000 vehicles per day between the DeKalb County line and Amweiler road, and over 38,000 vehicles per day between Amweiler Road and Button Gwinnett Drive.

We respectfully request your approval of this request for a complete C-2 Rezoning and Special Use Permit for Automotive Sales on the Subject Property. This property is perfectly situated for the proposed use of Automotive Sales, is located at a signalized intersection with two points of ingress/egress onto Buford Highway, has tremendous traffic counts, is completely surrounded by compatible and similar land uses, is located in the middle of other automotive type use facilities, and is in conformance with the 2030 Unified Plan for commercial uses in this part of the County. As previously mentioned, we see a short term use of the property for the next 10 plus years as a Pre Owned Automotive Facility and a long term use, over 10 years, as an assemblage to blend into the Mixed Use Redevelopment efforts of Gwinnett County and the Gwinnett Village Community Improvement District. We welcome the opportunity to walk the property with any interested parties and are available to meet at a time mutually agreeable to further discuss the merits of this proposed development.

Thank you for your consideration of this request.

Sincerely,



Inland Group, LLC
Agent for the Applicants

cc: 6956 Buford Hwy, LLC, Applicant
File



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SPECIAL USE PERMIT APPLICATION

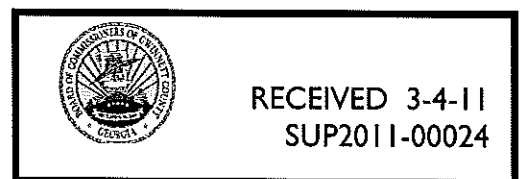
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>6956 Buford Hwy., LLC.</u>	NAME: <u>6956 Buford Hwy., LLC.</u>
ADDRESS: <u>2322 Crimson King Drive</u>	ADDRESS: <u>2322 Crimson King Drive</u>
CITY: <u>Braselton</u>	CITY: <u>Braselton</u>
STATE: <u>GA</u> ZIP: <u>30517</u>	STATE: <u>GA</u> ZIP: <u>30517</u>
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CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

*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).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C1/C2</u>	BUILDING/LEASED SQUARE FEET: <u>+/- 2,800 SF</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>247</u> ACREAGE: <u>+/- 3.085 ACRES</u>
ADDRESS OF PROPERTY: <u>(2) Parcels: 6956 & 6960 Buford Highway, Doraville, GA</u>	
SPECIAL USE REQUESTED: <u>SUP for the permitted use of Pre-Owned Automobile Sales</u>	

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