

**SPECIAL USE PERMIT APPLICATION**

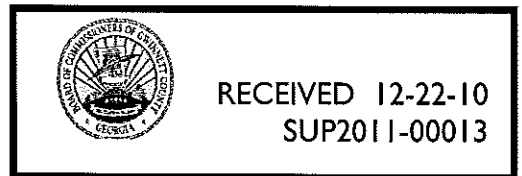
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>J.S. Bear</u>	NAME: <u>Bert Locke</u>
ADDRESS: <u>3 Piedmont Center, Ste 205</u>	ADDRESS: <u>1170 Peachtree St, Suite 565</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30309</u>
PHONE: <u>404. 298-0277</u>	PHONE: <u>678. 229-4042</u>
CONTACT PERSON: <u>Steve Bear</u> PHONE: <u>404. 298-0277</u>	
CONTACT'S E-MAIL: <u>codes@bellsouth.net</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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M 1</u>	BUILDING/LEASED SQUARE FEET: <u>34,419</u>
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>7-117-054</u> ACREAGE: <u>5.48</u>
ADDRESS OF PROPERTY: <u>2150 Boggs Rd, Suite 250 Duluth, GA 30096</u>	
SPECIAL USE REQUESTED: <u>continued use of existing suite as sports training facility</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



Letter of Intent for  
Special Use Permit for Competitive Edge Sports  
2150 Boggs Rd, Suite 250

The applicant submits this Special Use Permit Application for the purpose of approval of continued occupancy within the subject building currently zoned M-1 for Competitive Edge Sports, the existing tenant.

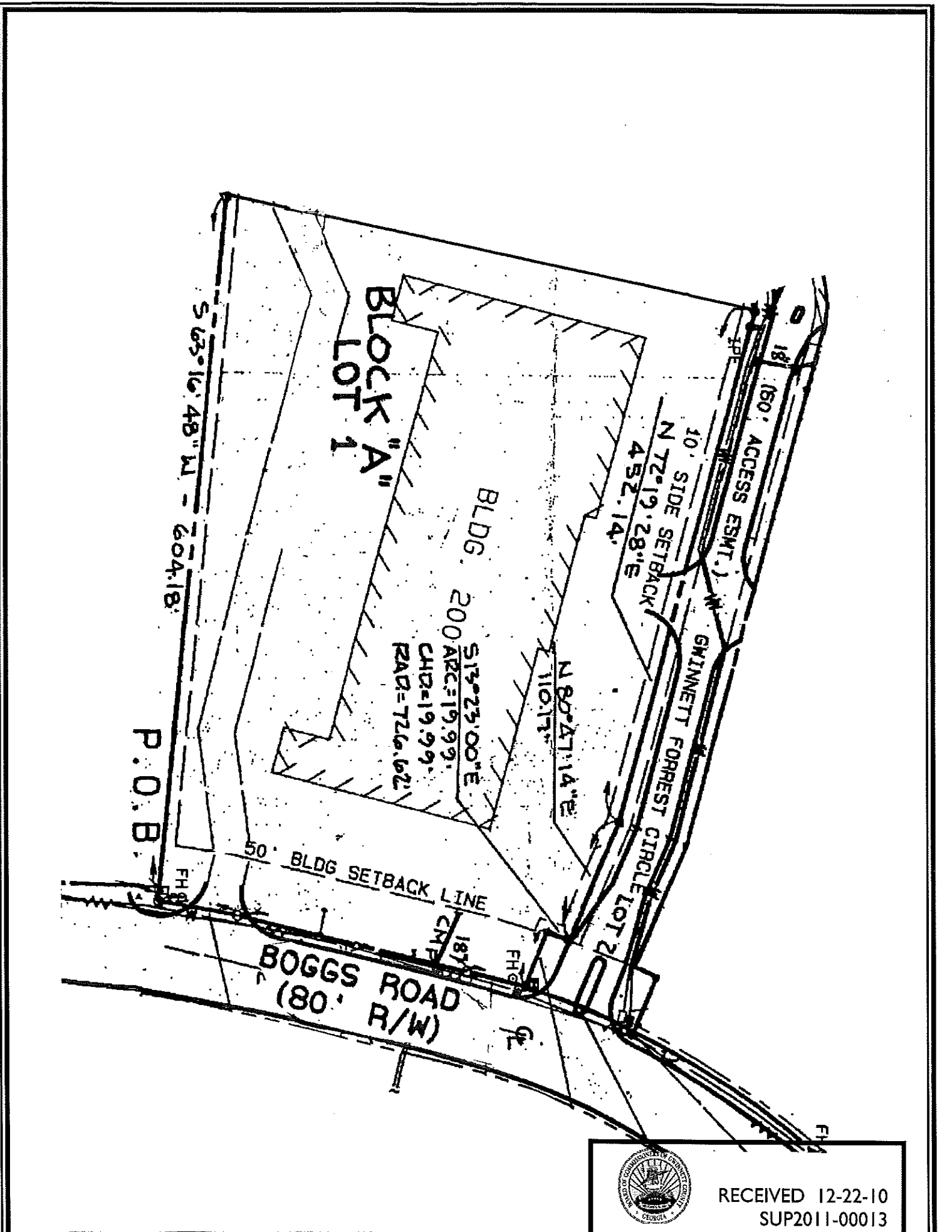
The Competitive Edge Sports has occupied the existing suite as a sub-lease for approximately seven (7) years and has built a thriving business training high school athletes for their college sports 'tryouts' as well as college athletes for their professional sports combines.

The original tenant was a company named 'Hardball Warehouse' who was in the business of providing the same type service with a primary focus on college & professional baseball training. Originally, the merging of the services of the two companies into a single location seemed to be advantageous and, in fact, worked well for several years. Due to financial complications, the original tenant concluded occupancy within the space in May of this year. Competitive Edge Sports agreed to lease the existing suite and executed a new lease in June of this year to continue their operation. Upon making application to the Gwinnett Building Department for a change of tenant permit, we learned that the original tenant had obtained an interior finish permit as an 'office / warehouse' occupancy even though they were operating as the previously mentioned sports training facility. We were advised the 'tenant change' permit could not be approved due to a change of use which, in actuality, was not the case. The miscommunication, on the part of the original tenant, has placed us in an untenable predicament and is the driving force behind the SUP application.

We respectfully request approval of our Special Use Permit based on the existing use being acceptable under the use guidelines outlined in Section 1310 of the Zoning Resolution for an M-1 zoning classification.



RECEIVED 12-22-10  
SUP2011-00013



RECEIVED 12-22-10  
 SUP2011-00013