

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>National Indoor RV Centers</u>	NAME: <u>Blue Ridge MB LLC</u>
ADDRESS: <u>498 E. State Highway 121</u>	ADDRESS: <u>4405 Paxton Lane</u>
CITY: <u>Lewisville</u>	CITY: <u>Lilburn</u>
STATE: <u>Texas</u> ZIP: <u>75057</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>972.758.0852</u>	PHONE: <u>404.805.1357</u>
CONTACT PERSON: <u>Brett Davis</u> PHONE: <u>972.758.0852</u>	
CONTACT'S E-MAIL: <u>brettd@gfsi.net</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M-1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6 LAND LOT(S): 064 ACREAGE: 3.11

ADDRESS OF PROPERTY: 4405 Paxton Lane

PROPOSED DEVELOPMENT: To allow for Vehicle Sales, Service, and Storage

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>12,150</u>
Gross Density: _____	Density: <u>3,919 sq feet/acre</u>
Net Density: _____	

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

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RZC '13 0 0 2

Legal Description

For

National Indoor RV Centers  
(4405 Paxton Lane, Lilburn, Ga)

All that tract or parcel of land lying in Land Lot 64 of the Sixth Land District of Gwinnett County, Georgia, being more particularly shown as Lot 1, Block A, on a final subdivision plat for JDS Park, Plat Book 81, Page 240, Gwinnett County Records, July 19, 1999.

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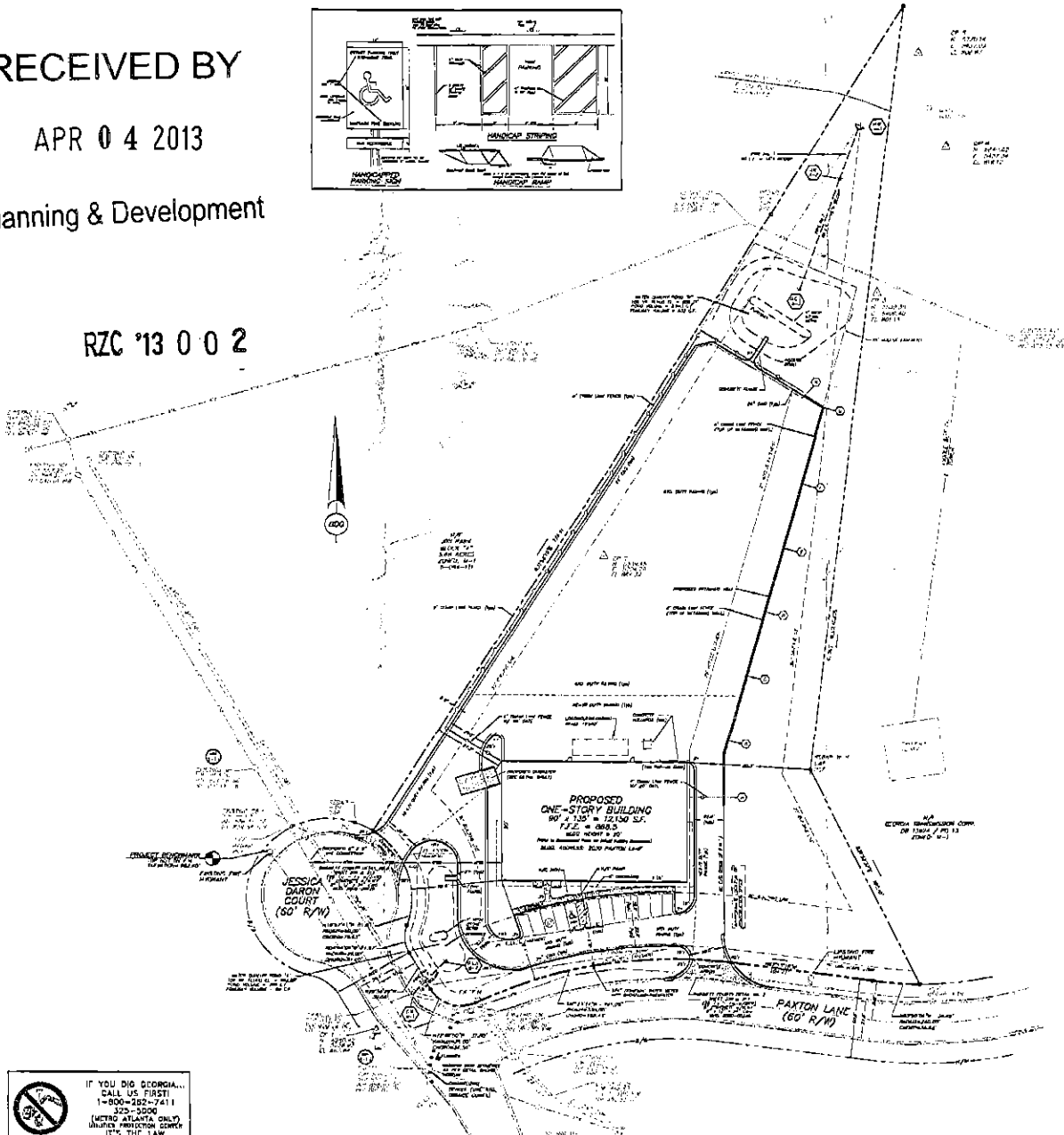
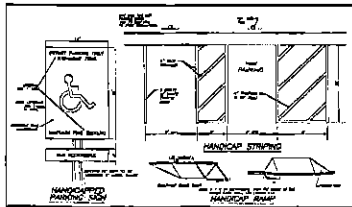
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**GENERAL NOTES**

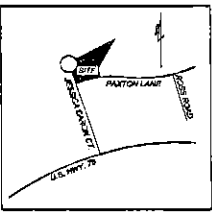
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ADEQUATE INSURANCE COVERAGE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ADEQUATE INSURANCE COVERAGE.

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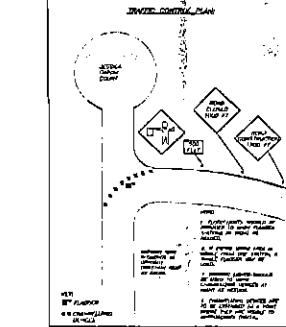
**PROPOSED LOT**

PROPOSED LOT AREA	11.5 ACRES
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**GENERAL NOTES**

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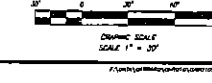
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**RETAINING WALL TABLE**

WALL SECTION	TOP WALL ELEVATION	BOTTOM WALL ELEVATION	WALL HEIGHT
A	866.0	864.0	2.0'
B	870.0	868.0	2.0'
C	874.0	872.0	2.0'
D	878.0	876.0	2.0'
E	882.0	880.0	2.0'
F	886.0	884.0	2.0'
G	890.0	888.0	2.0'
H	894.0	892.0	2.0'



IF YOU DIG GEORGIA...  
CALL US 282-7411  
1-800-282-7411  
305-282-7411  
(METRO ATLANTA ONLY)  
UNLESS RESTRICTION APPLY  
IT'S THE LAW



WAREHOUSE BUILDING  
GREG A BECKER ENTERPRISES, LTD.  
GARRARD CONSULTING

PROJECT NAME	WAREHOUSE BUILDING
PROJECT NO.	10000
DATE	04/03/13
SCALE	1" = 30'
DATE	04/03/13
SCALE	1" = 30'

**SITE PLAN**

PROJECT NAME: WAREHOUSE BUILDING  
PROJECT NO.: 10000  
DATE: 04/03/13  
SCALE: 1" = 30'

PROJECT NO. C-1  
DATE: 04/03/13  
SCALE: 1" = 30'

**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed use is suitable in view with adjacent and nearby properties. The property to the east is zoned M-1 and owned by Ga Transmission and the property to the west is C-2 Auto Service.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The proposed use of Vehicle Sales and Service is compatible with the surrounding properties and area.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The property has a reasonable economic use as currently zoned but has been vacant and will be a more viable property with the C-2 zoning and associated Special Use Permit.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed special use permit will not cause an excessive or burdensome use of existing streets, all utilities are existing, and will have no impact on schools.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed Rezoning to C-2 is in conformity with the Land Use Plan.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

Since the property has been vacant, the proposed rezoning will allow for a business to relocate in the area and occupancy of the building will be an asset to the surrounding area.

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5501 Independence Parkway, Suite 314  
Plano, TX 75023 (972) 758-0852

April 3, 2013

Gwinnett County Planning & Development  
446 West Crogan Street  
Lawrenceville, Georgia 30044

RE: Parcel 6064 110  
4405 Paxton Lane

To Whom It May Concern:

Please let this letter serve as our Letter of Intent to rezone the property located at 4405 Paxton Lane in Lilburn, Georgia. A vacant 12,000 square foot building and associated parking and storage area are located on the property, which was formerly occupied by Harley Davidson Motorcycles.

We would like to request a rezoning on the property from M-1 to C-2 with a Special Use Permit which will allow for the sales, service and parking of vehicles. Our business is National Indoor RV Centers, and we currently have a facility located in Lewisville, Texas, where we have experienced great success. Listed below are the components of our business model at National Indoor RV Centers.

1. Sales. The sale of both new and used motor homes. We will have new motor homes from several prominent manufacturers.

2. Fleet Service. We perform service, maintenance, and cleaning for our inventory, as well as, any motor homes we have sold and any warranty work referred to us by the manufacturers we represent.

3. Retail Service. Repairs, maintenance and cleaning of motor homes owned by the public at large.

All of our vehicles will be stored in the building itself or parked in the rear of the building. No vehicles will be parked or stored in the front parking lot adjacent to the street.

We appreciate your consideration of this rezoning and special use permit request. We are looking forward to expanding our business to Gwinnett County and feel that we will be an asset to the community. Please do not hesitate to call me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Davis", enclosed within a large, hand-drawn oval.

Brett Davis  
National Indoor RV Centers

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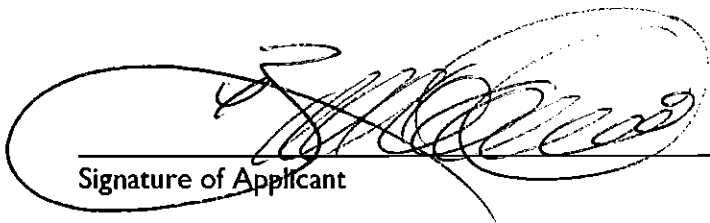
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**REZONING APPLICANT'S CERTIFICATION**


THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
\_\_\_\_\_  
Signature of Applicant

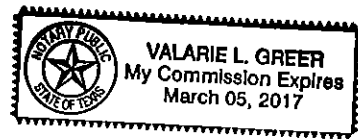
4/3/13  
\_\_\_\_\_  
Date

Brett Davis, Manager

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

4-3-13  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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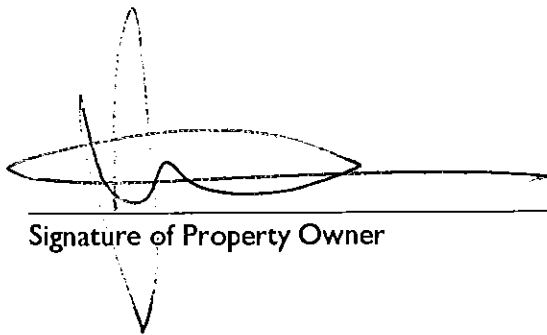
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**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

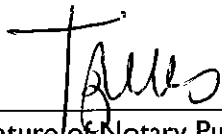


Signature of Property Owner

4/2/13  
Date

Jonathan Hodgman, Principal

Type or Print Name and Title

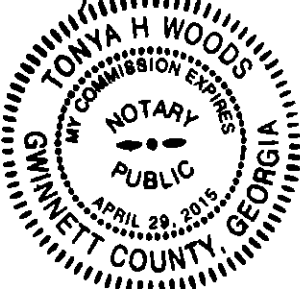


Signature of Notary Public

4/2/13

Date

Notary Seal



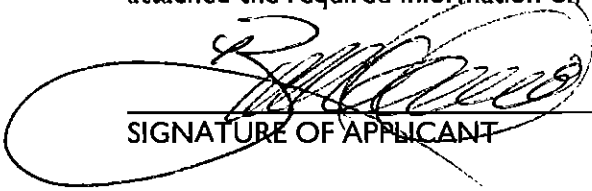
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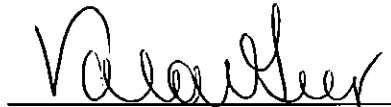
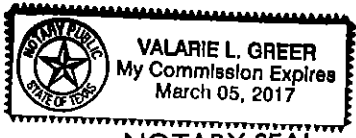


**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT                      DATE                      4/3/13                      TYPE OR PRINT NAME AND TITLE                      Brett Davis

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

                      4-3-13                        
 SIGNATURE OF NOTARY PUBLIC                      DATE                      NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Brett Davis  
 \_\_\_\_\_  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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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>National Indoor RV Centers</u>	NAME: <u>Blueridge MB LLC</u>
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PHONE: <u>972.758.0852</u>	PHONE: <u>404.805.1357</u>
CONTACT PERSON: <u>Brett Davis</u> PHONE: <u>972.758.0852</u>	
CONTACT'S E-MAIL: <u>brettd@gfsi.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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>064</u> ACREAGE: <u>3.11</u>
ADDRESS OF PROPERTY: <u>4405 Paxton Lane</u>	
SPECIAL USE REQUESTED: <u>To allow for storage, service and sales of Vehicles</u>	

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

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SUP '13 0:22

Legal Description

For

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(4405 Paxton Lane, Lilburn, Ga)

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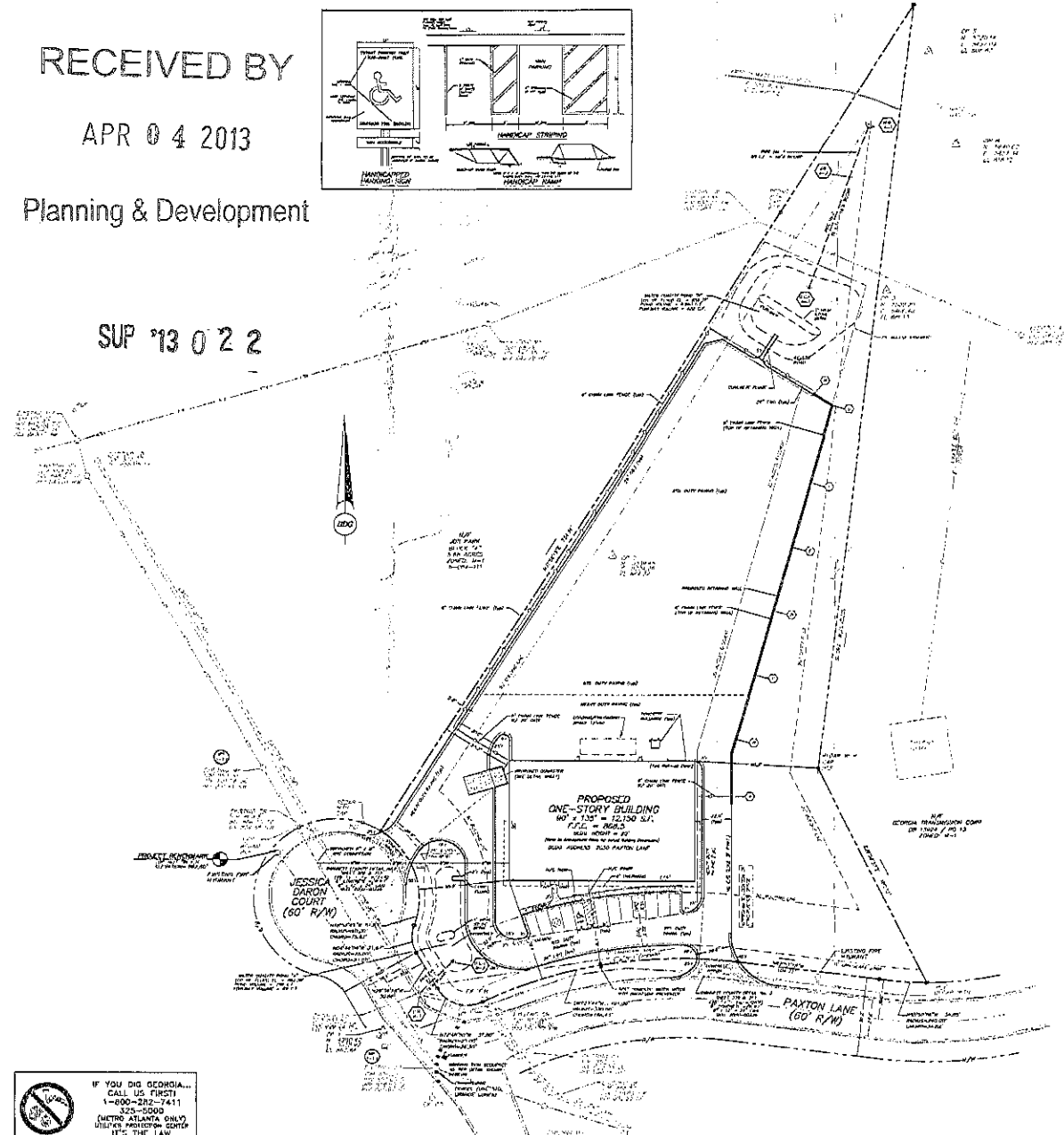
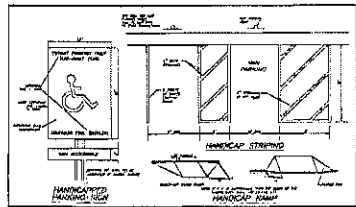
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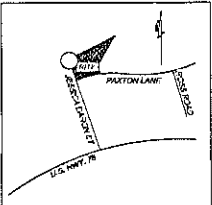
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SUP 13 0 2 2



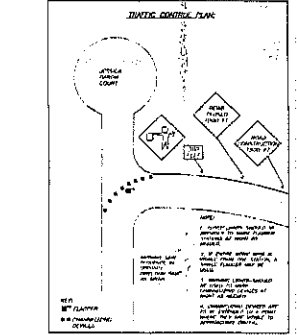
**STRENGTH CHARACTERISTICS OF CONCRETE UTILITY PIPES**  
 A conventional design and construction procedure with appropriate safety factors is used for the design of concrete utility pipes. The design procedure is based on the following assumptions:  
 1. The pipe is a uniform cylinder with a constant wall thickness and a constant diameter.  
 2. The pipe is supported by a uniform bedding.  
 3. The pipe is subjected to a uniform external pressure.  
 4. The pipe is subjected to a uniform internal pressure.  
 5. The pipe is subjected to a uniform temperature.  
 6. The pipe is subjected to a uniform ground cover.  
 7. The pipe is subjected to a uniform traffic load.  
 8. The pipe is subjected to a uniform wind load.  
 9. The pipe is subjected to a uniform seismic load.  
 10. The pipe is subjected to a uniform fire load.



**PROPERTY DATA**

PROPERTY AREA	10,000 sq. ft. / 0.230 ac.
PROPOSED OFFICE	10,000 sq. ft.
TOTAL REQUIRED	10,000 sq. ft.
PROPOSED OFFICE	10,000 sq. ft.
PROPOSED OFFICE	10,000 sq. ft.
PROPOSED OFFICE	10,000 sq. ft.

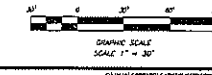
**GENERAL NOTES**  
 1. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE AND THE CITY OF ATLANTA SUBDIVISION ORDINANCE.  
 2. THE PROPOSED OFFICE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE AND THE CITY OF ATLANTA SUBDIVISION ORDINANCE.  
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**RETAINING WALL TABLE**

WALL SECTION	LENGTH	TOP WALL ELEVATION	BOTTOM WALL ELEVATION	WALL HEIGHT
A	10'-0"	818.0	806.0	12'-0"
B	20'-0"	812.0	805.0	7'-0"
C	20'-0"	814.0	805.0	9'-0"
D	10'-0"	814.0	804.0	10'-0"
E	10'-0"	814.0	805.0	9'-0"
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**REMARKS**  
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 404-389-0900  
 (METRO ATLANTA ONLY)  
 UTILITY PROTECTION CENTER  
 IT'S THE LAW

WAREHOUSE BUILDING  
 GREG A BECKER ENTERPRISES, LTD.  
 GARRARD Construction

PROJECT NAME: WAREHOUSE BUILDING  
 DRAWING NO: C-1  
 SHEET NO: 1 OF 1

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

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- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
Yes, the proposed use is suitable in view of adjacent and nearby properties. The property to the east is zoned M-1 and owned by Ga Transmission and the property to the west is C-2 Auto Service.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
The proposed use of RV sales and service is compatible with the surrounding properties and area.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
The property has a reasonable economic use as currently zoned but has been vacant and will be more viable with the C-2 zoning and associated Special Use.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:  
The proposed special use permit will not cause an excessive or burdensome use of existing streets, all utilities are existing, and will have no impact on schools.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
The proposed Special Use Permit is in conformity with the Land Use Plan.
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:  
Since the property has been vacant, the proposed use will allow for a business to relocate in the area and occupancy of the building will be an asset to the surrounding area.

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5501 Independence Parkway, Suite 314  
Plano, TX 75023 (972) 758-0852

April 3, 2013

Gwinnett County Planning & Development  
446 West Crogan Street  
Lawrenceville, Georgia 30044

RE: Parcel 6064 110  
4405 Paxton Lane

To Whom It May Concern:

Please let this letter serve as our Letter of Intent to rezone the property located at 4405 Paxton Lane in Lilburn, Georgia. A vacant 12,000 square foot building and associated parking and storage area are located on the property, which was formerly occupied by Harley Davidson Motorcycles.

We would like to request a rezoning on the property from M-1 to C-2 with a Special Use Permit which will allow for the sales, service and parking of vehicles. Our business is National Indoor RV Centers, and we currently have a facility located in Lewisville, Texas, where we have experienced great success. Listed below are the components of our business model at National Indoor RV Centers.

1. Sales. The sale of both new and used motor homes. We will have new motor homes from several prominent manufacturers.

2. Fleet Service. We perform service, maintenance, and cleaning for our inventory, as well as, any motor homes we have sold and any warranty work referred to us by the manufacturers we represent.

3. Retail Service. Repairs, maintenance and cleaning of motor homes owned by the public at large.

All of our vehicles will be stored in the building itself or parked in the rear of the building. No vehicles will be parked or stored in the front parking lot adjacent to the street.

We appreciate your consideration of this rezoning and special use permit request. We are looking forward to expanding our business to Gwinnett County and feel that we will be an asset to the community. Please do not hesitate to call me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, enclosed within a dashed oval border. The signature is cursive and appears to read "Brett Davis".

Brett Davis  
National Indoor RV Centers

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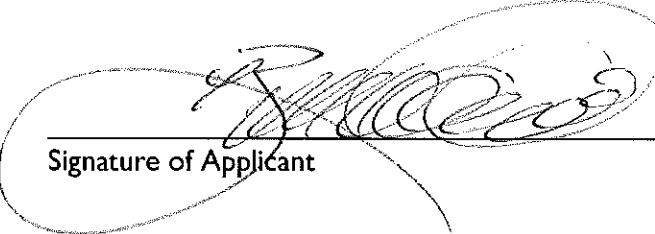
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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

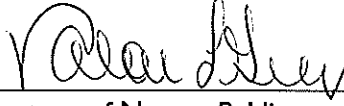
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
\_\_\_\_\_  
Signature of Applicant

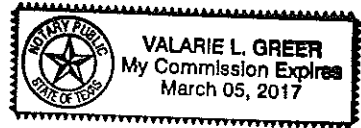
4/3/13  
\_\_\_\_\_  
Date

Brett Davis, Manager

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

4-3-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Notary Seal

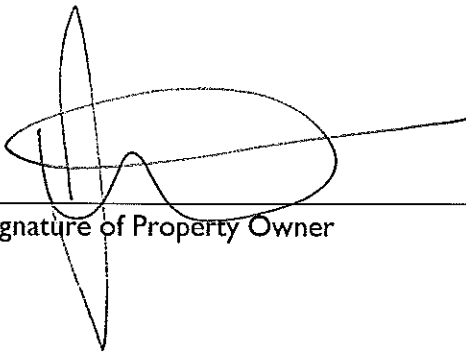
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

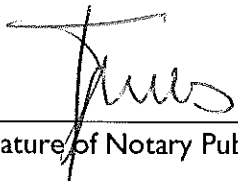
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
\_\_\_\_\_  
Signature of Property Owner

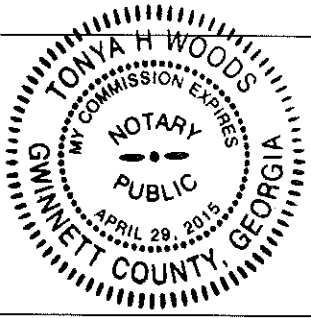
4/2/13  
\_\_\_\_\_  
Date

Jonathan Hodgman, Principal

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

4/4/13  
\_\_\_\_\_  
Date

  
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Notary Seal

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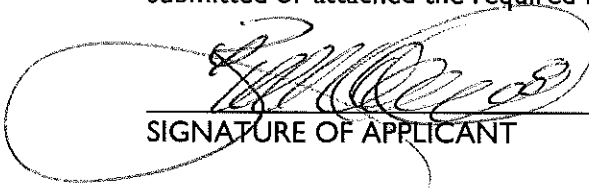
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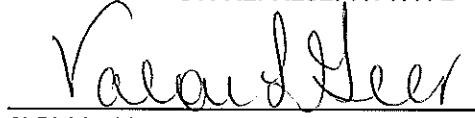
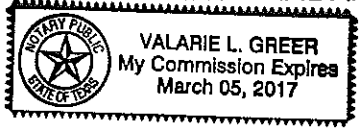
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 4/3/13 Brett Davis  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE  
 4-3-13   
 SIGNATURE OF NOTARY PUBLIC      DATE      NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Brett Davis  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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