

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>DWE Investments, LLLP</u>
ADDRESS: <u>498 E. State Highway</u>	ADDRESS: <u>PO Box 1249</u>
CITY: <u>Lewisville</u>	CITY: <u>Cleveland</u>
STATE: <u>Texas</u> ZIP: <u>75057</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>972.740.5065</u>	PHONE: _____
CONTACT PERSON: <u>Brett Davis</u> PHONE: <u>972.740.5065</u>	
CONTACT'S E-MAIL: <u>brettd@gfsi.net</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

LAND DISTRICT(S): 5 LAND LOT(S): 240 ACREAGE: 13

ADDRESS OF PROPERTY: Hurricane Shoals Road

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>167,284</u>
Gross Density: _____	Density: <u>12,868 sq feet/ per acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC '13 003

RECEIVED BY

MAY 03 2013

Planning & Development

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 240 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the southwesterly right-of-way of Hurricane Trail (80' right-of-way) and the southeasterly right-of-way of Hurricane Shoals Road (80' right-of-way);

THENCE in a westerly direction along the southerly right-of-way of Hurricane Shoals Road the following (6) courses and distance;

THENCE along an arc of curve to the right for a distance of 473.28 feet said arc having a radius of 1472.39 feet and being subtended by a chord bearing South 46 degrees 38 minutes 44 seconds West for a distance of 471.25 feet to a point;

THENCE South 55 degrees 51 minutes 15 seconds East for a distance of 140.92 feet to a point;

THENCE along an arc of curve to the right for a distance of 603.14 feet said arc having a radius of 1821.22 feet and being subtended by a chord bearing South 65 degrees 20 minutes 30 seconds West for a distance of 471.25 feet to a point;

THENCE South 74 degrees 49 minutes 45 seconds West for a distance of 504.66 feet to a point;

THENCE South 76 degrees 00 minutes 45 seconds West for a distance of 204.86 feet to a point;

THENCE South 77 degrees 59 minutes 27 seconds West for a distance of 45.76 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE leaving aforesaid right-of-way South 47 degrees 09 minutes 48 seconds East for a distance of 1132.45 feet to a ½ inch re-bar set on the northeasterly right-of-way of State Route number 316 (a.k.a. University Parkway);

THENCE along the aforesaid right-of-way South 66 degrees 54 minutes 37 seconds West for a distance of 836.00 feet to a ½ inch re-bar set;

THENCE leaving the aforesaid right-of-way North 16 degrees 14 minutes 56 seconds West for a distance of 1078.80 feet to a ½ inch re-bar set on the right-of-way of Hurricane Shoals Road;

THENCE along aforesaid right-of-way the following (2) courses and distances;

THENCE North 74 degrees 58 minutes 06 seconds East for a distance of 143.69 feet to a point;

THENCE North 76 degrees 16 minutes 27 seconds East for a distance of 104.68 feet to a ½ inch re-bar set, said point being THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record. Said property contains 13.000 acres.

RZC '13 0 0 3

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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 C-3 for Automobile uses, west is M-1 vacant, and south is Highway 316.

- (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 the proposed use 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 rezoning and special use permit will not cause an excessive or burdensome use of the 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 surrounding area is slated as light industrial but the proposed Rezoning to C-2 will not adversely effect the intent of 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 locate in the area and the new construction of the building will be an asset to the surrounding area.

RZC '13 0 0 3

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MAY 03 2013

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498 East State Highway 121
Lewisville, TX 75057 (469) 277-1330

May 1, 2013

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

RE: Parcel 5-240-019
Hurricane Shoals Road

To Whom It May Concern:

Please let this letter serve as our Letter of Intent to rezone the property located at Hurricane Shoals Road in Lawrenceville, Georgia. Currently, the property is undeveloped and zoned M-1, Light Industrial.

We would like to request a rezoning on the property from M-1 to C-2 with a Special Use Permit that will allow for the sales, service and indoor storage of recreational vehicles. We are proposing approximately 167,284 square feet of building. We are proposing our building architecture to be a combination of brick and glass. Our business is National Indoor RV Centers (nirvc.com), 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 recreational vehicles. We have secured dealership agreements from several prominent manufacturers.
2. Fleet Service. We perform service, maintenance, and cleaning for our inventory, as well as any vehicles we have sold, any warranty work referred to us by the manufacturers we represent and from our storage customers.

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3. Retail Service. Repairs, maintenance and cleaning for recreational vehicles owned by the public at large.
4. Storage. We operate indoor valet storage facilities for recreational vehicles.

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,



Brett Davis
National Indoor RV Centers

RZC '13 0 0 3

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MAY 03 2013
Planning & Development

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

5/01/2013

Date

Brett Davis

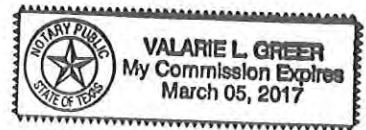
Type or Print Name and Title



Signature of Notary Public

5/01/2013

Date



Notary Seal

RZC '13 0 0 3

RECEIVED BY

MAY 03 2013

Planning & Development

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.

Valerie Ewing Hewatt
Jeanine E. McCart
Michael H. Ewing
Donald W. Ewing

Signature of Property Owner

4-30-13

Date

VALORIE EWING HEWATT
JEANINE E. MCCART
MICHAEL H. EWING
DONALD W. EWING

Type or Print Name and Title

Brittany Dupree

Signature of Notary Public

4/30/13

Date



RECEIVED BY

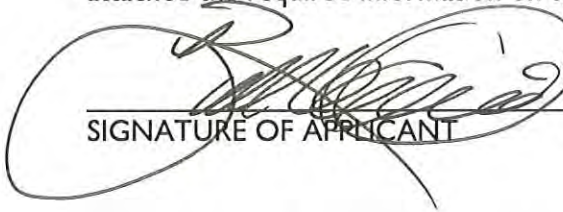
MAY 03 2013

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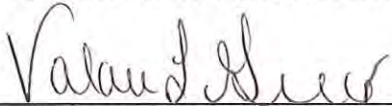
RZC '13 0 0 3

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

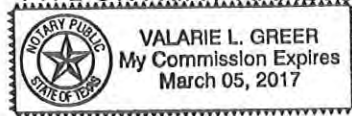
The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 5/01/13 Brett Davis

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE
 5/01/13

 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.

RZC '13 0 0 3

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SPECIAL USE PERMIT APPLICATION

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

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PHONE: <u>972.740.5065</u>	PHONE: _____
CONTACT PERSON: <u>Brett Davis</u> PHONE: <u>972.740.5065</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: <u>167,284</u>
LAND DISTRICT(S): <u>5</u>	LAND LOT(S): <u>240-019</u> ACREAGE: <u>13</u>
ADDRESS OF PROPERTY: <u>Hurricane Shoals Road</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

SUP '13 0 3 2

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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 C-3 for Automobile uses, west is M-1 Vacant, and south is Highway 316.
- (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 the proposed use will be a more viable property with the C-2 zoning and associated Special Use Permit.
- (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 surrounding area is slated as light industrial but the proposed Rezoning to C-2 will not adversely effect the intent of 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 Special Use Permit will allow for a business to locate in the area and the new construction of the building will be an asset to the surrounding area.

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498 East State Highway 121
Lewisville, TX 75057 (469) 277-1330

May 1, 2013

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

RE: Parcel 5-240-019
Hurricane Shoals Road

To Whom It May Concern:

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

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3. Retail Service. Repairs, maintenance and cleaning for recreational vehicles owned by the public at large.
4. Storage. We operate indoor valet storage facilities for recreational vehicles.

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,



Brett Davis
National Indoor RV Centers

SUP '13 0 3 2

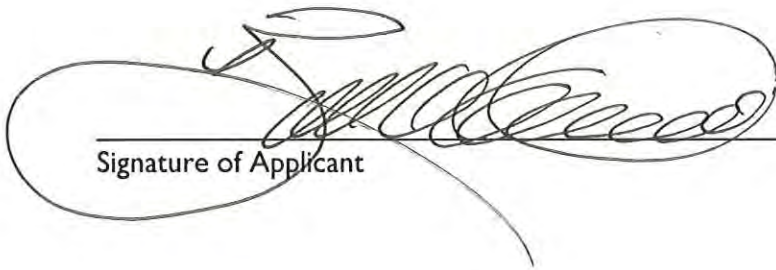
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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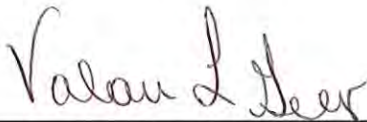
Signature of Applicant

5/1/2013

Date

Brett Davis

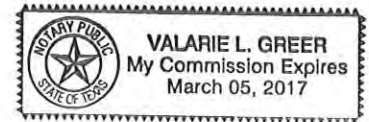
Type or Print Name and Title



Signature of Notary Public

5/01/2013

Date



Notary Seal

SUP '13 0 3 2

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MAY 03 2013
Planning & Development

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.

*Valerie E. Hewatt
Jeanine E. McCart
Michael H. Ewins
Donald W. Ewins* _____ 4-30-13
Signature of Property Owner Date

VALERIE EWING HEWATT
JEANINE E. MCCART
MICHAEL H. EWINS
DONALD W. EWING

Type or Print Name and Title

Brittany Dupree _____ 4/30/13
Signature of Notary Public Date



SUP '13 0 3 2


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MAY 03 2013

Planning & Development

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.

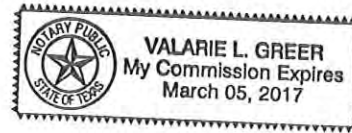
 5/01/2013 Brett Davis

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 5/01/2013

 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.

SUP '13 0 3 2

RECEIVED BY

MAY 03 2013

Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 5 240 019
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/01/2013

Date

Brett Davis

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Sandra D. Ullman
NAME

GWINNETT COUNTY
TAX COMMISSIONER
TITLE

5/3/13
DATE

SUP '13 0 3 2

RECEIVED BY
MAY 03 2013
Planning & Development