

RECEIVED BY

AUG 30 2013

CIC '13020

Planning & Development

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 8.2008

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Timothy J Roe, Bob Brewer</u>	NAME: <u>T.J.R. - V Corp</u>
ADDRESS: <u>PO Box 1536</u>	ADDRESS: <u>PO Box 1536</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>Ga</u> ZIP: <u>30078</u>	STATE: <u>Ga</u> ZIP: <u>30078</u>
PHONE: <u>770-972-8788 ext. 14</u>	PHONE: <u>770-972-8788 ext.14</u>
CONTACT PERSON: <u>Bob Brewer</u> PHONE: <u>678-612-7228</u>	
CONTACT'S E-MAIL: <u>sprtlvr44@aol.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICTS(S): C2 PRIOR ZONING CASE: RZ-17-90

LAND DISTRICT(S): 6 LAND LOT(S): 182 ACREAGE: .3903

ADDRESS OF PROPERTY: 1350 Pleasant Hill Rd.

PROPOSED CHANGE IN CONDITIONS: To allow Penske Truck Rental

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>3267.6</u>
GROSS DENSITY: _____	DENSITY: <u>Just the existing building.</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Legal Description

BOOK 9348 PAGE 173

EXHIBIT "A"
TO WARRANTY DEED BETWEEN
FUNDING CORP. I AND ROVAL PROPERTIES LIMITED PARTNERSHIP

All that tract or parcel of land lying and being in Land Lot 182 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly right-of-way line of Pleasant Hill Road (being a variable right-of-way), said iron pin being located a distance of 166.74 feet northwesterly along said right-of-way line from its intersection with the northerly right-of-way line of Corley Place, if said right-of-way lines were extended to form a point; running thence south 82 degrees 06 minutes 29 seconds west a distance of 6.88 feet to a point; running thence north 07 degrees 53 minutes 31 seconds west a distance of 100.00 feet to a point; running thence north 82 degrees 06 minutes 29 seconds east a distance of 6.88 feet to a point on the northeasterly right-of-way line of Pleasant Hill Road; continuing thence north 82 degrees 06 minutes 29 seconds east a distance of 163.12 feet to a p. k. nail; running thence south 07 degrees 53 minutes 31 seconds east a distance of 100.00 feet to an iron pin; running thence south 82 degrees 06 minutes 29 seconds west a distance of 163.12 feet to an iron pin located on the northeasterly right-of-way line of Pleasant Hill Road, being the Point of Beginning; said tract containing 0.39 acre, more or less, and being delineated on that certain As-Built Survey for Valvoline Instant Oil Change - Funding Corp. I, dated December 21, 1990, last revised August 20, 1992, certified by Matthew V. Ingram, Georgia Registered Land Surveyor No. 2288, of M. V. Ingram Enterprises, Inc.

Being the same property conveyed to Funding Corp. I by Reba Johnson Thompson via Warranty Deed dated July 10, 1990, and recorded in Deed Book 6102, Page 52. Gwinnett County, Georgia, records.

RECEIVED BY

AUG 30 2013

Planning & Development

CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes, there is a like facility in the area.

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, Will need a limited amount of parking.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
It will enhance the ability to earn an income.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
No, a limited amount of vehicles arriving and exiting the location

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, all we would be adding is truck rental.

- (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 CHANGE IN CONDITIONS:
No, we do this service at three of our locations.

CIC '13 02 0

RECEIVED BY
AUG 30 2013

Planning & Development



VALVOLINE INSTANT OIL CHANGE

T.J.R.-V CORP.
PO BOX 1536
SNELLVILLE, GA 30078
PH. (770)972-8788
FAX (770)972-2021

August 27, 2013

Letter of Intent

To whom it may concern:

I have applied for a (Special Use Permit) and a (Change In Conditions) in reference to condition 1A, to allow a Penske Truck Leasing operation to be incorporated with our existing business, which has been in operation for 23 years. The current business is a Valvoline Instant Oil Change, a franchise of Valvoline.

We presently operate Penske Truck Leasing at three other locations, two of which are in Gwinnett County. We find this is a good addition to our business. We expect to have approximately 5 to 10 trucks renting per week. This should not pose a problem with traffic in our area.

With the economic situation as it is, this has proven to be a good asset for our business and our customers. It has given us a new source of revenue to help us continue in business. We currently employ around 40 employees and this added income will help us meet our obligations.

We would appreciate your support for this special use permit.

Sincerely,

Bob Brewer

CIC '13 02 0

RECEIVED BY

AUG 30 2013


Planning & Development

CHANGE IN CONDITIONS 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.

Bob Brewer 8-30-2013
Signature of Applicant Date

Bob Brewer Vice President
Type or Print Name and Title

Carly Walden 8/30/13 
Signature of Notary Public Date Notary

RECEIVED BY
CIC '13 02 0 **AUG 30 2013**
Planning & Development

CHANGE IN CONDITIONS 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.

Bob Brewer

8-30-2013

Signature of Property Owner

Date

Bob Brewer Vice President

Type or Print Name and Title

Carly Walden

8/30/13

Signature of Notary Public

Date



Notary Seal

RECEIVED BY

CIC '13 02 0

AUG 30 2013

Planning & Development

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Timothy J. Roe, Bob Brewer	NAME: T.J.R. - V Corp
ADDRESS: PO Box 1536	ADDRESS: PO Box 1536
CITY: Snellville	CITY: Snellville
STATE: Ga ZIP: 30078	STATE: Ga. ZIP: 30078
PHONE: 770-972-8788 ext. 14	PHONE: 770-972-8788 ext. 14
CONTACT PERSON: Bob Brewer PHONE: 678-612-7228	
CONTACT'S E-MAIL: sprtlvr44@aol.com	

*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: C-2	BUILDING/LEASED SQUARE FEET: 3267.6
LAND DISTRICT(S): 6	LAND LOT(S): 182
ACREAGE: .3903	
ADDRESS OF PROPERTY: 1350 Pleasant Hill Road	
SPECIAL USE REQUESTED: PENSKE Truck Rental	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP '13 0 4 71 RECEIVED BY

AUG 30 2013

Legal Description

BOOK 9348 PAGE 173

EXHIBIT "A"
TO WARRANTY DEED BETWEEN
FUNDING CORP. I AND ROVAL PROPERTIES LIMITED PARTNERSHIP

All that tract or parcel of land lying and being in Land Lot 182 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly right-of-way line of Pleasant Hill Road (being a variable right-of-way), said iron pin being located a distance of 166.74 feet northwesterly along said right-of-way line from its intersection with the northerly right-of-way line of Corley Place, if said right-of-way lines were extended to form a point; running thence south 82 degrees 06 minutes 29 seconds west a distance of 6.88 feet to a point; running thence north 07 degrees 53 minutes 31 seconds west a distance of 100.00 feet to a point; running thence north 82 degrees 06 minutes 29 seconds east a distance of 6.88 feet to a point on the northeasterly right-of-way line of Pleasant Hill Road; continuing thence north 82 degrees 06 minutes 29 seconds east a distance of 163.12 feet to a p. k. nail; running thence south 07 degrees 53 minutes 31 seconds east a distance of 100.00 feet to an iron pin; running thence south 82 degrees 06 minutes 29 seconds west a distance of 163.12 feet to an iron pin located on the northeasterly right-of-way line of Pleasant Hill Road, being the Point of Beginning; said tract containing 0.39 acre, more or less, and being delineated on that certain As-Built Survey for Valvoline Instant Oil Change - Funding Corp. I, dated December 21, 1990, last revised August 20, 1992, certified by Matthew V. Ingram, Georgia Registered Land Surveyor No. 2288, of M. V. Ingram Enterprises, Inc.

Being the same property conveyed to Funding Corp. I by Reba Johnson Thompson via Warranty Deed dated July 10, 1990, and recorded in Deed Book 6102, Page 52. Gwinnett County, Georgia, records.

RECEIVED BY

AUG 30 2013

SUP '13 0 4 7.

Planning & Development

SPECIAL USE PERMIT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, There is a like facility in the near vicinity.

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

No, Parking limited number of vehicles.

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

It will enhance the ability to earn an income.

- (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:

No we have a limited amount of vehicles that will be arriving and exiting the location.

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

Yes, all we would be adding is truck rental.

- (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:

No, we currently are doing this type of service at three of our other locations.



VALVOLINE INSTANT OIL CHANGE

T.J.R.-V CORP.
PO BOX 1536
SNELLVILLE, GA 30078
PH. (770)972-8788
FAX (770)972-2021

August 27, 2013

Letter of Intent

To whom it may concern:

I have applied for a special use permit to allow a Penske Truck Leasing operation to be incorporated with our existing business, which has been in operation for 23 years. The current business is a Valvoline Instant Oil Change, a franchise of Valvoline.

We presently operate Penske Truck Leasing at three other locations, two of which are in Gwinnett County. We find this is a good addition to our business. We expect to have approximately 5 to 10 trucks renting per week. This should not pose a problem with traffic in our area.

With the economic situation as it is, this has proven to be a good asset for our business and our customers. It has given us a new source of revenue to help us continue in business. We currently employ around 40 employees and this added income will help us meet our obligations.

We would appreciate your support for this special use permit.

Sincerely,

Bob Brewer

RECEIVED BY

SUP '13 0 4 7

AUG 30 2013

Planning & Development

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.

Bob Brewer 8-30-2013
Signature of Applicant Date

Bob Brewer Vice President
Type or Print Name and Title

Carly Walden 8/30/13
Signature of Notary Public Date



RECEIVED BY

AUG 30 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.

Bob Brewer 8-30-2013
Signature of Property Owner Date

Bob Brewer Vice President
Type or Print Name and Title

Carly Walden 8/30/13 
Signature of Notary Public Date Notary Seal

RECEIVED BY
SUP '13 0 4 7, **AUG 30 2013**
Planning & Development

