

**CHANGE IN CONDITIONS APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>David Daniel</u>	NAME: <u>RV World Of Georgia</u>
ADDRESS: <u>2289 East Rock Quarry Road</u>	ADDRESS: <u>2289 East Rock Quarry Road</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>Georgia</u> ZIP: <u>30519</u>	STATE: <u>Georgia</u> ZIP: <u>30519</u>
PHONE: <u>678-409-8153</u>	PHONE: <u>678-409-8153</u>
CONTACT PERSON: <u>David Daniel</u> PHONE: <u>678-409-8153</u>	
CONTACT'S E-MAIL: <u>david@rvworldofgeorgia.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>C-2</u>	PRIOR ZONING CASE: <u>SUP2010-00043</u>
LAND DISTRICT(S): <u>3</u>	LAND LOT(S): <u>002-042</u> ACREAGE: <u>2.0</u>
ADDRESS OF PROPERTY: <u>2289 East Rock Quarry Road</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Construction of shop building with associated improvements</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>One</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>+/-15,640</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

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

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ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE GEORGIA MILITIA DISTRICT NUMBER 1749, GWINNETT COUNTY, GEORGIA, ALSO BEING A PART OF LOT 2, OF THE "MINOR PLAT PREPARED FOR LBGM AND ASSOCIATES, INC." SUBDIVISION AS RECORDED IN PLAT BOOK 125, PAGE 159, AMONG THE RECORDS OF GWINNETT COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF INCH REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF EAST ROCK QUARRY ROAD (HAVING A 60 FOOT RIGHT-OF-WAY) 1178.46' ALONG SAID RIGHT-OF-WAY FROM GEORGIA STATE ROUTE 124; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG A PROPERTY LINE COMMON TO LOTS 1 AND 2 OF THE AFOREMENTIONED SUBDIVISION, N81°03'02"E A DISTANCE OF 365.28 FEET TO A HALF INCH REBAR, BEING THE POINT OF BEGINNING; THENCE, ALONG ANOTHER PROPERTY LINE COMMON TO SAID LOTS 1 AND 2, N06°55'03"W, A DISTANCE OF 431.54 FEET TO A HALF INCH REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 85 (HAVING A 300 FEET RIGHT-OF-WAY); THENCE, DEPARTING SAID PROPERTY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 85, N85°53'38"E, A DISTANCE OF 204.54 FEET, TO A HALF INCH REBAR; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S07°25'24"E, A DISTANCE OF 414.15 FEET TO A HALF INCH REBAR; THENCE S81°03'02"W, A DISTANCE OF 208.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 87,154 SQUARE FEET (2.001 ACRES) MORE OR LESS.

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**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

Proposed use is appropriate as supports continued expansion of existing successful recreational vehicle business.

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

There are no anticipated adverse impacts as location is on a cul-de-sac serving only this business and BOE bus yard.

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

Current zoning limits reasonable use as location does not support expansion of business.

- (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:

There are no anticipated excessive or burdensome uses of existing streets, transportation facilities, or schools resulting from this change.

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

Proposed change is in conformity with policy & intent of land use plan and is consistent with current operations at this site.

- (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:

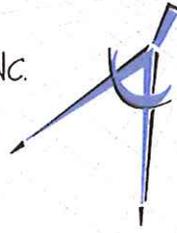
RV World of Georgia has enjoyed continued success at this location & are in need of additional space. This is a logical use for this location & supports the existing use of this property.

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June 5, 2014

Gwinnett County Planning Division  
Special Use Permit - 11.31 acres  
Change in Condition - 2.001 acres

Re: Request for Special Use Permit for 11.31-acre parcel for Recreational Vehicle Sales, Service, and Rental AND Change in Condition for 2.001 acre parcel 2289 East Rock Quarry Road

This request is associated with;

1. The needed expansion of a successful existing Recreational Vehicle Sales, Service, & Rental [3002-042] facility off of East Rock Quarry Road by adding 11.31 acres [3002-082] for inventory and service vehicles with provision for future shop building.
2. Change in Conditions for 2.001 acre parcel to include the construction of 15,640 sqft shop building. (reference is made to SUP 2010-00043 & 00044)

With reference to condition 2.E SUP 08-046 & 047, 2.D SUP2010-00043 & 00044 requiring decorative wrought iron-style fencing with 6 foot tall brick or stone columns (maximum 30-feet on center) along I-85 & East Rock Quarry Road, we respectfully request relief from this condition for the 11.31 acre parcel SUP.

Along the I-85 section of the 11.31 acre parcel is heavily vegetated and not visible from I-85. Therefore, the decorative fencing would serve no purpose. For the portion of said parcel with East Rock Quarry Road frontage, we propose the use of black or green vinyl clad chain link fencing as this will keep the focus of our customers on the main entrance and building. This portion of the property will not be accessible to the public.

Thank you for your consideration. Please do not hesitate to contact me with any questions.

Sincerely,

LbGM ASSOCIATES, INC.

Larry A. Genn, P.E.

1000 Peachtree Industrial Blvd.  
Suite 6-490, Suwanee, GA 30024

PH: 770-312-2674

FAX: 770-682-6820

E-mail: lgenn@lbgmassociates.com

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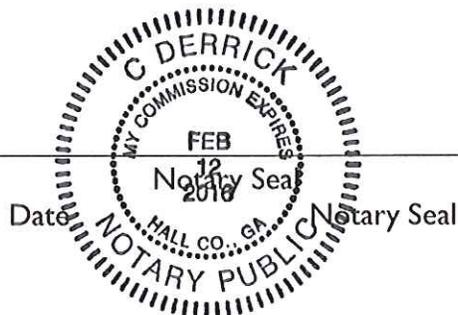
**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

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.

*D. M. Daniel* 6/4/14  
Signature of Applicant Date

David M Daniel owner - RV World  
Type or Print Name and Title

*C. Derrick* 6/4/14  
Signature of Notary Public Date  
Signature of Notary Public



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