

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>ATL Motors, LLC</u>	NAME: <u>Adloi B. Lyttle</u>
ADDRESS: <u>4974 Stone Mountain Hwy</u>	ADDRESS: <u>1151 Gulfport Run</u>
CITY: <u>Lilburn</u>	CITY: <u>Grayson</u>
STATE: <u>Georgia</u> ZIP: <u>30047</u>	STATE: <u>Georgia</u> ZIP: <u>30017</u>
PHONE: <u>678-471-2959</u>	PHONE: <u>678-471-2959</u>
CONTACT PERSON: <u>Bobby Bullard</u> PHONE: <u>770-554-8714</u>	
CONTACT'S E-MAIL: <u>blpbobby@bellsouth.net</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R-100 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 5 LAND LOT(S): 130 ACREAGE: 1.763 ACRES

ADDRESS OF PROPERTY: 447 ATHENS HWY, LOGANVILLE, GEORGIA 30052

PROPOSED DEVELOPMENT: Automobile sales lot

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>1,080</u>
Gross Density: _____	Density: <u>1 per acre</u>
Net Density: _____	

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

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## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 130 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northeasterly right-of-way of U.S. Highway 78/State Route 10 (right-of-way varies) and the southeasterly right-of-way of Hoke O'Kelly Mill Road (60 foot right-of-way), said point being the TRUE POINT OF BEGINNING;  
THENCE along said right-of-way of Hoke O'Kelly Mill Road North 13 degrees 01 minutes 09 seconds West for a distance of 22.47 feet to an iron pin set;  
THENCE continuing along said right-of-way North 45 degrees 34 minutes 52 seconds East for a distance of 132.75 feet to a point;  
THENCE continuing along said right-of-way along a curve to the right having a radius of 1879.86 feet, with an arc length of 303.82 feet, being subtended by chord bearing of North 50 degrees 12 minutes 40 seconds East for a chord distance of 303.49 feet to a ½ inch rebar found;  
THENCE leaving said right-of-way South 30 degrees 43 minutes 11 seconds East for a distance of 99.90 feet to a 5/8 inch rebar found;  
THENCE South 19 degrees 21 minutes 48 seconds West for a distance of 343.22 feet to an iron pin set on the aforesaid right-of-way of U.S. Highway 78/State Route 10;  
THENCE along said right-of-way North 68 degrees 51 minutes 01 seconds West for a distance of 278.99 feet to an iron pin set at the TRUE POINT OF BEGINNING.

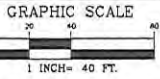
Said property contains 1.763 acres.

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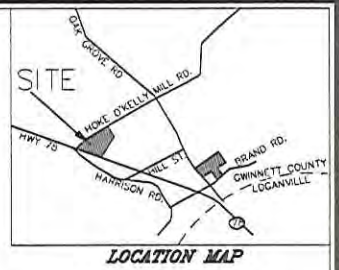
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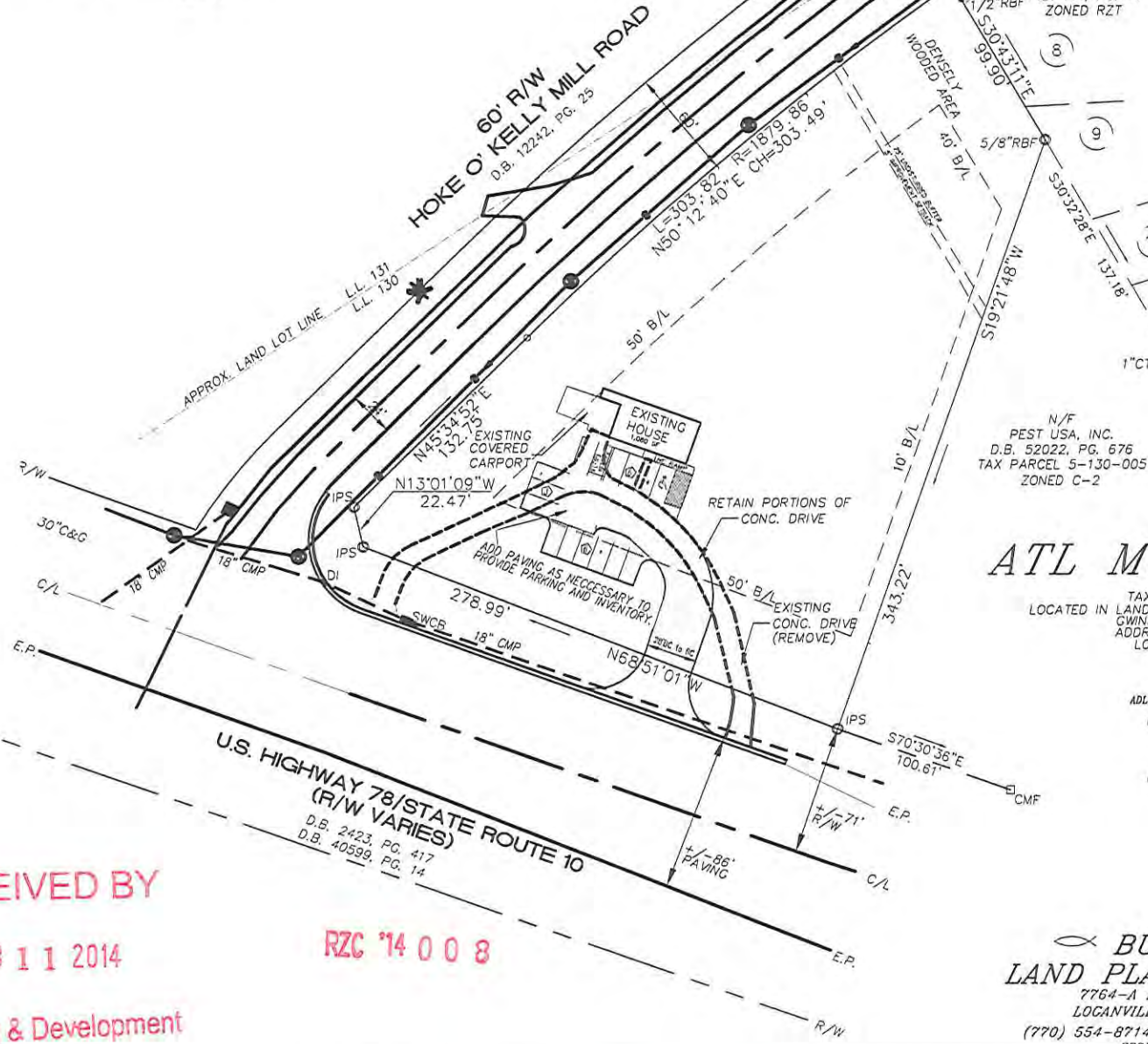
- NOTES:**
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER GWINNETT COUNTY F.I.R.M. PANEL NO. 1313500131F, DATED 09/29/06. THE SUBJECT PROPERTY LIES IN A ZONE X.
  - 2) THE SITE ADDRESS IS 447 ATHENS HIGHWAY, LOGANVILLE, GA 30052.
  - 3) BOUNDARY INFORMATION TAKEN FROM SURVEY FOR ATL MOTORS, LLC, PREPARED BY APALACHEE LAND SURVEYING, INC., DATED 01/29/14.
  - 4) MINIMUM YARD REQUIREMENTS: FRONT = 50'  
REAR = 40'  
SIDE = 10'



**SITE INFORMATION**

GROSS ACREAGE: 1.763 ACRES  
NET ACREAGE 1.763 ACRES

EXISTING ZONING: R-100  
PROPOSED ZONING: C-2  
REQUIRED PARKING:  
TOTAL BUILDING AREA: 1,080 S.F.  
MAX: 1/150 = 8 SPACES  
MIN: 1/400 = 3 SPACES  
PARKING PROVIDED: 6 SPACES  
INVENTORY SPACES: 9 SPACES



N/F  
PEST USA, INC.  
D.B. 52022, PG. 676  
TAX PARCEL 5-130-005  
ZONED C-2

**REZONING PLAT FOR  
ATL MOTORS, LLC**

LOCATED IN:  
TAX PARCEL 5-130-004  
LOCATED IN LAND LOT 130, 5TH DISTRICT, PARCEL 4  
GWINNETT COUNTY, GEORGIA  
ADDRESS: 447 ATHENS HWY  
LOGANVILLE, GA 30052

**OWNER:**  
ADLOI B. LITTLE & TINA W. LITTLE  
1151 CULFPORT RUN  
GRAYSON, GEORGIA 30017

**APPLICANT:**  
ATL MOTORS, LLC  
1151 CULFPORT RUN  
GRAYSON, GEORGIA 30017

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**BULLARD**  
**LAND PLANNING, INC.**  
7764-A HAMPTON PLACE  
LOGANVILLE, GEORGIA 30052  
(770) 554-8714 ~ (770) 978-8857 FAX  
FEBRUARY 7, 2014



**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:

The proposed car sales office is a use that is suitable per the use of the nearby properties.

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

Because of the properties to the left and right of the property are commercially zoned and the residential parcel to the north has a wooded buffer, the use will not adversely affect the adjacent or nearby properties.

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

The property does not have a reasonable use as currently zoned. This corner is one of the few remaining residentially zoned parcels.

- (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:

This small office and 6 employee parking spaces off Hwy 78 will not be burdensome to the existing streets, transportation facilities, utilities, or schools.

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

This commercial rezoning and special use permit is in conformity with the policy and 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:

This parcel has great visibility for a commercial use. The owner plans to create a limited, but very professional, redevelopment of the parcel for a nice sales space for his customers.

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**Bullard Land Planning**  
7764-A Hampton Place  
Loganville, Georgia 30052  
770-554-8714 \* Fax 770-554-8715

Attn: Gwinnett County Planning Division  
446 West Crogan Street  
Lawrenceville, GA 30046-2440

Re: LETTER OF INTENT  
-Rezoning  
-Special Use Permit

ATL Motors, L.L.C.  
447 Athens Hwy, Loganville, GA 30052  
Parcel 5-130-004

To Whom It May Concern:

ATL Motors, LLC has recently purchased this prime corner lot with excellent visibility to improve the property for a used automobile sales office. ATL Motors, LLC is proud of its excellent record and looks forward to expanding its business into this great area of Gwinnett County.

Although the Land Use plan calls for this area to be commercial, this parcel is currently zoned R-100. In order to operate the business, ATL Motors has to have this property rezoned to C-2 with a Special Use Permit for automobile sales. Both the property to the east and the property to the west along Hwy 78 are zoned C-2. Along the short rear property line of the property is Kelly Mill Subdivision that is zoned R-100. However, between the subdivision and the office is nearly 250' of mostly wooded area that completely screens the office from the residential property.

We feel that business, with the proposed zoning and special use permit for this property, is in keeping with the intended Land Use Plan and will be an excellent use for this parcel. Given the noise and busyness of Hwy 78, this property does not have any potential residential use anymore. ATL Motors is planning to improve the old house that has become an eyesore and improve the property to the professional standard that is expected in our great County.

If you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

  
\_\_\_\_\_  
Robert F. Bullard, Agent of Owner  
Bullard Land Planning, Inc.

2/7/14  
Date

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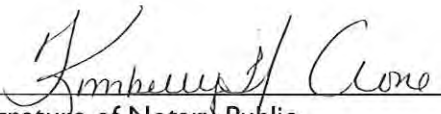
**REZONING APPLICANT'S CERTIFICATION**

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

2/6/14  
\_\_\_\_\_  
Date

Adlo Lyttle owner  
\_\_\_\_\_  
Type or Print Name and Title

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

February 6, 2014  
\_\_\_\_\_  
Date

Notary Seal

**KIMBERLY H CRONE**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Jan. 4, 2016

970 14 0 0 8

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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.

*[Handwritten Signature]*      *[Handwritten Signature]*      2/6/14  
Signature of Property Owner      Date

*Adlai Lyttle owner*      *Tina Lyttle owner*  
Type or Print Name and Title

*[Handwritten Signature]*      *February 6, 2014*      Notary Seal  
Signature of Notary Public      Date

**KIMBERLY H CRONE**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Jan. 4, 2016

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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.

Adloi Lyttle      2/6/14      Adloi Lyttle Owner  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

Robert F. Bullard      2/7/14      Julie A. Mason  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE  
Robert F. Bullard

Kimberly H. Crone      February 6, 2014  
 SIGNATURE OF NOTARY PUBLIC      DATE  
 for Adloi Lyttle.

**KIMBERLY H CRONE**  
 NOTARY PUBLIC  
 Gwinnett County  
 Georgia  
 My Comm. Expires Jan. 4, 2016



**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    Adloi Lyttle  
 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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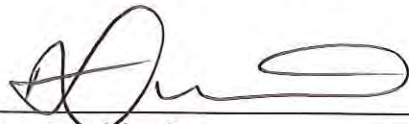


**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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 REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      5 - 130 - 004  
(Map Reference Number)      District      Land Lot      Parcel

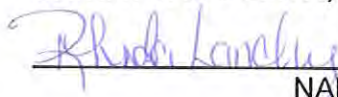
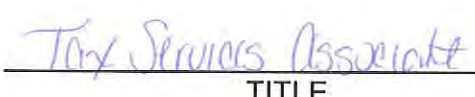
      2/6/14  
Signature of Applicant      Date  
Adwoi Lyttle Owner  
Type or Print Name and Title

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**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)

        
NAME      TITLE  
2-7-14  
DATE

---

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**SPECIAL USE PERMIT APPLICATION**

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

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CONTACT PERSON: <u>Bobby Bullard</u> PHONE: <u>770-554-8714</u> CONTACT'S E-MAIL: <u>blpbobby@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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u> BUILDING/LEASED SQUARE FEET: <u>1,080</u>	
LAND DISTRICT(S): <u>5</u> LAND LOT(S): <u>130</u> ACREAGE: <u>1.763 ACRES</u>	
ADDRESS OF PROPERTY: <u>447 ATHENS HWY, LOGANVILLE, GEORGIA 30052</u>	
SPECIAL USE REQUESTED: <u>Automobile sales lot</u>	
<hr/>	

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

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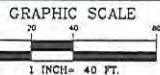
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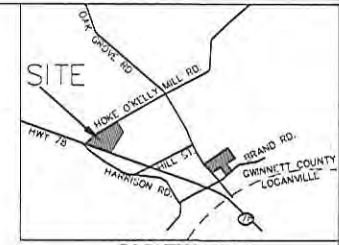
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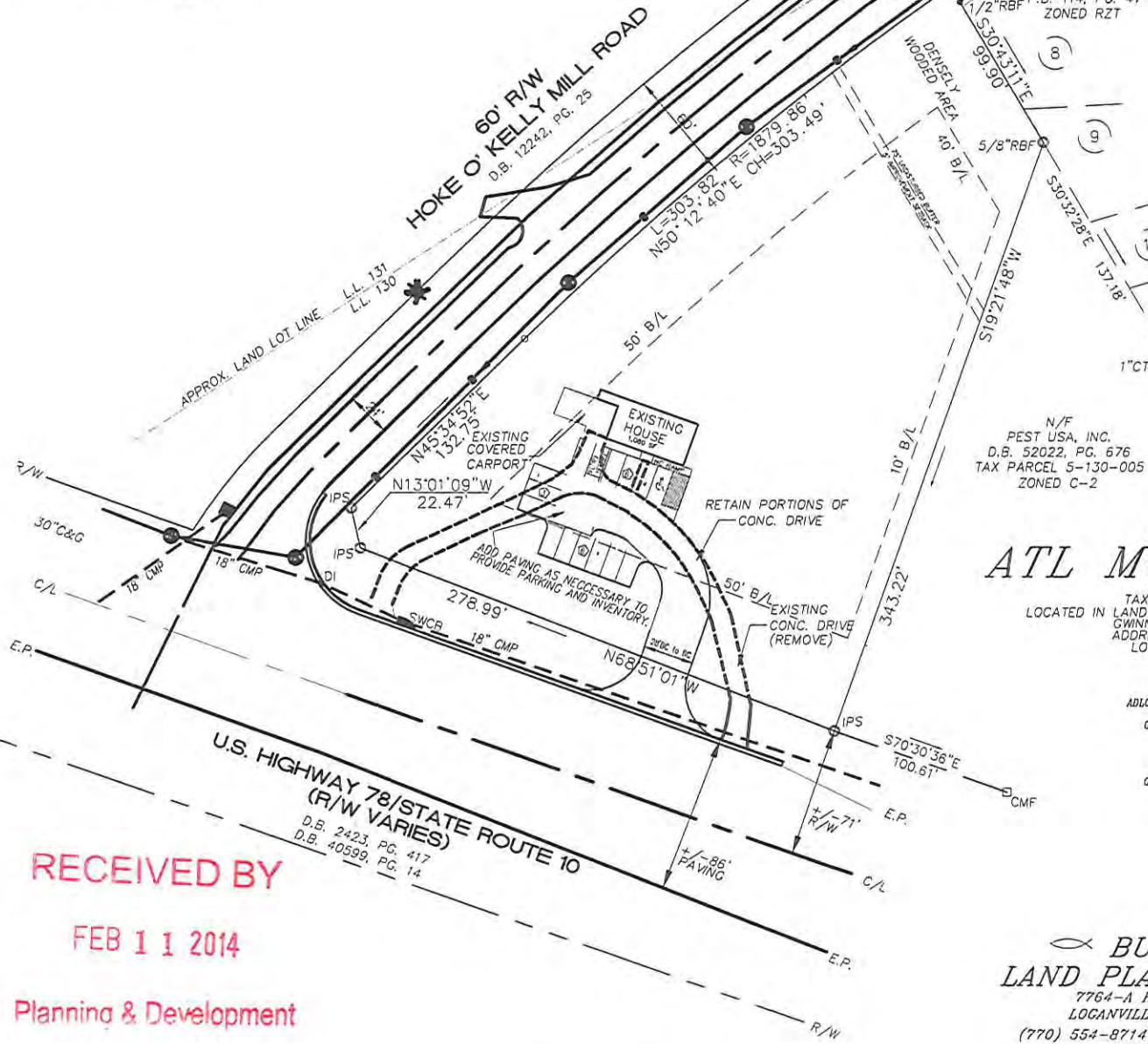
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- NOTES:
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GRAYSON, GEORGIA 30017

APPLICANT:  
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GRAYSON, GEORGIA 30017

**BULLARD &**  
**LAND PLANNING, INC**  
7764-A HAMPTON PLACE  
LOGANVILLE, GEORGIA 30052  
(770) 554-8714 ~ (770) 978-8857 FAX  
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**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

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- (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:  
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**Bullard Land Planning**  
7764-A Hampton Place  
Loganville, Georgia 30052  
770-554-8714 \* Fax 770-554-8715

Attn: Gwinnett County Planning Division  
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\_\_\_\_\_  
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Bullard Land Planning, Inc.

2/1/14  
Date

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SUP '14 0 2 0

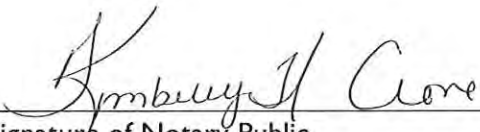
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

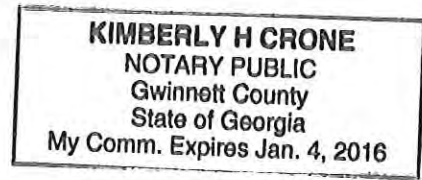
2/6/14  
\_\_\_\_\_  
Date

Adlai Lytle Owner  
\_\_\_\_\_  
Type or Print Name and Title

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

February 6, 2014  
\_\_\_\_\_  
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.

*[Handwritten Signature]* *J. Wolf* *2/6/14*  
Signature of Property Owner Date

*Adlai Lyttle owner Tina Lyttle owner*  
Type or Print Name and Title

*Kimberly H Crone* *February 6, 2014* Notary Seal  
Signature of Notary Public Date

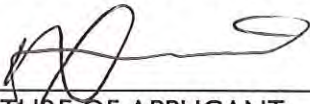

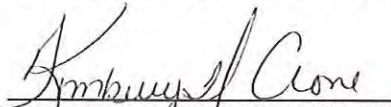
**KIMBERLY H CRONE**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Jan. 4, 2016

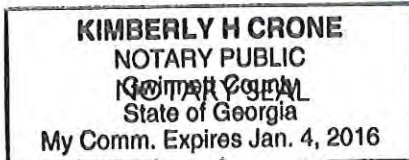
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 SIGNATURE OF APPLICANT	2/6/14 DATE	Adloi Lytle Owner TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	2/7/14 DATE	Julie Adams Robert F. Bickel TYPE OR PRINT NAME AND TITLE
 SIGNATURE OF NOTARY PUBLIC	February 6, 2014 DATE	for Adloi Lytle.



**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    Adloi Lytle  
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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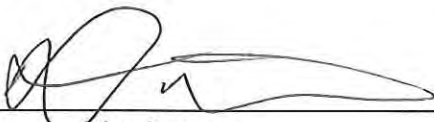
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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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                      -                      130                      -                      004  
(Map Reference Number)                      District                      Land Lot                      Parcel

                      2/6/14  
Signature of Applicant                      Date

Adloi Lyttre Owner  
Type or Print Name and Title

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**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)

                      Tax Services Associate  
NAME                      TITLE

2-7-14  
DATE

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