

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Rex Foster</u>	NAME: <u>Rex Foster</u>
ADDRESS: <u>2357 Treehaven Dr</u>	ADDRESS: <u>2357 TREEHAVEN DR</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>404-557-7787</u>	PHONE: <u>404-557-7787</u>
CONTACT PERSON: <u>Rex Foster</u> PHONE: <u>404-557-7787</u>	
CONTACT'S E-MAIL: <u>rex.foster.08@comcast.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: *owner*

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C2 BUILDING/LEASED SQUARE FEET: 2400 sqft

LAND DISTRICT(S): 6th LAND LOT(S): 52 ACREAGE: 0.672 acres

ADDRESS OF PROPERTY: 2170 Westside Court, Snellville, GA 30078

SPECIAL USE REQUESTED: CLASSIC CAR AUTO BROKER/DEALER

Rex

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Exhibit "A"

All that lot, tract or parcel of land situate, lying and being in Land Lot 52 of the 6th District, Gwinnett County, Georgia, being all of Lot 13, Snellville West Commercial Park, as per plat recorded in Plat Book 39, Page 55, Gwinnett County Records, which plat is incorporated herein by this reference.

Located upon the above property is a structure designated as **2170 Westside Court, Snellville, Georgia 30078**, according to the present system of numbering structures in Snellville, Gwinnett County.

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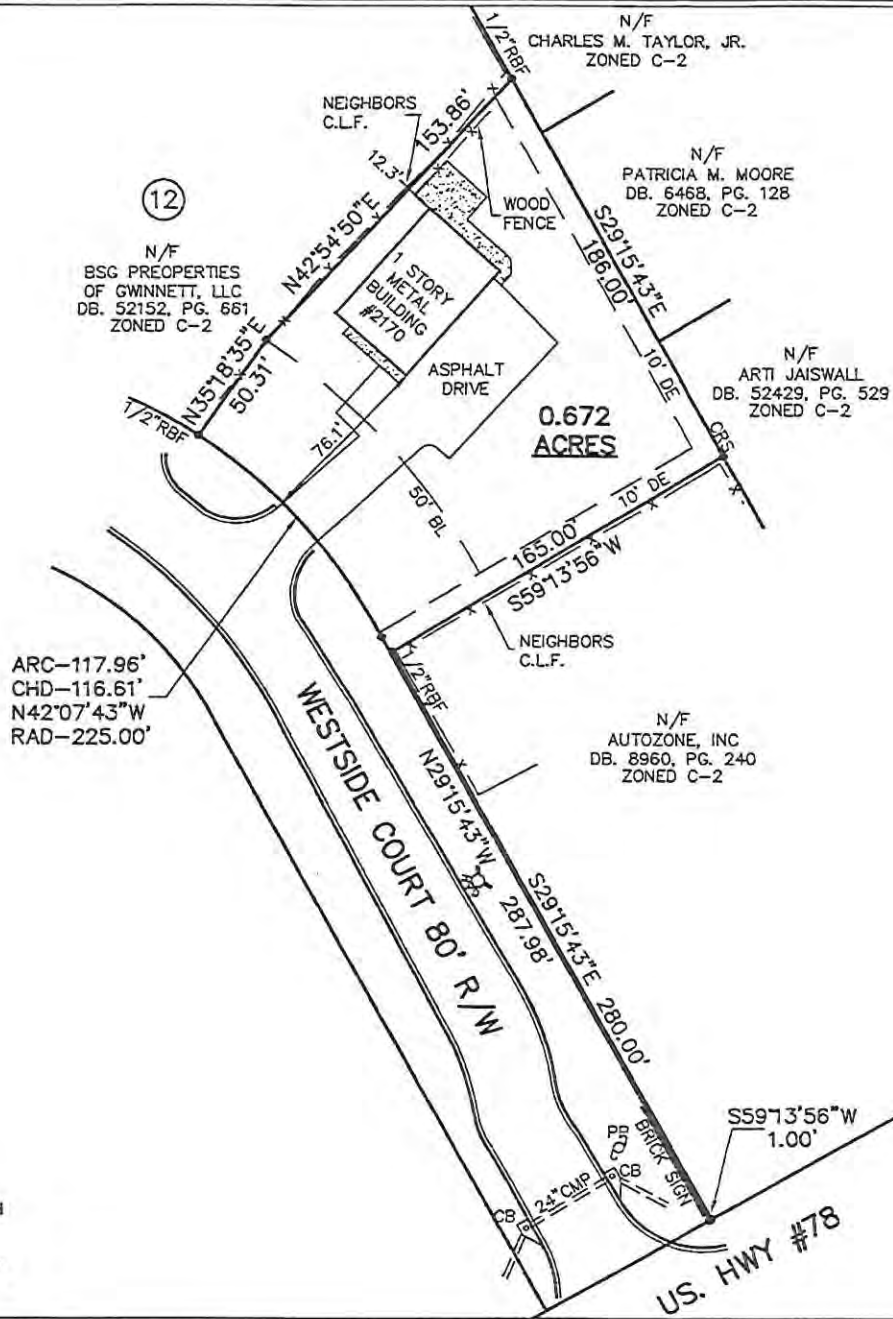
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LEGEND

- REBAR FOUND (1/2" REBAR)
- CAPPED REBAR SET (1/2" REBAR)
- OPEN TOP FOUND
- CRIMP TOP FOUND
- LIGHT POLE
- BUILDING LINE
- CHAIN LINK FENCE
- RIGHT-OF-WAY
- PHONE PEDASTAL
- CABLE BOX
- WATER METER
- TRANSFORMER
- DEED DISTANCE



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 541,119 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 1313SC0137F DATED SEPTEMBER 29, 2006

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

BASE BEARING ON EAST
R, PER RECORDED PLAT
(ASSUMED)

THE PUBLIC RECORDS REFERENCED HEREON
AFFECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH
BOUNDARIES SHOWN HEREON, AND REFERENCE TO
THE SAME DOES NOT AND IS NOT INTENDED TO
SUBSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR
ENCUMBRANCES MAY EXIST ON PUBLIC RECORD
NOT BE SHOWN HEREON.

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT - SITE E - SNELLVILLE GEORGIA 30078
(770) 736-7866 FAX (770) 736-4623

PROJECT: 51545
DWG BY: DQ
CHKD BY: JAS
DATE: 4/1/14
SCALE: 1"=60'

SURVEY FOR:
FOSTER CLASSIC CARS, LLC, SUNTRUST
BANK, its successors and/or assigns &
CHICAGO TITLE INSURANCE COMPANY
LOT 13, BLOCK WESTSIDE BUSINESS PARK
SUBDIVISION, WESTSIDE BUSINESS PARK
LAND LOT 52, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA
REC. IN PLAT BOOK 54, PG. 68

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:

use will be consistent with surrounding businesses

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

no adverse effect

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

it has reasonable use zoned C2 or C3

- (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:

There will be an increase in traffic (see letter of intent)

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

yes

- (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:

see letter of intent. Surrounding businesses or they'll all
aff school auto sites or auto support businesses

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Letter of Intent

To whom it may concern:

I recently purchased the property at 2170 Westside Court. The property is in Gwinnett County, just outside the city limits of Snellville and is currently zoned C-2. The property is 0.672 acres with a warehouse on the site. The warehouse is a 2400 square ft. metal frame building with 14 ft. clear ceiling height and approximately 200 square ft. of finished office space in the right front corner of the building.

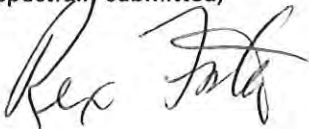
Westside Court is immediately off of Hwy 78, extending approximately 1000 feet into a dead-end cul-de-sac. It lies between the major intersections of Parkwood Road to the west and Highpoint Road to the east. The street has a large sign at its entrance notably labeled the "Westside Business Park". The office park appears to have approximately 15 lots, with several unoccupied or undeveloped.

My intent, if given a special use permit, is to establish a small boutique, used auto sales/brokerage business. I wish to specialize in vintage, post WWII, primarily European automobiles dating from the 1950s-1990s. I would anticipate storing at the most 8-10 vehicles, all inside the building, at any one time. My anticipated sales volume would be in the range of 4 cars per month. I anticipate nearly all sales to be internet generated, with cars delivered locally or shipped throughout the country. There would be no visibility of the business from Hwy 78, nor do I expect or plan for any "drive by business". In fact, any local viewing of the automobiles would be by appointment only. There would be no adverse impact on existing use or usability of adjacent properties. It also would have no negative impact on existing street traffic or utilization. The property as currently zoned, already allows for an auto brokerage business. I am requesting a special use permit to allow the inside storage of a small number of high end, vintage vehicles, zoning classification C-3.

There is a prominence of retail auto sales and auto support businesses immediately on Hwy. 78 in either direction from the entrance to Westside Court, including Paul Carey Honda, Stone Mountain Volkswagen, Auto Zone, and O'Reilly Auto Parts among others. The retail auto sales and associated businesses are well accounted for in this immediate area.

I appreciate in advance your consideration in this matter.

Respectfully submitted,



Rex Foster

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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

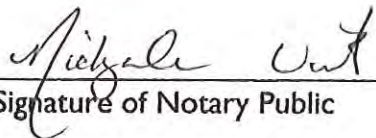
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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 4-25-14
Date

Rex B. FOSTER III

Type or Print Name and Title



Signature of Notary Public 04-25-2014
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.

Rex B. Foster 4-25-14
Signature of Property Owner Date

Rex B. Foster
Type or Print Name and Title

Nickyale Vincent 04-25-2014 
Signature of Notary Public Date Notary Seal

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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.

Rex B. Foster III

Rex B. Foster III

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

NA

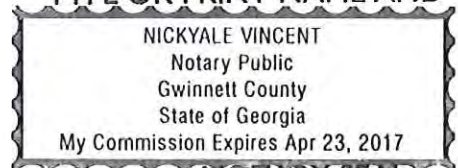
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

Nickyale Vincent

04-25-2014



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 *Rex Foster*
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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