

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>RV World of Georgia</u>	NAME: <u>Bank of the Ozarks</u>
ADDRESS: <u>2289 East Rock Quarry Road</u>	ADDRESS: <u>1400 Zack Hinton Park Way</u>
CITY: <u>Buford</u>	CITY: <u>McDonough</u>
STATE: <u>Georgia</u> ZIP: <u>30519</u>	STATE: <u>Georgia</u> ZIP: <u>30253</u>
PHONE: <u>678-409-8153</u>	PHONE: <u>Rhonda Clark clark@bankozarks.com</u>
CONTACT PERSON: <u>David Daniel</u> PHONE: <u>678-409-8153</u>	
CONTACT'S E-MAIL: <u>david@rvworldofgeorgia.com</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>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>10,000</u> ^{FUTURE}
LAND DISTRICT(S): <u>3</u>	LAND LOT(S): <u>002 -082</u> ACREAGE: <u>+/- 11.31</u>
ADDRESS OF PROPERTY: <u>2239 East Rock Quarry Road, Buford, GA 30519</u>	
SPECIAL USE REQUESTED: <u>Automotive sales & service [necessary as applicants state</u> <u>licence is under auto sales due to no category for recreational vehicle sales.]</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE GEORGIA MILITIA DISTRICT NUMBER 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 2 OF EAST ROCK QUARRY CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 127, PAGE 68, AMONG THE PUBLIC 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 LINE OF EAST ROCK QUARRY ROAD (HAVING A 60 FOOT RIGHT-OF-WAY) SAID POINT BEING 787.07 FEET NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FROM THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE 124 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: 108.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1007.50 FEET TO BEAR N 09°07'27" W WITH A CHORD OF 108.63 FEET TO A POINT; N 06°02'02" W A DISTANCE OF 101.57 FEET TO A POINT; 149.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 791.00 FEET TO BEAR N 11°25'39" W WITH A CHORD OF 149.16 FEET TO A POINT; N 16°51'17" W A DISTANCE OF 31.75 FEET TO A 1/2" REBAR; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ALONG THE LINES OF SAID LOT 2, N 81°03'02" E A DISTANCE OF 573.37 FEET TO A 1/2" REBAR; THENCE CONTINUE N 07°25'24" W A DISTANCE OF 414.15 FEET TO A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 (HAVING A 300 FEET RIGHT-OF-WAY); THENCE DEPART SAID LINE OF LOT 2 AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N 85°53'38" E A DISTANCE OF 617.53 FEET TO A 1/2" REBAR; THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY LINE AND RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY MAULDIN REVOCABLE FAMILY TRUST THE FOLLOWING COURSES AND DISTANCES: S 24°23'24" W A DISTANCE OF 333.00 FEET TO A 1/2" REBAR; S 38°45'24" W A DISTANCE OF 360.00 FEET TO A 1/2" REBAR; S 38°32'24" W A DISTANCE OF 536.72 FEET TO A POINT ON THE CENTERLINE OF A CREEK; THENCE DEPART SAID WESTERLY LINE AND RUN WESTERLY ALONG SAID CENTERLINE OF CREEK ±546 FEET BEING SUBTENDED BY A SURVEY TIE LINE OF N 78°26'08" W A DISTANCE OF 372.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING ±492,642 SQUARE FEET (±11.31 ACRES) MORE OR LESS.

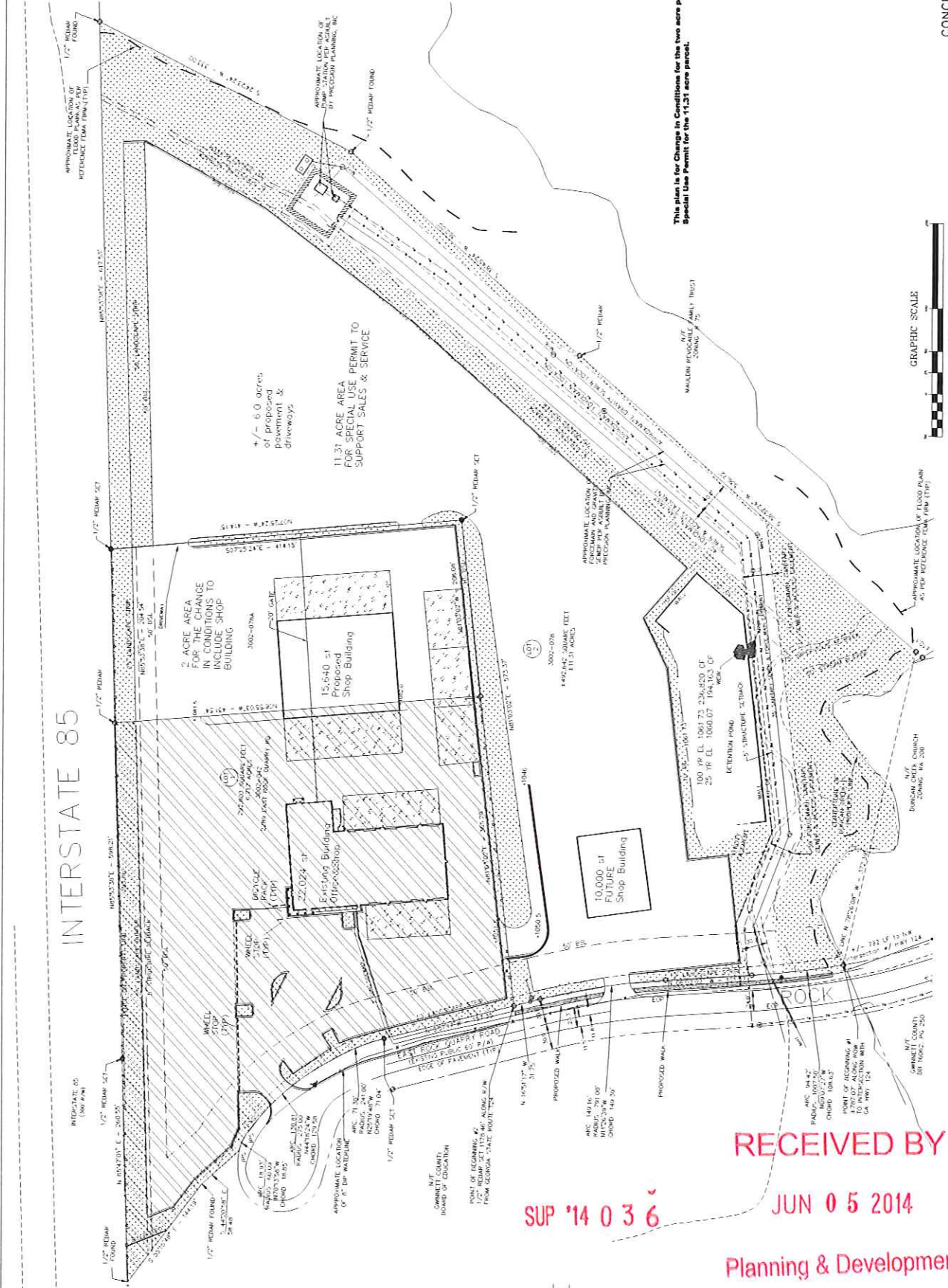
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INTERSTATE 85

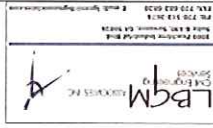
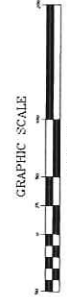


+/- 6.0 acres of proposed pavement & driveways

11.37 ACRE AREA FOR SPECIAL USE PERMIT TO SUPPORT SALES & SERVICE

2 ACRE AREA FOR THE CHANGE IN CONDITIONS TO INCLUDE SHOP BUILDING

This plan is for Change in Conditions for the two acre parcel & Special Use Permit for the 11.37 acre parcel.



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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT 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 the continued expansion of the existing successful recreational vehicle business

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT 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 the Gwinnett County School Board bus yard.

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

This SUP is needed to allow expansion. Current zoning limits reasonable use as location is at the end of East Rock Quarry Road which is a cul-de-sac.

- (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 are no anticipated excessive or burdensome uses of existing streets, transportation facilities, or schools which would result from this SUP

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

The proposed SUP is in conformity with the policy and intent of the 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 SPECIAL USE PERMIT:

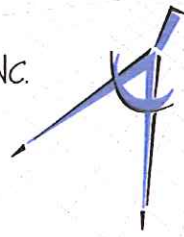
RV World of Georgia has enjoyed continued success at this location and are in need of additional space. This is a logical use for this location and supports the existing use on the adjacent parcel

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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-foot 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,

LBM 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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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.

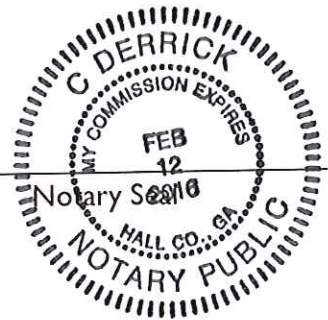
D. M. Daniel
Signature of Applicant

6/4/14
Date

David M. Daniel
Type or Print Name and Title

C. Derrick
Signature of Notary Public

6/4/14
Date



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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.

Inmi J. Sunstrom

5/27/14

Signature of Property Owner

Date

Bank of the Ozarks - Torrie S. Sunstrom, S.U.P.

Type or Print Name and Title

Rhonda Clark

5/27/14

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.

David M Daniel 6/4/14 David M Daniel
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

G. Derrick 6/4/14
 SIGNATURE OF NOTARY PUBLIC DATE



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 David M Daniel
 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.

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