

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ISB Holding, LLC</u>	NAME: <u>ISB Holding, LLC</u>
ADDRESS: <u>432 Atlanta Street</u>	ADDRESS: <u>432 Atlanta Street</u>
CITY: <u>Roswell</u>	CITY: <u>Roswell</u>
STATE: <u>Ga</u> ZIP: <u>30075</u>	STATE: <u>Ga</u> ZIP: <u>30075</u>
PHONE: <u>770-329-7383</u>	PHONE: <u>770-329-7383</u>
CONTACT PERSON: <u>Carl Burnett</u> PHONE: <u>404-583-7655</u>	
CONTACT'S E-MAIL: <u>dcarlburnett@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: SUP-95-052

PARCEL NUMBER(S): 5 Landlot 50 Parcel 004 ACREAGE: 2.953

ADDRESS OF PROPERTY: 2016 Lawrenceville Hwy, Gwinnett County, GA

PROPOSED CHANGE IN CONDITIONS: remove of conditions prior SUP items I. & K.

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>8,000</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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in the year one thousand nine hundred eighty-seven, between D. FARMER, as party of the first part (hereinafter called "Grantor"), and RYNER D. WITTGENS and DEANE H. STOKES, as party of the second part (hereinafter collectively called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 50 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of U.S. Highway Number 29 (as relocated) 578.62 feet northeasterly as measured along said right-of-way line (as relocated) from its intersection with the original right-of-way line of U.S. Highway Number 29; running thence along the southeasterly right-of-way line of U.S. Highway Number 29 (as relocated) in a northeasterly direction an arc distance of 227.33 feet to an iron pin set (said arc being subtended by a chord bearing North 62° 08' 42" East, a chord distance of 227.32 feet); running thence South 27° 38' 18" East, a distance of 24.78 feet to an iron pin set; running thence North 63° 31' 29" East, a distance of 26.70 feet to an open top pipe found; running thence South 10° 21' 28" East, a distance of 420.12 feet to an iron pin set; running thence South 45° 27' 56" West, a distance of 332.0 feet to an iron pin set; running thence North 07° 47' 30" West, a distance of 555.08 feet to an iron pin set at the point of beginning, said tract or parcel of land containing 2.961 acres, more or less, as shown on the plat of survey for Ryner D. Wittgens prepared by Crusselle, Rakestraw, and Twitty, Inc., certified by W. Carlton Rakestraw, Jr., GRLS Number 2236 which plat is incorporated herein by reference.

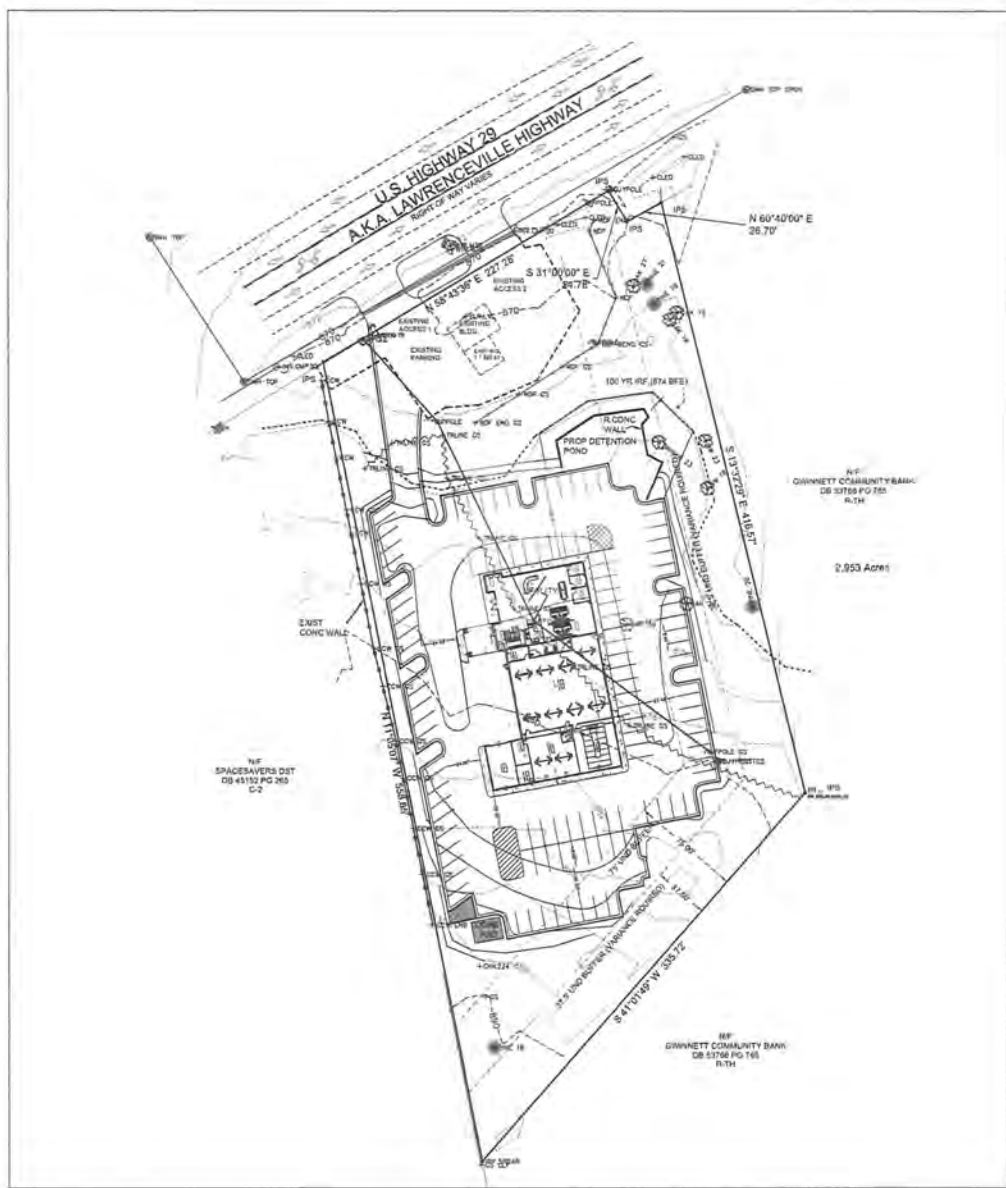
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyways appertaining, to the only proper use, benefit and behoof of the said Grantee, their heirs, personal representatives and assigns, forever in FEE SIMPLE.

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CHURCHILL & FERGUSON
ATTORNEYS AT LAW
SUITE 1200

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX
\$ 236.80
Date 3-7-88

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SUP-17-89
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DATE: 04/10/17
 DRAWN BY: AMM
 CHECKED BY: AMM
 ENGINEER: AMM
 REGISTRATION NO. GA P.E. No. 20055

GRAPHIC SCALE
 0 40 80 160
 (IN FEET)
 1" = 40'

TAX PARCEL ID 5050-004

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
			AMM		
			AMM		
			AMM		
			AMM		

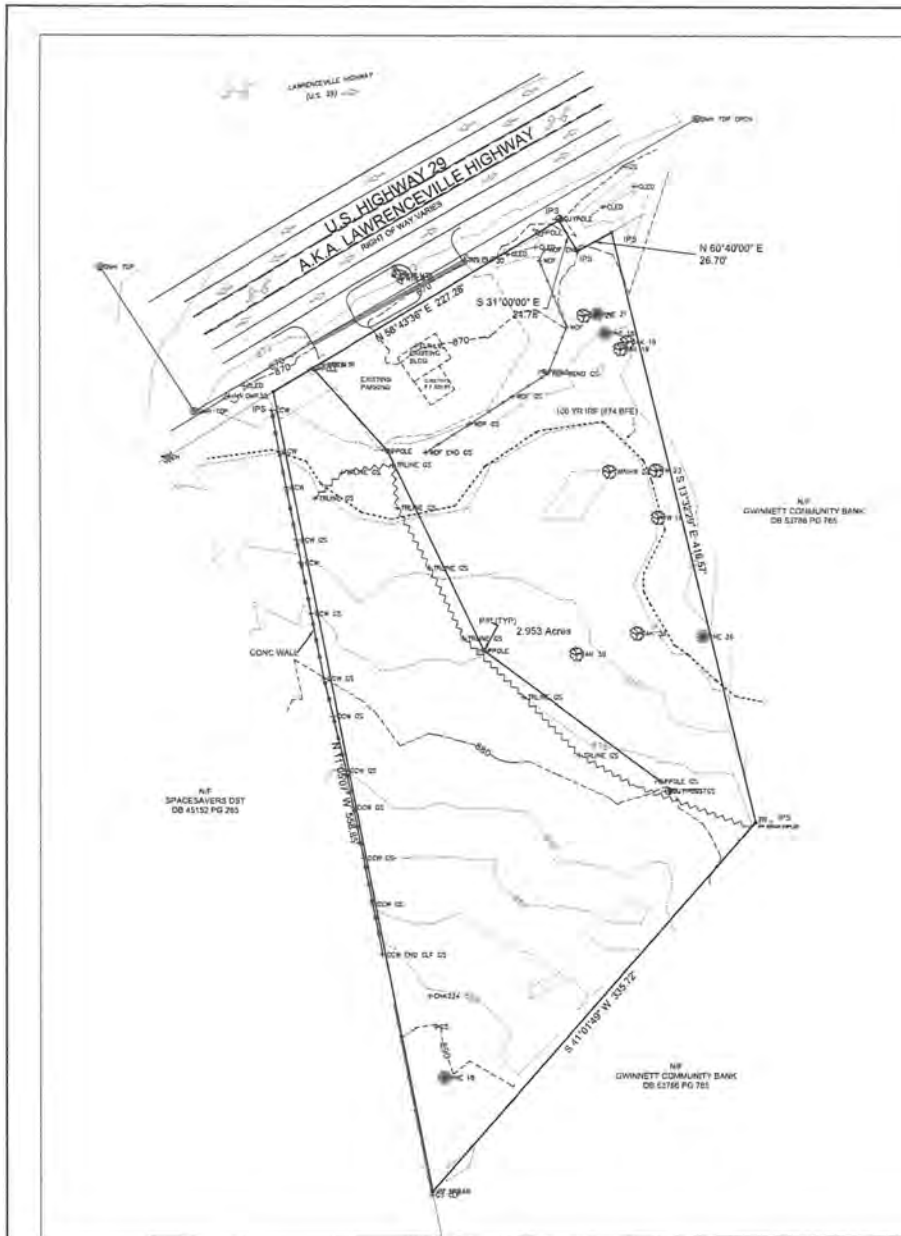


PREPARED BY:
MANSUR ENGINEERING, INC.
 1810 PEACHTREE IND. BLVD, SUITE 140
 DULUTH, GEORGIA 30097
 PHONE: (770) 476-7014 Fax: (770) 476-7363

OWNER/BUILDER
ISB HOLDING COMPANY LLC.
 432 ATLANTA STREET
 ROSWELL, GA 30075
 PHONE: (770) 329 - 7383

PROPOSED LAYOUT PLAN
 2016 LAWRENCEVILLE HWY
 LAND LOT 50, 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

SCALE
 SHEET NO. 1" = 40'
 FILE NO.



LOCATION MAP (NTS)

CLOSURE STATEMENT:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,150 FEET AND AN ANGULAR ERROR OF 00 00'02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 100,000+ FEET.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 403 TCR TOTAL STATION.

* TOTAL AREA = 2.953 AC.
 † THIS PROPERTY IS LOCATED IN A 158 YEAR FLOOD PER FIRM PANEL NO. 13120C 102 2462D 50A, 25

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TAX PARCEL ID 5050-004

NO.	DATE	REVISIONS.	BY	PROJECT NO.	DATE
			AMM	DESIGNED BY	5-07-16
			AMM	DRAWN BY	5-07-16
			AMM	CHECKED BY	5-07-16
			AMM	ENGINEER	5-07-16
				REGISTRATION NO. GA P.E. No. 20265	5-07-16

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 PHONE: (770) 329 - 7383

ASBUILT SURVEY OF
 2016 LAWRENCEVILLE HWY
 LAND LOT 50, 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

SCALE
 1" = 40'
 SHEET NO.
 1/1
 FILE NO.

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:

The proposed call dealership shall go next to the existing commercial use storage facility with two side bordering being flood plain.

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

The adjacent project is commercial unaffected; the two other sides are residential zone however can not be built due to flood plain.

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

The proposed business model is a high end car dealership bring buyers with buying power that will positively impact the areas businesses.

- (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:

The proposed facility is located directly of Lawrenceville highway which has two lanes each direction for a total of four, which will not place any burdens on the traffic flow.

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

in discussion with staff early this week (Jerry & kathy), they indicated that the plan that we are submitting is exactly what the intended use was. The previous restrictions was due to the previous owner's under development of the site full potential.

- (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:

Their no other existing CIC items except items I. and K from the currently effect SUP-95-052.

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Gwinnett County Planning Board
446 W Crogan Street,
Lawrenceville, GA 30044

UI Auto Group
Head Office: 432 S Atlanta St,
Roswell, GA. 30075
% Jon Malik - CEO
1895 River Falls Dr,
Roswell, GA 30076

Dear Board,

It is our pleasure to announce that we are going to be a part of growing business community in Lawrenceville. We are a group of automotive dealerships that have been in operating in GA and VA markets for past 13 years successfully.

Our marketing and operations are very carefully planned and executed using Online services and tools. We are a purely an internet based operation and rely on online adversity such as targeted marketing on Google, Facebook, Autotrader, Cars.com, Truecar.com, to name a few. We are exclusively approved to do business with Employers like IBM, Military, Emory hospital and University, Northside Hospital and all of USAA members as well as Navy Federal Credit Union and all of Capital One and Chase members. We are a Number One preferred vendor with tons of employers as well as Banks and Credit Unions.

Our existing locations in Roswell and VA and Marietta have been at the forefront of the local businesses in those areas and donate locally to Fire and Police departments and always finding ways to give back to the surrounding communities. This is in form of participating in planting trees, taking care of landscape of not just our properties but also any abandoned properties around us, clean up campaigns, Own a Road program, and again heavily donating to locally advertising and county city sponsored marketing programs.

Our plan is to build a high end vehicle sales facility at the address 2016 Lawrenceville Hwy. This facility will be modern and tastefully done. We have plans to do a great landscape outside the dealership to add curb appeal as well as add to the outlook of the entire area. Our track record of working in one of the most stringent counties in the country - Fairfax and Loudoun in VA - is impeccable has prepared us well to be compliant with the highest standards. We want to bring the same experience to Lawrenceville.

Part of our growing business also includes software development for the automotive companies. For that purpose we have launched a separate company from within our dealership platforms which is focussed on making our as well as partner dealers more compliant with local City, County, State as well as Secretary of State license board laws. This software company was

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supposed to have it head office in the future moved to Lawrenceville as well as part of this Marquee facility that we are planning to build. This brings good high paying jobs as well as tons of exposure to the area.

Our customer base is very diverse and we cater to mostly educated, tech savvy, internet shoppers who find us from all over the country and usually fly in to Atlanta to purchase vehicles. We offer airport pickup service. Such clients always add to the exposure as well as local tax dollars by buying goods and services locally when they arrive to complete their purchase.

We also rely on online reputation management and always strive to earn good reviews on websites like Google Reviews, CarGurus, DealerRater, BBB A+ ratings and more. This is how our customers also find us and recommend us.

Being in business so many years and having sold over 25,000 vehicles in last decade, we are very much confident that automotive businesses backbone is its inventory and staff. Inventory is not going to be quality and problem free until and unless serviced at a 5 Star facility. That's why we were planning to build a very modern technology oriented facility to service vehicles at the Lawrenceville location as well. Without service, you can end up having a plethora of issues which makes it a cumbersome business to run and complaints. Our service department includes Mechanical, Electrical, Tires, Wheels, Alignment, suspension, body as well as Interior inspection and a hand car wash facility. We are glad to be compliant with any environmental and local state and county and city laws however enabling this service department will alleviate any distastefulness from this automotive business which otherwise is unfortunately attributed to this business like a stigma.

We request the honorable authorities and board members to enable us in accomplishing this goal and we open and make ourselves available at any time for such question answer sessions.

We thank you for your consideration.

Sincerely,
Jon Malik
CEO - UI Autos Group
Direct: 678-720-8787
Jon@uiautos.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.



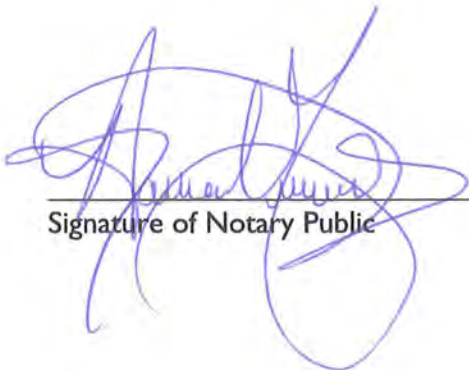
Signature of Applicant

04/07/17

Date

Jon Malik - OPERATOR

Type or Print Name and Title



Signature of Notary Public

4/7/17

Date



Notary Seal

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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.



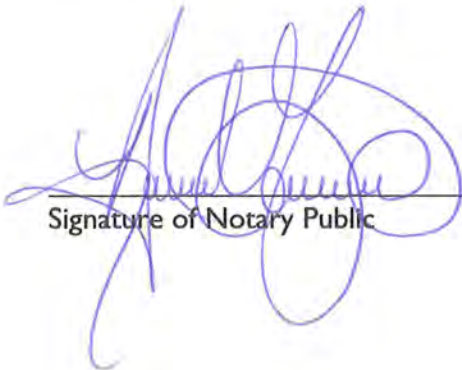
04/07/17

Signature of Property Owner

Date

Jon Malik - Operator

Type or Print Name and Title



04/17/17

Signature of Notary Public

Date



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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

 04/07/17 Jon Malik - Operator
 Signature of Applicant Date Type of Print Name and Title

 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 04/07/17
 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 Jon Malik
 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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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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 - 50 - 4 R 50 50 - 009
(Map Reference Number) District Land Lot Parcel

[Signature] 04/02/17
Signature of Applicant Date

Jim Malik - Operator
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

[Signature] TSA II
NAME TITLE
4-10-17
DATE

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