

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>GMR Auto Repairs &amp; Services, LLC</u>	NAME: <u>YH Properties, LLC</u>
ADDRESS: <u>241 McArthur Street</u>	ADDRESS: <u>8635 Commodity Circle - Suite 100</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Orlando</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>FL</u> ZIP: <u>32819-9070</u>
PHONE: <u>678-442-8774</u>	PHONE: <u>678-852-3833-Cravens Doggett</u>
CONTACT PERSON: <u>Lisa Royes</u> PHONE: <u>770-595-0688</u>	
CONTACT'S E-MAIL: <u>gmrautocare@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>C-2</u>	PRIOR ZONING CASE: <u>RZC-08-025</u>
PARCEL NUMBER(S): <u>R5210 162</u>	ACREAGE: <u>1.59</u>
ADDRESS OF PROPERTY: <u>1216 Winder Hwy, Lawrenceville, GA 30045</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Automotive repair shop, tire services for change of Condition 1.A.</u>	

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>10080</u>
GROSS DENSITY: _____	DENSITY: <u>6339.62</u>
NET DENSITY: _____	

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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**LEGAL DESCRIPTION**  
**1216 WINDER HIGHWAY LAWRENCEVILLE, GEORGIA 30045**  
**GWINNETT COUNTY, GEORGIA PARCEL R5210 162 – 1.59 ACRES**  
**GMR AUTO REPAIRS & SERVICES, LLC**

All that tract or parcel of land lying and being in Land Lot 210 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows:

**BEGINNING** at an iron pin found being a ½ inch rebar on the North Right of Way line of Winder Highway – State Route 8, U.S. Highway 29 (Right of Way width varies), said iron pin found being located 279.69 feet along said right of way from its intersection with the East Right of Way line of Cedars Road (Right of Way width varies), thence along a curve to the Right for an arc distance of 99.22 feet, said curve having a chord bearing of North 59°15'19" East and a chord distance of 99.18 feet and a radius of 1001.85 feet to an iron pin found being a ½ inch rebar; thence South 27°54'28" East, a distance of 22.16 feet to an iron pin found being a ½ inch rebar; thence along a curve to the Right for an arc distance of 74.33 feet, said curve having a chord bearing of North 64°15'51" East and a chord distance of 74.31 feet and a radius of 983.92 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**; thence leaving said Right of Way line and proceeding North 43°49'08" West, a distance of 70.96 feet to an iron pin found; thence North 31°00'30" West, a distance of 317.00 feet to an iron pin found; thence North 73°32'35" East, a distance of 169.68 feet to an iron pin found; thence South 38°09'30" East, a distance of 372.05 feet to an iron pin found being a ½ inch rebar on the North Right of Way line of Winder Highway – State Route 8, U.S. Highway 29 (Right of Way width varies); then along said Right of Way line South 66°28'34.7" West, a distance of 196.48 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**. Said tract contains 1.59 acres, more or less.

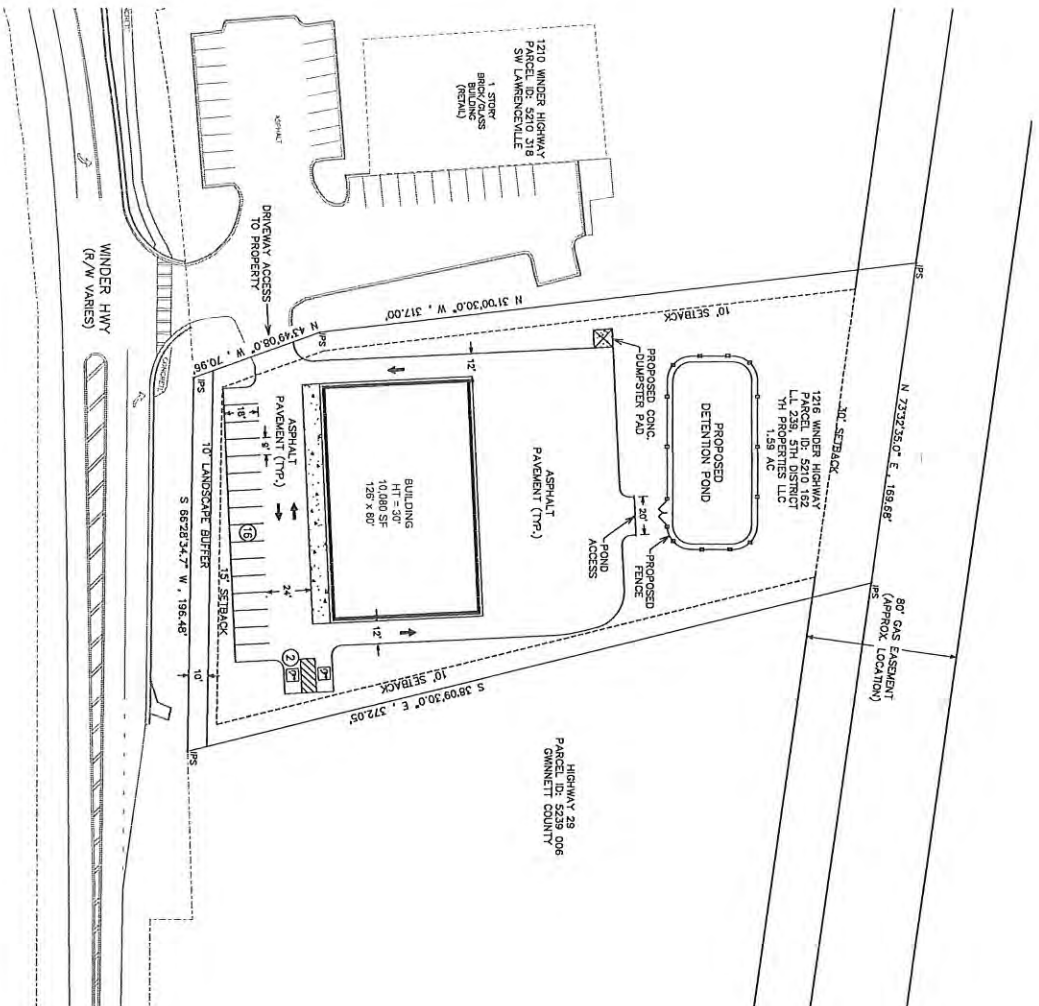
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# GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM WITH GWINNETT COUNTY STANDARDS AND ORDINANCES.
2. SETBACKS:  
FRONT - 10'  
REAR - 50'  
SIDE - 10'
3. BUILDING SHALL BE CONSTRUCTED WITH ARCHITECTURAL TREATMENT OF GLASS, BRICK OR STONE. STUCCO MAY BE USED AS AN ACCENT MATERIAL.
4. MINIMUM - 1 PARKING SPACE PER BAY
5. MINIMUM - 1 PARKING SPACE PER BAY



<p><b>Engineer</b> Howard Anderson Ph: 854.665.3136</p>		<p>No. _____ Revised/Issue _____ Date _____</p>
<p><b>Client Name and Address</b> ecvibeng LLC 215 Traditions Drive Loganville, Ga. 30052</p>		
<p><b>Project Name and Address</b> GMR AUTO 1215 WINDER HWY Dacula, GA 30019</p>		
<p>Project: 01-06620 Date: 07/30/20 Scale: 1"=30'</p>	<p>Sheet: C1.0 Title: SITE PLAN</p>	

**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:  
*SEE EXHIBIT A*
- 

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

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

- (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:  
*SEE EXHIBIT A*
- 

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

- (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:  
*SEE EXHIBIT A*
- 

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**EXHIBIT A – CHANGE IN CONDITIONS – APPLICANT’S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**  
**1216 WINDER HIGHWAY LAWRENCEVILLE, GEORGIA 30045**

- (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:

*YES. The proposed Change in Conditions will be consistent and suitable with the adjacent and nearby C-2 and M-1 uses.*

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

*NO. The proposed Change in Conditions will not impact nor adversely affect the adjacent and nearby C-2 and M-1 uses.*

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

*NO. The Applicant believes the Commercial C-2 zoned property would not have reasonable economic use without the proposed Change in Conditions.*

- (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:

*NO. The proposed Change in Conditions will not cause an excessive or burdensome use on schools since no school-age children will be involved, and the property is within an area having public utilities of sufficient capacity with the property also having excellent access to major transportation facilities.*

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

*YES. The property lies in the Innovation District of Gwinnett’s 2040 Unified Plan with the Winder Highway area having Industrial, Manufacturing, Commercial and Residential uses along with Emerging Suburban areas. The proposed Change in Conditions will not conflict with these uses and further will provide a needed service to Emerging Suburban areas.*

- (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:

*YES. The proposed use of the property will be consistent with existing and developing land uses in the surrounding area, and therefore supports approval of the Change in Conditions.*

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## LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION

The Applicant, GMR Auto Repairs & Services LLC, requests a Change in Conditions (CIC) to allow a 10,080 square feet automotive care facility be constructed at 1216 Winder Highway (Ga. Hwy 8 & U.S. Hwy 29) Lawrenceville, Georgia 30045, unincorporated Gwinnett County Parcel R5210 162 containing approximately 1.59 acres of vacant forested land that is zoned Commercial C-2. The property is located very near the intersection of Winder Highway and Cedars Road being in Commission District 4.

The existing Commercial C-2 Zoning Case Number RZC-08-025 (GCID 2007-1555) for the property was adopted by Gwinnett County's Board of Commissioners December 11, 2007, and condition 1.A. restricted the use of "auto repair shops or tire stores", therefore requiring the need for a Change in Conditions (CIC) Application.

GMR Auto Repairs & Services is a typical auto repair facility owned and operated by GMR Auto Repairs & Services, LLC, with one principal building having designated areas for auto maintenance and repairs, client waiting, office and meeting area, lunchroom, and auto technician's locker room. The majority of parking for vehicles to be repaired and maintained will be in the rear of the principal building. There will be a total of 6 bays with 4 glass roll-ups on the front and 2 regular roll-ups on the rear of the building.

GMR Auto Repairs & Services is designed for only light and minor services and repairs and will not accomplish any major repairs such as auto body and painting nor engine and transmission rebuilding. In other words, uses will be limited to general repairs and replacements that are routinely conducted the same day with no vehicles allowed to be parked on site for more than 72 hours.

GMR Auto Repairs & Services does general repairs as well as specialized services like Auto Glass & Tinting, Auto & Truck Accessories, Insurance Claims, and Tire & Wheel Replacement. GMR Auto Repairs will not perform any services outside the building in the parking lot area. Finally, GMR Auto Repairs & Services will limit the "open to the public" hours from 8:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 2:00 p.m. on Saturday. The lighting and signs will be turned off no later than 11:00 p.m., with only down lights having limited radiant range for security purposes.

GMR Auto Repairs & Services would like to continue serving the Gwinnett County community, as it has for 15 years, by building an auto repair and maintenance facility that adheres to the County expectations. We look forward to meeting with the County and our neighbors to address any concerns that anyone might have. The Applicant respectfully requests the County's approval of this Change in Conditions Application.

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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.

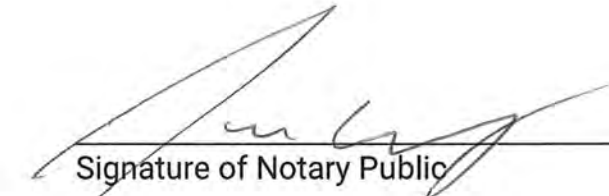
  
\_\_\_\_\_  
Signature of Applicant

7/31/2020

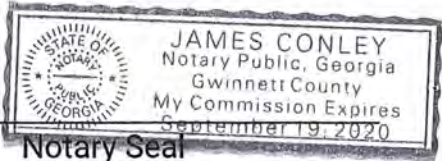
\_\_\_\_\_  
Date

**Lisa Royes, Manager**

\_\_\_\_\_  
Type or Print Name and Title

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

7/31/2020  
\_\_\_\_\_  
Date



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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.

Yonghe Zhou  
Signature of Property Owner

7/31-2020  
Date

YONGHE ZHOU MANAGER  
Type or Print Name and Title

STATE OF NEW YORK

COUNTY OF QUEENS

Sworn to before me on this 13 day of July 2020

Notary Public

SS:

HONG WU JIANG  
Notary Public, State of New York  
No. 01HO6189625  
Qualified in Kings County  
Certificate Filed in Queens County  
Commission Expires June 30, 2020  
OCT. 30, 2020

Signature of Notary Public

Date

Notary Seal

CIC '20 025

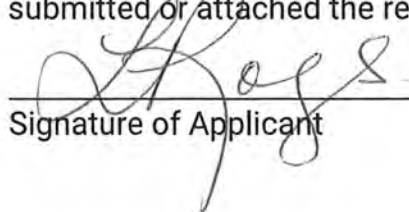
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**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

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.

 7/31/2020 Lisa Royes, Manager  
Signature of Applicant Date Type of Print Name and Title

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

 7/31/2020   
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 Lisa Royes  
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 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:**

(Map Reference Number)

5 - 210 - 162  
District Land Lot Parcel

Signature of Applicant

Date

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)

NAME

TITLE

DATE

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