

**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>RV World of Georgia</u>
ADDRESS: <u>2289 East Rock Quarry Road</u>	ADDRESS: <u>2289 East Rock Quarry Road</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>Georgia</u> ZIP: <u>30519</u>	STATE: <u>Georgia</u> ZIP: <u>30519</u>
PHONE: <u>678-409-8153</u>	PHONE: <u>678-409-8153</u>
CONTACT PERSON: <u>Larry A. Genn</u> PHONE: <u>770-312-2674</u>	
CONTACT'S E-MAIL: <u>lgenn@lbgmassociates.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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>15,640</u>
LAND DISTRICT(S): <u>3</u>	LAND LOT(S): <u>002 -082</u> ACREAGE: <u>+/- 18.02</u>
ADDRESS OF PROPERTY: <u>2239 East Rock Quarry Road, Buford, GA 30519</u>	
SPECIAL USE REQUESTED: <u>Currently full service RV facility &amp; owner is installing body repair &amp; paint booth in one of the service bays within the new building.</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 LOTS 1 & 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°26'39" W WITH A CHORD OF 149.16 FEET TO A POINT; N 16°51'17" W A DISTANCE OF 189.10 FEET TO A 1/2" REBAR; 71.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 241.00 FEET TO BEAR N 25°19'48" W WITH A CHORD OF 71.04 FEET TO A POINT; 130.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET TO BEAR N 44°18'24" W WITH A CHORD OF 129.58 FEET TO A 1/2" REBAR; 18.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.09 FEET TO BEAR N 70°13'58" W WITH A CHORD OF 18.85 FEET TO A 1/2" REBAR; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ALONG THE EASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY THE GWINNETT COUNTY BOARD OF EDUCATION N 44°20'58" W A DISTANCE OF 58.48 TO A 1/2" REBAR; THENCE CONTINUE ALONG SAID EASTERLY LINE N 55°15'48" W A DISTANCE OF 144.19 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 EASTERLY LINE AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N 85°47'01" E A DISTANCE OF 260.55 FEET TO A 1/2" REBAR; N 85°53'38" E A DISTANCE OF 1,215.74 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°24'05" W A DISTANCE OF 372.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING ±785,245 SQUARE FEET (18.027 ACRES) MORE OR LESS.

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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 operation 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 installation of body repair & paint booth in one service bay. UDO specifies SUP requirement for body repair & paint booth in one service bay and our location is 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 the body repair & paint booth as this is an integral part of the full service they provide onsite.

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2289 E. Rock Quarry Rd.  
Buford, GA 30519

Local 770.945.2112  
Toll 877.945.2112  
Fax 770.945.7512

**June 30, 2015**

Gwinnett County Board of Commissioners  
Special Use Permit

Re: SUP 2015-00\_\_\_\_\_

Reference is made to RZC-04-033, GCID2010-0729, SUP2010-00043, CIC2014-00009, & SUP2014-00036

The purpose of this letter is to respectfully request a Special Use Permit for the 18.027 acre location of the RV World of Georgia at 2289 East Rock Quarry Road. As the need for providing full service to our RV customers, we are building additional service bays in our new building & are installing a body repair & paint booth in one of said service bays.

Our business has and continues to thrive forcing us to expand our service/shop capabilities. It is our intent to construct a paint booth in one of the new service bays.

In conclusion, we respectfully request that this application be approved.

Please do not hesitate to contact me with any questions.

Sincerely,

David Daniel

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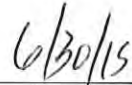
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**


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.


  
\_\_\_\_\_  
Signature of Property Owner

  
\_\_\_\_\_  
Date

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

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

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Notary Seal

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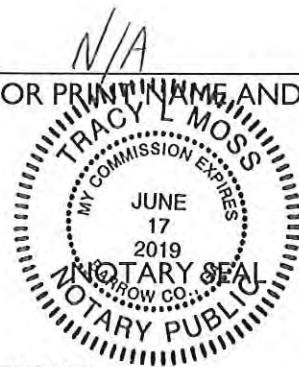
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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                      6/30/15                      David M Daniel  
 SIGNATURE OF APPLICANT              DATE                      TYPE OR PRINT NAME AND TITLE

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

Tracy L Moss                      6.30.15  
 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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