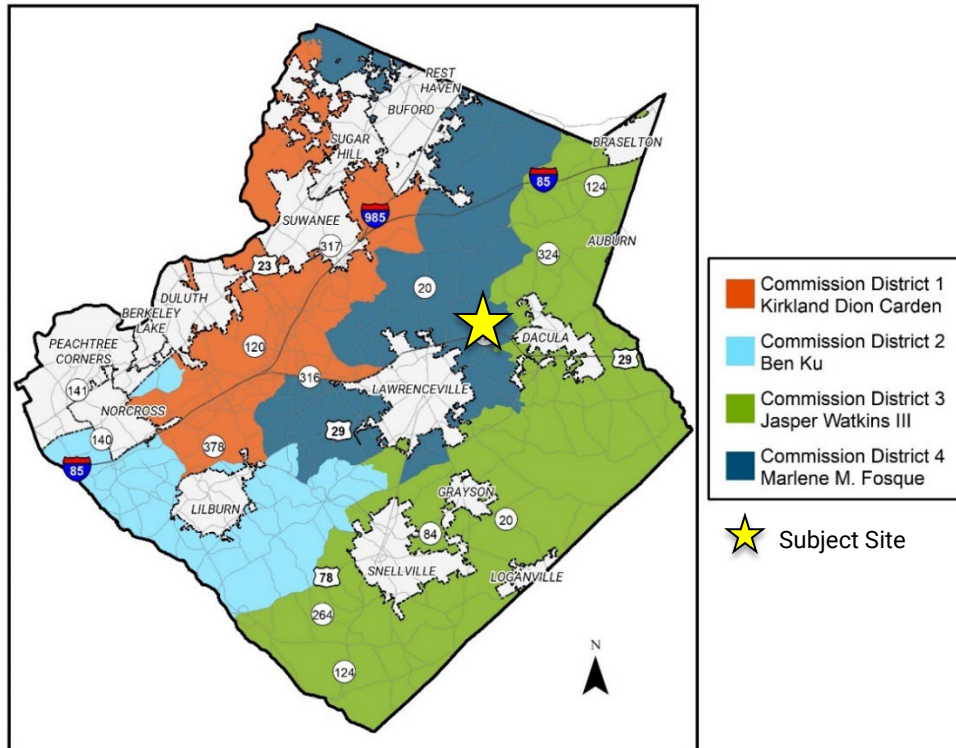




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00027
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit
Address: 1400 Hurricane Shoals Road
Map Number: R5240 001
Site Area: 7.54 acres
Square Footage: 58,038
Proposed Development: Recreational Vehicle Service
Commission District: District 4 – Commissioner Fosque
Character Area: Innovation District

Staff Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 6/7/2022
Board of Commissioners Advertised Public Hearing Date: 6/28/2022

Applicant: Bruce Johnston
498 East State Highway 21
Lewisville, TX 75057

Owner: National RV Indoor Centers
498 East State Highway 21
Lewisville, TX 75057

Contact: Arnel Santos

Contact Phone: 727.938.1516

Zoning History

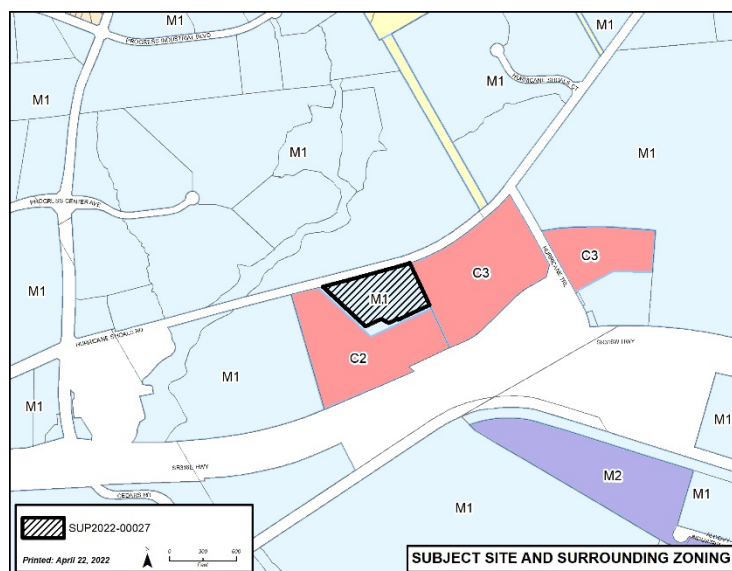
The subject property is zoned M-1 (Light Industry District). A 1975 areawide rezoning changed the zoning on the property from RA-200 (Agriculture-Residence District) to M-1. No other zoning requests are on record for this property.

Existing Site Condition

The subject site is a 7.54-acre undeveloped parcel located along Hurricane Shoals Road, west of its intersection with Hurricane Trail. The parcel is densely vegetated and generally slopes up from west to east by approximately 20 feet. A Transcontinental Gas Pipeline easement runs along the western property line, and a Jackson EMC power easement and power line runs along the road frontage. No sidewalks are present on this section of Hurricane Shoals Road. The nearest Gwinnett County Transit stop is approximately 3.4 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by a commercial use and undeveloped property. A recreational vehicle sales facility related to the subject site is to the west. The remainder of the adjacent properties are undeveloped. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	RV Service	M-1	N/A
North	Undeveloped	C-2	N/A
East	Undeveloped	C-3	N/A
South	Undeveloped	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit on a 7.54-acre property zoned M-1 for a recreational vehicle service facility, including:

- A 58,038 square-foot facility with service shop with 40 service bays for recreational vehicles.
- A total of 148 parking spaces, including 38 spaces for automobiles and 110 spaces for recreational vehicle storage awaiting service.
- A full access driveway from Hurricane Shoals Road and interparcel access to the adjacent recreational vehicle sales and service center.
- A shared stormwater management facility provided on the adjacent property to the south, which will be expanded to accommodate the proposed service center.
- A five-foot-wide sidewalk along the Hurricane Shoals Road frontage.
- A 10-foot-wide landscape strip along Hurricane Shoals Road.
- Exterior facades of insulated metal wall panels.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a recreational vehicle service facility in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	<40'	YES
Front Yard Setback	Minimum 50'	138'	YES
Side Yard Setback	Minimum 25'	60'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking (Vehicle Service)	Minimum: 40 spaces Maximum: 120 spaces	110 spaces	YES
Landscape Strip	10'	10'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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.

The subject site is adjacent to an existing recreational vehicle sales and service facility. The proposed development will be an expansion of this facility. Uses nearby include industrially and commercially zoned properties along the University Parkway corridor. The proposed special use permit would be suitable given the surrounding use and development.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The proposed development would not adversely affect the existing use or usability of adjacent or nearby property. No residentially zoned properties are located in the immediate area. A majority of the nearby properties are developed as warehouse and distribution facilities.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

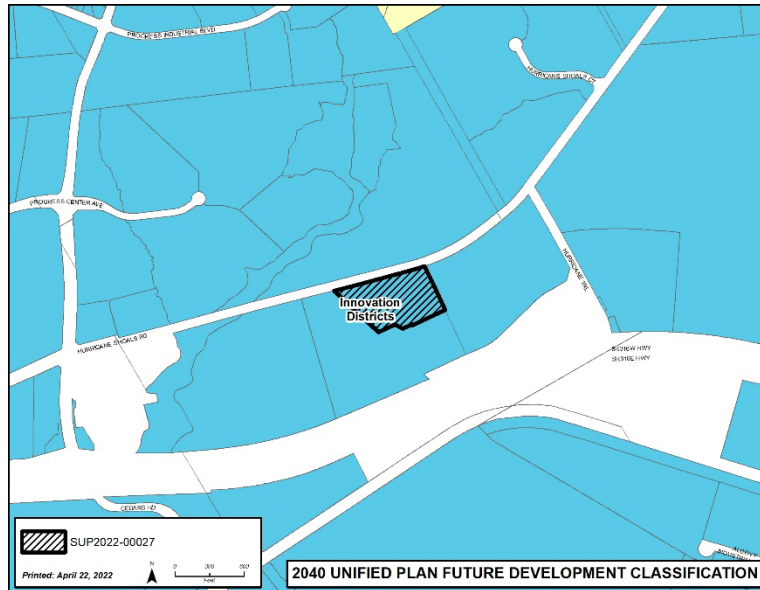
The property has a reasonable economic use as currently zoned.

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.

An increased impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development regulations, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit E).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Innovation District Character Area. The Character Area is intended for the development of technological uses, industrial parks, and areas where there are colleges and universities. The surrounding area is located along University Parkway, which contains numerous intensive industrial parks and manufacturing centers. While the subject property would not typically fit into this Character Area, as it is a commercial use, the site is adjacent to an existing recreational vehicle center owned and operated by the applicant of this request. As a result, the expansion of the existing recreational vehicle center would be appropriate within this Character Area.



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.

The development is surrounded primarily by intensive industrial uses including distribution centers, heavy equipment rental, and warehouses. Much of the immediate surrounding area is undeveloped, but zoned for industrial and commercial uses. The subject request is an expansion of the adjacent recreational vehicle center, to provide further service and storage of recreational vehicles. The outdoor storage of vehicles is a use permitted by the M-1 zoning category, and is appropriate as an accessory use in this case. The property is not located near residentially zoned properties and would not require additional buffers or limitations other than those applicable and required by Section 230-130.3E of the UDO. Further development in the surrounding area is anticipated to be industrial or commercial in nature, with intense uses. Therefore, the proposed special use permit would be suitable based on existing and changing conditions.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Staff Recommended Conditions

Approval of a Special Use Permit for Recreational Vehicle Service, subject to the following conditions:

1. Uses shall be limited to a recreational vehicle service facility, including service, body repair, and storage. Storage of recreational vehicles shall include those for sale and those waiting for repair.
2. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). If tilt-up concrete is utilized, all

elevations will be faced with clay tile, brick veneer (or similar treatment for brick appearance) or stucco. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.

3. Outdoor storage or collection of vehicle parts, tires, junked vehicles, or other debris shall be prohibited.
4. Salvage of inoperable vehicles shall be prohibited. Inoperable vehicles awaiting repair shall be stored on the property for no longer than 30 days.
5. Provide minimum 10-foot-wide landscaped strips outside the rights of way of Hurricane Shoals Road. Landscaped strip shall be planted with straight-trunked, native deciduous trees. Any fencing along public rights of way shall be decorative metal with brick or stone columns on 30-foot centers (max.).
6. Additional landscaping shall be provided on site to include at a minimum one large canopy tree for every ten recreational vehicle storage spaces and at least three minimum 200 square-foot landscape islands within the row of recreational vehicle parking spaces along the property frontage.
7. Recreational vehicle repair shall be performed in an enclosed building. Any outdoor storage of damaged vehicles awaiting repair shall be located behind the building.
8. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Materials
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



Adjacent recreational vehicle center



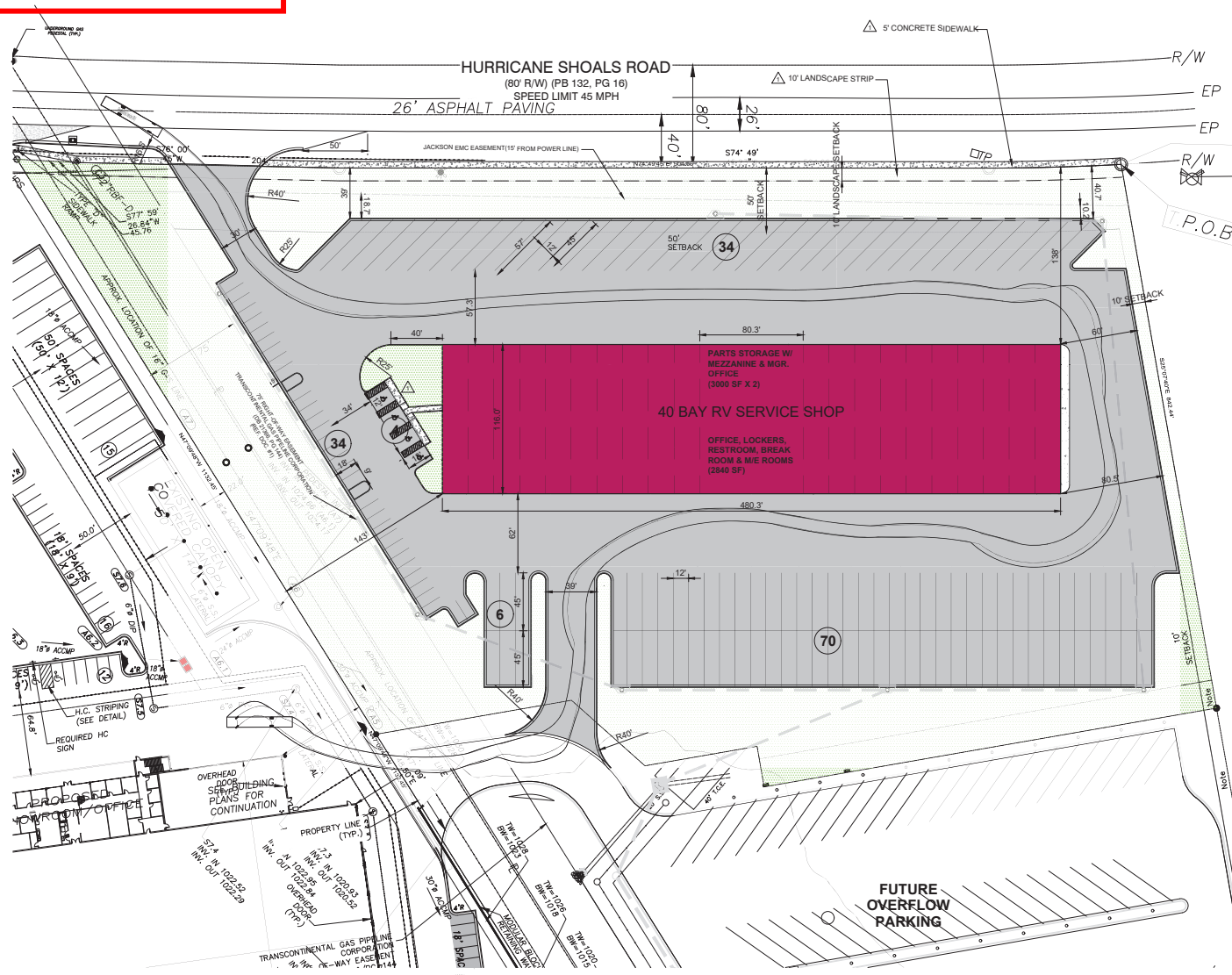
View of subject site along Hurricane Shoals Road

Exhibit B: Site Plan

[attached]

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4/19/22



PROJECT DATA
 PROJECT NAME: NATIONAL INDOOR RV CENTERS
 OWNER: NATIONAL INDOOR RV CENTERS
 498 E. Slate Highway 121
 Lewisville, TX 75057
 (469) 277-1330
 ENGINEER: SPRING ENGINEERING, INC.
 3014 US HIGHWAY 19
 HOLIDAY, FLORIDA 34691
 ARNEL SANTOS (727) 938-1516

SITE DATA
 PARCEL I.D.#: R5240-001
BUILDING SETBACKS:
 FRONT > 50' REQ'D > 138' PROVIDED
 SIDE > 25' REQ'D > 60' PROVIDED (EAST) > 143 PROVIDED (WEST)
 REAR SETBACK > 50' REQ'D > MORE THAN 50' PROVIDED
LANDSCAPE BUFFERS:
 FRONT > 10' REQ'D FROM EMC EASEMENT > 10' PROVIDED

PROJECT AREA: 7.53 AC
 TOTAL SITE AREA: 13.179 AC
 BUILDING AREA: 58,038 SF
 IMPERVIOUS AREA: 231,053 SF
 OPEN SPACE/Common AREA: 105,151 SF
ZONING: M-1 (LIGHT INDUSTRY DISTRICT)
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL - SERVICE CENTER
PROVIDED PARKING: REGULAR SPACES - 64
 VEHICLE STORAGE SPACES - 70
 HANDICAP PARKING SPACES - 4
 TOTAL SPACES - 138

- NOTES**
- The stormwater management system will be located at the adjacent overflow parking parcel's existing stormwater system south of the project site.
 - The existing stormwater management systems is planned to be expanded to accommodate this project.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOT 340 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF HURRICANE TRAIL (80' RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (80' RIGHT-OF-WAY); THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY OF HURRICANE SHOALS ROAD THE FOLLOWING (3) COURSES AND DISTANCE:

THENCE ALONG AN ARC OF CURVE TO THE RIGHT FOR A DISTANCE OF 473.28 FEET SAID ARC HAVING A RADIUS OF 1472.25 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 48 DEGREES 38 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 471.25 FEET TO A POINT;

THENCE SOUTH 55 DEGREES 51 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 140.92 FEET TO A POINT;

THENCE ALONG AN ARC OF CURVE TO THE RIGHT FOR A DISTANCE OF 500.31 FEET SAID ARC HAVING A RADIUS OF 1821.22 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 63 DEGREES 43 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 408.74 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING AFORESAID RIGHT-OF-WAY SOUTH 25 DEGREES 07 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 842.44 FEET TO A 1/2 INCH RE-BAR SET ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROUTE NUMBER 316 (A.K.A. UNIVERSITY PARKWAY);

THENCE ALONG THE AFORESAID RIGHT-OF-WAY SOUTH 64 DEGREES 56 MINUTES 20 SECONDS WEST 402.80 FEET TO A 1/2 INCH RE-BAR FOUND;

THENCE ALONG THE AFORESAID RIGHT-OF-WAY SOUTH 46 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 81.69 FEET TO A 1/2 INCH RE-BAR FOUND;

THENCE ALONG THE AFORESAID RIGHT-OF-WAY SOUTH 67 DEGREES 17 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 39.50 FEET TO A 1/2 INCH RE-BAR SET ON THE RIGHT-OF-WAY OF STATE ROUTE NUMBER 316 (A.K.A. UNIVERSITY PARKWAY);

THENCE LEAVING AFORESAID RIGHT-OF-WAY NORTH 47 DEGREES 09 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 1132.45 FEET TO A 1/2 INCH RE-BAR SET ON THE RIGHT-OF-WAY OF HURRICANE SHOALS ROAD;

THENCE ALONG THE AFORESAID RIGHT-OF-WAY NORTH 77 DEGREES 59 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 45.76 FEET TO A POINT;

THENCE NORTH 73 DEGREES 00 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 204.86 FEET TO A 1/2 INCH RE-BAR SET;

THENCE NORTH 74 DEGREES 49 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 504.69 ALONG SAID RIGHT-OF-WAY TO A POINT;

THENCE ALONG AN ARC OF CURVE TO THE LEFT FOR A DISTANCE OF 102.83 FEET SAID ARC HAVING A RADIUS OF 1821.22 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 12 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 102.81 FEET TO A 1/2 INCH RE-BAR SET SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 13.179 ACRES.



SITE PLAN
 SCALE: 1" = 40'



FOR SUP APPROVAL

ISSUE DATE: 02.24.22

NO.	DATE	REVISION	REVISIONS FOR SUP COMMENTS

NATIONAL INDOOR RV CENTERS
 1400 Hurricane Shoals Rd.
 Lawrenceville, GA 30043



CONTRACT DATE:
 December 20, 2021

34 YEARS
 OF
 EXPERIENCE
 DESIGNING INNOVATIVE
 COMMERCIAL DEVELOPMENT

Spring Engineering
 Architecture • Engineering • Land Planning
 3014 US HWY 19, HOLIDAY, FL • (727) 938-1515 • FL C.O.A. NO. 0000528 & LICENSE NO. RA000127

SITE PLAN
 DESIGNED BY: AS
 DRAWN BY: AS
 CHECKED BY: RES
 JOB NO.: 2021-41

SHEET NO.:
 C1.0

Exhibit C: Building Materials

[attached]

ENERGY-EFFICIENT WALL SYSTEMS

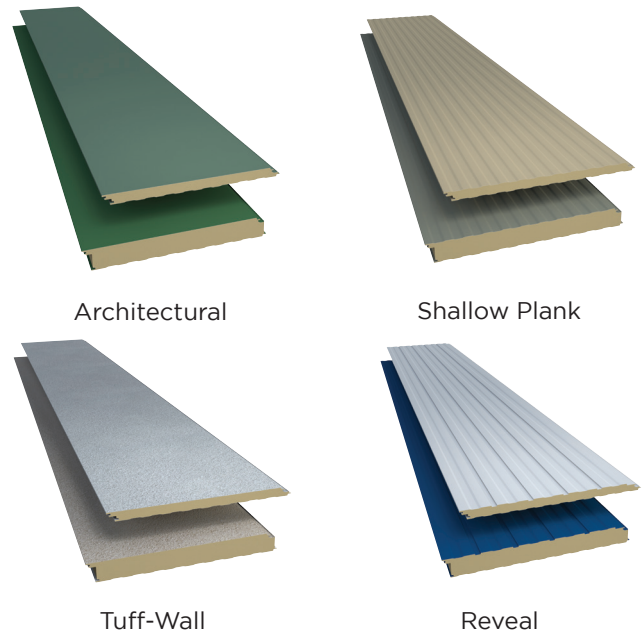
THERMALCLAD INSULATED METAL WALL PANELS

Lightweight and durable with superior insulating value which is maintained throughout the life of the building.

- Offset double tongue-and-groove side joint with fastener head and clip concealed
- R-values up to R-34.06 available
- Thicknesses: 2", 2 ½", 3" and 4"; Lengths: 8'-53' on 42" wide
- Factory-Mutual Class 1 approval
- Exterior Embossed Surface, except Tuff-Wall

Features

- **Architectural:** Flush appearance
- **Shallow Plank:** For clean lines
- **Tuff-Wall™:** An insulated metal panel with the look of stucco
- **Reveal:** Bold lines



Benefits

- **Architectural:** 36" Coverage with lengths from 8'-32'. 22 ga. G-90 steel external and 26 ga. internal standard.
- **Shallow Plank:** 42" Coverage with 26 ga. G-90 steel external with 26 ga. internal standard; 24 ga. external optional.
- **Tuff-Wall™:** 42" panel width with 24 ga. steel. Standard lengths from 8'-40' and a 10-year limited warranty. Durable finish highly resistant to impact and abrasion.
- **Reveal:** 42" Coverage with 26 ga. G-90 steel external and 26 ga. internal standard; 24 ga. external optional.

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THERMALCLAD PANELS ARE IDEAL FOR MOST COMMERCIAL AND INDUSTRIAL PROJECTS

VP's Architectural Wall Panels are designed for high profile projects that require a flush exterior wall appearance. This panel is 36" wide and available in four thicknesses, each with an insulated core made from foamed in-place, blister free, non-CFC polyurethane. Maximum panel length is 32'-0".

VP's ThermalClad Shallow Plank panels feature sturdy 26 gauge steel panels on both exterior and interior faces. The exterior panel is factory-formed with vertical lines to present an attractive and durable finished wall ideally suited for most commercial and industrial buildings.

VP's Tuff-Wall™ is an exceptionally attractive stucco-like insulated wall panel that provides a highly-desired look. The panel's textured surface has a hard aggregated fiber reinforced polymer coating created with the factory applied Tuff-Cote™ finish system. Tuff-Cote finish offers an extremely durable, impact and abrasion resistant coating that withstands severe weather conditions.

VP's ThermalClad Reveal™ Panels feature sturdy 26 gauge steel on both exterior and interior faces. The exterior face is factory-formed with bold vertical lines to present an attractive and durable finished wall, ideally suited for most commercial and industrial buildings.

R-VALUES WITH AIR FILMS

ThermalClad Architectural - 36" Panel Width

Panel Thickness	75° Mean Temperature
2"	14.95
2-1/2"	20.00
3"	25.00
4"	32.57

ThermalClad Plank - 42" Panel Width

Panel Thickness	75° Mean Temperature	40° Mean Temperature
2"	14.16	14.95
2-1/2"	19.38	20.37
3"	23.58	24.94
4"	30.86	32.79

ThermalClad Tuff-Wall - 42" Panel Width

Panel Thickness	75° Mean Temperature
2"	14.95
2-1/2"	20.00
3"	25.00
4"	32.57

ThermalClad Reveal - 42" Panel Width

Panel Thickness	75° Mean Temperature	40° Mean Temperature
2"	13.87	14.45
2-1/2"	19.12	20.08
3"	23.15	24.39
4"	30.49	32.15

Ready to learn more about these wall system solutions? Talk to your local Varco Pruden Builder today by visiting varcopruden.com/find-a-builder.

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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3.18.2022

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 special use permit will permit a use that is suitable in view of these and development of adjacent and nearby property. Adjacent property is owned by the same owners in which they are relocating the Service Department to this site.

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

The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

The proposed special use permit has reasonable economic use as currently zoned.

- (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:

The proposed special use permit will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

The proposed special use permit is in conformity with the policy and intent of land use plan.

- (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:

There will be no 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.

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4/19/22

April 19, 2022

Sent via E-mail

Gwinnett County Planning Division
446 West Crogan Street, Suite 300
Lawrenceville, GA

REFERENCE Letter of Intent

SUBJECT 2021-41 National Indoor RV Center
Special Use Permit (SUP) Application by National Indoor RV Centers for
approved use on property located at 1400 Hurricane Shoals Road
Lawrenceville, Georgia

Dear Gwinnett County Planning Division:

Our office represents National Indoor RV Centers (Applicant), the owner of property located at 1400 Hurricane Shoals Road, Lawrenceville, Georgia (Property). Applicant has managed and operated several RV centers nationwide including the existing adjacent National Indoor RV Center at 1350 Hurricane Shoals Road, Lawrenceville, Georgia.

The proposed use of the property is for a recreational vehicle service center. The following is information on the Property:

1. Parcel ID No.: R5240-001
2. Tract Size: 7.53 ac
3. Existing Zoning M-1 (Light Industry District)
4. Proposed Use: Recreational vehicle service
5. Number of Lots: 1
6. Density: $58,038 \text{ SF} / 7.53 \text{ AC} = 7707.57 \text{ SF/AC}$ commercial use
7. Number of Parking Spaces: 138
8. Building Height: < 40 Feet

Conclusion

Approval of the SUP will allow Applicant to relocate the service center operations on the Property. This will better integrate Applicant's business activities and provide additional needed space for the Applicant.

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4/19/22

Based on the above justifications Applicant respectfully requests approval of the Application.

Please call if you have any questions or need additional information.

Sincerely,

Spring Engineering, Inc.

Arnel Santos

Arnel Santos, P.E.
Engineering Manager

AS/nk/rk

Enclosures:

cc: Bruce Johnston (Sent via Email)
Cheryl Henwood (SEI)

Exhibit E: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00027	
Case Address:		1400 Hurricane Shoals Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Hurricane Shoals Road is a major collector. ADT = 7,028.		
2	3.4 miles to nearest transit facility (#2454819) located at Collins Hill Road and Collins Industrial Way.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

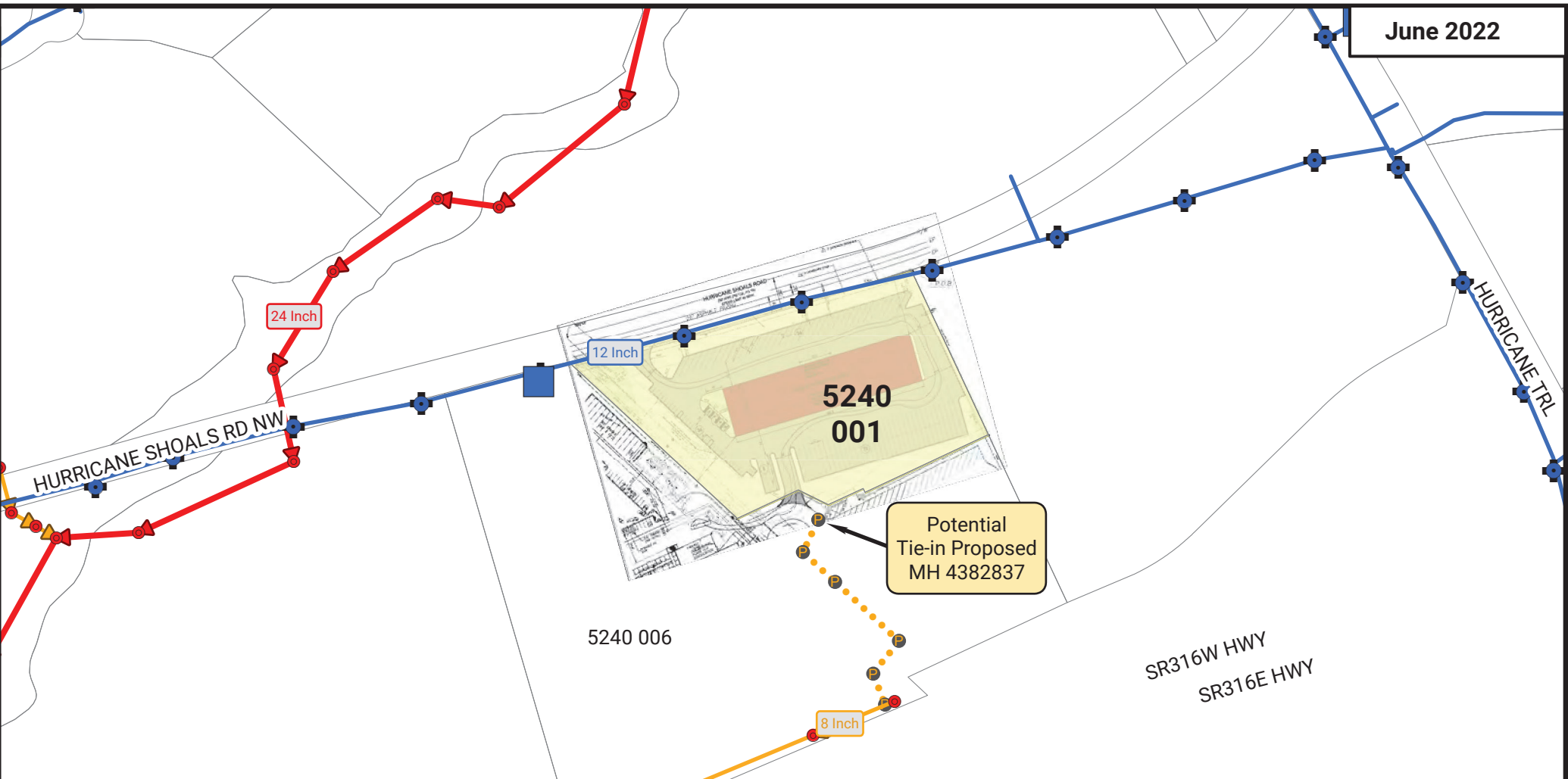


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		SUP2022-00027		
Case Address:		1400 Hurricane Shoals Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 12-inch water main located on the south right-of-way of Hurricane Shoals Road.			
2	Sewer: A Sewer Capacity Certification is required to confirm capacity.			
3	Sewer: A proposed project by the same developer will extend public sewer through parcel 5240 006, to approximately 40 feet south of parcel 5240 001.			
4	Sewer: Pending available sewer capacity, the development may be able to connect to the proposed manhole 4382837.			
5	Sewer: An easement will be required to access this sewer.			
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
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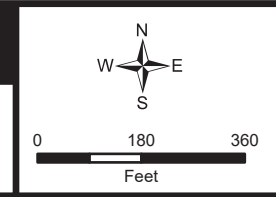
Note: Attach additional pages, if needed

Revised 7/26/2021



	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

SUP2022-00027
M-1
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 12-inch water main located on the south right-of-way of Hurricane Shoals Road.

Sewer Comments: A Sewer Capacity Certification is required to confirm capacity. A proposed project by the same developer will extend public sewer through parcel 5240 006, to approximately 40 feet south of parcel 5240 001. Pending available sewer capacity, the development may be able to connect to the proposed manhole 4382837. An easement will be required to access this sewer.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Maps

[attached]

HURRICANE SHOALS RD

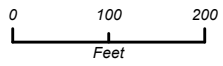
SR316W HWY

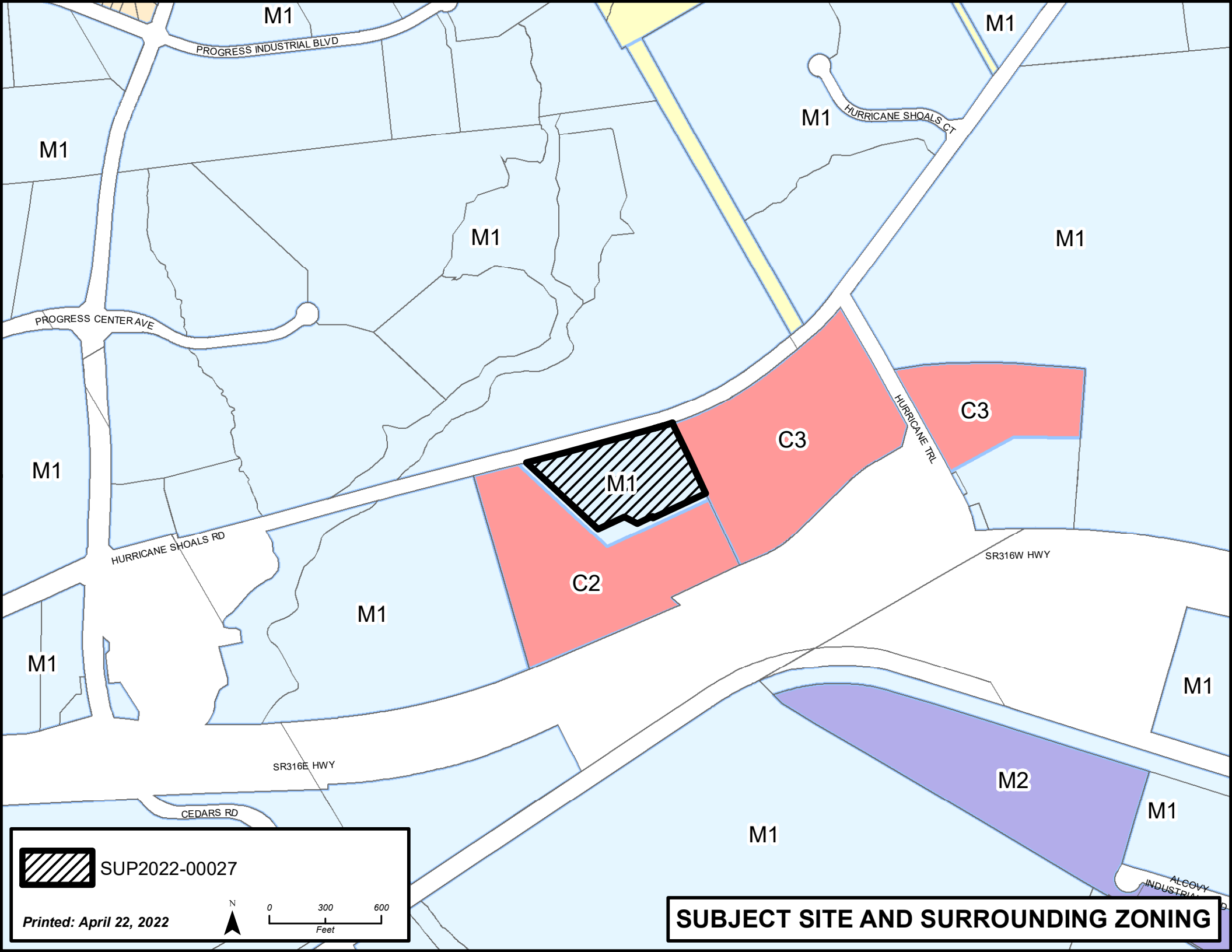
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SUP2022-00027

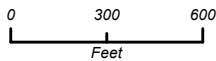
Printed: April 22, 2022





SUP2022-00027

Printed: April 22, 2022



SUBJECT SITE AND SURROUNDING ZONING



PROGRESS INDUSTRIAL BLVD

HURRICANE SHOALS CT

PROGRESS CENTER AVE

HURRICANE TRL

**Innovation
Districts**

HURRICANE SHOALS RD

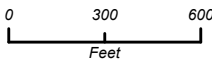
SR316W HWY
SR316E HWY

CEDARS RD



SUP2022-00027

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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4/19/22

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Bruce Johnston</u>	NAME: <u>National RV Indoor Centers</u>
ADDRESS: <u>498 E State Highway 21</u>	ADDRESS: <u>498 E State Highway 21</u>
CITY: <u>Lewisville</u>	CITY: <u>Lewisville</u>
STATE: <u>TX</u> ZIP: <u>75057</u>	STATE: <u>TX</u> ZIP: <u>75057</u>
PHONE: <u>469-277-1330</u>	PHONE: <u>469-277-1330</u>
CONTACT PERSON: <u>Arnel Santos</u> PHONE: <u>727-938-1516</u>	
CONTACT'S E-MAIL: <u>asantos@springengineeringinc.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 checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u> BUILDING/LEASED SQUARE FEET: <u>58,038</u>
PARCEL NUMBER(S): <u>R5240-001</u> ACREAGE: <u>7.54 AC</u>
ADDRESS OF PROPERTY: <u>1400 Hurricane Shoals Road</u>
SPECIAL USE REQUESTED: <u>Recreational Vehicle Service Center</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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3.18.2022

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 special use permit will permit a use that is suitable in view of these and development of adjacent and nearby property. Adjacent property is owned by the same owners in which they are relocating the Service Department to this site.

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

The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby property.

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

The proposed special use permit has reasonable economic use as currently zoned.

- (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:

The proposed special use permit will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

The proposed special use permit is in conformity with the policy and intent of land use plan.

- (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:

There will be no 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.

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3.18.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

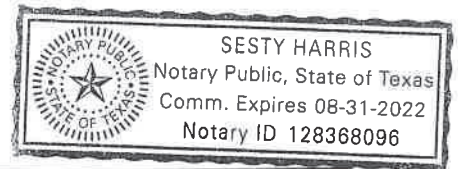
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

Michael Gully 2/25/2022
Signature of Applicant Date

MIKE WILDING CFO
Type or Print Name and Title

[Signature] 2-25-2022
Signature of Notary Public Date



Notary Seal

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3.18.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

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

2/25/2022

Date

MIKE WILDING

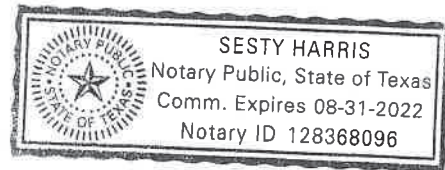
Type or Print Name and Title



Signature of Notary Public

2-25-2022

Date



Notary Seal

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3.18.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

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.

Michael Suhl 2/25/2022 MIKE WILDING CFO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 2-25-2022
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 MIKE WILDING
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.



Spring Engineering

Architecture • Engineering • Land Planning



National Indoor RV Center

SEI Project No.: 2021-41

LEGAL DESCRIPTION

7.537 Acre Parcel

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lot 240, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the westerly R/W line of Hurricane Trail with the southerly R/W line of Hurricane Shoals Road (80' R/W); **THENCE** running along said R/W line of Hurricane Shoals Road in a southwesterly direction a distance of 1114.51 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

THENCE leaving said R/W line of Hurricane Shoals Road South 25 degrees 07 minutes 40 seconds East a distance of 406.82 feet to an iron pin set; **THENCE** South 64 degrees 56 minutes 20 seconds West a distance of 356.73 feet to an iron pin set; **THENCE** North 25 degrees 03 minutes 40 seconds West a distance of 10.00 feet to an iron pin set; **THENCE** South 64 degrees 56 minutes 20 seconds West a distance of 88.41 feet to an iron pin set; **THENCE** North 63 degrees 27 minutes 48 seconds West a distance of 76.56 feet to an iron pin set; **THENCE** South 64 degrees 56 minutes 20 seconds West a distance of 154.15 feet to an iron pin set; **THENCE** North 47 degrees 09 minutes 48 seconds West a distance of 526.68 feet to a 1/2" rebar with cap found on the southerly R/W line of Hurricane Shoals Road; **THENCE** running along said R/W line of Hurricane Shoals Road the following courses and distances: North 77 degrees 59 minutes 25 seconds East a distance of 45.76 feet to a 1/2" rebar found (disturbed); **THENCE** North 76 degrees 00 minutes 45 seconds East a distance of 204.86 feet to a point; **THENCE** North 74 degrees 49 minutes 45 seconds East a distance of 504.66 feet to a point; **THENCE** along a curve to the left an arc distance of 102.83 feet, said arc having a radius of 1821.22 feet, and a chord bearing North 73 degrees 12 minutes 43 seconds East a chord distance of 102.81 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 7.537 acres and is described hereon as Lot 1 per a Final Plat for DWE Investments, LLLP, prepared by Thomas & Hutton, last revised 8/26/21, as recorded in Plat Book 153, Page 258, Gwinnett County, Georgia records.

Tampa Bay:

3014 US Highway 19
Holiday, FL 34691
Tel: 727-938-1516
Fax: 727-942-4174

sei@springengineeringinc.com
www.springengineeringinc.com

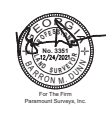
Atlanta:

1320 Ellsworth Industrial Blvd.
Suite A-1800
Atlanta, GA 30318
Tel: (404) 881-8370

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

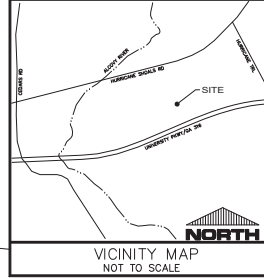
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4/19/22



STATEMENT OF ADOPTION
 This plan is a reproduction of an existing parcel or parcel of land and does not include a new survey or other any changes to the original survey boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are related herein. REPRODUCTION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. EQUALITY OF RIGHTS: CONFORMANCE WITH LOCAL REGULATORY CODES: JURISDICTION: ON 04/19/22 FOR ANY USE OF THIS PLAN OF THE CLIENT. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for property records in Georgia as set forth in the state regulations of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in G.S.C.A. Section 54-2-47.

For The Firm: **PARAMOUNT SURVEYS, INC.**
 DATE: 12-24-2021
 SURVEY NO.: GA 163-2201

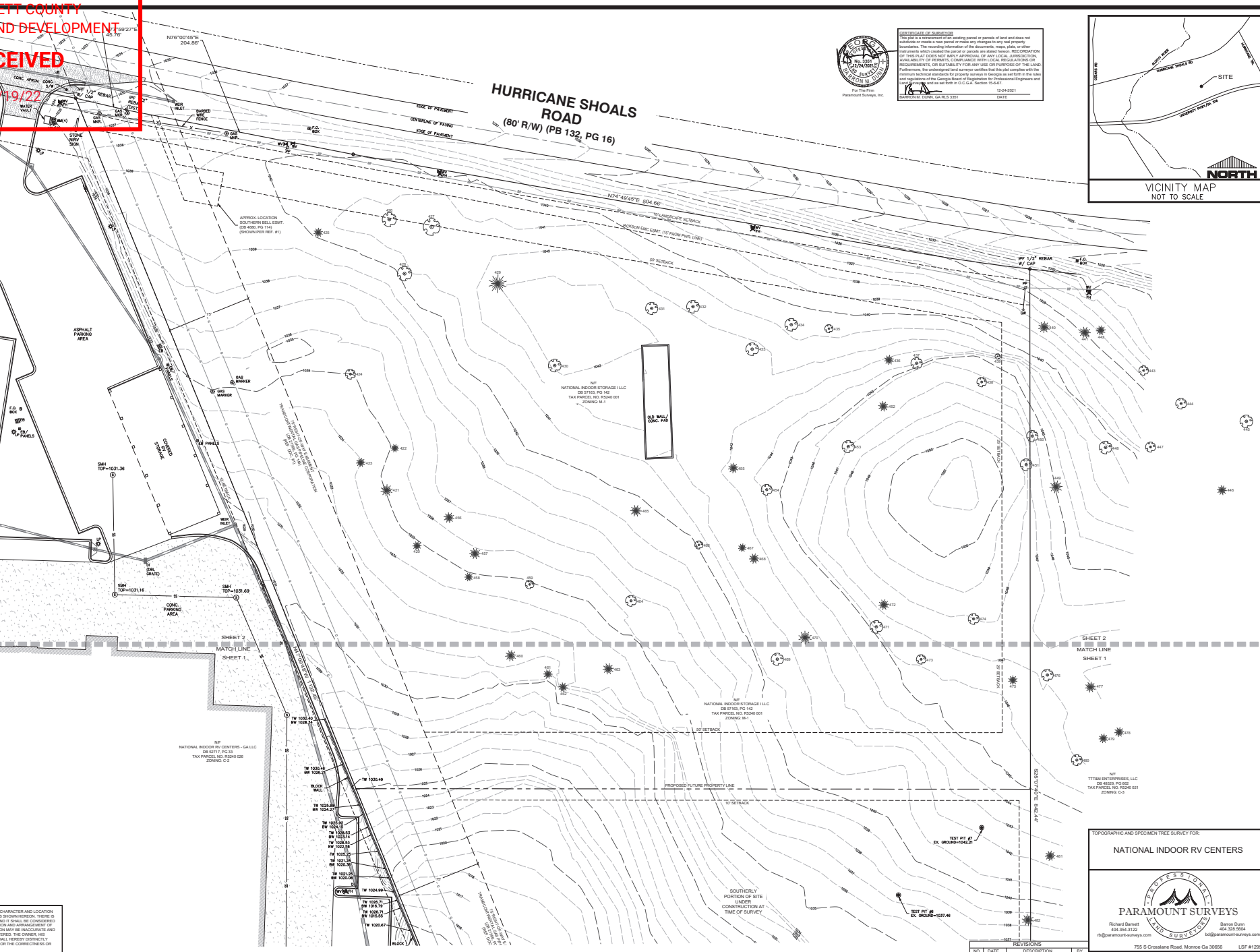


LEGEND

AL	ACCESS EASEMENT
SFE	BASEMENT FLOOR ELEVATION
BC	BACK OF CURB
CCS	CURB & GUTTER CENTERLINE
CCF	CONCRETE MONUMENT FOUND
CCM	COMPUTER MONUMENT
CCP	CHAMPED TOP PIPE
CCN	COEDED ROOFING NUMBER
CE	DRAINAGE EASEMENT
CR	CROFT BUILT
DI	DUCTILE IRON PIPE
DIW	DUCTILE IRON PIPE WITH BASKET
ED	EDGE OF PAVEMENT
EP	EDGE OF PAVEMENT ELEVATION
EX	EXISTING
FL	FENCE LINE
FLS	FENCE LINE SECTION
FLSE	FENCED END SECTION
FLSL	FENCED END SECTION ELEVATION
FLWA	FLOW ARROW
FLWS </td <td>FRONT BUILDING SETBACK LINE</td>	FRONT BUILDING SETBACK LINE
GV	GAS VALVE
GL	GRAVE BUILT
GR	GRASS
HW	HARDWOOD TREE
IRV	IRRIGATION CONTROL VALVE
IRW	IRRIGATION ELEVATION
IRP	IRON PIN FOUND
IRN	IRON NAIL
LP	LIGHT POLE/AMP POST
LL	LAND LOT
LLL	LAND LOT LINE
LLLE	LAND LOT ELEVATION
N	NORTH
NIS	NOT TO SCALE
NISL	NOT TO SCALE
OC	OVERHEAD POWERLINE
OCF	OPEN TOP PIPE
PF	PAVE TREE
PR	PLAT BOOKPAGE
P.R.	POINT OF BEGINNING
P.C.	POINT OF COMMENCEMENT
P.O.	POINT ON LINE
PP	POWER POLE
RAH	RECORD ANGLE HELD
RB	REAR BUILDING SETBACK LINE
RDR	RECORD DISTANCE
RDRH	RECORD DISTANCE HELD
RDRH	RECONCRETE PIPE
RSW	RIGHT OF WAY
RSWM	RIGHT OF WAY MONUMENT
RSW	SANITARY SEWER MANHOLE
RSW	SINGLE MANHOLE BASIN
SS	SHOULDER
SS-SS	SANITARY SEWER LINE
SS-SS	SANITARY SEWER ELEVATION
SS	STATION
SS	TEMPORARY BENCHMARK
SS	TELEPHONE BULB/PEDESTAL
SS	TRAFFIC SIGNAL BOX
SS	TRAFFIC SIGNAL BOX
SS	UNDERGROUND CABLE TV LINE
SS	UNDERGROUND ELECTRIC LINE
SS	UNDERGROUND GAS LINE
SS	UNDERGROUND TELEPHONE LINE
SS	UNDERGROUND WATER LINE
SS	WATER METER
SS	WATER WELLS
SS	WEIR RILEY

NO INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INCOMPLETE AND UNRELIABLE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ANY UTILITIES AND STRUCTURES NOT SHOWN. THE SURVEYOR DOES NOT WARRANT OR REPRESENT THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR ACCURACY OF THIS INFORMATION.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR FIRM NAMED IN THE CONTRACTOR'S NAME. THIS CONTRACTOR DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR'S NAME AND NUMBER.



NO.	DATE	DESCRIPTION	BY
1	4/12/2022	add additional lines & was chad	RB
2	4/19/2022	change zoning from C-2 to M-1	RB

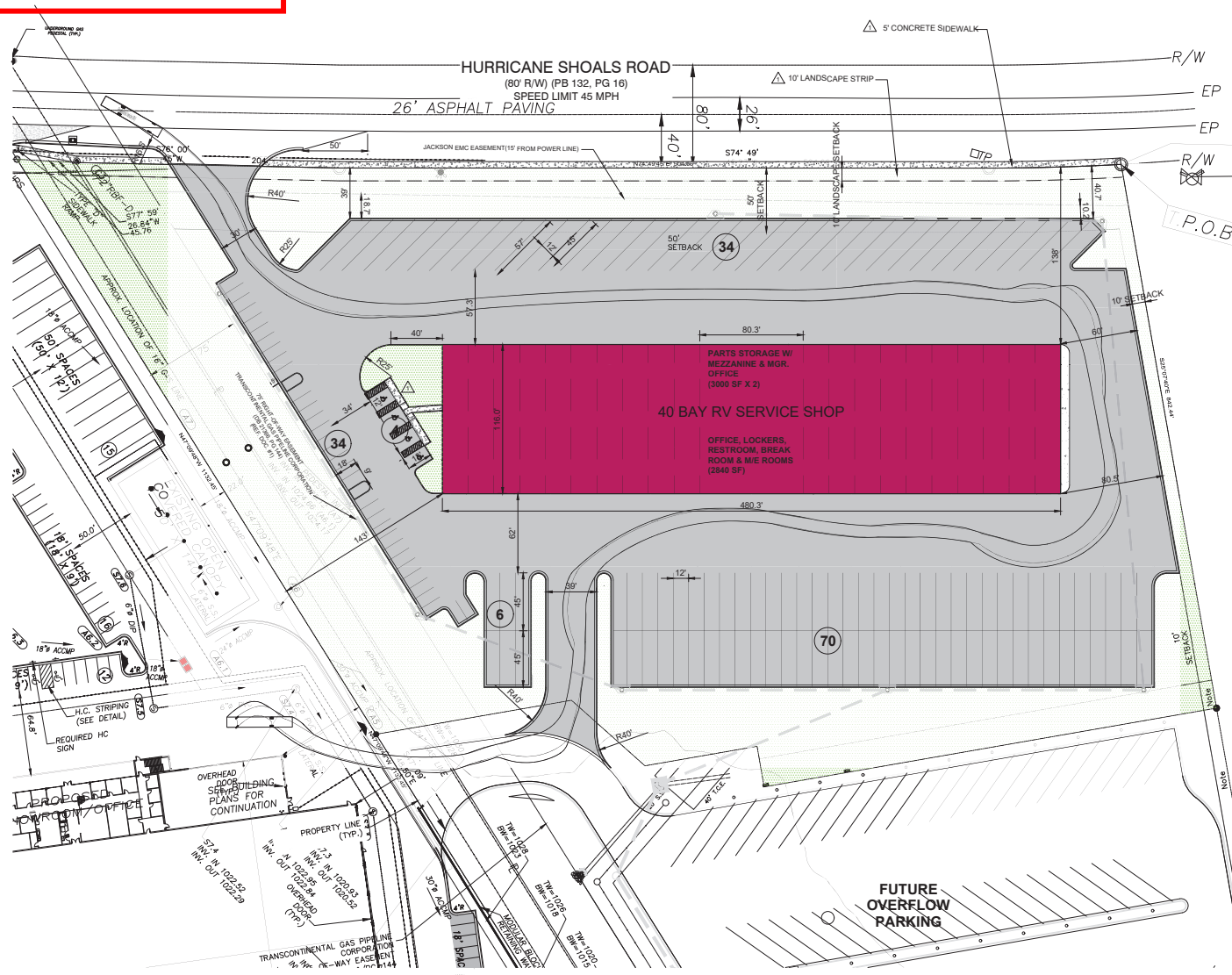
DATE: DECEMBER 24, 2021 COUNTY: GWINNETT
 DISTRICT: 5TH LAND LOT: 240
 DRAWN BY: BD CHECKED BY: BD
 SCALE: 1" = 30' DATE OF FIELD WORK: 12/21/2021

755 S Crosslane Road, Monroe Ga 30656 LSF #1293

Richard Barnett 404.334.3122
 info@paramountsurveys.com
 Paramount Surveys, Inc. 404.328.2604
 info@paramountsurveys.com

RECEIVED

4/19/22



PROJECT DATA
 PROJECT NAME: NATIONAL INDOOR RV CENTERS
 OWNER: NATIONAL INDOOR RV CENTERS
 498 E. Slate Highway 121
 Lewisville, TX 75057
 (469) 277-1330
 ENGINEER: SPRING ENGINEERING, INC.
 3014 US HIGHWAY 19
 HOLIDAY, FLORIDA 34691
 ARNEL SANTOS (727) 938-1516

SITE DATA
 PARCEL I.D.#: R5240-001
BUILDING SETBACKS:
 FRONT > 50' REQ'D > 138' PROVIDED
 SIDE > 25' REQ'D > 60' PROVIDED (EAST) > 143 PROVIDED (WEST)
 REAR SETBACK > 50' REQ'D > MORE THAN 50' PROVIDED
LANDSCAPE BUFFERS:
 FRONT > 10' REQ'D FROM EMC EASEMENT > 10' PROVIDED

PROJECT AREA: 7.53 AC
 TOTAL SITE AREA: 13.179 AC
 BUILDING AREA: 58,038 SF
 IMPERVIOUS AREA: 231,053 SF
 OPEN SPACE/Common Area: 105,151 SF
ZONING: M-1 (LIGHT INDUSTRY DISTRICT)
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL - SERVICE CENTER
PROVIDED PARKING: REGULAR SPACES - 64
 VEHICLE STORAGE SPACES - 70
 HANDICAP PARKING SPACES - 4
 TOTAL SPACES - 138

- NOTES**
- The stormwater management system will be located at the adjacent overflow parking parcel's existing stormwater system south of the project site.
 - The existing stormwater management systems is planned to be expanded to accommodate this project.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOT 340 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (80' RIGHT-OF-WAY) AND THE SOUTHEASTERLY RIGHT-OF-WAY OF HURRICANE SHOALS ROAD (80' RIGHT-OF-WAY); THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY OF HURRICANE SHOALS ROAD THE FOLLOWING (3) COURSES AND DISTANCE:

THENCE ALONG AN ARC OF CURVE TO THE RIGHT FOR A DISTANCE OF 473.28 FEET SAID ARC HAVING A RADIUS OF 1472.95 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 48 DEGREES 38 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 471.25 FEET TO A POINT;

THENCE SOUTH 55 DEGREES 51 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 140.92 FEET TO A POINT;

THENCE ALONG AN ARC OF CURVE TO THE RIGHT FOR A DISTANCE OF 500.31 FEET SAID ARC HAVING A RADIUS OF 1821.22 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 63 DEGREES 43 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 408.74 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING AFORESAID RIGHT-OF-WAY SOUTH 25 DEGREES 07 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 842.44 FEET TO A 1/2 INCH RE-BAR SET ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROUTE NUMBER 316 (A.K.A. UNIVERSITY PARKWAY);

THENCE ALONG THE AFORESAID RIGHT-OF-WAY SOUTH 64 DEGREES 56 MINUTES 20 SECONDS WEST 402.80 FEET TO A 1/2 INCH RE-BAR FOUND;

THENCE ALONG THE AFORESAID RIGHT-OF-WAY SOUTH 46 DEGREES 55 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 81.69 FEET TO A 1/2 INCH RE-BAR FOUND;

THENCE ALONG THE AFORESAID RIGHT-OF-WAY SOUTH 67 DEGREES 17 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 39.50 FEET TO A 1/2 INCH RE-BAR SET ON THE RIGHT-OF-WAY OF STATE ROUTE NUMBER 316 (A.K.A. UNIVERSITY PARKWAY);

THENCE LEAVING AFORESAID RIGHT-OF-WAY NORTH 47 DEGREES 09 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 1132.45 FEET TO A 1/2 INCH RE-BAR SET ON THE RIGHT-OF-WAY OF HURRICANE SHOALS ROAD;

THENCE ALONG THE AFORESAID RIGHT-OF-WAY NORTH 77 DEGREES 59 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 45.76 FEET TO A POINT;

THENCE NORTH 73 DEGREES 00 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 204.86 FEET TO A 1/2 INCH RE-BAR SET;

THENCE NORTH 74 DEGREES 49 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 504.69 ALONG SAID RIGHT-OF-WAY TO A POINT;

THENCE ALONG AN ARC OF CURVE TO THE LEFT FOR A DISTANCE OF 102.83 FEET SAID ARC HAVING A RADIUS OF 1821.22 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 12 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 102.81 FEET TO A 1/2 INCH RE-BAR SET SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 13.179 ACRES.



SITE PLAN
 SCALE: 1" = 40'



FOR SUP APPROVAL

ISSUE DATE: 02.24.22

NO.	DATE	REVISION	REVISIONS FOR SUP COMMENTS

NATIONAL INDOOR RV CENTERS
 1400 Hurricane Shoals Rd.
 Lawrenceville, GA 30043



CONTRACT DATE:
 December 20, 2021

34 YEARS
 OF
 EXPERIENCE
 DESIGN INNOVATION
 DELIVERING INDUSTRY

Spring Engineering
 Architecture • Engineering • Land Planning
 3014 US HWY 19, HOLIDAY, FL • (727) 938-1515 • FL CEA NO. 0000528 & LICENSE NO. RA000107

SITE PLAN
 DESIGNED BY: AS
 DRAWN BY: AS
 CHECKED BY: RES
 JOB NO.: 2021-41

SHEET NO.:
 C1.0

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF SPRING ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, PUBLISHED, OR USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. THEY ARE TO BE USED ONLY FOR THE SITE AND PROJECT IDENTIFIED AND SHALL BE RETURNED UPON REQUEST.

ENERGY-EFFICIENT WALL SYSTEMS

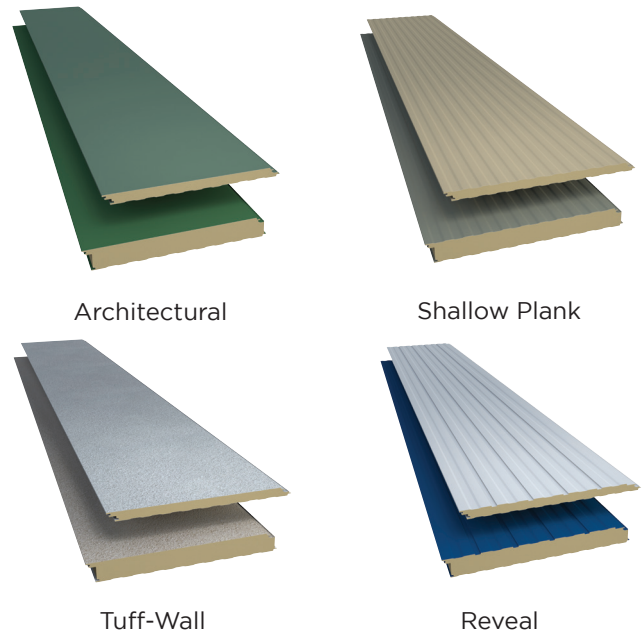
THERMALCLAD INSULATED METAL WALL PANELS

Lightweight and durable with superior insulating value which is maintained throughout the life of the building.

- Offset double tongue-and-groove side joint with fastener head and clip concealed
- R-values up to R-34.06 available
- Thicknesses: 2", 2 1/2", 3" and 4"; Lengths: 8'-53' on 42" wide
- Factory-Mutual Class 1 approval
- Exterior Embossed Surface, except Tuff-Wall

Features

- **Architectural:** Flush appearance
- **Shallow Plank:** For clean lines
- **Tuff-Wall™:** An insulated metal panel with the look of stucco
- **Reveal:** Bold lines



Benefits

- **Architectural:** 36" Coverage with lengths from 8'-32'. 22 ga. G-90 steel external and 26 ga. internal standard.
- **Shallow Plank:** 42" Coverage with 26 ga. G-90 steel external with 26 ga. internal standard; 24 ga. external optional.
- **Tuff-Wall™:** 42" panel width with 24 ga. steel. Standard lengths from 8'-40' and a 10-year limited warranty. Durable finish highly resistant to impact and abrasion.
- **Reveal:** 42" Coverage with 26 ga. G-90 steel external and 26 ga. internal standard; 24 ga. external optional.

RECEIVED

4/19/22



THERMALCLAD PANELS ARE IDEAL FOR MOST COMMERCIAL AND INDUSTRIAL PROJECTS

VP's Architectural Wall Panels are designed for high profile projects that require a flush exterior wall appearance. This panel is 36" wide and available in four thicknesses, each with an insulated core made from foamed in-place, blister free, non-CFC polyurethane. Maximum panel length is 32'-0".

VP's ThermalClad Shallow Plank panels feature sturdy 26 gauge steel panels on both exterior and interior faces. The exterior panel is factory-formed with vertical lines to present an attractive and durable finished wall ideally suited for most commercial and industrial buildings.

VP's Tuff-Wall™ is an exceptionally attractive stucco-like insulated wall panel that provides a highly-desired look. The panel's textured surface has a hard aggregated fiber reinforced polymer coating created with the factory applied Tuff-Cote™ finish system. Tuff-Cote finish offers an extremely durable, impact and abrasion resistant coating that withstands severe weather conditions.

VP's ThermalClad Reveal™ Panels feature sturdy 26 gauge steel on both exterior and interior faces. The exterior face is factory-formed with bold vertical lines to present an attractive and durable finished wall, ideally suited for most commercial and industrial buildings.

R-VALUES WITH AIR FILMS

ThermalClad Architectural - 36" Panel Width

<u>Panel Thickness</u>	<u>75°Mean Temperature</u>
2"	14.95
2-1/2"	20.00
3"	25.00
4"	32.57

ThermalClad Plank - 42" Panel Width

<u>Panel Thickness</u>	<u>75°Mean Temperature</u>	<u>40°Mean Temperature</u>
2"	14.16	14.95
2-1/2"	19.38	20.37
3"	23.58	24.94
4"	30.86	32.79

ThermalClad Tuff-Wall - 42" Panel Width

<u>Panel Thickness</u>	<u>75°Mean Temperature</u>
2"	14.95
2-1/2"	20.00
3"	25.00
4"	32.57

ThermalClad Reveal - 42" Panel Width

<u>Panel Thickness</u>	<u>75°Mean Temperature</u>	<u>40°Mean Temperature</u>
2"	13.87	14.45
2-1/2"	19.12	20.08
3"	23.15	24.39
4"	30.49	32.15

Ready to learn more about these wall system solutions? Talk to your local Varco Pruden Builder today by visiting varcopruden.com/find-a-builder.

RECEIVED

3.18.2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 25 - 240 - 001
(Map Reference Number) District Land Lot Parcel

Michael Swoboda Signature of Applicant 2/25/2022 Date

MIKE WILDING Type or Print Name and Title CFO

*****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)

V. Schoby NAME TSA II TITLE
3/17/2022 DATE

April 19, 2022

Sent via E-mail

Gwinnett County Planning Division
446 West Crogan Street, Suite 300
Lawrenceville, GA

REFERENCE Letter of Intent

SUBJECT 2021-41 National Indoor RV Center
Special Use Permit (SUP) Application by National Indoor RV Centers for
approved use on property located at 1400 Hurricane Shoals Road
Lawrenceville, Georgia

Dear Gwinnett County Planning Division:

Our office represents National Indoor RV Centers (Applicant), the owner of property located at 1400 Hurricane Shoals Road, Lawrenceville, Georgia (Property). Applicant has managed and operated several RV centers nationwide including the existing adjacent National Indoor RV Center at 1350 Hurricane Shoals Road, Lawrenceville, Georgia.

The proposed use of the property is for a recreational vehicle service center. The following is information on the Property:

1. Parcel ID No.: R5240-001
2. Tract Size: 7.53 ac
3. Existing Zoning M-1 (Light Industry District)
4. Proposed Use: Recreational vehicle service
5. Number of Lots: 1
6. Density: $58,038 \text{ SF} / 7.53 \text{ AC} = 7707.57 \text{ SF/AC}$ commercial use
7. Number of Parking Spaces: 138
8. Building Height: < 40 Feet

Conclusion

Approval of the SUP will allow Applicant to relocate the service center operations on the Property. This will better integrate Applicant's business activities and provide additional needed space for the Applicant.

Tampa Bay:

3014 US Highway 19
Holiday, FL 34691
Tel: 727-938-1516
Fax: 727-942-4174

sei@springengineeringinc.com
www.springengineeringinc.com

Atlanta:

1320 Ellsworth Industrial Blvd.
Suite A-1800
Atlanta, GA 30318
Tel: (404) 881-8370

Based on the above justifications Applicant respectfully requests approval of the Application.

Please call if you have any questions or need additional information.

Sincerely,

Spring Engineering, Inc.

Arnel Santos

Arnel Santos, P.E.
Engineering Manager

AS/nk/rk

Enclosures:

cc: Bruce Johnston (Sent via Email)
Cheryl Henwood (SEI)