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Brian Edwards
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Jay Crowley
Mandy Williams
Laura Walsh
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April 4, 2024

Todd Hargrave
Planning Director
City of Lawrenceville
70 South Clayton Street
Lawrenceville, Georgia 30046-2200

RE: APPLICATION FOR SPECIAL USE PERMITS FOR PROPERTY
LOCATED AT 381 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE.

Dear Mr. Hargrave:

Powell & Edwards, P.C. submits this Application for Special Use Permits and Letter of Intent on behalf of Interstate Group, LLC (the "Applicant") to allow for the outdoor display and outdoor storage of trailers at their proposed TrailersPlus retail location at the above address. The property, which until recently housed a transmission repair business, is a 2.22-acre site, zoned LM, and has Gwinnett County Tax ID Number of R5177 027F.

Applicant is the parent company of TrailersPlus, the largest independent trailer dealership in the United States, operating over eighty-one locations in thirty-two states. They carry a wide variety of trailers ranging from small open utility trailers to full covered trailers. TrailersPlus has a twenty-five-year track record of being long-term and good neighbors to the communities they serve. The company is always looking for new and creative ways to be involved with their community.

Through this Letter of Intent, Applicant is requesting Special Use Permits to allow them to store and display their trailers outdoors. The property is already secured with a perimeter fence and Applicant intends to keep all inventory within the secured area. Further, Applicant will not be storing anything outside which is not inventory for sale. With as many locations as Applicant has, it can accurately anticipate its operational level. This location will only have two to three employees operating the location. Generally, there are no more than three or four customers at any given time. The business operates Tuesday through Saturday 9:30 AM to 5:30 PM.

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The proposed location is fully consistent with the Lawrenceville 2045 Comprehensive Plan which places the property in the Industrial Character Area. One of the key features of this character area is to support the efficient movement of goods and materials. Applicant's business literally provides the necessary products to facilitate that goal.

We appreciate the assistance and guidance that you and your department have provided during this process. The Applicant welcomes the opportunity to meet with you and your staff to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Application for Special Use Permits filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

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