

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

APPLICANT INFORMATION	OWNER INFORMATION*
(Tom) NAME: <u>Jonathan P. Dugan</u> ADDRESS: <u>659 Airport Rd</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30046</u> PHONE: <u>770 962-5678</u>	NAME: <u>Senne</u> ADDRESS: <u>2148 Walker Dr</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30045</u> PHONE: <u>770 365-2620</u>
CONTACT PERSON: (Tom) <u>John Dugan</u> PHONE: <u>770 962-5678</u> APPLICANT'S E-MAIL: <u>DUGANRACING659@yahoo.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: RZC 2011-00004

LAND DISTRICT(S): 5 LAND LOT(S): 208 ACREAGE: 1.1

ADDRESS OF PROPERTY: 659 Airport Rd Lawrenceville GA

PROPOSED CHANGE IN CONDITIONS: See attached

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>11,880 SQ FT</u>
GROSS DENSITY: _____	DENSITY: <u>25%</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Letter of intent for change in conditions and Special Use Permit applications
Tax Parcel 5 208 028 per RZC 2011-00004. 659 Airport rd Lawrenceville Ga. 30046

To whom it may concern:

My name is Jonathan Dugan and I seek application for change in conditions and a special use permit for my property located at 659 Airport rd Lawrenceville for the following reasons, based on current conditions included in RZC2011-00004:

Condition 1A amended to include title loan and check cashing facility, pawn shop and or recovered materials processing facility.

Reason: I may have to lease all or part of my property in the future because of business being very slow during these harsh economic conditions and from having forgone the process of rezoning my property at the beginning of the year due to code enforcement requirements.

I have been in business for 25 years and my intentions are to remain in business however I have to weigh all my options at this time.

There has been interest in a title loan company as a potential tenant and I know that I may have other potential tenants approach me for other type businesses and need as many options as possible when and if the need to recruit tenants arises.

Condition 1B amended to exclude any new buildings in the rear of the facility ie storage buildings or expansion of the main structure from having to be finished with architectural treatments of glass, stacked stone, brick or stucco.

Reason: any possible future expansion of the building or added storage buildings that may be required to satisfy the needs of potential tenants or myself should be limited to the construction materials of like kinds already in use on the main steel building because it would match the existing structure and because the property is fenced and screened entirely and any additional structure or alteration can not be seen from any direction including Georgia hwy 316 or Airport Rd. Forcing the use of architectural treatments of glass, stacked stone, brick or stucco would actually make the building look aesthetically unbalanced and create great additional expense for no real purpose based on the fact that it would not be seen and would not be located in the front of the building where the retail space is located.

Condition 2A amended to increase sign height and square footage facing hwy 316.

Reason: Consideration of potential future tenants that may choose to exercise the option to increase sign size and square footage to promote their business. As it stands the allowable signage size of 150 square feet (if only a 50 square foot sign is located in the front of the building) sounds large enough but from 150 feet away on hwy 316, proportionately, that is not large enough to adequately display a message to motorists traveling on hwy 316, especially at 50-70 miles per hour. Considering there is a commercial billboard on either side of my property, not only do they capture the vast amount of attention, my 150 square foot ground sign is dwarfed by these large elevated signs. The light daily Automobile traffic on Airport road equates to a drop of water in the ocean compared to the heavy traffic count on hwy 316 on a daily basis which is where the main signage benefit comes from and has come from for the past 12 years that I have



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CIC2011-00019

been operating my business from 659 Airport road. Furthermore, should it become necessary for me to lease all or part of my building to a potential tenant or tenants, having to share a tiny 150 square foot sign between 3-4 potential businesses hurts the group as a whole and individually. This would also severely inhibit my ability to lease the property if necessary in the future.

Businesses need signage to announce their presence and to maintain their existence because not all businesses have the resources to advertise in print, media or cable mediums.

Signs are fundamentally necessary for small business to survive. The world is a different place and the economy is brutal. Advertising budgets for many small businesses such as mine are simply non existent in this day and age we all struggle through.

Condition 2B amended to eliminate the need to screen/fence the 90 foot section where the monument sign has been permitted to exist. Modified fence to reflect submitted site plan per C.I.C RZC 2011-00004

Reason: I can't screen the area directly in front of the sign nor the adjacent 35 feet on either side of the sign as it would completely shroud the sign from the view from east or west bound motorists. Even without the fence there is already screening that exists by way of two containers on the property that block the automotive repair shop, parking area and any contents contained within the back yard area behind the building.

The front of my building fronts Airport road not hwy 316.

Condition 2D amended to include outdoor sales of merchandise and equipment not limited to specific products. Monday through Saturday contained to the front sidewalk under the overhang of the building and the parking area directly in front of the building. Display area to reflect submitted site plan per C.I.C RZC 2011-00004

Reason: One of the two businesses that we operate sells antiques general merchandise, floral products and plants. Displaying select items daily in front of the building helps to drive motorists that travel Airport road into our place of business and this has been an effective method of advertising for the last year until we were blocked from displaying merchandise per code enforcement at which time business decreased noticeably.

Condition 2E amended to reflect that the outdoor storage area shall be within the existing opaque fencing and screening along Georgia highway 316.

Fencing to reflect submitted site plan per C.I.C RZC 2011-00004.

Reason: This storage area behind the building comprised of asphalt and gravel is necessary to operate both businesses due to off loading merchandise that will be entered into the main warehouse that is accessed through the rear of the building and to house vehicles awaiting repair. The automotive repair business has the capacity to house 5 vehicles at any given time and depending on workload, there are generally more vehicles awaiting repair then can be fitted into the building including but not limited to our service vans and personal vehicles as we do not park in the customer parking area in the front of the building. None of these vehicles can be seen from either side of the building or 316 because the entire property is fenced and screened specifically to eliminate motorists and customers from viewing or entering the rear of the property.

Sincerely,

Jonathan P Deegan



RECEIVED 8-5-11
CIC2011-00019

FOR PERMIT & CONSTRUCTION
 DATE: 01/28/11
 PUP DATE: 01/28/11
 DRAWN BY: JRS
 CHECKED BY: MJP

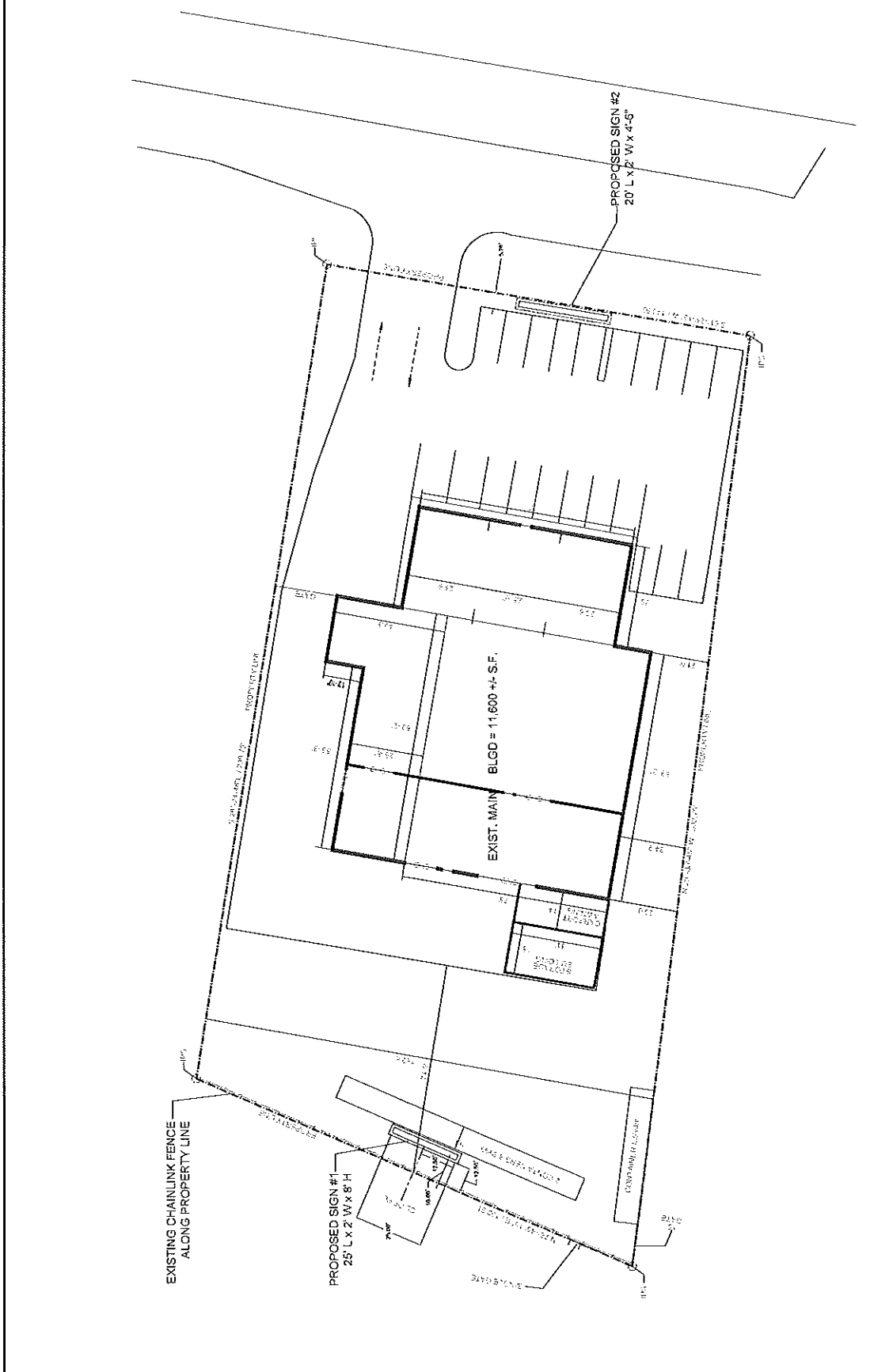
This drawing is the property of Spalding Designs, L.L.C. and shall remain the property of the designer. It is to be used only for the project and site as shown hereon. No other use without the written permission of the designer.

SPALDING DESIGNS, L.L.C.
 BUILDING DESIGN & CONSULTING
 2222 PINE CREEK LANE
 LAWRENCEVILLE, GEORGIA 30046
 PHONE: (770) 914-5555
 EMAIL: SPALDINGDESIGNS@YAHOO.COM
 WEB SITE: WWW.SPALDINGDESIGNS.COM

DUGAN AUTOMOTIVE
 659 AIRPORT ROAD
 LAWRENCEVILLE, GEORGIA 30046

PROPOSED SIGN AMENDMENTS
 SCALE AS NOTED

C1
 SHEET 1 OF 1



EXISTING CONDITIONS
 N.T.S.

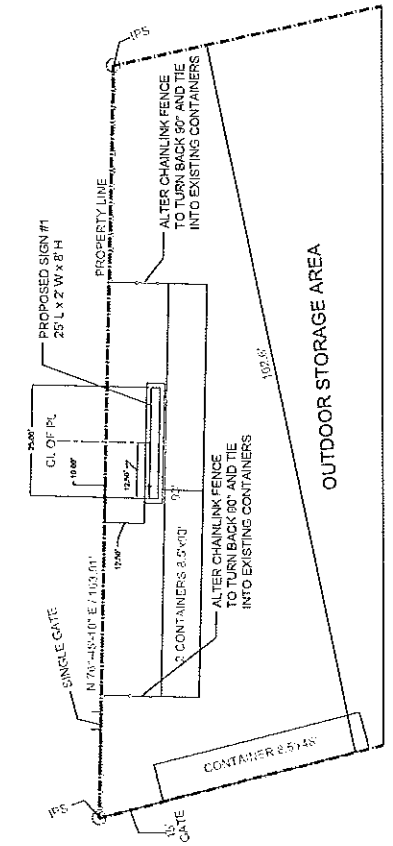
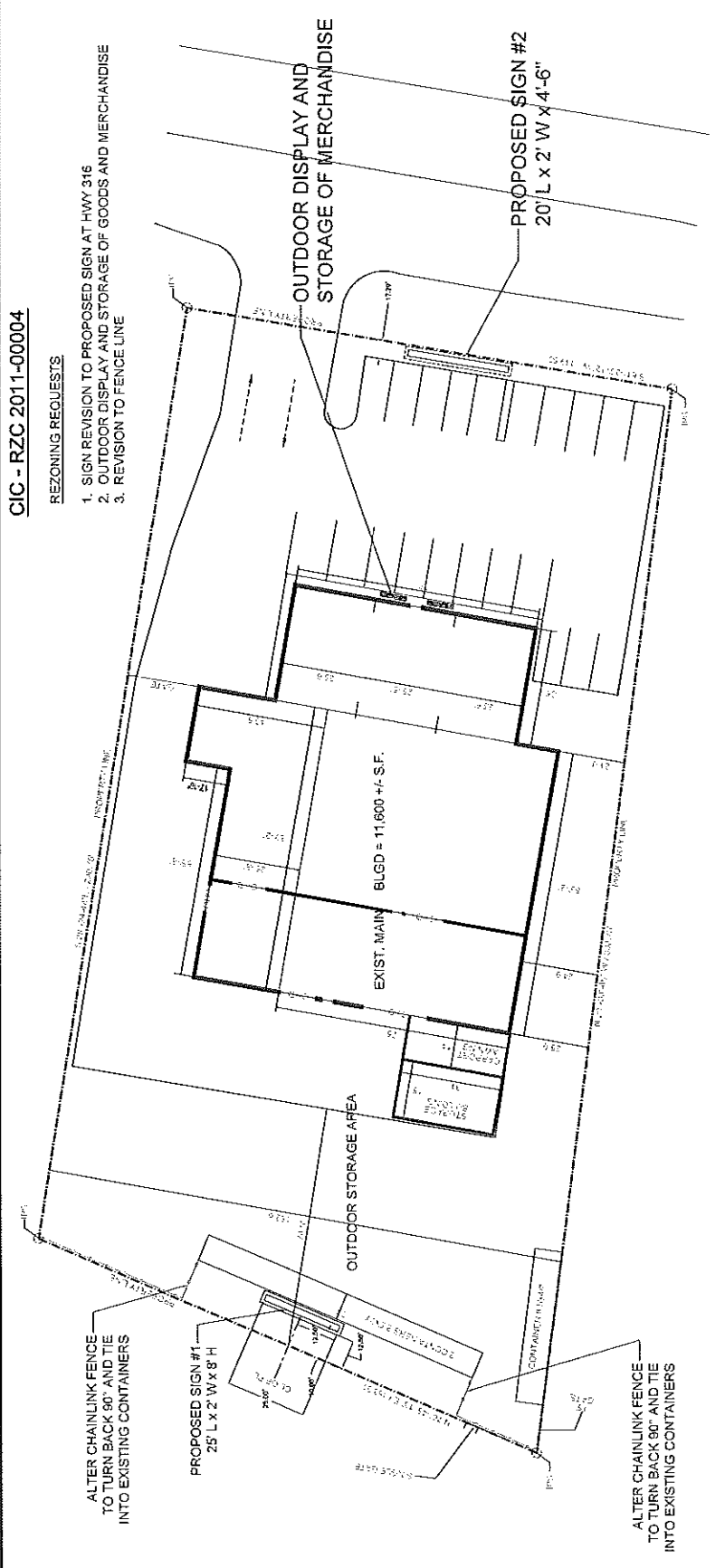
CIC 11019

SITE DESIGN COURTESY OF:
 BULLARD
 LAND PLANNING, INC.
 LAWRENCEVILLE, GA

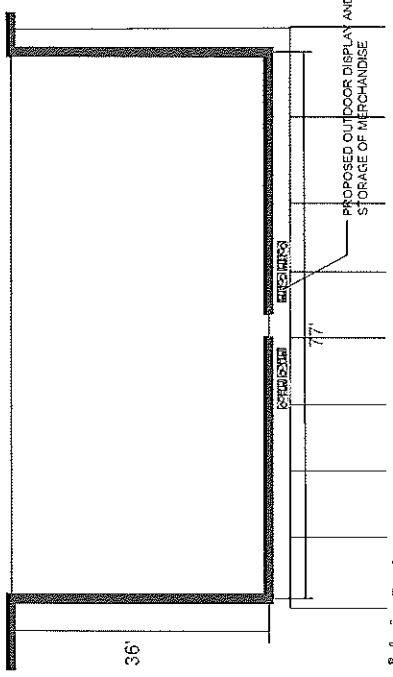
CIC - RZC 2011-00004

REZONING REQUESTS

1. SIGN REVISION TO PROPOSED SIGN AT HWY 316
2. OUTDOOR DISPLAY AND STORAGE OF GOODS AND MERCHANDISE
3. REVISION TO FENCE LINE



CIC CONDITIONS #1 & #3
N.T.S.



CIC CONDITION #2
N.T.S.

Site drawings courtesy of:
BULLARD
LAND PLANNING, INC
MEMPHIS, TN 38103

C2

SHEET 1 OF 1

FOR PERMIT & CONSTRUCTION DATE: 04/28/11 PRINT DATE: 04/28/11 FILE NAME: 11-014-BUILD DRAWN BY: PMS CHECKED BY: WJP	BUILDING DESIGN & CONSULTING 2222 PALM CREEK LANE LAWRENCEVILLE, GEORGIA 30046 PHONE: (678) 914-5553 EMAIL: SPALDINGDESIGNS@GMAIL.COM WEB SITE: WWW.SPALDINGDESIGNS.COM	DUGAN AUTOMOTIVE 659 AIRPORT ROAD LAWRENCEVILLE, GEORGIA 30046	REVISION: _____ DATE: _____ PROPOSED SITE AMENDMENTS SCALE: AS NOTED
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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Jonathan P Dugan</u>	NAME: <u>Same</u>
ADDRESS: <u>659 Airport Rd</u>	ADDRESS: <u>2148 Walker Dr</u>
CITY: <u>Lawrenceville GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: _____	PHONE: <u>770 365-2620</u>
CONTACT PERSON: <u>Tom Dugan</u> PHONE: <u>770 962 5678</u>	
CONTACT'S E-MAIL: <u>Dugan Racing 659 @yahoo.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:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

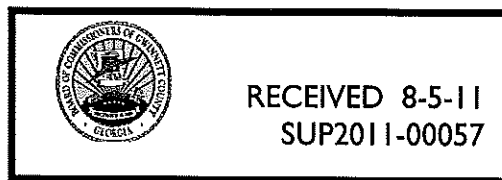
EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: 11,880

LAND DISTRICT(S): 5 LAND LOT(S): 208 ACREAGE: 1.10

ADDRESS OF PROPERTY: 659 Airport Rd Lawrenceville GA 30046

SPECIAL USE REQUESTED: outdoor storage

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SUP2011-00057

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Sincerely,

Jonathan P. Dugan Property owner



RECEIVED 8-5-11
SUP2011-00057

FOR PERMIT & CONSTRUCTION
 DATE: 01/20/11
 PLOT DATE: 01/20/11
 PEA NAME: 11-014-0104E
 DRAWN BY: RNS
 CHECKED BY: WJP

This drawing is a representation of
 property. It is not intended to be
 used for any other purpose without the
 written consent of the architect.

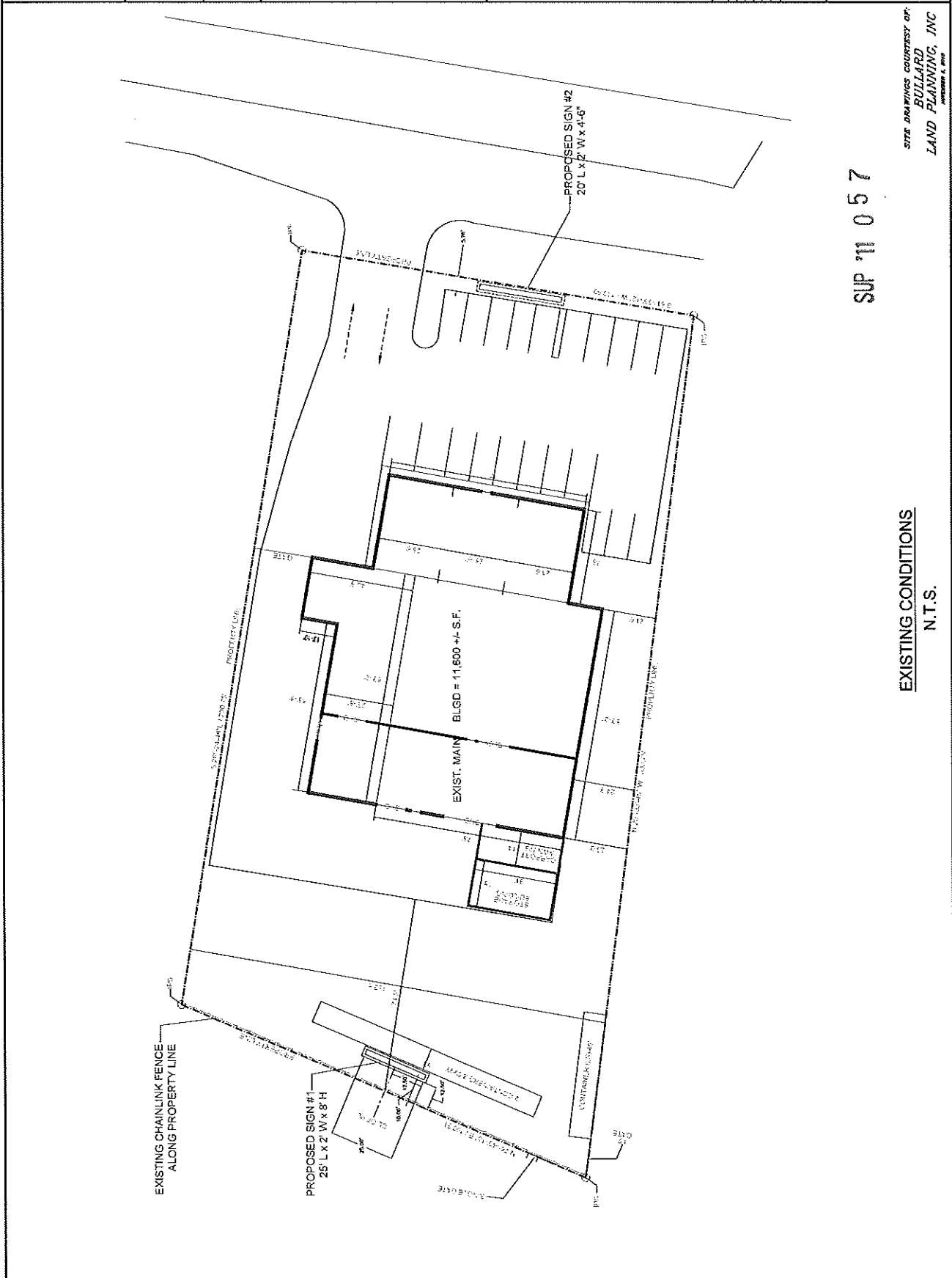
SPADING DESIGNS, L.L.C.
 BUILDING DESIGN & CONSULTING
 2227 HILL CREEK LANE
 LAWRENCEVILLE, GEORGIA 30046
 678-962-5555
 EMAIL: SPADINGDESIGNS@GMAIL.COM
 WEB SITE: WWW.SPADINGDESIGNS.COM

DUGAN AUTOMOTIVE
 639 AIRPORT ROAD
 LAWRENCEVILLE, GEORGIA 30046

REVISION	DATE

PROPOSED SITE AMENDMENTS
 SCALE AS NOTED

C1
 SHEET 1 OF 1



SUP 11 057

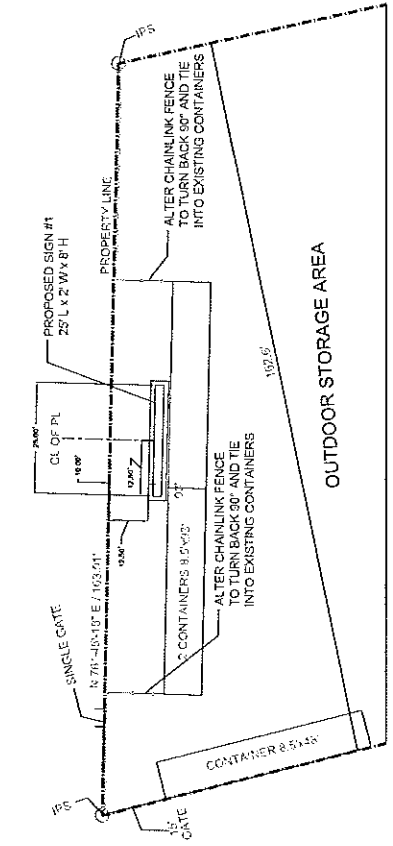
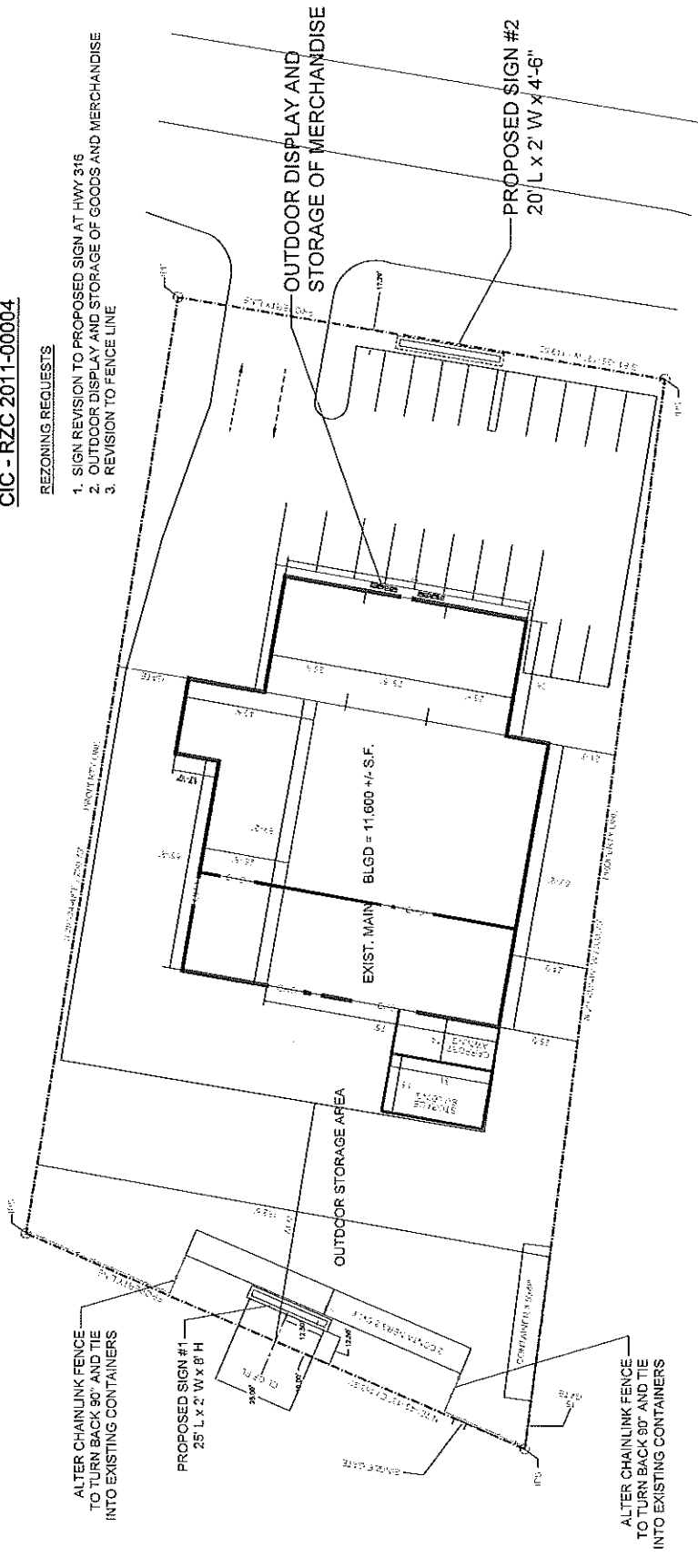
EXISTING CONDITIONS
 N.T.S.

SITE DRAWINGS COURTESY OF:
 BULLARD
 LAND PLANNING, INC
 LAWRENCEVILLE, GA

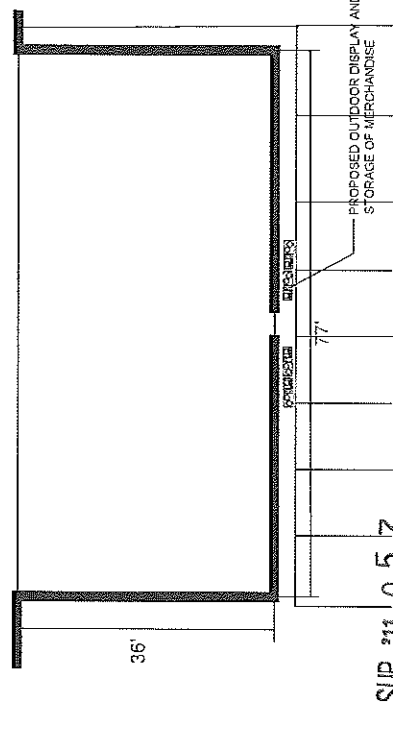
CIC - RZC 2011-00004

REZONING REQUESTS

1. SIGN REVISION TO PROPOSED SIGN AT HWY 316
2. OUTDOOR DISPLAY AND STORAGE OF GOODS AND MERCHANDISE
3. REVISION TO FENCE LINE



CIC CONDITIONS #1 & #3
N.T.S.



CIC CONDITION #2
N.T.S.

SUP #11057

SITE DRAWINGS COURTESY OF:
BULLARD
LAND PLANNING, INC.
MEMBER OF AECOM

FOR PERMIT & CONSTRUCTION DATE: 9/4/2011 PLAN DATE: 8/4/2011 DRAWN BY: RSC CHECKED BY: WJP	BUILDING DESIGN & CONSULTING SPALDING DESIGNS, L.T.C. 222 MILL CREEK LANE MARIETTA (770) 914-6553 FAX: 770-914-6590 WEB SITE: WWW.SPALDINGDESIGNS.COM	DUGAN AUTOMOTIVE 659 AIRPORT ROAD LAWRENCEVILLE, GEORGIA 30046	REVISION: _____ DATE: _____ PROPOSED SITE AMENDMENTS SCALE: AS NOTED
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02

SHEET 1 OF 1

