

SPECIAL USE PERMIT APPLICATION

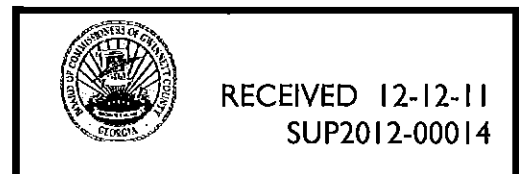
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Thomas J. Ardisson</u>	NAME: <u>Thomas J. Ardisson</u>
ADDRESS: <u>452 Fairhaven Court</u>	ADDRESS: <u>452 Fairhaven Court</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>770-995-5240</u>	PHONE: <u>770-995-5240</u>
CONTACT PERSON: <u>Tom Ardisson</u> PHONE: <u>770-995-5240</u>	
CONTACT'S E-MAIL: <u>tardisson@mindspring.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>M-1</u> BUILDING/LEASED SQUARE FEET: <u>8500/1500</u>	
LAND DISTRICT(S): <u>5</u> LAND LOT(S): <u>46</u> ACREAGE: <u>1.03</u>	
ADDRESS OF PROPERTY: <u>270 Arnold Road, Lawrenceville, GA 30044</u>	
SPECIAL USE REQUESTED: <u>Special use permit for a small automobile service/repair shop.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 46 of the 5th Land District of Gwinnett County, Georgia, being designated as Tract Three containing 1.03 acres as shown on that certain Special Use Plat for Thomas J. Ardisson dated December 8, 2011, prepared by conroy & associates, P.C., Daniel F. Conroy, G.R.L.S. No. 2350, and being more particularly described according to said survey as follows:

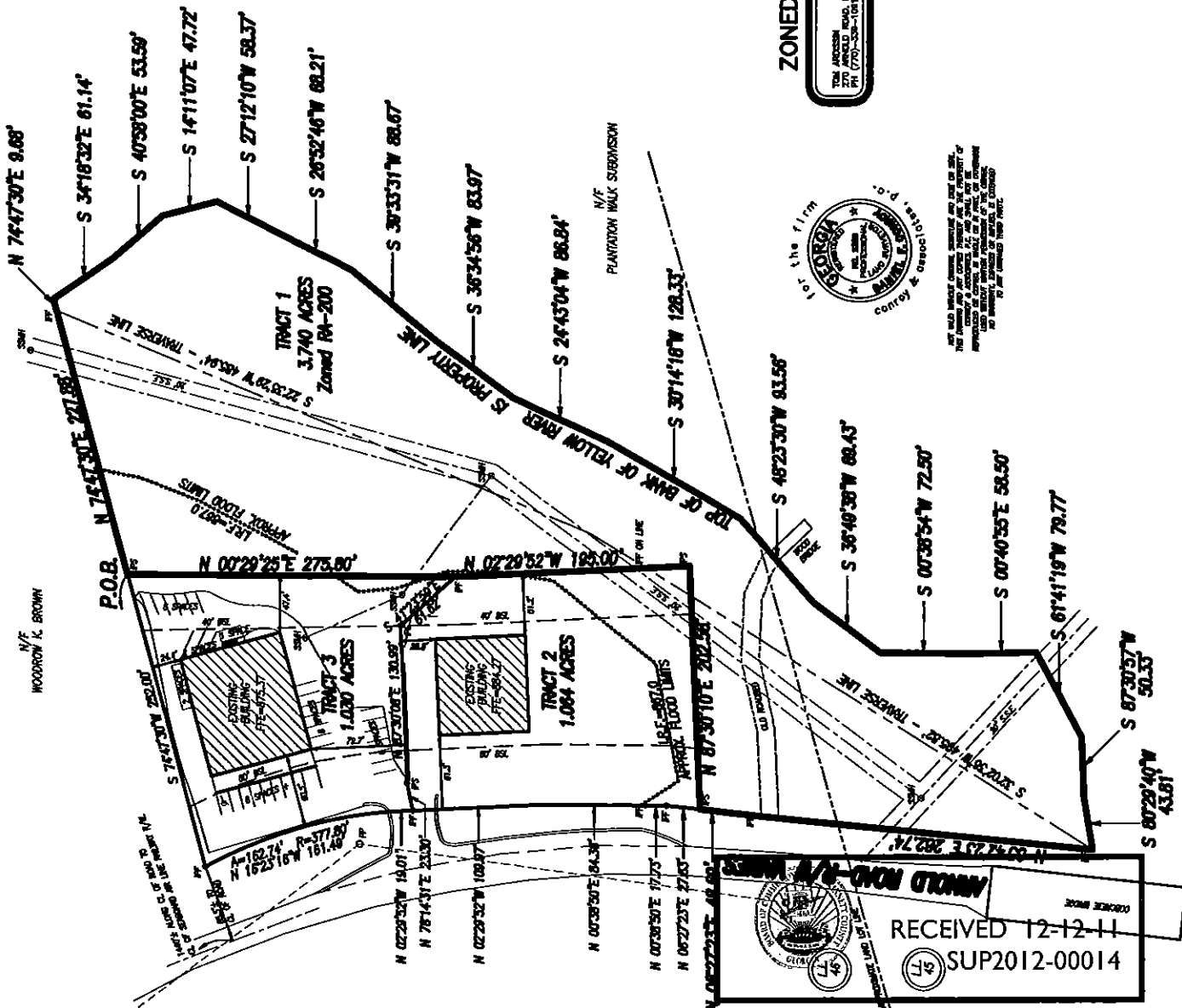
TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING begin at a point located at the intersection of the centerline of Arnold Road with the centerline of the right of way line of the Seaboard Air Line Railway; run thence along the centerline of Arnold Road in a generally southerly direction a distance of 1,440 feet, more or less to a point; thence leaving the aforesaid centerline run in a northeasterly direction perpendicular to said centerline 65.5 feet to a point marked by an iron pin set on the northeasterly right of way of Arnold Road (Right of Way varies), which point marks the TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING as thus established and leaving the aforesaid right of way of Arnold Road run North 74 degrees 47 minutes 30 seconds East a distance of 252.00 feet to an iron pin set; run thence South 00 degrees 29 minutes 25 seconds West a distance of 275.8 feet to an iron pin found; thence North 41 degrees 23 minutes 50 seconds West a distance of 61.62 feet to an iron pin set; thence South 87 degrees 30 minutes 08 seconds West a distance of 130.99 feet to an iron pin set; thence South 78 degrees 14 minutes 31 seconds West a distance of 23.30 feet to an iron pin found on the northeasterly right of line of Arnold Road (Right of Way varies); thence along the northeasterly right of way line of Arnold Road North 02 degrees 29 minutes 52 seconds West a distance of 19.01 feet to a point on the northeasterly right of way line of Arnold Road; thence continuing along said right of way line along a curve to the left, an arc distance of 162.74 feet, said curve having a radius of 377.80 feet and being subtended by chord of 161.49 feet at North 16 degrees 23 minutes 16 seconds West to an iron pin found, which point marks the TRUE PLACE OR POINT OF BEGINNING.

Said tract or parcel of land being a portion of that land described in that certain Quitclaim Deed recorded in Deed Book 44222, Page 40, Gwinnett County, Georgia records.



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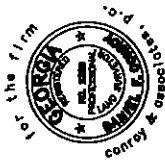


TRACT 1	=	3,740 ACRES
TRACT 2	=	1,064 ACRES
TRACT 3	=	1,030 ACRES
TOTAL	=	5,834 ACRES

A PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD ZONE. THIS DOES NOT AFFECT THE SURVEYING OR THE ACCURACY OF THIS SURVEY. PANEL NO. 130002 DOCS. B.

ZONED M 1

THE ARCHOLD BOOK IS UNRECORDED IN 2004
 FILE # 070-032-1001. FAX (770) 530-1002



WE HAVE MADE THESE MEASUREMENTS AND USE OF THE DATA AND ANY OTHER THEREIN ARE THE PROPERTY OF THOMAS J. ARDISSON. NO PART OF THIS SURVEY OR THE DATA HEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

SCALE : 1" = 60'



NOTES:
 ALL TYPED PINS INDICATED AS SET (PINS) ARE 1/2" NEAR PINS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE SURVEYING ACT AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS A CLOSURE OF 1/100,000 PER ANGLE ERROR OF 04 SECONDS PER SQUARE AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE SURVEYING ACT AND AN ELECTRONIC DISTANCE METER.
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SPECIAL USE PLAT FILE

THOMAS J. ARDISSON
 SURVEYING SERVICES BY
conroy & associates, P.C.

LAND LOTS 45 & 46	SURVEYED 12-11-11
DRAWING 12-11-11	BY DC
QUANTITY CONTRACT	SCALE 1"=200'
ARCHOLD ROAD	800' NORTH CURB
270 Archold Road	ARCHOLD ROAD
DEED BOOK 13400, PAGE 02	DEED BOOK 13400, PAGE 02
PLAT BY D. BRUO 5-14-85	PLAT BY D. BRUO 5-14-85

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

Yes

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

No

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

Yes

- (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:

No

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

Yes

- (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:

Property to the north, south and west are all zoned M-1

Applicant owns the property to the east which is zoned RA-200



Letter of Intent

December 12, 2011

To: Gwinnett County Board of Commissioners and
Department of Planning and Development

Although automotive repair on a large scale (e.g., fleet maintenance) is permitted in M-1 zoning, I was recently informed that small-scale automotive repair is not permitted in M-1 without a special use permit (SUP). I wish to correct this oversight in order to allow a tenant to perform automotive repair on classic European automobiles. In order for the tenant to be in compliance with county zoning regulations, I am seeking a SUP to allow automotive repair on an M-1 zoned parcel.

The tenant would occupy a single-bay warehouse unit of 1500 square feet in the southwest corner of an 8500 square foot office-warehouse building. This building is between 18 and 21 feet high and is situated on 1.03 acres zoned M-1 at 270 Arnold Road, Lawrenceville. There are 31 parking spaces, which is more than sufficient for all tenants of the building. Because of the specialized nature of the tenant's business, impact on traffic and the surrounding area will be minimal, with less than one additional car per day expected on Arnold Road as a result of this business.

Although the surrounding area has been identified as "Existing/Emerging Suburban" on the 2030 Unified Plan, it is only a mile from the US-29 Mixed Use Corridor. Further, the immediate vicinity is, and has been for many years, an area of mixed use. Nearby parcels are zoned R-60, R-75, R-100, RA-200, and M-1, with parcels carrying the latter two zonings forming an enclave surrounded by more recent residential development. Current businesses in the area include a landscape service, a charter bus company, a maid service, a data processing business, an electric meter manufacturer, a tool and die manufacturer, a trucking company, a firewood retailer, the CSX railroad, a welding shop, and the defunct Button Gwinnett landfill. A small-scale "boutique" automotive repair shop would be in harmony with the existing businesses and would not negatively affect the nearby residential areas.

I respectfully request the approval of this SUP request and would be happy to meet with the appropriate parties from the County staff to further discuss this application.

Sincerely,

Thomas J. Ardisson



RECEIVED 12-12-11
SUP2012-00014

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

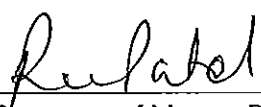
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



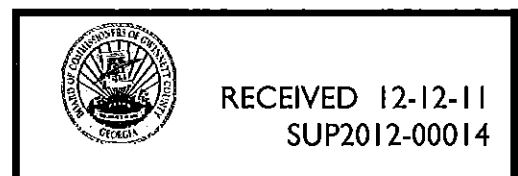
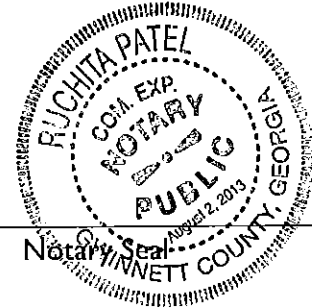
Signature of Applicant 12/09/11
Date

Thomas J. Ardisson

Type or Print Name and Title



Signature of Notary Public 12/9/2011
Date



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.



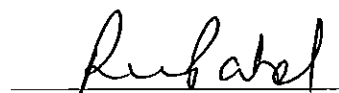
Signature of Property Owner

12/9/11

Date

Thomas J. Ardisson

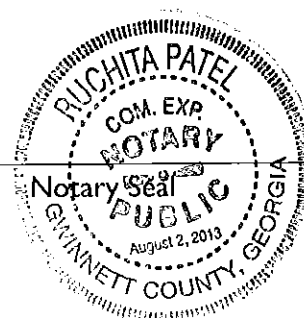
Type or Print Name and Title



Signature of Notary Public

12/9/2011

Date



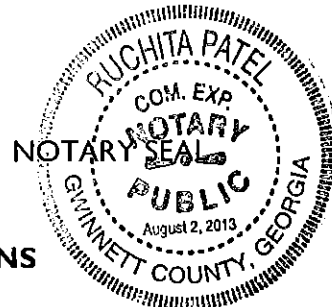
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Thomas J. Ardisson 12/9/11 Thomas J. Ardisson
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Ruchita Patel 12/9/2011
 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 Thomas J. Ardisson
 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.



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: 5th 46 R5046 003
(Map Reference Number) District Land Lot Parcel

Thomas J. Ardisson
Signature of Applicant

12/12/11
Date

Thomas J. Ardisson

Type or Print Name and Title

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)

Debra Smith
NAME

tax services associate II
TITLE

December 12, 2011 pd 11-9-11
DATE

