

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Steve Wills</u>	NAME: <u>Northside Automotive Holdings</u>
ADDRESS: <u>6802 Buford Hwy.</u>	ADDRESS: <u>11085 Alpharetta Hwy.</u>
CITY: <u>Doraville</u>	CITY: <u>Roswell</u>
STATE: <u>GA</u> ZIP: <u>30340</u>	STATE: <u>GA</u> ZIP: <u>30076</u>
PHONE: <u>404-552-9444</u>	PHONE: _____
CONTACT PERSON: <u>Steve Wills</u> PHONE: <u>404-552-9444</u>	
CONTACT'S E-MAIL: <u>swills@altairsign.com</u>	

APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>C-2</u>	PRIOR ZONING CASE: <u>SUP-01-038</u>	
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>232</u>	ACREAGE: <u>2.4</u>
ADDRESS OF PROPERTY: <u>3342 Satellite Blvd.</u>		
PROPOSED CHANGE IN CONDITIONS: <u>Increase Ground Sign Height (11'10.5")</u>		

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>n/a</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>n/a</u>
GROSS DENSITY: _____	DENSITY: <u>n/a</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION

All that land or parcel of land lying in Land Lot 232 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point located at the southwestern intersection of the rights-of-way of Old Norcross Rd (100' R/W) and Plantation Center, said point being the TRUE POINT OF BEGINNING;

THENCE along a curve to the left having an arc length of 214.74 feet and a radius of 412.02 feet, being subtended by a chord North 66 degrees 13 minutes 30 seconds West a distance of 212.30 feet to a point;

THENCE North 07 degrees 42 minutes 36 seconds East a distance of 296.78 feet to a point;

THENCE North 87 degrees 24 minutes 45 seconds East a distance of 173.01 feet to a point;

THENCE South 86 degrees 41 minutes 17 seconds East a distance of 136.95 feet to a point;

THENCE South 17 degrees 40 minutes 03 seconds West a distance of 47.26 feet to a point;

THENCE South 02 degrees 20 minutes 20 seconds West a distance of 80.84 feet to a point;

THENCE South 08 degrees 05 minutes 07 seconds East a distance of 50.58 feet to a point;

THENCE along a curve to the right having an arc length of 117.30 feet and a radius of 177.95 feet, being subtended by a chord South 18 degrees 58 minutes 10 seconds West a distance of 115.19 feet to a point;

THENCE South 32 degrees 22 minutes 49 seconds East a distance of 21.80 feet to a point;

THENCE South 45 degrees 53 minutes 25 seconds West a distance of 69.90 feet to a point;

THENCE North 70 degrees 16 minutes 02 seconds West a distance of 33.16 feet to a point;

THENCE South 70 degrees 41 minutes 35 seconds West a distance of 27.17 feet to a point lying;

THENCE South 06 degrees 06 minutes 20 seconds East a distance of 19.79 feet to a point;

THENCE South 53 degrees 44 minutes 10 seconds West a distance of 17.17 feet to a point; said point also being known as the TRUE POINT OF BEGINNING. Tract contains 2.40 acres, more or less.

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CIC'13 018

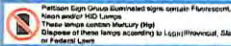
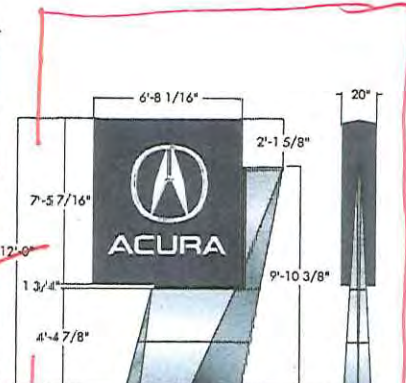
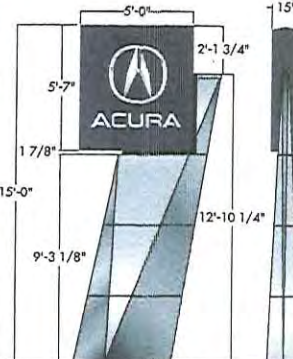
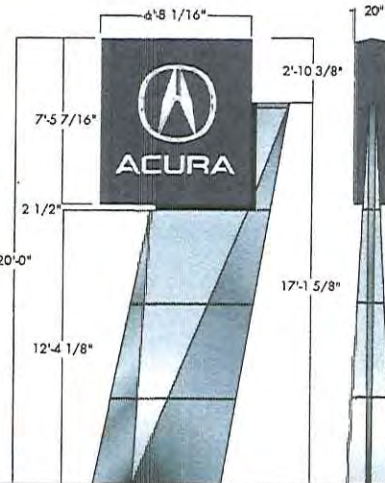
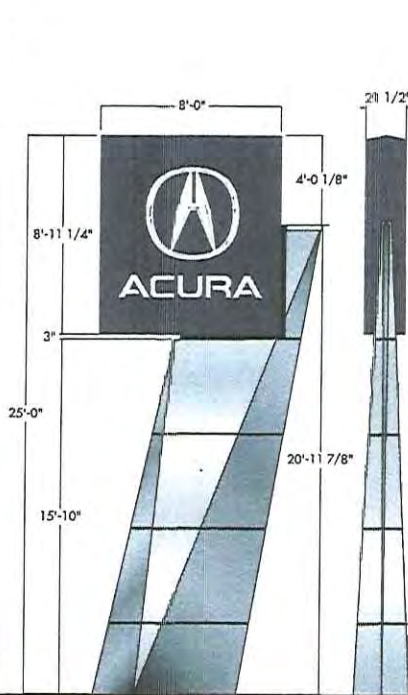
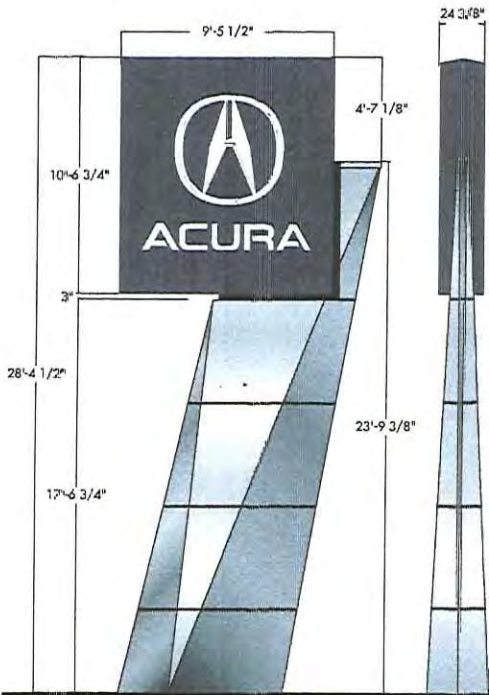
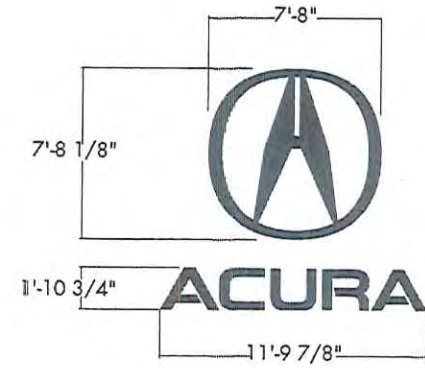
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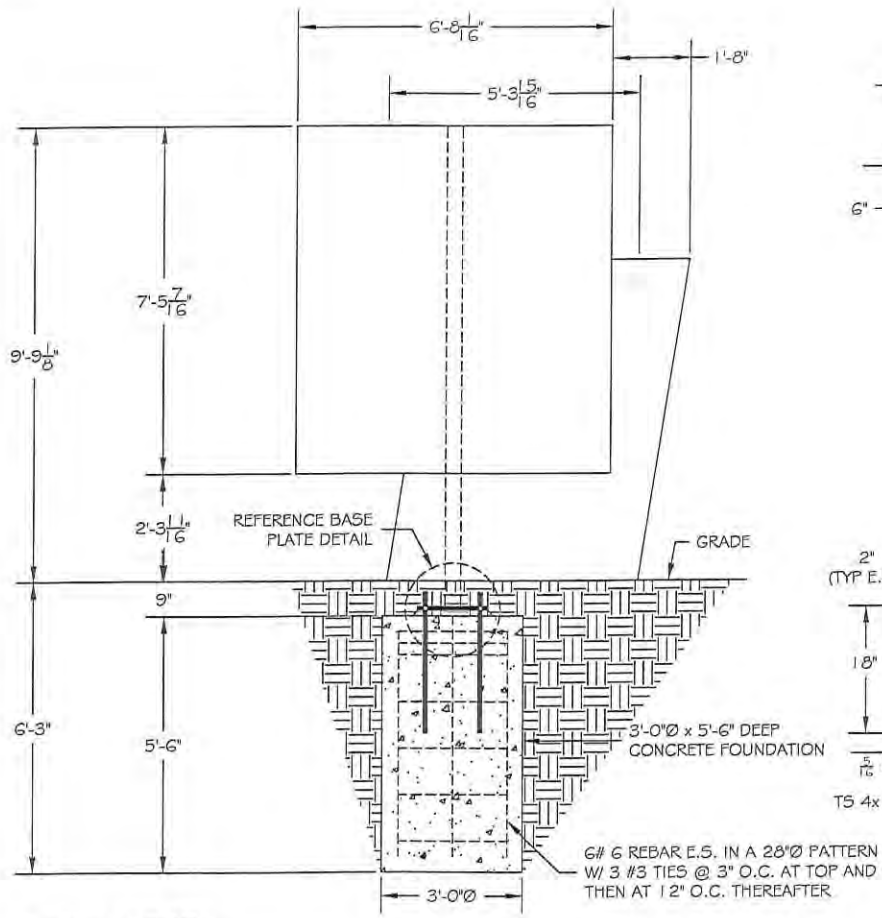
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ACURA Sign Family (18 April 2007)



Client:	ACURA
Site:	Sign Family
Draftsman:	B. Smith
Checked By:	PCX
Page:	1/2
Date:	10-16-08
Rev:	4-23-07
Scale:	AS NOTED



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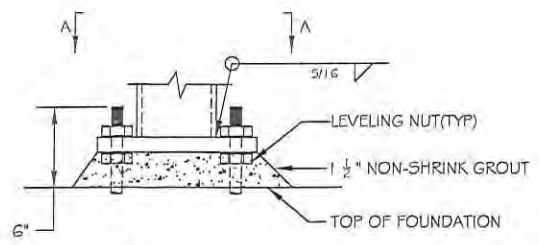
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CIC 13010

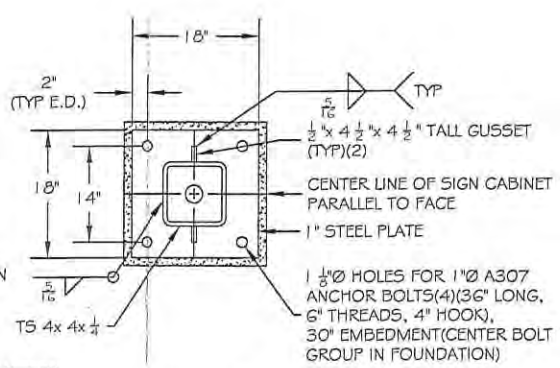
FRONT ELEVATION
(AUGERED FOUNDATION)

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NOTE: ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) IS TO BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR, SHERWIN WILLIAMS BLACK ASPHALTUM 500-1706 V74B2 (OR EQUAL) AFTER INSTALLATION AND PRIOR TO LANDSCAPING.



BASE PLATE DETAIL
N.T.S. (TYP)



SECTION A-A
N.T.S.

NOTES:

1. THE DESIGN, FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND SPECIFICATIONS: THE 2005/2009 INTERNATIONAL BUILDING CODE, THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (MANUAL OF STEEL CONSTRUCTION, 13TH EDITION), THE AMERICAN WELDING SOCIETY (AWS D1.1-04), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-08), THE SPECIFICATIONS FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).
2. STRUCTURAL STEEL REQUIREMENTS: PLATES, ROLLED SHAPES AND BARS SHALL BE ASTM A36 (OR EQUAL). STANDARD PIPE SHALL BE ASTM A53, GRADE B (OR BETTER, F_y=35 KSI). STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B (OR BETTER, F_y=46 KSI). ALL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 BOLTS (OR BETTER WITH FLAT WASHERS (UNLESS NOTED OTHERWISE). ALL FASTENERS TO BE NON-CORROSIVE. ALL STRUCTURAL STEEL SHALL BE SHOP PRIME COATED WITH A RUST INHIBITIVE PRIMER AND FINISH PAINTED AS APPROVED BY OWNER (SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS). FIELD CONNECTIONS AND DAMAGED OR ABRASED AREAS OF PROTECTIVE COATING SHALL BE TOUCH UP PAINTED WITH COMPATIBLE MATERIAL. ALL STEEL SUBJECT TO DIRECT CONTACT WITH EARTH SHALL BE BITUMASTIC (OR EQUAL) COATED (IF NOT SUBJECT TO SUNLIGHT AND CARBONIC (OR EQUAL) COATED (IF SUBJECT TO SUNLIGHT) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES (OR EQUAL). ALL FIELD WELDS SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE, AND QUALITY OF WELDS. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURES.
3. ALL FERROUS TO NONFERROUS SURFACES SHALL BE SEPARATED BY 3M#355 POLYESTER CLEAR TAPE (OR EQUAL).
4. THE ELECTRICAL INSTALLATION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
5. THE DESIGN WIND SPEED IS 90 MPH PER ASCE 7-05 WITH 'C' EXPOSURE RESULTING IN A DESIGN PRESSURE OF 18.47 PSF AT A HEIGHT OF 9'-9 1/8" ABOVE GRADE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. ENGINEERING SEAL IS APPLICABLE ONLY FOR THE COLUMN/BASE PL/FOUNDATION DESIGN.
8. ALL ELECTRICAL COMPONENTS ARE UL LISTED. SIGNAGE IS MANUFACTURED IN COMPLIANCE WITH NEC 600. SIGNAGE IS GROUNDED IN COMPLIANCE WITH NEC 250. ONE VISIBLE 20 AMP DISCONNECT IS REQUIRED PER CIRCUIT.
9. THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE LATERAL BEARING PRESSURE OF 100 PSF PER FOOT OF DEPTH AND AN ALLOWABLE VERTICAL BEARING PRESSURE OF 1500 PSF (CEASE EXCAVATION AND NOTIFY THE ENGINEER IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. SIGNAGE MAY BE INSTALLED ON THE STRUCTURE AFTER A MINIMUM CURING TIME OF FOURTEEN (14) DAYS PROVIDED THAT THE CURING PROCESS IS PROPERLY MAINTAINED IN ACCORDANCE WITH ACI 318-08. EXPOSED CONCRETE FINISHES SHALL HAVE A ROUGH TROWEL FINISH. GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT ONE (1) DAY. GROUT SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL REINFORCEMENT STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND SHALL CONFORM TO ASTM A615. ALL REINFORCEMENT STEEL SHALL BE INSTALLED IN ACCORDANCE WITH ACI 318-08 WITH A MINIMUM CONCRETE COVER OF THREE (3) INCHES WHEN CONCRETE IS CAST AGAINST EARTH. REINFORCEMENT STEEL SHALL NOT BE WELDED AT CROSS POINTS.

Glenn T. Tisdale, P.E.



6-10-13

ALTAIR SIGN & LIGHT
6802 BUFORD HIGHWAY NE
DORAVILLE, GA 30340

MONUMENT @ 9'-9 1/8" OAH
ACURA- 3403 SATELLITE BOULEVARD N.W. - DULUTH, GA



CAD: GT
SCALE: 3/8" = 1'
DATE: 06/10/13
SHT. NO.: 1 OF 1
DWG. NO.: 2113003SI

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CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. the adjacent property has the desired zoning use

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

No. the adjacent property currently has the desired conditions & desired use

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

No, the adjacent property currently has the desired conditions & desired use

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the property is used as a car lot adjacent to the existing car lot.

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

Yes, the

- (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 CHANGE IN CONDITIONS:

BIGGER SIGNS WOULD HELP PROMOTE BUSINESS.

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July 3, 2013

Gwinnett County Department of Planning & Development
One Justice Square
1st Floor Suite 150
446 West Crogan Street
Lawrenceville, GA 30045

Re: Acura of Gwinnett
3342 Old Norcross Road
Duluth, GA

To Whom It May Concern:

The purpose of this correspondence is to notify you that Altair Sign & Light, inc will be representing Acura Of Gwinnett in processing the change of conditions and use at 3342 Old Norcross Road in Duluth, GA (PID#6232043) from Case Number SUO-01-038 .

Acura of Gwinnett operates on the parcel located at 3342 Old Norcross Road in Duluth, as well as the parcel adjacent located at 3403 Satellite Blvd in Duluth (PID # 6232082). The parcel at 3403 Satellite Blvd has no conditions and the signage follows the standard Gwinnett County sign code. However, the 3342 Old Norcross Road parcel has conditions and use requirements from case number SUP-01-038 which restricts ground signage to be "limited to a single five (5) foot high monument type sign of masonry construction matching the materials of the building"

Acura of Gwinnett has two existing ground signs on the 3403 Satellite Blvd parcel which conform to the Gwinnett County standard sign code and do not conform to the appearance and look set forth by the conditions and uses case number SUP-01-038. In keeping with the consistency of the Acura 3403 Satellite Blvd parcel, Altair Sign & Light, inc. as well as the owner of the property request that the condition and use "2. K" from case SUP-01-038 be removed, stricken, or changed, so that the Gwinnett County standard sign code is applied to the parcel located at 3342 Old Norcross Road (PID#6232043).

The approval of this conditions and use request will not be injurious to the public health, safety, morals and general welfare of the community. Nor will the approval of this request be detrimental to the use and enjoyment of adjoining or neighboring properties.

Regards,

A handwritten signature in black ink, appearing to read "Stephen Wills", written in a cursive style.

Stephen Wills
Altair Sign & Light
6845 Shiloh Road E, D13
Alpharetta, GA 30005
770-889-1212

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Planning & Development

CIC 73018

CHANGE IN CONDITIONS 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.

Stephen Willis 6/26/13
Signature of Applicant Date

STEPHEN WILLIS ASSISTANT PROJECT MANAGER
Type or Print Name and Title

Clinton Moseley 6/26/13
Signature of Notary Public Date



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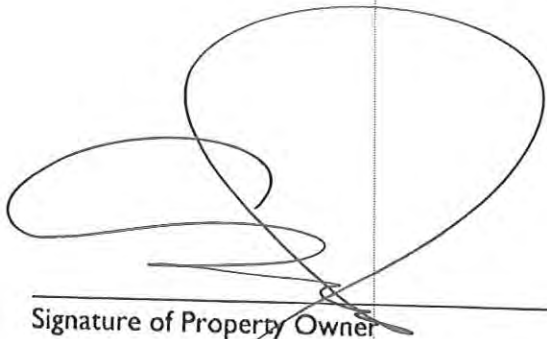
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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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

7/1/2013
Date

SCOTT ROSS

C.O.O.

Type or Print Name and Title



Signature of Notary Public

7-1-13

Date



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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 232 - 043
(Map Reference Number) District Land Lot Parcel

[Signature] 6/26/13
Signature of Applicant Date

STEPHEN NILES ASSISTANT PROJECT MANAGER
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)

Sandra D. Ullman GWINNETT COUNTY
NAME TITLE
7/3/13 TAX COMMISSIONER
DATE

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