

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Timothy J. Roe, Bob Brewer	NAME: Charles D. McCracken
ADDRESS: P.O. Box 1536	ADDRESS: 701 Palmer Way
CITY: Snellville	CITY: Melbourne
STATE: Ga. ZIP: 30078	STATE: Fl. ZIP: 32940
PHONE: 770-972-8788 ex. 15	PHONE: 321-751-9199
CONTACT PERSON: Timothy J. Roe PHONE: 770-972-8788 ex. 15	
CONTACT'S E-MAIL: TJRV@aol.com	

*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: C-2	BUILDING/LEASED SQUARE FEET: 2100
LAND DISTRICT(S): 5	LAND LOT(S): 12 ACREAGE: .55
ADDRESS OF PROPERTY: 850 Oak Road	
SPECIAL USE REQUESTED: Penske Truck Rental	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BY:

All that tract or parcel of land lying and being in Land Lot 12 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows;

To find the TRUE POINT OF BEGINNING, commence at the projected point of right-of-way intersection of the southerly right-of-way of Dogwood Road (a/k/a Sterling Drive) (80 foot right-of-way) and the easterly right-of-way line Oak Road (80 foot right-of-way) thence running along the southerly right-of-way line of Dogwood Road North 69°-42'-18" East a distance of 20.00 feet to an iron pin found, said pin being the TRUE POINT OF BEGINNING. Thence continue along said right-of-way line North 69°-42'-18" East a distance of 181.14 feet to a point; thence continue along said right-of-way line North 70°-32'-30" East a distance of 8.76 feet to an iron pin set; thence leaving said right-of-way line, proceed South 20°-38'-27" East a distance of 199.91 feet to an iron pin found; thence proceed South 69°-42'-54" West a distance of 209.91 feet to an iron pin found on the easterly right-of-way line of Oak Road; thence proceed along said right-of-way line North 20°-38'-19" West a distance of 180.00 feet to an iron pin set; thence proceed North 29°-32'-00" East a distance of 28.20 feet to an iron pin found and THE TRUE POINT OF BEGINNING.

TO BE EXCLUDED

Excluded is Tract "B" having 85.00 feet on easterly side of Oak Road beginning in the southwest corner of said property. Travel north 85.00 feet down Oak Road to a point. Turn east for a distance of 210.00 feet to a point. Turn south and travel a distance of 85.00 feet to a point. Turn west and travel 210.00 feet to the point of beginning.

This property is exected from the attached request and is shown on the attached survey.

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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:

See attached

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

see attached

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

see attached

- (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:

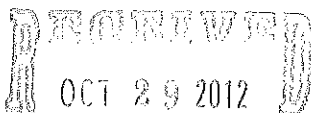
see attached

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

see attached

- (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:

see attached



SPECIAL USE PERMIT APPLICANT'S RESPONSE

(A). THIS AREA IN LOCATED AT FIVE FORKS AND OAK ROAD. IN THIS AREA THERE ARE TWO SHOPPING CENTERS, GAS STATIONS, DRUG STORES, FAST FOOD LOCATIONS, CAR WASH, AND MANY OTHER SMALL BUSINESSES.

(B) NO. THIS IS A CORNOR LOT WITH A TAKE OUT PAPA JOHNS PIZZA NEXT DOOR. THERE OPERATIONS ARE BUSSY WHEN WE ARE CLOSED. BEHIND US IS A BIG 10 TIRE BUSINESSES WITH AN ACCESS TO A CELL TOWER.

(C) WITH THE ECOMONY AS IT IS ALL ADDITIONAL REVENUE HELPS US STAY IN BUSINESS.

(D) THIS ADDITION WILL NOT CAUSE AN EXCESSIVE OR BURDENSOME USE OF THE EXISTIOG STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS. OUR BUSINESS IS EXPECTED TO ONLY RENT 5 TO 10 TRUCKS PER WEEK. SINCE WE ARE OPEN ON SUNDAYS TIS IS JUST OVER 1 TRUCK A DAY.

(E) YES IT ADDS TO THE COMMERICAL USE IN THIS AREA

(F) THERE IS NO OTHER CONDITIONS AFECTION THE USE AND DEVELOPMENT OF THE PROPERTY. THIS IS STRICKLY AN ADDITION TO A 15 YEAR BUSINESS. NO CONSTRUCTION OR ADDITIONAL DEVELOPMENT IS REQUIRED

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BY:

October 12, 2012

To whom it Concerns:

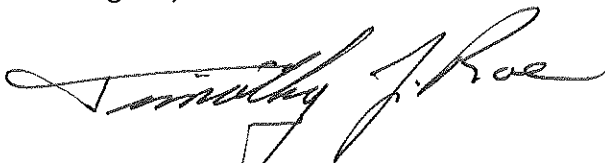
I have applied for a special use permit to allow a Penske Truck Leasing operation to be incorporated with our existing business, which we have been in operation for 15 years. The current business is a Valvoline Instant Oil Change, a franchise with Valvoline.

We presently have Penske Truck Leasing at three other locations. We find this is a good addition to our business. We expect to have approximately only 5 to 10 trucks renting per week. This should not pose a problem with traffic in our area. There are no truck rental operations in this area.

With the economic situation as it is, this has proven to be a good asset for our business and our customers. It has given us a new source of income to help us continue in business. We currently employ 10 personnel and this will help us meet our obligations.

We would appreciate your support and approval for this special use permit.

Regards,



TIMOTHY J. ROE

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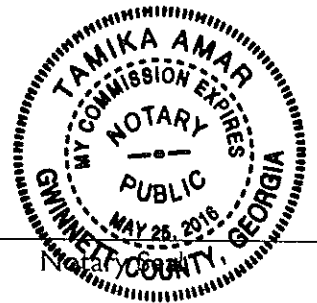
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

Timothy J. Boe 10/11/2012
Signature of Applicant Date

Timothy J. Boe President- T.S.R.-V Corp.
Type or Print Name and Title

Tamika Amar 10/12/12
Signature of Notary Public Date



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BY:

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.

Charles D McCracken

10/15/2012

Signature of Property Owner

Date

CHARLES D MCCRACKEN

Owner

Type or Print Name and Title

Leticia Lynch

Oct 15, 2012

Signature of Notary Public

Date



Notary Seal

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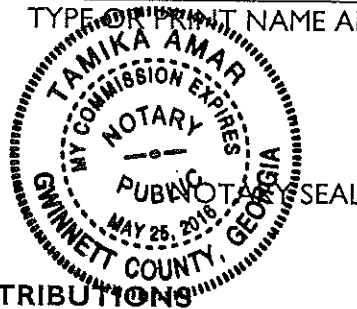
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Timothy J. Roe 10/12/2012 Timothy J. Roe
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Tamika Amar 10/12/12
 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

Timothy J. Roe
 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.

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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: 5 - .012 - 224
(Map Reference Number) District Land Lot Parcel

Timothy J. Roe 9/28/2012
Signature of Applicant Date
Timothy J. Roe President - T.J.R.-V Corp
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 tax services associate
NAME TITLE
9-28-2012
DATE

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