

SUP2016-00046

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Daniel Allen</u>	NAME: <u>The Thomas J Ardlisson and M, Elaine Ardlisson Revocable Living Trusts</u>
ADDRESS: <u>4102 Ashford Green Dr</u>	ADDRESS: <u>452 Fairhaven Court</u>
CITY: <u>Duluth</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>678-361-8979</u>	PHONE: <u>770-995-5240</u>
CONTACT PERSON: <u>Daniel Allen</u> PHONE: <u>678-361-8979</u>	
CONTACT'S E-MAIL: <u>daniel11270a@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:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>8500/1500</u>
PARCEL NUMBER(S): <u>R5046 003</u>	ACREAGE: <u>1.03 acres</u>
ADDRESS OF PROPERTY: <u>270 Arnold Road, Suite B , Lawrenceville GA 30044</u>	
SPECIAL USE REQUESTED: <u>Motorcycle Service</u>	

on Track  
3

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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### 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.

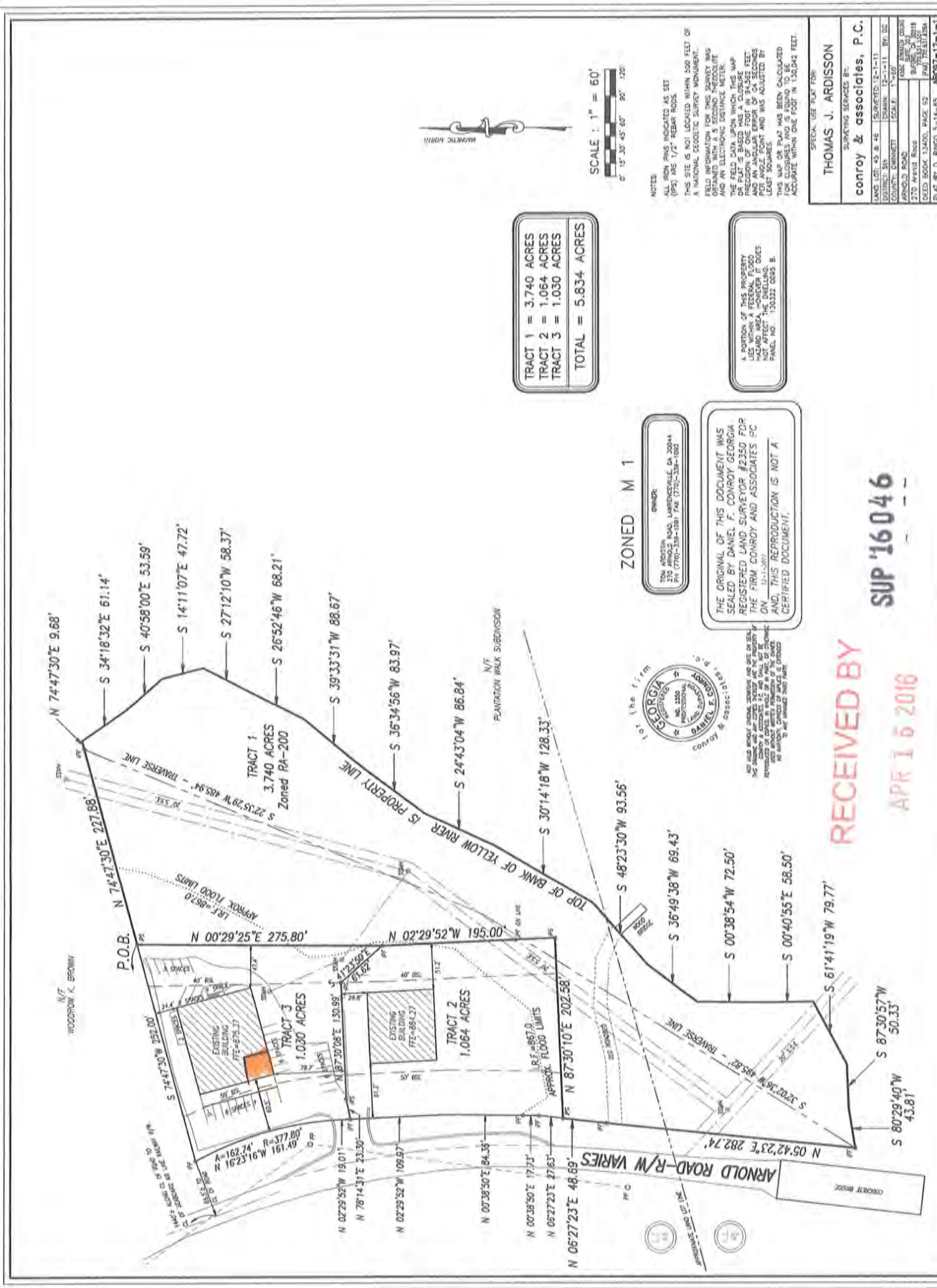
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TRACT 1 = 3.740 ACRES  
 TRACT 2 = 1.064 ACRES  
 TRACT 3 = 1.030 ACRES  
 TOTAL = 5.834 ACRES

A PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD ZONE. THE FIRM COORDY AND ASSOCIATES, P.C. HAS CONDUCTED THE NECESSARY SURVEYING AND CALCULATED THE BEING REPRODUCED FOR RECORDS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,044 FEET.

THE ORIGINAL OF THIS DOCUMENT WAS SEALED BY DANIEL F. COORDY GEORGIA REGISTERED LAND SURVEYOR #2350 FOR THE FIRM COORDY AND ASSOCIATES, P.C. ON 12-11-2011 AND THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

OWNER:  
 THOMAS J. ARDISSON  
 370 ARNOLD ROAD, LAWRENCEVILLE, GA 30044  
 PH: (770) 338-1881 FAX: (770) 338-1080



ZONED M 1

NOTE: THIS SURVEY WAS SET UP BY THE SURVEYOR AS SET BACK FROM THE NEAR ROADS. THE SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND DISTANCE MEASURE AND AN ELECTRONIC DISTANCE MEASURE. THE SURVEY WAS BASED ON A CLOSELY ADJACENT SURVEY. THE SURVEY WAS BASED ON ONE FOOT IN 120,044 FEET. THE SURVEY WAS CONDUCTED BY DANIEL F. COORDY AND ASSOCIATES, P.C. FOR RECORDS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,044 FEET.

SPECIAL USE FOR FIRM:

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

LAND LOT: 43, 44	SURVEYED: 12-11-11
DISTRICT: 35	DRAWN: 12-11-11
BOOK: 13400	PAGE: 52
FILE NO: 13400-52	DATE: 12-11-11
FILE NO: 13400-52	DATE: 12-11-11
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**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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

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

No

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

Yes

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- (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

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

Yes

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- (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.

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Property owner also owns the property to the east which is zoned RA-200.

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Letter of Intent

April 8, 2016

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

RE: Special Use Permit  
Eastside Motorcycles & Trikes

This letter is to request a Special Use Permit (SUP) for the above named business in order to be in compliance with county zoning regulations. I am seeking a SUP to allow motorcycle service and repairs at the address stated below.

Eastside Motorcycles & Trikes will 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, Suite B, Lawrenceville, GA 30044. There are 31 parking spaces, which is more than sufficient for all tenants of the building. Because of the specialized nature of this 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, the Gwinnett County Board of Commissions has authorized Old World Automotive, who are the previous tenants of this property to perform automotive service and repair at this location with a Special Use Permit. Eastside Motorcycles & Trikes will perform the same type of repairs on motorcycles.

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 data processing business, an electric meter manufacturer, a tool and die manufacturer, a trucking company, a firewood retailer, the CSX railroad, and the defunct Button Gwinnett landfill.

A small-scale motorcycle service and repair shop that focuses on touring motorcycles and trikes would be in harmony with the existing businesses and would not negatively affect the nearby residential areas. The type of motorcycles and trikes we will focus on repairing are not loud because they are designed for long distance touring.

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.

Daniel Allen  
Eastside Motorcycles & Trikes  
4102 Ashford Green Drive  
Duluth, GA 30096  
678-361-8979

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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 ACCEPTED 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 ACCEPTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS

*Carl Allen*

*4-12-2016*

Signature of Applicant

Date

*Daniel Allen*

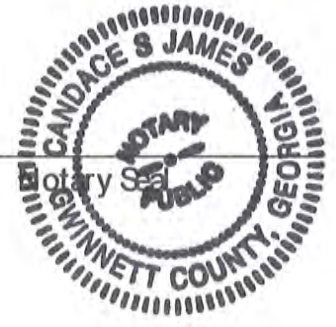
Type or Print Name and Title

*Candace S James*

*4/12/2016*

Signature of Notary Public

Date



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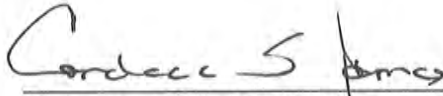
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

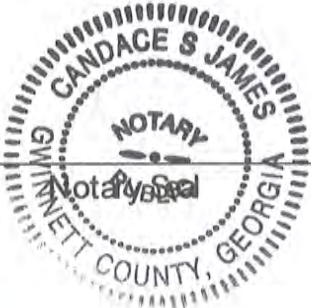
  
\_\_\_\_\_  
Signature of Property Owner

4/12/16  
\_\_\_\_\_  
Date

Thomas J Addison Property Owner  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

4/12/2016  
\_\_\_\_\_  
Date



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SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



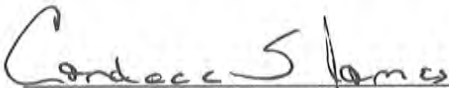
Signature of Applicant

Daniel Allen

Type or Print Name

4-12-2016

Date

  
Signature of Notary Public

4/12/2016  
Date



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