CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Gordon Erickson	NAME: David Denard
ADDRESS: 4755 Columns Dr.	ADDRESS: P.O. Box 669
CITY: Marietta	CITY: Washington
STATE: GA ZIP: 30067	STATE: GA ZIP: 30673
PHONE: 770-612-2433	PHONE:

CONTACT PERSON: Kirk Buttle PHONE: 404-923-1644

CONTACT'S E-MAIL: Kirk.buttle@CBRE.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☒ CONTRACT PURCHASER

ZONING DISTRICTS(S): M-1 PRIOR ZONING CASE: CIC-06-042

LAND DISTRICT(S): 6 LAND LOT(S): 246 ACREAGE: 1.6

ADDRESS OF PROPERTY: 2505 Pleasantdale Rd, Doraville

PROPOSED CHANGE IN CONDITIONS:

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: One
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: 19,500
GROSS DENSITY:	DENSITY: 12,187.50
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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All that tract or parcel of land lying and being in Land Lot 246 of the 6th District of Gwinnett County, Georgia, being Lot 2, PLEASANTDALE SUBDIVISION, and being more particularly described as follows:

BEGINNING at the intersection of the Southeasterly right of way of Baker Street, having a 50 foot right of way, and the Northeasterly right of way of Pleasantdale Road, having a variable right of way, thence along the Northeasterly right of way of Pleasantdale Road South 28 Degrees 11 Minutes 20 Seconds East for a distance of 225.40 feet to a divot in the concrete walk, which is the POINT OF BEGINNING; thence leaving said right of way North 60 Degrees 23 Minutes 35 Seconds East for a distance of 180.27 feet to a 3/4 inch crimp-top pipe; thence South 30 Degrees 09 Minutes 32 Seconds East for a distance of 375.07 feet to a 1/2 inch rebar; thence South 60 Degrees 25 Minutes 02 Seconds West for a distance of 190.72 feet to a 1/2 inch rebar at the Northeasterly right of way of Pleasantdale Road, having a variable right of way; thence along the Northeasterly right of way of Pleasantdale Road North 28 Degrees 33 Minutes 46 Seconds West for a distance of 375.03 feet to a divot in the concrete walk, which is the POINT OF BEGINNING, having an area of 1.5970 acres, or 69563 square feet, more or less.

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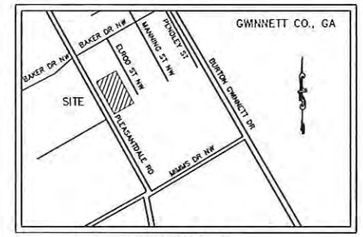
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
DI	DROP INLET	DI
CB	CATCH BASIN	CB
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

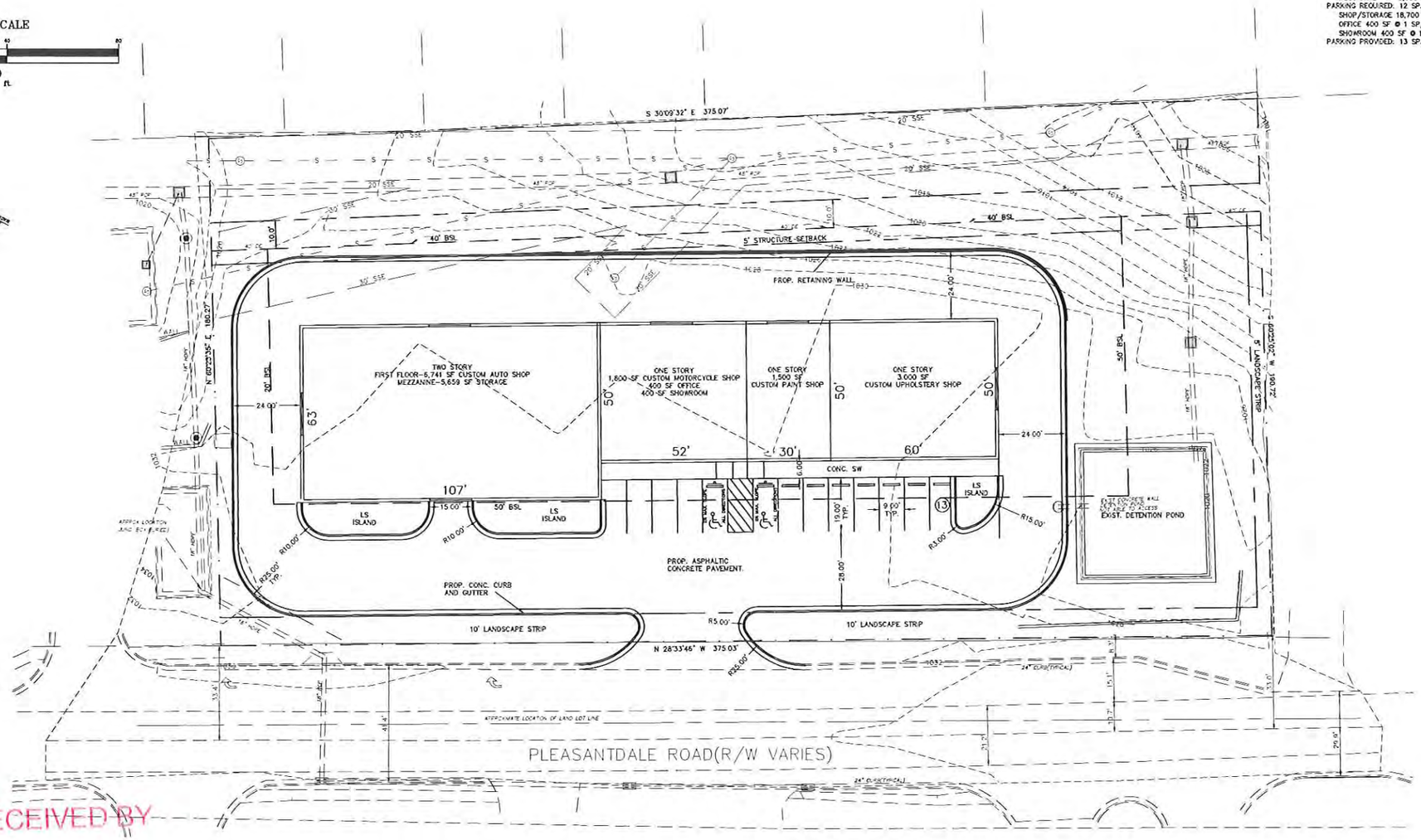
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

SITE SUMMARY:
SITE AREA – 1.5970 ACRES
TOTAL BUILDING AREA – 19,500 SF
FIRST FLOOR – 13,841 SF
MESSANINE – 5,659 SF
PARKING REQUIRED: 12 SPACES
SHOP/STORAGE 18,700 SF @ 1 SP/2,000 SF = 9.4 SPACES
OFFICE 400 SF @ 1 SP/500 SF = 0.8 SPACES
SHOWROOM 400 SF @ 1 SP/400 SF = 1 SPACE
PARKING PROVIDED: 13 SPACES



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REVISIONS

SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL D. RITCH

GSMCC LEVEL II CERTIFICATION
NO. 03427

CLIENT NAME

GORDON ERICKSON
4755 COLUMNS DRIVE
MARIETTA, GA 30076
404-771-7644

PROJECT TITLE

CUSTOM CAR/MOTORCYCLE SHOP
2505 PLEASANTDALE ROAD
LAND LOT 246A, 6TH DISTRICT
PARCEL 237
GWINNETT COUNTY, GEORGIA

DATE	11-02-15
PROJECT NO.	15529
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	SUP SITE PLAN

CHANGE IN CONDITIONS APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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

YES

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

NO

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

YES

(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

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

NO

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LETTER OF INTENT
~~2605~~ 2505 Pleasantdale Road
Doraville, GA

Special Use Permit – Automobile (Motorcycle) Repair and Painting
Special Use Permit – Automobile (Motorcycle) Customization, Modification and Rebuilding
Change In Conditions – To Modify Previous Conditions

The Applicant – Gordon Erickson – has placed under contract the property known as 2605 Pleasantdale Road, Doraville, GA with the plans to purchase this vacant parcel and construct a single building of approximately 19,500 square feet that will house his business: Customized automobiles and motorcycles.

Currently the property is a vacant lot of 1.597 acres, it is rectangular in shape and currently zoned M-1. It is located in a busy industrial corridor between Buford Highway and I-85. The proposed development will consist of a single one building, totaling approximately 19,500 sf. Part of the 19,500 sf includes a potential mezzanine totaling 5,659 sf. The development will have approximately 13 parking spaces.

We are requesting no changes in buffers or variances and are requesting Special Use Permits to meet code requirements so we can properly operate our business.

Change In Conditions (CIC-06-042)

In 2006/2007 the property owner placed Conditions upon the property which we are requesting be modified or entirely removed.

1A) Remove because we do not plan to construct a 'contractor's office
1B) Not applicable because there is no structure on the property
1C) Not Applicable – no basement planned
1D) Not Applicable – we have not yet designed the exterior of our proposed building
2A) Acceptable – a 10 foot natural and enhanced landscape buffer as described is acceptable
2B) Acceptable – a 10 foot wide landscape strip outside the ROW on Pleasantdale Road is acceptable
2C) Acceptable – a 5 foot landscape strip on the south property line
2D) Acceptable – Dumpster screening and trash pickup hours
2E) Acceptable – Lighting directed toward property and not neighbors
2F) No Outside Storage planned
2G) Ground signage or building signage limits are acceptable – per code
2H) Acceptable – no tents, canopies or temporary banners, flags, etc.

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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.

11-2-15

Signature of Applicant — Date

GORDON M. ERICKSON

Type or Print Name and Title

11-2-15

Signature of Notary Public — Date — Notary Seal

Signature of Notary Public — Date — Notary Seal

MELISSA A HAYES
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/12/2017
COBB COUNTY, GEORGIA

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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.

O. [signature] 10-24-15

Signature of Property Owner Date

O. DAVID DENARD OWNER

Type or Print Name and Title

June D. Baston 10-24-15

Signature of Notary Public Date Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

	11-2-15	GORDON M. ERICKSON
Signature of Applicant	Date	Type of Print Name and Title
	11-2-15	Kirk L. Griffin
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
Melissa A. Hayes	11-2-15	
Signature of Notary Public	Date	Notary Seal

MELISSA A. HAYES NOTARY PUBLIC CORP COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/20

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 GORDON ERICKSON
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 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 - 246 - A-237
(Map Reference Number) District Land Lot Parcel

Signature of Applicant — Date: 11-2-15

GORDON M. ERICKSON
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)

NAME — TITLE: TSA I

DATE: 11-4-15

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