

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Bryan Gaylor</u>	NAME: <u>James William Dooner et al</u>
ADDRESS: <u>1200 Wilson Way, Ste C</u>	ADDRESS: <u>3021 Gardens Way</u>
CITY: <u>Smyrna</u>	CITY: <u>Memphis</u>
STATE: <u>GA</u> ZIP: <u>30082</u>	STATE: <u>TN</u> ZIP: <u>38111</u>
PHONE: <u>678-309-7684</u>	PHONE: <u>901-581-5600</u>
CONTACT PERSON: <u>Bryan Gaylor</u> PHONE: <u>678-309-7684</u>	
CONTACT'S E-MAIL: <u>bryangaylor@clearchannel.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>C8</u> BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>R6218 018</u> ACREAGE: <u>0.12 acres</u>	
ADDRESS OF PROPERTY: <u>Crescent Drive (Vacant Land)</u>	
SPECIAL USE REQUESTED: <u>Conversion to Digital Billboard</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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:

See attached document.

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

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

- (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:

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

- (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:

SPECIAL USE PERMIT APPLICANT'S RESPONSE

(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:

The subject property is vacant land zoned C8-Industrial and adjacent to a county owned station facility between I-85 and Crescent Drive in unincorporated Gwinnett County.

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

The special use permit requested is for the conversion of a traditional billboard to a digital billboard and has no impact on neighboring properties.

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

The subject parcel was "carved" out of the original parcel by the original owner for the sole purpose of the billboard before the remaining land was conveyed to Gwinnett County for construction of the station facility.

(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:

None

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

No known conflicts with the current Land Use Plan.

(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:

The current code allows for the conversion of Static/Printed billboards to digital billboard with certain conditions including taking down 3 sign panels for each panel converted to digital. The code prohibits digital billboards within 500 feet of residential and per our survey, there is a residential multi-family building 444 feet across Interstate 85. We are seeking this permit to allow for this variance due the location and orientation of the board.

Key factors:

1. Interstate 85 – 14 lanes wide at point with an additional 2 lane access road (Dawson Blvd.)
2. Ground elevation at the apartment complex is 50 feet above the ground elevation at the sign and the sign is only 46 feet above road grade.
3. Orientation – the sign is oriented to read to both north and south bound vehicles, however I-85 is oriented NE to SW at this point and the apartment is directly south of the property. As such, neither panel is oriented towards the apartment.

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MAY 24 2017

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Planning & Development

May 17, 2017

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: Special Use Permit / Letter of Intent

To whom it may concern:

Clear Channel Outdoor is pursuing the conversion of a printed, static billboard to a digital billboard along Interstate 85 in the southern portion of unincorporated Gwinnett County. The billboard is located on a vacant parcel dedicated for the sole purpose of the billboard. The location is 444 feet from a residential apartment building across the interstate and another two-lane road, Dawson Boulevard.

Due to the orientation of the digital panels in relation to the apartment, proximity and physical barriers, and change in elevation we are requesting a variance for this digital conversion.

Sincerely,



Bryan Gaylor
VP, Real Estate & Public Affairs
bryangaylor@clearchannel.com
678-309-7684

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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.

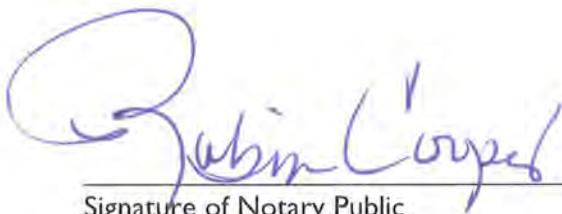

Signature of Applicant

5/17/2017

Date

Bryan Gaylor VP, Real Estate & Public Affairs

Type or Print Name and Title


Signature of Notary Public

5-18-17

Date

Robin Cooper
Notary Public, Paulding County, GA
My Commission Expires June 9, 2017

Notary Seal

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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

3/24/17

Date

WILLIAM J. DOONER

Type or Print Name and Title



Signature of Notary Public

3/24/17

Date



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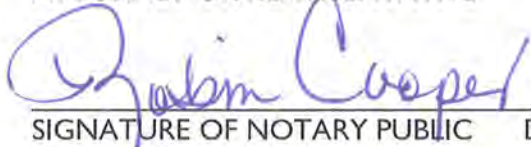
Planning & Development

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.


SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
Bryan Gaylor VP, Real Estate

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

 5-18-17
SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

Robin Cooper
Notary Public, Paulding County, GA
My Commission Expires June 9, 2017

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 Bryan Gaylor
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

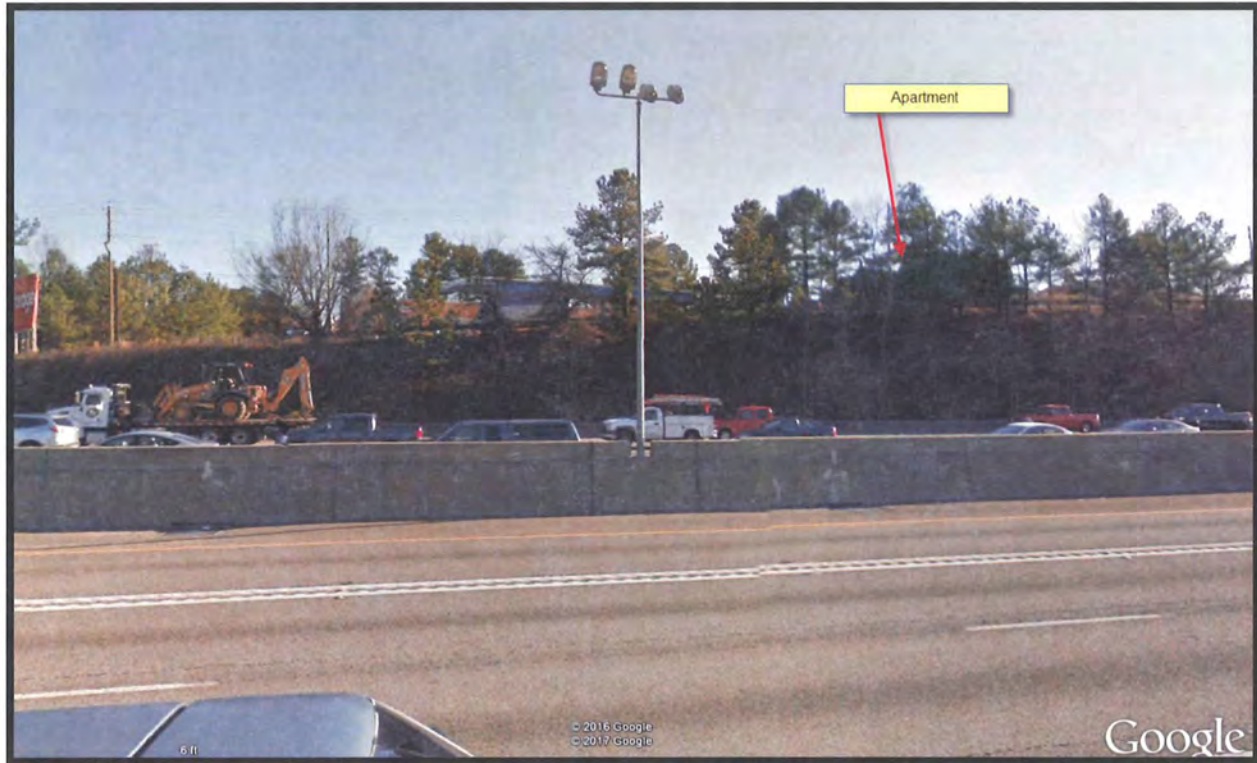
Attach additional sheets if necessary to disclose or describe all contributions.

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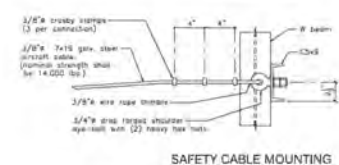
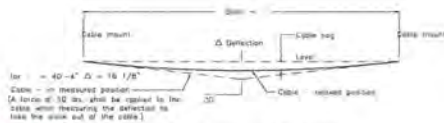
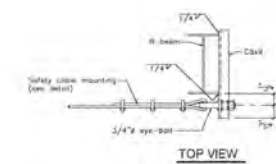
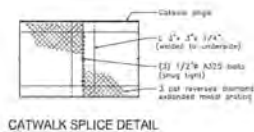
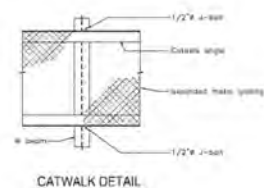
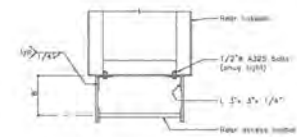
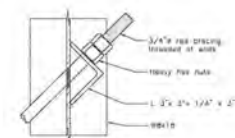
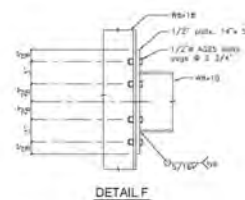
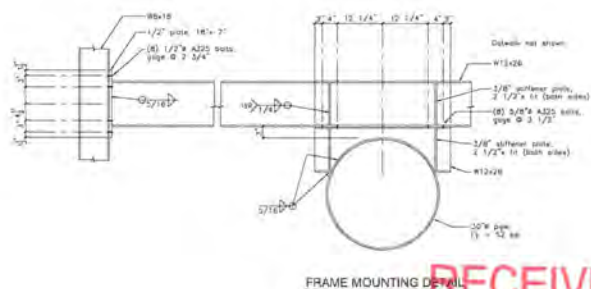
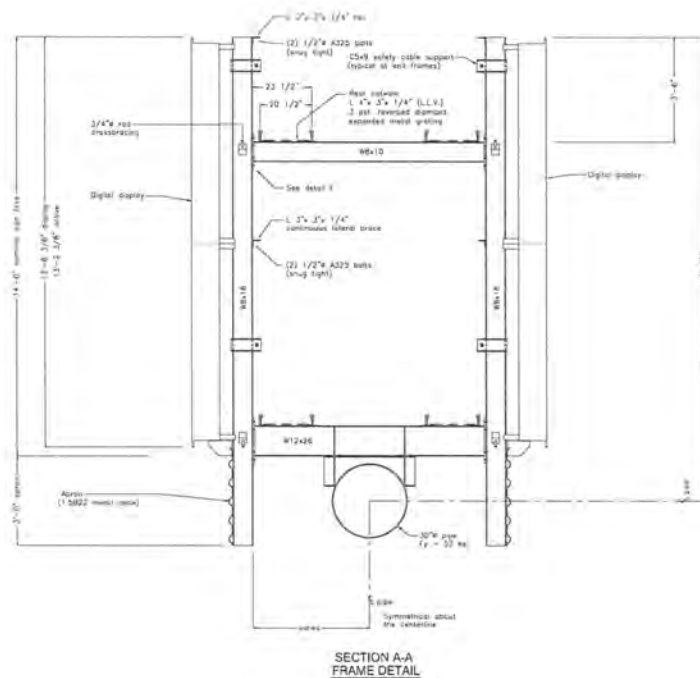
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VIEW FROM BILLBOARD ACROSS I-85 TOWARDS APARTMENT



AERIAL VIEW OF BILLBOARD AND APARTMENT





Gwinnett County, Georgia
Inspection Department
240 Oak Street
Lawrenceville, Georgia
Tel. 962-1400

BUILDING PERMIT N^o 30562

HEALTH DEPT. 963-6136

GOOD FOR SIX MONTHS ONLY

LAND LOT & DIST.	ZONE	POWER CO.	ISSUE DATE
6/218 P. 18	M-1	G	10/18/83

Location 380 Interstate 85 North

Lot & Block No. 380 SIGN

Contractor: Foster & Kleiser

Contractor's Phone: 953-1990

If Alter. or Add. Specify: For Outdoor adv. sign

14 X 48

Estimated Cost 12,000.00 Fee 24/00

The application is an official part of this Permit. Having agreed to conform to all laws and regulations governing the Department of Inspection applicant is granted permission to build, erect or make installations described on application.

Inspection Supervisor RS/ye
Gwinnett County

This is your official permit & fee receipt.

WARNING - Method and location of sewage disposal must be approved by the Gwinnett County Health Dept. before construction. This Permit good only if construction conforms to permit application, otherwise void. This Permit is issued subject to all the provisions as embodied in the current Building Code and to all the laws and regulations governing the Planning, Zoning and Health Departments.

Inspectors may be contacted between 8:00 to 9:00 A.M. each weekday. Phone 962-1400.

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Gwinnett County, Georgia
Inspection Department
240 Oak Street
Lawrenceville, Georgia
Tel. 962-1400

BUILDING PERMIT N^o 30563

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