

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>American Welding School, LLC c/o Webb Tanner & Powell, PC</u> ADDRESS: <u>10 Lumpkin Street</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30046</u> PHONE: <u>770-962-0100</u>	NAME: <u>Jonathan P. Dugan</u> ADDRESS: <u>659 Airport Road</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30046</u> PHONE: <u>770-962-5678</u>
CONTACT PERSON: <u>Chris Day</u> PHONE: <u>770-236-9434</u> CONTACT'S E-MAIL: <u>chris@wtp.legal</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>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>11,880</u>
PARCEL NUMBER(S): <u>R5208 028</u>	ACREAGE: <u>1.10</u>
ADDRESS OF PROPERTY: <u>659 Airport Road, Lawrenceville, GA 30046</u>	
SPECIAL USE REQUESTED: <u>Operation of Welding School (vocational)</u>	

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 208 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY OF HI HOPE ROAD AND THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316, RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 286.38 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING RUN THEN NORTH 76 DEGREES 45' 18" EAST ALONG THE RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 163.91 FEET TO AN IRON PIN, RUN THENCE SOUTH 28 DEGREES 24' 48" EAST A DISTANCE OF 290.75 FEET TO AN IRON PIN ON THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD, RUN THENCE SOUTH 61 DEGREES 35' 12" WEST ALONG THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD A DISTANCE OF 149.56 FEET TO AN IRON PIN, RUN THENCE NORTH 29 DEGREES 53' 45" WEST A DISTANCE OF 333.75 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316 AND THE TRUE POINT OF BEGINNING. SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY DEAN G. CRIBB, R.L.S. NO. 1546, LAST REVISED APRIL 28, 1984.

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NOTES:
 1. THIS SITE PLAN IS BASED UPON THE SURVEY BY DEAN C. DODD, R.L.S. NO. 1548 LAST REVISED APRIL 22, 1984. NO ADDITIONAL BOUNDARY WORK HAS BEEN IN PREPARATION OF THIS SITE PLAN.
 2. THIS PROPERTY IS NOT IN A FEMA DESIGNATED FLOOD ZONE.

S. R. 316 R/W

N. 76° 40' 18" E / 163.91'

P.O.P. 2755 75' BOUNDARY

100' SETBACK LINE

APPROX. PAV.

METAL WORKSHOP

METAL WAREHOUSE

2172 SQ. FT. 11,800

2172 SQ. FT. 11,800

2172 SQ. FT. 11,800

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEAST CORNER OF WAY OF 18 HOLE ROAD AND THE SOUTHEAST CORNER OF WAY OF STATE ROUTE 216, RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN RIGHT OF WAY OF STATE ROUTE 216 A DISTANCE OF 282.2 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING RUN THEN NORTH 18 DEGREES 40' 18" EAST ALONG THE RIGHT OF WAY OF STATE ROUTE 216 A DISTANCE OF 163.91 FEET TO AN IRON PIN, RUN THENCE SOUTH 89 DEGREES 29' 48" EAST A DISTANCE OF 220.2 FEET TO AN IRON PIN ON THE NORTHEAST RIGHT OF WAY OF HUNTINGHAME BRIDLE ROAD, RUN THENCE SOUTH 81 DEGREES 41' WEST ALONG THE NORTHWEST RIGHT OF WAY OF HUNTINGHAME BRIDLE ROAD A DISTANCE OF 148.9 FEET TO AN IRON PIN, RUN THENCE NORTH 88 DEGREES 42' WEST A DISTANCE OF 282.2 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 216 AND THE TRUE POINT OF BEGINNING. SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY DEAN C. DODD, R.L.S. NO. 1548, LAST REVISED APRIL 22, 1984. SAID TRACT REMAINS 1.10 ACRES.



SCALE: 1" = 20'

DUGAN AUTOMOTIVE, INC.
 LOCATED IN LAND LOT 208, 5th DISTRICT, PARCEL 028
 GWINNETT COUNTY, GEORGIA

OWNER:
 JONATHAN P. DUGAN
 659 AIRPORT ROAD
 LAWRENCEVILLE, GEORGIA 30046
 PH: 770-962-5878 770-962-2592 (FAX)

DESIGNER:
 BULLARD &
 LAND PLANNING, INC.
 7764-A HAMPTON PLACE
 LOGANVILLE, GEORGIA 30052
 (770) 554-8714 ~ (770) 554-8714 FAX
 CONTACT PERSON: BOBBY BULLARD
 bbp@bullardland.com
 NOVEMBER 5, 2010

SITE INFORMATION
 TOTAL AREA: 1.10 ACRES (GROSS ACREAGE)
 TOTAL AREA: 1.10 ACRES (NET ACREAGE)

PARKING CALCULATIONS:
 REQUIRED PARKING SPACES: 24 SPACES (MIN.) - 80 SPACES (MAX.)
 PARKING CALCULATION IS BASED UPON 500 SF (MIN)
 - 200 SF (MAX.) FOR RETAIL USES
 EXISTING: 26 SPACES



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659 AIRPORT ROAD
 (60' RIGHT OF WAY)
 SITE PLAN: EXISTING

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:

_____ Please see attached _____

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

_____ Please see attached _____

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

_____ Please 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:

_____ Please see attached _____

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

_____ Please 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:

_____ Please see attached _____

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- (A) Yes, the proposed Special Use Permit Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The subject property is located around well-established commercial businesses and properties.
- (B) No, the proposed use will not adversely affect the use of surrounding or nearby properties.
- (C) The Applicant submits that the subject property does not have a reasonable economic use as currently zoned.
- (D) No, the proposed use will not produce an adverse effect or cause a burdensome use of existing street or transportation facilities or other infrastructure.
- (E) Yes, the proposed Special Use Permit is contemplated by the UDO and is compatible with the general policy and intent of the overall land use plan.
- (F) The Applicant believes that the conditions of the property and surrounding property give additional support to this Special Use Application.

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LAW OFFICES
WEBB, TANNER & POWELL

A PROFESSIONAL CORPORATION
P.O. Box 1390
LAWRENCEVILLE, GEORGIA 30046-1390

WWW.WTP.LEGAL
770.962.0100

JONES WEBB*
WILLIAM G. TANNER*
ANTHONY O. L. POWELL
BRIAN EDWARDS
NATHAN PATE POWELL

W. CHARLES ROSS
ASHLEY SCARPETTA
CHRISTOPHER DAY
LAUREN PENDLEY

April 6, 2018

VIA HAND DELIVERY

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

RE: Special Use Permit Application and Letter of Intent on Behalf of
American Welding School, LLC for property located at 659 Airport
Road, Lawrenceville, GA (the "Property")

To Whom It May Concern:

Webb, Tanner & Powell, P.C. respectfully submits this Letter of Intent with the enclosed Special Use Permit Application on behalf of the Applicant, American Welding School, LLC, for the purpose of implementing a vocational welding school as the principal use of the Property. The subject Property is a 1.10-acre tract currently zoned as C-2. The Property is located at 659 Airport Road, Lawrenceville, Georgia, and it abuts the Gwinnett County Airport grounds to the North. It is the Applicant's desire and intention that the school becomes a center to help facilitate and bolster Gwinnett's economic standing and talent in skilled trades.

Located in the center of commercial buildings, the Property is surrounded by Highway 316 to the North and Airport Road to the South. On the Property's western boundary lies a commercial building zoned C-2, and a collision repair shop zoned M-1 bounds the property to the East. The Property contains an 11,800 square-foot main building

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* MR. WEBB AND MR. TANNER ARE "OF COUNSEL."
STREET ADDRESS FOR DIRECT DELIVERY * 10 LUMPKIN STREET * LAWRENCEVILLE, GA 30046

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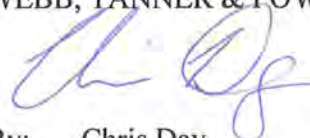
and a smaller 576 square-foot building for storage in the rear. Importantly, in 2011, the Property Owner received an approved change in condition (CIC2011-00019) and special use permit (SUP2011-00057) for the Property to operate as an automotive repair store with outdoor sales and storage. The Property Owner and the Applicant intend to share space in the building initially. The Applicant, as a Lessee of the building, does not desire to disturb the Property Owner's existing use, but rather supplement that use on a temporary basis (nine months) until such time as Applicant takes exclusive possession of the subject Property.

The proposed use of the Property is compatible with the overall policies of the Gwinnett County Unified Development Ordinance as well as the Property's existing uses. The Applicant plans to utilize the building as a vocational welding school by taking a multi-faceted approach, instructing students both in the classroom and in a hands-on environment using all processes approved by the Georgia Nonpublic Postsecondary Education Commission. The requested use would not trigger any outside contaminants or excessive noise to nearby property owners or tenants, or otherwise cause detrimental effects which would create concern to any surrounding property owners.

The Applicant and its representatives look forward to working with the County's Planning Department and welcome any questions or concerns the staff or Board may have regarding the enclosed application for the requested use as a welding school.

Very truly yours,

WEBB, TANNER & POWELL, P.C.


By: Chris Day
Attorney for Applicant

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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.



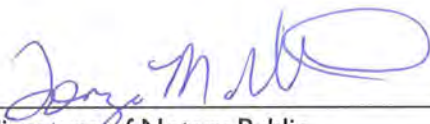
Signature of Applicant

4/5/18

Date

Chris Day, Attorney for Applicant

Type or Print Name and Title



Signature of Notary Public

4/5/18

Date



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.

Jonathan P. Dugan 4-4-18
Signature of Property Owner Date

Jonathan P. Dugan
Type or Print Name and Title

[Signature] 4/4/18
Signature of Notary Public Date



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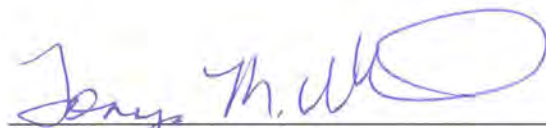
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Signature of Applicant

4/5/18
Date

Michael Pierce, Member
Type or Print Name and Title


Signature of Notary Public

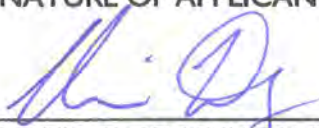
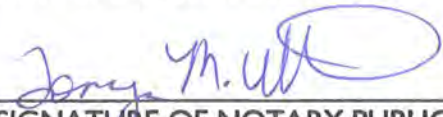
4.5.18
Date



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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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	4/5/2018	Chris Day, Esq.
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	4/5/2018	
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 Webb Tanner & Powell, PC
 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)
Charlotte Nash	\$500.00	10/31/2016

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

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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.

<i>Michael Pierce</i>	4/5/18	Michael Pierce, Member
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
<i>Chris Day</i>		Chris Day, Esq.
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
<i>Tonya M. Westmoreland</i>	4/5/18	
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 Michael Pierce / American Welding School
 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 - 208 - 028
(Map Reference Number) District Land Lot Parcel

[Signature] _____ Date 4/4/18
Signature of Applicant

Chris Day, Attorney for Applicant
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Julie Ballard
NAME

-TSAI
TITLE

4-4-18
DATE

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4-20-18

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