

**CHANGE IN CONDITIONS APPLICATION**  
 AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Amado Portal for MT ZON</u> ADDRESS: <u>1754 Web Gin House Rd</u> CITY: <u>Snellville</u> STATE: <u>Georgia</u> ZIP: <u>30078</u> PHONE: <u>404-808-7227</u>	NAME: <u>Amado Portal</u> ADDRESS: <u>871 Blue Sky Ridge</u> CITY: <u>Snellville</u> STATE: <u>Georgia</u> ZIP: <u>30078</u> PHONE: <u>404-808-7227</u>
CONTACT PERSON: <u>Amado Portal</u> PHONE: <u>404-808-7227</u> CONTACT'S E-MAIL: <u>adam@thebeloved.net</u>	

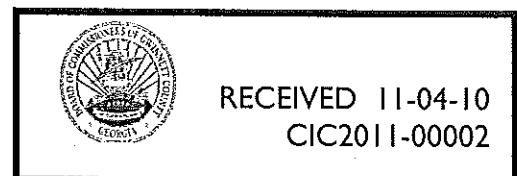
**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

ZONING DISTRICTS(S): 3 PRIOR ZONING CASE: SUP-04-082  
 LAND DISTRICT(S): 5 LAND LOT(S): \_\_\_\_\_ ACREAGE: 3.00  
 ADDRESS OF PROPERTY: 1754 Web Ginn House Rd  
 PROPOSED CHANGE IN CONDITIONS: Remove Building Restriction (1A)  
REMOVE CONDITION (2D)

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>13680</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



**LETTER OF INTENT FOR CHANGE IN CONDITION APPLICATION  
FOR MT ZION CHRISTIAN ASSEMBY**

November 5, 2010

Gwinnett County Department of Planning and Development,  
One Justice Square  
466 West Crogan Street  
Lawrenceville, GA 30045

The Applicant, Amado Portal of Mt Zion Christian Assembly, submits this application for the purpose of requesting a Change-In-Condition to the Special Use Permit (SUP-04-082). The Purpose of the Request is to (1) change property development restriction preventing modifications to the "Existing Building" and development of "Building Additions" to said church property (Condition 1A), and (2) remove restriction so applicant may provide a small playground area for church children (Condition 2D).

**Existing Improvements:**

The 3.00 Acre site is located at 1754 Webb Gin House Road. Existing site improvements include recent road widening , addition of center turn lane and a deceleration lane providing improved access to the applicants property. These improvements should address any traffic concerns.

**Planned Improvements:**

The existing Site Plan, enclosed in this CIC application, has recently been approved by Gwinnett County Planning and Development departments (Site Plan, Landscape, grading , Lighting, Fire, Water Mgmt, Health Services, etc.) This approved plan provides for additional replanting of trees and 30' buffers to avoid disturbance to adjacent properties.

This approved plan provides adequate space for a new mid size church building adjacent the existing building (see enclosed site plan). This new building would have no steeple and would be designed to maintain the same aesthetics of the surrounding buildings/homes. (Please See enclosed design of proposed structure.)

**Change in Condition Request:**

Applicant requesting that one of the conditions of the existing Special Use Permit be modified to provide for manner in which applicant seeks to further develop its property. Applicant Seeks to develop a midsize building on property as shown on site plan. More specifically, Applicant desires the following:

Condition 1A of the Resolution currently reads as follows:

"A church and accessory uses in the existing structure, with no exterior modifications or building additions. Routine exterior maintenance is permitted."



RECEIVED 11-04-10  
CIC2011-00002

Applicant respectfully requests that Condition 1A be modified to read as follows:

*"A church and accessory uses in the existing structure, with approved exterior modifications or building additions as approved by Gwinnett Planning and Development."*

Condition 2D of the Resolution currently reads as follows:

*"Outdoor recreation area shall be prohibited"*

Applicant respectfully request that Condition 2D be removed from Resolution so applicant may provide a small playground area for children in the church.

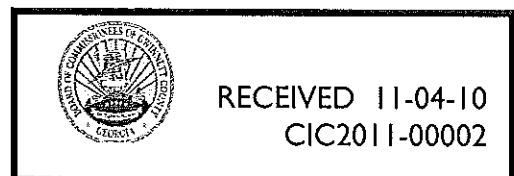
Therefore , applicant respectfully request the approval of the requested change in condition and hereby offers to meet with staff of the Gwinnett County Department of Planning and Development to address any concerns they may have.

Respectfully submitted this 5<sup>th</sup> day of November 2010.



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Pastor Amado Portal  
Applicant



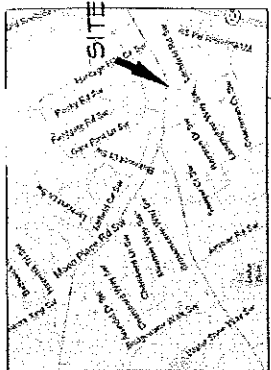
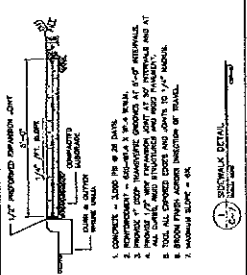
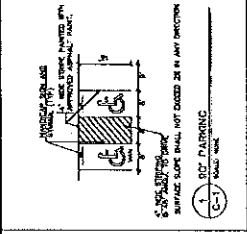
**SUP NOTES**

1. A SEARCH AND ACCESSORY USES IN THE EXISTING STRUCTURE WITH NO EXTERIOR MODIFICATION OR BUILDING ADDITIONS, NOTING THE EXTERIOR FINISHES IS PERMITTED.
2. THE USES TO BE PERMITTED BY AN ALL LOCAL ORDINANCE SHALL BE LIMITED TO THE FOLLOWING:
  - a. OFFICE USES
  - b. PROFESSIONAL OFFICES
  - c. BUSINESS USES
  - d. SERVICE USES
  - e. RETAIL USES
  - f. FOOD AND BEVERAGE USES
  - g. PERSONAL SERVICES USES
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  - v. PERSONAL SERVICES USES
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  - x. PERSONAL SERVICES USES
  - y. PERSONAL SERVICES USES
  - z. PERSONAL SERVICES USES
3. PROVIDE A 30" WIDENED BUFFER ADVANTAGE TO ADJACENTLY ZONED PROPERTY. BUFFER SHALL BE RE-PLANTED THERE NECESSARY AS REQUIRED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

**WINNETT COUNTY NOTES - 1**

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**OWNER/DEVELOPER INFORMATION**  
 MT. ZION CHRISTIAN ASSEMBLY,  
 WINNETT COUNTY, GEORGIA  
 24-HR CONTACT  
 MR. ADAM FORTAL  
 404-808-1221



**LEGEND**

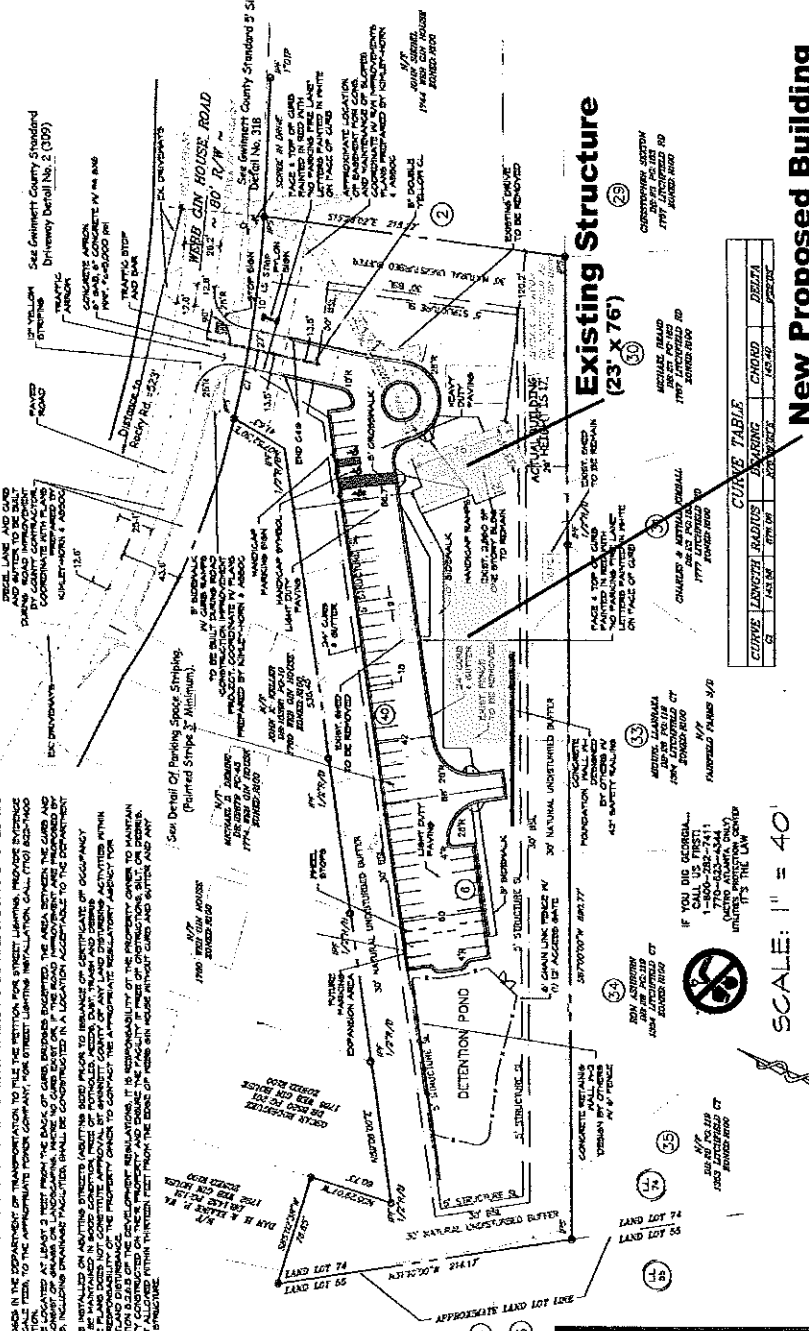
- NEW PAVING WITHIN 800 FT. RIGHT-OF-WAY
- HEAVY DUTY PAVING
- CONCRETE PAVING
- NORMAL DUTY PAVING

**SITE ANALYSIS**

- EXISTING DRIVE MAINTENANCE: 2,800 S.F.
- SEALS IN MAIN SANITARY: 140
- REPAIRS PARKING (1 SPACE/2 SEAT PAT): 48
- REPAIRS PARKING (1 SPACE/2 SEAT PAT): 28
- PARKING PROVIDED: 48
- TOTAL SITE AREA: 3,000 ACRES
- PROPOSED TOWNING: R100
- 2017-18-002 APPROVED 11-23-04

**GENERAL NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH WINNETT COUNTY REGULATIONS AND CODES AS WELL AS ALL LOCAL ORDINANCES.
2. ALL UTILITIES SHALL BE LOCATED AND ROAD INFORMATION TAKEN FROM A SURVEY BY MEANT OF A PROFESSIONAL ENGINEER, DATED 08-01-04.
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**GRADE TABLE**

GRADE	CONCRETE	ASPHALT	GRAVEL	DIRTY	EXISTING
CONCRETE	1.50	1.50	1.50	1.50	1.50
ASPHALT	1.50	1.50	1.50	1.50	1.50
GRAVEL	1.50	1.50	1.50	1.50	1.50
DIRTY	1.50	1.50	1.50	1.50	1.50
EXISTING	1.50	1.50	1.50	1.50	1.50

SCALE: 1" = 40'



**OWNER COMMENTS**

DATE	REVISION	BY
11-14-05	OWNER COMMENTS	
10-09-05	GEN. REVISION	
10-30-06	GO. REVISION	
1/27/07	GO. REVISION	
09-07-07	GO. REVISION	

DATE: 03-23-05  
 JOB NUMBER: 05-004

RECEIVED 11-04-10  
 CG2011-0000

MT. ZION CHRISTIAN ASSEMBLY

SITE PLAN

DESIGN DRAWN CHECKED

1754 WEBB SIX HOUSE RD,  
 SHELLVILLE, GA 30076  
 HERITAGE SOUTH (L)  
 LAND LOT 74, 5TH  
 5 TH DISTRICT  
 GEORGIA  
 PARCEL # R 3074-062

SHEET C-1

