

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Archdiocese of the Syrian Orthodox Church</u> ADDRESS: <u>2658 Bonar Hall Parkway</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>678-209-0999</u>	NAME: <u>Archdiocese of the Syrian Orthodox Church</u> ADDRESS: <u>2658 Bonar Hall Parkway</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>678-209-0999</u>
CONTACT PERSON: <u>Stacey Galos</u> PHONE: <u>678-427-7967</u> CONTACT'S E-MAIL: <u>galos@bellsouth.net</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2/2TH REQUESTED ZONING DISTRICT: C-2/100

LAND DISTRICT(S): 1 LAND LOT(S): 200/205 ACREAGE: 4.4 ACRES

ADDRESS OF PROPERTY: 2246 Hwy 28

PROPOSED DEVELOPMENT: Church

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>14,600 SF</u>
Gross Density: _____	Density: <u>2126 SF / ACRE</u>
Net Density: _____	

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

RZR 2012 - 00003

**LEGAL DESCRIPTION  
ST. JOHN SYRIAN ORTHODOX CHURCH  
BUFORD HIGHWAY  
GWINNETT COUNTY, GA.**

All that tract or parcel of land containing 4.418 acres lying and being in Land Lots 200 and 205 of the 7<sup>th</sup> District of Gwinnett County, Georgia, and being more fully described as follows:

Beginning at a ½ inch rebar pin set at the intersection of the Southwesterly Right of Way of Sugarloaf Parkway, a Right of Way of varying widths, with the Southeasterly Right of Way of Buford Highway (aka U. S. Highway 23 and State Highway 13), a Right of Way of varying widths; Thence along said Right-of-Way of Buford Highway South 50 Degrees 07 Minutes 52 Seconds West a distance of 300.03 Feet to a ½ inch rebar pin set; Thence leaving said Right of Way South 39 Degrees 53 Minutes 25 Seconds East a distance of 211.09 Feet to a point being the True Point of Beginning.

From the True Point of Beginning thus established, Thence South 39 Degrees 53 Minutes 25 Seconds East a distance of 683.28 Feet to a ½ inch rebar pin set; Thence South 51 Degrees 37 Minutes 44 Seconds West a distance of 457.16 Feet to a 1 inch crimped – top pipe found; Thence North 14 Degrees 13 Minutes 21 Seconds West a distance of 5.40 Feet to a 1 inch solid rod found; Thence North 12 Degrees 43 Minutes 12 Seconds West a distance of 239.68 Feet to a 1 inch pipe found; Then North 11 Degrees, 50 Minutes 08 Seconds West a distance of 523.72 Feet to a 1-3/4 inch pipe found; Thence North 55 Degrees 22 Minutes 51 Seconds East for a distance of 99.32 Feet to the Point at the True Point of Beginning.



**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 REZONING (OR SPECIAL USE PERMIT ) WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

**The intersection of Buford Highway and Sugarloaf Parkway is a major node including commercial and residential land uses. Accordingly, the church will be consistent with the character of the surrounding landuses.**

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

**The church will not adversely affect the surrounding non-residential and residential uses.**

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

**The site, as currently zoned, does have an economic use. The requested zoning also represents a reasonable economic use.**

- (D) WHETHER THE PROPOSED REZONING (OR 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:

**Existing facilities, to include roads and utilities, are in place to serve this site. The development will not impact existing schools.**

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

**The Gwinnett County Land Use Plan recommends Corridor Mixed Use therefore the proposed use is in compliance with 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 REZONING:

**Approval of the requested rezoning will be compatible with the adjacent residential community and maintain the commercial character of Buford Highway**

**ARCHDIOCESE OF THE SYRIAN ORTHODOX CHURCH  
2246 BONAR HALL PATH  
DULUTH, GEORGIA 30097**

February 2, 2012

Gwinnett County Department of Planning and Development  
One Justice Square  
446 West Crogan Street  
Lawrenceville, Georgia 30046

RE: Letter of Intent to the Rezoning Application and Special Use Permit  
PARCEL 7-205-003B

The applicant, Archdiocese of the Syrian Orthodox Church, submits this application for the purpose of rezoning 4.4 acres of the subject property from RTH to R-100, with an accompanying Special Use Permit. The total site contains 6.587 acres currently zoned C-2 and RTH. The site is located at 2246 Buford Highway (aka Georgia Highway 23), Gwinnett County, Georgia. The applicant proposes to rezone the rear portion to R-100 for use as a church. The SUP supports the request for a church site less than 5 acres. The frontage along Buford Highway will remain C-2.

Access to the development is via one entrance off of Buford Highway. The entrance will be designed and constructed in accordance with GA. DOT rules and regulations. The Campus, as depicted on the site plan, shows a total of 14,600 square feet and represents a gross density of 2,216 square feet per acre. A total of 53 parking spaces are proposed. The building height will comply with R-100 requirements.

The property is located within an area that is characterized by single family homes and non-residential uses. Major transportation corridors, such as Buford Highway and Sugarloaf Parkway, provide excellent access to the site. The site plan establishes a 50 foot buffer adjacent to residentially zoned property, with buildings and parking allowed within 20 feet of the property line. The church will strive to maintain as many mature hardwoods within the 50 foot buffer area as possible; thus, the campus will blend with the surrounding land use.

Archdiocese of the Syrian Orthodox Church respectfully requests your approval of the requested Rezoning and Special Use Permit. We welcome the opportunity to meet with the staff of the Gwinnett County Planning and Development Department to answer any questions or address any concerns.

Sincerely,



Bob G. Kourieh  
President, Archdiocese of the Syrian Orthodox Church

**REZONING 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.

*[Handwritten Signature]*

Signature of Applicant

*2-2-2012*

Date

*Bob G. Kourieh*

Type or Print Name and Title

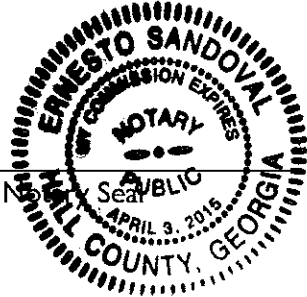
*President Archdiocese of the  
Syrian Orthodox Church*

*[Handwritten Signature]*

Signature of Notary Public

*2/2/12*

Date



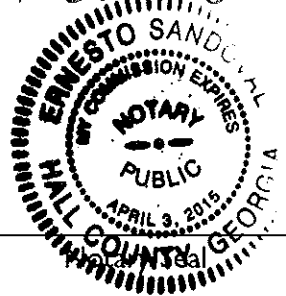
**REZONING PROPERTY OWNER'S CERTIFICATION**

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.

*[Handwritten Signature]* 2-2-2012  
Signature of Property Owner Date

Bob G. Kourieh President, Archdiocese of the  
Type or Print Name and Title Syriac Orthodox Church

*[Handwritten Signature]* 2/2/12  
Signature of Notary Public Date





**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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 REZONING REQUEST.**

**PARCEL I.D. NUMBER:**  
(Map Reference Number)

7 - 205 - 003B  
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

[Signature] 2/2/2012  
Bob G. Koulich President, Archdiocese of the  
Syrian Orthodox Church

**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)

Bill Jorgon  
NAME

TSA  
TITLE

2/2/12  
DATE

**GWINNETT COUNTY  
TAX COMMISSIONER**

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Archdiocese of the Syrian Orthodox Church</u> ADDRESS: <u>2658 Bonar Hall Path</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>678-209-0999</u>	NAME: <u>Archdiocese of the Syrian Orthodox Church</u> ADDRESS: <u>2658 Bonar Hall Path</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>678-209-0999</u>
CONTACT PERSON: <u>Stacey Galos</u> PHONE: <u>678-427-7967</u> CONTACT'S E-MAIL: <u>galos@bellsouth.net</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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2/PTM to C-2/R-100</u>	BUILDING/LEASED SQUARE FEET: <u>14,600 SF</u>
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>200/205</u> ACREAGE: <u>4.4 ACRES</u>
ADDRESS OF PROPERTY: <u>2246 Hwy 23</u>	
SPECIAL USE REQUESTED: <u>Church</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

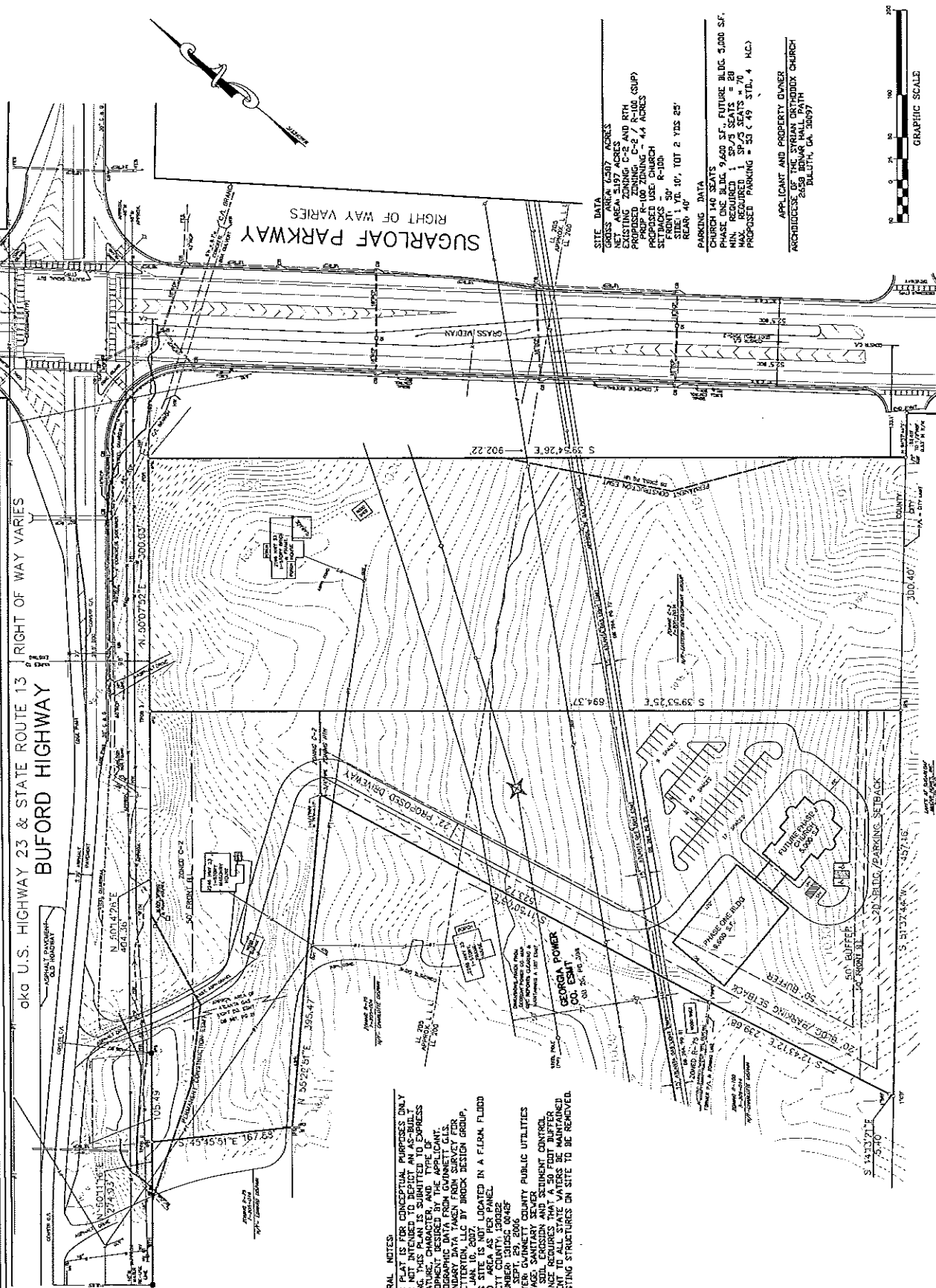
SUP2012-00023

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GWINNETT COUNTY, GA.**

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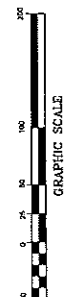
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**SITE DATA**  
 GROSS AREA: 6,547 SQUARE FEET  
 EXISTING ZONING: C-2 AND RTH  
 PROPOSED ZONING: C-2 / R-100 (SUP)  
 PROJECT USE: CHURCH  
 SETBACKS: R-100  
 FRONT: 30' 0" TOT 2 725 25'  
 REAR: 40'

**PARKING DATA**  
 PHASE ONE: 50 STALLS  
 PHASE ONE BLDG: 9,600 SF, FUTURE BLDG: 3,000 SF.  
 MIN. REQUIRED: 1 SP/3 SEATS = 28  
 MAX. REQUIRED: 1 SP/3 SEATS = 70  
 PROPOSED PARKING = 53 (49 STB., 4 MC.)

**APPLICANT AND PROPERTY OWNER**  
 ARCHBISHOP OF THE SYRIAN ORTHODOX CHURCH  
 2450 BONAR HALL PATH  
 BULLOCH, GA 30607



aka U.S. HIGHWAY 23 & STATE ROUTE 13  
**BUFORD HIGHWAY**  
 RIGHT OF WAY VARIES

**SUGARLOAF PARKWAY**  
 RIGHT OF WAY VARIES

- GENERAL NOTES:**
1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT INTENDED TO DEPICT AN AS-BUILT DRAWING. THIS PLAN IS SUBMITTED TO EXPRESS THE INTENT OF THE ARCHITECT AND NOT TO BE CONSIDERED A CONTRACT DOCUMENT.
  2. TOPOGRAPHIC DATA FROM GWINNETT G.I.S.
  3. BOUNDARY DATA TAKEN FROM SURVEY FOR DATED JAN. 10, 2007 BY BRICK DESIGN GROUP.
  4. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER PANEL MAP NUMBER G031502 048F DATED SEPT. 29, 2006.
  5. WATER GWINNETT COUNTY PUBLIC UTILITIES.
  6. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 50 FOOT BUFFER ADJACENT TO ALL STATE HIGHWAYS BE MAINTAINED.
  7. EXISTING STRUCTURES ON SITE TO BE REMOVED.

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

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**ARCHDIOCESE OF THE SYRIAN ORTHODOX CHURCH  
2246 BONAR HALL PATH  
DULUTH, GEORGIA 30097**

February 2, 2012

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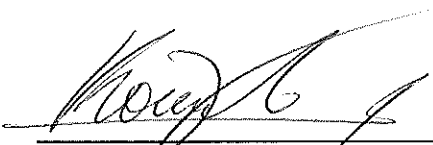
Sincerely,



Bob G. Kourieh  
President, Archdiocese of the Syrian Orthodox Church

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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Signature of Applicant

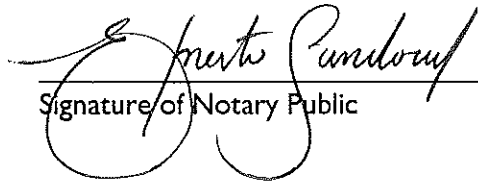
2-2-2012

Date

Bob G. Kourieh

Type or Print Name and Title

President, Archdiocese of the  
Syrian Orthodox Church



Signature of Notary Public

2/2/12

Date



**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

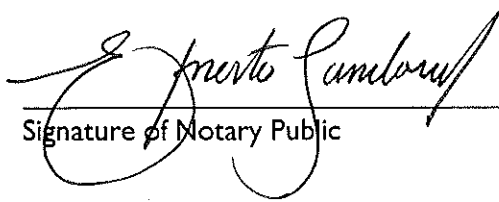
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\_\_\_\_\_  
Signature of Property Owner

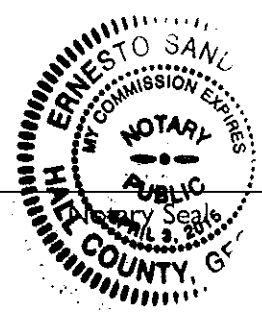
2-2-2012  
Date

Bob G. Kourieh  
Type or Print Name and Title

President, Archdiocese of the  
Syrian Orthodox Church

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

2/2/12  
Date





**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**  
(Map Reference Number)

1 - 205 0033  
District Land Lot Parcel

[Signature]  
Signature of Applicant

2/2/12  
Date

Bob G. Kourieh President, Archdiocese of the  
Type or Print Name and Title Syrian Orthodox Church

**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)

Bill Torres  
NAME

TSA  
TITLE

2/2/12  
DATE

**GWINNETT COUNTY  
TAX COMMISSIONER**