

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2023-00021
Current Zoning: R-100 (Single-Family Residence District)
Request: Change in Conditions
Additional Request: Variance
Address: 1945 Lawrenceville Suwanee Road
Map Number: R7086 004
Site Area: 6.14 acres
Square Feet: 19,850
Proposed Development: Private School
Commission District: District 4 – Commissioner Holtkamp
Character Area: Neighborhood Node

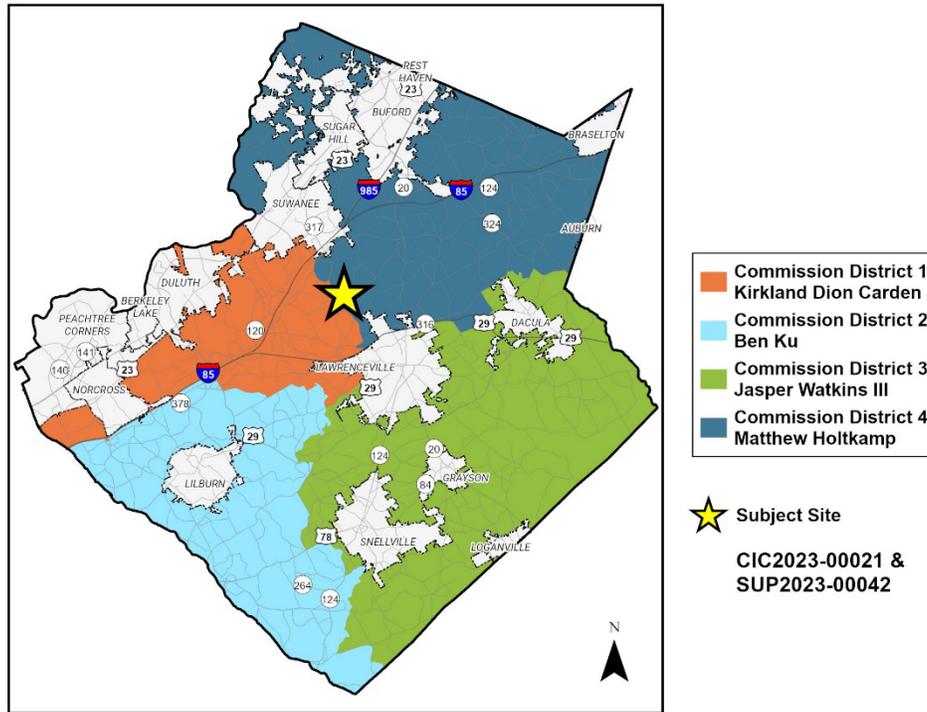
Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS

Case Number: SUP2023-00042
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Additional Request: Variance
Address: 1925 and 1945 Lawrenceville Suwanee Road
Map Numbers: R7086 004 and 014
Site Area: 7.13 acres
Square Feet: 19,850
Proposed Development: Private School
Commission District: District 4 – Commissioner Holtkamp
Character Area: Neighborhood Node

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Covenant Life Church
 1945 Lawrenceville Suwanee Road
 Lawrenceville, GA 30043

Owner: Covenant Life Church
 1945 Lawrenceville Suwanee Road
 Lawrenceville, GA 30043

Contact: Chris Hyatt

Contact Phone: 770.356.5533

Zoning History

The subject property is zoned R-100 (Single-Family Residence District). The property was temporarily rezoned in 1976 to RT-200 for a mobile home (RZ-99-76). The zoning has since reverted to R-100. The current applicant received a Special Use Permit for the existing place of worship in 1998, pursuant to SUP-98-069. The change in conditions is being requested to this special use permit.

Existing Site Condition

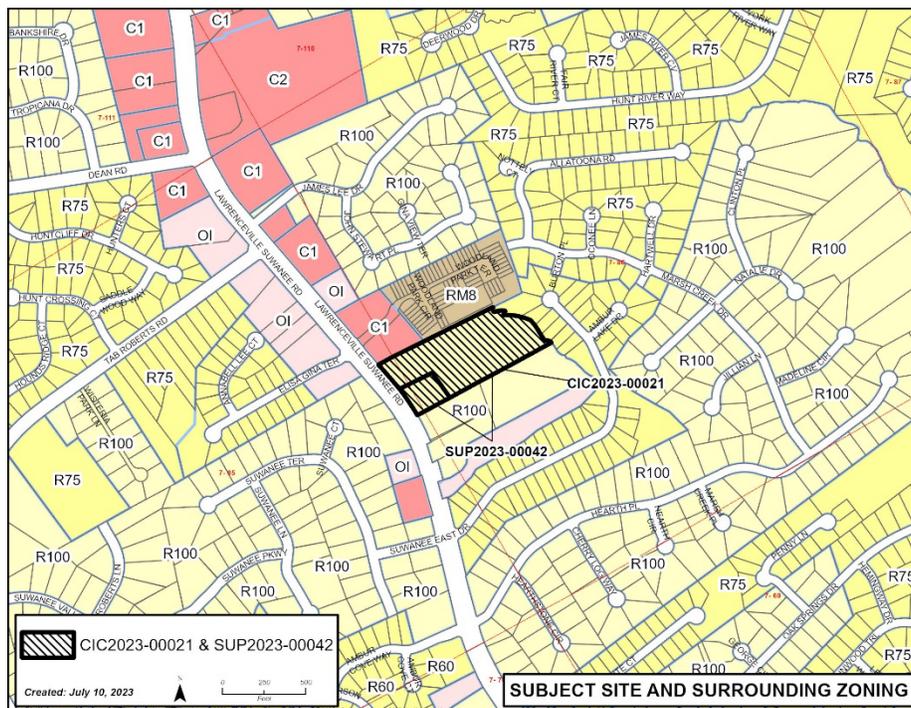
The subject property is an assemblage of two parcels totaling 7.13 acres located on the east side of Lawrenceville Suwanee Road, approximately 900 feet south of its intersection with Tab Roberts Road. The portion of the property fronting Lawrenceville Suwanee Road is improved with a one-story (23.5-foot-tall), 5,100 square foot building with a walk-out lower-level operating as a place of worship. The front facade of the building contains light gray stucco, while the side and rear facades of the building are composed of metal, painted to match the stucco. The building is surrounded by a surface parking lot containing 75 paved parking spaces. A stormwater management facility is located east of the parking lot to the rear of the building. A playground, garden trellis, and shed are all located within the smaller parcel at the southwest corner of the property. Wooded areas located on the improved portion of the property are located along the northern and southern property lines and within the smaller parcel located in the southwest corner of the property. An open green area is located in the front of the

property between Lawrenceville Suwanee Road and the place of worship facility. A monument sign is located next to the entrance to the property along the Lawrenceville Suwanee Road frontage.

The rear portion of the property abutting single-family residences is unimproved and heavily wooded. A stream creates the eastern rear property line. The terrain falls approximately 70 feet from west to east across the property, sloping gradually from Lawrenceville Suwanee Road then dropping more quickly from the center to the rear of the property toward the stream. The property has an approximately 300-foot-long driveway with right-in, right-out access onto Lawrenceville Suwanee Road, a four-lane major arterial. There is a sidewalk and a right-turn lane into the property along the road frontage. Overhead utilities run across the property frontage as well. The nearest Gwinnett County Transit stop is approximately 2.5 miles from the subject property.

Surrounding Use and Zoning

The property is located within a residential area along Lawrenceville Suwanee Road. To the north of the property are Courtlyn Plaza, a small-scale commercial development, and Woodland Park Estates, a townhouse development. To the south is a single-family residence on a large lot and an undeveloped parcel. Ambur Lake, a single-family residential subdivision, is located to the east. There are three undeveloped residential parcels to the west across Lawrenceville Suwanee Road from the property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Private School	R-100	N/A
North	Commercial Townhouses	C-1 RM-8	N/A 8.35 units per acre
East	Single-Family Residential	R-75	2.42 units per acre
South	Single-Family Residential Undeveloped	R-100 R-100	0.57 units per acre N/A
West	Undeveloped	R-100	N/A

Project Summary

The applicant requests a change in conditions and a special use permit to allow a private school on a 7.13-acre property, including:

- A change in conditions of case SUP-98-069, which is specific to the 6.14-acre parcel identified as R7086 004. The applicant is requesting a revision to the following conditions:
 - Condition 2A, *“Development shall be in general accordance with the site plan for Covenant Life Church prepared by John Moll & Associates Inc. and dated March 2, 1998.”* The applicant is requesting the condition be amended to conform to the site plan by *“Travis Pruitt & Associates, Inc. and dated June 6, 2023.”*
 - Condition 2E, *“Any new buildings constructed on the site shall conform to architectural drawing of Covenant Life Church, dated 5/7/98.”* The applicant is requesting that the condition be amended so that new buildings be consistent with *“64’ 6 Class Room Front Elevation for Covenant Life Church prepared by Vesta Modular and dated 5/18/2023.”*
- An 8,064 square foot, 19-foot-tall modular classroom building containing six classrooms and restrooms, located behind the place of worship and along the rear drive aisle.
- A 1,728 square foot, 19-foot-tall administration building located behind the place of worship and along the rear drive aisle, next to the modular classroom building.
- A stormwater management facility located to the south of the modular classroom building, and to the east of the administration building.
- A fenced playground area located next to the administration building and the rear drive aisle.
- A large existing playground area located in the front yard of the place of worship near Lawrenceville Suwanee Road, proposed to be fenced.
- A drop-off area located between the modular classroom building and the rear drive aisle. Vehicle drop-off circulation in a counter-clockwise direction along the existing drive aisles.
- Walkways connecting the modular classroom and administration buildings to the drop-off area.
- A 20-foot-wide fire-access located turnaround north of the modular classroom building.
- 12 new parking spaces along the existing drive aisle near the northern property line.
- An existing shed on the front of the property would be removed.
- A 50-foot-wide buffer along the southern property line against R-100 zoned property.
- A 25-foot-wide state buffer, a 50-foot-wide county buffer, and a 75-foot-wide impervious setback against the stream that runs along the eastern property line.
- Street trees spaced 50-feet-on-center along the Lawrenceville Suwanee Road frontage.
- Exterior building materials consisting of beige hardi stucco exterior siding with aluminum stairs and ramps.
- An initial enrollment of 50 students and 7 staff, increasing to a maximum enrollment of 150 students and 15 staff.
- Combination of the two existing parcels into one parcel.

Zoning and Development Standards

The applicant is requesting a change in conditions and special use permit in the R-100 (Single-Family Residence) for a private school. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 30'	>30'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Parking	Minimum 57 spaces Maximum 145 spaces	87 spaces	YES
Buffer (Private school against residential)	Minimum 50'	<50'	NO*
Setback of driveways and parking areas	Minimum 25'	<25'	NO*

* Properties not meeting the required buffer for private schools adjacent to residential zoning and the required setback of driveways and parking areas from side property lines are required to obtain a Special Use Permit, as requested by the applicant.

Variance Request

In addition to the change in conditions and special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. *Section 230-120.7 Accessory Building, Structure and Use Standards.*

All accessory buildings or structures shall be located in the rear yard unless explicitly stated otherwise in this section.

The applicant is requesting a variance to allow an existing playground area to remain in the front yard.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Change in Conditions and Special Use Permit Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, or change in conditions, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. For special use permits, the Department shall also evaluate the request and make a recommendation with respect to the

standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed change in conditions and special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

A private school is suitable in an area where there are nearby residential, commercial, and office uses. The property is also located along a roadway with sufficient capacity to serve a school. The proposed change in conditions and special use permits will permit a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed change in conditions and special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The subject site has sufficient drive lane length and parking to provide adequate circulation for the pick-up and drop-off of students. In addition, there is already a right-turn lane into the site and a left-turn lane northbound on Lawrenceville Suwanee Road to reduce the impacts of school traffic entering and exiting the property. New buildings are located to the rear of the site and will not be visible from the right-of-way. Finally, the school and the church will operate during different days of the week, which ensures adequate parking and reduces traffic impacts. The proposed change in conditions and special use permit are not anticipated to adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed change in conditions and special use permit has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

D. Whether the proposed change in conditions and special use permits will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

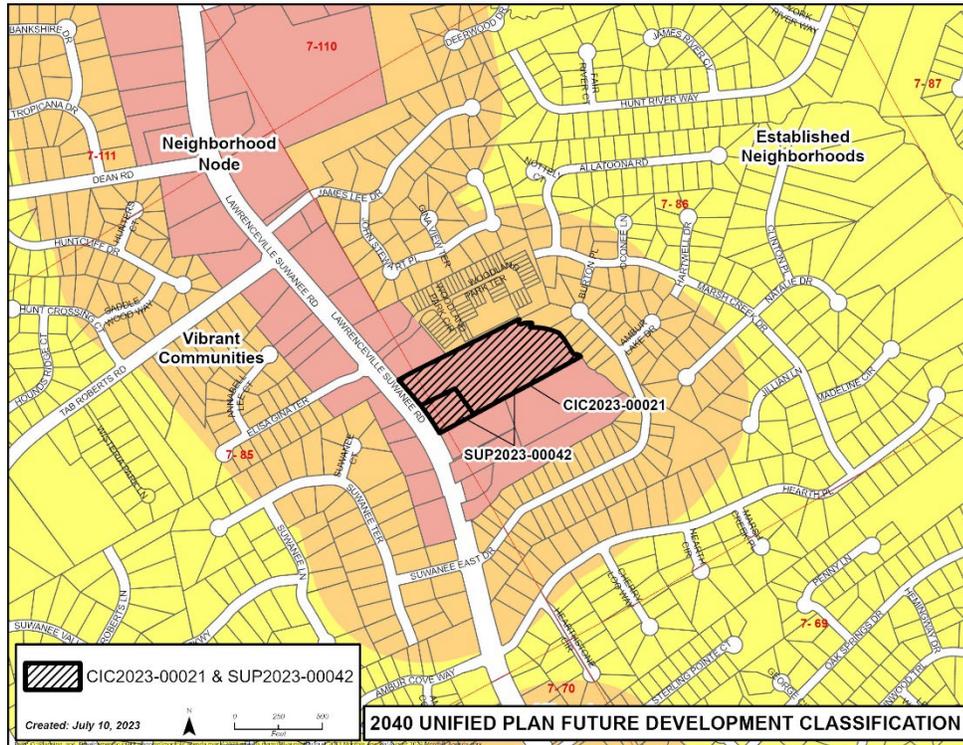
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning the change in conditions and special use permit requests are attached (Exhibit F).

E. Whether the proposed change in conditions and special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The Future Development Map designates the property as within the Neighborhood Node Character Area. This Character Area is intended for smaller commercial/retail nodes at various intersections that will most likely draw customers from the nearby area. Future development should focus on creating small areas with a mixture of uses combining retail, low-intensity office and medium- density residential in a pedestrian friendly environment.

The proposed school would be a community-serving use that is associated with an established church. The proximity of the school to single-family residences and townhouses along the same side of Lawrenceville Suwanee Road could allow for students to walk to school or nearby

commercial uses. The proposed change in conditions and special use permit is in general conformance with the policy and intent of the Unified Plan and Future Development Map.



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 and special use permit.

The proposed school would be constructed on property with an existing church that has sufficient space for the drop-off and pick-up of students. School enrollment is proposed for a maximum of 130 students and 15 staff members. The property is also located near neighborhoods and small-scale commercial uses that would be compatible with a school. Historically, the Board of Commissioners has approved schools as an accessory use to a place of worship.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting a variance to allow a playground area to be located in the front yard, approximately 150 feet from the right-of-way. The playground would be sufficiently setback from the street, and the wooded area surrounding the proposed playground would adequately screen the playground from the view of drivers along Lawrenceville-Suwanee Road. Approval of the requested variance would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the change in conditions and special use permit.

In addition, staff recommends **APPROVAL** of the following variance request:

1. To allow an accessory structure (playground) to be located in the front yard.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the change in conditions and special use permit requests.

In addition, the Planning Commission recommends **APPROVAL** of the following variance request:

1. To allow an accessory structure (playground) to be located in the front yard.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

CIC2023-00021

NOTE: The conditions below are those from SUP-98-069 with suggested changes in bold or strikethrough.

Approval of a change in conditions subject to the following conditions:

1. To restrict the use of the property ~~to as follows:~~
 - ~~A. Church~~ Place of Worship **and a Private School** with Accessory uses,
2. ~~To satisfy the following site development considerations:~~
 - ~~A. Development shall be in general accordance with the site plan for Covenant Life Church prepared by John Moll & Associates Inc. and dated March 2, 1998. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received June 7, 2023, and with Exhibit C: Building Elevations, dated received May 23, 2023 and May 24, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.~~
3. ~~B.~~ Provide a 10-foot-wide landscape strip outside the right-of-way of Lawrenceville Suwanee Road.
4. ~~C.~~ Signage shall be limited to a single monument-type sign.
5. ~~D.~~ No more than one entrance/exit **shall be provided** onto Lawrenceville Suwanee Road. Design and location shall be subject to the review and approval of the Gwinnett Department of

Transportation.

6. ~~E. Any new buildings constructed on the site shall conform to architectural drawing of Covenant Life Church, dated 5/7/98.~~
7. ~~F. No outdoor storage shall be allowed.~~
8. ~~G. Outdoor lighting shall be directed so as not to reflect into adjacent residential properties.~~
9. **A minimum 20-foot in depth buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in depth adjoining any detention pond and recreation facilities, such as, but not limited to an indoor gym or outdoor playground.**

SUP2023-00042

Approval of a special use permit for a school subject to the following conditions:

1. To restrict the use of the property to a Place of Worship and accessory uses, which may include a private school as a special use for a maximum of 150 children.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received June 7, 2023, and with Exhibit C: Building Elevations, dated received May 23, 2023, and May 24, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
3. The days of operation for the school shall be limited to Monday through Friday.
4. A minimum 20-foot in depth buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in depth adjoining any detention pond and recreation facilities, such as, but not limited to an indoor gym or outdoor playground.
5. The two parcels shall be combined prior to issuance of a development permit.
6. All buildings shall comply with the requirements of Gwinnett County Architectural Design Category 1. Final building elevations shall be subject to the review and approval of the Department of Planning and Development
7. The developer shall extend the existing deceleration lane **in accordance with the Gwinnett County Department of Transportation.** ~~along Lawrenceville Suwanee Road to the minimum 200' storage with 50' taper, per the UDO Section 900-30.2. C.~~

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of place of worship from Lawrenceville Suwanee Road



View of front lawn and play area



View of internal drive, school site on right



View of school site



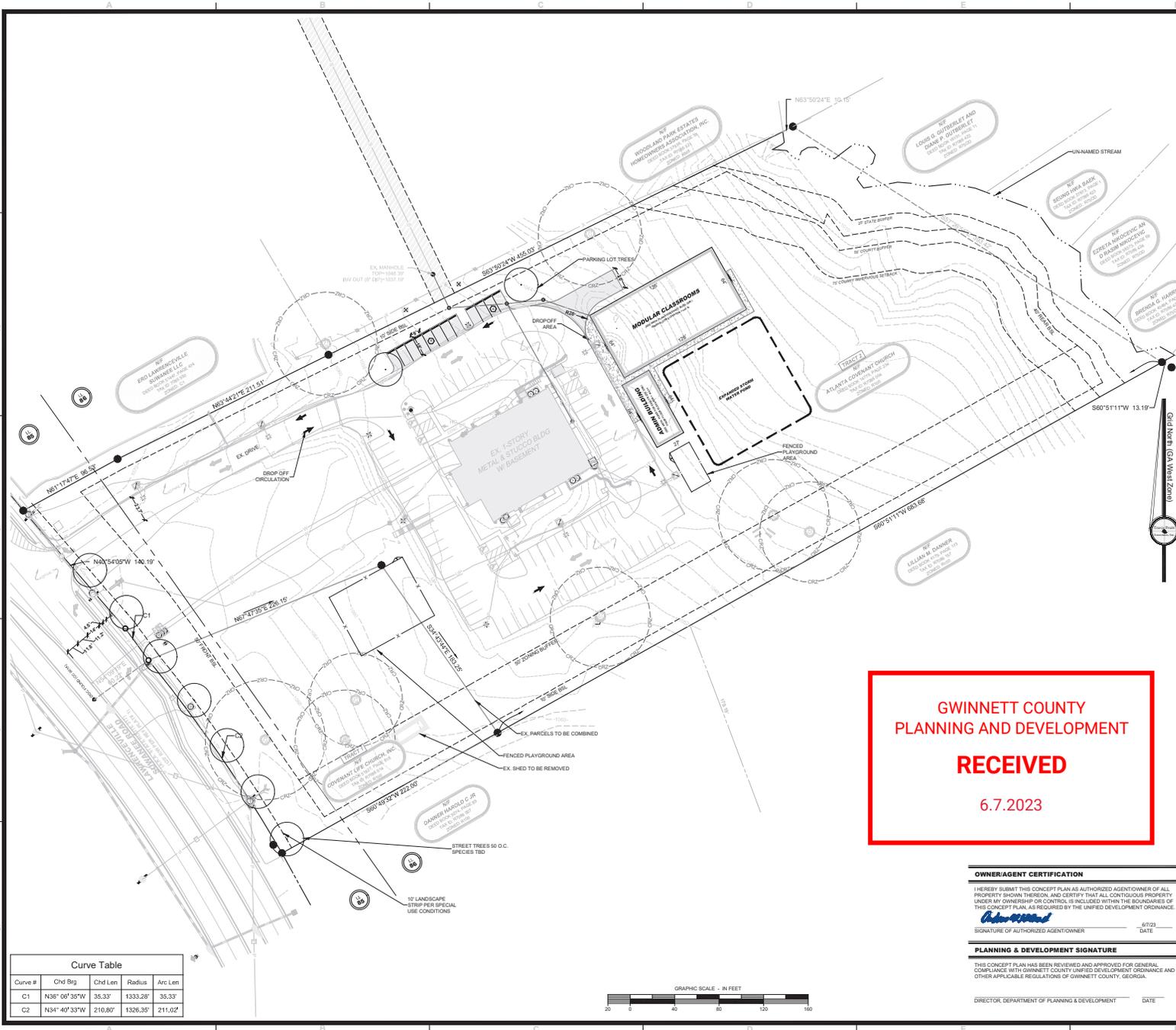
View south of Lawrenceville Suwanee Road, subject on left



View north of Lawrenceville Suwanee Road, subject on right

Exhibit B: Site Plan

[attached]



OWNER
COVENANT LIFE CHURCH
 PO BOX 1286
 SUWANEE, GA 30024
 (24 HOUR EMERGENCY CONTACT)
 FACTOR CHRIS HYATT
 770-356-5533
 Email: chris@covnetlife.com

SITE ZONING: R100
DISTURBED AREA: 4.78D
TAX PARCEL ID: 7086 004, 7089 014
BUILDING SETBACK LINES:

PARKING SUMMARY

DESCRIPTION	MIN.	MAX.	PROVIDED
REGULAR PARKING	57	145	51
ADA ACCESSIBLE PARKING	3	5	6
TOTAL PARKING SPACES	60	150	57

*ONE SPACE PER 5 SEATS IN SANCTUARY.
 *ONE SPACE PER 2 SEATS IN SANCTUARY.

EXISTING BUILDING SUMMARY:

1 STORY BUILDING W/ BASEMENT
 BUILDING FOOT PRINT: 5,000 SF (10,000 GSF)
 BUILDING HEIGHT: 23.5'

MODULAR CLASSROOM BUILDING SUMMARY:

1 STORY BUILDING
 BUILDING FOOT PRINT: 8,100 SF
 BUILDING HEIGHT: 11.5'

ADMIN BUILDING SUMMARY:

1 STORY BUILDING
 BUILDING FOOT PRINT: 1,750 SF
 BUILDING HEIGHT: 11.5'

- CONCEPT PLAN NOTES:**
- THE EXISTING STRUCTURE IS SERVED BY A SEPTIC SYSTEM. PROPOSED STRUCTURES TO BE SERVED BY PUBLIC SEWER.
 - ALL SPACE AND TOPOGRAPHIC INFORMATION FROM BOUNDARY & TOPOGRAPHIC SURVEY FOR COVENANT LIFE CHURCH BY TRAVIS PRUITT & ASSOC. DATED 03/03/2023. TOPOGRAPHIC DATA IS SUPPLEMENTED FROM AIRSAT DATA DRAWINGS.
 - ALL STATE WATERS ARE SHOWN. NO WETLAND ARE LOCATED ON-SITE.
 - SUBJECT SITE IS NOT IN THE CHATTAHOOCHEE RIVER CORRIDOR TRACT SUBJECT TO SUP-89-0058.
 - PARKING IS NOT ALLOCATED FOR INDIVIDUAL USES. ALL PARKING WILL BE AVAILABLE FOR EITHER USE DURING THEIR RESPECTIVE TIMES OF OPERATION.

- ZONING ACTIONS REQUESTED:**
- CHANGE OF CONDITIONS TO SUP-058-0068.
 - SPECIAL USE PERMIT TO ALLOW K-8 SCHOOL ACCESSORY TO A PLACE OF WORSHIP.
 - SPECIAL USE PERMIT TO ALLOW ACCESSORY STRUCTURES LARGER THAN 1,000 SF.
 - VARIANCE TO ALLOW PLAYGROUND AS ACCESSORY USE IN FRONT YARD.

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 6.7.2023**

NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE.

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY GEORGIA COMMUNITY PANEL NUMBER 131503006R, DATED 09/09/09.

NOTE: ALL DIMENSIONS ARE TO EASE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

OWNER/AGENT CERTIFICATION

I HEREBY SUBMIT THIS CONCEPT PLAN AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL, IS INCLUDED WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, AS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE.

DATE: 6/7/23

SIGNATURE OF AUTHORIZED AGENT/OWNER: *[Signature]*

PLANNING & DEVELOPMENT SIGNATURE

THIS CONCEPT PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE AND OTHER APPLICABLE REGULATIONS OF GWINNETT COUNTY, GEORGIA.

DATE: _____

DIRECTOR, DEPARTMENT OF PLANNING & DEVELOPMENT

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NO INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



NO.	DATE	DESCRIPTION



4371 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 487-9111
 Fax: (770) 487-9112
 www.travisprutt.com
 CONTACT: TRAVIS PRUITT, P.E.
 Email: travis@travisprutt.com

CONCEPT PLAN

COVENANT LIFE CHURCH

1945 LAWRENCE VALLE-SHWANEE ROAD, LAND LOTS 8 & 9, 3718 DISTRICT, GWINNETT COUNTY, GEORGIA

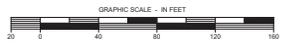
DATE: 6/7/2023
 SCALE: 1" = 40'
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 J#: 1-23-0072
 FN: 170-D-192



SHEET NO: CP

Curve Table

Curve #	Chd Btg	Chd Len	Radius	Arc Len
C1	N36° 08' 36"W	35.33'	1333.28'	35.33'
C2	N34° 40' 33"W	210.80'	1326.35'	211.02'



\\cic\hosh\Projects\Civil 3D Projects\23072\Engineering\CADD\Drawings\23072\CP.dwg, Concept Plan, 6/7/23, 2:06:27 PM, 1:1

Exhibit C: Building Elevations

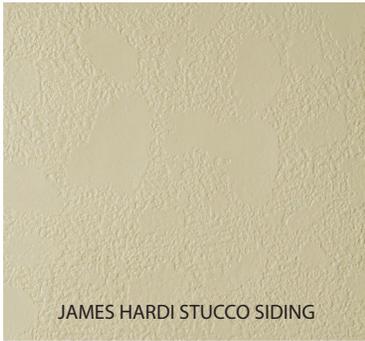
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5/23/2023

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64' 6 CLASSROOM FRONT ELEVATION
FOR COVENANT LIFE CHURCH

DRAWING DATE:
05/18/23

DRAWING
NUMBER:
1

REVISION #/DATE:
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2.
3.

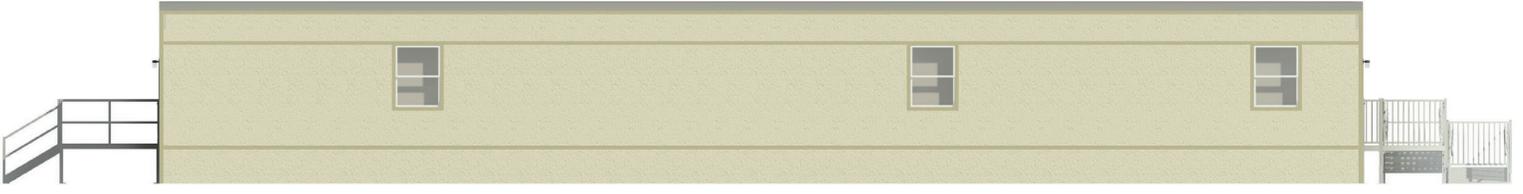
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5/24/2023

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JAMES HARDI STUCCO SIDING



ALUMINUM RAMP/DECK MATERIAL



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64' 6 CLASSROOM ELEVATION

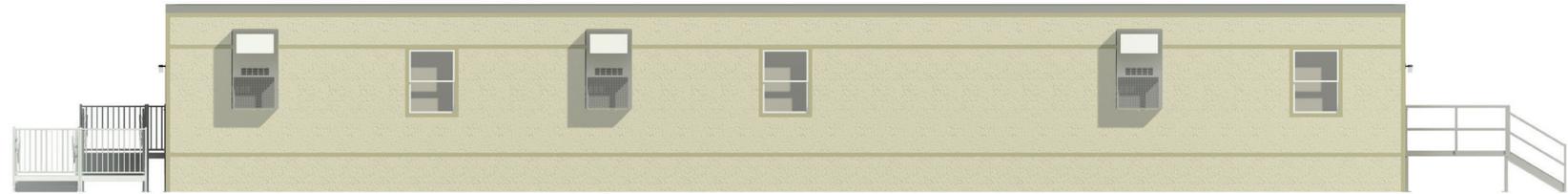
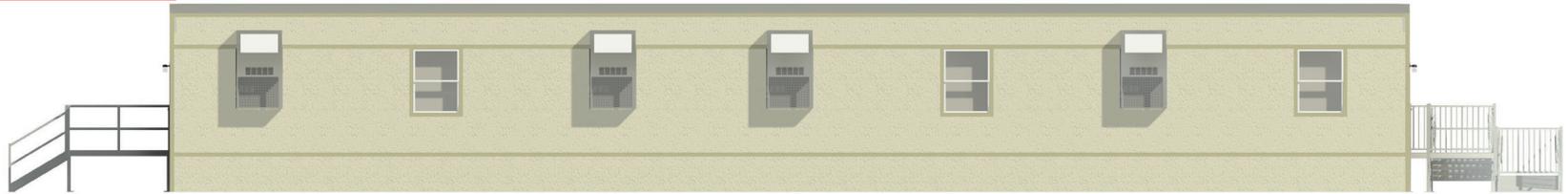
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REVISION #/DATE: 1. 2. 3.

DRAWING NUMBER: 1
DRAWN BY: ERC

RECEIVED
5/24/2023

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JAMES HARDI STUCCO SIDING



ALUMINUM RAMP/DECK MATERIAL



VESTA
MODULAR
1000 Town Center, Suite 975
Southfield, MI 48075

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64' 6 CLASSROOM ELEVATION
WITH HVAC
FOR COVENANT LIFE CHURCH

DRAWING DATE:
05/23/23

DRAWING
NUMBER:

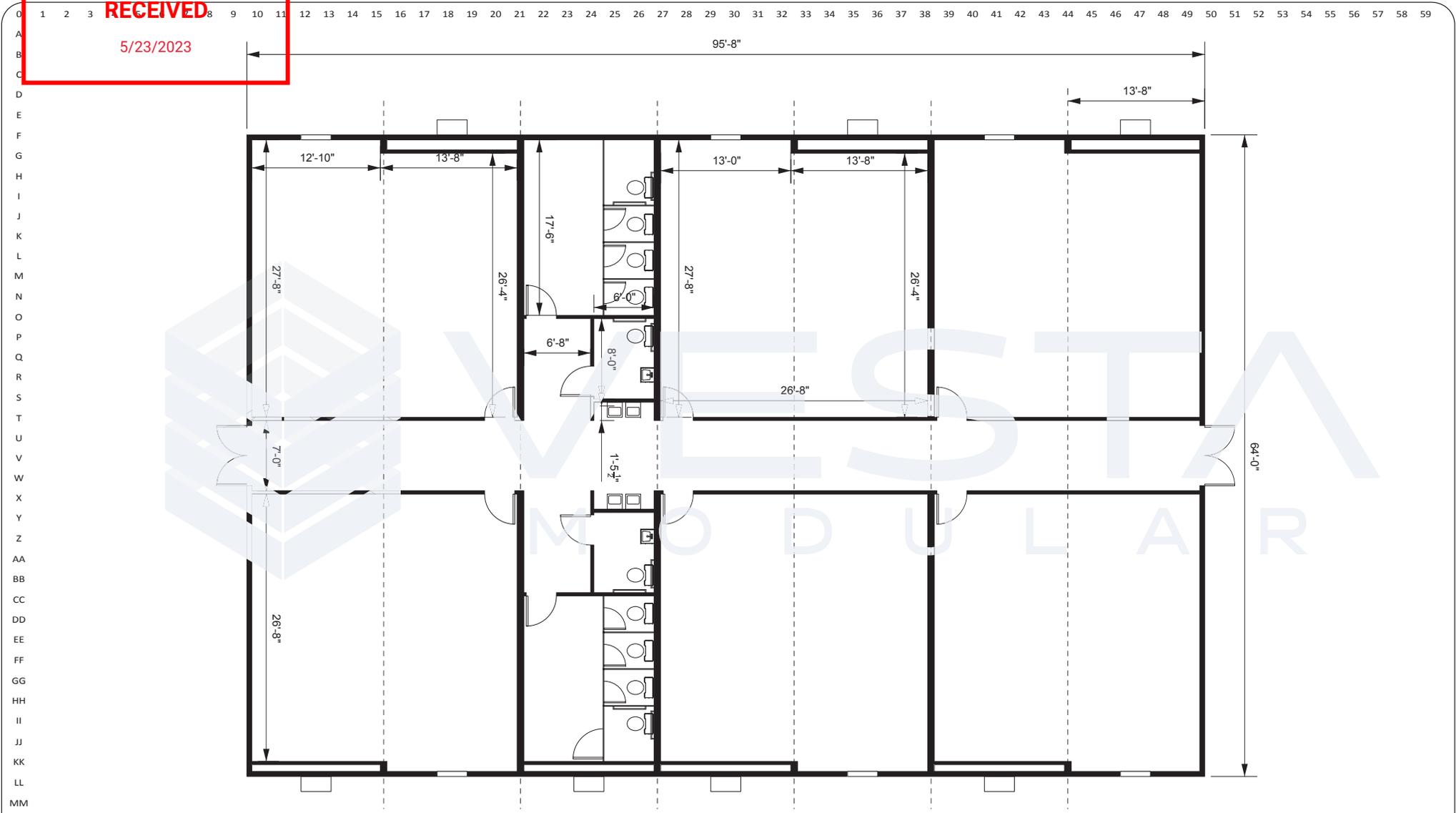
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1

DRAWN BY: ERC

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5/23/2023



THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC, AND MAY NOT BE SHARED WITH ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC.



6 CLASSROOM DIMENSIONS

DRAWING DATE:
02/07/23

DRAWING NUMBER:
1

REVISION #/DATE:
1.
2.
3.

DRAWN BY:

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

7.14.2023



678.224.8911
www.covenant.life
info@covenant.life

1945 Lawrenceville Suwanee Rd
Lawrenceville, GA 30043

mailing address:
PO Box 1286
Suwanee, GA 30024

July 12, 2023

Gwinnett County
Department of Planning and Development
446 W. Crogan Street, Suite 300
Lawrenceville, GA 30046-2440

RE: Letter of intent to add a K-8 school to our existing church

We request a Special Use Permit (SUP) to add a K through 8th grade school as accessory to our church, which be accomplished in two phases. Phase one will add a school building of 6,300 square feet, located in the rear of the existing church building. Phase two will add 1,800 square feet to the phase 1 building and add a second building of 1,750 square feet adjacent to it. We propose an initial student population of 50 students and 7 teachers/staff, which will grow to an ultimate student population of 150 students and 15 teachers/staff.

Drop off of students will occur as indicated on the site plan and a portion of the church's current parking will be used for school parking during the week. The church will continue to use the full parking on Sundays, with the addition of 10 parking spaces to the west of the existing church building (shown on site plan). There will no overlap in school and church services/activities. A playground will be located next to the school building and a variance is requested below for a second playground located in front of the church building (both shown on site plan).

We are requesting the following:

- Change of conditions to SUP1998-0069
 1. To restrict the use of the property as follows:
 - A. Church and accessory uses.
 2. To satisfy the following site development considerations:
 - A. Development shall be in general accordance with the site plan for Covenant Life Church prepared by ~~John Moll & Associates, Inc. and dated March 2, 1998~~ **by Travis Pruitt & Associates, Inc. and dated June 6, 2023.**
 - B. Provide a 10-foot wide landscaped strip outside the right-of-way of Lawrenceville-Suwanee Road.
 - C. Signage shall be limited to a single monument-type sign.
 - D. No more than one exit/entrance onto Lawrenceville-Suwanee Road. Design and location shall be subject to the review and approval of the Gwinnett Department of Transportation.

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7.14.2023

- E. Any new buildings constructed on the site shall conform to architectural drawing of Covenant Life Church, dated 5/7/98 **be consistent with 64' 6 Class Room Front Elevation for Covenant Life Church prepared by Vesta Modular and dated 5/18/2023.**
- F. No outdoor storage shall be allowed.
- G. Outdoor lights shall be directed so as not to reflect into adjacent residential properties.
- Special Use Permit to allow a private school.
 - Variance to allow a playground as an accessory use in front yard.

Respectfully:

Chris Hyatt

Chris Hyatt, Pastor

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5/25/2023

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:

The proposed school use is consistent with the nature of the surrounding residential properties, given its size & distance to surrounding uses.

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

No adverse affects are anticipated.

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

The property is currently in use as a church (place of worship).

- (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:

Given the anticipated student count, no excessive burdens are anticipated.

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

The proposed change in conditions is in conformity 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 CHANGE IN CONDITIONS:

The increased surrounding residential areas makes a school more viable than when the property was originally developed.

RECEIVED

6.7.2023

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:

The proposed school use is consistent with the nature of the surrounding residential properties, given its size & distance to surrounding uses.

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No adverse effects are anticipated.

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

The property is currently in use as a church (place of worship).

- (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:

Given the anticipated student count, no excessive burdens are anticipated.

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

The proposed special use permit is in conformity 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 SPECIAL USE PERMIT:

The increased surrounding residential areas makes a school more viable than when the property was originally developed.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

5.25.2023

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Covenant Life Church</u>	NAME: <u>Covenant Life Church</u>
ADDRESS: <u>1945 Lawrenceville Suwanee Rd</u>	ADDRESS: <u>1945 Lawrenceville Suwanee Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-224-8911</u>	PHONE: <u>678-224-8911</u>
EMAIL: <u>chrishyatt@covenant.life</u>	EMAIL: <u>chrishyatt@covenant.life</u>
CONTACT PERSON: <u>Chris Hyatt</u> PHONE: <u>770-356-5533</u>	
CONTACT'S E-MAIL: <u>chrishyatt@covenant.life</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>R100</u> PRIOR ZONING CASE: <u>SUP 1998-00069</u>	
PARCEL NUMBER(S): <u>7086-004</u> ACREAGE: <u>6.14 acres</u>	
ADDRESS OF PROPERTY: <u>1945 Lawrenceville Suwanee Rd</u>	
PROPOSED CHANGE IN CONDITIONS: <u>See letter of intent, site plan, & architecture</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>3 buildings/lot</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>19,850 sq.ft.</u>
GROSS DENSITY: _____	DENSITY: <u>FAR 0.07</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

5/25/2023

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.



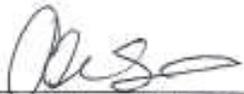
Signature of Applicant

May 21, 2023

Date

Chris Hyatt, Pastor

Type or Print Name and Title



Signature of Notary Public

5/21/23

Date

Notary Seal



RECEIVED

5/25/2023

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.

Chris Hyatt May 21, 2023
Signature of Property Owner Date

Chris Hyatt, Pastor
Type or Print Name and Title

Olivia Stockwell 5/21/23 _____
Signature of Notary Public Date Notary Seal



RECEIVED

5/25/2023

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

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.

Chris Hyatt May 21, 2023 Chris Hyatt, Pastor
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Date Type or Print Name and Title
Attorney or Representative

Olivia Stockwell 5/14/23
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 Chris Hyatt
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.

RECEIVED

7.14.2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Covenant Life Church</u>	NAME: <u>Covenant Life Church</u>
ADDRESS: <u>1945 Lawrenceville Suwanee Rd</u>	ADDRESS: <u>1945 Lawrenceville Suwanee Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-224-8911</u>	PHONE: <u>678-224-8911</u>
EMAIL: <u>chrishyatt@covenant.life</u>	EMAIL: <u>chrishyatt@covenant.life</u>
CONTACT PERSON: <u>Chris Hyatt</u> PHONE: <u>770-356-5533</u>	
CONTACT'S E-MAIL: <u>chrishyatt@covenant.life</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>R100</u> BUILDING/LEASED SQUARE FEET: <u>19,850</u>	
PARCEL NUMBER(S): <u>7086-0004 & 7086-014</u> ACREAGE: <u>7.13 Acres</u>	
ADDRESS OF PROPERTY: <u>1945 Lawrenceville Suwanee Rd, Lawrenceville, GA 30043</u>	
SPECIAL USE REQUESTED: <u>Special use for a private school</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

6.7.2023

SPECIAL USE PERMIT APPLICATION

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

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ADDRESS: <u>1945 Lawrenceville Suwanee Rd</u>	ADDRESS: <u>1945 Lawrenceville Suwanee Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-224-8911</u>	PHONE: <u>678-224-8911</u>
EMAIL: <u>chrishyatt@covenant.life</u>	EMAIL: <u>chrishyatt@covenant.life</u>
CONTACT PERSON: <u>Chris Hyatt</u> PHONE: <u>770-356-5533</u>	
CONTACT'S E-MAIL: <u>chrishyatt@covenant.life</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>R100</u> BUILDING/LEASED SQUARE FEET: <u>19,850 sq. ft.</u>
PARCEL NUMBER(S): <u>7086-004 & 7086-014</u> ACREAGE: <u>total of 7.13 acres</u>
ADDRESS OF PROPERTY: <u>1945 Lawrenceville Suwanee Rd, Lawrenceville, GA 30043</u>
SPECIAL USE REQUESTED: <u>Special use for accessory structures greater than 1,000 square feet</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

6.7.2023

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.

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- (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 proposed school use is consistent with the nature of the surrounding residential properties, given its size & distance to surrounding uses.

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No adverse effects are anticipated.

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Given the anticipated student count, no excessive burdens are anticipated.

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

The proposed special use permit is in conformity 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 SPECIAL USE PERMIT:

The increased surrounding residential areas makes a school more viable than when the property was originally developed.

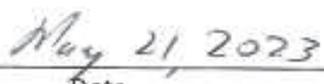
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5/25/2023

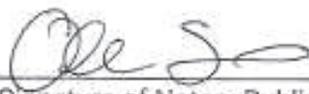
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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Signature of Applicant

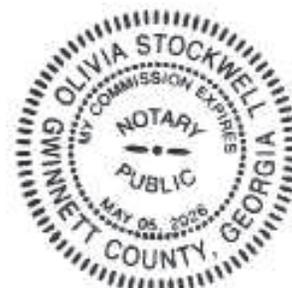

Date

Chris Hyatt, Pastor
Type or Print Name and Title


Signature of Notary Public

5/21/23
Date

Notary Seal



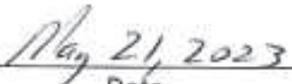
RECEIVED

5/25/2023

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


Date

Chris Hyatt, Pastor
Type or Print Name and Title


Signature of Notary Public

5/21/23
Date

Notary Seal



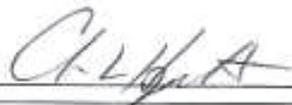
RECEIVED

5/25/2023

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

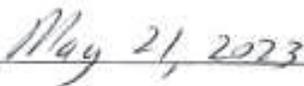
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

Chris Hyatt

Type or Print Name



Date



Signature of Notary Public

5/21/23

Date

Notary Seal



RECEIVED

5/25/2023

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.

Chris Hyatt May 21, 2023 Chris Hyatt, Pastor
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Olivia Stockwell 5/21/23
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



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 Chris Hyatt
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.

RECEIVED

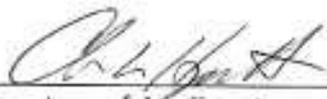
6.7.2023

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: 7 - 086 - 004 & 014
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

June 7, 2023

Date

Chris Hyatt, Pastor

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)

P. 7086-004 R 7086 014
Kathleen M Lyles

NAME

TSA

TITLE

6/7/2023

DATE

Exhibit F: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		07.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		CIC2023-00021 / SUP2023-00042 / SUP2023-00043	
Case Address:		1945 Lawrenceville Suwanee Road, Lawrenceville, 30043	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
			<input type="checkbox"/> NO
1	Lawrenceville Suwanee Road is a major arterial. ADT = 34,247.		
2	2.5 miles to the nearest transit facility (#2454808) Walther Boulevard and C3 Church.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
			<input type="checkbox"/> NO
1	The developer shall extend the existing deceleration lane along Lawrenceville Suwanee Road to the minimum 200' storage with 50' taper, per the UDO Section 900-30.2. C.		
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021

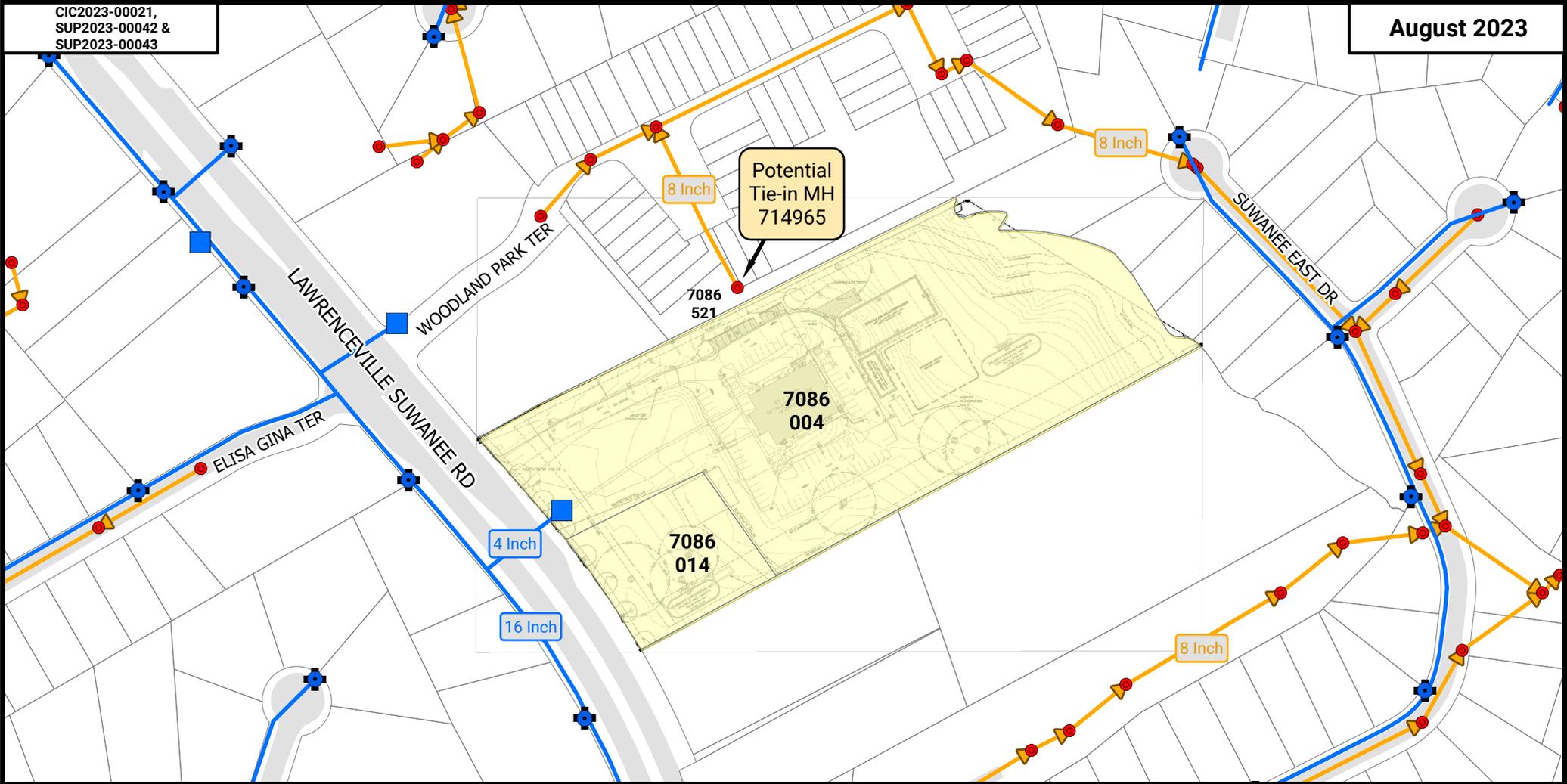


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		CIC2023-00021, SUP2023-00042 & SUP2023-00043		
Case Address:		1945 Lawrenceville Suwanee Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: GCDWR does not have comments for this Change in Condition and Special Use Permit. The development is connected to public water.			
2	Sewer: A Sewer Capacity Certification is required. Pending available capacity, the development may connect to an existing 8-inch gravity sewer located to the north on parcel 7086 521. As-builts for the Woodland Park development indicate an easement exists for tie-in to manhole FID 714965.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

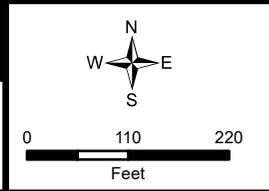
Revised 7/26/2021



LEGEND

	Water Main		Manhole
	Hydrant		Sewer Collector
	Master Vault		Sewer Interceptor

1945 Lawrenceville Suwanee Rd
R-100
Water & Sewer
Utility Map



Water Comments: GCDWR does not have comments for this Change in Condition and Special Use Permit. The development is connected to public water.

Sewer Comments: A Sewer Capacity Certification is required. Pending available capacity, the development may connect to an existing 8-inch gravity sewer located to the north on parcel 7086 521. As-built for the Woodland Park development indicate an easement exists for tie-in to manhole FID 714965.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

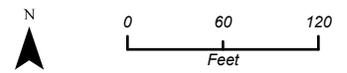
Exhibit G: Maps

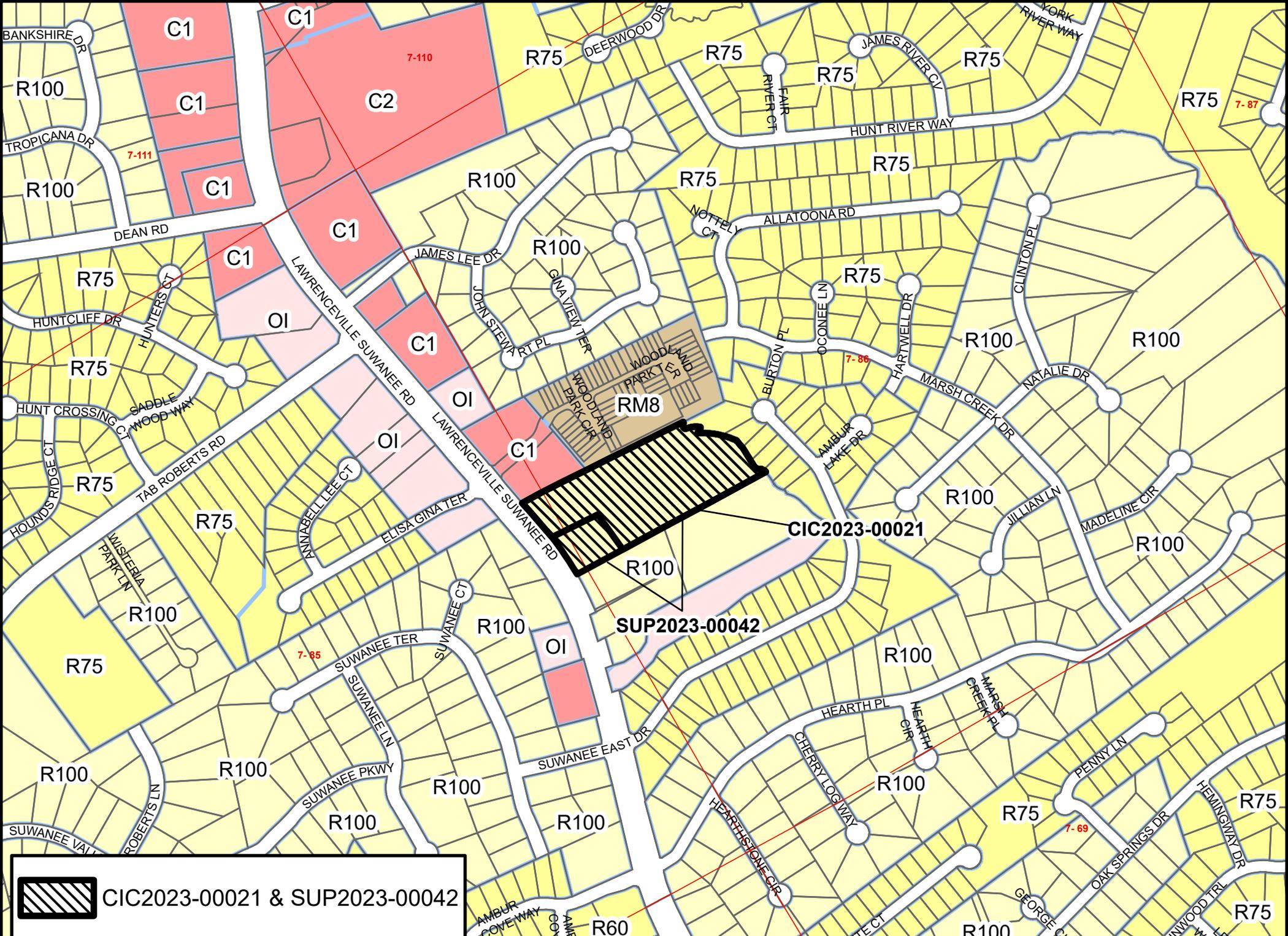
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 CIC2023-00021 & SUP2023-00042

Created: July 10, 2023



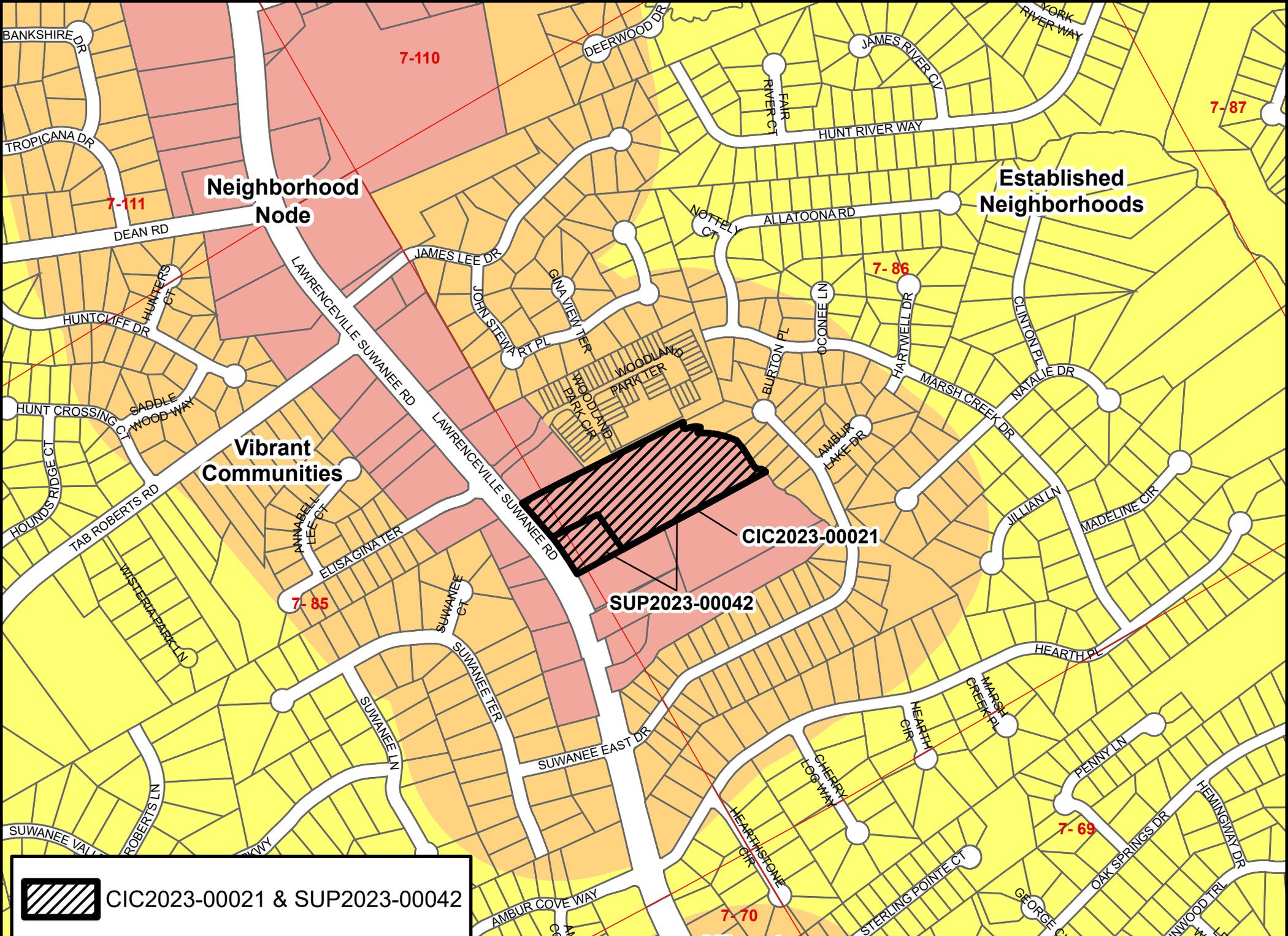


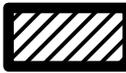
 **CIC2023-00021 & SUP2023-00042**

Created: July 10, 2023

0 250 500 Feet

SUBJECT SITE AND SURROUNDING ZONING



 CIC2023-00021 & SUP2023-00042

Created: July 10, 2023



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION