

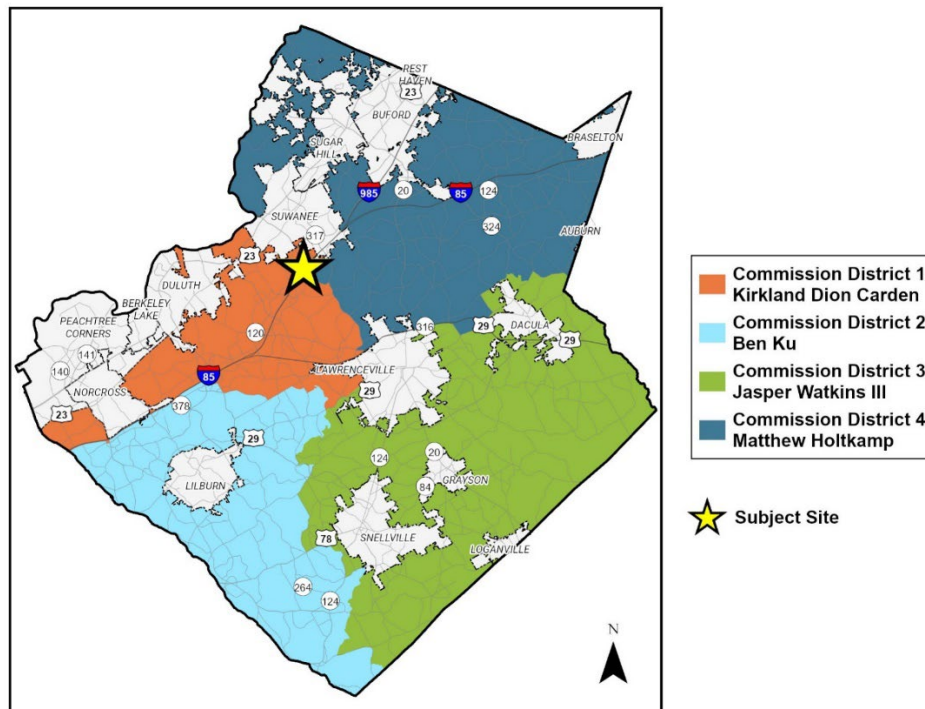


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00008
Current Zoning: M-1 (Light Industry District)
Request: Special Use Permit
Address: 855 Northbrook Parkway
Map Number: R7153 005
Site Area: 21.60 acres
Square Footage: 61,550
Proposed Development: Day Care Facility
Commission District: District 1 – Commissioner Carden
Character Area: Workplace Center

Staff Recommendation: APPROVAL WITH CONDITIONS

**Planning Commission
Recommendation:** APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 2/7/2023
Board of Commissioners Advertised Public Hearing Date: 2/28/2023

Applicant: BCA Studios Architects
410 Bradford Street
Gainesville, GA 30501

Contact: Mark Swain

Owner: Free Chapel Worship Center
1290 McEver Road
Gainesville, GA 30504

Contact Phone: 470.480.5560 ext. 421

Zoning History

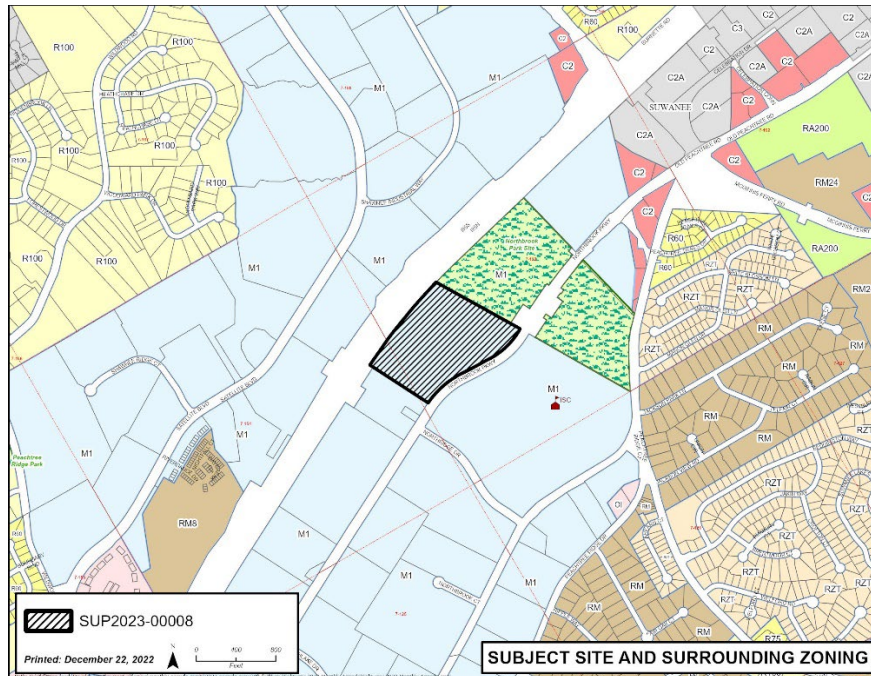
The subject property is zoned M-1 (Light Industry District). In 1985, rezoning case number REZ-1985-00207 rezoned the property from O-I (Office-Institution District) and RM (Multi-Family Residence District) to M-1 for an office-warehouse. In 2002, special use permit, SUP2002-00097, was approved to allow a place of worship. Another special use permit was approved in 2005 which allowed an increase in the maximum building height. In 2014, special use permit SUP2014-00024, and change in conditions CIC2014-00003, were denied for an oversized sign.

Existing Site Condition

The subject site is a 21.60-acre developed parcel located along Northbrook Parkway, north of its intersection with Northridge Drive. The parcel is improved with a 61,550-square-foot place of worship. Parking for the place of worship is provided by paved parking lots to the north and south of the primary structure. The remaining area of the parcel contains a mature, dense tree canopy. Access to the site is provided by two driveways onto Northbrook Parkway. The southern driveway is a full access driveway, while the northern driveway is right-in/right-out. The rear of the site is adjacent to the right of way of Interstate 85. A stream with its associated buffers is centrally located on the site and runs from north to south. The place of worship and parking lots sit roughly 40 feet below Northbrook Parkway. The site then continues to slope down to the stream in the center of the property. The property then rises nearly 80 feet to the Interstate 85 right of way. A five-foot-wide sidewalk is present along the property frontage on Northbrook Parkway. The nearest Gwinnett County Transit stop is approximately 2.8 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by undeveloped parcels and institutional uses. An undeveloped parcel owned by Gwinnett County is located to the north. Across Northbrook Parkway to the east is the J. Alvin Wilbanks Instructional Support Building and Central Office of Gwinnett County Public Schools. An undeveloped parcel is located south of the subject property along Northbrook Parkway. Farther south are several large light industrial buildings located on Northridge Drive and Northlake Drive. To the west across Interstate 85 is an office warehouse located on Satellite Boulevard. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Day Care Center	M-1	N/A
North	Undeveloped	M-1	N/A
East	Institutional	M-1	N/A
South	Undeveloped	M-1	N/A
West	Light Industrial	M-1	N/A

Project Summary

The applicant requests a special use permit on a 21.60-acre property zoned M-1 for a day care facility, including:

- An existing 61,550 square foot place of worship, of which approximately 14,010 square feet will be utilized for the day care facility. No new construction is proposed.
- An existing outdoor playground area located adjacent to the place of worship on the northwest corner of the building.
- Facilities to support up to 183 students between the ages of 2 and 6.
- Hours of operation from 9:00AM to 1:00PM and observation of the Gwinnett County Public Schools calendar.
- Applicant states that the day care program would comply with all rules and regulations set forth by the Georgia Department of Early Care and Learning, under their exemption status.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a day care facility in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	>45'	YES*
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Off-Street Parking	35 spaces	250 spaces	YES**
Landscape Strip	10'	10'	YES

*SUP2005-00032 was approved for a building height increase of up to 105'.

**Based on the parking requirement for the Place of Worship.

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 E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, 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. After this evaluation, staff makes the following findings based on the standards from the UDO:

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

The subject site is an existing place of worship surrounded by undeveloped parcels and institutional uses. The institutional uses in the nearby area are both educational related uses. The proposed special use permit would be suitable given the surrounding uses and developments.

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

The proposed development would not adversely affect the existing use or usability of adjacent or nearby property. The place of worship and proposed day care facility are surrounded by undeveloped and institutional parcels. The institutional uses in the nearby area are both educational uses. With appropriate conditions, the day care facility would not negatively impact surrounding properties.

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

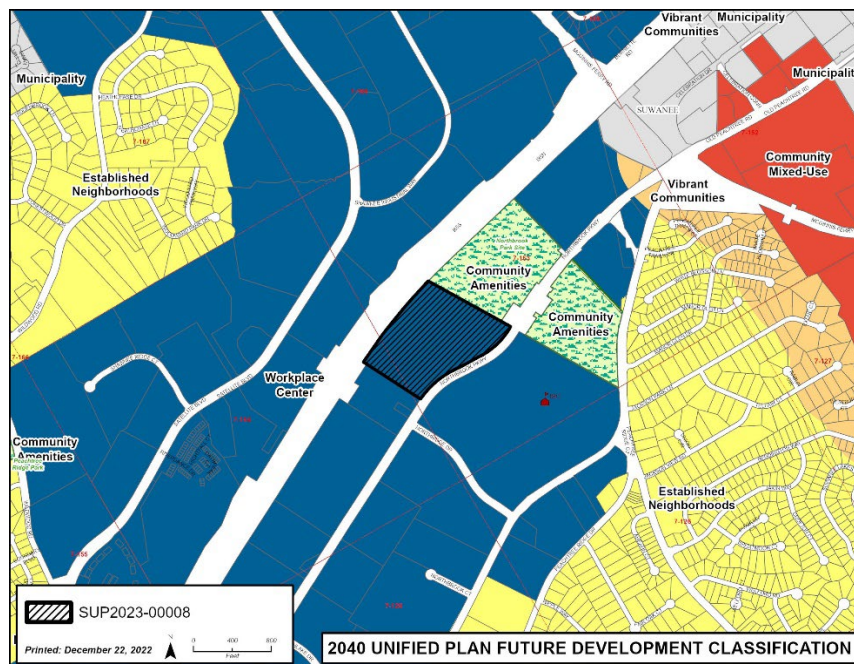
The property has a reasonable economic use as currently zoned.

D. Whether the proposed 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.

Minimal impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Workplace Center Character Area. This Character Area is intended to accommodate a mixture of intense non-residential, mixed-use, and high-density residential uses. Emphasis should be placed on encouraging employment-oriented uses. The proposed day care facility would be located within an existing place of worship. As a result, the proposed special use permit would be appropriate within this Character Area.



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.

It is not uncommon for places of worship to provide day care services during the week. In fact, several special use permits for similar day cares have been recently approved by the Planning

Commission and Board of Commissioners which gives supporting grounds for approval of the proposed special use permit request.

Staff Recommendation

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

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 special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a Special Use Permit for a Day Care Facility, subject to the following conditions:

1. Use of the property shall be limited to a place of worship and accessory uses, which may include a day care facility as a special use for a maximum of 183 children.
2. The hours of operation for the day care facility shall be limited to between 9:00 a.m. and 1:00 p.m., Monday through Friday.

Exhibits:

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

Exhibit A: Site Visit Photos



Existing Place of Worship



Existing Outdoor Playground

Exhibit B: Site Plan and Floor Plan

[attached]

11/30/22



ARCHITECTURE
PLANNING
PROGRAMMING
INTERIORS

AIA

NGAR

© - COPYRIGHT - 2021

BCA-STUDIOS
ARCHITECTS
Gainesville - Atlanta
470-480-5560
1 WEST COURT SQUARE
SUITE 200
DUNCANVILLE, GA 30047
100 BRADFORD STREET NW
GAINESVILLE, GEORGIA 30601

TABLE 1

PRINTING & REVISIONS

[illegible]

FREE CHAPEL
GWINNETT
855 Northbrook Pkwy
Suwanee, GA 30024

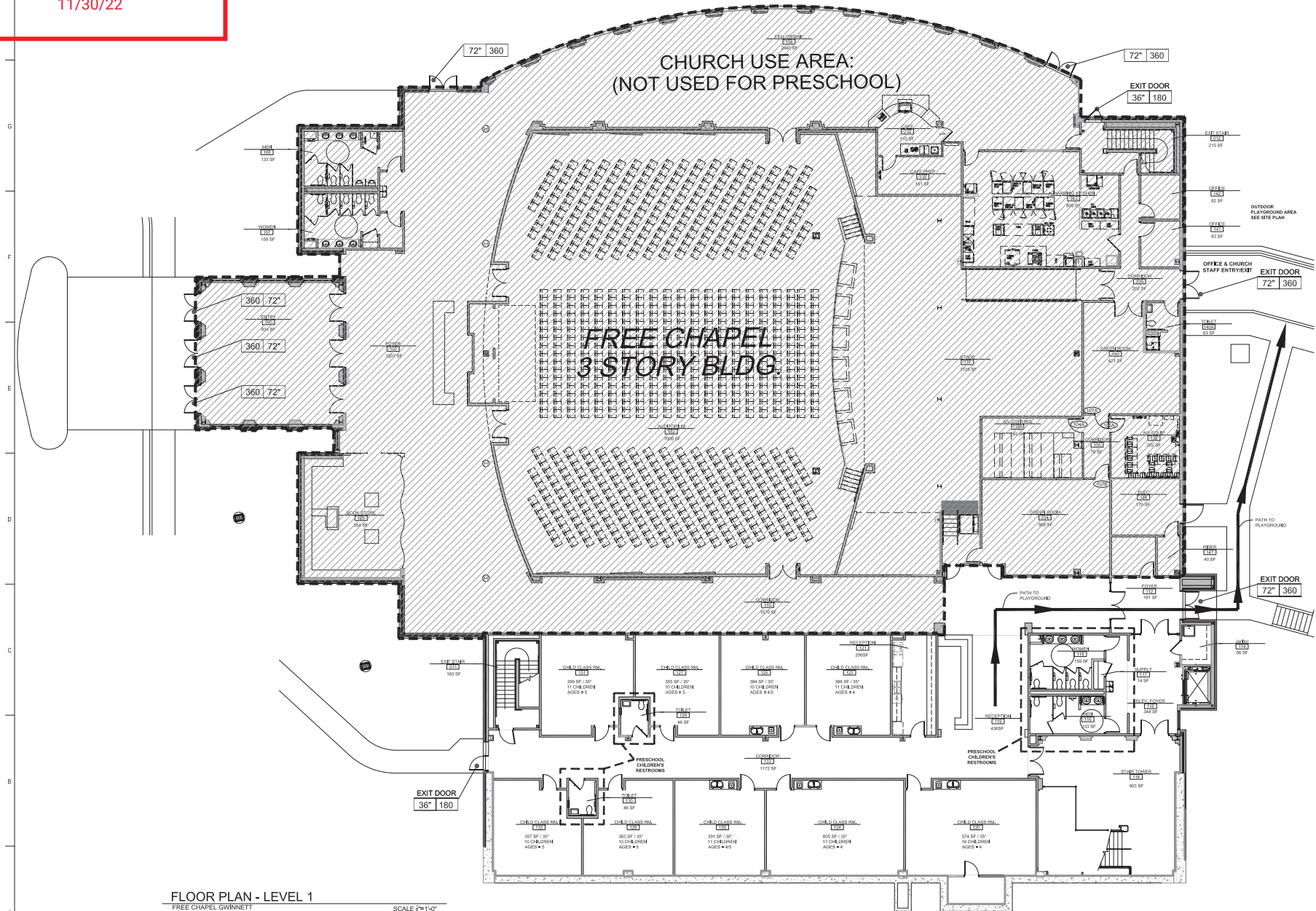


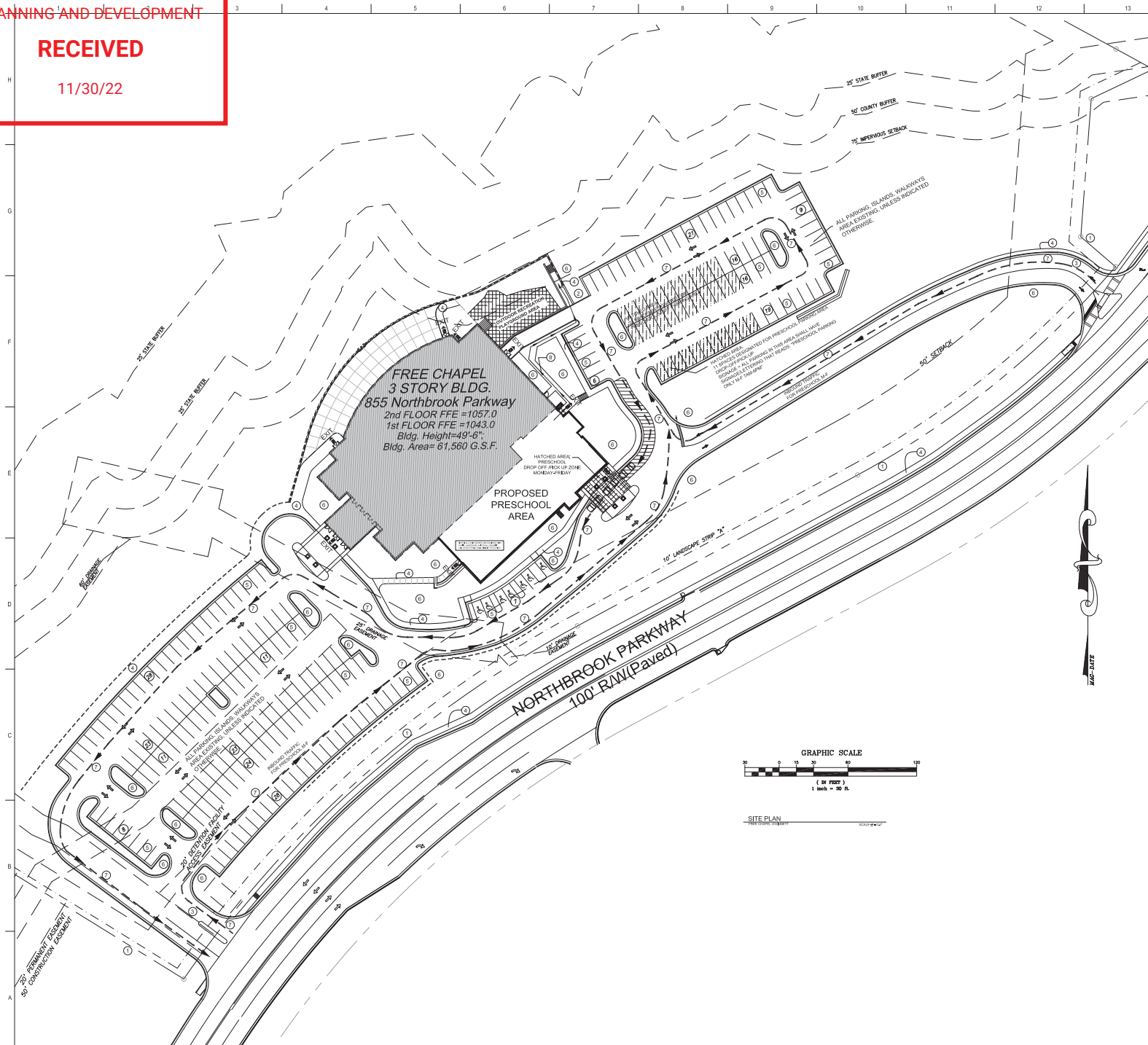
PRESCHOOL
SPECIAL USE
PERMIT

1ST LEVEL
FLOOR PLAN

	JOB NO. 20220042
	DATE 09.30.2022

A100





SITE PLAN NOTES

☒ EXISTING PROPERTY LINE

☒ EXISTING TRASH ENCLOSURE

☒ EXISTING DRIVEWAY ACCESS

☒ EXISTING CONCRETE PEDESTRIAN SIDEWALK

☒ EXISTING PARKING

☒ EXISTING LANDSCAPED / GRASSED AREA

☒ PATH OF DROP-OFF LANE

☒ PATH TO PLAYGROUND

ALL SIDEWALKS AND PATHS SHOWN ARE EXISTING, UNLESS INDICATED OTHERWISE.

ACTIVITY TIME (MATRIX)

CHURCH AND PRESCHOOL ACTIVITY TIMES MATRIX:
CHURCH AND PRESCHOOL ACTIVITIES DO NOT OCCUR AT THE SAME TIME NOR ON THE SAME DAYS.

	S	M	T	W	T	F	S
CHURCH SERVICE TIMES (SUNDAYS 9:00AM-12:00PM) (8:30AM-11:00AM, 9PM)	X						
CHURCH OFFICE HOURS 8:00AM - 4:30PM		X	X	X	X	X	
PRESCHOOL HOURS 8AM - 12PM		X	X	X	X	X	

PARKING

TOTAL PARKING REQUIRED (FOR PRESCHOOL)	
TOTAL PARKING FOR STAFF = 23 17 FULL TIME / 6 PART TIME	23
TOTAL PARKING CHILDREN	11
TOTAL PARKING REQUIRED FOR PRESCHOOL	34
(ALL SPACES DESIGNATED ARE FULL SEED)	
HC, ACCESSIBLE IN DESIGNATED AREA (2 STAFF / 2 GUEST)	04
TOTAL PARKING PROVIDED FOR PRESCHOOL	34
TOTAL PARKING SPACES PROVIDED ON-SITE	250
MONDAY - SATURDAY TOTAL PARKING PROVIDED ON-SITE	250
TOTAL AVAILABLE PARKING FOR MF PRESCHOOL AND CHURCH OFFICE USE	250
TOTAL REQUIRED PARKING FOR MF CHURCH OFFICE 5:00PM - 7:00PM (SUNDAY 9:00AM-12:00PM)	(23)
TOTAL REQUIRED PARKING FOR MF PRESCHOOL	250
TOTAL REQUIRED PARKING FOR MF PRESCHOOL	34
TOTAL AVAILABLE EXCEEDS REQUIRED DAYCARE PARKING	250 > 34

GENERAL NOTES:

NOTES:

CHURCH USE AREA:
(NOT USED FOR PRESCHOOL)

PROPOSED PRESCHOOL AREA:

PROPOSED PRESCHOOL AREA
SPACES DESIGNATED FOR CHILD CARE ARE LISTED AS "CHILD CLASS ROOM"

TOTAL NUMBER OF CHILDREN FOR:
- LICENSED CHILD CARE = 150 (25 SF) (CHILD IS USED AND DOES NOT INCLUDE CANNET OR STORAGE SPACE AS PART OF THE CALCULATIONS.

NUMBER OF CHILDREN PER FLOOR:
FIRST FLOOR: 104
SECOND FLOOR: 77
TOTAL: 181

FIRST FLOOR CLASS RM AREA: 3,816 SQFT
SECOND FLOOR CLASS RM AREA: 2,823 SQFT
TOTAL CLASS RM AREA: 6,639 SQFT

TOTAL AREA OF PROPOSED PRESCHOOL:
FIRST FLOOR: 6,970 SQFT
SECOND FLOOR: 7,075 SQFT
TOTAL PROPOSED AREA: 14,010 SQFT

SITE DATA

SITE AREA: 950.80 S.F. (21.6 ACRES)

TOTAL BUILDING AREA: 61,560 S.F.

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

[attached]

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FREE CHAPEL GAINESVILLE

1290 McEver Rd, Gainesville, GA 30504

November 28, 2022

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

To whom it may concern:

Applicant, Free Chapel Worship Center, Inc. respectfully submits this Letter of intent to the Gwinnett County Department of Planning and Development in support of the application for a special Use Permit to allow for a preschool program, zoned M1 at 55 Northbrook Pkwy, Suwanee, GA 30024.

The 3-story 61,550 sq ft existing building is used for church services with several classrooms of various sizes, meeting rooms and large gathering rooms. The current building sits on 21.6 acres and has a total of 250 parking spaces.

It is our intent to open a half day Preschool and Kindergarten program in the existing church building. The school will utilize only 14,010 sq ft of the 61,550 sq ft building and only 34 of the 250 parking spaces. This program would operate Monday through Friday from 9am to 1pm. The program will follow the same school calendar as the Gwinnett County School System. This program will comply with all rules and regulations set forth by the Georgia Department of Early Care and Learning, under their exemption status. The program will serve children aged two to six years old. Currently, the existing layout of the 14,010 sq ft space we will occupy is in compliance with the requirements set forth by the Georgia Department of Early Care and Learning exemption department to host 183 students per day. The Georgia Department of Early Care and Learning does not require an inside or outside playground under their exemption status.

We agree to follow all Gwinnett County Department of Planning and Development application requirements, including but not limited to: all application paperwork and fees, mailing notifications to neighbors within 1000 ft. of the property and any hearings required. We agree to do so within the timelines set forth by Gwinnett County Department of Planning and Development.

We have had great success with meeting the needs of the community in our other two locations. We hope to establish scholarships for this program in Gwinnett, as well as create support of the other local businesses in the community.

Respectfully Yours,

Michael W. Harden, Jr.
CFO
(678) 677-8300

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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:

Yes the proposed special use permit will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

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

The proposed special use permit will not adversely affect the existing use or usability of adjacent and nearby property.

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

The property to be affected by the proposed special use permit has reasonable economic use as currently zoned.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed special use permit will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed special use permit is in conformity with the policy and intent of the land use plan.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

There are no other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed special use permit.

Exhibit D:
Application and Disclosure of Campaign Contributions Form
[attached]

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>BCA Studios Architects</u> <u>(project contact Mark Swain)</u>	NAME: <u>Free Chapel Worship Center</u>
ADDRESS: <u>410 Bradford Street. NW</u>	ADDRESS: <u>1290 N.Ever Road</u>
CITY: <u>Gainesville</u>	CITY: <u>Gainesville</u>
STATE: <u>Georgia</u> ZIP: <u>30501</u>	STATE: <u>GA</u> ZIP: <u>30504</u>
PHONE: <u>470.480.5560 EX. 421</u>	PHONE: <u>678-677-8300</u>
EMAIL: <u>Mswain@bcamail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Mark Swain</u> PHONE: <u>470.480.5560 EX. 421</u>	
CONTACT'S E-MAIL: <u>Mswain@bcamail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u> BUILDING/LEASED SQUARE FEET: <u>61,550</u>	
PARCEL NUMBER(S): <u>1 (One)</u> ACREAGE: <u>26.1</u>	
ADDRESS OF PROPERTY: <u>855 Northbrook Pkwy Suwanee, GA 30024</u>	
SPECIAL USE REQUEST: <u>Free Chapel would like to offer a M-F (1/2 Day) preschool program in their existing facility. The preschool program would utilize 14,010 sqft of their existing building, see attached plan for the location and size of the propose preschool area.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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11/30/22

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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

11.29.22

Date

Mark Swain, BCA-Studios Project Manager

Type or Print Name and Title



Signature of Notary Public

11/29/22

Date



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11/30/22

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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.

Michael W. Hart

Signature of Property Owner

11/29/22

Date

Michael W. Hart Jr, CFG

Type or Print Name and Title

R. Sweeney

Signature of Notary Public

11/29/22

Date



Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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.

Michael W. Hader Jr 11/29/22 Michael W. Hader Jr, CFO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

R. Sweeney 11/29/22
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 Michael W. Hader Jr
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.

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: 01 - 4 - 7153 005
(Map Reference Number) District Land Lot Parcel

Michael V. Hardin Jr.
Signature of Applicant

11/28/22
Date

Michael W. Hardin Jr., CFO
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)

Kathleen Lyles
NAME

TSA
TITLE

12/13/2022
DATE

Exhibit E:
Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		1.18.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2023-00008	
Case Address:		855 Northbrook Parkway, Suwanee, 30024	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
		<input type="checkbox"/>	<input type="checkbox"/> NO
1	Northbrook Parkway is a minor arterial. ADT = 15,400.		
2	2.8 miles to the nearest transit facility (#2334860) North Brown Road and Sugarloaf Parkway.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/> YES
		<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

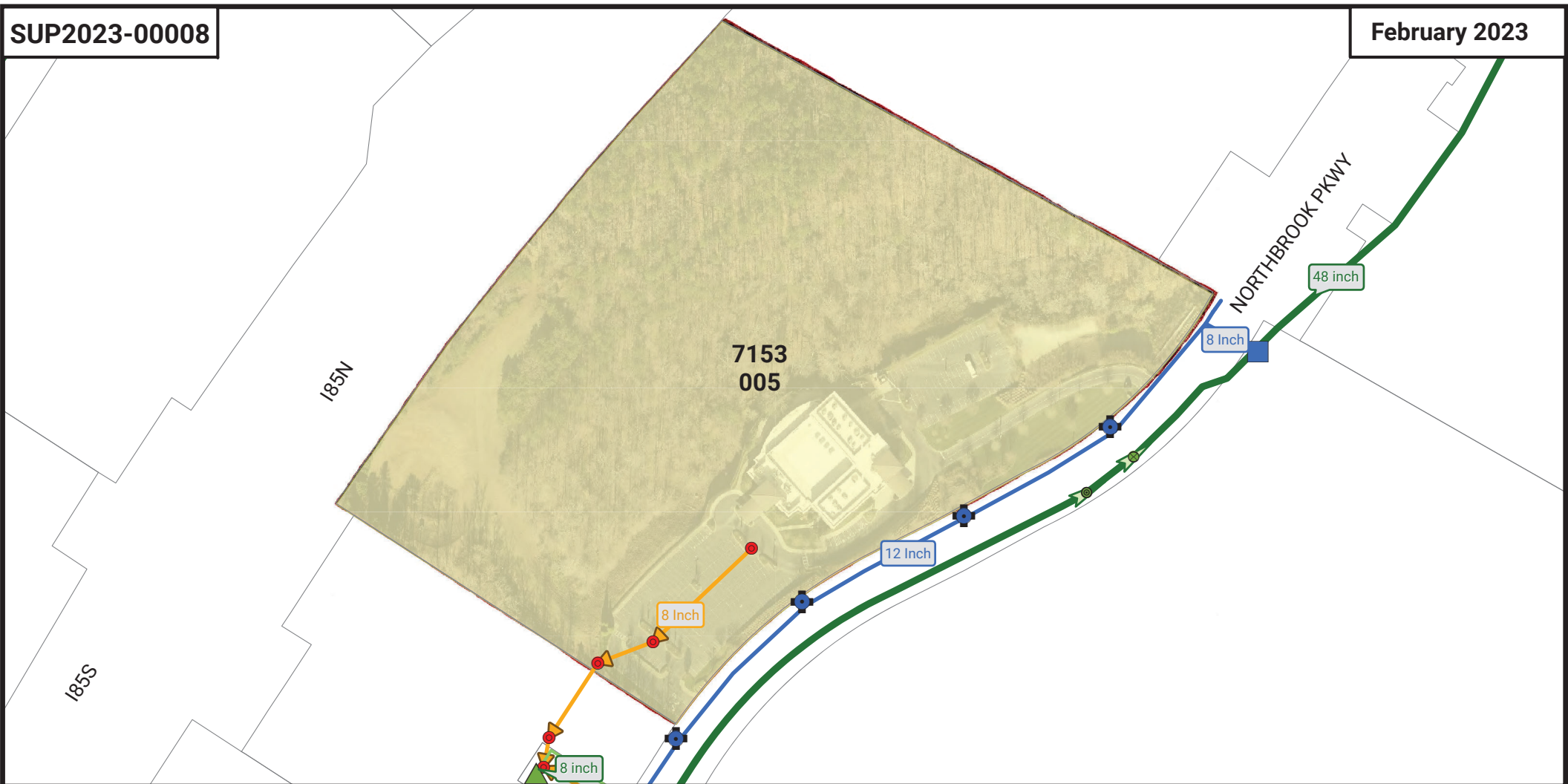


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com	
Case Number:		SUP2023-00008	
Case Address:		855 Northbrook Parkway	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The development is currently connected to public water. DWR has no additional comments.		
2	Sewer: A Sewer Capacity Certification is required for the expanded use. The existing building is connected to public sewer.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> X <input type="checkbox"/> NO
1			
2			
3			
4			
5			
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7			

Note: Attach additional pages, if needed

Revised 7/26/2021

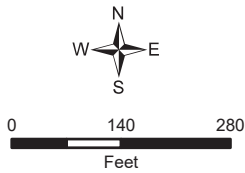


LEGEND

- | | | | | | |
|--|-----------------|--|------------|--|-------------------|
| | Flow Management | | Hydrant | | Sewer Force Main |
| | Pump Station | | City | | Effluent Outfall |
| | Regional | | Water Main | | Sewer Collector |
| | Manhole | | Reuse Main | | Sewer Interceptor |

855 Northbrook Pkwy
M-1

Water & Sewer
Utility Map



LOCATION



Water Comments: The development is currently connected to public water. DWR has no additional comments.

Sewer Comments: A Sewer Capacity Certification is required for the expanded use. The existing building is connected to public sewer.

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 F: Maps

[attached]



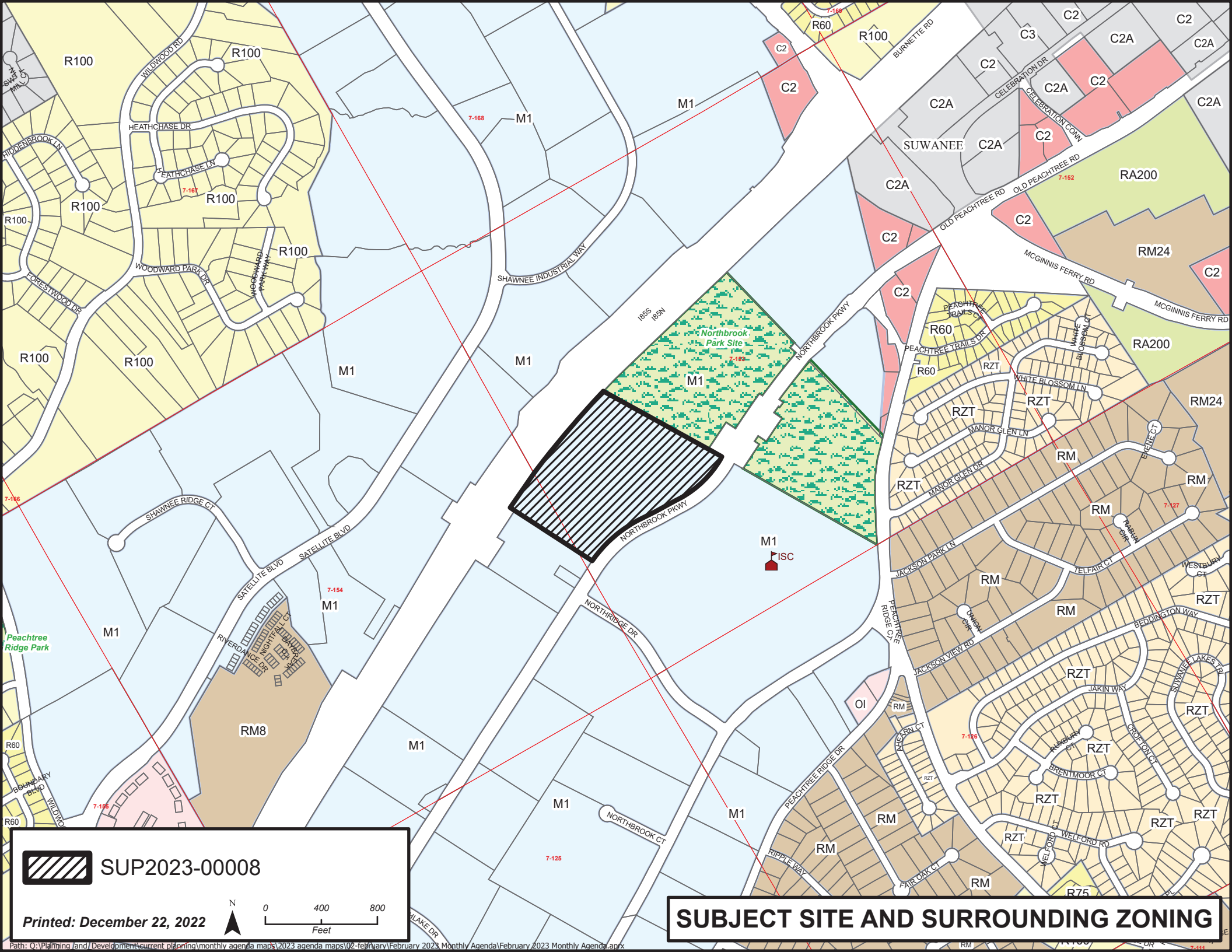
SUP2023-00008

Printed: December 22, 2022



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Feet

Gwinnett County GIS



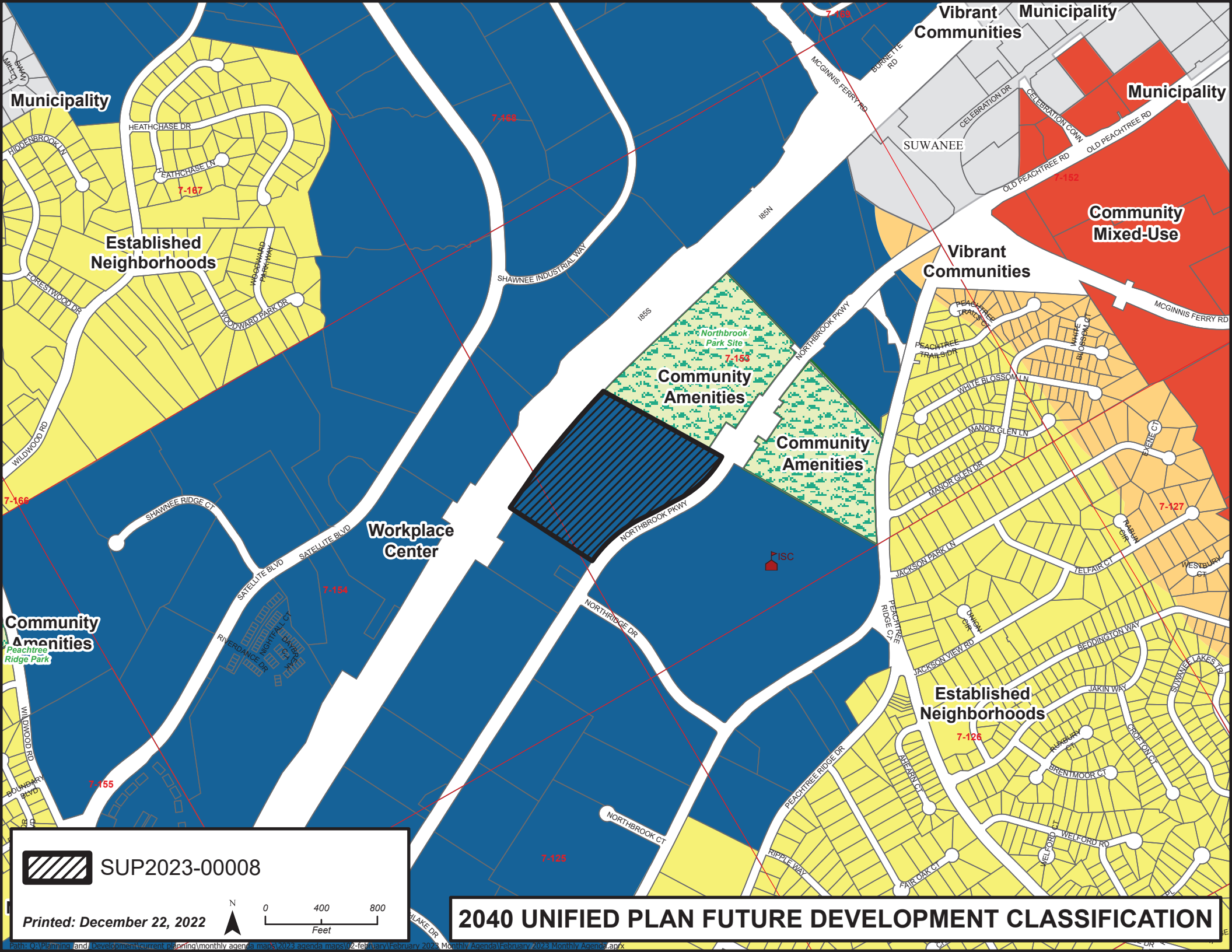
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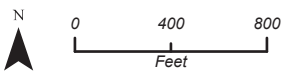
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SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00008

Printed: December 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>BCA Studios Architects</u> <u>(project contact Mark Swain)</u>	NAME: <u>Free Chapel Worship Center</u>
ADDRESS: <u>410 Bradford Street. NW</u>	ADDRESS: <u>1290 N. Ever Road</u>
CITY: <u>Gainesville</u>	CITY: <u>Gainesville</u>
STATE: <u>Georgia</u> ZIP: <u>30501</u>	STATE: <u>GA</u> ZIP: <u>30504</u>
PHONE: <u>470.480.5560 EX. 421</u>	PHONE: <u>678-677-8300</u>
EMAIL: <u>Mswain@bcamail.com</u>	EMAIL: _____
CONTACT PERSON: <u>Mark Swain</u> PHONE: <u>470.480.5560 EX. 421</u>	
CONTACT'S E-MAIL: <u>Mswain@bcamail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u> BUILDING/LEASED SQUARE FEET: <u>61,550</u>	
PARCEL NUMBER(S): <u>1 (One)</u> ACREAGE: <u>26.1</u>	
ADDRESS OF PROPERTY: <u>855 Northbrook Pkwy Suwanee, GA 30024</u>	
SPECIAL USE REQUEST: <u>Free Chapel would like to offer a M-F (1/2 Day) preschool program in their existing facility. The preschool program would utilize 14,010 sqft of their existing building, see attached plan for the location and size of the propose preschool area.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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11/30/22

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:

Yes the proposed special use permit will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

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

The proposed special use permit will not adversely affect the existing use or usability of adjacent and nearby property.

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

The property to be affected by the proposed special use permit has reasonable economic use as currently zoned.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed special use permit will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The proposed special use permit is in conformity with the policy and intent of the land use plan.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

There are no other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed special use permit.

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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

11.29.22

Date

Mark Swain, BCA-Studios Project Manager

Type or Print Name and Title



Signature of Notary Public

11/29/22

Date



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11/30/22

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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.

Michael W. Hart

Signature of Property Owner

11/29/22

Date

Michael W. Hart Jr, CFG

Type or Print Name and Title

R. Sweeney

Signature of Notary Public

11/29/22

Date



Notary Seal

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11/30/22

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

**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

Type or Print Name

Date

Signature of Notary Public

Date

Notary Seal

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11/30/22

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

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.

Michael W. Hader 11/29/22 Michael W. Hader Jr, CFO
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

R. Sweeney 11/29/22
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 Michael W. Hader Jr
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.

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: 01 - 4 - 7153 005
(Map Reference Number) District Land Lot Parcel

Michael V. Hardt
Signature of Applicant

11/28/22
Date

Michael W. Hardt Jr., CFO
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)

Kathleen Lyles
NAME

TSA
TITLE

12/13/2022
DATE

RECEIVED

11/30/22



FREE CHAPEL GAINESVILLE

1290 McEver Rd, Gainesville, GA 30504

November 28, 2022

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

To whom it may concern:

Applicant, Free Chapel Worship Center, Inc. respectfully submits this Letter of intent to the Gwinnett County Department of Planning and Development in support of the application for a special Use Permit to allow for a preschool program, zoned M1 at 55 Northbrook Pkwy, Suwanee, GA 30024.

The 3-story 61,550 sq ft existing building is used for church services with several classrooms of various sizes, meeting rooms and large gathering rooms. The current building sits on 21.6 acres and has a total of 250 parking spaces.

It is our intent to open a half day Preschool and Kindergarten program in the existing church building. The school will utilize only 14,010 sq ft of the 61,550 sq ft building and only 34 of the 250 parking spaces. This program would operate Monday through Friday from 9am to 1pm. The program will follow the same school calendar as the Gwinnett County School System. This program will comply with all rules and regulations set forth by the Georgia Department of Early Care and Learning, under their exemption status. The program will serve children aged two to six years old. Currently, the existing layout of the 14,010 sq ft space we will occupy is in compliance with the requirements set forth by the Georgia Department of Early Care and Learning exemption department to host 183 students per day. The Georgia Department of Early Care and Learning does not require an inside or outside playground under their exemption status.

We agree to follow all Gwinnett County Department of Planning and Development application requirements, including but not limited to: all application paperwork and fees, mailing notifications to neighbors within 1000 ft. of the property and any hearings required. We agree to do so within the timelines set forth by Gwinnett County Department of Planning and Development.

We have had great success with meeting the needs of the community in our other two locations. We hope to establish scholarships for this program in Gwinnett, as well as create support of the other local businesses in the community.

Respectfully Yours,

Michael W. Harden, Jr.
CFO
(678) 677-8300

PRE-APPLICATION MEETING MINUTES

Subject Property: 855 Northbrook Pkwy

Application Type: Special Use Permit

Date: October 18, 2022

Attendees:

Name	Organization	Title	Email
Jocelyn Leitch	Gwinnett County	Planning Manager	jocelyn.leitch@gwinnettcountry.com
Mark Swain	BCA Studios	Project Manager	mswain@bcamail.com
Jeff Cocker	BCA Studios	Principal Architect	jeff@bcamail.com
Mara Whitley	Free Chapel Preschool	Executive Director	

Summary of Request:

The applicant proposes a preschool at the existing Free Chapel Campus. Hours of operation would be 7am – 12pm, Monday through Friday, utilizing 14,010 square feet of the facility.

Comments:

- A special use permit (SUP) is required for a day care in the M-1 zoning district per [Sec. 230-100](#) in the table of permitted and special uses.
- Provide a letter of intent that includes the special use permit request with the hours of operation and number of employees and students.
- The [application fee](#) would be \$2,500.00 based on the 21.6-acre parcel in the M-1 zoning district.
- Public notification is required and includes the following:
 - A public hearing advertising sign will be posted on the property by staff. The sign fee is \$150.00.
 - Public notification to all property owners within 1,000 square feet of the property. Staff will provide the property owner addresses for the applicant to mail notification letters.
 - Staff will advertise the public hearings in the Gwinnett Daily Post.
- Once the application is received, an internal review meeting will be conducted, and additional comments may be pending.
- Please complete the [Special Use Permit](#) application and submit it to p&d-planningzoning@gwinnettcountry.com.

Planning Commission and Board of Commissioners [Public Hearing Schedule:](#)

Application Deadline: 11/3/2022

Planning Commission Public Hearing: 1/3/2023

Board of Commissioners Public Hearing: 1/24/2023

PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

Applicant Information:

Name: Mark Swain

Company: BCA-Studios

Mailing Address: 410 Bradford St NW

City, State, Zip Code: Gainesville, GA 30501

Phone Number: 470.480.5560 EXT.421 Email Address: mswain@bcamail.com

Project Summary:

Address of Project: 855 Northbrook Pkwy Suwanee, GA 30024

Name of Project: PRESCHOOL AT FREE CHAPEL CAMPUS

Application Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):

Special use permit, Day Care Facility Zone: M1

Total Project Acreage: 21.6 Total Square Footage: 61,550 BLDG. Total Number of Lots/Units: 1

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Free Chapel wild like to offer a M-F (1/2 Day) preschool program in their existing facility noted above. The preschool program would utilize 14,010 sqft of their existing building, see attached plan for location and size of the propose preschool area.

Pre-Application Information Form Submittal Checklist:

☒ Completed Pre-Application Information Form

☒ One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 10/18/22

Staff Printed Name: Jocelyn Leitch Signed: Jocelyn Leitch

11/30/22



ARCHITECTURE
PLANNING
PROGRAMMING
INTERIORS

AIA

NGAR

© - COPYRIGHT - 2021

BCA-STUDIOS
ARCHITECTS
Gainesville - Atlanta
470.480.5560

410 BRADFORD STREET NW
GAINESVILLE, GEORGIA 30601

1 WEST COURT SQUARE
SUITE 100
DUNCANVILLE, CA 95017

TABLE 1. Continued

PRINTING & REVISIONS

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FREE CHAPEL
GWINNETT
855 Northbrook Pkwy
Suwanee, GA 30024

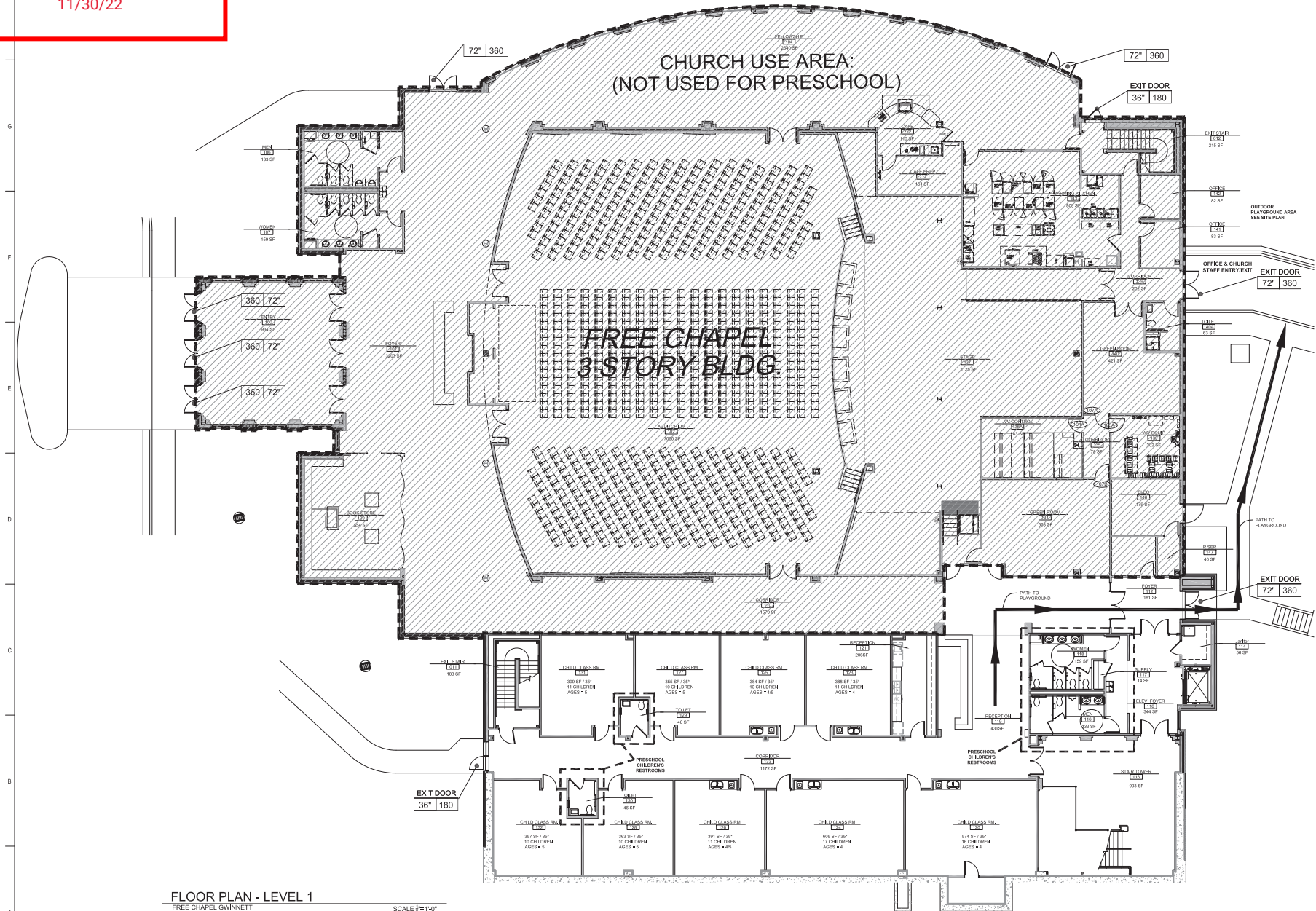


PRESCHOOL
SPECIAL USE
PERMIT

1ST LEVEL
FLOOR PLAN

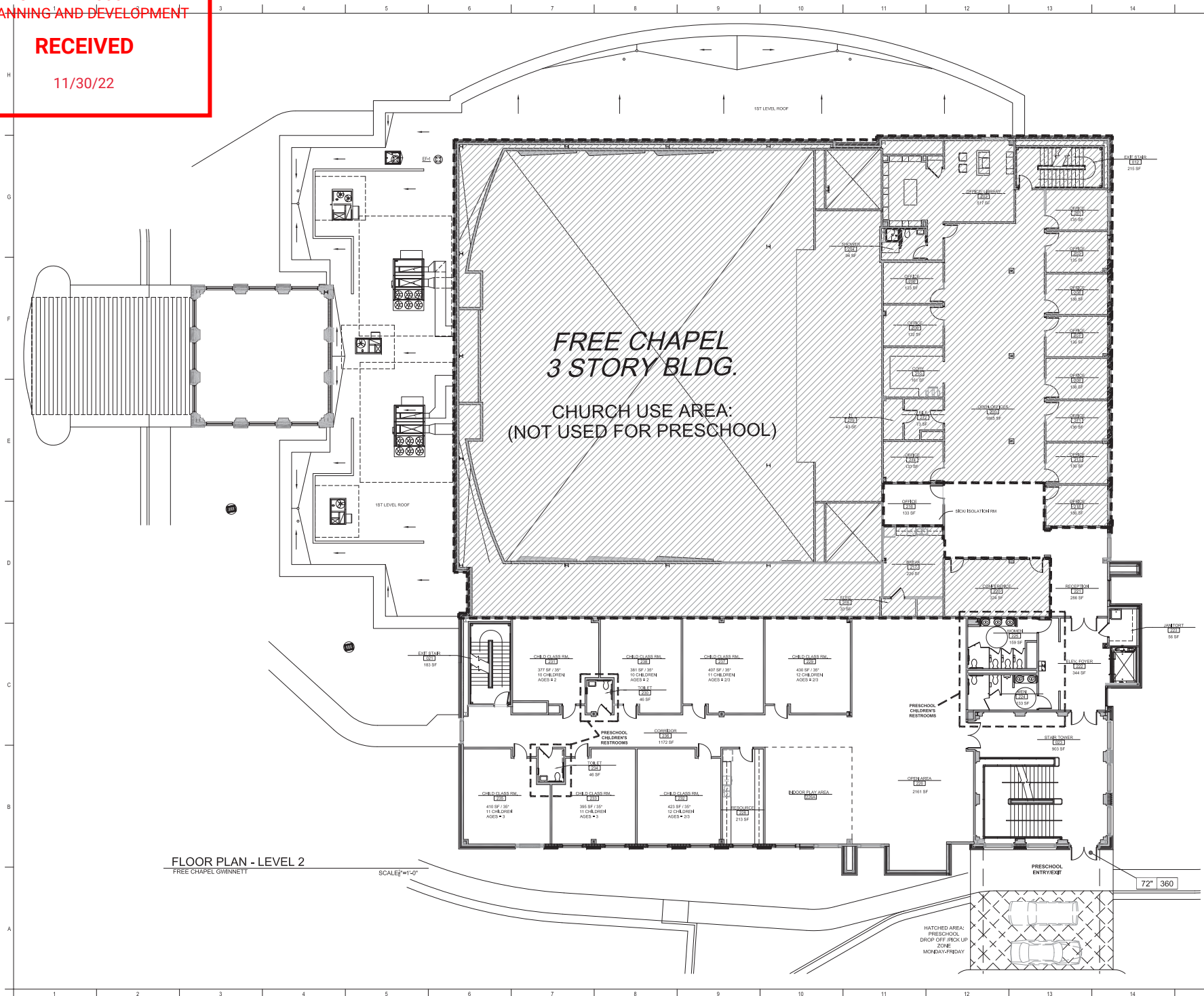
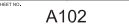
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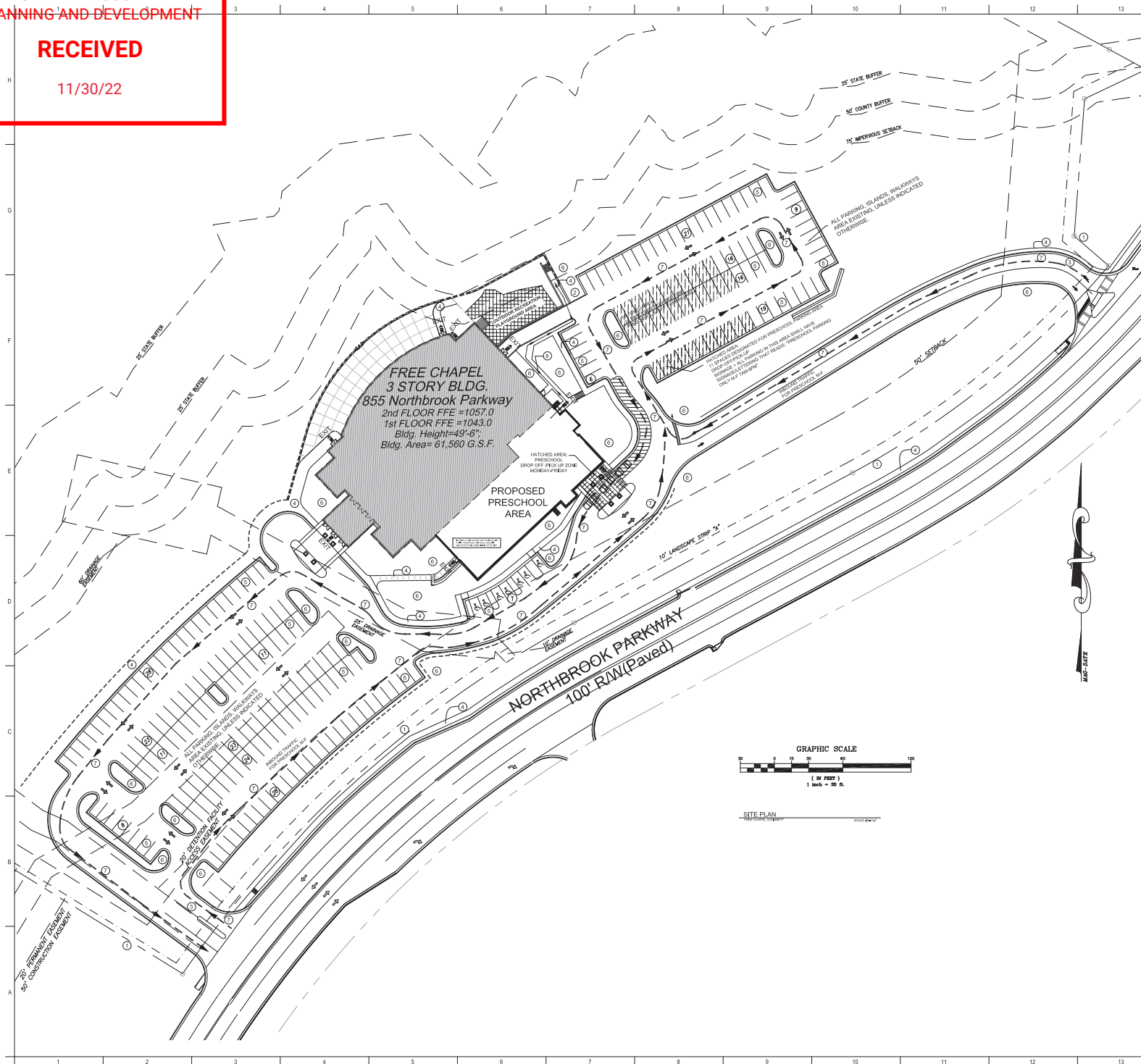
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FLOOR PLAN - LEVEL 1
FREE CHAPEL GWINNETT

SCALE $\frac{1}{8}'' = 1'-0''$

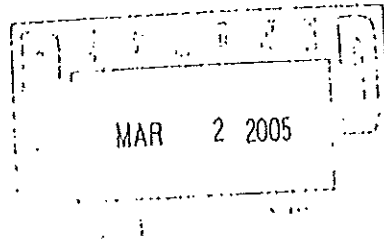


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Land Description:

All that tract or parcel of land lying in Land Lots 153 and 157 of the 7th District, Gwinnett County, Georgia, also known as Lot 4, Block "A", Northbrook Phase III, and being more particularly described as follows.

BEGINNING at a concrete monument found at a point on the southwestern corner of the right-of-way (R/W) of Interstate 85 (300' R/W); thence following said R/W in a northeasterly direction along a curve to the right, an arc length of 1,078.34 feet, with a radius of 5,579.58 feet, a chord bearing of North 37 degrees 21 minutes 25 seconds East and a chord distance of 1,076.67 feet to a point; said point also on the southeasterly R/W of Interstate 85 (300' R/W), thence departing said R/W in a southeasterly direction South 61 degrees 21 minutes 31 seconds East a distance of 973.21 feet to a point on the northwestern R/W of Northbrook Parkway (100' R/W), thence along said R/W in a southwesterly direction, along a curve to the right an arc length of 460.40 feet with a radius of 795.59 feet; thence continuing along said R/W South 61 degrees 47 minutes 52 seconds West a distance of 277.91 feet, thence continuing along said R/W along a curve to the left an arc length of 466.09 feet with a radius of 983.01 feet, to a point on the R/W of Northbrook Parkway (100' R/W), thence departing said R/W North 58 degrees 12 minutes 08 seconds West a distance of 701.20 feet to the point of beginning which is a point on the R/W of Interstate 85. Said parcel comprising 21.603 acres.



SUP 05 03 2

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MAR 07 2014

Planning & Development

CHC 74 003