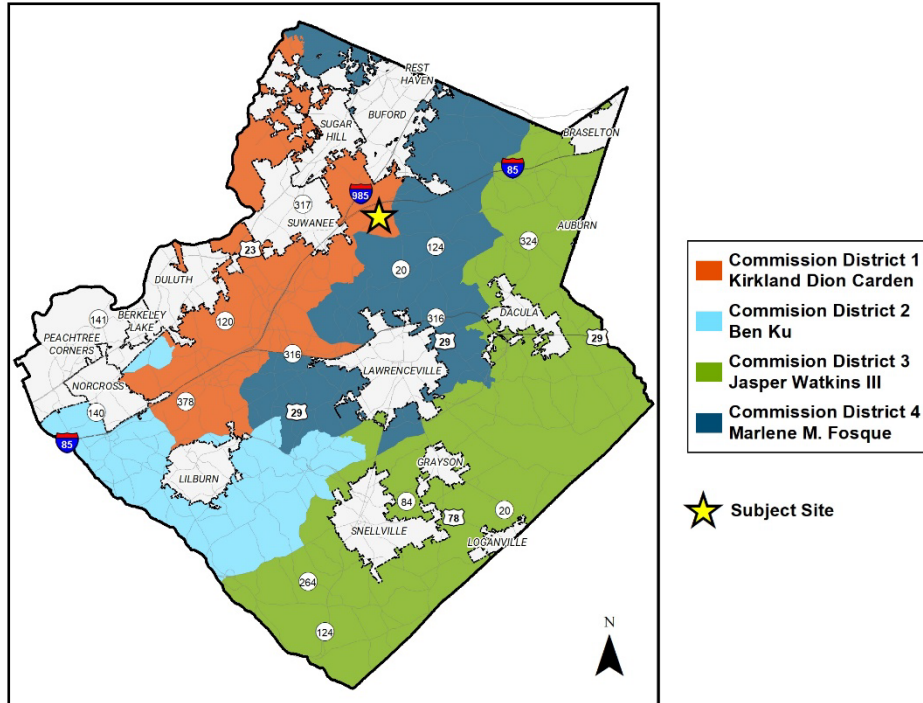




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: CIC2022-00020
Current Zoning: R-75 (Single-Family Residence District)
Request: Change in Conditions
Additional Request: Variance
Address: 955 Rock Springs Road
Map Number: R7147 009
Site Area: 11.76 acres
Square Footage: 53,405
Proposed Development: Place of Worship
Commission District: District 1 – Commissioner Carden*
Character Area: Established Neighborhoods and Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS



*Commission District 4 effective January 1, 2023.

Applicant: Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

Owner: Atlanta Bethel Church, Inc.
2870 Lawrenceville-Suwanee Road, Suite J
Suwanee, GA 30024

Contact: Jeff Carter

Contact Phone: 770.725.1200

Zoning History

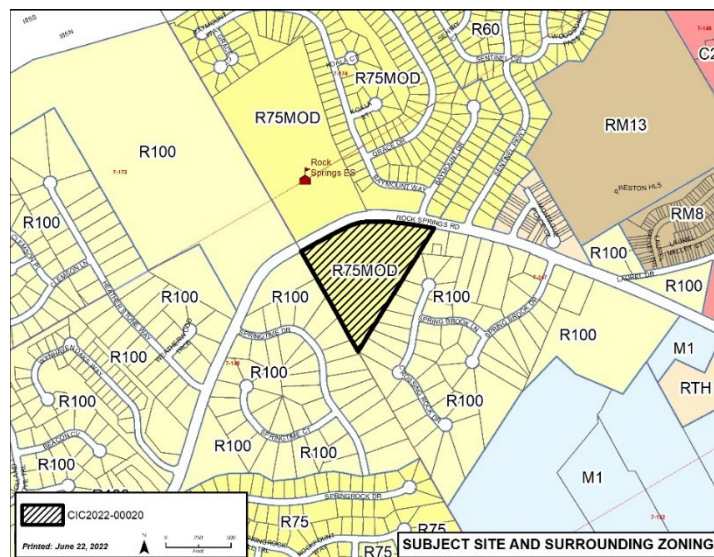
The subject property is zoned R-75 (Single-Family Residence District). In 2005, a rezoning case from R-100 (Single-Family Residence District) to R-75 was approved as an R-75 modified development to allow for a single-family development, pursuant to RZM2005-00044. In 2021, a change in conditions request (CIC2021-00026) was approved to allow for the construction of a place of worship. This request is a change in conditions from this approval.

Existing Site Condition

The subject site is an 11.76-acre undeveloped parcel located on Rock Springs Road, west of its intersection with Buford Drive. The parcel is heavily wooded with mature vegetation but has been cleared along the Rock Springs Road right of way. The site slopes generally down from the Rock Springs Road frontage towards an existing creek along the southern portion of the property by approximately 72 feet. Overhead electrical utilities are also present along the Rock Springs Road frontage. Sidewalks are present on the opposite side of Rock Springs Road. The nearest Gwinnett County Transit stop is approximately 4.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached residences. Rock Springs Elementary School is located directly across Rock Springs Road. The site is located near the Mall of Georgia and Exchange at Gwinnett, however it is outside of the Mall of Georgia Overlay District. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Place of Worship	R-75	N/A
North	Elementary School	R-75	N/A
East	Single-Family Residential	R-100	1.31 units per acre
South	Single-Family Residential	R-100	1.28 units per acre
West	Single-Family Residential	R-100	1.18 units per acre

Project Summary

The applicant requests a change in conditions for an 11.76-acre property zoned R-75 to allow for a place of worship, including:

- A change in conditions of case CIC2021-00026. The applicant is requesting a revision to the following condition:
 - Condition 4, *“The place of worship shall not exceed 30,708 square feet.”* The applicant is requesting the condition be amended to state *“The place of worship shall not exceed 53,405 square feet.”*
- A 53,405 square foot, 40.08-foot tall, two-story building with a partial basement featuring an assembly hall, to be used primarily as a place of worship.
- 350 parking spaces.
- Access provided by a full access driveway from Rock Springs Road, with a deceleration lane located directly across from the existing Rock Springs Elementary school driveway
- A stormwater management facility to the rear of the property, adjacent to an existing stream buffer along the western property line.
- A 20-foot-wide buffer adjacent to neighboring residential properties, with an increase to 50 feet adjacent to the proposed stormwater management pond.

Zoning and Development Standards

The applicant is requesting a change in conditions in the R-75, Single-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	40.08'	NO
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 30'	>30'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum: 140 spaces Maximum 350 spaces	350 spaces	YES
Zoning Buffer	20' adjacent to Residential	20'	YES
	50' adjacent to detention pond	50'	YES
Landscape Strip	10'	10'	YES

Variance Request

In addition to the change in conditions request, the applicant is seeking a variance from the following provisions of Title II of the UDO:

1. **Section 230-10**, to increase the maximum building height from 35 feet to 40.08 feet.

The maximum permitted height in the R-75 zoning district is 35 feet as measured from average grade to average height of the highest roof surface.

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

Change in Conditions Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification or a 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. After this evaluation, staff makes the following findings based on the standards from the UDO:

- 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 site is surrounded by single-family detached residential zoning. The change in conditions request to allow for a larger place of worship would be suitable in consideration of nearby properties.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the zoning change. The requested change in conditions will provide a use which is not inherently harmful to surrounding uses and nearby property. In addition, the proposed site plan meets all of the minimum buffer requirements.

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

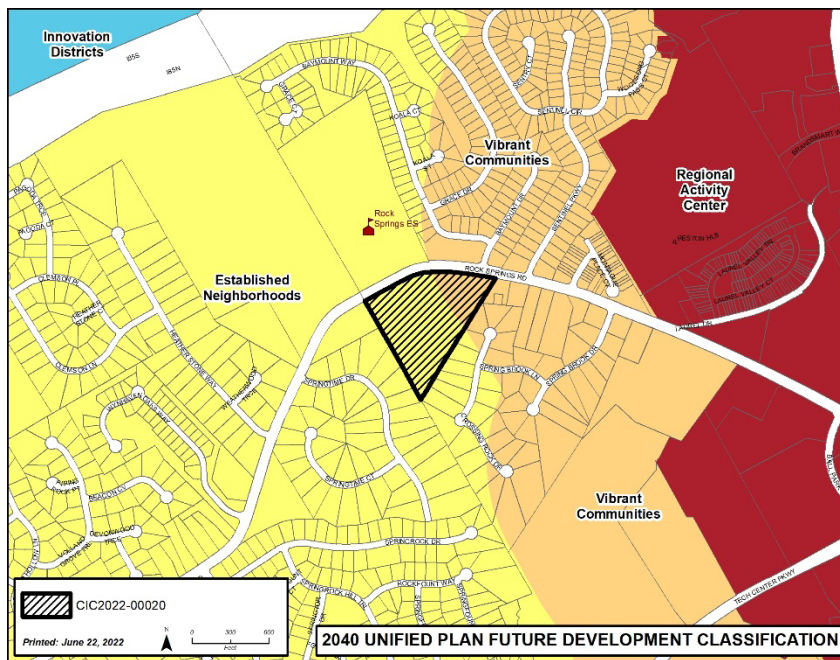
The property has a reasonable economic use as currently zoned.

D. Whether the proposed change in conditions 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, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. An increased impact is not anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning and change in conditions request is attached (Exhibit E).

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

The 2040 Unified Plan Future Development Map indicates that the subject property lies within both the Established Neighborhoods and Vibrant Communities Character Areas. These designations are primarily for established single-family residential areas, generally located away from the primary intersections where the various types of activity centers and nodes are located. A larger place of worship than previously proposed would be appropriate at this location.



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 nearby areas are developed primarily with single-family residential uses. The subject property will not adversely impact the surrounding area with the development of a larger place of worship than previously approved.

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

The requested variance is to increase the maximum building height from 35 feet to 40.08 feet. The request is the result of significant topographical change on the site. The proposed structure will provide two above ground levels, as well as an additional walkout basement level with access to the proposed southern parking lot. The requested variance is located along the southern side of the proposed building and will not be visible from Rock Springs Road. The rear of the structure is approximately 160 feet from the nearest adjacent property, and approximately 200 feet from the nearest adjacent residence. Given the topographical constraints of the site, a variance from this requirement would not nullify the intent of the UDO.

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 change in conditions request.

Staff recommends **APPROVAL** of the following variance request:

1. Section 230-10, to increase the maximum building height from 35 feet to 40.08 feet.

Staff Recommended Conditions

NOTE: The conditions below are those from CIC2021-00026 with suggested changes in bold or strikethrough.

Approval of a Change in Conditions for a Place of Worship, subject to the following conditions:

1. Development shall be in general conformance with Exhibit ~~B~~ **C**: Site Plan, received on ~~August 5, 2021~~ **June 14, 2022**, by the Department of Planning and Development.
2. Natural vegetation shall remain on the property until the issuance of a development permit.
3. Uses on the site shall be limited to a place of worship and customary accessory uses.
4. The place of worship shall not exceed ~~30,708~~ **55,000** square feet.
5. Parking areas shall be screened with landscaping from the neighboring properties subject to review and approval of the Director of Planning and Development.
6. The developer shall restripe the left-turn lane along the property frontage.

Exhibits:

- A. Site Visit Photos
- B. Previously Approved Resolution and Site Plan
- C. Site Plan
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



View from Rock Springs Road



View from Rock Springs Road

Exhibit B: Previously Approved Resolution and Site Plan

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: October 26, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Carden, which carried a 5-0 vote, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by Carter Engineering Consultants, Inc. to Change the Conditions of Zoning on a tract of land zoned R-75 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and
CIC2022-00020

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on October 26, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 26th day of October 2021, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** with the following conditions:

1. Development shall be in general conformance with Exhibit C: Site Plan, received on August 5, 2021, by the Department of Planning and Development.
2. Natural vegetation shall remain on the property until the issuance of a development permit.
3. Uses on the site shall be limited to a place of worship and customary accessory uses.
4. The place of worship shall not exceed 30,708 square feet.
5. Parking areas shall be screened with landscaping from the neighboring properties subject to review and approval of the Director of Planning and Development.

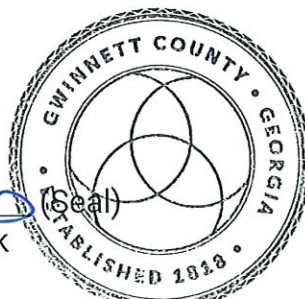
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12-1-2021

ATTEST:

By: Diguet Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

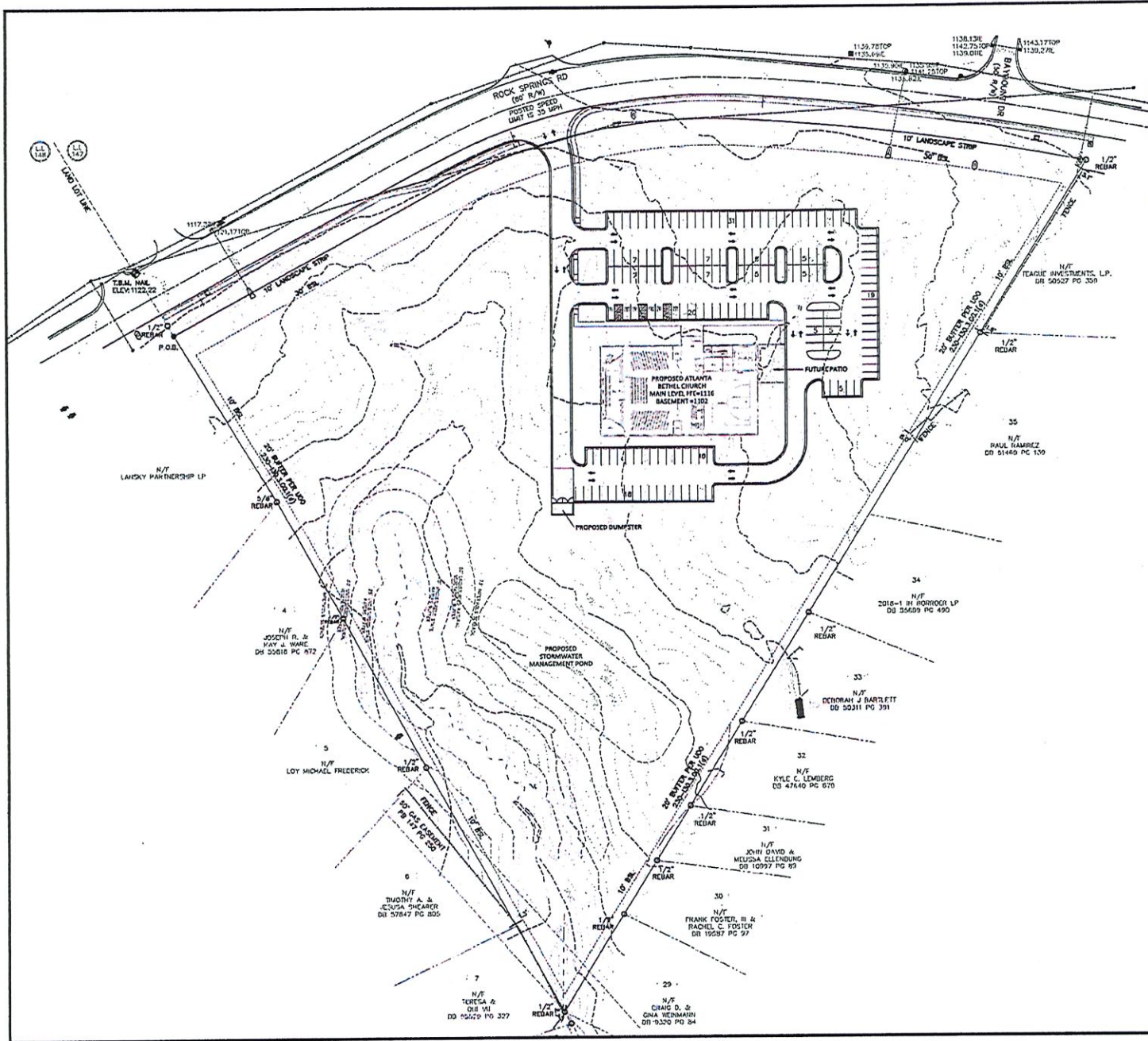
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8/5/2021 12:00 PM LEGAL DESCRIPTION

Beginning at an iron pin located at the common intersection of Land Lot 148 and Land Lot 147, District 7, of Rock Springs Rd.; thence along the southern right of way of Rock Springs Rd. north $62^{\circ} 44' 22''$ east 130.92 feet; thence north $64^{\circ} 05' 33''$ east 184.71 feet; thence along a curve having a radius of 2300.35 feet, an arc length of 89.02 feet and a chord bearing and distance of north $65^{\circ} 12' 4''$ east 89.02 feet; thence along a curve having a radius of 370.79 feet, an arc length of 135.40 feet and a chord bearing and distance of north $76^{\circ} 46' 15''$ east 134.65 feet; thence along a curve having a radius of 1152.72 feet, an arc length of 186.31 feet and a chord bearing and distance of south $88^{\circ} 8' 15''$ east 186.11 feet; thence south $83^{\circ} 30' 25''$ east 32.08 feet; thence along a curve having a radius of 2331.37 feet, an arc length of 227.71 feet and a chord bearing and distance of south $80^{\circ} 42' 33''$ east 227.62 feet; thence south $77^{\circ} 54' 40''$ east 90.09 feet; thence away from Rock Springs Rd. south $33^{\circ} 35' 59''$ west 1111.28 feet; thence north $27^{\circ} 10' 44''$ west 311.80 feet; thence north $26^{\circ} 55' 31''$ west 190.37 feet; thence north $27^{\circ} 00' 30''$ west 149.88 feet; thence north $29^{\circ} 22' 10''$ west 231.14 feet to point of beginning. Said tract contains 11.765 acres (512,466 sq. ft.), more or less.

RZM 05 0 4 4

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AUG 31 2005
GWINNETT PLANNING DIVISION



LOCATION MAP (NTS)

PROJECT NOTES:

OWNER:
Atlanta Bethel Church, Inc.
2870 Lawrenceville-Snowwhite Rd. Ste J
Snover, Georgia 30024
Contact: Caleb S. Han
csh@han@paganu.com

DEVELOPER:
Vince Church Real Estate
vhan@vchurchrealestate.com
Tel: (678) 472-1371

ENGINEER:
Carter Engineering Consultants, Inc.
3521 Mans Hill Road, Suite 2000
Walden, GA 30077
Contact: Jeff Carter P.E.
jfc@carterengineering.net

Property located at Rock Springs Road, Gwinnett County, Georgia
Tax Parcel Number 7147 009

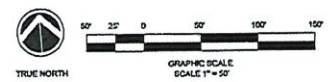
Maximum building height 35 feet
Building Height 34' 2" from Rock Springs Side of Building (North)
Building Height 48' 2" from back of building (South)
(Administrative variances will be requested due to elevation change from north to south)

Building Size: 17,750 s.f. (footprint of building at main level)
9,275 s.f. (Basement level)
3,683 s.f. (upper levels)

Property Area: 11.76 acres
Contour Interval: 2 feet

Parking Requirements:
Minimum: 1 space per 5 seats in main sanctuary
Maximum: 2 spaces per 3 seats in main sanctuary
Minimum: 632 seats (2 x 316 spaces)
Maximum: 632 seats (2 x 316 spaces)

Proposed Parking: 167 spaces



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 8/5/2021 12:00PM
 PLANNING AND DEVELOPMENT
 GWINNETT COUNTY



CARTER ENGINEERING CONSULTANTS
Carter Engineering Consultants, Inc.
1411 Main Hill Road, Suite 2000
Walden, GA 30077

SITE DEVELOPMENT PLANS
for
ATLANTA BETHEL CHURCH
ROCK SPRINGS ROAD, GWINNETT COUNTY, GA

PROJECT NAME:
ATLANTA BETHEL CHURCH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

PROJECT NUMBER:
21004GAC

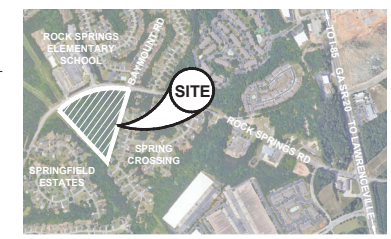
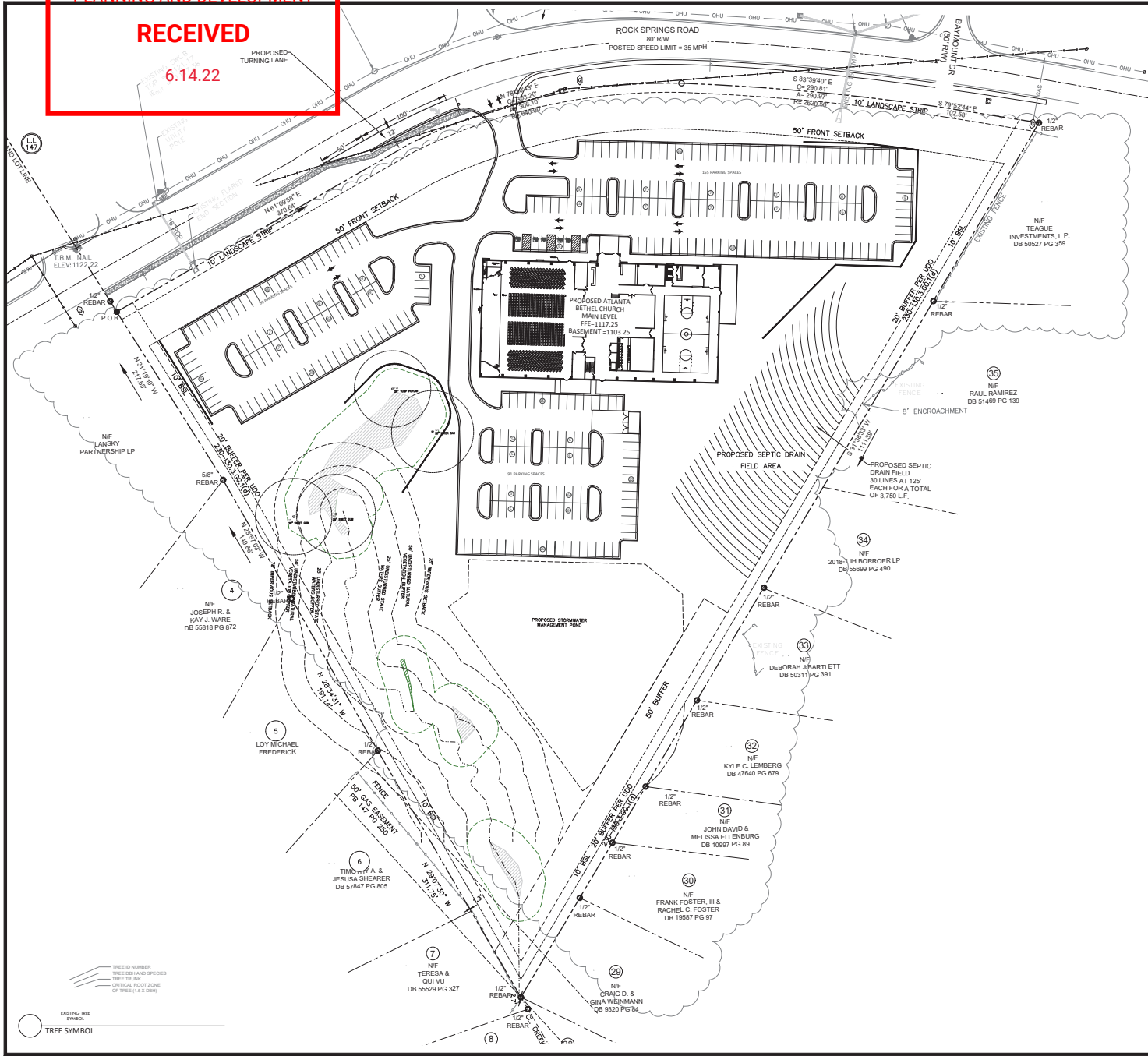
DATE:
07/15/21

Exhibit C: Site Plan

[attached]

RECEIVED

6.14.22



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER / DEVELOPER
Atlanta Bethel Church, Inc.
2870 Lawrenceville Suwanee Rd. Ste J
Suwanee, Georgia 30024
Contact: Hye lin Lee
Tel. 678-765-8909
lhj3331@gmail.com

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
Contact: Jeff Carter P.E.
jeff@carterengineering.net

Property located at 955 Rock Springs Road, Gwinnett County, Georgia
Tax Parcel Number 7147 009
Zoning: R-75 (CIC2021-00026)

Maximum building height: 35 feet
Building Height 35' 2" from Rock Springs Side of Building (North)
Building Height 40' 1" from back of building (South)
(administrative variance will be requested due to elevation change from north to south)

Building Size: 32,250 s.f. (footprint of building at main level)
15,000 s.f. (basement level)
6,155 s.f. (upper level)

Property Area: 11.76 acres
Contour interval is 2 foot

Parking Requirements (Section 240-20)
Minimum: 1 space per 5 seats in main sanctuary
Maximum: 1 space per 2 seats in main sanctuary
Minimum: 700 seats / 5 = 140 spaces
Maximum: 700 seats / 2 = 350 spaces

Proposed Parking: 350 spaces

Landscaping Requirements (Section 620-30)
1 tree for every 7 parking spaces
Each parking space shall be within 60 feet of the trunk of a tree

NO.	DATE	DESCRIPTION
1	06/04/22	ISSUE FOR PERMIT
2	06/04/22	ISSUE FOR PERMIT
3	06/04/22	ISSUE FOR PERMIT
4	06/04/22	ISSUE FOR PERMIT
5	06/04/22	ISSUE FOR PERMIT



CARTER ENGINEERING CONSULTANTS
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770-725-1300
F: 770-725-1304
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
ATLANTA BETHEL CHURCH
955 ROCK SPRINGS ROAD, WINNETT COUNTY, GA

PROJECT NAME:	ATLANTA BETHEL CHURCH
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	4
PROJECT NUMBER:	21004GAC
DATE:	05/04/22

STANDARD NOTE
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

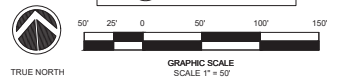


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

6.2.2022

Atlanta Bethel Church
Rock Springs Road, Gwinnett County, Georgia

Letter of Intent
June 2, 2022

GENERAL DATA

Existing Zoning	R-75
Proposed Zoning	R-75
Adjacent Zoning:	North: R-75 (across Rock Springs Road) South: R-100 East: R-100 West: R-100
Existing Use:	Vacant (Rezoned in 2005 as RZM-05-044)
Proposed Use:	Church
Total Project Area	11.76 Acres

SITE NARRATIVE

The subject tract is located on the south side of Rock Springs Road between Spring Crossing and Springfield Estates subdivisions and consists of 11.76 acres. The property was rezoned in 2005 to R-75 with four restrictions. The restrictions are shown on the zoning resolution RZM-05-044. At the time of the request the applicant desired to build townhomes on the property and the Board of Commissioners decided to rezone the property to R-75 with the restriction to building single family homes. The development did not move forward and the subject property has remained vacant since 2005.

Atlanta Bethel Church has recently purchased the property with the intent to build a church worship facility with parking and associated infrastructure. The Gwinnett County Zoning Code allows for a church by right in the R-75 zoning designation; however, due to the restrictions placed on the property from Zoning Case RZM-05-044 they are not allowed to build a church. In October of 2021, the Board of Commissioners approved a change in zoning conditions to allow a 30,708 s.f. church. The case number was CIC2021-00026. Since that time, the church has realized a greater need for a larger building to serve the community. This request is to allow a 53,405 s.f. church facility and associated larger parking lot.

RECEIVED

6.2.2022

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

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:

Subject use is a church, which is allowed by right in the current zoning and suitable in view of surrounding and adjacent properties.

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

Change in conditions will have no negative effect on adjacent or nearby properties.

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

Subject property has been vacant for a number of years and does not have reasonable economic use.

- (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:

Change in conditions will not cause excessive or burdensome use of public infrastructure.

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

Change in conditions conforms with the 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 CHANGE IN CONDITIONS:

There are no other known conditions affecting the use and development of the property.

Exhibit E: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		7.13.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		CIC2022-00020	
Case Address:		955 Rock Springs Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Rock Springs Road is a minor collector. ADT = 7,453.		
2	4.7 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Prior to the issuance of a Development Permit, a sight distance certification shall be provided.		
4	Standard deceleration lane with appropriate taper and adequate right-of-way shall be required. The developer shall be limited to one curb cut.		
5	A 5' sidewalk will be required along the property frontage.		
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	The developer shall restripe the left-turn lane along the property frontage.		
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

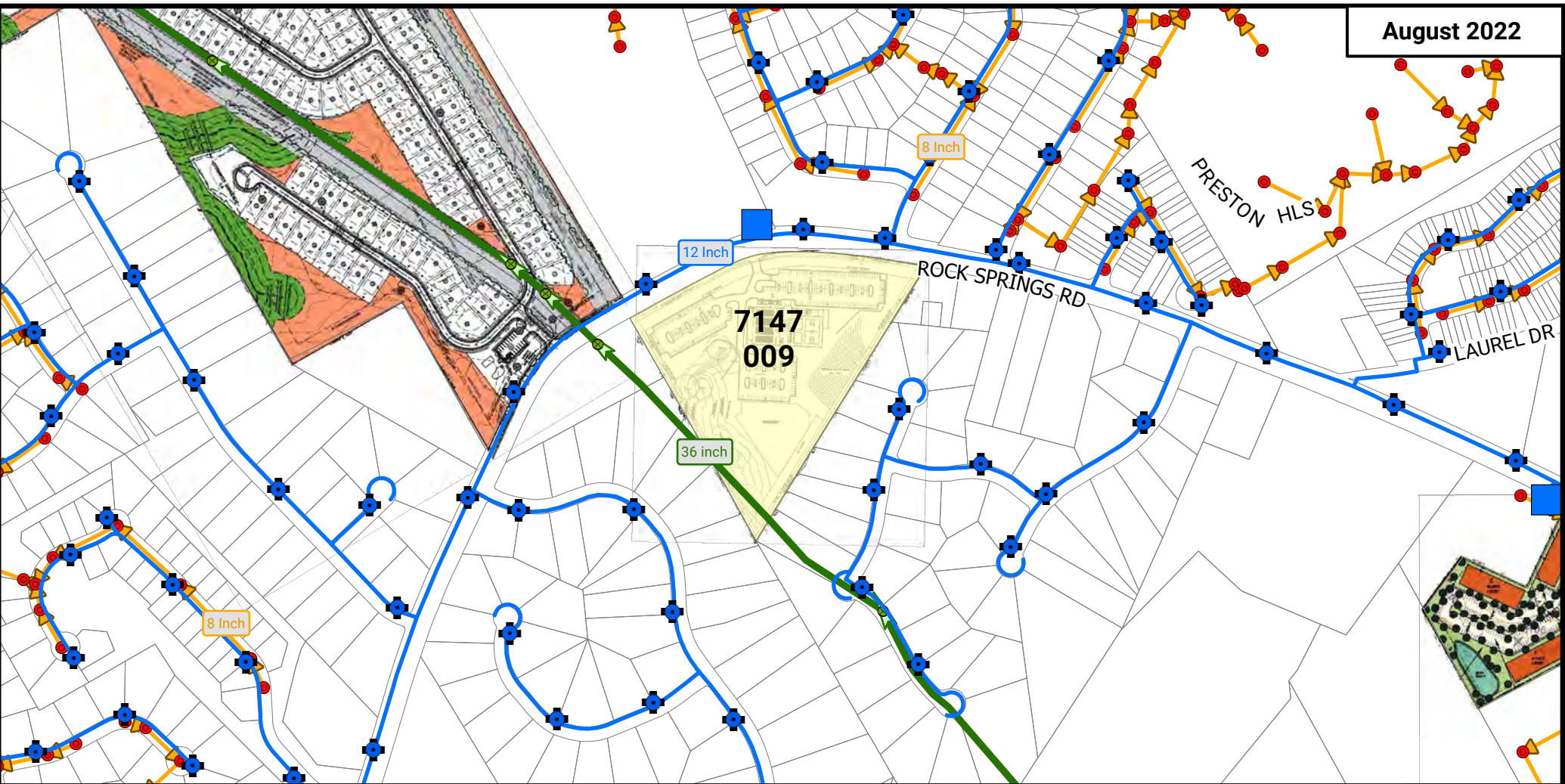


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		7/13/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		CIC2022-00020		
Case Address:		955 Rock Springs Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The development may connect to an existing 12-inch water main located on the north right-of-way of Rock Springs Road.			
2	Sewer: Proposed development to be developed on septic.			
3	Sewer: Existing 36-inch sewer force main located on parcel 7147 009 must be avoided during all phases of construction.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1				
2				
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4				
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7				

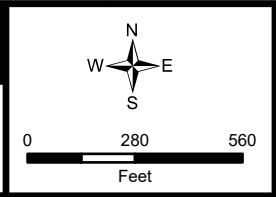
Note: Attach additional pages, if needed

Revised 7/26/2021



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

CIC2022-00020
R-75
Water & Sewer
Utility Map



Water Comments: The development may connect to an existing 12-inch water main located on the north right-of-way of Rock Springs Road.

Sewer Comments: Proposed development to be developed on septic. Existing 36-inch sewer force main located on parcel 7147 009 must be avoided during all phases of construction.

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 by 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]



BAYMOUNT WAY

BAYMOUNT DR

SENTINEL PKWY

MONTAGUE PLACE DR


ROCK SPRINGS RD

SPRINGTIME DR

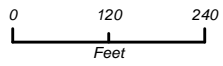
SPRING BROOK LN

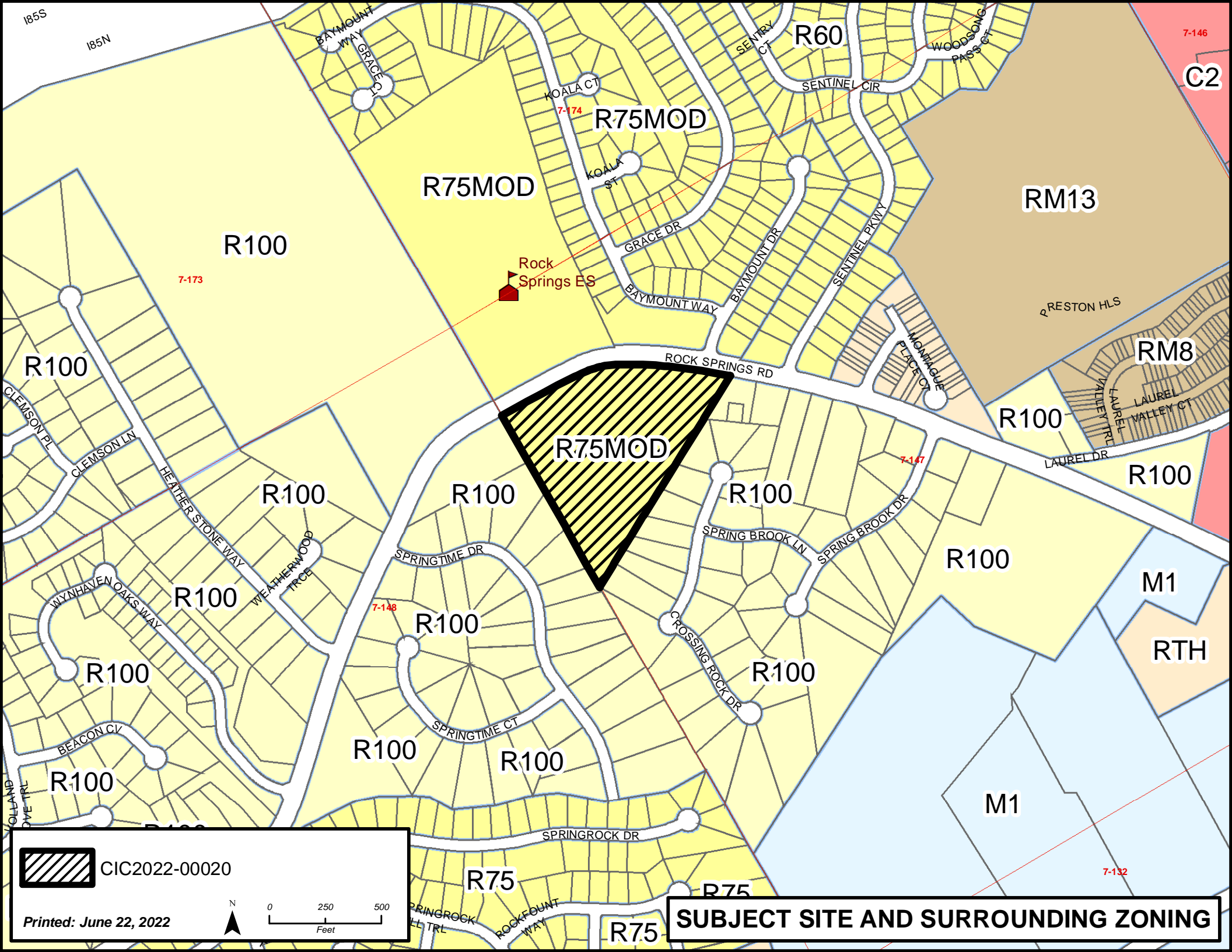
SPRING BROOK DR

CROSSING ROCK DR

 CIC2022-00020

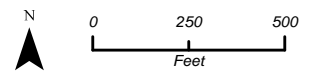
Printed: June 22, 2022





 CIC2022-00020

Printed: June 22, 2022



SUBJECT SITE AND SURROUNDING ZONING

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6.2.2022

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

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carter Engineering Consultants, Inc.</u>	NAME: <u>Atlanta Bethel Church Inc.</u>
ADDRESS: <u>3651 Mars Hill Road, Suite 2000</u>	ADDRESS: <u>2870 Lawrenceville Suwanee Road, Suite J</u>
CITY: <u>Watkinsville</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30677</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>770-725-1200</u>	PHONE: _____
CONTACT PERSON: <u>Jeff Carter, P.E.</u> PHONE: <u>770-725-1200</u>	
CONTACT'S E-MAIL: <u>jeff@carterengineering.net</u>	

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>R-75</u> PRIOR ZONING CASE: <u>RZM-05-044 (CIC2021-00026)</u>	
PARCEL NUMBER(S): <u>R7147 009</u> ACREAGE: <u>11.76</u>	
ADDRESS OF PROPERTY: <u>955 Rock Springs Road</u>	
PROPOSED CHANGE IN CONDITIONS: <u>development of church</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>53,405 s.f.</u>
GROSS DENSITY: _____	DENSITY: <u>one building proposed</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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

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:

Subject use is a church, which is allowed by right in the current zoning and suitable in view of surrounding and adjacent properties.

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

Change in conditions will have no negative effect on adjacent or nearby properties.

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

Subject property has been vacant for a number of years and does not have reasonable economic use.

- (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:

Change in conditions will not cause excessive or burdensome use of public infrastructure.

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

Change in conditions conforms with the 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 CHANGE IN CONDITIONS:

There are no other known conditions affecting the use and development of the property.

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6.2.2022

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

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.



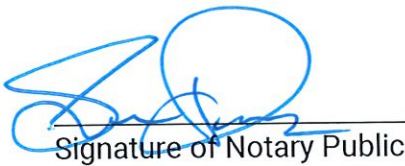
Signature of Applicant

06/02/2022

Date

Jeff Carter, P.E.

Type or Print Name and Title



Signature of Notary Public

06/02/2022

Date

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

Notary Seal

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6.2.2022

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

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.




Signature of Property Owner

06/02/2022

Date

Hye Jin Lee, CEO and Senior Pastor

Type or Print Name and Title



Signature of Notary Public

06/02/2022

Date

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2022

Notary Seal

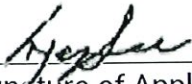
RECEIVED

6.2.2022


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.

 06/02/2022 Hye Jin Lee, Senior Pastor

Signature of Applicant Date Type of Print Name and Title

 06/02/2022 Jeff Carter, P.E. President

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

 06/02/2022 **Seven Perry**

Signature of Notary Public Date **NOTARY PUBLIC**
Clarke County, GEORGIA
My Commission Expires 01/01/2024

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 _____
Hye Jin Lee, Senior Pastor
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

6.2.2022

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

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7th - 147 - R7147 009
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

06/02/2022

Date

Jeff Carter, P.E. President

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)

Ante Flowers

NAME

Tax Services Assoc II

TITLE

6-2-2022

DATE

Taxes are current

RECEIVED

6.2.2022

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 147 of 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of Land Lot Line common to Land Lots 147 and 148 with the southerly right of way of Rock Springs Road (80' right of way); thence along said right of way North 62 degrees, 44 minutes, 22 seconds East a distance of 130.92 feet to a point; thence North 64 degrees, 05 minutes, 35 seconds East a distance of 184.71 feet to a point; thence along an arc to the right a distance of 89.02 feet, said arc having a radius of 2300.25 feet and being subtended by a chord bearing of North 65 degrees, 12 minutes, 04 seconds east a distance of 89.01 feet to a point; thence along an arc to the right of a distance of 135.40 feet; said arc having a radius of 370.79 feet and being subtended by a chord bearing of North 76 degrees, 46 minutes, 15 seconds East a distance of 134.65 feet to a point; thence along an arc to the right a distance of 186.31 feet; said arc having a radius of 1152.72 feet and being subtended by a chord bearing of South 88 degrees, 08 minutes, 15 seconds East a distance of 186.11 feet to a point ; thence South 83 degrees, 30 minutes, 25 seconds East a distance of 32.08 feet to a point; thence along an arc to the right a distance of 227.71 feet; said arc having a radius of 2331.37 feet and being subtended by a chord bearing of South 80 degrees, 42 minutes, 33 seconds East a distance of 227.62 feet to a point ; thence South 78 degrees, 02 minutes, 10 seconds East a Distance of 89.89 feet to a 1/2 inch rebar found, thence leaving said right of way south 33 degrees, 35 minutes, 12 seconds West a distance of 1111.39 feet to a 1/2 inch rebar found; thence North 27 degrees, 10 minutes, 44 seconds West a distance of 311.80 feet to an iron pin set; thence North 26 degrees, 55 feet to a Yi inch rebar found, thence leaving said right of way south 33 degrees, 35 minutes, 12 seconds West a distance of 1111.39 feet to a 1/2 inch rebar found; thence North 27 degrees, 10 minutes, 44 seconds West a distance of 311.80 feet to an iron pin set; thence North 26 degrees, 55 minutes, 31 seconds West a distance of 190.37 feet to a 1/2 inch rebar found; thence North 27 degrees, 00 minutes, 30 seconds West a distance of 149.88 feet to a 3/4 inch rebar found; thence North 29 degrees, 22 minutes, 10 seconds West a distance of 231.14 feet to an iron pin set and the **POINT OF BEGINNING**.

RECEIVED
Letter of Intent

6.2.2022

Atlanta Bethel Church
Rock Springs Road, Gwinnett County, Georgia

Letter of Intent
June 2, 2022

GENERAL DATA

Existing Zoning	R-75
Proposed Zoning	R-75
Adjacent Zoning:	North: R-75 (across Rock Springs Road) South: R-100 East: R-100 West: R-100
Existing Use:	Vacant (Rezoned in 2005 as RZM-05-044)
Proposed Use:	Church
Total Project Area	11.76 Acres

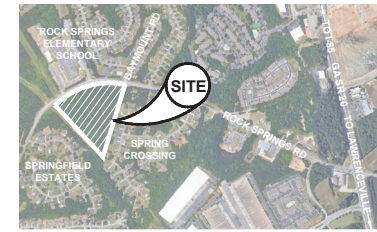
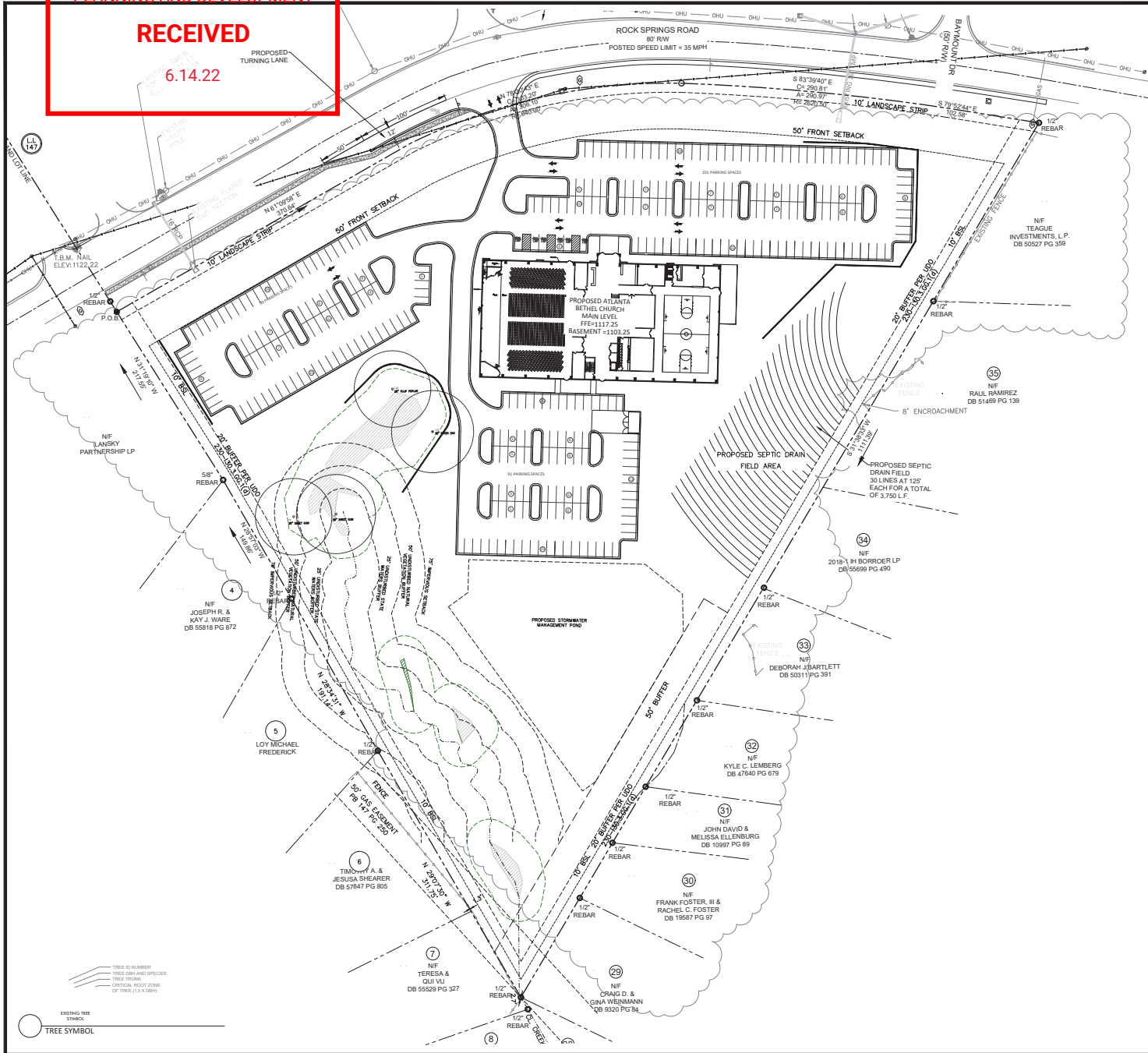
SITE NARRATIVE

The subject tract is located on the south side of Rock Springs Road between Spring Crossing and Springfield Estates subdivisions and consists of 11.76 acres. The property was rezoned in 2005 to R-75 with four restrictions. The restrictions are shown on the zoning resolution RZM-05-044. At the time of the request the applicant desired to build townhomes on the property and the Board of Commissioners decided to rezone the property to R-75 with the restriction to building single family homes. The development did not move forward and the subject property has remained vacant since 2005.

Atlanta Bethel Church has recently purchased the property with the intent to build a church worship facility with parking and associated infrastructure. The Gwinnett County Zoning Code allows for a church by right in the R-75 zoning designation; however, due to the restrictions placed on the property from Zoning Case RZM-05-044 they are not allowed to build a church. In October of 2021, the Board of Commissioners approved a change in zoning conditions to allow a 30,708 s.f. church. The case number was CIC2021-00026. Since that time, the church has realized a greater need for a larger building to serve the community. This request is to allow a 53,405 s.f. church facility and associated larger parking lot.

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6.14.22



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER / DEVELOPER
Atlanta Bethel Church, Inc.
2870 Lawrenceville Suwanee Rd. Ste J
Suwanee, Georgia 30024
Contact: Hye In Lee
Tel. 678-765-8909
lhj3331@gmail.com

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
Contact: Jeff Carter P.E.
jeff@carterengineering.net

Property located at 955 Rock Springs Road, Gwinnett County, Georgia

Tax Parcel Number 7147 009

Zoning: R-75 (CIC2021-00026)

Maximum building height: 35 feet
Building Height 35' 2" from Rock Springs Side of Building (North)
Building Height 40' 1" from back of building (South)
(administrative variance will be requested due to elevation change from north to south)

Building Size: 32,250 s.f. (footprint of building at main level)
15,000 s.f. (basement level)
6,155 s.f. (upper level)

Property Area: 11.76 acres

Contour interval is 2 foot

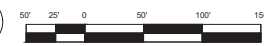
Parking Requirements (Section 240-20)
Minimum: 1 space per 5 seats in main sanctuary
Maximum: 1 space per 2 seats in main sanctuary
Minimum: 700 seats / 5 = 140 spaces
Maximum: 700 seats / 2 = 350 spaces

Proposed Parking: 350 spaces

Landscaping Requirements (Section 620-30)
1 tree for every 7 parking spaces
Each parking space shall be within 60 feet of the trunk of a tree

STANDARD NOTE

THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE
APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL
REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.



GRAPHIC SCALE
SCALE 1" = 50'

NO.	DATE	DESCRIPTION
1	06/04/22	ISSUE FOR PERMIT
2	06/04/22	ISSUE FOR PERMIT
3	06/04/22	ISSUE FOR PERMIT
4	06/04/22	ISSUE FOR PERMIT
5	06/04/22	ISSUE FOR PERMIT



CARTER ENGINEERING CONSULTANTS
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770-725-1300
F: 770-725-1304
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
ATLANTA BETHEL CHURCH
955 ROCK SPRINGS ROAD, WINNETT COUNTY, GA

PROJECT NAME:
ATLANTA BETHEL CHURCH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4

PROJECT NUMBER:
21004GAC

DATE:
05/04/22

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

6.2.2022

PLAT B: 00147 P: 00250
Recorded: 03/05/2020 10:01 AM
20L016891 Pages: 1 Fees: \$10.00
Richard T. Alexander, Jr.
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 3060706658.

RECORDING INFORMATION

LL.148

LL.147

LANSKY PARTNERSHIP LP
3450 SANDY SPRING RD
SPRING SPRING GA 30328
DB:19388 PG:71

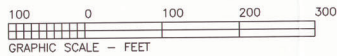
TEAGUE INVESTMENTS LP
2181 NEW MARKET PKWY
MARIETTA GA 30067
DB:50527 PG:359

11.76 ACRES
R7147 009

RETRACEMENT SURVEY FOR:

ATLANTA BETHEL CHURCH
LAND LOT 147 - 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

DATE OF FIELD WORK 2-27-2020
DATE OF PLAT PREPARATION 3-4-2020
EQUIPMENT USED: TRIMBLE S6



PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

LL.148

LL.147

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

The field data upon which this plat is based has a closure of one foot in 42,095 feet and an angular error of 07" per angle point and was adjusted using compass rule. The plat has been calculated for closure and was found to be accurate within one foot in 498,534 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

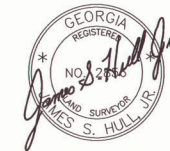
This property is in a zone x Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13135C0034F, Dated: 9-29-2006.

TOTAL AREA:
11.76 ACRES

OWNER/PURCHASER:
TAX PARCEL R7147 009
ATLANTA BETHEL CHURCH
2870 Lawrenceville-Suwanee RD
SUITE J
Suwanee, Ga. 30024

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hull, Jr.
James S. Hull, Jr. GA RLS 2866
PARCEL R7147 009
DB:49827 PG:480



JOB NO. 20-134
DWG. NO. 33307

RECEIVED

6.3.2022



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000

GwinnettCounty.com

TIME LAPSE WAIVER APPLICATION

According to Section 270-70 of the Unified Development Ordinance (UDO), a request to reduce the 12-month waiting period for a Zoning Map Amendment, Variance, or Special Use Permit may be reduced to 6-months if approved by the appropriate body. For Zoning Map Amendments and Special Use permits, this reduction is considered by the Board of Commissioners. For Variances, this reduction is considered by the Zoning Board of Appeals.

NOTE: A Letter of Justification must be attached to this application.

Request Summary:

Property Address: Tax #R7147 009 Rock Spr. Rd Property Parcel ID: R7147 009

City, State, Zip Code: Lawrenceville, GA

Previous Application Type (Rezoning, Change in Conditions, Special Use Permit or Variance):
Change in Conditions; Unanimous vote; no public speakers; none against

Previous Case Number: CIC2021 00026 Previous Case Decision Date: 10/26/2021

Purpose of Current Request: Increase Building Size and enhance site improvements

Applicant Information:

Name: Michael Runyan

Mailing Address: 2358 Grady Ridge Dr

City, State, Zip Code: Duluth, GA 30097

Phone Number: 678-472-1321 Email Address: mike@VisionChurchRealEstate.com

Applicant is (check, if applicable): Property Owner Owner's Agent

Property Owner Information (if property owner is not the applicant):

Name: ATLANTA BETHEL CHURCH, INC.

Telephone Number: 470-696-3143 Email Address: caleb1250@gmail.com

Required Signatures:

Applicant Signature: *Michael Runyan*

Name of Applicant: Michael Runyan

Date: 05/21/2022

Property Owner Signature: *Hye Jin Lee*

Name of Property Owner: Hye Jin Lee

Date: 05/21/2022 Senior pastor