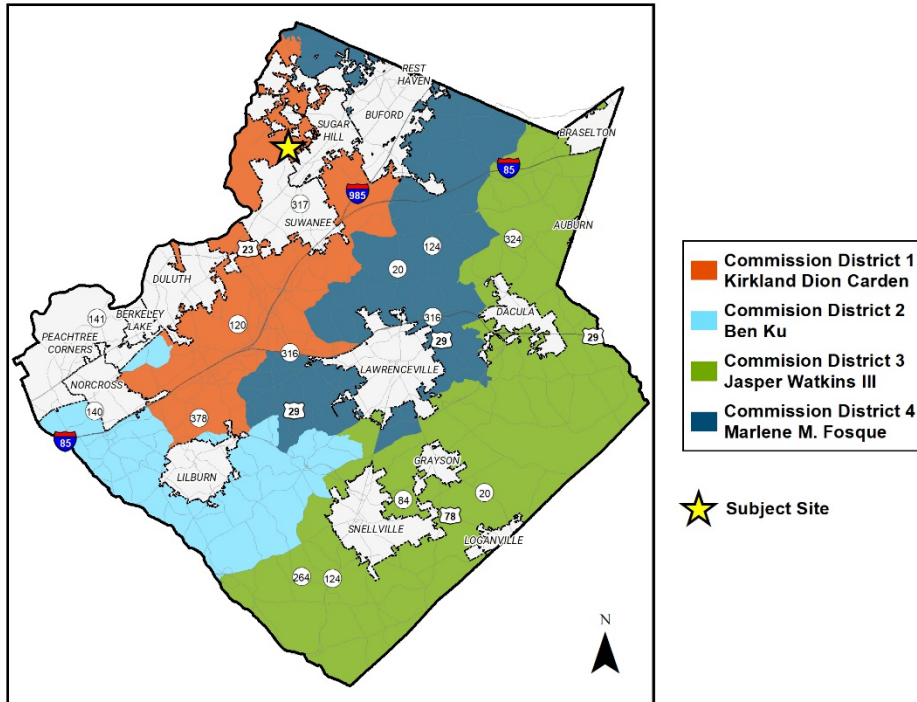




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00033
Current Zoning: R-75 (Single-Family Residence District)
Request: Special Use Permit
Address: 4973 West Price Road
Map Number: R7288 008
Site Area: 8.81 acres
Square Footage: 23,875
Proposed Development: Day Care Facility
Commission District: District 1 – Commissioner Carden*
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS



*Commission District 4 effective January 1, 2023.

Applicant: North Gwinnett Church Preschool
4973 West Price Road
Suwanee, GA 30024

Owner: North Gwinnett Baptist Church
4973 West Price Road
Suwanee, GA 30024

Contact: Cindi Zureich

Contact Phone: 770.315.6691

Zoning History

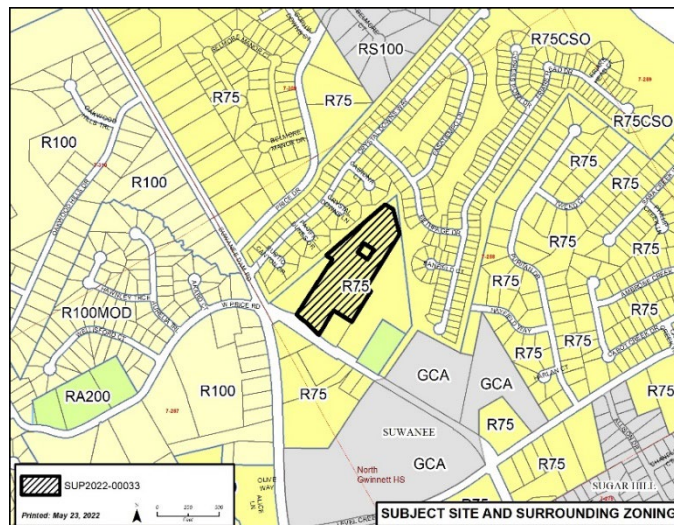
The subject property is zoned R-75 (Single-Family Residence District). In 2016, a buffer reduction waiver, BRD2016-00001, was approved on the property to allow for the construction of the current place of worship.

Existing Site Condition

The subject site is an 8.81-acre developed parcel located along West Price Road, just east of its intersection with Suwanee Dam Road. The parcel is improved with a 23,875 square foot place of worship, as well as an accessory structure to the rear of the property. Parking for the place of worship is provided by paved parking lots to the front and rear of the primary structure. Access to the site is provided by a full access driveway onto West Price Road, as well as an exit-only driveway onto West Price Road. A cellular tower and accessory equipment, enclosed by a chain link security fence, is located in the rear portion of the property on a separate parcel. The site slopes generally down from West Price Road to the center of the property by approximately 20 feet. Most of the property has been cleared, with areas of both young and mature landscaping scattered throughout the site. Sidewalks are present along both sides of West Price Road. The nearest Gwinnett County Transit stop is approximately 5.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family detached residences. North Gwinnett High School is located to the southeast across West Price Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Day Care Center	R-75	N/A
North	Single-Family Residential	R-75 CSO	2.63 units per acre
East	Single-Family Residential	R-75	N/A
South	Single-Family Residential	R-75	0.61 units per acre
West	Single-Family Residential	R-75 CSO	2.63 units per acre
	Single-Family Residential	R-75	0.53 units per acre

Project Summary

The applicant requests a special use permit on an 8.81-acre property zoned R-75 for a day care facility, including:

- An existing 23,875 square foot place of worship, of which approximately 14,000 square feet 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 rear side of the building.
- Facilities to support up to 60 students between the ages of 1 and 5, as well as 12 staff members.
- Hours of operation to be 9:00AM to 1:00PM, during the school year (August to May).
- The request is a result of a fire compliance inspection (FCR2022-00013). The day care facility has been operating since approximately 2016 without a Certificate of Occupancy or a special use permit.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a day care facility 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	Existing	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	91 spaces	91 spaces	YES
Landscape Strip	10'	10'	YES

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 D). 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 single-family residences. While the day care has been in continuous operation since 2016 without a Certificate of Occupancy or a special use permit, no code enforcement violations are on record. The proposed special use permit would be suitable given the surrounding use and development.

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 single-family properties, and similar uses are located nearby. With appropriate conditions, the continuation of 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.

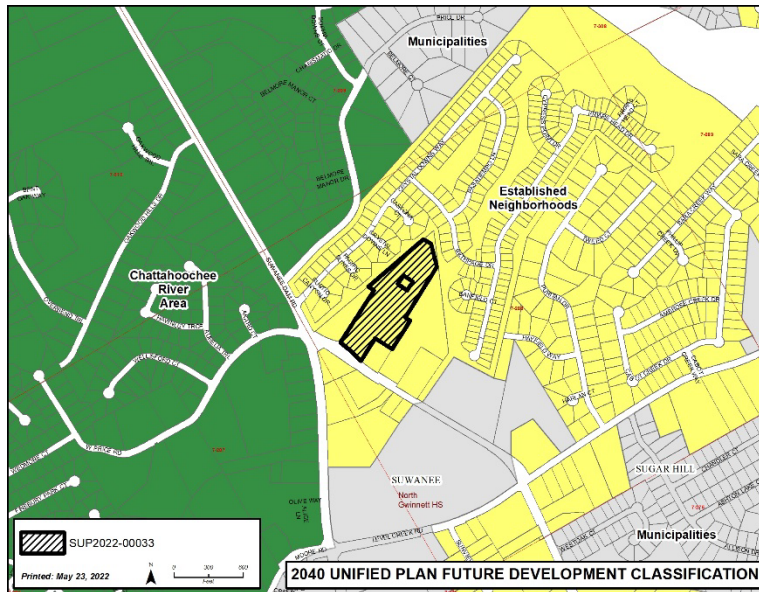
The property has a reasonable economic use as currently zoned.

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.

No impact 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 D).

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 Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This Character Area designates well established neighborhoods that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The subject day care facility (preschool) is located within an existing place of worship and has been utilized by the local community since 2016. 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.

The subject property is surrounded by single-family residences and subdivisions. Growth in the area is minimal and has been limited to the sporadic redevelopment of existing residences on large lots. Therefore, the proposed special use permit within an existing structure would be suitable based on existing and changing conditions.

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.

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 60 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.
3. The special use permit shall be valid for no more than a two-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.

Exhibits:

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

Exhibit A: Site Visit Photos



Existing Place of Worship

Exhibit B: Site Plan

[attached]

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

[attached]

April 11, 2022

To: Whom it may concern

Letter of Intent for Special Use Permit

Location: North Gwinnett Church
4973 West Price Road
Suwanee, GA 30024

We are requesting a Special Use Permit for the operation of a Preschool at the location referenced above. There is no new construction or improvements taking place. The preschool has been operating in approximately 14,000 sq. ft. of the church's total square feet of 23,875 since 2017. This preschool provides services to approximately 60 students between the ages of 1 and 5 from 9:00 AM to 1:00 PM, Monday through Friday, during the school year (August-May). We are currently operating with 12 staff members.

North Gwinnett Church Preschool provides a needed service to our community. This was quickly made apparent by the rapid growth to full capacity of 60 students in just 2 years. With so many parents working from home since Covid-19 started, half-day preschools are an affordable daycare option now available to even more families.

The operation of our preschool is not adversely affecting any of the nearby properties. Due to the small size of our school, our carpool lines move quickly at drop off and pickup and do not cause an excessive or burdensome use of existing streets. All vehicle traffic occurs on our property and never backs up onto West Price Road.

For additional information, please contact the Preschool Director below:

Cindi Zureich
cindi@ngchurch.org
(770) 315-6691

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:

This SUP will not have any adverse effect on adjacent or nearby properties

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

This SUP request is limited to activity occurring within the confines of our existing property and building. Usability of nearby properties are not affected.

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

This SUP has no impact as to economic use

- (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 preschool has had no impact on traffic as the enrollment is small. All vehicle activity occurs on the property with no adverse effect on public streets.

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

Yes - our church seeks to benefit the needs of our community and the preschool provides an essential service in that regard.

- (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:

Existing conditions are the community needs this preschool. We know of no changing conditions.

Exhibit D: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00033	
Case Address:		4973 West Price Road	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	West Price Road is a major collector. ADT = 4,411.		
2	5.7 miles to nearest transit facility (#2334754) Buford Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

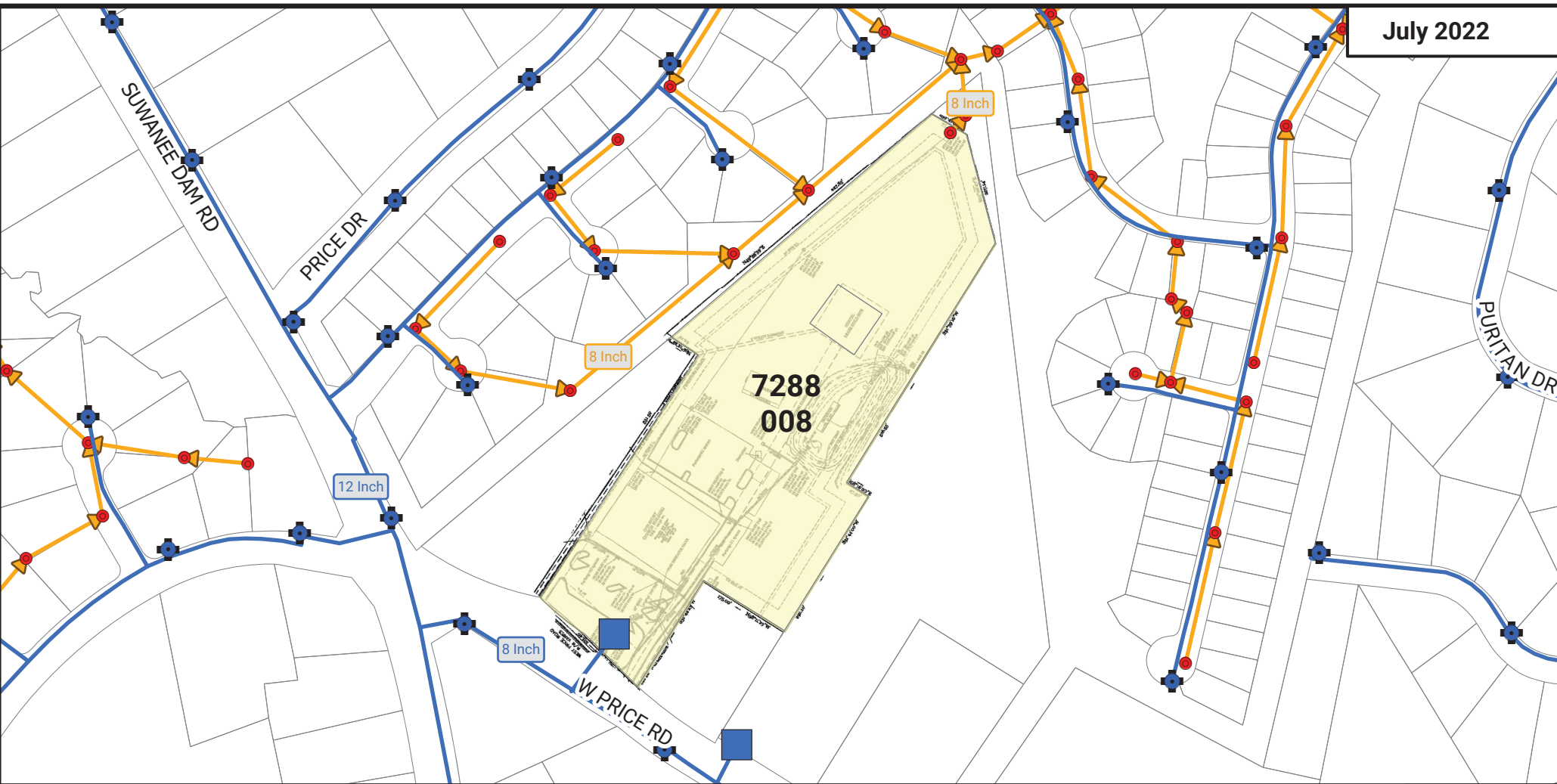


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com		
Case Number:		SUP2022-00033		
Case Address:		4973 West Price Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The existing building is already connected to water.			
2	Sewer: The existing building is already connected to sewer.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
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6				
7				

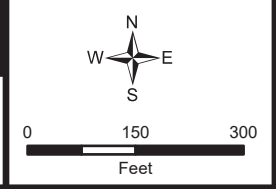
Note: Attach additional pages, if needed

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

SUP2022-0033
R-75
Water & Sewer
Utility Map



Water Comments: The existing building is already connected to water.

Sewer Comments: The existing building is already connected to 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 E: Maps

[attached]



PRICE DR

CRYSTAL DOWNS LN

CRYSTAL DOWNS WAY

PACIFIC DUNES DR

BETHPAGE DR


RUSTIC CANYON DR

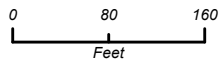
BANFIELD CT

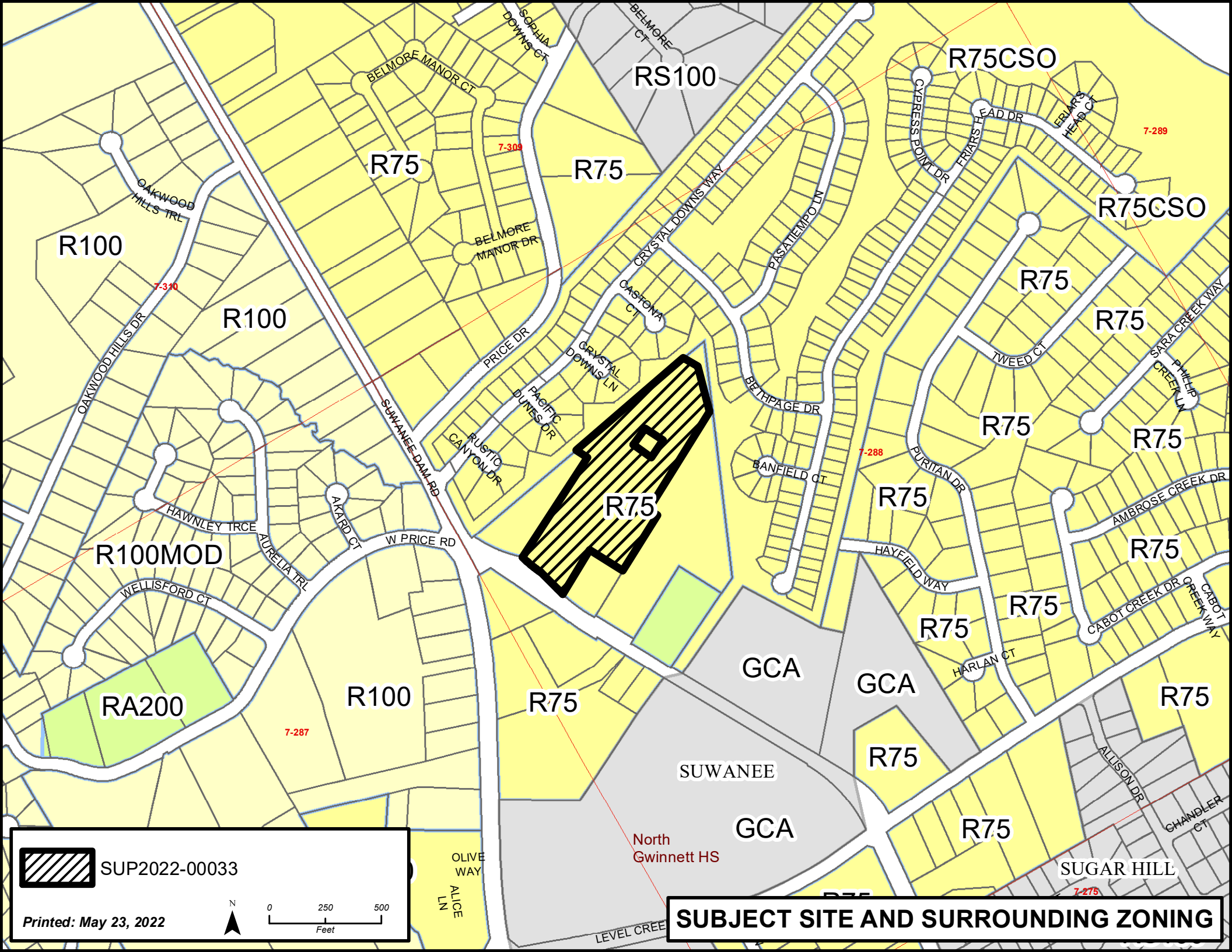
SUNANE DAM RD


W PRICE RD

FRIARS HEAD DR

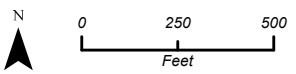
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 Printed: May 23, 2022



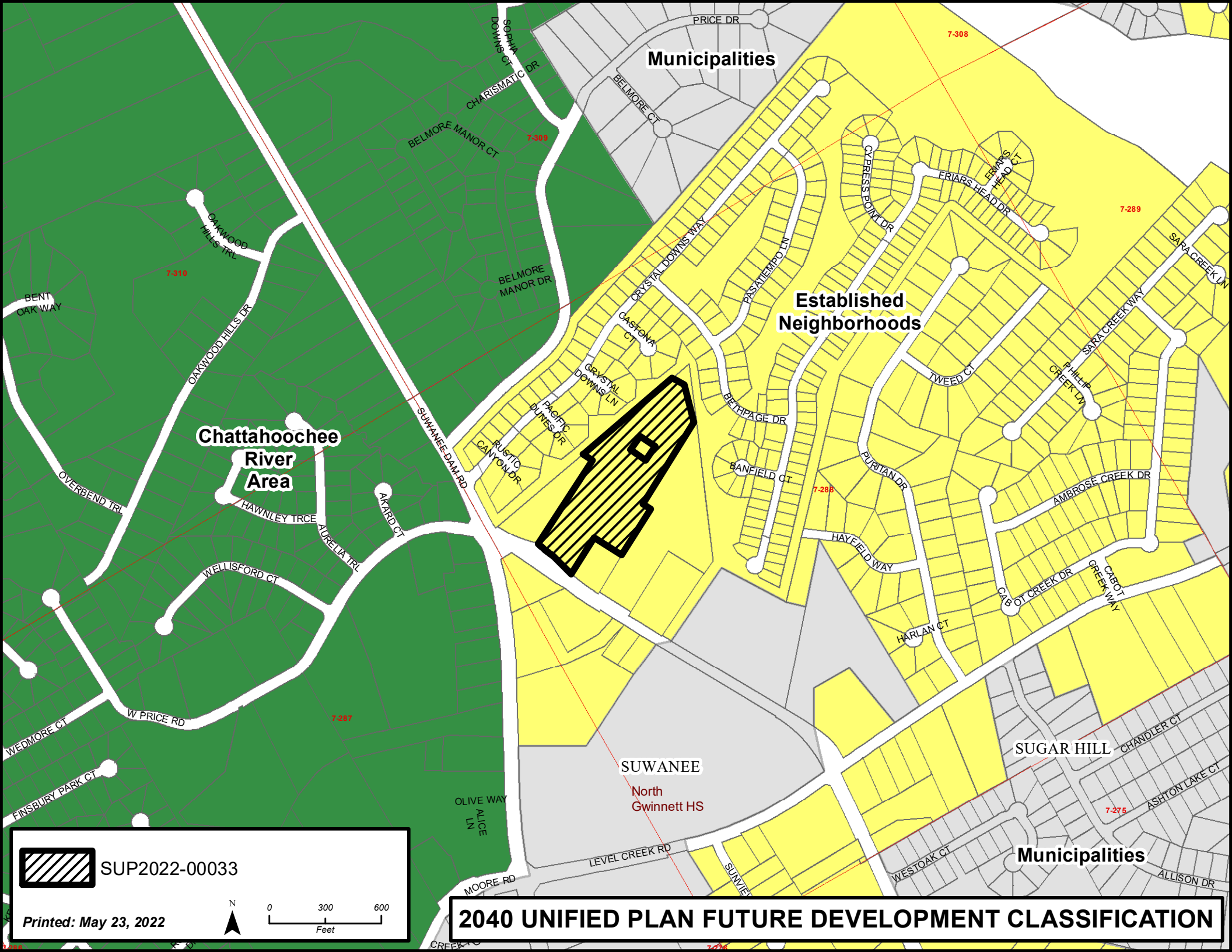


 SUP2022-00033

Printed: May 23, 2022



SUBJECT SITE AND SURROUNDING ZONING



Municipalities

Established Neighborhoods


Chattahoochee River Area

SUWANEE

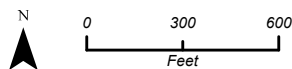
North Gwinnett HS

SUGAR HILL

Municipalities

 SUP2022-00033

Printed: May 23, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

4/14/2022 9:24AM

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>North Gwinnett Church Preschool</u> 4973 West Price Road	NAME: <u>North Gwinnett Baptist Church</u> 4973 West Price Road
ADDRESS: <u>P.O. Box 2006 (for mailing)</u>	ADDRESS: <u>P.O. Box 2006 (for mailing)</u>
CITY: <u>Suwanee</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>770-315-6691</u>	PHONE: <u>404-403-0970</u>
EMAIL: <u>Cindi@ngchurch.org</u>	EMAIL: <u>thomas@ngchurch.org</u>
CONTACT PERSON: <u>Cindi Zureich</u> PHONE: <u>770-315-6691</u>	
CONTACT'S E-MAIL: <u>cindi@ngchurch.org</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>R-75</u>	BUILDING/LEASED SQUARE FEET: <u>23,875</u>
PARCEL NUMBER(S): <u>R7288-008</u>	ACREAGE: <u>9.808</u>
ADDRESS OF PROPERTY: <u>4973 West Price Road, Suwanee GA 30024</u>	
SPECIAL USE REQUESTED: <u>Operation of a preschool (Daycare)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



April 11, 2022

To: Whom it may concern

Letter of Intent for Special Use Permit

Location: North Gwinnett Church
4973 West Price Road
Suwanee, GA 30024

We are requesting a Special Use Permit for the operation of a Preschool at the location referenced above. There is no new construction or improvements taking place. The preschool has been operating in approximately 14,000 sq. ft. of the church's total square feet of 23,875 since 2017. This preschool provides services to approximately 60 students between the ages of 1 and 5 from 9:00 AM to 1:00 PM, Monday through Friday, during the school year (August-May). We are currently operating with 12 staff members.

North Gwinnett Church Preschool provides a needed service to our community. This was quickly made apparent by the rapid growth to full capacity of 60 students in just 2 years. With so many parents working from home since Covid-19 started, half-day preschools are an affordable daycare option now available to even more families.

The operation of our preschool is not adversely affecting any of the nearby properties. Due to the small size of our school, our carpool lines move quickly at drop off and pickup and do not cause an excessive or burdensome use of existing streets. All vehicle traffic occurs on our property and never backs up onto West Price Road.

For additional information, please contact the Preschool Director below:

Cindi Zureich
cindi@ngchurch.org
(770) 315-6691

RECEIVED

4/14/22

LEGAL DESCRIPTION
Tract One

All that tract or parcel of land lying and being in Land Lots 288 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the easterly right-of-way of Suwanee Dam Road and the northeasterly right-of-way of West Price Road; THENCE traveling in a generally southeasterly direction for a distance of 237.82 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right-of-way and traveling North 33 Degrees 37 Minutes 29 Seconds East for a distance of 590.88 feet to a point, said point marked by a 3/8" rebar pin found; THENCE traveling North 56 Degrees 15 Minutes 38 Seconds West for a distance of 64.19 feet to a point, said point marked by a ¾" open top pipe found; THENCE North 49 Degrees 55 Minutes 39 Seconds East for a distance of 627.85 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 59 Degrees 47 Minutes 35 Seconds East for a distance of 73.58 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 15 Degrees 06 Minutes 47 Seconds East for a distance of 207.14 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 31 Degrees 39 Minutes 16 Seconds West for a distance of 516.55 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 58 Degrees 16 Minutes 00 Seconds East for a distance of 47.30 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 31 Degrees 44 Minutes 00 Seconds West for a distance of 292.10 feet to a point, said point marked by a 3/8" rebar pin found; THENCE North 58 Degrees 11 Minutes 29 Seconds West for a distance of 175.00 feet to a point, said point marked by a 3/8" rebar pin found; THENCE South 31 Degrees 42 Minutes 23 Seconds West for a distance of 245.63 feet to a point on the northeasterly right-of-way of West Price Road, said point marked by a ½ inch rebar pin set; THENCE traveling on said right-of-way the following three (3) courses and distances:

along a curve to the right having a radius of 7475.00 feet and an arc length of 22.26 feet being subtended by a chord bearing of North 58 Degrees 06 Minutes 04 Seconds West and a chord distance of 22.26 feet to a point; THENCE along a curve to the right having a radius of 7475.00 feet and an arc length of 213.69 feet being subtended by a chord bearing of North 57 Degrees 11 Minutes 48 Seconds West and a chord distance of 213.68 feet to a point; THENCE North 56 Degrees 22 Minutes 40 Seconds West for a distance of 13.29 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 8.808 Acres.

RECEIVED BY

OCT 28 2015

Planning & Development

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:

This SUP will not have any adverse effect on adjacent or nearby properties

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

This SUP request is limited to activity occurring within the confines of our existing property and building. Usability of nearby properties are not affected.

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

This SUP has no impact as to economic use

- (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 preschool has had no impact on traffic as the enrollment is small. All vehicle activity occurs on the property with no adverse effect on public streets.

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

Yes - our church seeks to benefit the needs of our community and the preschool provides an essential service in that regard.

- (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:

Existing conditions are the community needs this preschool. We know of no changing conditions.



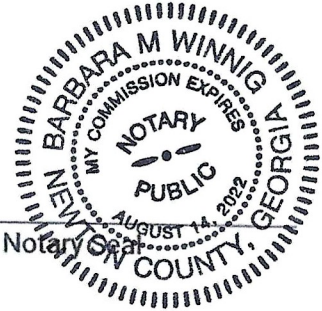
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

Cindi Zureich 4-12-22
Signature of Applicant Date

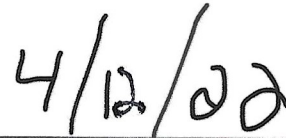
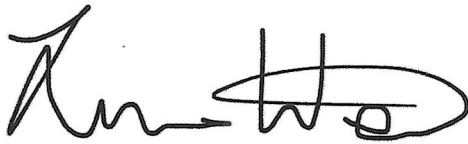
Cindi Zureich, Preschool Director
Type or Print Name and Title

Barbara M. Winnig 4/12/22
Signature of Notary Public Date



SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

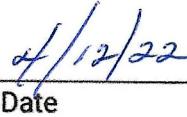


Signature of Property Owner

Date

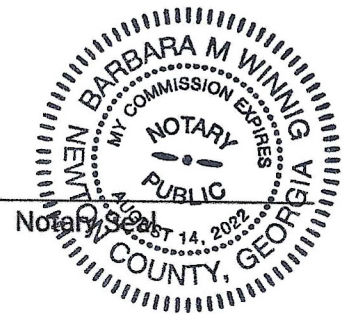
Thomas West, Lead Pastor

Type or Print Name and Title



Signature of Notary Public

Date



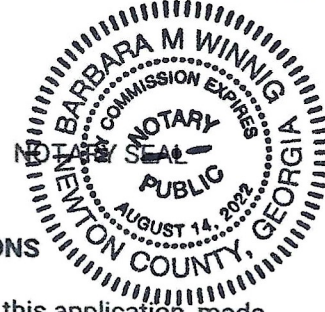
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Cindi Zureich 4-12-22 Cindi Zureich, Preschal Director
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Barbara M Winnig 4/12/22
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Cindi Zureich
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: 7 - 288 - 7288-008
(Map Reference Number) District Land Lot Parcel

Luther R Hudson 4-13-22
Signature of Applicant Date

Luther R Hudson
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)

Tomia Harmon
NAME

TSA
TITLE

4.13.2022
DATE