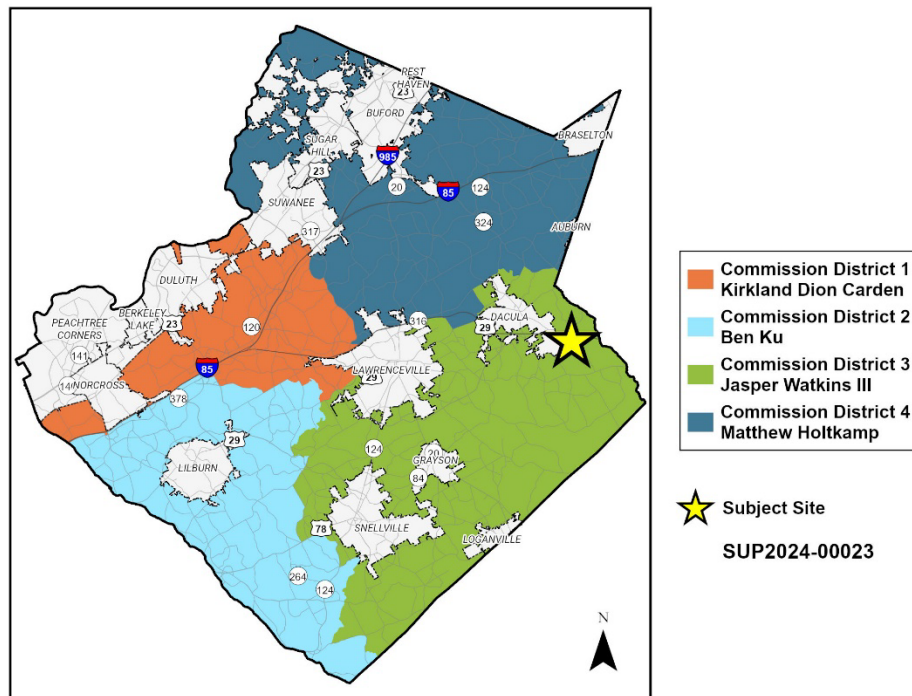


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2024-00023
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Special Use Permit
Addition Request: Variances
Addresses: 1453 and 1500 Block of Drowning Creek Road
Map Number: R5329 001 and 027
Site Area: 16.71 acres
Square Feet: 2,619
Proposed Development: Private School
Commission District: District 3 – Commissioner Watkins
Future Development Type: Neighborhood Traditional+

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/3/2024
Board of Commissioners Advertised Public Hearing Date: 9/24/2024

Applicant: Timothy S. Beahan
5738 Duncan Bridge Road
Cornelia, GA 30531

Owner: Aaron Zielinske
c/o Grace Pointe Church
1453 Drowning Creek Road
Dacula, GA 30019

Contact: Timothy S. Beahan

Contact Phone: 404.944.7256

Zoning History

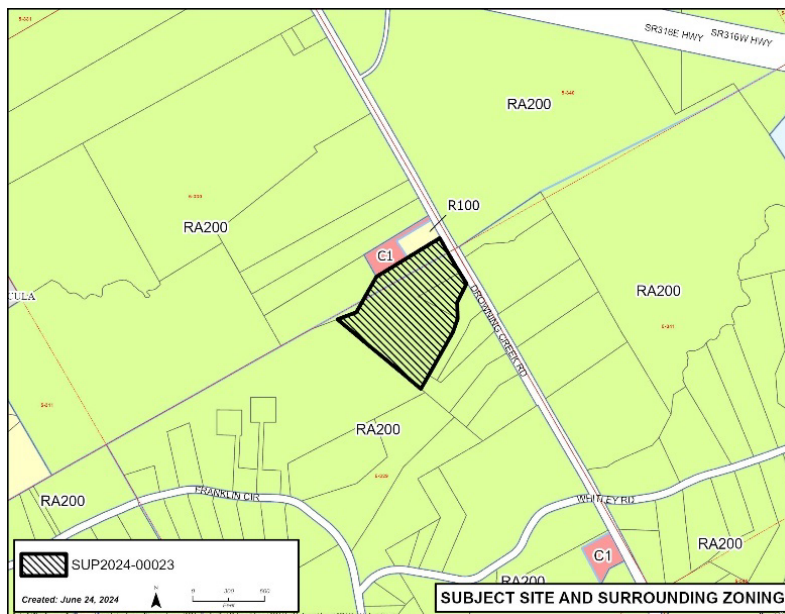
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

Existing Site Condition

The subject property is a 16.71-acre assemblage of two parcels located along Drowning Creek Road, south of its intersection with University Parkway. The site is developed with a place of worship and a parking lot containing 99 spaces and accessed by a full-access driveway. A monument sign is located at the entrance to the site. A small portion of the site is located within a floodplain. The rear half of the site is heavily wooded and falls approximately 40 feet from the center of the parcel to the rear. The site is served by a private septic system.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences on large lots and undeveloped land. A single-family residence and a commercial building are located to the north. To the east are single-family detached residences on large lots fronting Drowning Creek Road. The properties to the south and west are undeveloped. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Private School	RA-200	N/A
North	Commercial	C-1	N/A
	Single-Family Residential	R-100	0.34 units per acre
East	Single-Family Residential	RA-200	0.24 units per acre
South	Undeveloped	RA-200	N/A
West	Undeveloped	RA-200	N/A

Project Summary

The applicant requests a special use permit for a 16.71-acre property zoned RA-200 for a private school as an accessory use to an existing place of worship, including:

- A total of 14 classrooms, with 9 located in the existing sanctuary building and 5 located in the proposed modular buildings.
- Three ADA-compliant modular buildings totaling 2,619 square feet located along the northern property line.
- Hours of operation Tuesdays, Wednesdays, and Thursdays from 8:30 a.m. to 3:15 p.m., and Fridays from 8:30 a.m. to 12:00 p.m.
- 120 students enrolled in grades K-12 and 18 staff members.
- A 4-foot-wide sidewalk leading from the sanctuary building to the modular classrooms.
- A new fire hydrant near the modular buildings.
- Maintaining a 50-foot-wide buffer along the northern and southeastern property lines.

Zoning and Development Standards

The applicant is requesting a special use permit for a private school in RA-200. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	11' 6"	YES
Front Yard Setback	Minimum 35'	>35'	YES
Side Yard Setback	Minimum 20'	>20'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Parking	Minimum 77 spaces Maximum 102 spaces	99 spaces	YES
Zoning Buffer	Minimum 50'	50'	YES
Accessory Building Setback	Minimum 10'	64.39'	YES

Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 230.110.6.A13: Architectural Design Standards for Commercial and Non-residential Buildings; Design Composition

Modular buildings with permanent foundation connection shall have an exterior façade of fiber cement panels which resembles horizontal siding or textured stucco finish. Metal façade panels are prohibited.

The applicant is requesting a variance to allow aluminum siding on the proposed modular buildings.

2. Section Sec. 210-140.28.E Conditional Uses within Base Residential Zoning Districts; Place of Worship

The place of worship may utilize one manufactured building for worship services for an initial period not to exceed one three years.

The applicant is requesting to have three modular buildings on their property.

Internal and External Agency Review

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

Staff Analysis

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 270-20.6. After the evaluation, staff makes the following findings based on the standards of 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 site is surrounded by undeveloped land and single-family detached residences. The proposed school would be located within the existing church building and in three new modular buildings. Private schools are common accessory uses to places of worship and would serve the parishioners and surrounding community, making the proposal suitable in view of the use and development of the adjacent and nearby properties.

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

The relatively small enrollment and limited hours of operation would not adversely impact the adjacent and nearby property. The buffer would further mitigate any potential impact to adjacent and nearby properties.

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

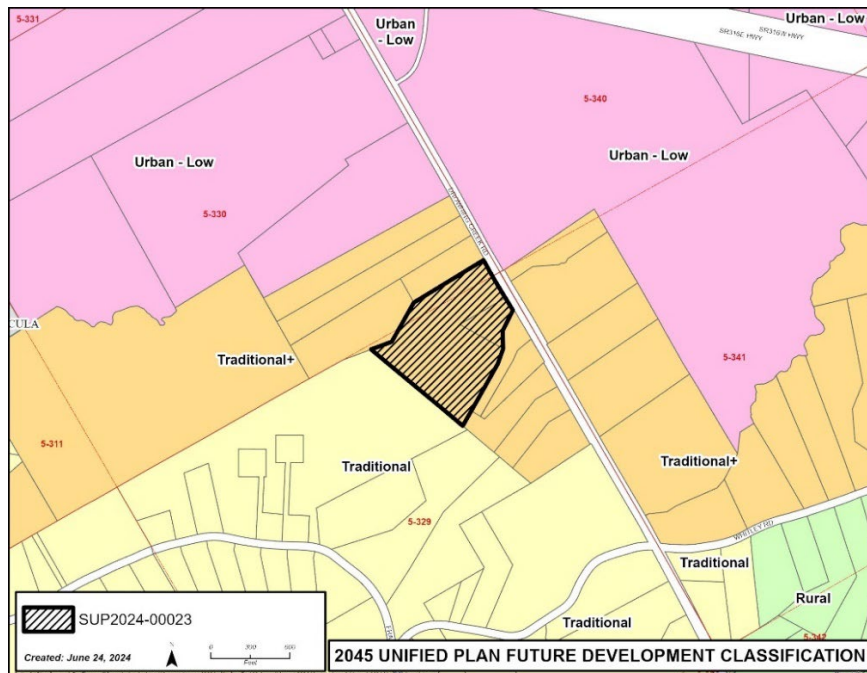
The property has a reasonable economic use as currently zoned.

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.

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

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

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property. The goal of this development type is to encourage gentle density through smaller footprint homes and accessory dwelling units. While institutional uses are not recommended, the proposed private school as an accessory to an existing place of worship would complement surrounding residential uses. This request is in conformity with the policy and intent of the 2045 Unified Plan and Future Development Map.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.

There are no other conditions giving support for approval or disapproval of the proposal.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-90.7 of the UDO. Staff makes the following findings related to the variance request:

The applicant is requesting variances to allow three modular buildings on the site with aluminum siding. The site is a large parcel with the modular buildings located several hundred feet from Drowning Creek Road. The building materials would not create adverse effects to the surrounding properties, as long as the number of buildings with aluminum siding is limited.

Staff Recommendation

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

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

1. To allow aluminum siding on the exterior of the modular buildings.

In addition, staff recommends **DENIAL** of the following variance:

1. To allow three manufactured buildings on the property.

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.

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

1. To allow aluminum siding on the exterior of the modular buildings.
2. To allow three manufactured buildings on the property.

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

Approval of a special use permit for a private school accessory to a place of worship in RA-200 (Agriculture-Residence District), subject to the following conditions:

1. To restrict the use of the property to a place of worship with accessory uses, which may include a private school as a special use for a maximum of ~~120~~ **180** students.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received June 11, 2024, by the Department of Planning and Development, with revisions and as required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

3. The property shall be limited to ~~one~~ **three manufactured buildings that shall be removed within 3 years of the zoning approval.**

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps
- H. Document Presented at the September 3, 2024, Planning Commission Public Hearing

Exhibit A: Site Visit Photos



View of the front of the main church building and parking lot



View of the road frontage on Drowning Creek Road



View of the proposed modular buildings

Exhibit B: Site Plan

[attached]

TOTAL AREA: 16.71 ACRES
ZONING: RA-200
CASE #: SUP2024-00033

OWNER'S ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA COUNTY OF GWINNETT THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A duly AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DECIDES BY HIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINAGE EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWING.

GA CODE 511-3-1-(3)(1)
REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____
PRINTED OR TYPED NAME OF SUBDIVIDER _____
SIGNATURE OF OWNER _____ DATE SIGNED _____
PRINTED OR TYPED NAME OF OWNER _____
SIGNATURE OF OWNER _____ DATE SIGNED _____
PRINTED OR TYPED NAME OF OWNER _____

N/F WEBB PAUL
DB, 61018 PG. 741
ZONED RA-100/22

N/F WEBB PAUL
DB, 61018 PG. 732
ZONED RA-200

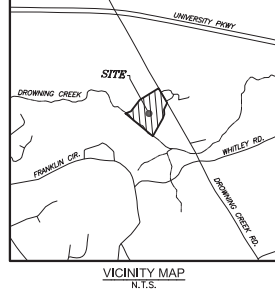
N/F HOH FAN LTD LIA LT PTNRSH
DB, 61018 PG. 732
ZONED RA-200

N/F WOOLSTON TIMOTHY LEE
DB, 65565 PG. 638
ZONED RA-200

DEVELOPER:
TM BEAHAN
2508 DUNHAM BRIDGE ROAD
CORNEALIA, GA 30521
PHONE: 404-944-7296
EMAIL: timbeahan@ringo.com

24 HOUR CONTACT:
TM BEAHAN
PHONE: 404-944-7256

SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
257 FINECREST LANE
BRASSETON, GEORGIA 30517
CONTACT: KEVIN RINGO, RLS
PHONE: (770) 962-8456
EMAIL: kevin@ringoabernathy.com



EXEMPTION PLAT APPROVAL
THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNITED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED.
DATED THIS _____ DAY OF _____, 2024

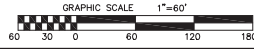
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT
CASE #:

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF 1 FOOT IN 45,623 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 60,259 FEET, AND COVERING A TOTAL OF 19.21 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A GEOMAX ZOOM 90 TOTAL STATION EDM LITE.
BY: _____
REGISTERED GEORGIA LAND SURVEYOR _____ DATE _____
REG. NO. 2278 DATE OF EXPIRATION: DECEMBER 31, 2024

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.
KEVIN V. RINGO - GA. RLS #2278 DATE _____

WETLANDS CERTIFICATION
THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED, 2) THE APPROPRIATE PLAN [X] DOES / DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS, AND 3) IF THE WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.
KEVIN V. RINGO - GA. RLS #2278 DATE _____

ENVIRONMENTAL HEALTH SECTION CERTIFICATION
THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
DATED THIS _____ DAY OF _____, 2024
BY: _____
TITLE: ENVIRONMENTAL HEALTH SECTION



- LEGEND:**
- POINT OF BEGINNING
 - LAND LOT LINE
 - RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - TOP OPEN TOP FOUND
 - RFB REBAR FOUND
 - TOP OPEN TOP FOUND
 - RBS REBAR SET
 - CON CORRUGATED METAL PIPE
 - ROP REINFORCED CONCRETE PIPE
 - ORP DUCTILE IRON PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - SWR SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - DI DROP INLET
 - OCS OUTLET CONTROL SYSTEM
 - JB JUNCTION BOX
 - FCES FLARED END SECTION
 - HW HEAD WALL
 - PIER HOLE
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - INV. INVERT
 - OHMP OVERHEAD POWER LINE
 - OHUT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - EO ELECTRIC OUTLET
 - ULF UTILITY POLE
 - UGP UNDERGROUND POWER LINE
 - GWY GUY WIRE
 - PP POWER POLE
 - LFP LIGHT POLE
 - C/I/T CABLE/INTERNET/TELEPHONE
 - FI FIRE HYDRANT
 - WM WATER MAIN
 - WV WATER VALVE
 - WM WATER METER
 - SI SIGN POST
 - BL BUILDING LINE
 - CL CENTRLINE
 - EP EDGE OF PAVEMENT
 - SP SAMPLING POINT
 - MP MONITORING POINT
 - W WETLANDS
 - SL STREET LIGHT

SURVEY NOTATION:
NONE OF THE DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON GPS+ GLOBAL NAVIGATION SATELLITE SYSTEM WITH A CARLSON SURVEYOR+ DATA COLLECTOR. THE TECHNOLOGY USED WAS RTK CORRECTED MEASUREMENTS FROM THE WGS SOLUTIONS VRS NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.019 FEET HORIZONTALLY AND 0.023 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL.

BASES OF BEARINGS FOR THIS SURVEY IS GRID NORTH REFERENCED TO THE NORTH STATE PLANE COORDINATE SYSTEM WEST ZONE. ALL HORIZONTAL LOCATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).

EQUIPMENT USED: CARLSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM AND A CARLSON SURVEYOR+ DATA COLLECTOR.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,008 FEET.

REFERENCE MATERIAL:
REFERENCES USED FOR FIRST ASSEMBLY OF G.O.D. OF GWINNETT, INC. DATED AUG. 14TH, 2007 AND RECORDED IN DB. 48188 PG. 406.
REFERENCES USED FOR LUNGWIG ASSOCIATES OF G.O.D. INC. AND ASSOCIATED LEGAL DESCRIPTIONS DATED JUNE 6TH, 2006 AND RECORDED IN DB. 46586 PG. 505.
SURVEY FOR PAUL WEBB & OLA MAE WEBB PREPARED BY W.T. DUNAHOD & ASSOCIATES DATED AUG. 11TH, 1986 AND RECORDED IN PG. 37 PG. 100.
FINAL PLAT FOR BETTY ATKINSON PREPARED BY W.T. DUNAHOD AND ASSOCIATES DATED FEB. 24TH, 1998 AND RECORDED IN PG. 76 PG. 224.
EXEMPTION PLAT FOR MICHAEL REEDY PREPARED BY MCNALLY AND PATRICK DATED APRIL 15TH, 1999 AND RECORDED IN PG. 80 PG. 223.
EXEMPTION PLAT FOR HOH FAMILY, LLLP PREPARED BY M.V. INGRAM ENTERPRISES DATED FEB. 24TH, 2006 AND RECORDED IN PG. 113 PG. 186.
SURVEY FOR PAUL & OLA MAE WEBB PREPARED BY HANNON AND WEDDS DATED DEC. 30TH, 1989 AND RECORDED IN PG. 9 PG. 224.

NOTE:
NO CERTIFICATION IS MADE AS TO EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES OR ELEMENTS OF SUBSTANCE. PLANIMETRIC FEATURES ARE DEPICTED HEREON AS FOUND EVIDENT IN THE FIELD.
NOTE:
UTILITIES SHALL BE LOCATED UNDERGROUND.

FLOODPLAIN:
- THERE IS FLOODPLAIN ON THIS PROPERTY WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN FROM PANEL 1313500786 DATED 04/11/2024.
- SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD DISTRICT AS PER F.L.R.M. PANEL 1313500786 DATED 04/11/2024.

PARKING QUANTITY TABLE	
EXISTING	95 SPACES
HANDICAP	4 SPACES
TOTAL	99 SPACES

IMPERVIOUS SURFACE TABLE	
EXISTING	70,403 SQ. FT.
PROPOSED	4,316 SQ. FT.
TOTAL	74,719 SQ. FT.



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
811-4-OPEN (OPENING, CALL BEFORE YOU DIG)

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM THE GWINNETT COUNTY GIS DATA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE FIELD LOCATION OF ADDITIONAL UTILITIES MAY BE UNCOVERED UPON LOCATION. PRIOR TO BEGINNING ANY DRAINAGE WORK, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

REGISTERED PROFESSIONAL ENGINEER
LEVEL II - 000000003
EXPIRES 02/27/2028

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CONSULTANTS IN PLANNING & ENGINEERING
RINGO ABERNATHY & ASSOCIATES
257 FINECREST LANE BRASSETON, GEORGIA, 30517
PHONE (770) 962-8456

GWINNETT COUNTY
LAND LOT/DISTRICT: 329 & 330 & 330/5th
PARCEL(S): 5329.001 & 5329.027
DATE: 04/25/2024
SCALE: 1" = 60'
JOB NO.: 24037

S.U.P., EXHIBIT AND RECOMBINATION PLAT FOR:
TIM BEAHAN
1453 & 1500 BLOCK DROWNING CREEK ROAD

REVISIONS	NO.	DATE
CORRECTED CASE # ON PLAN	1	06-11-24

SHEET
1
OF
1

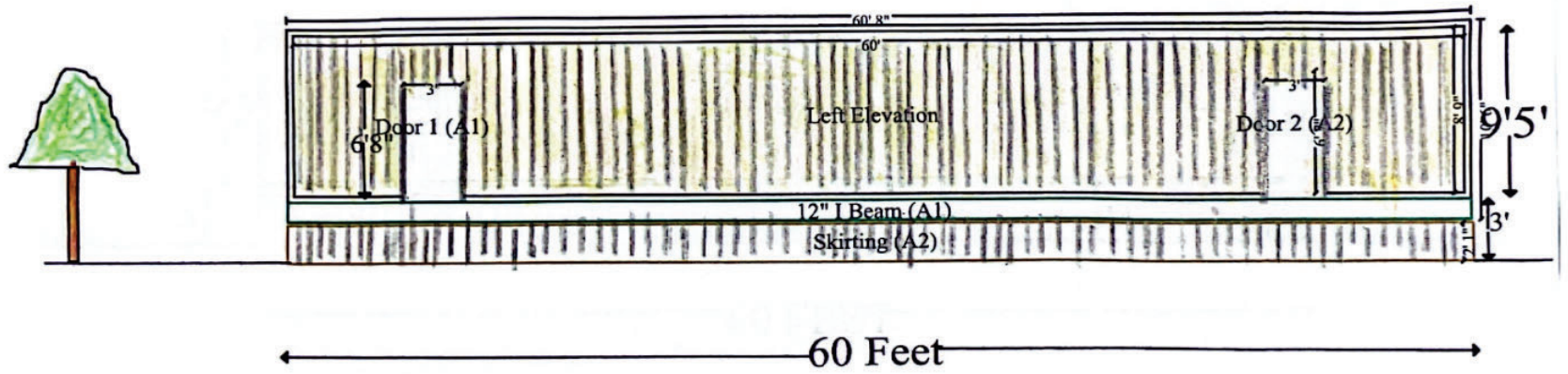
Exhibit C: Building Elevations

[attached]

Modular 1&2 Left El

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
6/6/2024

Modular 1 & 2 Left Elevation

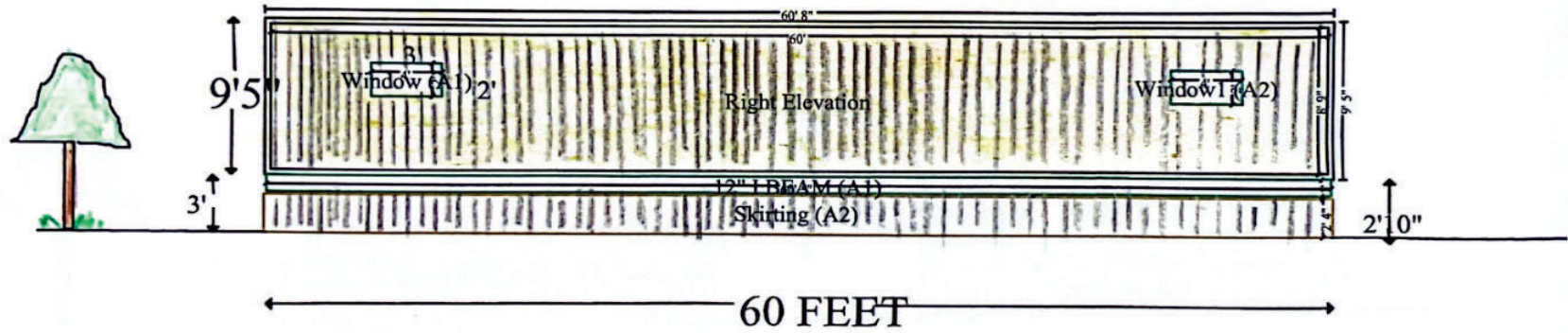


DCAPLANS

Modular 1
4/29/2024

WINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
6/6/2024

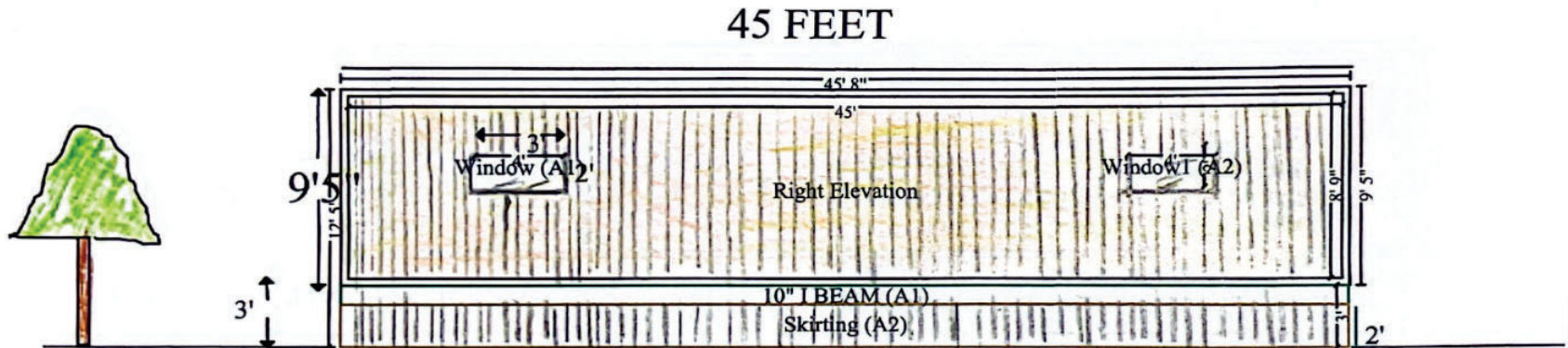
Modular 1 & 2 Right Elevation



RECEIVED

6/6/2024

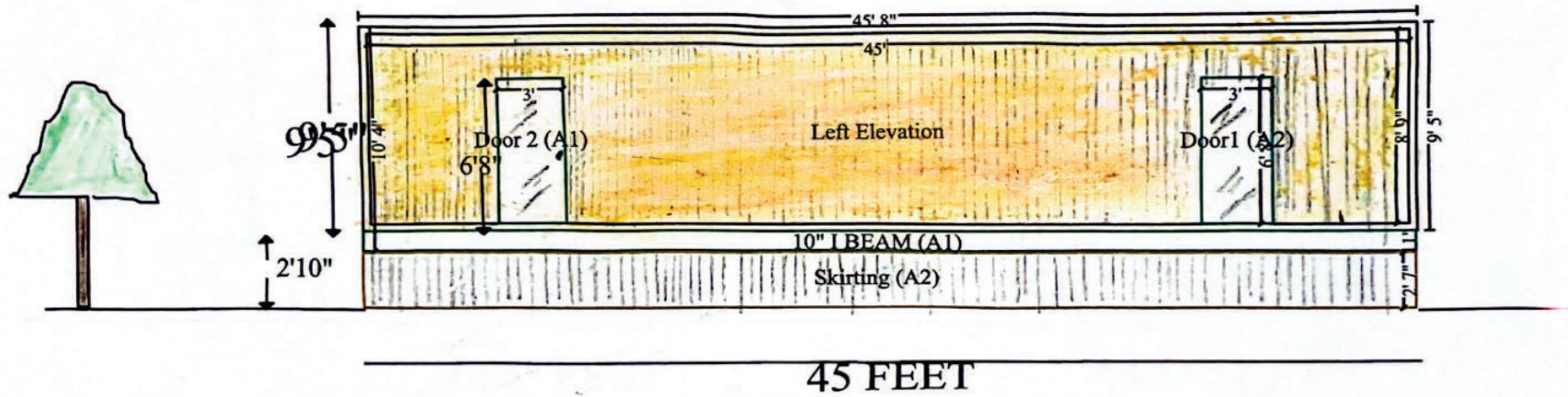
Modular 3 Right Elevation



RECEIVED

6/6/2024

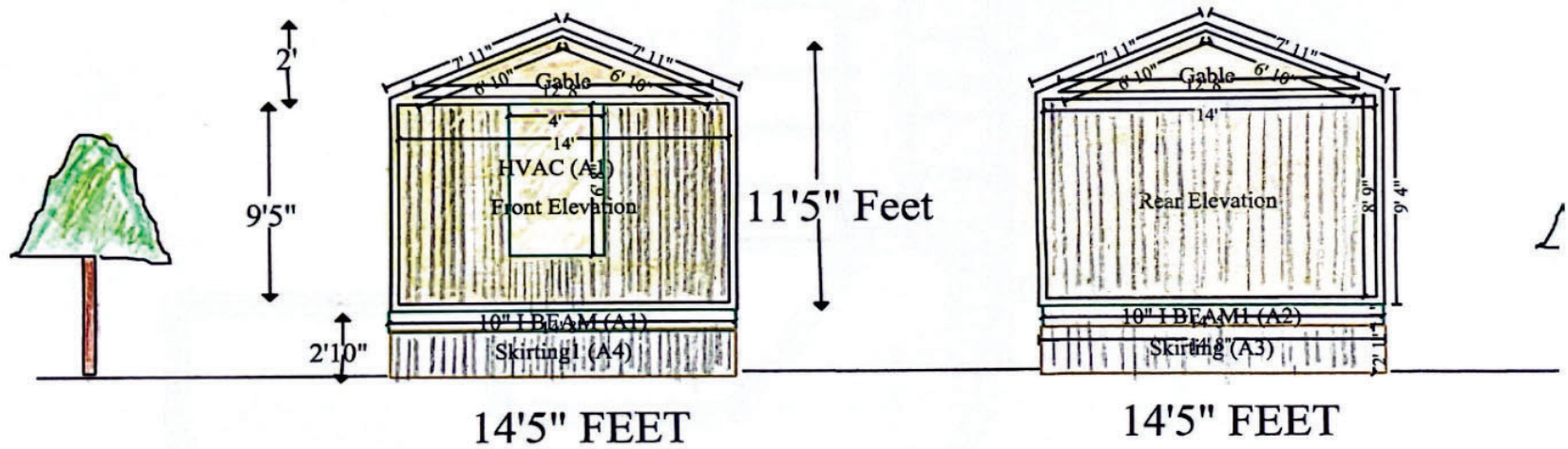
Modular 3 Left Elevation



RECEIVED

6/6/2024

MODULAR 3 Front & Rear Elevations



RECEIVED

6/6/2024

① **FRAME** Steel frame consists of 2 Junior I beams with 13 ga. steel outriggers and open web crossmembers spaced at 48" o.c. rear crossmember are solid 14 ga. steel. All frame parts are coated with corrosive resistant (black) paint. Temporary steel steps are at each door. (Optional)

② **UNDERCARRIAGE** :
Axes, rims and 14-ply rated tires are new. 6000# capacity axes and electric brakes are standard on all axes.

③ **EXTERIOR BOTTOM BOARD** :
.040 Asphalt impregnated bottom board or poly weave membran, covers the entire floor system and is located between the frame and under-side of floor joist. In addition the wheel wells are lined with galvanized steel stone shields.

④ **FLOOR JOIST** :
Joist are 2"x4" (8' wides) or 2"x6" (10', 12', and 14' wides) nominal #2 s.p.f. or better space at 16" o.c. or closer. 1"x4" transverse stringers at floor seams.

⑤ **FLOOR INSULATION** :
Fiberglass blanket type insulation between floor joists R-11. Insulation is Kraft backed.

⑥ **FLOOR DECKING** :
5/8" thick A.P.A. rated Sturd-I- Floor underlayment plywood. Nailed & Glued

⑦ **FLOOR COVERING** :
1/8" v.c. tile is standard. Covering is securely affixed using waterproof adhesive. painted floors is optional.

⑧ **WALL FRAMING** :
Studs are 2"x4" (nominal) #2 S.P.F. or better spaced at 16" o.c. Top Plate is 2"x4" and bottom plate is also 2"x4". Doors are double studded. Wall studs are nailed (2-3/8" ring shank) and secured with 30 ga. strapping every other stud top and bottom and at door and window joints doors are double studded w/header & jack stud.

⑨ **WALL INSULATION** :
Fiberglass blanket type insulation between studs is R-11. Insulation is Kraft backed. (R-11 is used with 2"x4" wall option)

⑩ **INTERIOR WALL COVERING** :
1/4" Brick paneling is stapled and glued. End walls and partitions covered with 5/16" laminated vinyl gypsum. Gypsum is attached with wide crown staples and adhesive.

⑪ **EXTERIOR WALL COVERING** :
Siding is .019" Aluminum prefinished. Top and bottom trim and corners posts are prefinished .019" Aluminum.

⑫ **INTERIOR CEILING** :
Ceiling material is 1/2" gypsum with a white stucco finish. This is fastened securely to roof rafters with wide crown staples and screws.

⑬ **ROOF INSULATION** :
Fiberglass blanket type insulation between rafters is R-14. Insulation is Kraft backed.

⑭ **ROOF FRAMING** :
Framing consists of 30# live load bow trusses, spaced 16" o.c. with 2"x4" center beam running full length.

⑮ **EXTERIOR ROOF SHEATHING** :
(Optional) sheathing is standard W/ E.P.D.M. Rubber Roofing System.

⑯ **ROOF COVERING** :
30ga. Galvanized steel covers the entire roof assembly. All seams and edges are sealed with roof coating.

⑰ **EXTERIOR DOORS** :
Doors are a sandwich type construction with .019 aluminum on both faces with a core of foam and wood. extruded aluminum surrounds the assembly. Door lite is a fixed tempered glass single pane window measuring 10"x10". Temporary steel steps at each door is optional.

⑱ **WINDOWS** :
Windows are single pane horizontal sliders with an aluminum frame. Windows are installed with putty tape and silicone based sealant.

⑲ **ELECTRICAL SERVICE PANEL** :
Pre-wired service entrance panel is equipped with a main breaker. Lights, receptacles, ect. are pre-wired. All electrical components are U.L. approved and wired to National Electrical Code. The service panel is built in.

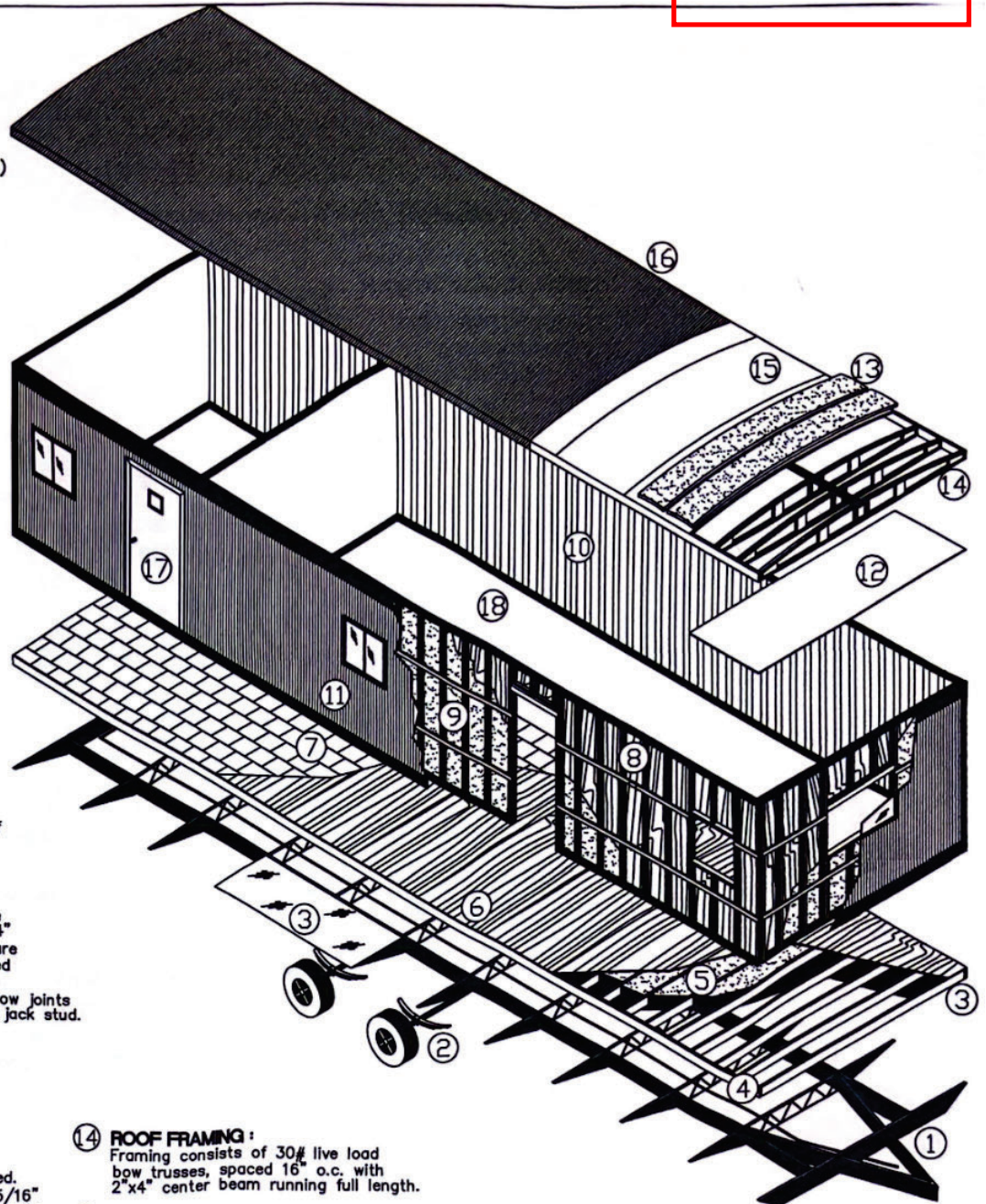


Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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7/11/2024

Letter of Intent

July 11, 2024

Dacula Classical Academy
1437 Drowning Creek Road
Dacula, GA 30019

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

Dear Gwinnett County Planning Department

This application is for a special use permit to place Modular Buildings at Grace Pointe Church
1437

Drowning Creed Rd. Dacula, GA 30019. Please find the attached

- Special Use Permit Application
- Site Plan
- Parking lot plan
- Elevations
- ADA Ramp provisions
- Finish Materials
- Septic Plan
- Existing Building Floor Plan
- Schedule of Finish Material for the Modular buildings
- Pictures of Modular Buildings

The hours of operation for Dacula Classical Academy are:

Tuesday, Wednesday, and Thursday 8:30-3:15

Friday 8:30-12:00

-There are 18 staff members present.

-Enrollment is 120 students

-Grades are K-12.

-There are an average of 9 students per class. Classroom size does not exceed 16 students.

-There are 9 classrooms in the church. We are adding 5 classrooms with the future modular classrooms.

-There are members of the church that teach at the school. The school is open to church members and the public.

Dacula Classical Academy has been a fixture in Gwinnett County for 22 years. We must move our campus due to financial issues and a change of ownership. Grace Pointe Community church has partnered with us to make the 2024-25 school year a reality for our students. In order to have enough classrooms we are asking Gwinnett County P&D for a special use permit to place additional modular classrooms on the church campus.

We are also requesting concurrent variances from sections 230.111.6A 2, 230.110.6A 4, and 230.110.6 13 to allow the building materials of the modular buildings to be made out of metal.

Sincerely,
Tim Beahan
Owner and School Principal



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6/6/2024

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United 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 attachment as necessary:

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

The proposed special use permit will have a suitable view.
The modular buildings ~~are~~ are set back 500' from the road.
The building have a matching paint to the building.

- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:

The proposed modulares are placed on unused land adjacent to the main building.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

The proposed special ~~churc~~ use permit is for additional classrooms for a church school. It has reasonable economic use.

- (D) Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

There will be 50 additional cars 2 times per day. No additional transportation facilities are required. Only 3 electrical meters are required. No school is in this area.

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

This permit coincides with the intended use of the existing building. There is no change to the unified plan nor future development map.

- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit:

The set backs from the property line adjacent is 78 feet. The set back from the road is 400 feet. This should not affect future development.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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6/6/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>TIMOTHY S. BEAHAN</u>	Name: <u>AVON TELIENSKE C/O</u> GRACE POINTE CHUR.
Address: <u>578 5739 DUNCAN BRIDGE RD</u>	Address: <u>1453 DROWNING CREEK RD</u>
City: <u>CORNELIA</u>	City: <u>Dacula</u> 1500 BLOCK DROWNING CREEK RD (For Parcel R5329027)
State: <u>GA</u> ZIP: <u>30531</u>	State: <u>GA</u> ZIP: <u>30019</u>
Phone: <u>404-944-7256</u>	Phone: <u>404-858-0068</u>
Email: <u>timbeahan1@yahoo.com</u>	Email: <u>avtelenske@gmail.com</u>
Contact Person: <u>TIMOTHY S. BEAHAN</u> Phone: <u>404-944-7256</u>	
Contact's Email: <u>timbeahan1@yahoo.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>RA 200</u>	
Parcel Number(s): <u>5-329-001</u> ^{parcel 1} <u>5-329-027</u> ^{parcel 2} Acreage: <u>16.71</u>	
Property Address(es): <u>1453 DROWNING CREEK ROAD Dacula, GA-30019</u>	
Proposed Development: <u>Additional modular classrooms</u>	
Variance(s): <u>REQUEST 3 CLASSROOM TRAILERS</u> Waiver(s): _____	
Building/Leased Sq. Ft.: <u>960^(ca) - Bldg 1 & 2</u> Floor Area Ratio: <u>80:17</u> <u>630 - Bldg 3</u>	

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6/6/2024

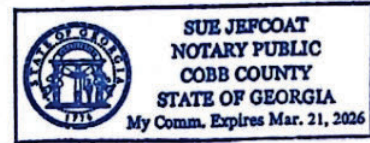
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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 six (6) months from the date of last action by the Board of Commissioners.

T. Beahan 3/20/2024
Signature of Applicant Date

TIMOTHY S. BEAHAN DIRECTOR
Type or Print Name and Title

Sue Jefcoat 3/21/24
Signature of Notary Public Date Notary Seal



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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 six (6) months from the date of last action by the Board of Commissioners.



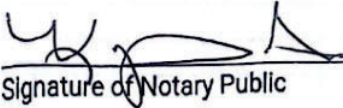
Signature of Property Owner

3/21/24

Date

Acron Zielinske - Pastor

Type or Print Name and Title



Signature of Notary Public

3/21/24

Date



Scanned with CamScanner

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6/6/2024

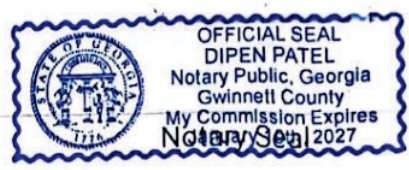
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Acron Zielinske 5/2/24 Acron Zielinske - Pastor
Signature of Applicant Date Type of Print Name and Title

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

Dipen Patel
Signature of Notary Public 5/2/24
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?

Yes No Acron Zielinske (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.

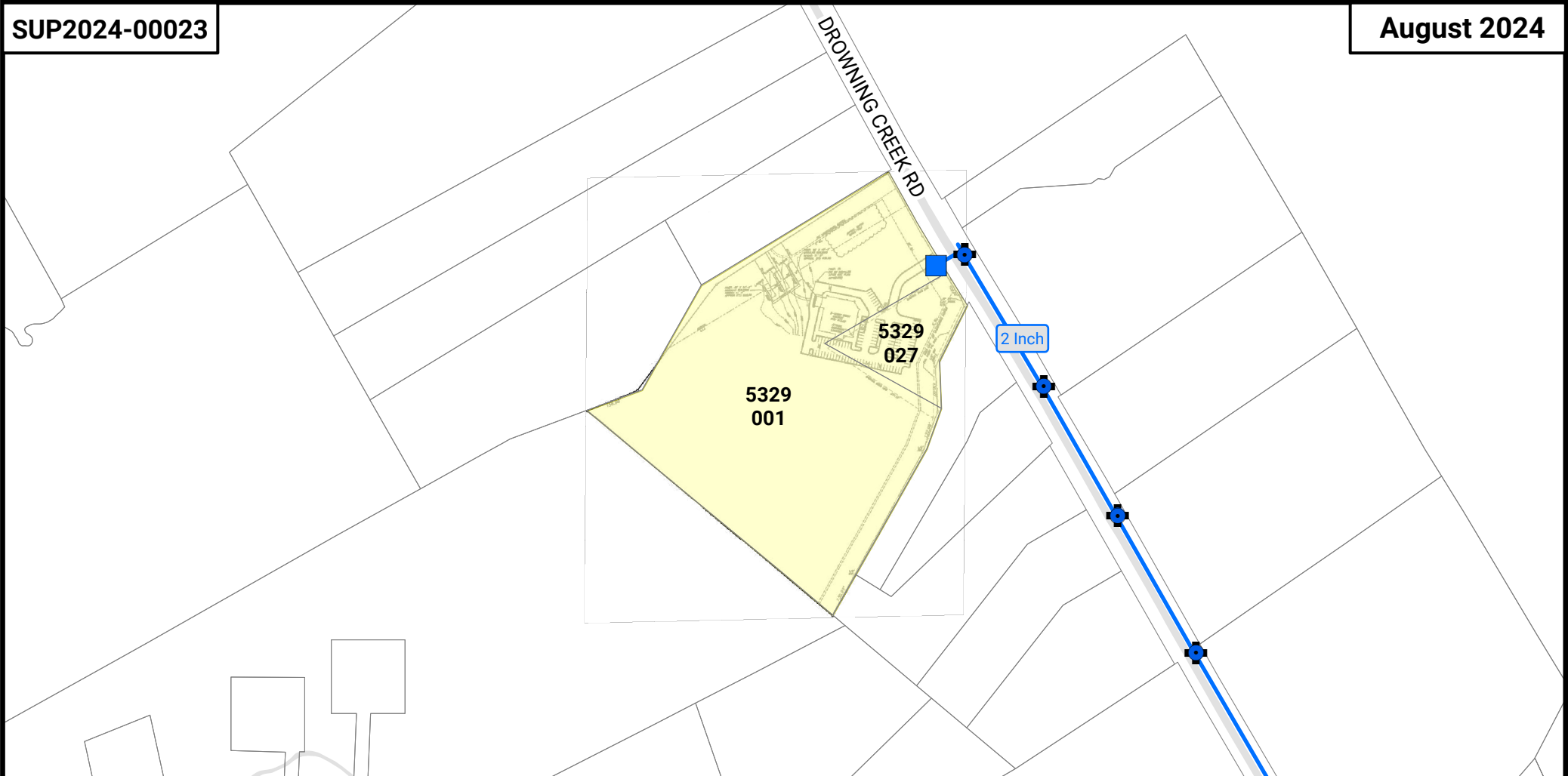
Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		07.08.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2024-00023	
Case Address:		1453 Drowning Creek Road, Dacula, 30019	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	Drowning Creek Road is a major collector. The Average Daily Traffic Volume is 896.	YES	NO
2			
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
1		YES	NO
2			
3			
4			
5			
6			
7			

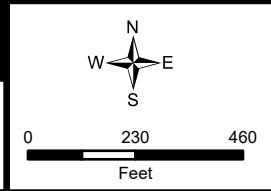


LEGEND

- Water Main
- Hydrant
- Master Vault

**1453 Drowning Creek Rd
RA-200**

**Water & Sewer
Utility Map**



LOCATION

Water Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.

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

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

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

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

Exhibit G: Maps

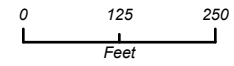
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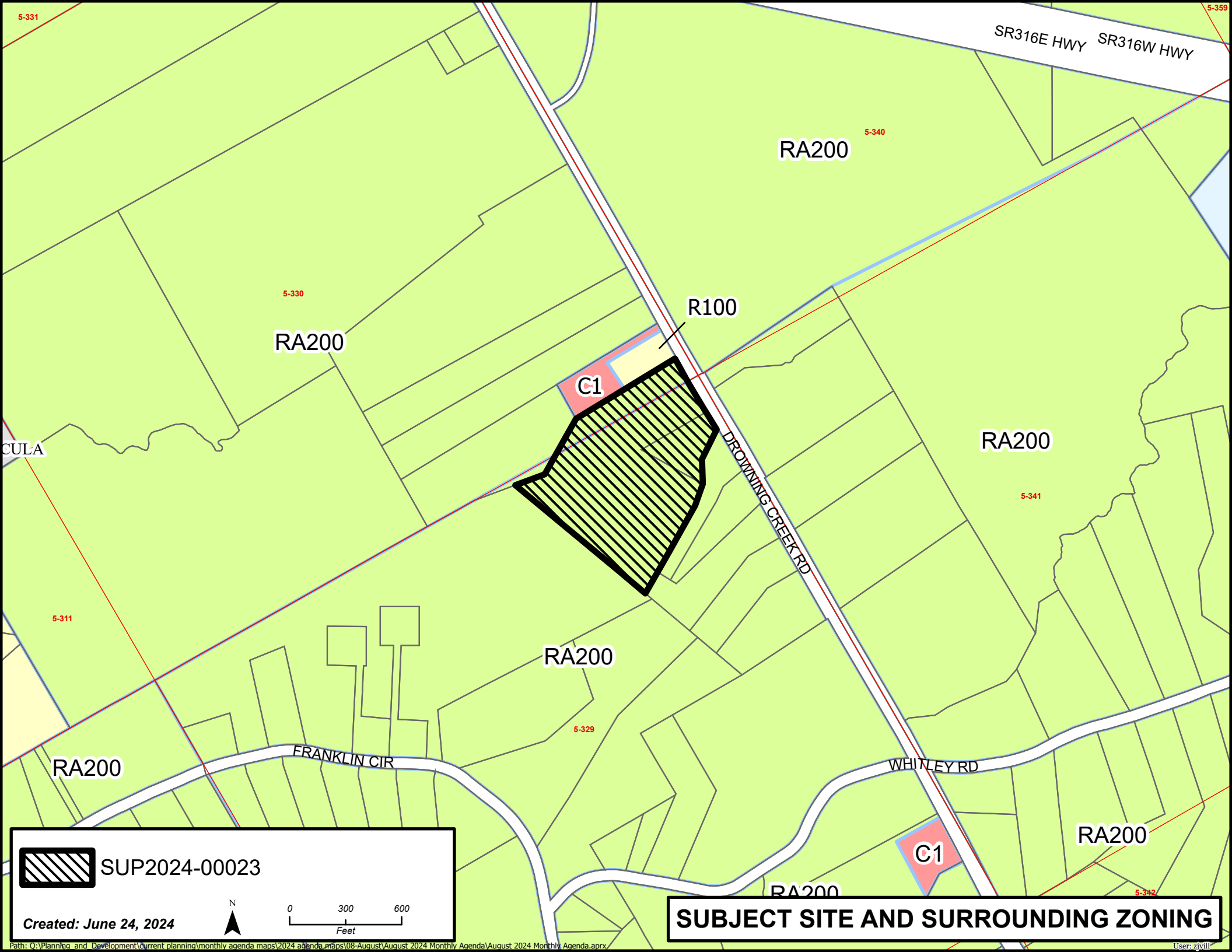


DROWNING CREEK RD

 SUP2024-00023

Created: June 24, 2024





5-331

5-359

SR316E HWY SR316W HWY

RA200

5-340

RA200

5-330

R100

C1

CULA

DROWNING CREEK RD

RA200

5-341

5-311

RA200

5-329

RA200

FRANKLIN CIR

WHITLEY RD

RA200

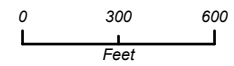
C1

RA200

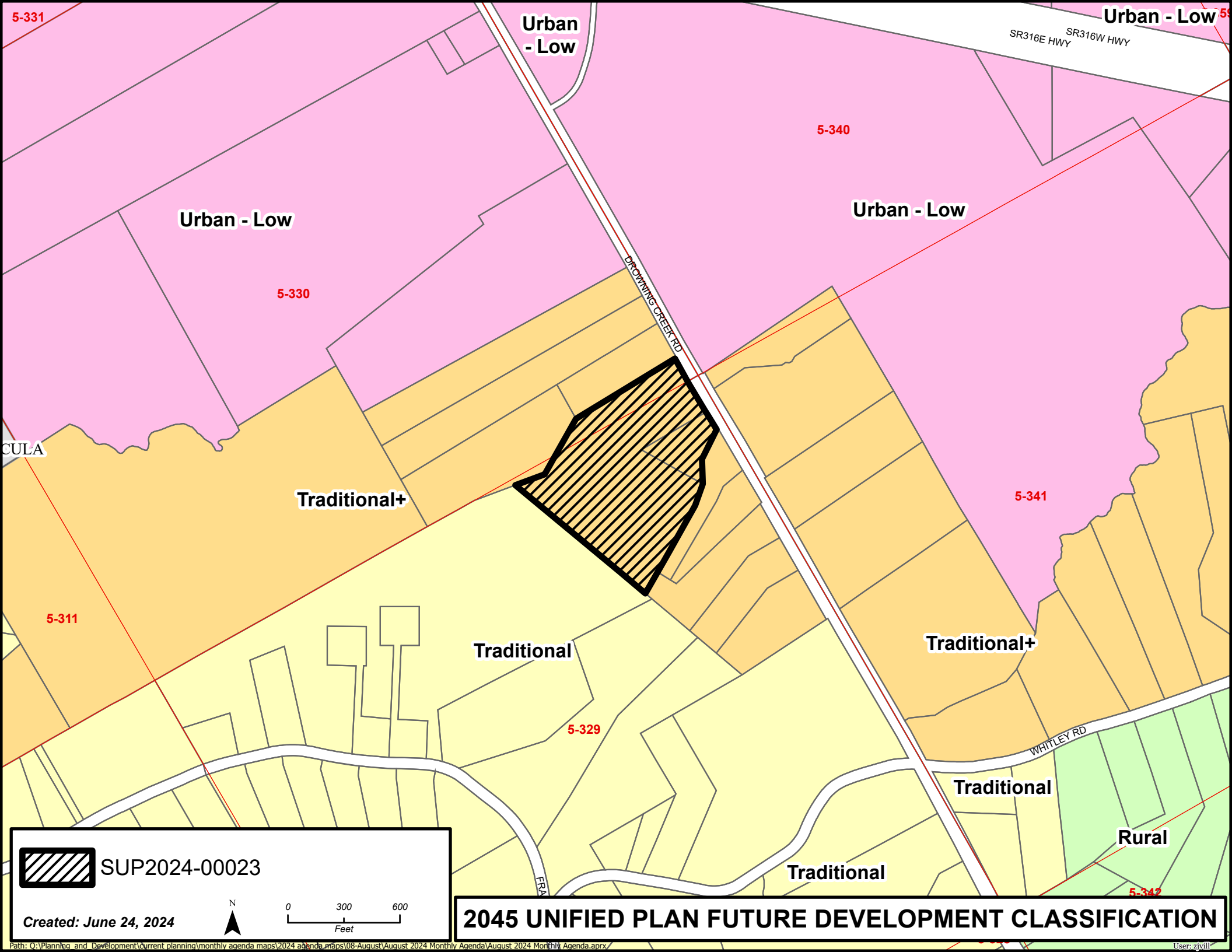
5-342

 SUP2024-00023

Created: June 24, 2024



SUBJECT SITE AND SURROUNDING ZONING



5-331

Urban - Low

Urban - Low

SR316E HWY SR316W HWY

5-340

Urban - Low

Urban - Low

5-330

DROWNING CREEK RD

CULA

Traditional+

5-341

5-311

Traditional

Traditional+

5-329

WHITLEY RD

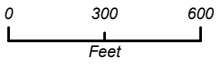
Traditional

Rural



SUP2024-00023

Created: June 24, 2024



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

Exhibit H: Document Presented at the September 3, 2024, Planning Commission Public Hearing

[attached]

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9/3/2024

