

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>BUFORD CHURCH OF CHRIST</u>	NAME: <u>SAME</u>
ADDRESS: <u>1135 CHATHAM ROAD</u>	ADDRESS: _____
CITY: <u>BUFORD</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-597-7244 CELL</u> <u>770-945-8620 OFFICE</u>	PHONE: _____
CONTACT PERSON: <u>ROBERT CONOLTY</u> PHONE: <u>770-597-7244</u>	
CONTACT'S E-MAIL: <u>bconolty@gmail.com</u>	

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

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R75</u> BUILDING/LEASED SQUARE FEET: <u>—</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>257</u> ACREAGE: <u>7.73</u>	
ADDRESS OF PROPERTY: <u>1135 CHATHAM ROAD, BUFORD, GA 30518</u>	
SPECIAL USE REQUESTED: <u>PRE SCHOOL - DAY CARE</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 231 AND 257 OF THE SEVENTH DISTRICT, GWINNETT COUNTY, STATE OF GEORGIA , CONTAINING 7.66 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE RIGHT-OF-WAY INTERSECTION OF CHATHAM VIEW DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY) AND CHATHAM ROAD (HAVING A 60 FOOT RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID POINT IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERN RIGHT-OF-WAY OF CHATHAM ROAD A DISTANCE OF 149.75 FEET TO AN IRON PIN PLACE, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY IN A NORTHEASTERLY DIRECTION NORTH 69 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 334.91 FEET TO AN IRON PIN PLACED, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 32 DEGREES 47 MINUTES 58 SECONDS EAST A DISTANCE OF 210.95 FEET TO AN IRON PIN FOUND, THENCE SOUTH 32 DEGREES 39 MINUTES 09 SECONDS EAST A DISTANCE OF 597.76 FEET TO AN IRON PIN FOUND, THENCE SOUTH 61 DEGREES 35 MINUTES 25 SECONDS A DISTANCE OF 414.87 FEET TO AN IRON PIN FOUND, THENCE NORTH 32 DEGREES 36 MINUTES 09 SECONDS WEST A DISTANCE OF 492.75 FEET TO AN IRON PIN FOUND, THENCE NORTH 19 DEGREES 09 MINUTES 56 SECONDS WEST A DISTANCE OF 367.12 FEET TO AN IRON PIN PLACED ON THE SOUTHERN RIGHT-OF-WAY OF CHATHAM ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED ON A BOUNDARY SURVEY FOR 'THE CHURCH OF CHRIST AT BUFORD, SOUTH TRUST BANK, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MARCH 30, 2004, PREPARED BY KENNETH L. NUTT, G.R.L.S. 2104.

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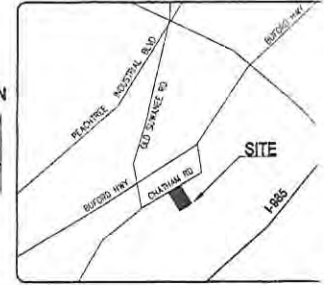
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Construction Narrative

THE PROPOSED CONSTRUCTION PLANS CALL FOR THE CONSTRUCTION OF A NEW WORSHIP CENTER WITH NEW PARKING



Location Map
N.T.S.

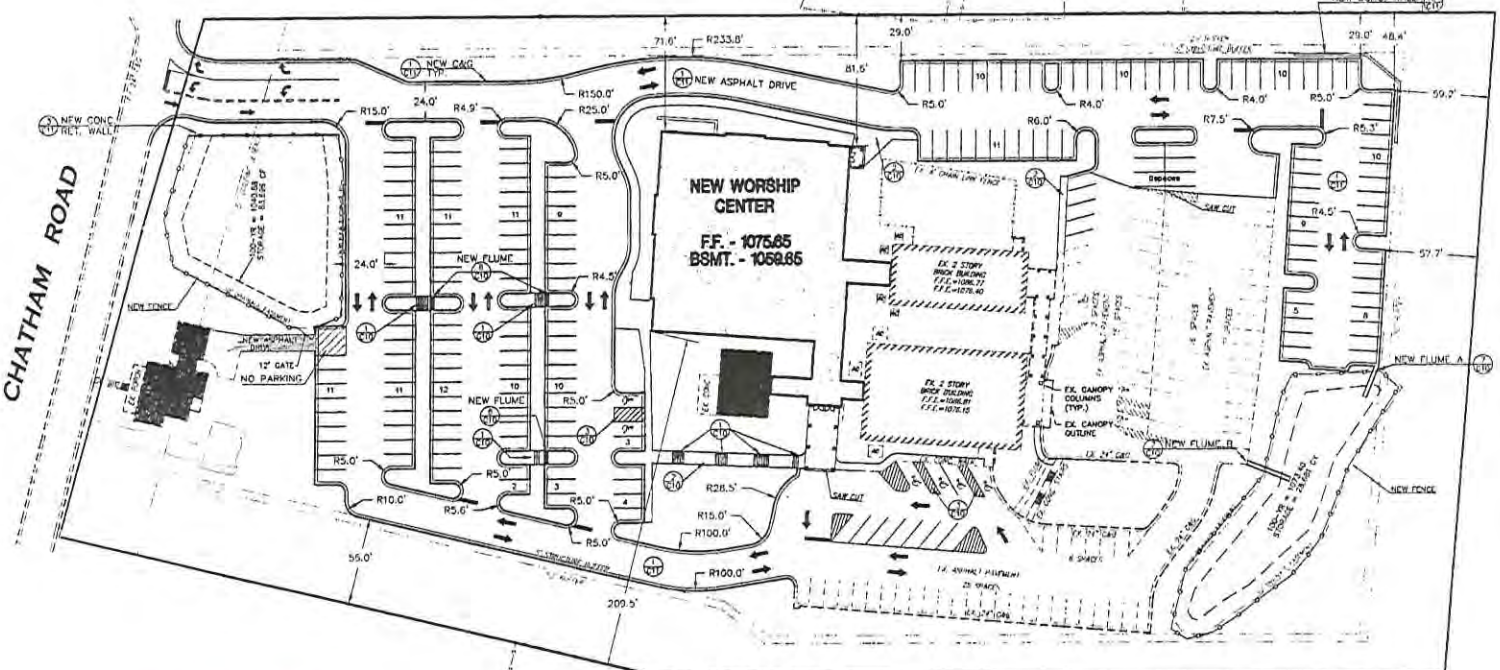
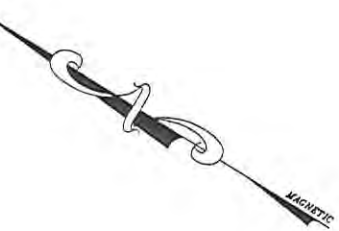
Site Notes:

1. THE SITE CONTAINS 1.766 ACRES AND IS ZONED TOTAL DISTRICT D ADDRESS 1.713 ACRES
2. THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF A NEW WORSHIP CENTER WITH NEW PARKING
3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED ON SURVEY PERFORMED BY ROBBS LAND SURVEYING, INC. DATED: FEBRUARY 6, 2003 FOR: BUFORD CHURCH OF CHRIST
4. THE SOURCE OF TOPOGRAPHIC ELEVATION BENCHMARK INFORMATION FOR SITE: NO USGS MONUMENTATION FOUND WITHIN 500' OF SITE.
5. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER: 130322 0060 C DATED: MAY 4, 1992
6. THE UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTHS FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SURE EXPLORATIONS AND PROCESSES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
9. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PEACONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
10. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
11. PARKING REQUIREMENTS FOR THE SITE ARE AS FOLLOWS:
TOTAL PARKING REQUIRED: 1 SPACE / 4 SEATS = 900 SEATS / 4 = 225 SPACES
TOTAL PARKING PROVIDED: 295 SPACES INCLUDING 8 HI-SPACES
12. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
13. BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL ARCHITECTURAL DRAWINGS.
14. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES.
15. ALL LANDSCAPE ISLANDS WITH CURB & GUTTER SHALL BE FORMED & CONCRETED PRIOR TO AGGREGATE BASE & ASPHALT BEING PLACED. LANDSCAPE ISLANDS WILL NOT BE FORMED BY CUTTING OUT ASPHALT & AGGREGATE BASE.
16. ON SITE SIGNAGE TO BE PROVIDED BY OWNER.
17. PAVEMENT MARKING PAINT TO MEET GA. DOT SPECIFICATIONS FOR CENTERLINES, TRAFFIC LANES, DIRECTION ARROWS, STOP BARS, PARKING STALLS, ETC.
18. CONTRACTOR TO COORDINATE W/ APPROPRIATE ELECTRICAL SERVICE PROVIDER FOR INSTALLATION OF SITE LIGHTING.
19. UNDERGROUND UTILITIES SERVING OR CROSSING THE PROPOSED WORKS MAY EXIST THAT ARE NOT SHOWN. ENGINEER ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
20. THE CONTRACTOR MUST OBTAIN ALL NECESSARY LAKE OR ROAD CLOSURE PERMITS BEFORE ANY WORK DONE IN THE RIGHT OF WAY AFFECTING TRAFFIC.

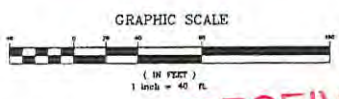
Legend	Sheet #
OVERALL SITE PLAN	C-1
DEMOLITION PLAN	C-2
GRADING & DRAINAGE PLAN	C-3
UTILITY PLAN	C-4
EROSION CONTROL PLAN	C-5
SEWER PROFILES	C-6
EROSION CONTROL DETAILS	C-7
EROSION CONTROL DETAILS	C-8
EROSION CONTROL DETAILS	C-9
DETAILS	C-10
DETAILS	C-11

Fire Notes

1. FIRE LANE SIGNS SHALL BE PAINTED TO READ "NO PARKING, FIRE LANE". LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT. ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH SIGNS NOT MORE THAN 50 FEET APART. SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE. HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN DIRECTIONS OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN TO BE LESS THAN 4 FEET NOR MORE THAN 7 FEET FROM GROUND LEVEL. FOR LANES 20 TO 28 FEET IN MARKINGS AND SIGNS WILL BE REQUIRED BOTH SIDES. CURRING OR LINEAR BEHEATING FIRE LANE SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED.
2. NO BURNING WILL BE ALLOWED ON SITE.



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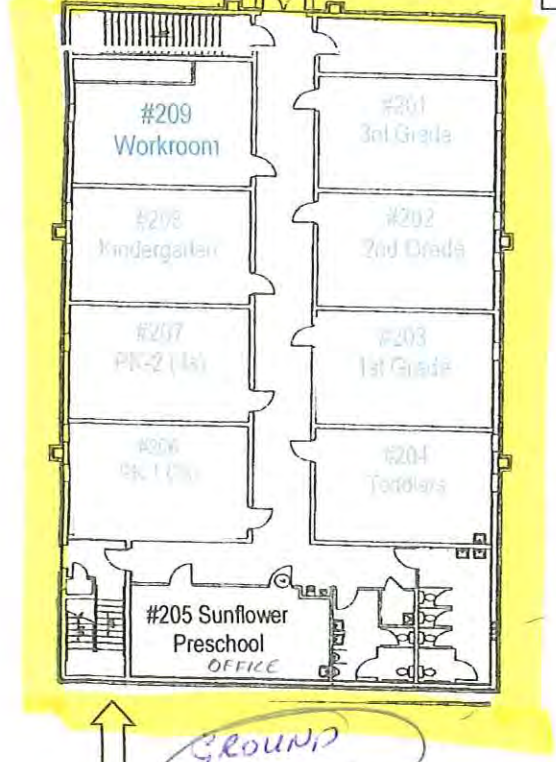
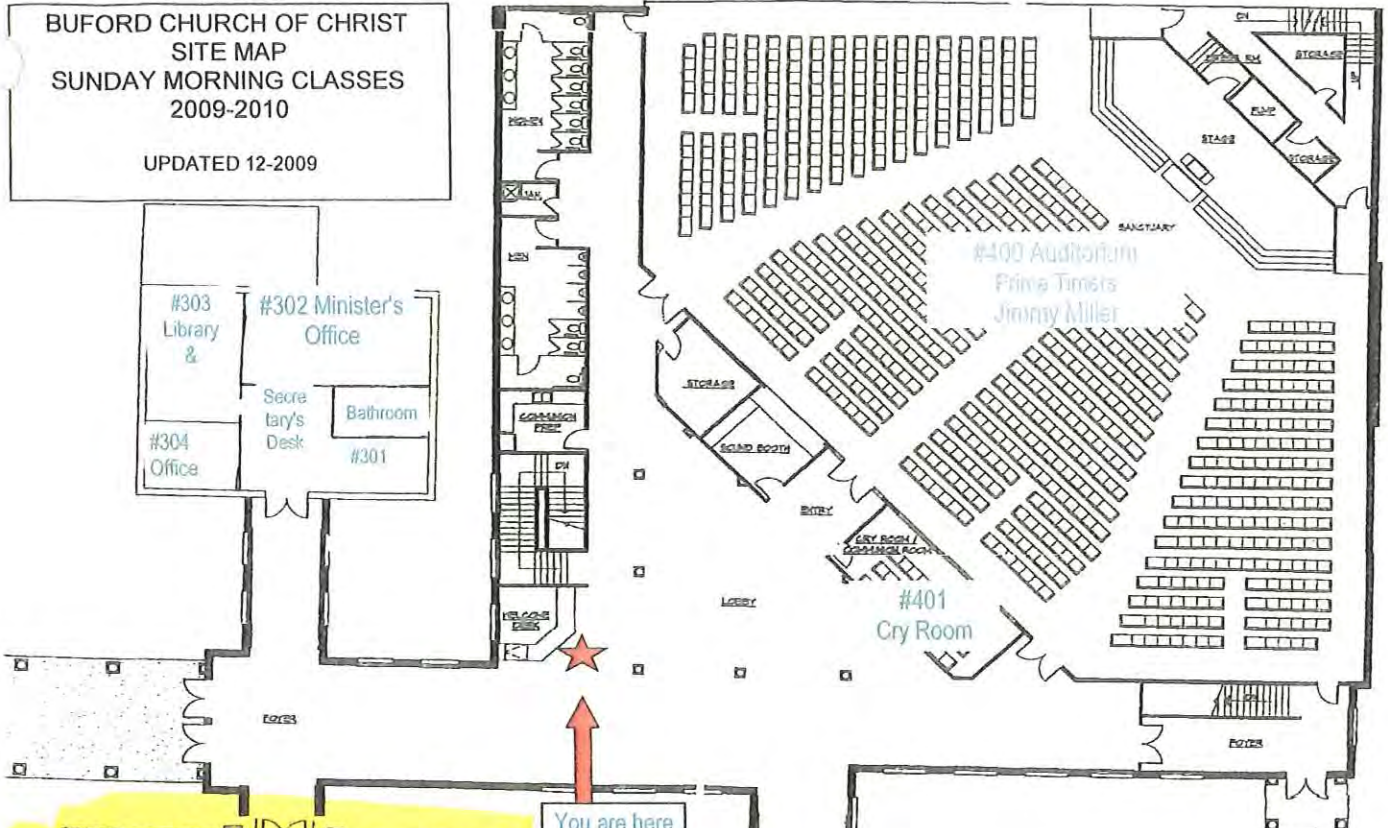


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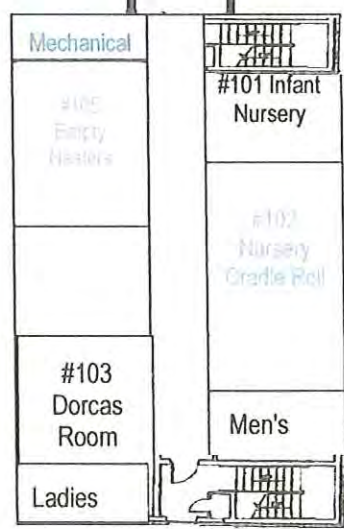
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE													<p>Owner / Developer BUFORD CHURCH OF CHRIST CHATHAM ROAD BUFORD, GA</p>		<p>Civil Engineer brewer engineering 1275 Ditch Road Suva 2500 Kennesaw, GA 30144 770 794 7017 770 794 7013 fax</p>	<p>SHEET NO. C-1</p>
NO.	DESCRIPTION	DATE																	

**BUFORD CHURCH OF CHRIST
SITE MAP
SUNDAY MORNING CLASSES
2009-2010**

UPDATED 12-2009



You are here



Main Level

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SUNDAY AM CLASS LOCATIONS

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

VERY SUITABLE USE TO ADJACENT & NEARBY PROPERTY

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

WILL NOT ADVERSELY AFFECT NEIGHBORS

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

PROPERTY IS A CHURCH PROPERTY

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

MINIMAL TRAFFIC

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

WE BELIEVE WE CONFORM TO LAND USE PLAN

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

NO KNOWN CHANGING CONDITIONS

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1135 Chatham Road
Buford, GA 30518

www.bufordcoc.com 770-945-8620

"Rooted and built up in Him..." Colossians 2:7

To: Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

12-07-2012

Gentleman,

We recently were informed that our Sonflower Preschool was not in compliance by the Fire Marshal's Office. The purpose of this request is to correct that situation.

Background:

The Buford church of Christ began meeting regularly on Sunday, February 5th, 1978 at 1135 Chatham Road, Buford, GA 30518. In September of 2000, we began a Preschool program for children ages 2-4. There are approximately 70 children in attendance from 9:30 am to 1:30 pm, M-F from September through May with an average of 12 teachers and one Director on site at all times. In addition to the teaching staff there is one volunteer "security" guard on duty when school is in session. These security guard are retired members of the Buford Congregation and are there to provide a male presence to assist the teaching staff.. These guards are not armed.

When we recently received the notice of Non-Compliance (copy attached) we met with Mr Don Alford (Department of Planning & Development Suite250)and were given a Special Use Permit Application and instructed to return this completed application and a check in the amount of \$500.00 to request an updated CFO. It was never our intention to be non-compliant, rather it was just not knowing about that requirement.

Attached is our completed Special Use Permit Application and a check in the amount of \$500.00 to bring our Preschool facility into CFO compliance.

If there is any other requirement, please contact:

Bob Conolty at the
Church office...770-945-8620 or
Cell phone..... 770-597-7244

Thank you for your help in resolving this important matter.

R. H. (Bob) Conolty
Buford Church of Christ

Enclosure: \$500.00 Check

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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.

x Robert H. Conolly 12-11-12
Signature of Applicant Date

x ROBERT H. CONOLTY - ELDER, BUFORD CHURCH OF CHRIST
Type or Print Name and Title

x Pamela S. Newman 12-11-12
Signature of Notary Public Date Notary Seal

PAMELA S NEWMAN
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES 12/08/2014

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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 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.

Robert H. Conolly 12-11-12
Signature of Property Owner Date

ROBERT H. CONOLLY - ELDER, BUFORD CHURCH OF CHRIST
Type or Print Name and Title

Pamela S. Newman 12-11-12
Signature of Notary Public Date Notary Seal

PAMELA S NEWMAN
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES 12/08/2014

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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.

Robert H. Conolly 12-11-12 ROBERT H. CONOLLY
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Pamela S. Newman 12-11-12
 SIGNATURE OF NOTARY PUBLIC DATE

PAMELA S NEWMAN
 NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
 MY COMMISSION EXPIRES 2/02/2016

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 ROBERT H. CONOLLY
 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.

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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 - 257 - 095
(Map Reference Number) District Land Lot Parcel

Robert H. Conolly 12-11-12
Signature of Applicant Date

ROBERT H. CONOLLY - ELDER, BUFORD CHURCH OF CHRIST
Type or Print Name and Title

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)

Debra Smith tax services associate
NAME TITLE
1-28-2013 paid 8/22/12
DATE

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