

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CORINTH BAPTIST CHURCH</u> <u>OF LOGANVILLE, INC.</u>	NAME: <u>PASTOR DON RICHARDS</u>
ADDRESS: <u>3156 LANGLEY RD.</u>	ADDRESS: <u>3156 LANGLEY RD.</u>
CITY: <u>LOGANVILLE</u>	CITY: <u>LOGANVILLE</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-554-3482</u>	PHONE: <u>770-554-3482</u>
CONTACT PERSON: <u>DON RICHARDS</u> PHONE: <u>770-554-3482</u>	
CONTACT'S E-MAIL: <u>DRICHARDS@CORINTHONLINE.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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u> BUILDING/LEASED SQUARE FEET: _____	
LAND DISTRICT(S): <u>5</u> LAND LOT(S): <u>125</u> ACREAGE: <u>10.91</u>	
ADDRESS OF PROPERTY: <u>3156 LANGLEY ROAD</u>	
SPECIAL USE REQUESTED: <u>PRIVATE SCHOOL</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED BY

SUP '13 0 2 7

APR 25 2013

CORINTH BAPTIST CHURCH  
3156 LANGLEY RD  
LOGANVILLE, GA. 30052

ALL THAT TRACT or parcel of land lying and being in Land Lot 125 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, containing 12.00 acres and being shown as Tract #1 according to that certain survey for Corinth Baptist Church, dated August 26, 1997, prepared by Gordon Story, certified by Gordon C. Story, RLS No. 2076, and being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way of Langley Road 1086.60 feet in a northwesterly direction along said northeasterly right-of-way from its intersection with the land lot line separating Land Lots 125 and 126 of the 5<sup>th</sup> Land District; run thence along said right-of-way North 10 degrees 04 minutes 54 seconds West 338.73 feet to a point; run thence along said right-of-way North 14 degrees 40 minutes 54 seconds West 144.88 feet to a point; run thence along said right-of-way North 22 degrees 09 minutes 42 seconds West 69.28 feet to a point; departing from said right-of-way, run thence North 63 degrees 51 minutes 24 seconds East 150.00 feet to a point; run thence North 22 degrees 09 minutes 42 seconds West 150.00 feet to a point; run thence North 63 degrees 51 minutes 24 seconds East 295.38 feet to a point; run thence North 69 degrees 48 minutes 12 seconds East 344.83 feet to a point; run thence South 31 degrees 27 minutes 05 seconds East 562.06 feet to a point; run thence South 58 degrees 32 minutes 55 seconds West 982.30 feet to a point on the northeasterly right-of-way of Langley Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

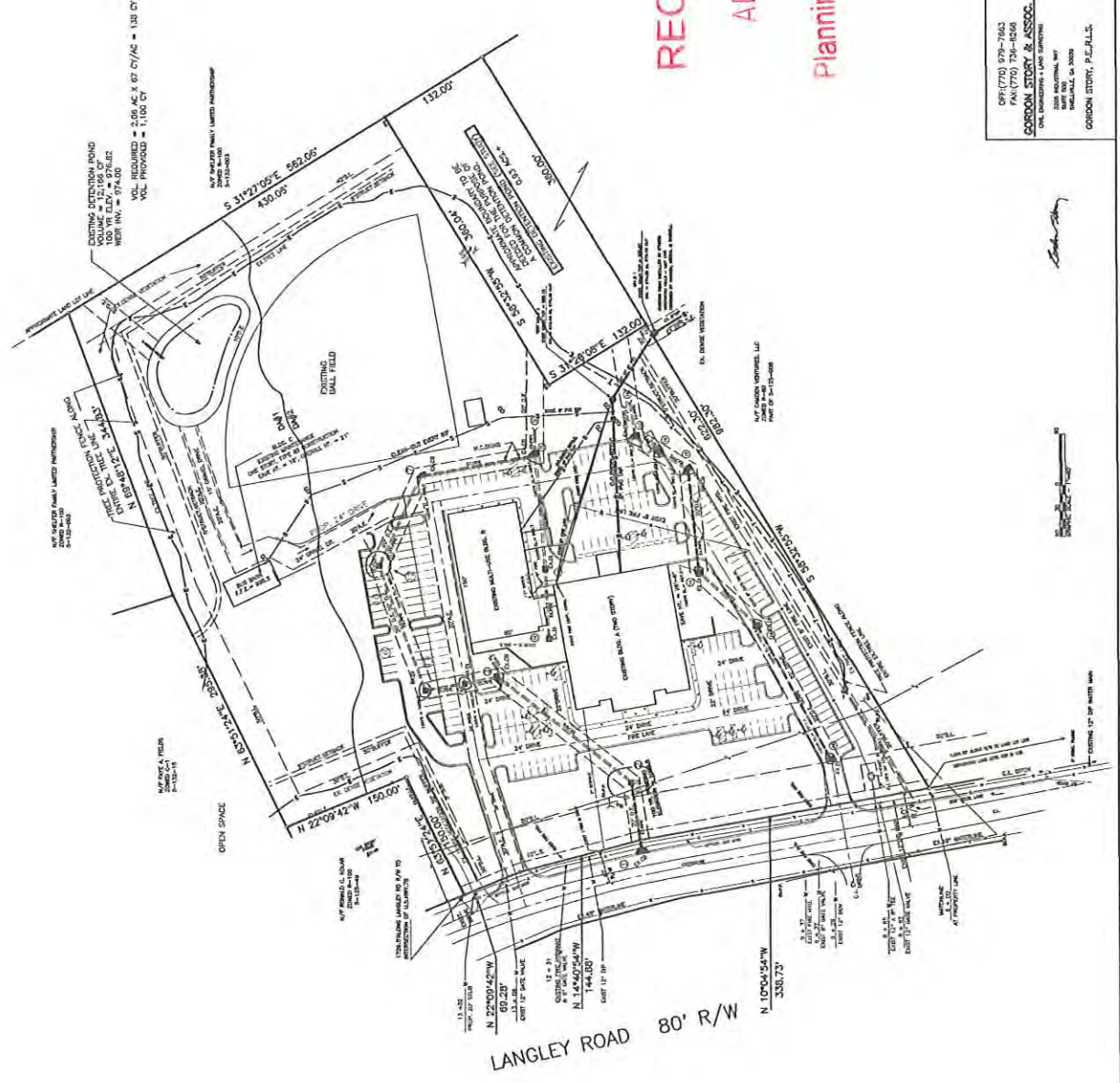
LESS AND EXCEPT from the above described property a tract of land containing 1.0910 acres conveyed to Camden Ventures, LLC by Quit-Claim Deed dated June 9, 2000, and recorded in Deed Book 20722, Page 139, Gwinnett County records.

RECEIVED BY

APR 25 2013

SUP '13 0 2 7

Planning & Development



RECEIVED BY

APR 25 2013

Planning & Development

SUP '13 027

GORDON STORV & ASSOC. CIVIL ENGINEERS 10500 UNIVERSITY AVE. SUITE 100 BELLEVILLE, MO 63713 GORDON STORV, P.E., P.L.S.	CORINTH BAPTIST CHURCH 3156 LANGLER ROAD	DATE OF PLAN: 05/25/12	SHEET 01
		DATE: 02/25/11	SHEET 02
		DATE: 03/25/11	SHEET 03

**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:

Please see attachment

---

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

Please see attachment

---

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

Please see attachment

---

- (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:

Please see attachment

---

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

Please see attachment

---

- (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:

Please see attachment

---

RECEIVED BY

APR 25 2013

3

SUP '13 0 2 7

Planning & Development

ATTACHMENT  
(SUP Applicant's Response)

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes – The property is currently zoned for a church that meets Sundays and Wednesdays. The SUP to allow a Christian school in the same facility, operating Monday through Friday normal school hours, is compatible and suitable for the adjacent property.

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

No – The SUP will have no adverse affect on the surrounding area

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

Yes – The property now has more than just an economic value to the area and the additional use of the facilities by Gwinnett Christian School will enhance the economic and overall value to the community.

(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 – There is access to and from the property on Langley Road from either Hwy. 78 or Cooper Road. The SUP we are requesting should not cause any burdensome use of existing streets or utilities.

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

Yes – The SUP to operate a Christian School on the same campus with Corinth Baptist Church is in conformity 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 SPECIAL USE PERMIT:

Yes – Given the fact that the presence of Corinth Baptist Church already has a positive influence in the community, approval of this SUP would allow the operation of a Christian School on the same property which would not only be good for the community, but would be resourceful by dual use of the property

RECEIVED BY

APR 25 2013

Planning & Development

SUP '13 0 2 7



# Gwinnett Christian Academy

A MINISTRY OF CORINTH BAPTIST CHURCH

3156 Langley Road Loganville, GA 30052 (770) 982-3773

[www.gwinnettchristianacademy.org](http://www.gwinnettchristianacademy.org)

April 25, 2013

Re: Request for Special Use Permit

To Whom It May Concern:

We are requesting a Special Use Permit for Gwinnett Christian Academy to be to be relocated from its present location to the campus of Corinth Baptist Church at 3156 Langley Road, Loganville, GA 30052. Our state of the art facilities, consisting of 12+ acres, meet all of the State building, fire and safety requirements for this type of ministry.

Gwinnett Christian Academy is a ministry of Corinth Baptist Church. It is our belief and conviction that we are to educate the "whole person" as a part of the Great Commission. It is our intent to provide an atmosphere where students can be trained to the highest level academically, morally and spiritually, thus enabling them to be better citizens, contributing to the betterment of our families, community, and State. Gwinnett Christian Academy not only ministers to the families of Corinth Baptist Church, but also reaches out to minister to families in the community.

Gwinnett Christian Academy has a superior record educationally in an atmosphere that is Christ-centered. We are SACS and ACSI Accredited. Each day our students are challenged to reach their fullest potential academically, physically, socially, creatively and spiritually.

We respectfully request your approval on this request.

Sincerely,

Dr. Don Richards  
Pastor

DR/pc

RECEIVED BY

APR 25 2013

Planning & Development

SUP '13 0 2 7

**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.

Pastor Don Richards 4/25/13  
Signature of Applicant Date  
CORINTH BAPTIST CHURCH OF LOGANVILLE, INC.

DON RICHARDS, PASTOR / CEO  
Type or Print Name and Title

Pam J. Coggins 4/25/13  
Signature of Notary Public Date Notary Seal



RECEIVED BY

SUP '13 0 2 7

APR 25 2013

Planning & Development

**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.

Pastor Don Richards 4/25/13  
Signature of Property Owner Date  
CORINTH BAPTIST CHURCH OF LOGANVILLE, INC.

DON RICHARDS, PASTOR / CEO  
Type or Print Name and Title

Pam J. Coggins 4/25/13  
Signature of Notary Public Date



**RECEIVED BY**

**APR 25 2013**

**SUP '13 0 2 7**

**Planning & Development**



**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.** ?

pastor Don Richards      DON RICHARDS, PASTOR / CEO  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

Hollis Reese      4/25/13      HOLLIS REESE  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

Pam J. Coggins      4/25/13  
 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    pastor Don Richards  
 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 BY**

SUP '13 0 2 7

APR 25 2013

Planning & Development

**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:      5      -      125      -      060  
(Map Reference Number)      District      Land Lot      Parcel

Pastor Don Richards      4-24-13  
Signature of Applicant      Date

DON RICHARDS      PASTOR      DORINTH      BAPTIST CH.  
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)

Bill Jordan      TSA  
NAME      TITLE  
4/24/13  
DATE  
GWINNETT COUNTY  
TAX COMMISSIONER

**RECEIVED BY**

**APR 25 2013**

**Planning & Development**