

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION		OWNER INFORMATION*	
NAME: <u>Erika Boday / Caram Signs & Imaging</u>	NAME: <u>Free Chapel Worship Center</u>	ADDRESS: <u>826 Curie Dr.</u>	ADDRESS: <u>3001 McEver Rd.</u>
CITY: <u>Alpharetta</u>	CITY: <u>Gainesville</u>	STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30504</u>
PHONE: <u>678-393-3313</u>	PHONE: <u>678-677-8300</u>	CONTACT PERSON: <u>Erika Boday</u> PHONE: <u>678-393-3313</u>	
CONTACT'S E-MAIL: <u>eboday@caramsigns.com</u>			

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICT(S): M-1 PRIOR ZONING CASE: SCP-05-032 from 1989

LAND DISTRICT(S): 7153 LAND LOT(S): 005 ACREAGE: 21.6

ADDRESS OF PROPERTY: 855 Northbrook Pkwy

PROPOSED CHANGE IN CONDITIONS: Remove Oversigned sign restriction

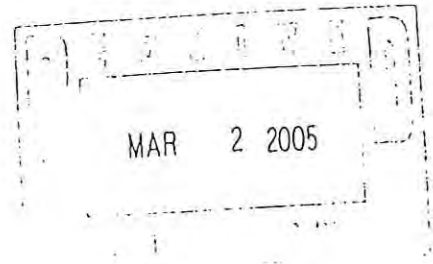
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>65,080</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Land Description

All that tract or parcel of land lying in Land Lots 153 and 157 of the 7th District, Gwinnett County, Georgia, also known as Lot 4, Block "A", Northbrook Phase III, and being more particularly described as follows.

BEGINNING at a concrete monument found at a point on the southwestern corner of the right-of-way (R/W) of Interstate 85 (300' R/W); thence following said R/W in a northeasterly direction along a curve to the right, an arc length of 1,078.34 feet, with a radius of 5,579.58 feet, a chord bearing of North 37 degrees 21 minutes 25 seconds East and a chord distance of 1,076.67 feet to a point; said point also on the southeasterly R/W of Interstate 85 (300' R/W), thence departing said R/W in a southeasterly direction South 61 degrees 21 minutes 31 seconds East a distance of 973.21 feet to a point on the northwestern R/W of Northbrook Parkway (100' R/W), thence along said R/W in a southwesterly direction, along a curve to the right an arc length of 460.40 feet with a radius of 795.59 feet; thence continuing along said R/W South 61 degrees 47 minutes 52 seconds West a distance of 277.91 feet, thence continuing along said R/W along a curve to the left an arc length of 466.09 feet with a radius of 983.01 feet, to a point on the R/W of Northbrook Parkway (100' R/W), thence departing said R/W North 58 degrees 12 minutes 08 seconds West a distance of 701.20 feet to the point of beginning which is a point on the R/W of Interstate 85. Said parcel comprising 21.603 acres.



SUP 05 0 3 2

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ARCHITECTURE
PLANNING
PROGRAMMING
INTERIORS

AIA NCARD

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Brewster + Crocker Architects, PC

brewster + crocker
architects

410 Bradford Street, NW
Gainesville, Georgia 30501
P - 770.536.9865
F - 770.536.9542

RENOVATION PLANS FOR

FREE CHAPEL
Gwinnett Campus

833 NORTHBRIAR PARKWAY
SUWANEE, GA 30024

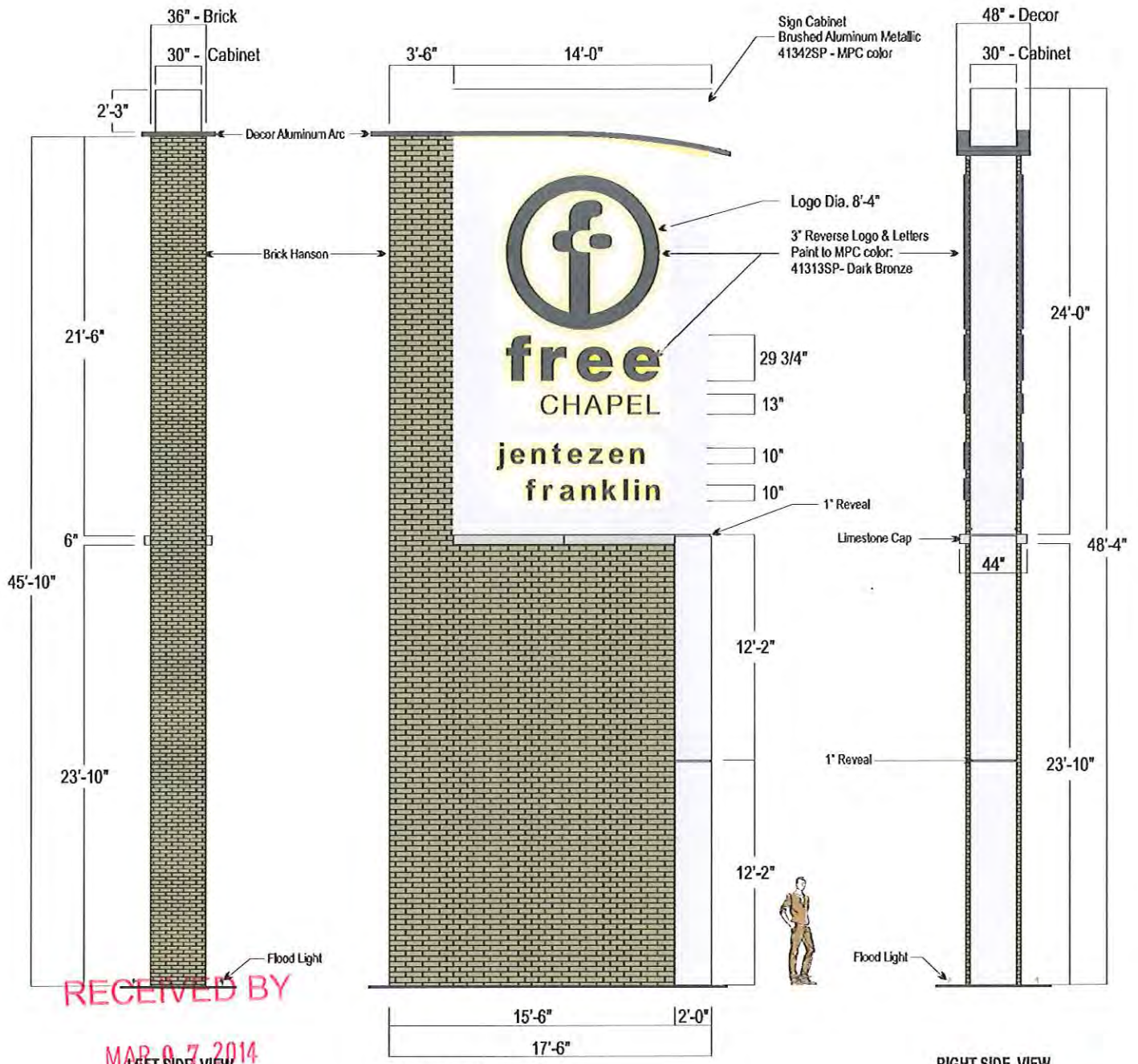


Proposed Sign
Location

DATE 03-17-13	JOB NO. 2013-06
------------------	--------------------

SCALE

MONUMENT SIGN - D
DOUBLE FACE
REVERS CHANEL ILLUMINATED



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 LEFT SIDE VIEW

FRONT VIEW

RIGHT SIDE VIEW

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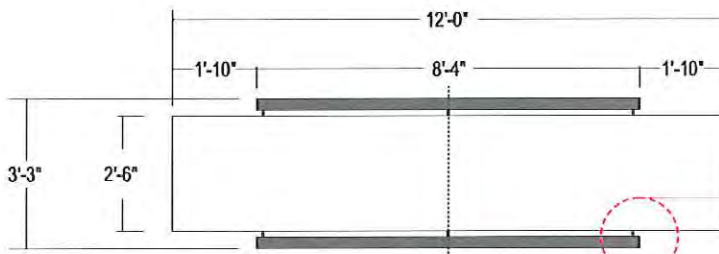
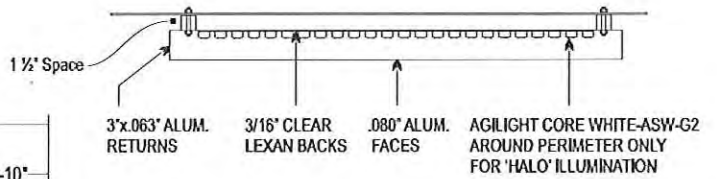
CANAM
 Signs & Imaging
 826 CURIE DRIVE
 ALPHARETTA, GA 30005
 TEL: 678-393-3313
 FAX: 678-393-3323

RENAME: Free Chapel Gwinnett	ACCOUNT MANAGER: David Bodzy	DATE: 11-11-2013	REVISIONS		
JOB NAME: 2118	PHONE: 770-395-1500	SCALE: 1/8"=1'-0"	NO.	BY	DATE
CONTACT: Charl Nesor	FAX:	DRAWN BY: SU	1	URA	12.02.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	E-MAIL:		2	URA	12.30.13
			3	URA	1.09.14
			4	URA	1.15.14
			6 of 13		

APPROVAL	
Approval is required to begin production	
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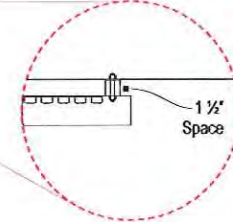
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MONUMENT SIGN - D
DOUBLE FACE
REVERS CHANEL ILLUMINATED



Horizontal Cross Section A-A

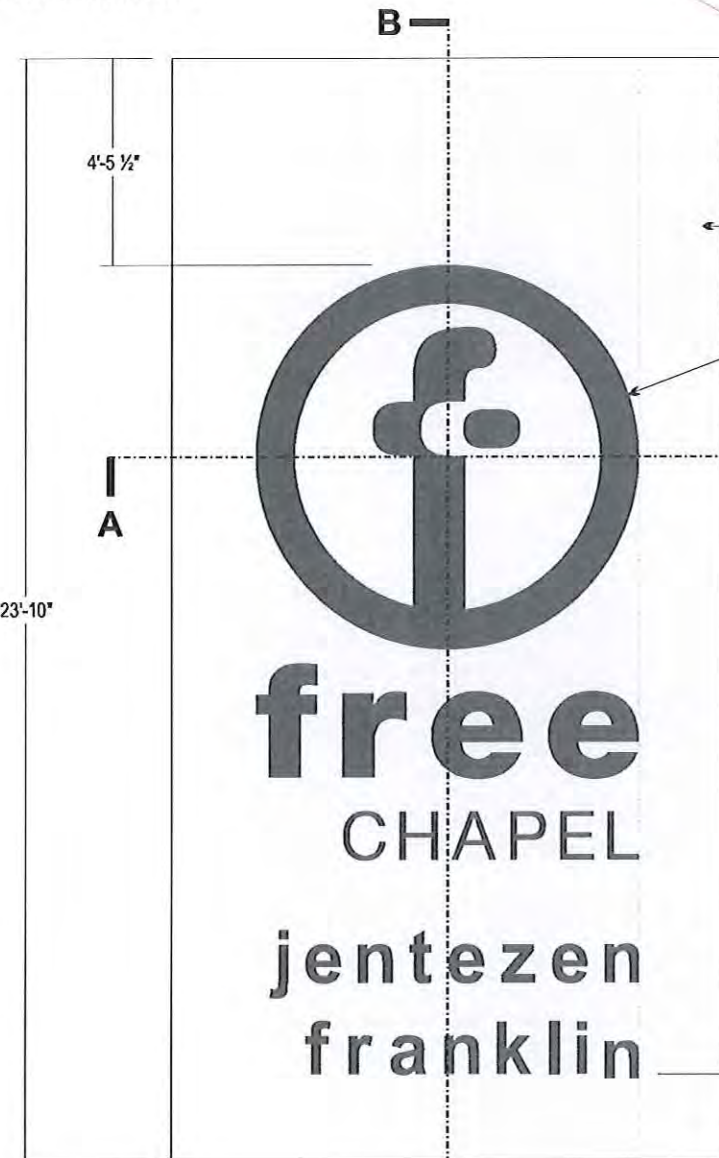
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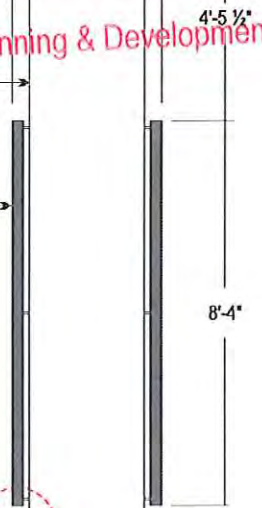
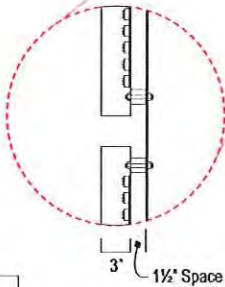
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Brushed Aluminum Metallic
 41342SP - MPC color
 .125" ALUM. FACE

3" Reverse Logo & Letters
 Paint to MPC color:
 41313SP- Dark Bronze



Vertical Cross Section B-B

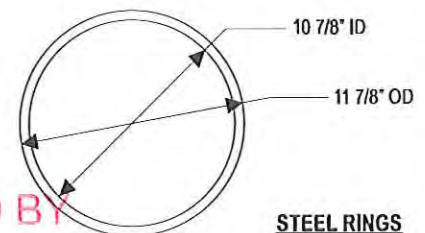
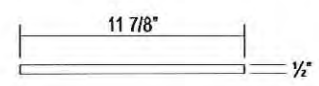
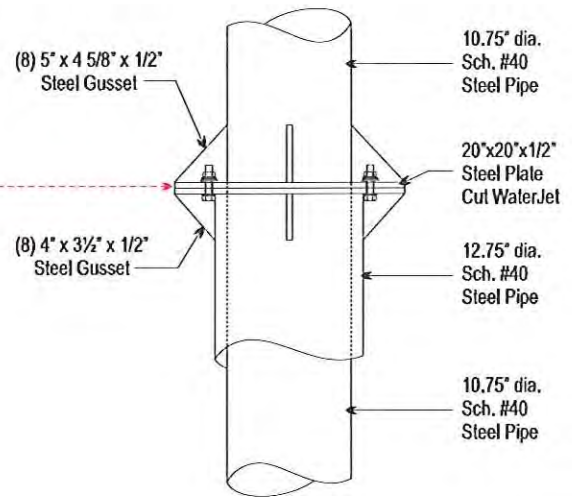
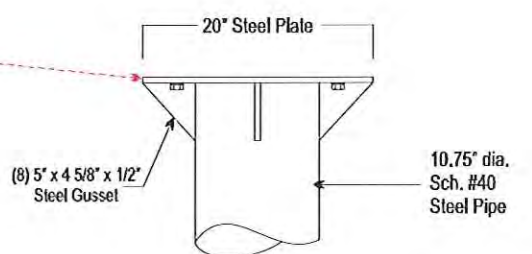
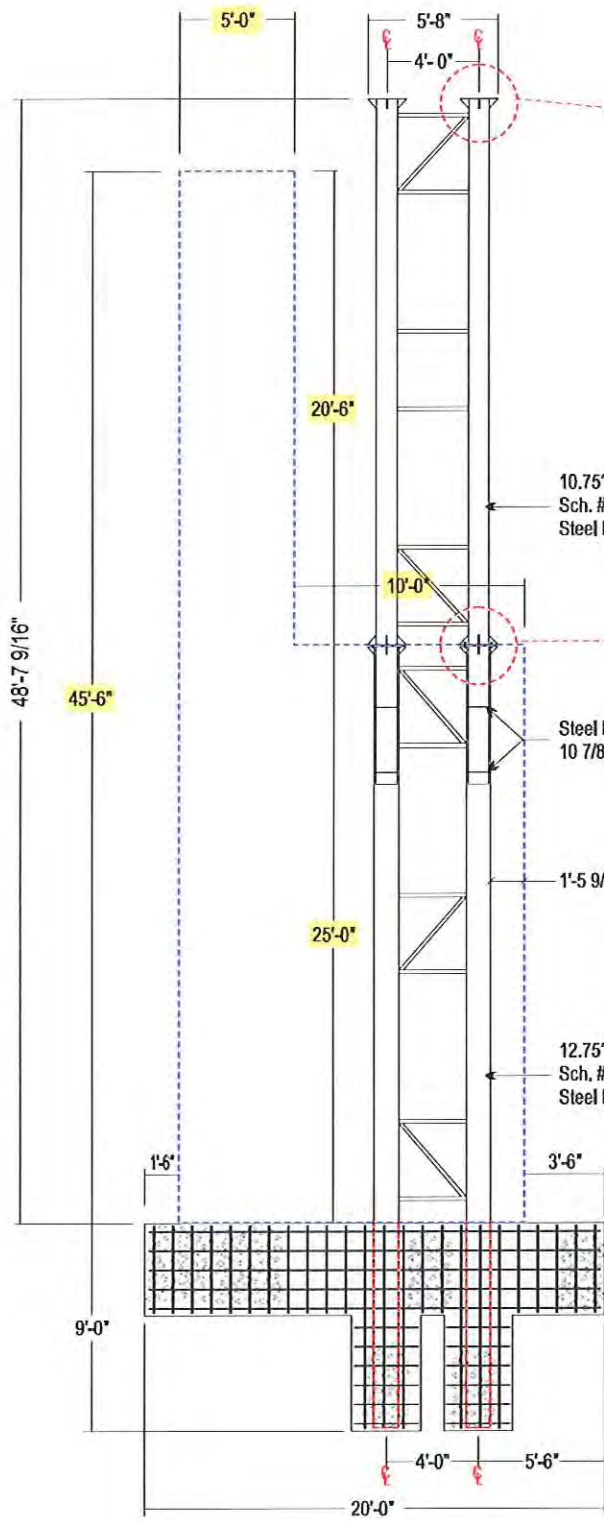
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CON: Charl Naser	FAX:	DRWN BY: SU	1	URA	12.30.13
LOC: 855 Northbrook Parkway Suwanee, GA 30024	EWL:		2		
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			4		
			7 of 13		

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 Concrete 3000 psi
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 STEEL RINGS
 Qty: 4
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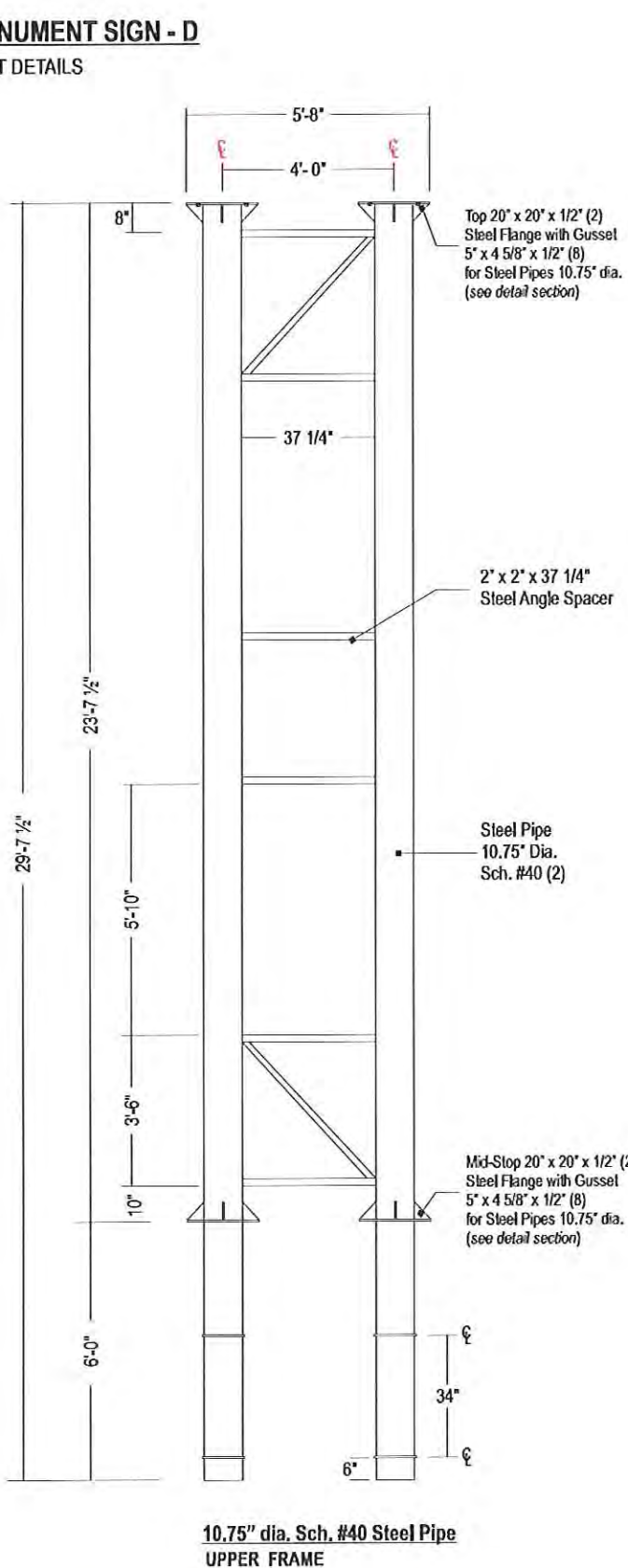
REN/ME: Free Chapel Gwinnett	ACCOUNT MGR: David Bodzy	DATE: 11-11-2013	REVISIONS
JOB/NO: 2118	PHONE: 770-395-1500	SCALE: 1/8"=1'-0"	NO. BY DATE
CONTACT: Charl Neser	FAX:	DRAWN BY: SU	1 2 3 4
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	E/W/L:	8 of 13	

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NAME	DATE	
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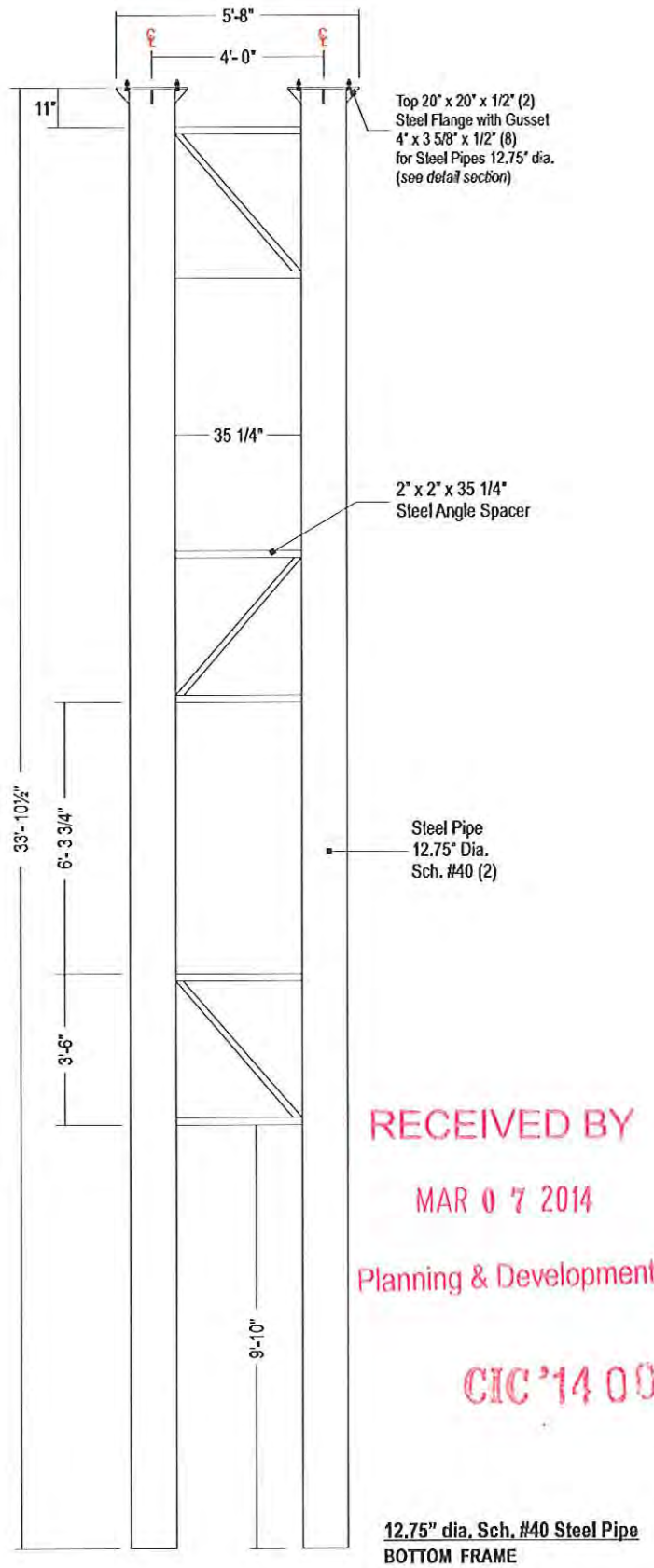
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MONUMENT SIGN - D

POST DETAILS



**10.75" dia. Sch. #40 Steel Pipe
UPPER FRAME**



**12.75" dia. Sch. #40 Steel Pipe
BOTTOM FRAME**

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REF NO: Free Chapel Gwinnett	ACCOUNT MANAGER: David Bodzy	DATE: 11-11-2013	REVISIONS		
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CONTACT: Charl Naser	FAX:	DESIGNED BY: SU	1	URA	12.30.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:	9 of 13	2		
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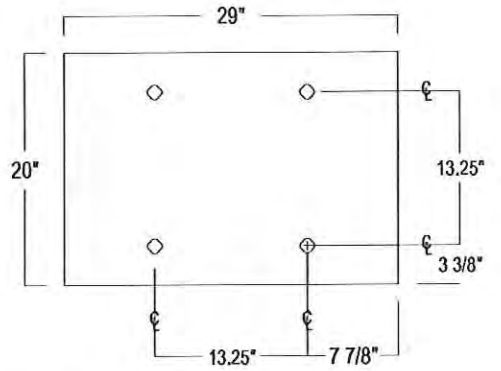
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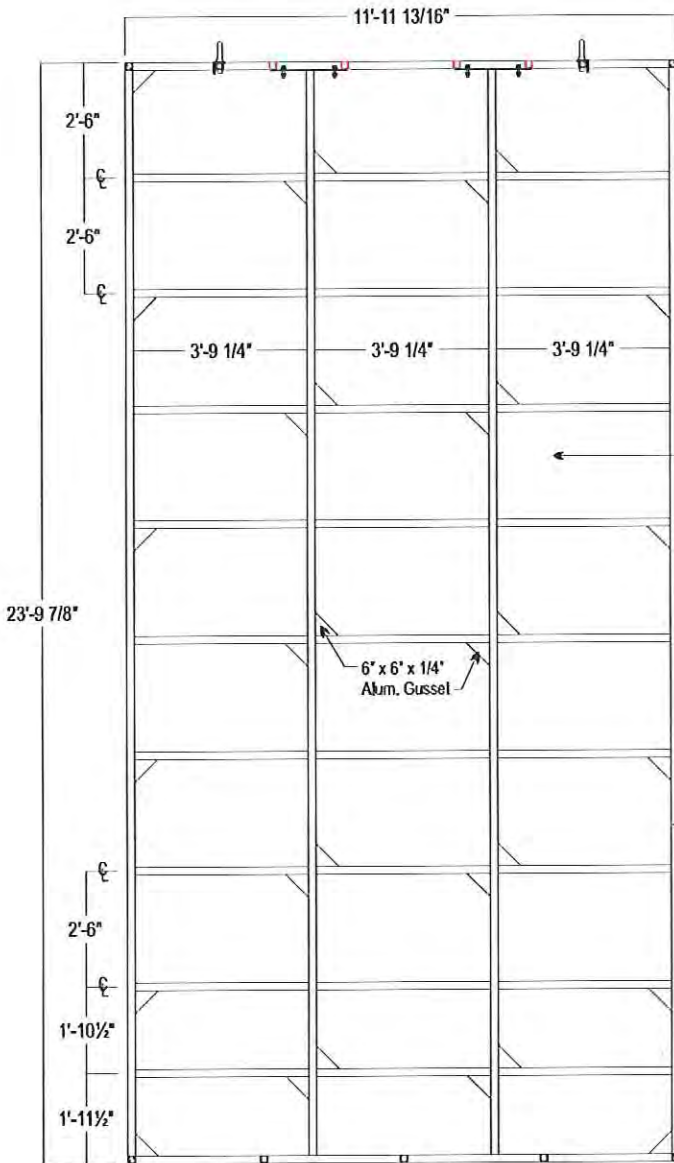
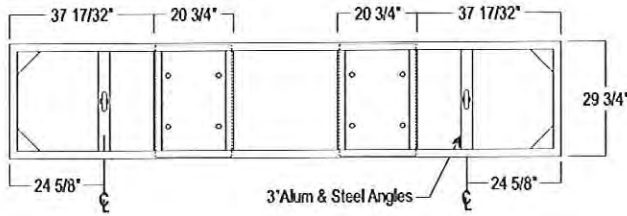
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2" x 2" x 1/4" ALUMINUM TUBE
FRAME DETAILS

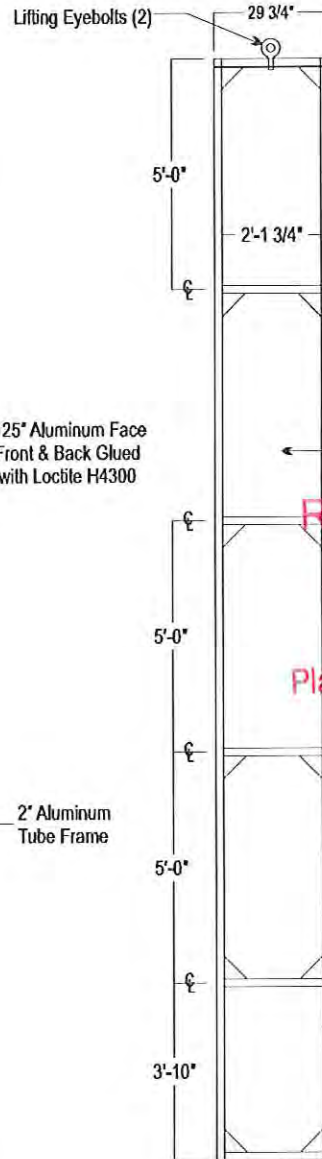
(2) 29" x 20" x 3/8"
Aluminum Flange



PLAN VIEW

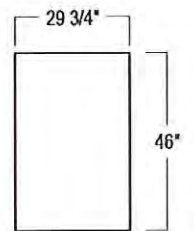


FRONT VIEW



SIDE VIEW

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.080" Access Panel
w/counter Sunk Screws

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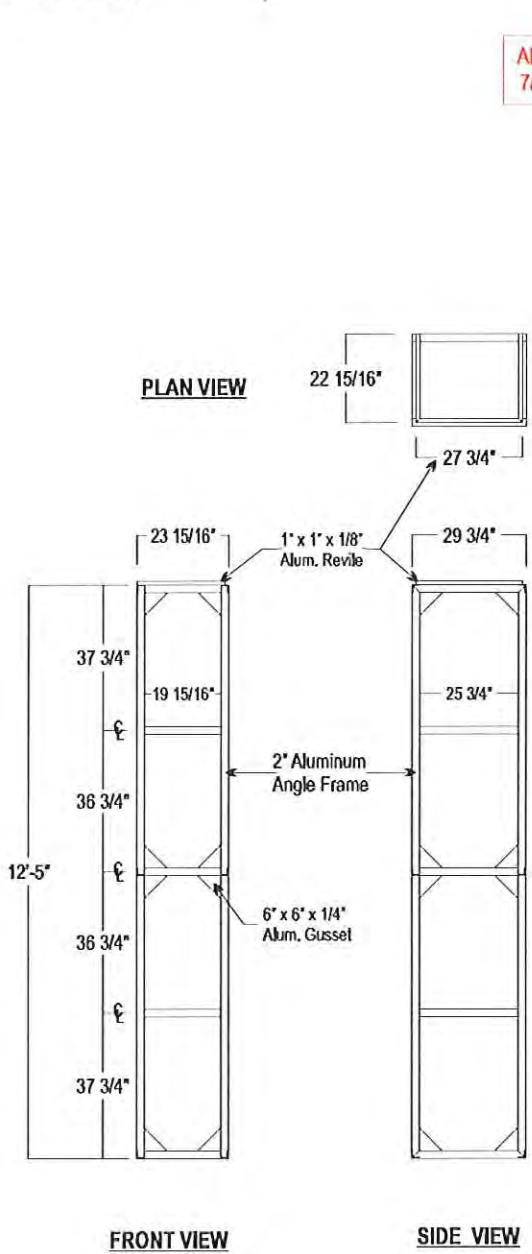
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JOB NO: 2118	PHONE: 770-395-1500	SCALE: 1/4"=1'-0"	NO.	BY	DATE
CONTACT: Charl Naser	FAX:	DESIGNED BY: SU	1	URA	12.30.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	E-MAIL:		2		
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			10 of 13		

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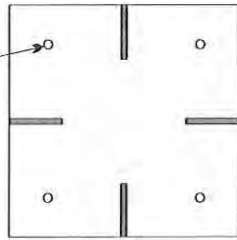
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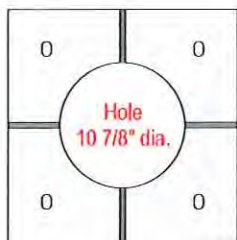
2" x 2" x 1/4" ALUMINUM ANGLE
FRAME DETAILS



All Holes
7/8" dia.



Top 20"x20"x1/2" Steel Plate
for 10.75" Pipes
Qty: 2 WaterJet

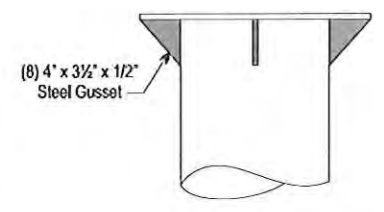
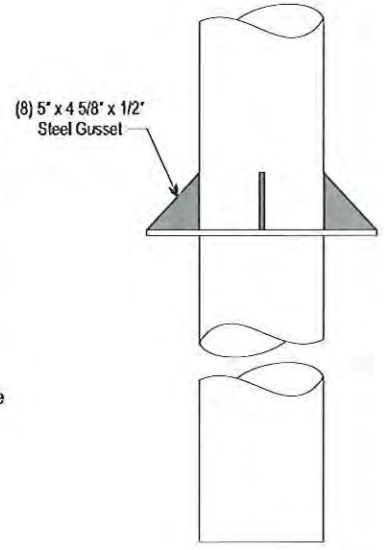
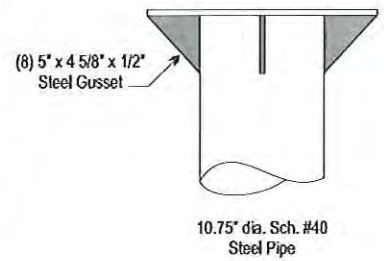


Med-Stop 20"x20"x1/2" Steel Plate
for 10.75" Pipes
Qty: 2 WaterJet



Top 20"x20"x1/2" Steel Plate
for 12.75" Pipes
Qty: 2 WaterJet

STEEL PLATE DETAIL
SCALE: 3/4"=1'-0"



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12.75" dia. Sch. #40
Steel Pipe

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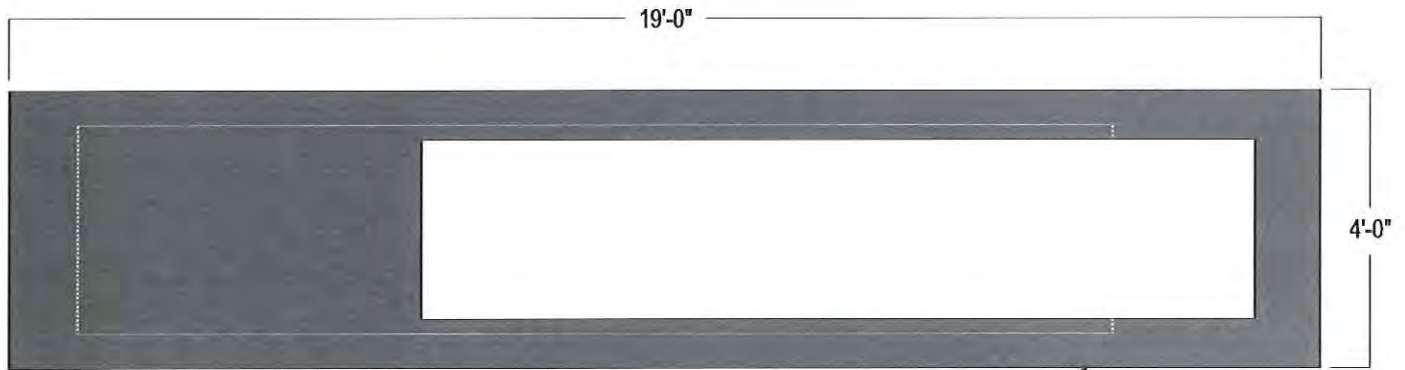
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LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:	11 of 13	2		
			3		
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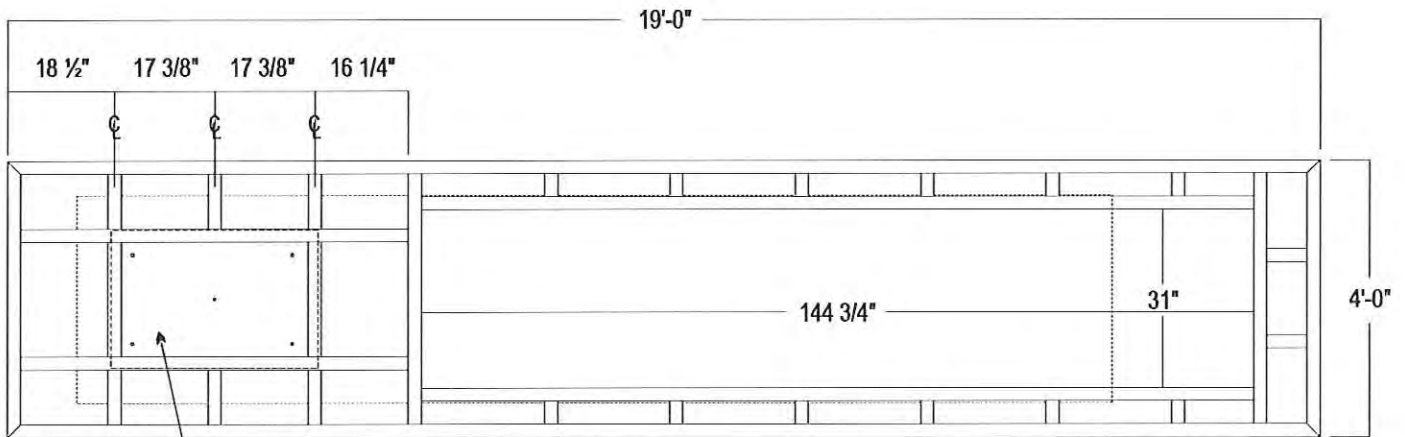
MONUMENT SIGN - D

DECOR ARC DETAILS



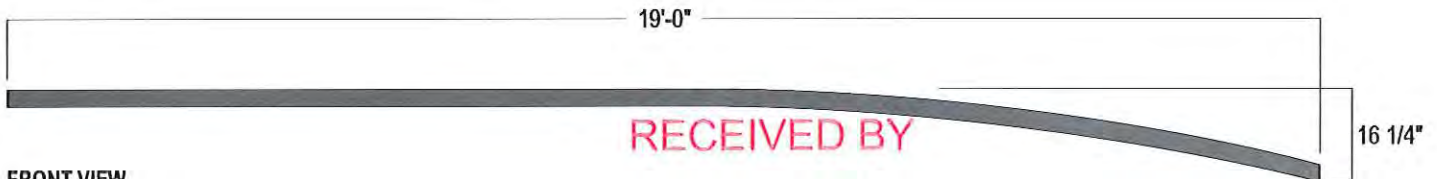
Decor Aluminum Arc
Paint to MPC color:
41313SP- Dark Bronze

PLAN VIEW



24" x 36" x 3/8"
(1) Alum. Flange
with 5/8" - 5 Holes

3" x 2 1/4" x 1/4" ALUM CHANNEL FRAME
13-61-517 (6061-T6)



FRONT VIEW

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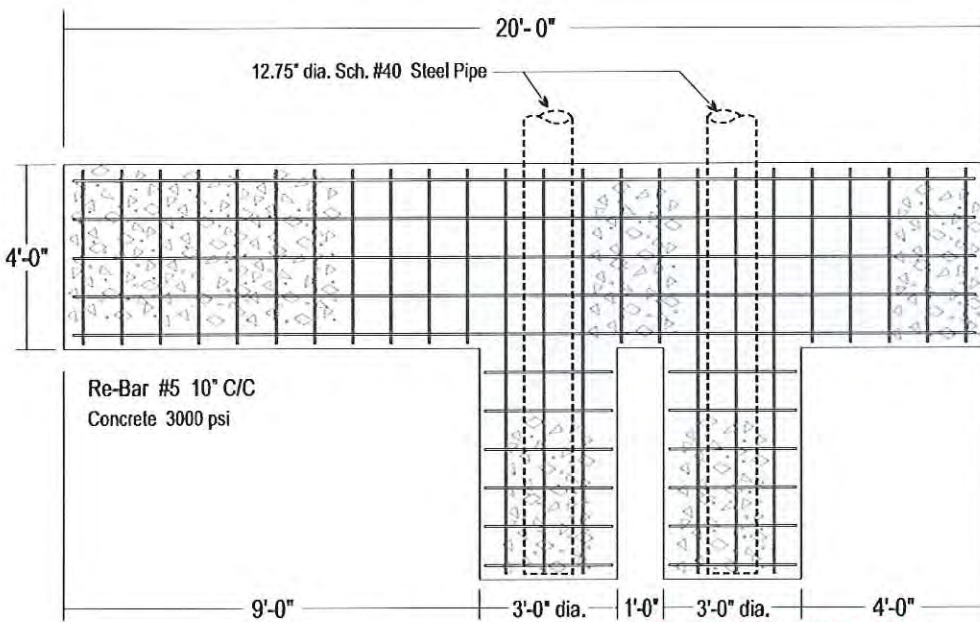
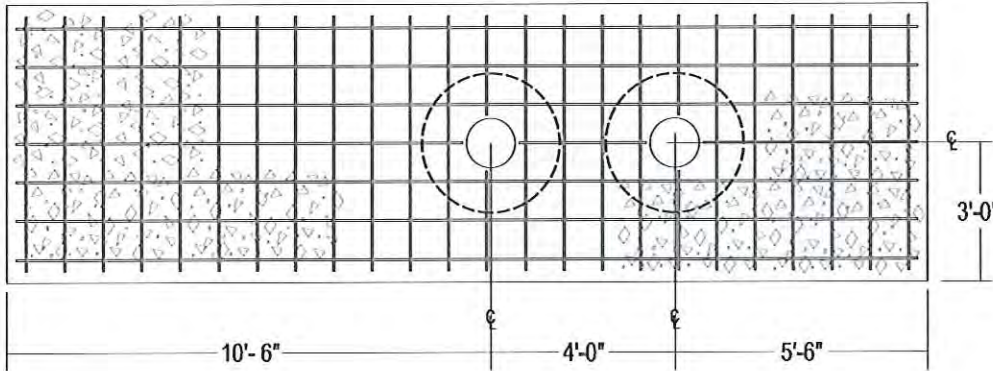
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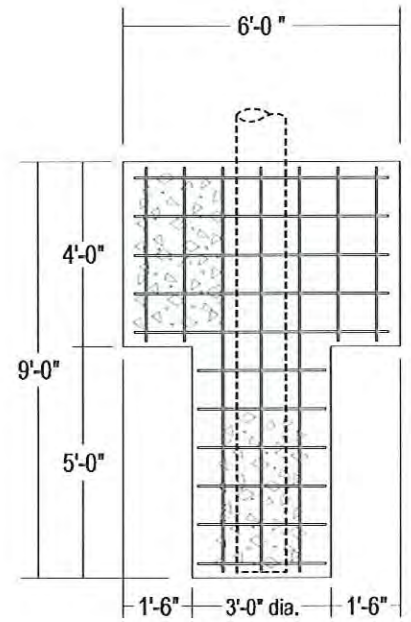
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CONCRETE DETAILS

PLAN VIEW



FRONT VIEW



SIDE VIEW

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EXHIBIT A: WEST SIDE ADJACENT TENANTS

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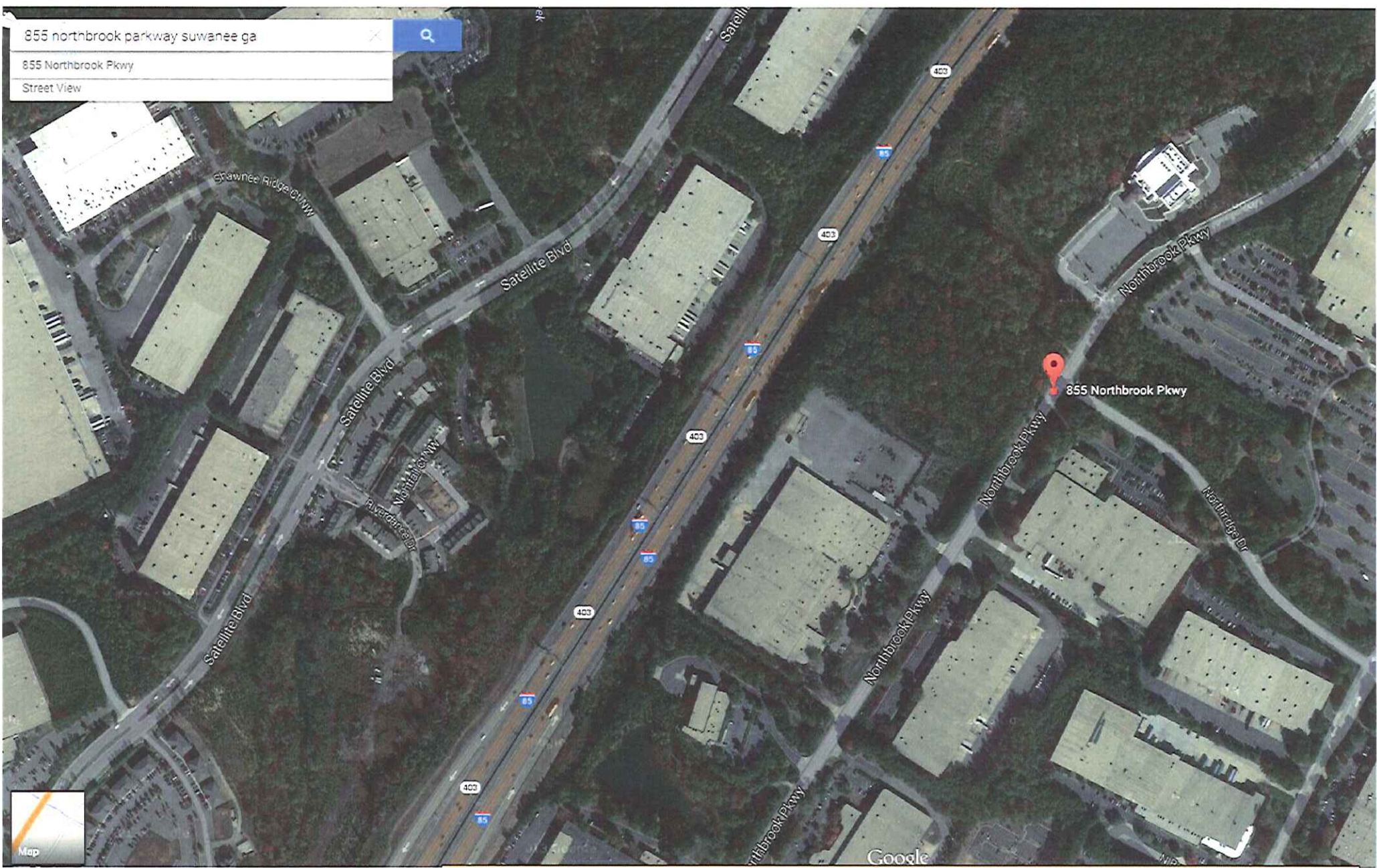


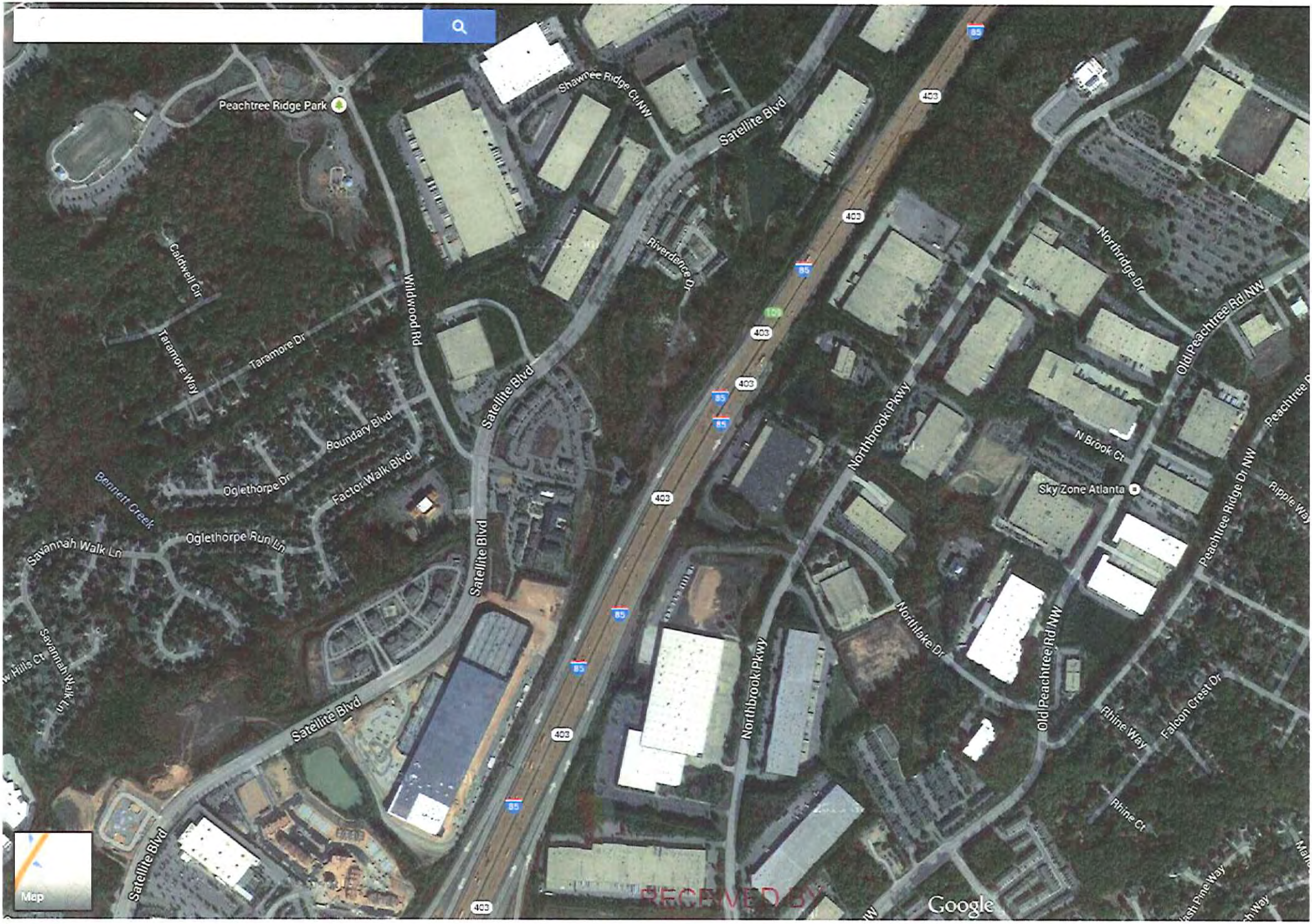
EXHIBIT B:
EAST SIDE ADJACENT TENANTS

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**EXHIBIT C:
EAST SIDE ADJACENT TENANTS**

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STREET VIEW

Interstate 85

Suwanee, GA 30024 - approximate address



EXHIBIT D:
VIEW FROM I-85

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STREET VIEW

Interstate 85

Suwanee, GA 30024 - approximate address



EXHIBIT E:
VIEW FROM I-85

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CIC '14 003

CHANGE IN CONDITIONS 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:

Many if not all surrounding properties are zoned M-1. Northbrook Pkwy has several commercial buildings; Free Chapel is a well known professional non-profit and high traffic religious organisation that needs to be easily identified within a wash of commercial spaces. An oversized sign would add to the overall appearance of the parcel as well as promote the organization

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

We do not feel that a special use permit would affect the usability of adjacent properties as we are not trying to change the zoning but merely to change a clause within an existing special use permit. The attached photo examples (a,b,c) demonstrate how the adjacent tenant on the west is separated by Lake Marganta and the adjacent tenants to the east do not even have a 25' landscape buffer between their buildings and I-85.

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

Free Chapel is a non profit church that helps the community in different facets of counselling prayer, financial aid to their members, career counselling and diversified programs . The current M-1 zoning suits their needs.

- (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 request for an Oversized Sign will not affect or cause any burden to existing streets, transportation facilities, utilities, schools or other commercial establishments. Furthermore, zoning specifically in SUP-05-032 outlines usage mentioning a church occupancy.

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

The proposed special use permit conforms with all policies and intent on use of the land. We would like the ability to have an oversized sign as the building setback from I-85 is much further back than other properties on the same street. Free Chapel has respected all land use conditions; as opposed to other buildings adjacent to their parcel.

- (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 sign ordinance would permit a secondary monument at the back of the property with a total height of 20' and we could apply for variance to get the overall height to 29'-11" but the existing site conditions and restrictions of SUP-05-032 2A trees have grown tremendously per exhibits D & E so there is not enough visibility for a 29'-11"

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Gwinnett County SPU Application Letter of Intent

Re: Free Chapel

855 Northbrook Pkwy

March 7/14

Gwinnett County Department of Planning & Development:

We are requesting a Special Use Permit to Zoning ordinance SUP-05-032, Condition 2B, in regards to overall sign height and the inability to have an oversized sign in this M-1 Northbrook Business Park Development. We are asking for an additional 25'-10" height increase on a monument sign facing I-85. The current sign ordinance allows for a 20'-0" high monument sign. We believe that Free Chapel will experience hardship based on the current zoning ordinance SUP-05-032.

1. Free Chapel is setback approx. 60'-0" from Northbrook Pkwy at the bottom of a 40'-0" hill and is barely visible from the road. They currently have channel letters on the side of the building however they can only be seen from a far off distance due to the slope at the top of the property. They also currently have 1 monument sign on the same side which is only 5'-0" tall and lacks visibility due to the mature landscape strip at the top of the slope. The parcel is also located on a sharp curve on Northbrook Pkwy making it even more difficult for vehicles to decelerate in a timely fashion and turn into the parcel safely.
2. The existing parcel has a very dense population of trees that have been well maintained however these trees camouflage the building's exterior natural stone façade as it meshes into the panorama of the tree branches. This condition creates a true lack of visibility that a 45'-10" monument would ease on the traffic congestion and/or potential for accidents caused by vehicles attempting entry to Free Chapel.
3. Free Chapel is a well-known nonprofit organization that contributes to the community in various ways. They are located within a Business Park of several M-1 zoned parcels whose buildings who are exempt or grand-fathered from following the 80'-0" minimum setback from I-85, however, Free Chapel is almost 200'-0" from the setback line. The other commercial businesses within the Business Park facing I-85 advertise by placing signs on the back building fascias. Free Chapel does not have that ability due to the density of the tree line and their desire to maintain this density.
4. Free Chapel in its willingness and desire to serve the community would find a higher sign vital to their growth and they wish to pro-actively generate traffic with the addition of a large sign that will stand out above the curved sloped parcel they occupy. The pastor Jentezen Franklin is a world renowned pastor. Free Chapel's focus is to rescue, rehabilitate and restore victims of human trafficking; they speak life to those in low places to include caring for homeless foster children, battered women, rebuilding homes in disaster areas such as Haiti and Peru. They provide volunteer and career opportunities as well as couples counselling and youth services. Free Chapel is an excellent addition to Gwinnett County and the City of Suwanee.

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CIC '14 003

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

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



Signature of Applicant
3.7.14

Date

Erika Bodzy Project Manager

Type or Print Name and Title



Signature of Notary Public
3-7-14

Date
Notary Seal
Notary Seal

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Planning & Development

My Commission Expires Oct. 10, 2015

CIC '14 003

change in conditions &

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

3.6.14

Date

Tim Kernan *Business Administrator Free Chapel*

Type or Print Name and Title



Signature of Notary Public

3.6.14

Date

Notary Seal



exp 06/14

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CIC'14 003

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 3.7.14 Enka Boday Project Manager
 Signature of Applicant Date Type of Print Name and Title

[Signature] 3.7.14 Enka Boday Project Manager
 Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

[Signature] 3-7-14
 Signature of Notary Public Date Notary Seal
 My Commission Expires Oct. 10, 2015

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 Enka Boday
 Your Name

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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.

MAR 07 2014

CIC'14 003

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

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

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


PARCEL I.D. NUMBER:
(Map Reference Number)

7 - 153 - 005
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title


Erika Bedzy Project Manager

3.7.14

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 L. Smith
NAME

tax service associate
TITLE

March 7, 2014
DATE

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CIC'14 003

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Canam Signs & Imaging</u>	NAME: <u>Free Chapel Worship Center</u>
ADDRESS: <u>826 Cune Dr.</u>	ADDRESS: <u>3001 McEver Rd.</u>
CITY: <u>Alpharetta</u>	CITY: <u>Gainesville</u>
STATE: <u>GA</u> ZIP: <u>30005</u>	STATE: <u>GA</u> ZIP: <u>30504</u>
PHONE: <u>678-393-3313</u>	PHONE: <u>678-677-8300</u>
CONTACT PERSON: <u>Erika Bodzy</u> PHONE: <u>678-393-3313</u>	
CONTACT'S E-MAIL: <u>ebodzy@canamsigns.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 type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>65,080</u>
LAND DISTRICT(S): <u>7153</u>	LAND LOT(S): <u>005</u> ACREAGE: <u>21.6</u>
ADDRESS OF PROPERTY: <u>855 Northbrook Pkwy</u>	
SPECIAL USE REQUESTED: <u>Amendment to case number SUP-05-032; (b)</u> <u>to allow for an oversized sign</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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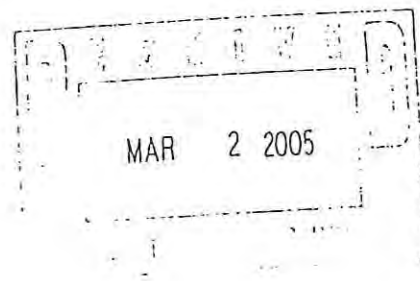
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SUP '14 024
-5

Land Description

All that tract or parcel of land lying in Land Lots 153 and 157 of the 7th District, Gwinnett County, Georgia, also known as Lot 4, Block "A", Northbrook Phase III, and being more particularly described as follows.

BEGINNING at a concrete monument found at a point on the southwestern corner of the right-of-way (R/W) of Interstate 85 (300' R/W); thence following said R/W in a northeasterly direction along a curve to the right, an arc length of 1,078.34 feet, with a radius of 5,579.58 feet, a chord bearing of North 37 degrees 21 minutes 25 seconds East and a chord distance of 1,076.67 feet to a point; said point also on the southeasterly R/W of Interstate 85 (300' R/W), thence departing said R/W in a southeasterly direction South 61 degrees 21 minutes 31 seconds East a distance of 973.21 feet to a point on the northwestern R/W of Northbrook Parkway (100' R/W), thence along said R/W in a southwesterly direction, along a curve to the right an arc length of 460.40 feet with a radius of 795.59 feet; thence continuing along said R/W South 61 degrees 47 minutes 52 seconds West a distance of 277.91 feet, thence continuing along said R/W along a curve to the left an arc length of 466.09 feet with a radius of 983.01 feet, to a point on the R/W of Northbrook Parkway (100' R/W), thence departing said R/W North 58 degrees 12 minutes 08 seconds West a distance of 701.20 feet to the point of beginning which is a point on the R/W of Interstate 85. Said parcel comprising 21.603 acres.



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ARCHITECTURE
PLANNING
PROGRAMMING
INTERIORS

AA NCARD

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Brewster & Crocker Architects
PC

brewster • crocker
architects

410 Bradford Street - NY
Gwinnsburg, Georgia 30501
P - 770.536.9865
F - 770.536.9542

RENOVATION PLANS FOR
FREE CHAPEL
Gwinnett Campus

555 N. HUNTERDILL ROAD
SUWANEE, GA 30024



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SUP 74 0 2 4

Sheet Title	
Proposed Sign Location	
DATE: 12-17-13	JOB NO.: 2013-06
SCALE: 1" = 100'	

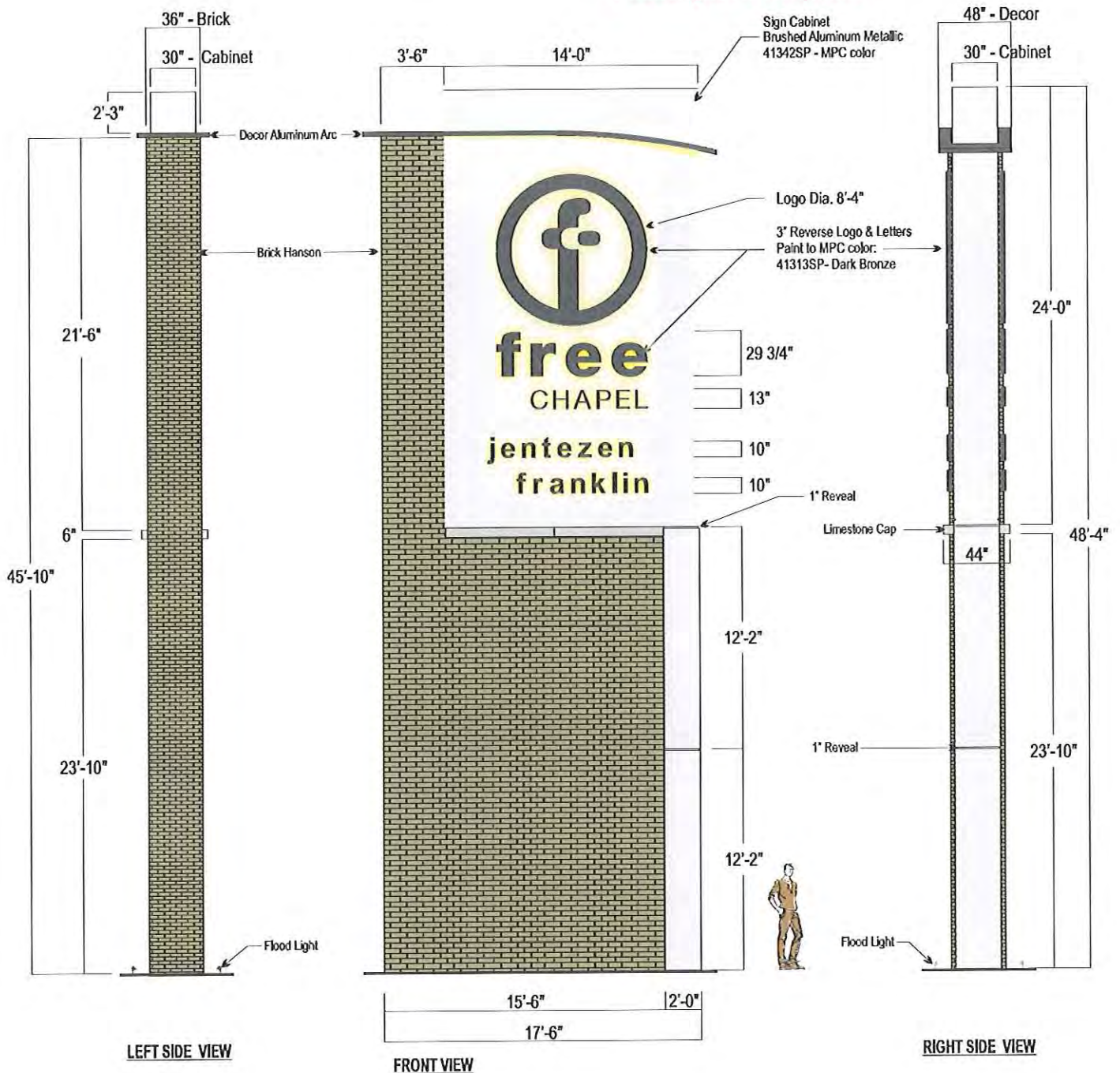
MONUMENT SIGN - D
DOUBLE FACE
REVERS CHANEL ILLUMINATED

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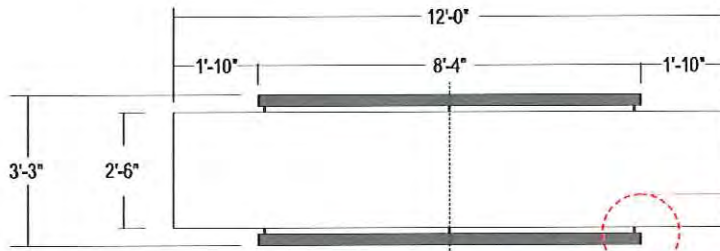
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JOB NAME: 2118	PHONE: 770-395-1500	SCALE: 1/8"=1'-0"	NO.	BY	DATE
CONTACT: Charl Neser	FAX:	DRAWN BY: SU	1	URA	12.02.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:		2	URA	12.30.13
			3	URA	1.09.14
			4	URA	1.15.14
			6 of 13		

APPROVAL	
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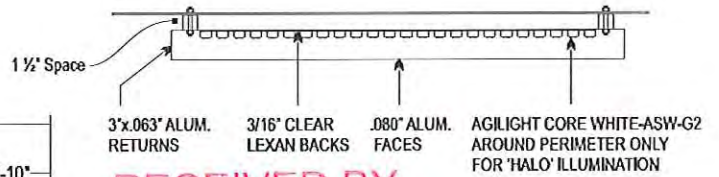
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DOUBLE FACE
REVERS CHANEL ILLUMINATED



Horizontal Cross Section A-A



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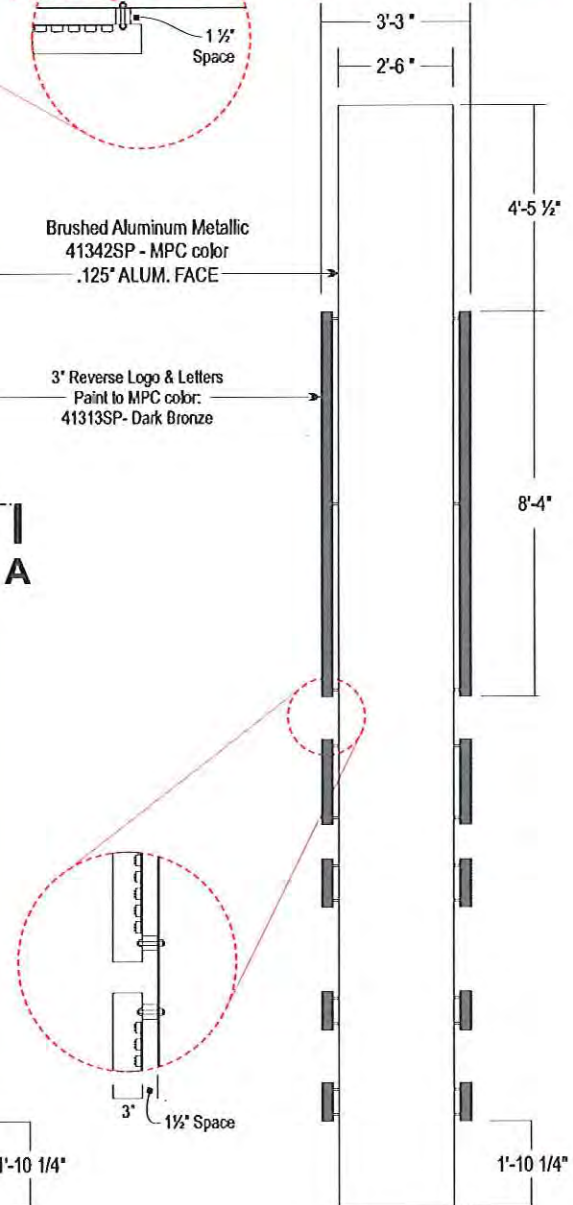
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Brushed Aluminum Metallic
41342SP - MPC color
.125" ALUM. FACE

3" Reverse Logo & Letters
Paint to MPC color:
41313SP- Dark Bronze



Vertical Cross Section B-B

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FILENAME: Free Chapel Gwinnett	ACCOUNT MANAGER: David Bodzy	DATE: 11-11-2013	REVISIONS		
JOB NAME: 2118	PHONE: 770-395-1500	SCALE: 1/4"=1'-0"	NO.	BY	DATE
CONTACT: Charl Nesor	FAX:	DRAWN BY: SU	1	URA	12.30.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:		2		
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			7 of 13		

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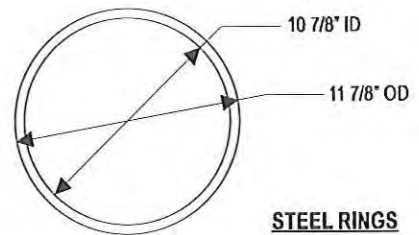
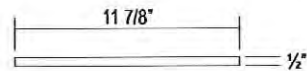
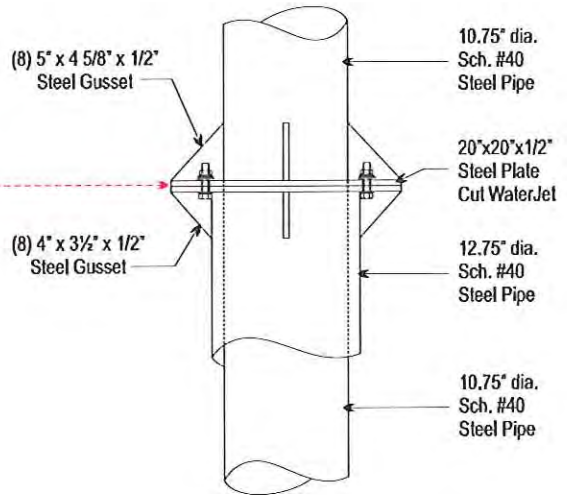
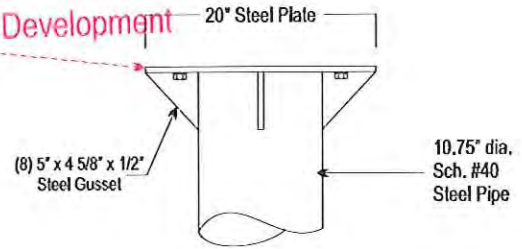
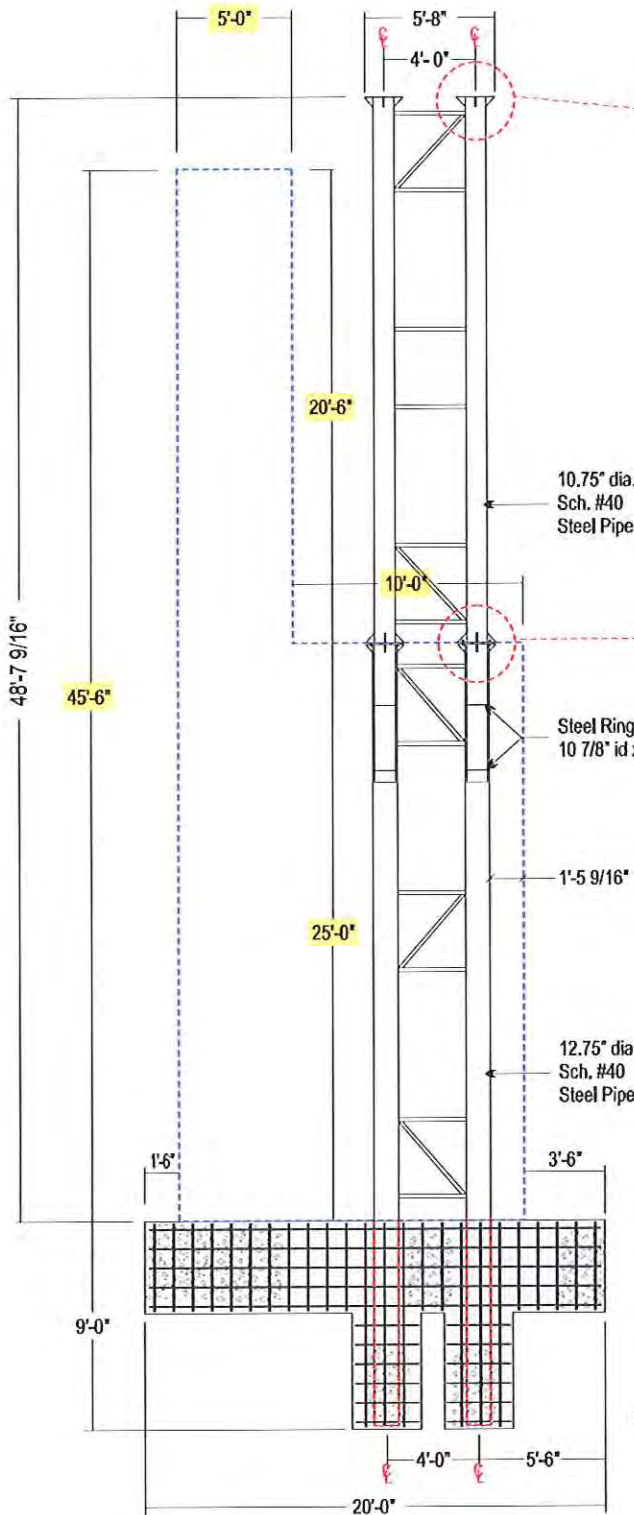
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STEEL RINGS
Qty: 4

Concrete 3000 psi

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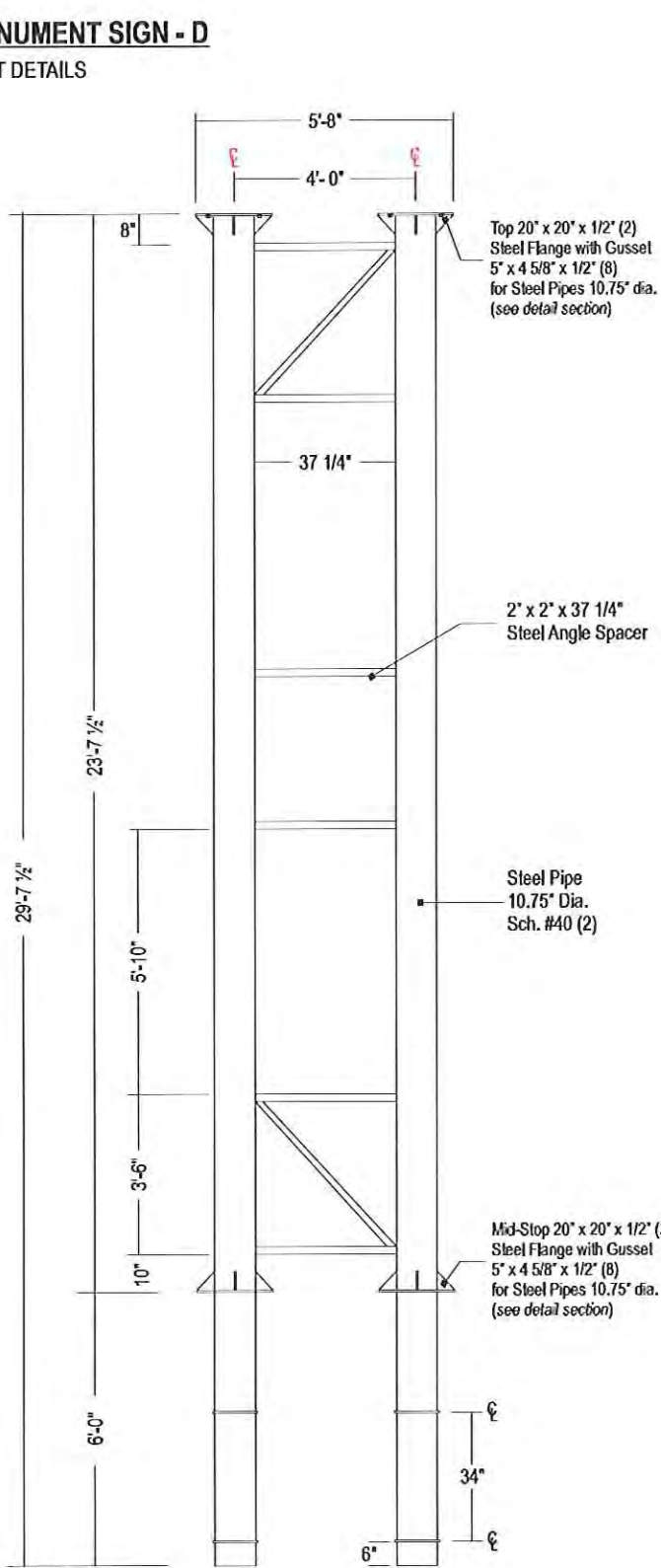
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JOB NAME: 2118	PHONE: 770-395-1500	SCALE: 1/8"=1'-0"	NO.	BY	DATE
CONTACT: Charl Neser	FAX:	DRAWN BY: SU	1		
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:		2		
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			8 of 13		

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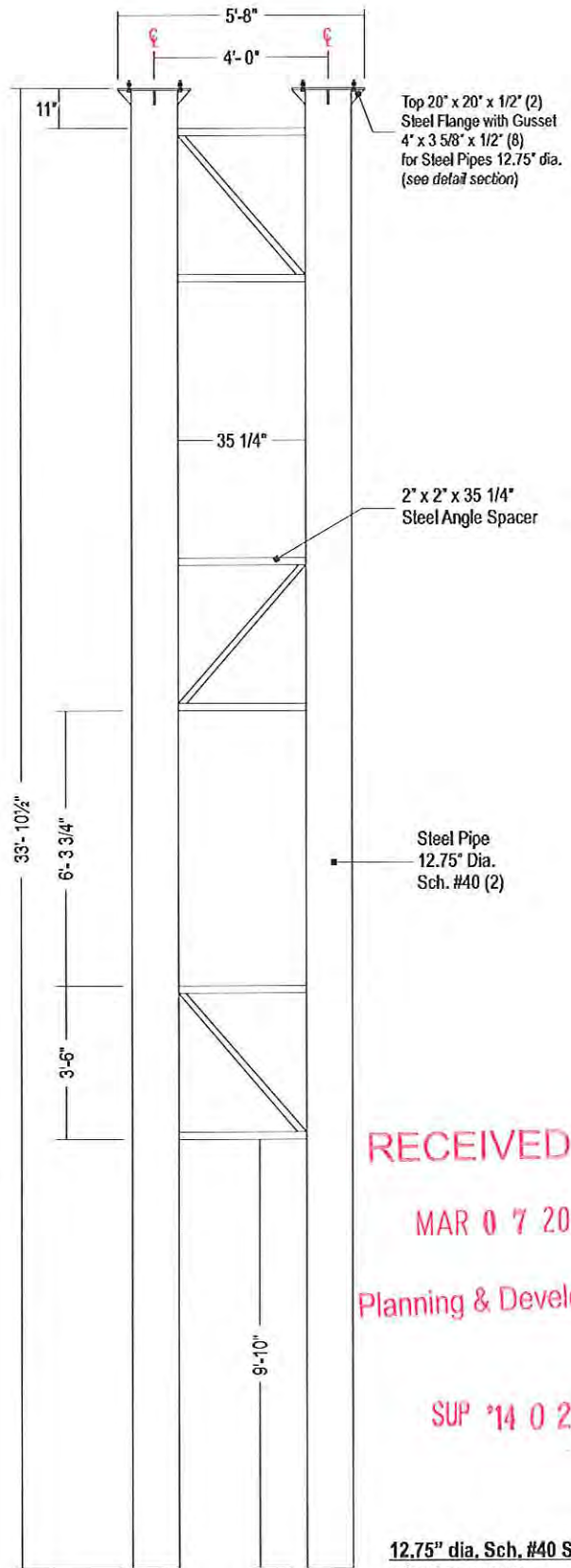
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MONUMENT SIGN - D

POST DETAILS



**10.75" dia, Sch. #40 Steel Pipe
UPPER FRAME**



**12.75" dia, Sch. #40 Steel Pipe
BOTTOM FRAME**

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REN/WE: Free Chapel Gwinnett	ACCOUNT MGR: David Bodzy	DATE: 11-11-2013	REVISIONS		
JOB/NAME: 2118	PHONE: 770-395-1500	SCALE: 1/4"=1'-0"	NO.	BY	DATE
CONTACT: Charl Nesor	FAX:	DESIGN BY: SU	1	URA	12.30.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	E/MAIL:	9 of 13	2		
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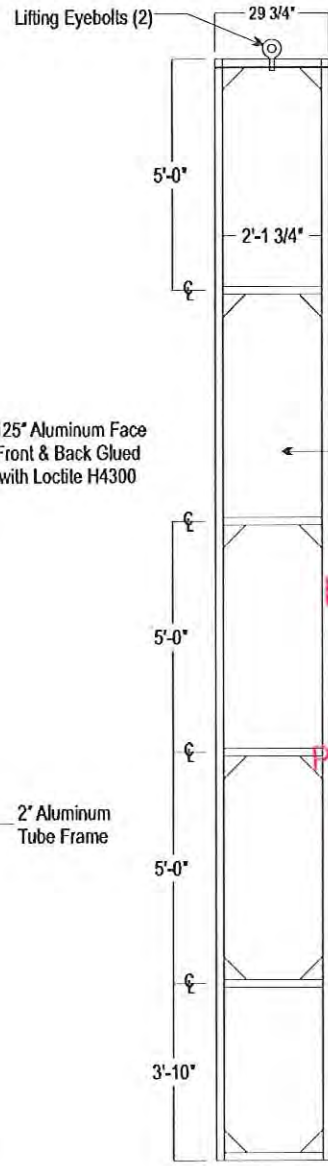
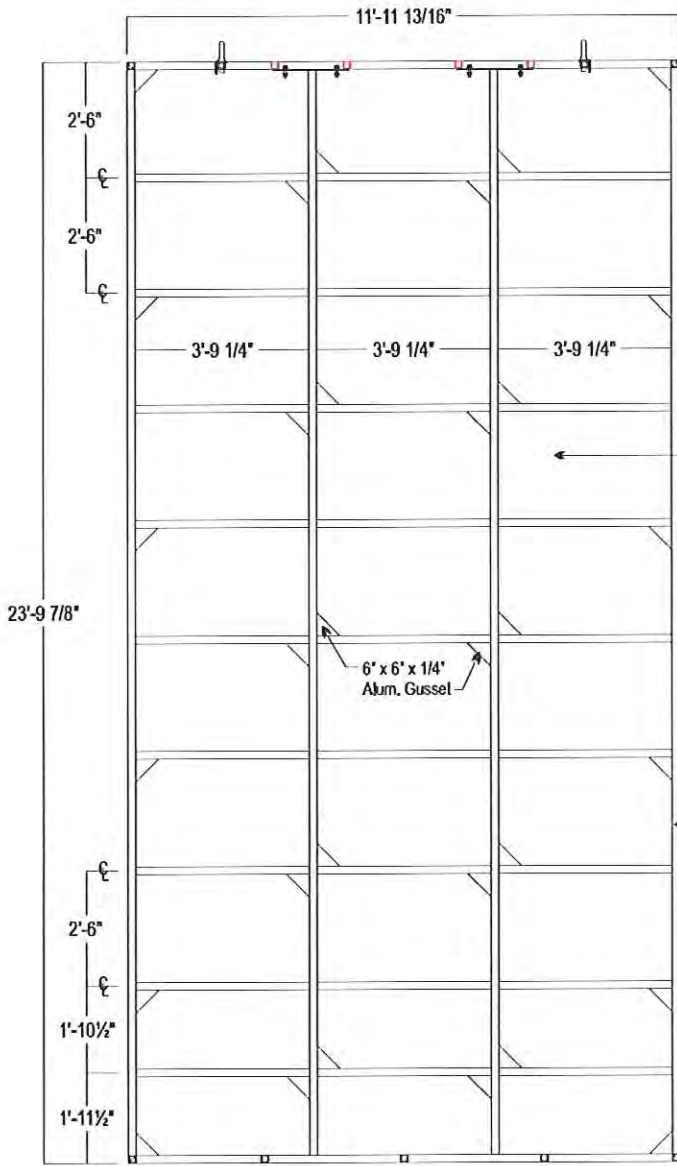
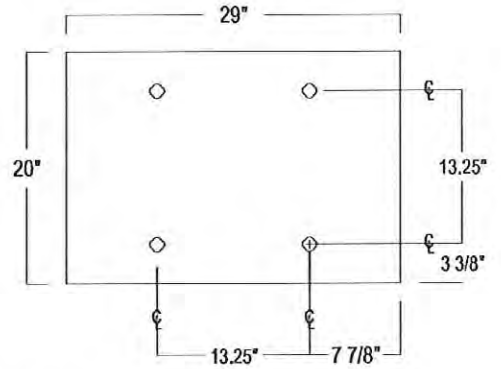
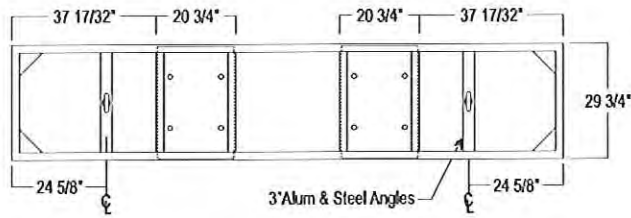
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2" x 2" x 1/4" ALUMINUM TUBE
FRAME DETAILS

(2) 29" x 20" x 3/8"
Aluminum Flange

PLAN VIEW



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FRONT VIEW

SIDE VIEW

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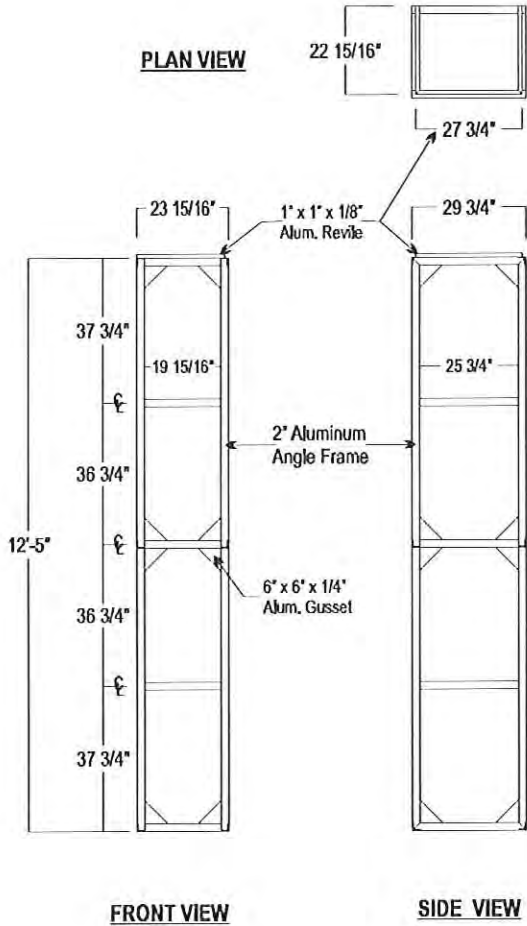


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CON/VICE: Charl Nesor	FAX:	OR/AN BY: SU	1 URA 12.30.13
LOCATOR: 855 Northbrook Parkway Suwanee, GA 30024	E MAIL:	10 of 13	2 3 4

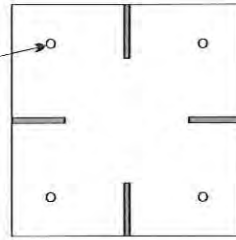
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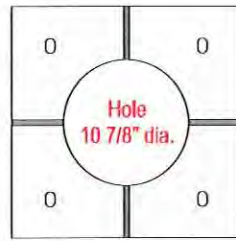
MONUMENT SIGN - D
 2" x 2" x 1/4" ALUMINUM ANGLE
 FRAME DETAILS



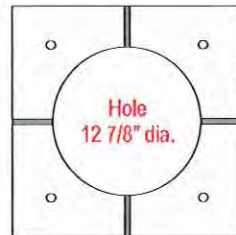
All Holes
 7/8" dia.



Top 20"x20"x1/2" Steel Plate
 for 10.75" Pipes
 Qty: 2 WaterJet

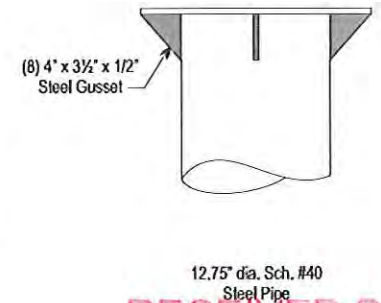
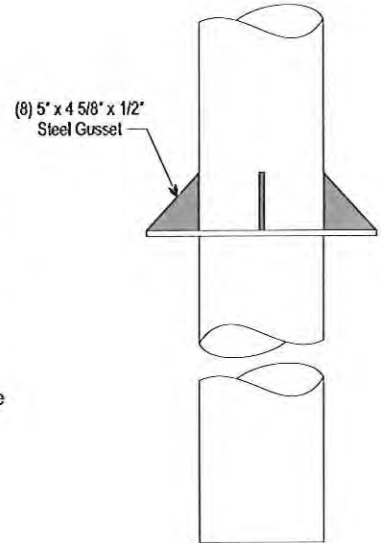
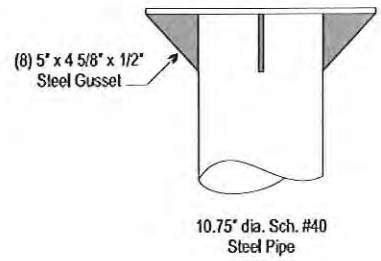


Med-Stop 20"x20"x1/2" Steel Plate
 for 10.75" Pipes
 Qty: 2 WaterJet



Top 20"x20"x1/2" Steel Plate
 for 12.75" Pipes
 Qty: 2 WaterJet

STEEL PLATE DETAIL
 SCALE: 3/4"=1'-0"



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 TEL: 678-393-3313
 FAX: 678-393-3323

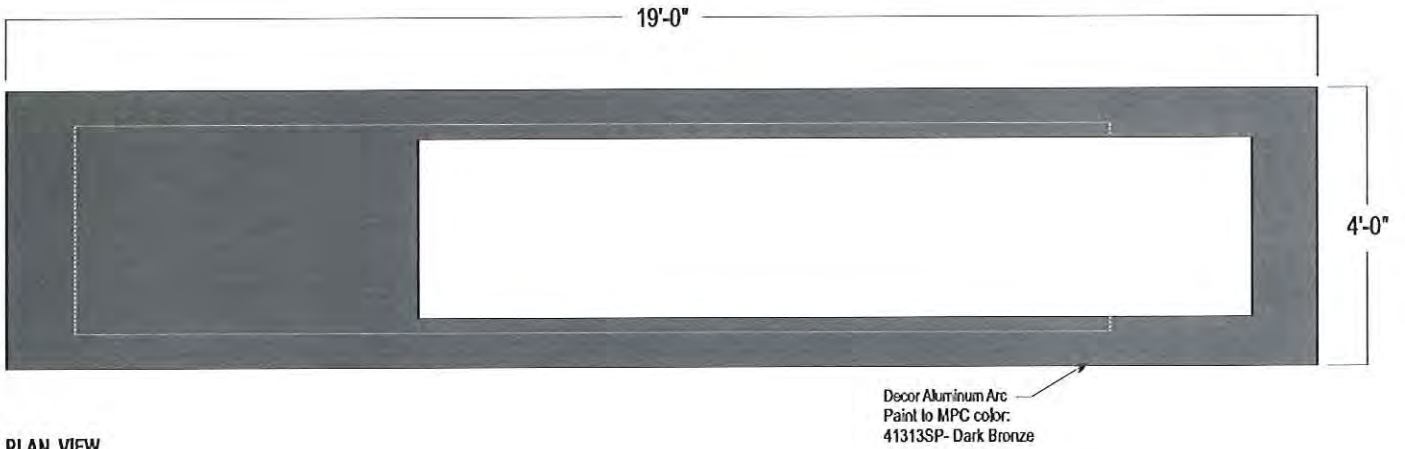
REF: Free Chapel Gwinnett	ACCOUNT MANAGER: David Bodzy	DATE: 11-11-2013	REVISIONS		
JOB NAME: 2118	PHONE: 770-395-1500	SCALE: 1/4"=1'-0"	NO.	BY	DATE
CONTACT: Charl Nesor	FAX:	DRAWN BY: SU	1	URA	12.30.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	E-MAIL:		2		
			3		
			4		
			11 of 13		

APPROVAL		
Approval is required to begin production		
<input type="checkbox"/>	Approved as is - No Changes	
<input type="checkbox"/>	Approved with changes noted	
<input type="checkbox"/>	Not Approved - Revise & Resubmit	
NAME	DATE	
X		

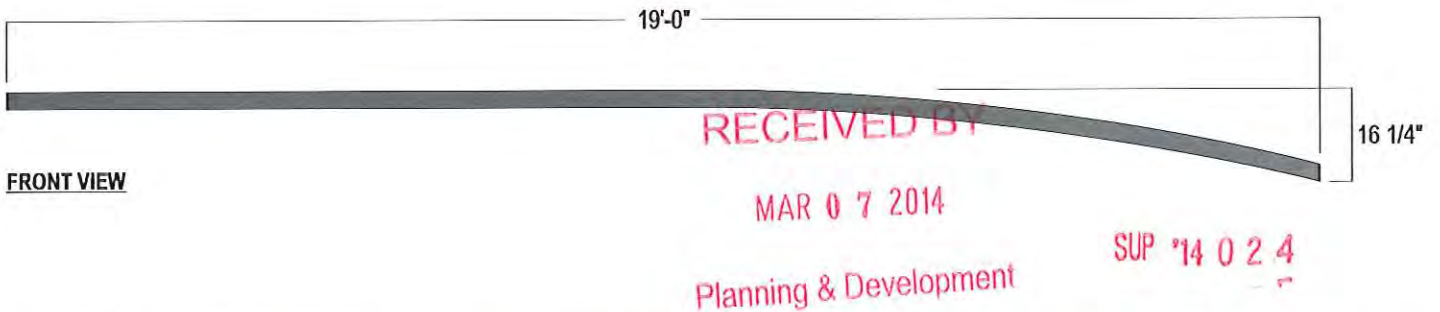
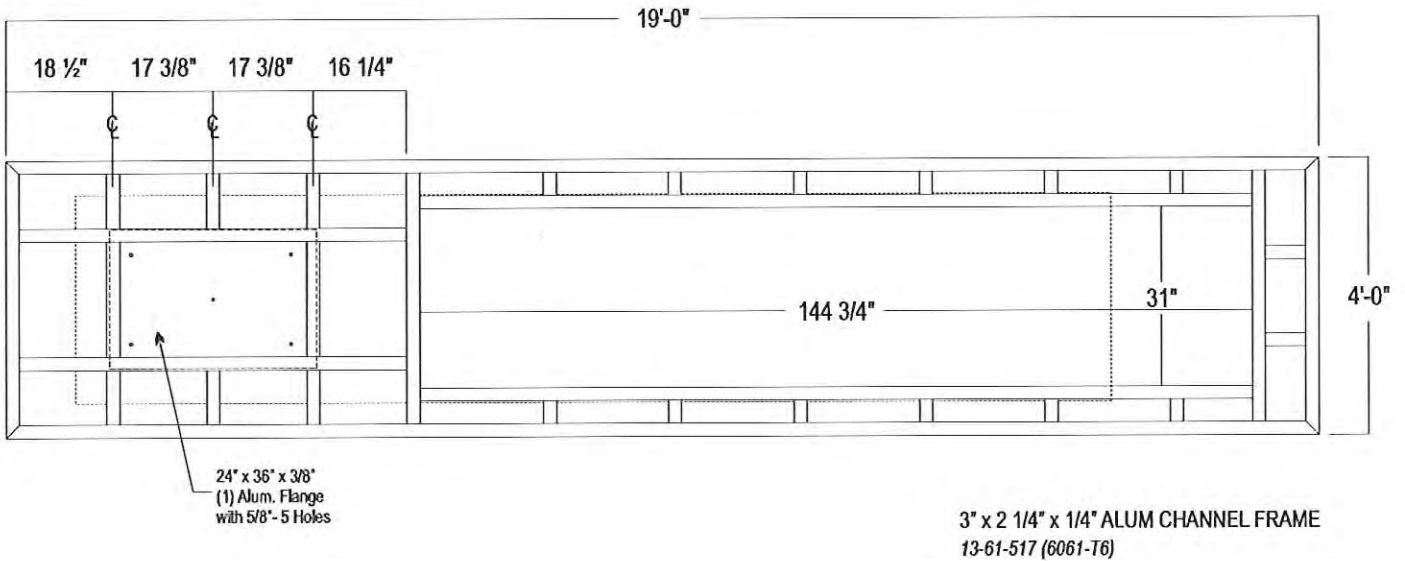
DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE

MONUMENT SIGN - D

DECOR ARC DETAILS



PLAN VIEW



FRONT VIEW

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REFERENCE: Free Chapel Gwinnett	ACCOUNT MANAGER: David Bodzy	DATE: 11-11-2013	REVISIONS		
JOB NAME: 2118	PHONE: 770-395-1500	SCALE: 3/8"=1'-0"	NO.	BY	DATE
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LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:	12 of 13	2		
			3		
			4		

APPROVAL	
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<input type="checkbox"/>	Approved as is - No Changes
<input type="checkbox"/>	Approved with changes noted
<input type="checkbox"/>	Not Approved - Revise & Resubmit
NAME	DATE
X	

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MONUMENT SIGN - D

CONCRETE DETAILS

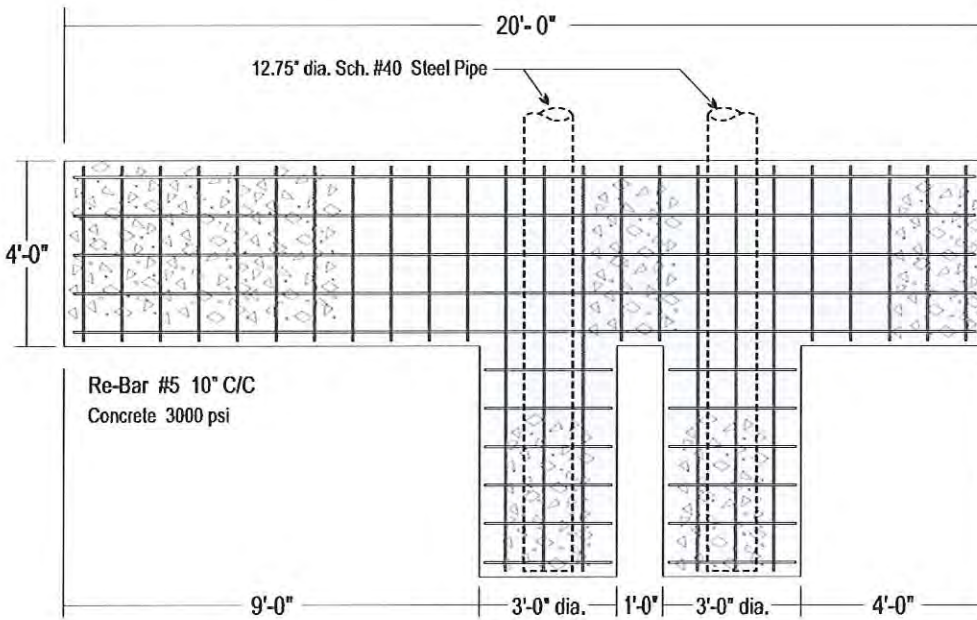
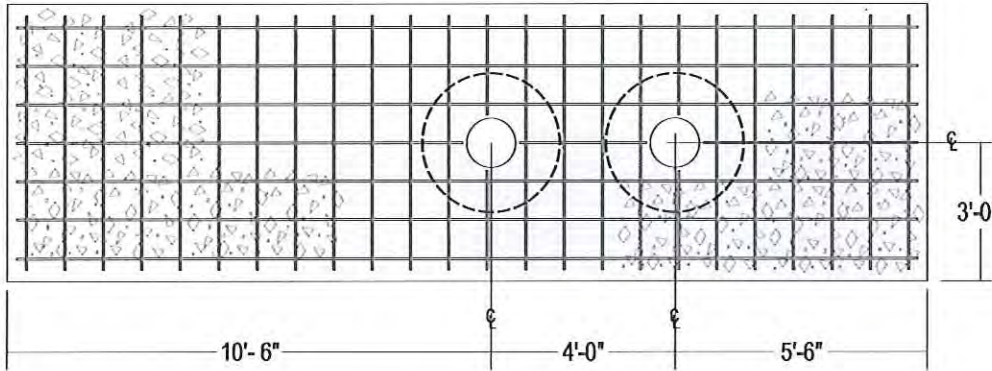
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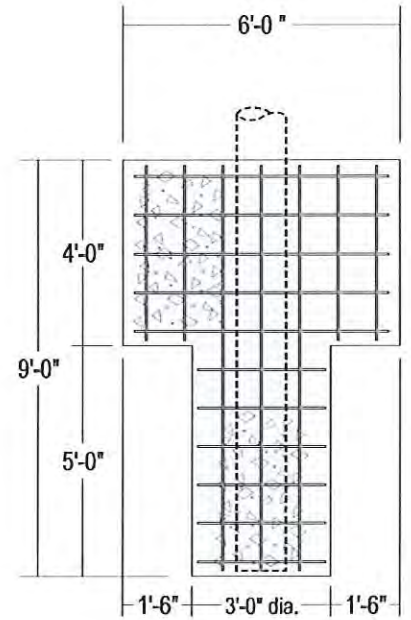
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PLAN VIEW



FRONT VIEW



SIDE VIEW

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CONTACT: Charl Nesor	FAX:	DESIGN BY: SU	1	URA	12.30.13
LOCATION: 855 Northbrook Parkway Suwanee, GA 30024	EMAIL:		2		
			3		
			4		
		13 of 13			

APPROVAL
Approval is required to begin production
 Approved as is - No Changes
 Approved with changes noted
 Not Approved - Revise & Resubmit
 NAME: _____ DATE: _____
 X _____

DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE



EXHIBIT A:
WEST SIDE ADJACENT TENANTS

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EXHIBIT B:
EAST SIDE ADJACENT TENANTS

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SUP 14 02 4
- F

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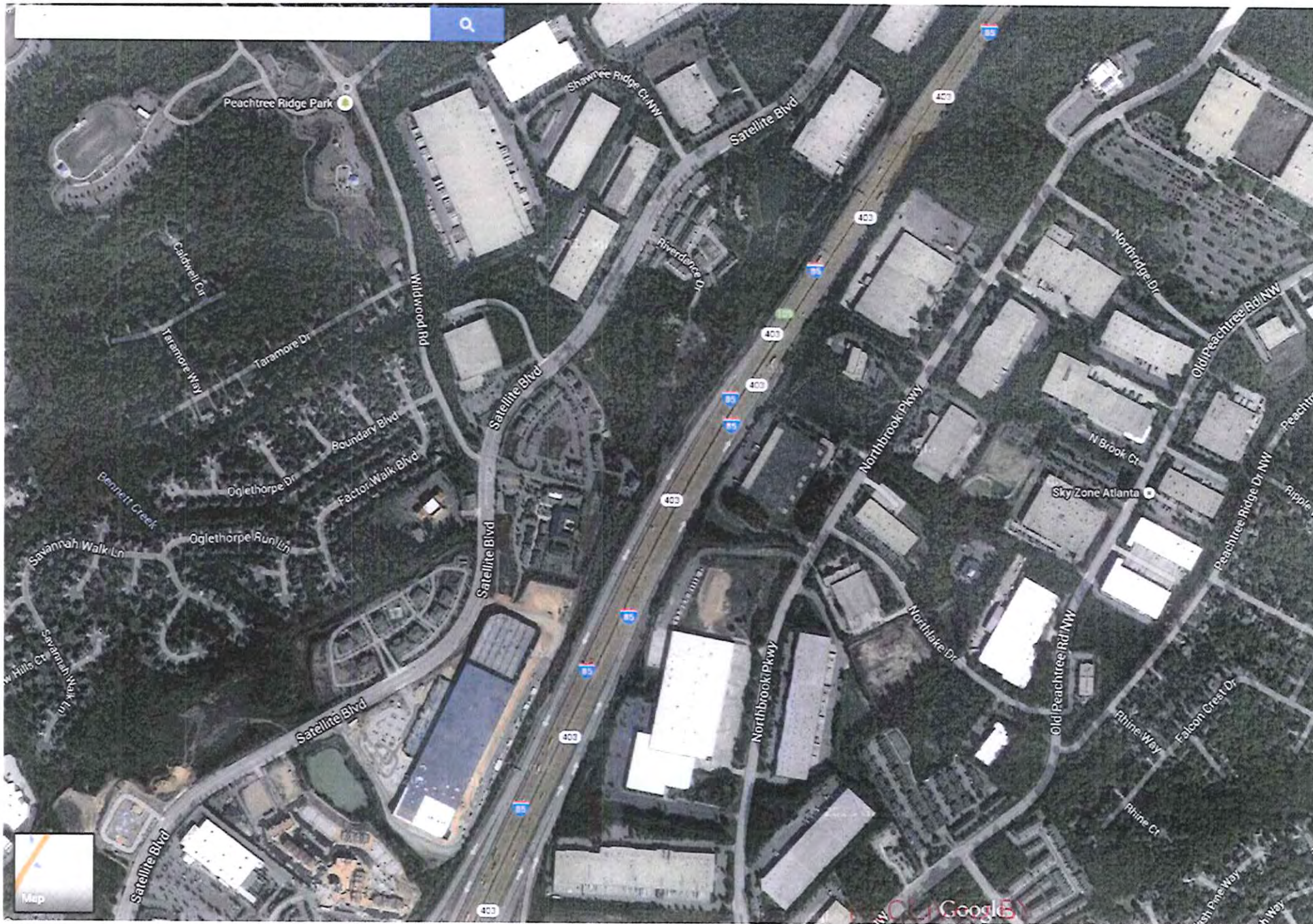


EXHIBIT C:
EAST SIDE ADJACENT TENANTS

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STREET VIEW
Interstate 85
Suwanee, GA 30024 - approximate address



EXHIBIT D:
VIEW FROM I-85

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EXHIBIT E:
VIEW FROM I-85

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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:

Many if not all surrounding properties are zoned M-1. Northbrook Pkwy has several commercial buildings; Free Chapel is a well known professional non-profit and high traffic religious organisation that needs to be easily identified within a wash of commercial spaces. An oversized sign would add to the overall appearance of the parcel as well as promote the organization

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

We do not feel that a special use permit would affect the usability of adjacent properties as we are not trying to change the zoning but merely to change a clause within an existing special use permit. The attached photo examples (a,b,c) demonstrate how the adjacent tenant on the west is separated by Lake Margarita and the adjacent tenants to the east do not even have a 25' landscape buffer between their buildings and I-85.

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

Free Chapel is a non profit church that helps the community in different facets of counselling prayer, financial aid to their members, career counselling and diversified programs . The current M-1 zoning suits their needs.

- (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 request for an Oversized Sign will not affect or cause any burden to existing streets, transportation facilities, utilities, schools or other commercial establishments. Furthermore, zoning specifically in SUP-05-032 outlines usage mentioning a church occupancy.

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

The proposed special use permit conforms with all policies and intent on use of the land. We would like the ability to have an oversized sign as the building setback from I-85 is much further back than other properties on the same street. Free Chapel has respected all land use conditions; as opposed to other buildings adjacent to their parcel.

- (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 sign ordinance would permit a secondary monument at the back of the property with a total height of 20' and we could apply for variance to get the overall height to 29'-11" but the existing site conditions and restrictions of SUP-05-032 2A trees have grown tremendously per exhibits D & E so there is not enough visibility for a 29'-11"

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SUP '14 024

Gwinnett County SPU Application Letter of Intent

Re: Free Chapel

855 Northbrook Pkwy

March 7/14

Gwinnett County Department of Planning & Development:

We are requesting a Special Use Permit to Zoning ordinance SUP-05-032, Condition 2B, in regards to overall sign height and the inability to have an oversized sign in this M-1 Northbrook Business Park Development. We are asking for an additional 25'-10" height increase on a monument sign facing I-85. The current sign ordinance allows for a 20'-0" high monument sign. We believe that Free Chapel will experience hardship based on the current zoning ordinance SUP-05-032.

1. Free Chapel is setback approx. 60'-0" from Northbrook Pkwy at the bottom of a 40'-0" hill and is barely visible from the road. They currently have channel letters on the side of the building however they can only be seen from a far off distance due to the slope at the top of the property. They also currently have 1 monument sign on the same side which is only 5'-0" tall and lacks visibility due to the mature landscape strip at the top of the slope. The parcel is also located on a sharp curve on Northbrook Pkwy making it even more difficult for vehicles to decelerate in a timely fashion and turn into the parcel safely.
2. The existing parcel has a very dense population of trees that have been well maintained however these trees camouflage the building's exterior natural stone façade as it meshes into the panorama of the tree branches. This condition creates a true lack of visibility that a 45'-10" monument would ease on the traffic congestion and/or potential for accidents caused by vehicles attempting entry to Free Chapel.
3. Free Chapel is a well-known nonprofit organization that contributes to the community in various ways. They are located within a Business Park of several M-1 zoned parcels whose buildings who are exempt or grand-fathered from following the 80'-0" minimum setback from I-85, however, Free Chapel is almost 200'-0" from the setback line. The other commercial businesses within the Business Park facing I-85 advertise by placing signs on the back building fascias. Free Chapel does not have that ability due to the density of the tree line and their desire to maintain this density.
4. Free Chapel in its willingness and desire to serve the community would find a higher sign vital to their growth and they wish to pro-actively generate traffic with the addition of a large sign that will stand out above the curved sloped parcel they occupy. The pastor Jentezen Franklin is a world renowned pastor. Free Chapel's focus is to rescue, rehabilitate and restore victims of human trafficking; they speak life to those in low places to include caring for homeless foster children, battered women, rebuilding homes in disaster areas such as Haiti and Peru. They provide volunteer and career opportunities as well as couples counselling and youth services. Free Chapel is an excellent addition to Gwinnett County and the City of Suwanee.

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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.



Signature of Applicant

3.6.14

Date

Erka Bodzyl Project Manager

Type or Print Name and Title



Signature of Notary Public

3.6.14

Date

Notary Seal

ayfp 06/14

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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.

Tim Kern

Signature of Property Owner

3.6.14

Date

Tim Kern Business Administrator Free Chapel

Type or Print Name and Title

[Signature]

Signature of Notary Public

3.6.14

Date

Notary Seal



exp 06/14

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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.

 2.6.14 Enka Bodzy Project Manager
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 3.6.14 Enka Bodzy Project Manager
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 3.6.14 _____
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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? ^{exp 06/14}

YES NO Enka Bodzy
 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:
(Map Reference Number)

7
~~Brookline~~ District - 153
~~0000~~ Land Lot - 71873 005
Parcel

Signature of Applicant

Date

Type or Print Name and Title

[Signature]
Erika Bodry Project Manager
3.6.14

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 A. Smith NAME tax service associate TITLE
March 7, 2014 DATE

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8
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