

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CHRISTIAN CITY CHURCH ATLANTA, INC</u>	NAME: <u>CHRISTIAN CITY CHURCH ATLANTA, INC</u>
ADDRESS: <u>1065 WALTHER BLVD</u>	ADDRESS: <u>1065 WALTHER BLVD</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770 277 1171</u>	PHONE: <u>770 277 1171</u>
CONTACT PERSON: <u>JEFF KANE</u> PHONE: <u>404 993 8417</u>	
CONTACT'S E-MAIL: <u>JEFF@THEC3CHURCH.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): Z-100 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 7 LAND LOT(S): 31 ACREAGE: 3

ADDRESS OF PROPERTY: 987 LAWRENCEVILLE - SUWANEE RD, 30043

PROPOSED DEVELOPMENT: NONE, CLEARING + GRUBBING, RELANDSCAPE ONLY

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>N/A</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>N/A</u>	Total Building Sq. Ft.: <u>N/A</u>
Gross Density: <u>N/A</u>	Density: <u>N/A</u>
Net Density: <u>N/A</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
FOR
CHRISTIAN CITY CHURCH

All that tract or parcel of land lying and being in Land Lot 31 of the 7th Land District of Gwinnett County, Georgia, being known as 987 Lawrenceville Suwanee Road, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, start at a point at the intersection of the northerly right of way of Lawrenceville Suwanee Road, and the northwesterly right of way of Walther Boulevard, 80 foot right of way, and proceeding northwesterly along said northern right of way of Lawrenceville Suwanee Road a distance of 4.99 feet to a point and the TRUE POINT OF BEGINNING. Thence continuing along said right of way and following a curve to the left 314.01 feet, said curve having a radius of 5789.58 feet and being subtended by a chord bearing N 16° 29' 25" W a distance of 313.97 feet to a point, thence continuing along said northerly right of way and following a curve to the left 100.11 feet, said curve having a radius of 5789.58 feet and being subtended by a chord bearing N 18° 53' 16" W a distance of 100.11 feet to a point, thence leaving said northerly right of way N 58° 52' 44" E a distance of 160.92 feet to a point, thence S 18° 44' 31" E a distance of 100.17 feet to a point; thence N 59° 22' 31" E a distance of 240.32 feet to a point; thence S 14° 39' 31" E a distance of 315.00 feet to a point; thence S 58° 56' 08" W a distance of 391.01 feet to a point on the northerly right of way of Lawrenceville Suwanee Road and being the TRUE POINT OF BEGINNING.

Said tract contains 135,503 sq. ft. or 3.111 acres according to a plat of survey for Christian City Church and prepared by Advance Survey, Inc., dated 06/11/2014.

Said tract contains 135,503 sq. ft. or 3.111 acres according to a plat of survey prepared for Church by Georgia.

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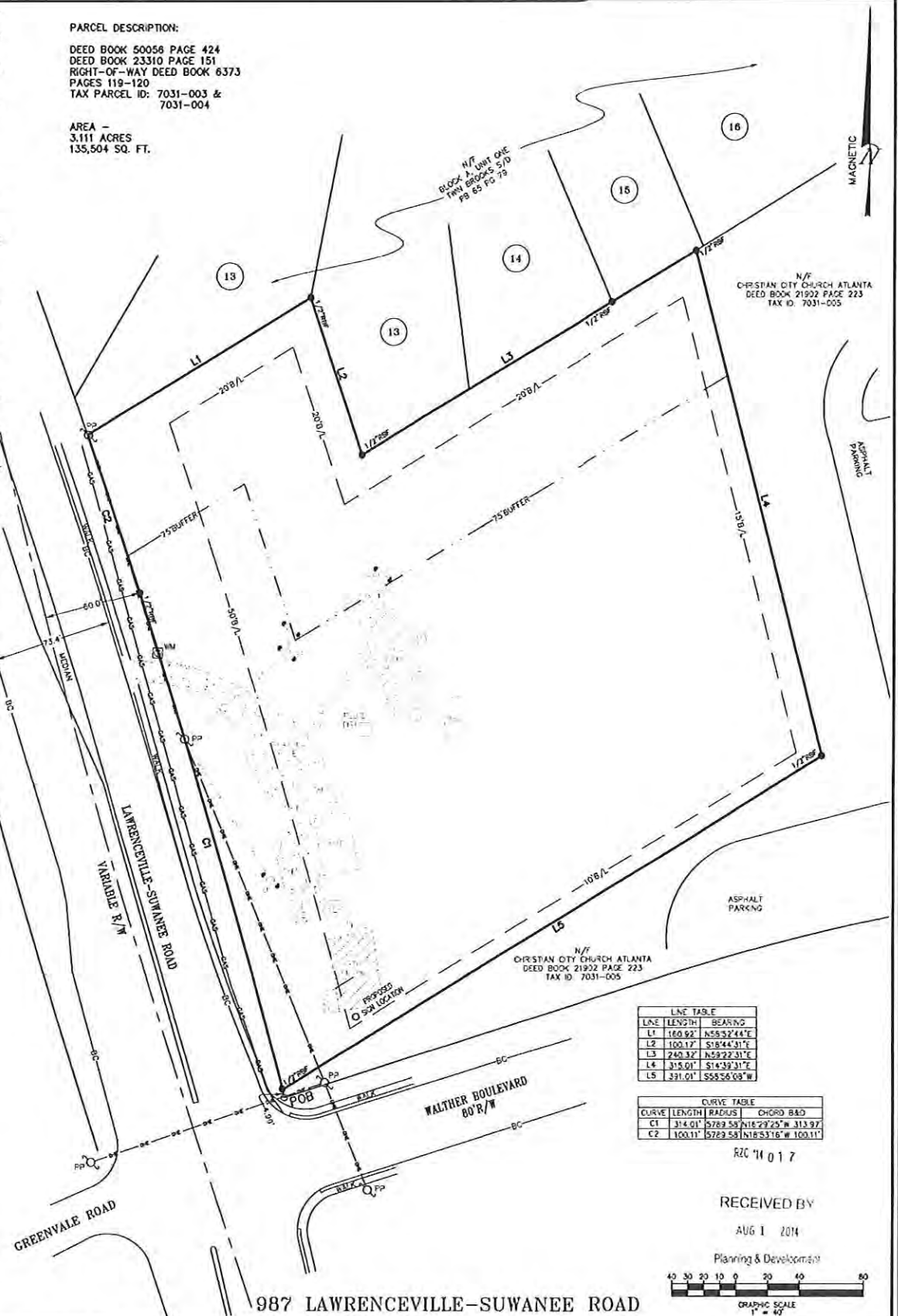
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1. THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR. NO LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 12,927 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 191,976 FEET.
3. EQUIPMENT USED: THEODOLITE READINGS DIRECTLY TO 03 SECONDS. ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.
4. THE UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS PERFORMED AND MAY NOT COMPRISE ALL UTILITIES ON OR ADJACENT TO THE PROPERTY, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION INDICATED, AS ASSUMPTIONS WERE MADE AS TO THE DIRECTION AND LOCATION. A DETAILED STUDY BY A COMPANY EQUIPPED AND QUALIFIED TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES MAY INDICATE A DIFFERENT DIRECTION, LOCATION OR TYPE.
5. THE EASEMENTS SHOWN HEREON WERE TAKEN FROM INFORMATION THAT WAS AVAILABLE AT THE TIME THE SURVEY WAS DONE AND MAY NOT BE ACCURATE AS TO THE EXTENT OR EXACT LOCATION OF ALL EASEMENTS ON SITE.
6. THIS PARCEL IS IN ZONE X AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13135C0073F PANEL 73 OF 155 COVERING GANNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006.
7. THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY.
8. SETBACK INFORMATION AS PER CURRENT C-2 ZONING.
9. ALL IMPROVEMENTS TO BE REMOVED.

PARCEL DESCRIPTION:

DEED BOOK 50058 PAGE 424
 DEED BOOK 23310 PAGE 151
 RIGHT-OF-WAY DEED BOOK 6373
 PAGES 119-120
 TAX PARCEL ID: 7031-003 &
 7031-004

AREA -
 3.111 ACRES
 135,504 SQ. FT.



LEGEND

- APX APPROXIMATE
- BC BACK OF CURB
- BA BUILDING SETBACK
- EW EDITION WALL
- CONC CONCRETE
- CL CHAIN LINK
- DE DRAINAGE EASEMENT
- FENCE
- C&G CURB AND GUTTER
- CF CORNER FOUND
- CS CLEANOUT
- EP EDGE PAVEMENT
- FD FIRE DEPT. CONNECTION
- GM GAS METER
- HW HEADWALL
- OT OPEN TOP FOUND
- RF REBAR FOUND
- CC/C/SJ CORNER
- LN LAND LOT NUMBER
- APR L.L. LINE
- LOT NUMBER
- NM OR FORMERLY
- OS OUTLET CONTROL STRUCTURE
- OP OUTPOST TO METAL PIPE
- FB FLAT BOOK
- P/B POWER BOX
- POB POINT OF BEGINNING
- PM POWER METER
- PS PARKING SPACE
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- SE EASEMENT
- S/D SUBDIVISION
- SW STONE WALL
- TAX PARCEL
- TOP WALL
- UG UNDERGROUND
- WD WOOD DECK
- WL WATER LINE
- WT WHITE LINE
- ZNE A NO BFE ESTABLISHED
- ZNE C NO FLOOD STUDY DONE

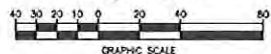
LINE	LENGTH	BEARING
L1	160.92'	N55°22'44"E
L2	100.12'	S18°44'31"E
L3	240.32'	N59°22'31"E
L4	315.01'	S14°39'31"E
L5	331.01'	S55°26'03"W

CURVE	LENGTH	RADIUS	CHORD B&D
C1	314.01'	5789.55'	N16°22'29"W 313.97'
C2	100.11'	5729.58'	N16°53'16"W 100.11'

REC 11 017

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987 LAWRENCEVILLE-SUWANEE ROAD

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-1 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87, 15-15-4, 15-15-6, 15-15-12, 15-15-22.



Advance Survey, Inc.
 634 N. CLAYTON STREET
 LAWRENCEVILLE, GA. 30046
 OFFICE: (770) 995-0938
 FAX: (770) 554-7539

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 ADVANCE SURVEY INC.
 ALL MATTERS OF TITLE EXCEPTED.
 GA. REGISTERED LAND SURVEY FIRM NO. LSF000455



JOB NO:	0-070412	LAND LOT:	31
SCALE:	1"=40'	DISTRICT:	7TH
DATE:	08/01/2014	SECTION:	----
DRAWN BY:	JJT	COUNTY:	GW'NETT
CHK BY:	AGP	STATE:	GEORGIA
PC:	GSO	IV:	GSO

REZONING PLAT FOR:
CHRISTIAN CITY CHURCH



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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES. ADJACENT LAND + SURROUNDING AREA IS CZ ALONG INTERSECTION.

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

PROPOSED REZONING WILL IMPROVE ADJACENT PROPERTY VALUES. SITE IS CURRENTLY UNSIGHTLY AND IN DISREPAIR.

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

NO. PROPERTY HAS BEEN MARKETED FOR SALE AS R100 LOT FOR 15 YRS. NO BUYERS.

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

NO ADDITIONAL BUILDINGS OR DENSITY IS PLANNED OR PROPOSED.

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

PER DISCUSSIONS WITH COUNTY, REZONE IS IN LINE WITH LAND USE PLANNING.

- (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 REZONING:

CURRENT SITE CONDITION IS POOR. PROPERTY AS PROPOSED WILL BE PROFESSIONALLY DESIGNED AND IMPLEMENTED BY LANDSCAPE ARCHITECT TO ACHIEVE A 'PARK'-LIKE APPEARANCE.

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- Letter of Intent -



July 30, 2014

Re: 987 Lawrenceville-Suwanee Rd | TAX PARCEL ID 7031-004

To who it may concern:

Please accept this letter of intent regarding the rezoning application of the property located at Tax Parcel ID 7031-004 or 987 Lawrenceville Suwanee Rd.

Proposed Use of the Property: Property is intended to serve as a road front signage and property beautification for Christian City Church Atlanta, Inc, currently occupying land parcel located adjacent to the parcel under consideration. No development or building is planned at this time, other than road signage. Our goal is to beautify the existing property and re-landscape to a 'park-like' setting for the benefit of the community and enhancement of the church property. No building plans are being contemplated, other than allowed signage.

The lot is approximate 3.0 acres in size, currently zoned R100.

We are requesting current R100 zoning be changed to C2.

No lots or housing units are planned or proposed. Hence, no density OR parking is planned.

No buildings are proposed or planned.

No changes in buffers are proposed beyond what is typical for the lot.

Sincerely,

Jeff Kane
Executive Pastor/Trustee
Christian City Church Atlanta, Inc.
404.993.8417
jeff@thec3church.com

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REZONING APPLICANT'S CERTIFICATION

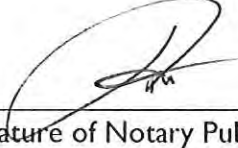
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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



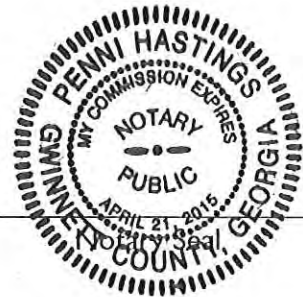
Signature of Applicant 7/31/14
Date

JEFF KANE + TRUSTEE AND ASSOCIATE PASTOR

Type or Print Name and Title



Signature of Notary Public 7/31/14
Date



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REZONING PROPERTY OWNER'S CERTIFICATION

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


Signature of Property Owner _____ Date 7/31/14

JEFF KAME, TRUSTEE + ASSOCIATE PASTOR
Type or Print Name and Title _____


Signature of Notary Public _____ Date 7/31/2014




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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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 OF APPLICANT 7/31/14 JEFF KANE, TRUSTEE
DATE TYPE OR PRINT NAME AND TITLE


SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE 7/31/14 JEFF KANE TRUSTEE
DATE TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC 7/31/14
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 JEFF KANE
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 REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 31 - 004
(Map Reference Number) District Land Lot Parcel

 7/31/14
Signature of Applicant Date

JEFF KANE TRUSTEE / ASSOCIATE PASTOR
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 association
NAME TITLE

August 1, 2014
DATE

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