

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Ministerio I. La Cosecha 3</u>	NAME: <u>Beta Exchange, LLC/Brannen Goddard</u> ^{CITIZEN}
ADDRESS: <u>1568 Christiana Drive</u>	ADDRESS: <u>5555 Glenridge Connector/ Suite 1100</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30342</u>
PHONE: <u>(770) 374-0978</u>	PHONE: <u>(404) 812-4046</u>
CONTACT PERSON: <u>Henry Zamora</u> PHONE: <u>(770)374-0978</u>	
CONTACT'S E-MAIL: <u>henzaco3@hotmail.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>M1</u>	BUILDING/LEASED SQUARE FEET: <u>12,382</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>R6220-045</u> ACREAGE: <u>5.531</u>
ADDRESS OF PROPERTY: <u>2395 Pleasntdale Rd Suite 5 & 6 Doraville GA, 30340</u>	
SPECIAL USE REQUESTED: <u>Make building suitable for a church</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 Lot 220 of the 6th District of Gwinnett County, Georgia, containing 5.531 acres and being more particularly described as follows:

Beginning at a 1/2" iron rebar found on the western right of way of Ross Road, said rebar being 50.71' southerly from the intersection of the southerly right of way of Pleasantdale Road and the westerly right of way of Ross Road, if said rights of way were extended to a point instead of a curve; thence proceeding S05°56'17"E a distance of 277.73' to a point; thence N65°03'46"E a distance of 5.12' to a point; thence S05°56'17"E a distance of 2.07' to a 3/8" rebar found; thence S65°36'42"W a distance of 201.50' to a point; thence S65°05'29"W a distance of 40.93' to a 3/8" rebar found; thence S53°57'25"W a distance of 46.97' to a 3/8" rebar found; thence S60°03'38"W a distance of 84.80' to a 3/8" rebar found; thence S45°45'23"W a distance of 150.16' to a point; thence thence S55°33'28"W a distance of 80.42' to a 1/2" rebar found; thence N67°27'01"W a distance of 275.91' to a nail found on the southeasterly right of way of Pleasantdale Road; thence northeasterly along said right of way of Pleasantdale Road the following courses and distances: N16°54'20"E a distance of 29.71' to a nail found; N17°41'30"E a distance of 103.72' to a 1/2" rebar found; along the arc of a 211.48' radius curve an arc distance of 168.30', said arc being subtended by a chord bearing N40°29'24"E; a distance of 163.90' to a point; and N63°17'19"E a distance of 593.44' to a 1/2" rebar found; thence along the arc of a 35.00' radius curve, an arc distance of 67.67', said arc being subtended by a chord bearing S61°19'29"E, a chord distance of 57.61' to a 1/2" rebar found on the western right of way of Ross Road and the point of beginning.

Said tract containing 5.531 acres and being shown on that certain survey for IBC, LLC, Chicago Title Insurance Company and The Guardian Life Insurance Company of America dated June 8, 1992, and last revised July 28, 2004, prepared by H.E. Harper - Land Surveyor, Georgia Registered Land Surveyor No. I331.

Handwritten signature

PJK

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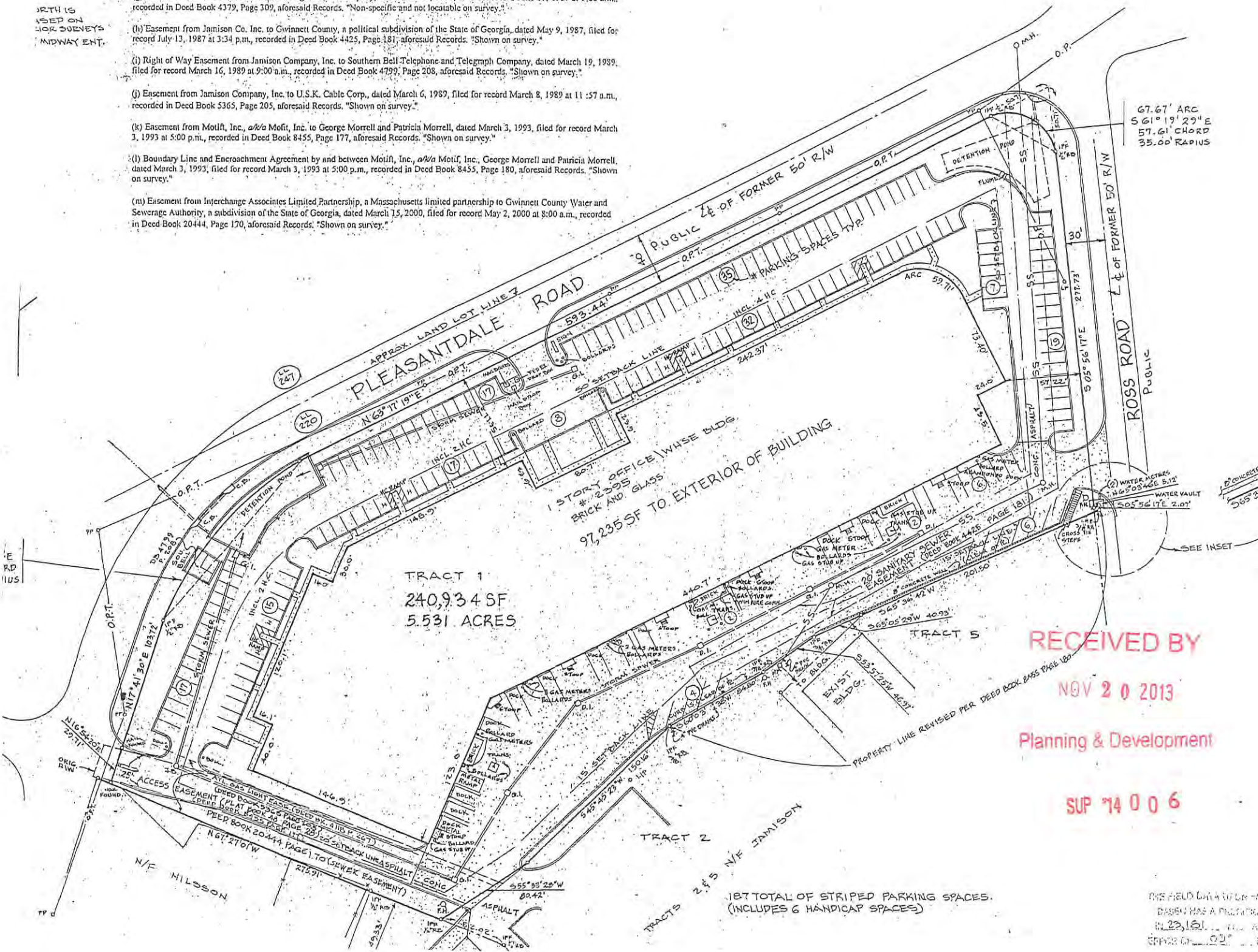
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ORTH IS
USED ON
ALL SURVEYS
MIDWAY ENT.

- (g) Easement from David K. Jamison to Georgia Power Company, dated June 10, 1987, filed for record June 19, 1987 at 9:00 a.m., recorded in Deed Book 4379, Page 309, aforesaid Records. "Non-specific and not locatable on survey."
- (h) Easement from Jamison Co. Inc. to Gwinnett County, a political subdivision of the State of Georgia, dated May 9, 1987, filed for record July 13, 1987 at 3:34 p.m., recorded in Deed Book 4425, Page 181, aforesaid Records. "Shown on survey."
- (i) Right of Way Easement from Jamison Company, Inc. to Southern Bell Telephone and Telegraph Company, dated March 19, 1989, filed for record March 16, 1989 at 9:00 a.m., recorded in Deed Book 4799, Page 208, aforesaid Records. "Shown on survey."
- (j) Easement from Jamison Company, Inc. to U.S.K. Cable Corp., dated March 6, 1989, filed for record March 8, 1989 at 11:57 a.m., recorded in Deed Book 5365, Page 205, aforesaid Records. "Shown on survey."
- (k) Easement from Mofitt, Inc., a/k/a Mofitt, Inc. to George Morrell and Patricia Morrell, dated March 3, 1993, filed for record March 3, 1993 at 5:00 p.m., recorded in Deed Book 8455, Page 177, aforesaid Records. "Shown on survey."
- (l) Boundary Line and Encroachment Agreement by and between Mofitt, Inc., a/k/a Mofitt, Inc., George Morrell and Patricia Morrell, dated March 3, 1993, filed for record March 3, 1993 at 5:00 p.m., recorded in Deed Book 8455, Page 180, aforesaid Records. "Shown on survey."
- (m) Easement from Inerchange Associates Limited Partnership, a Massachusetts limited partnership to Gwinnett County Water and Sewerage Authority, a subdivision of the State of Georgia, dated March 15, 2000, filed for record May 2, 2000 at 8:00 a.m., recorded in Deed Book 20444, Page 170, aforesaid Records. "Shown on survey."



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187 TOTAL OF STRIPED PARKING SPACES.
(INCLUDES 6 HANDICAP SPACES)

THIS FIELD DATA WAS OBTAINED
BASED ON A PHOTOGRAPH
TAKEN IN 2011. THE FIELD
WORK WAS CONDUCTED BY
GEOGRAPHIC INFORMATION SYSTEMS

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SABRAN / PATRICK ARCHITECTS
 ARCHITECTS
 97 RICHMOND AVE
 SUITE 200
 ATLANTA, GEORGIA 30309
 (404) 525-8877

INTERCHANGE BUSINESS CENTER
 2395 PLEASANTDALE ROAD
 DORAVILLE, GWINNETT COUNTY, GEORGIA 30340

REVISIONS		
NO	DATE	REVISION

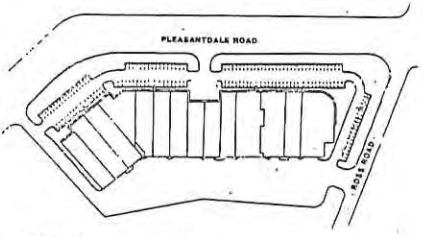
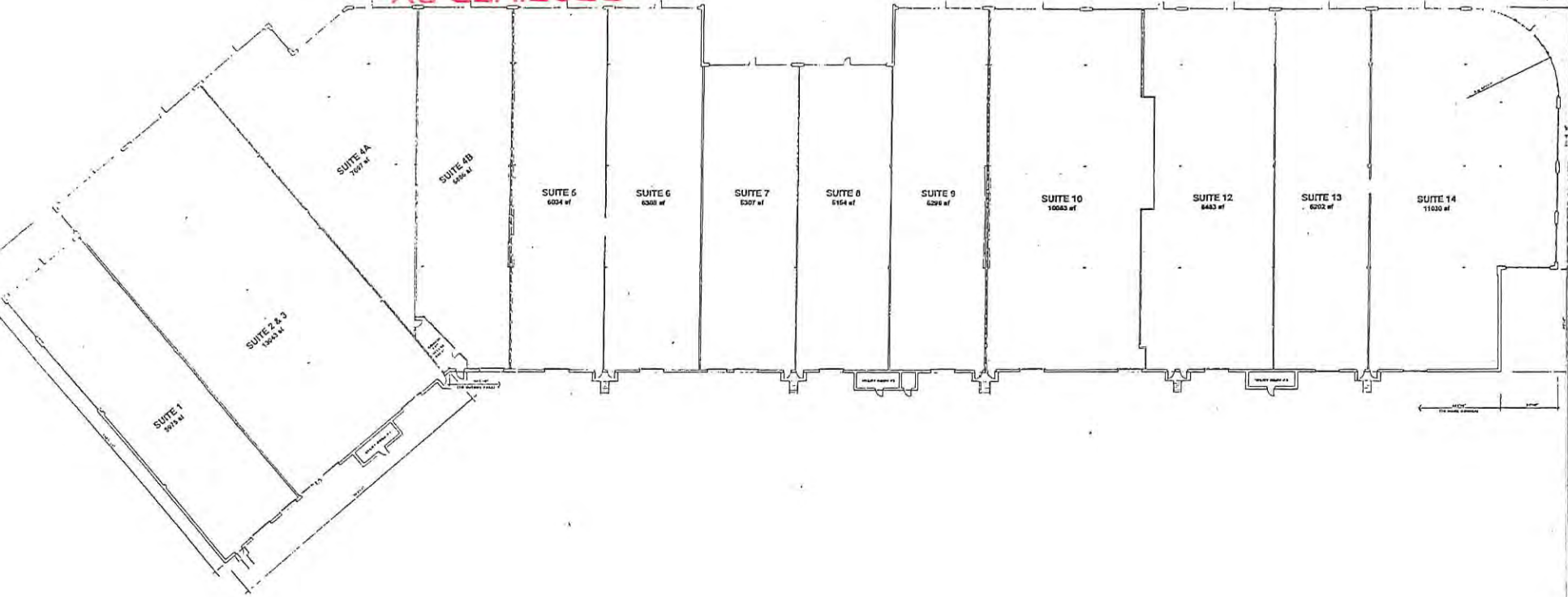
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SHEET TITLE:
BUILDING PLAN

SCALE:
 1/8" = 1'-0"

PROJECT NO.:
DRAWN BY:
DATE: 11/12/13

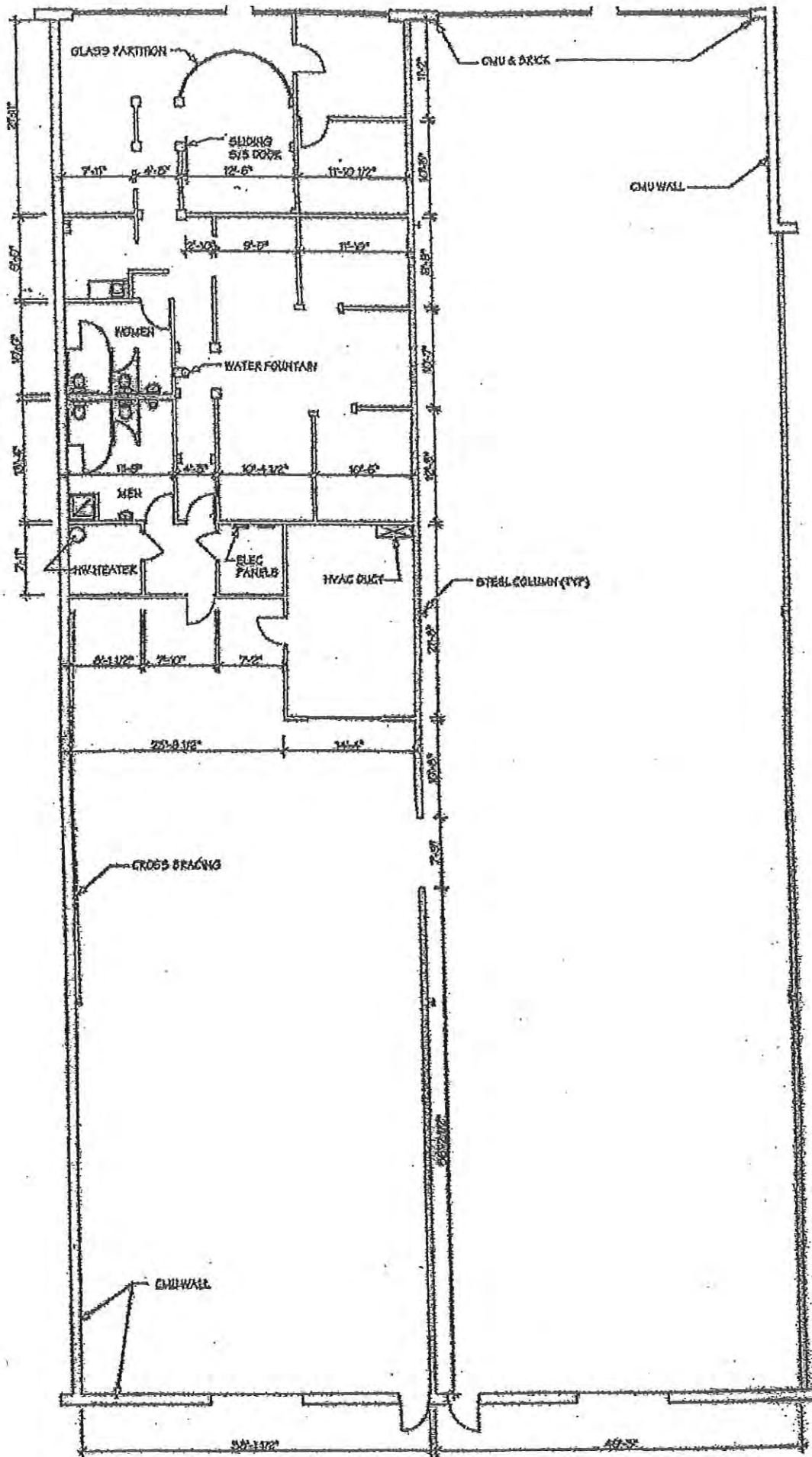
SHEET NO.:
OF



SITE PLAN ntc

BUILDING PLAN





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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:
YES

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
NO

(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

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

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:
There will be no changes to the building structure

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LETTER OF INTENT

Ministerio I. La Cosecha 3

November 5, 2013

The applicant submits this Special Use Permit Application for the purpose of obtaining a special use permit to permit a church on the property located on 2395 Pleasantdale rd. Doraville, GA 30340.

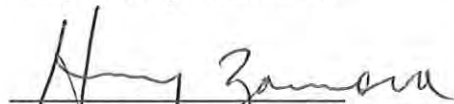
The building will serve approximately 300 members and allows for the required parking and additional zoning requirements. Access is proposed through double entrance/exit onto Pleasantdale rd.

The property has access to a public water supply, public sanitary sewer, and convenient access to collector streets and thoroughfares. Due to nature of a church's less-intensive use, there will be no impact on traffic, schools, or local roads. The subject property is located on what can only be characterized as a low-density, neighborhood tract. Historically, churches have been a very good neighbor, contributing to the community and creating a safe environment. The church will not house a school, daycare, or any other peak-hour activities.

CONCLUSION

This proposed special use permit would result in a high-quality church to serve its members in the area and compliment the high standard of development already established in Doraville. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett county Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully request for approval of this application.

Respectfully submitted,


Henry Zamora
Pastor

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CARLOS MANELIA
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires September 30, 2014

 11-20-13

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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 _____ Date 11-20-13

Henry Zamora (Pastor)

Type or Print Name and Title


Signature of Notary Public _____ Date 11-20-13

CARLOS MANELIA
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires September 30, 2014

Notary Seal

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.

Mary K. Waples 11-18-13
Signature of Property Owner NAT Beannen Goddard Date
AMF Beta Exchange, LLC

MARY K. WAPLES, Senior Property Manager
Type or Print Name and Title

Karen A. Ash 11/19/2013
Signature of Notary Public Date



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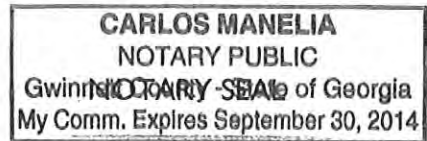
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Henry Zamora 11-20-13 PASTOR HENRY ZAMORA
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Carlos Manelia 11-20-13
 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 Henry Zamora
 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: 6 - 220 - R6220 045
(Map Reference Number) District Land Lot Parcel

Henry Zamora 11-20-13
Signature of Applicant Date

Henry Zamora (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 associate*
NAME TITLE

November 20, 2013
DATE

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