SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: New Bridge Church Jeff Lyle - Corporate Presid.	NAME: New Bridge Church
ADDRESS: c\o Mitch Peevy 4480 Commerce Dr	ADDRESS: 1446 Calvin Davis Circle
CITY: Buford	CITY: Lawrenceville
STATE: Ga ZIP: 30518	STATE: Ga ZIP:
PHONE: 770-614-6511	PHONE:

CONTACT PERSON: Mitch Peevy PHONE: 770-614-6511

CONTACT'S E-MAIL: mitchpeevy@gmail.com

*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:

☐ OWNER'S AGENT ■ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-100 BUILDING/LEASED SQUARE FEET: 37,926

PARCEL NUMBER(S): 7-051-141 ACREAGE: 12.33

ADDRESS OF PROPERTY: 1446 Calvin Davis Circle

SPECIAL USE REQUESTED: Primary and Secondary School (Private)

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
APR 06 2017
Planning & Development

SUP '17024

LEGAL DESCRIPTION – CROSSROADS COMMUNITY CHURCH

ALL THAT TRACT or parcel of land lying and being in Land Lot 51 of the 7th District, G.M.D. 404 of Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a concrete marker on the mitered intersection formed by the 60 foot right of way of Calvin Davis Circle and the varying right of way of Georgia Highway 20, also known as Buford Lawrenceville Highway; THENCE along the mitered right of way South 30 Degrees 20 Minutes 20 Seconds East, a distance of 41.76 feet to a concrete right of way marker, THENCE continuing along the right of way of Georgia Highway 20, South 14 Degrees 33 Minutes 14 Seconds West, a distance of 352.59 feet to a ½ inch rebar found; THENCE continuing along the right of way of Georgia Highway 20, South 58 Degrees 57 Minutes 12 Seconds West, a distance of 99.07 feet to a concrete right of way marker found; THENCE continuing along the right of way of Georgia Highway 20, South 38 Degrees 33 Minutes 48 Seconds West, a distance of 87.70 feet to a concrete right of way marker found; THENCE continuing along the right of way of Georgia Highway 20, South 75 Degrees 40 Minutes 38 Seconds East, a distance of 48.00 feet to a point in the centerline of the Yellow River, THENCE along the centerline of the Yellow River the following courses and distances: South 52 Degrees 11 Minutes 16 Seconds West, a distance of 115.63 feet to a point in the centerline of the Yellow River; THENCE South 59 Degrees 57 Minutes 27 Seconds West, a distance of 33.95 feet to a point in the centerline of the Yellow River; THENCE South 70 Degrees 26 Minutes 49 Seconds West, a distance of 43.58 feet to a point in the centerline of the Yellow River; THENCE North 63 Degrees 28 Minutes 11 Seconds West, a distance of 80.74 feet to a point in the centerline of the Yellow River; THENCE North 38 Degrees 04 Minutes 49 Seconds West, a distance of 59.06 feet to a point in the centerline of the Yellow River; THENCE North 41 Degrees 22 Minutes 52 Seconds West, a distance of 32.90 feet to a point in the centerline of the Yellow River; THENCE North 33 Degrees 51 Minutes 03 Seconds West, a distance of 37.03 feet to a point in the centerline of the Yellow River; THENCE North 80 Degrees 08 Minutes 48 Seconds West, a distance of 118.65 feet to a point in the centerline of the Yellow River; THENCE North 66 Degrees 20 Minutes 42 Seconds West, a distance of 33.45 feet to a point in the centerline of the Yellow River; THENCE South 72 Degrees 03 Minutes 08 Seconds West, a distance of 79.72 feet to a point in the centerline of the Yellow River; THENCE South 89 Degrees 01 Minutes 46 Seconds West, a distance of 107.12 feet to a point in the centerline of the Yellow River; THENCE South 70 Degrees 07 Minutes 05 Seconds West, a distance of 63.61 feet to a point in the centerline of the Yellow River; THENCE South 46 Degrees 42 Minutes 45 Seconds West, a distance of 108.81 feet to a point in the centerline of the Yellow River; THENCE South 67 Degrees 01 Minutes 14 Seconds West, a distance of 4.25 feet to a point in the centerline of the Yellow River; THENCE leaving said centerline of the Yellow River; North 13 Degrees 19 Minutes 12 Seconds East, a distance of 868.78 feet to a point on said right of way of Calvin Davis Circle; THENCE continuing along said right-of-way South 80 Degrees 22 Minutes 47 Seconds East, a distance of 173.81 feet to a point; THENCE continuing along said right-of-way along the arc of a curve to the right an arc distance of 176.07 feet; said curve having a radius of 422.32 feet and being subtended by a chord bearing of South 68 Degrees 26 Minutes 10 Seconds East and a chord distance of 174.80 feet to a point; THENCE continuing along said right-of-way South 56 Degrees 29 Minutes 34 Seconds East, a distance of 173.83 feet to a point; THENCE continuing along said right-of-way along the arc of a curve to the left an arc distance of 182.21feet; said curve having a radius of 490.63 feet and being subtended by a chord bearing of South 67 Degrees 07 Minutes 55 Seconds East and a chord distance of 181.16 feet to a point; THENCE continuing along said right-of-way South 77 Degrees 46 Minutes 15 Seconds East, a distance of 103.21 feet to the POINT OF BEGINNING.

Said tract contains 12.37 acres.

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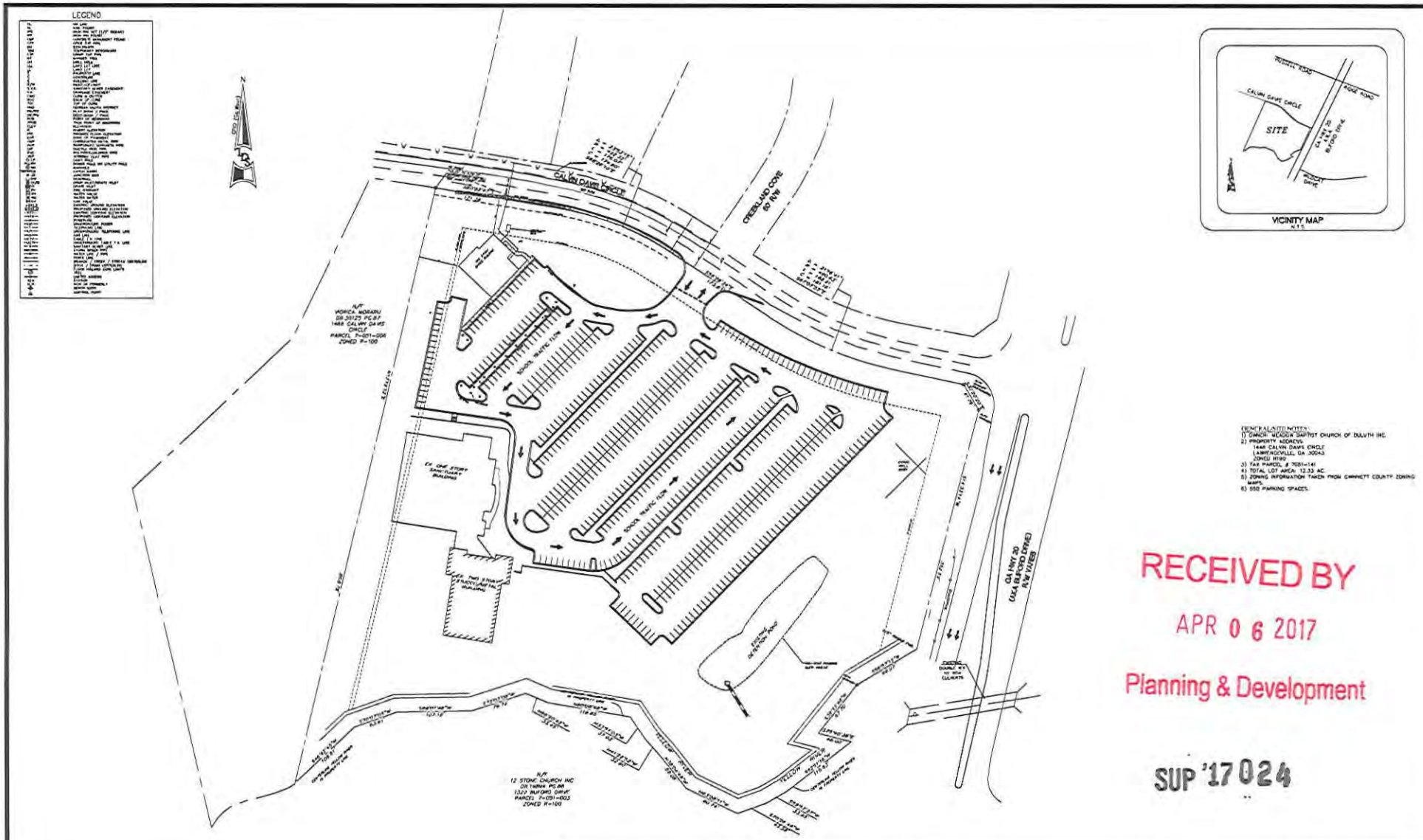
LEGEND



GENERAL SITE NOTES:
1) OWNER: MEADOW BAPTIST CHURCH OF DULUTH INC.
2) PROPERTY ADDRESS
1468 CALVIN DAVIS CIRCLE
LAWRENCEVILLE, GA 30043
ZONED R100
3) TAX PARCEL # 7051-141
4) TOTAL LOT AREA: 12.33 AC.
5) ZONING INFORMATION TAKEN FROM GWINNETT COUNTY ZONING MAPS.
6) 550 PARKING SPACES.

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THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 80 ft.

1 OF 1	3/28/17 DATE	DATE	NO	DESCRIPTION	ZONING EXHIBIT FOR:	NEW BRIDGE CHURCH
	17123 JOB NUMBER				SHEET TITLE	LOCATED IN LAND LOT 051 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA SCALE: 1"=80'
					FIELD / DRAWN: LJ / CHECKED: LJ	

Land Development Surveyors, Inc.
P.O. BOX 2050
DACULA, GA 30019
(770) 682-8206
LDSURVEY@BELLSOUTH.NET
COA LSF # 000832

STANDARDS GOVERNING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE SPECIAL USE PERMIT.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:
THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SURBURBAN.

(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:
SEE LETTER OF INTENT.

PLANNING DIVISION USE ONLY

CASE NUMBER _____ RECEIVED BY: _____

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the rezoning will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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Letter of Intent

The applicant and owner New Bridge Church requests a special use permit to allow a Daycare, a Primary and Secondary school at their campus located at 1446 Calvin Davis Circle. The church is located on 12.33 acres with a total of 3 buildings and 550 parking spaces. The school, Hope Academy, will be serving the primary and secondary grades. They are partnering with New Bridge who has offered their campus as they have a large facility and it is currently only used about 2 days a week. The school plans to offer a 3 and a 5 day per week program for the students with ratios of 10-12 students to 1 teacher. The hours of operation will be from 8am to 3pm and the school currently has a total of 41 students. No new construction is planned as the buildings are large enough and are already set up for classes and auditorium space. The daycare will be mostly for parents involved with the school and church and will act as a feeder for the school as well as a mothers morning out.

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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: 4/3/17

Jeff Lyle - CORPORATE PRESIDENT
Type or Print Name and Title

Signature of Notary Public — Date: 4/3/17

JILL S RAKESTRAW
MY COMMISSION EXPIRES
OCT. 9, 2019
GWINNETT CO., GEORGIA
NOTARY PUBLIC

Notary Seal

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Planning & Development
SUP '17 024

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 — Date: 4/3/17

Jeff Lyle - CORPORATE PRESIDENT
Type or Print Name and Title

Signature of Notary Public — Date: 4/3/17 — Notary Seal

JILL S RAKESTRAW
MY COMMISSION EXPIRES
OCT. 9, 2019
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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SUP '17 024

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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	4/3/17	Jeff Lyle - CORPORATE PRESIDENT

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

SIGNATURE OF NOTARY PUBLIC	DATE
	4/3/17

NOTARY SEAL

JILL S RAKESTRAW
MY COMMISSION EXPIRES OCT. 9, 2019
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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 Lyle - YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7 - 051 - 141
(Map Reference Number) District Land Lot Parcel

Signature of Applicant 4/3/17 Date

Jeff Lyle - CORPORATE PRESIDENT
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)

NAME TSA II TITLE

4-6-17
DATE

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ADDRESS: c\o Mitch Peevy 4480 Commerce Dr	ADDRESS: 1446 Calvin Davis Circle
CITY: Buford	CITY: Lawrenceville
STATE: Ga ZIP: 30518	STATE: Ga ZIP:
PHONE: 770-614-6511	PHONE:

CONTACT PERSON: Mitch Peevy PHONE: 770-614-6511

CONTACT'S E-MAIL: mitchpeevy@gmail.com

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APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-100 BUILDING/LEASED SQUARE FEET: 37,926

PARCEL NUMBER(S): 7-051-141 ACREAGE: 12.33

ADDRESS OF PROPERTY: 1446 Calvin Davis Circle

SPECIAL USE REQUESTED: Daycare Facility (Group)

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION – CROSSROADS COMMUNITY CHURCH

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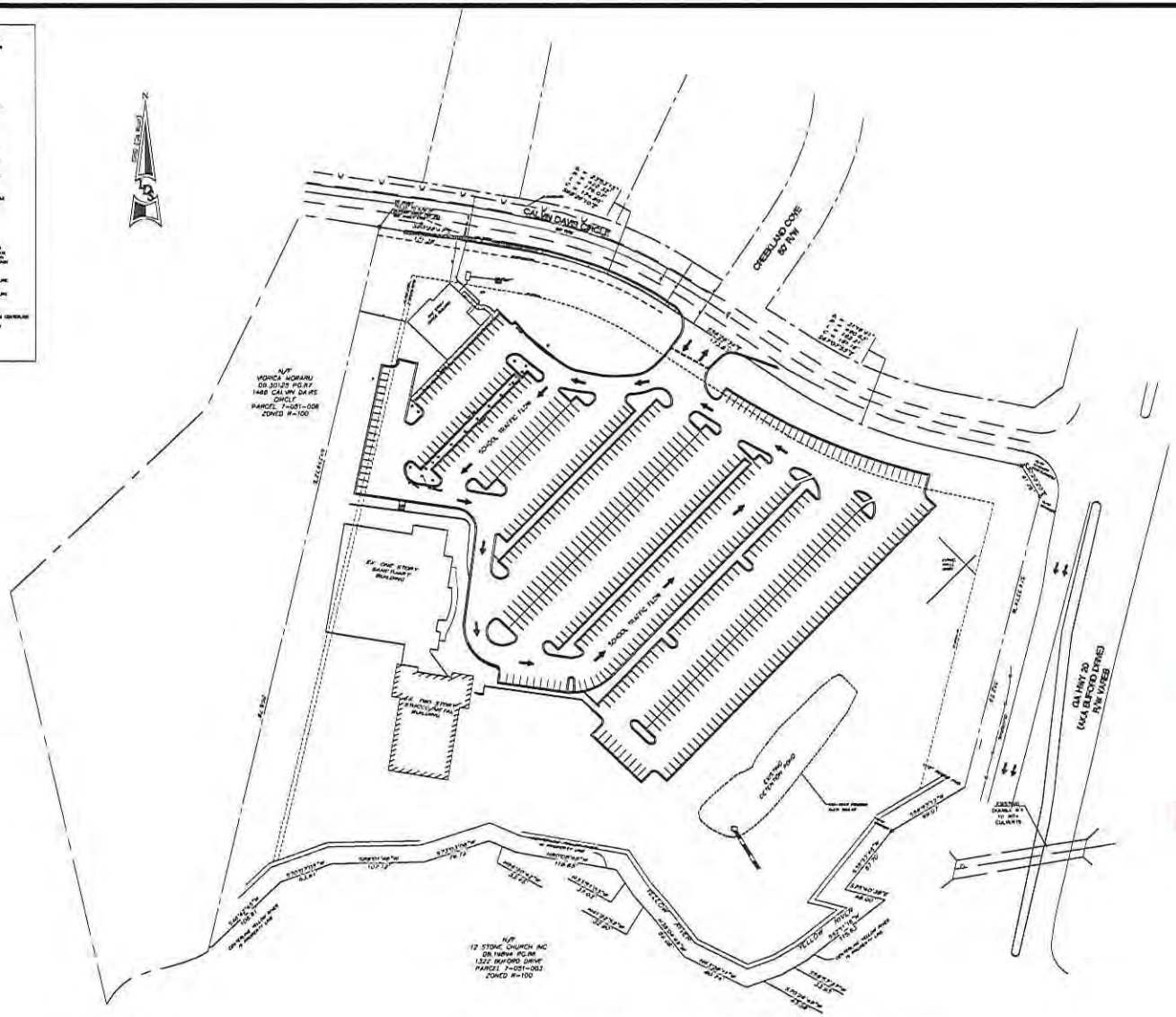
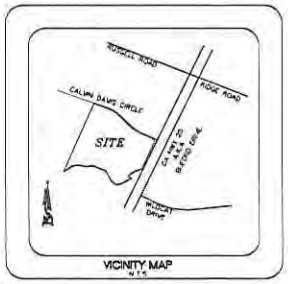
LEGEND





VICINITY MAP
N.T.S.

GENERAL NOTES:
1) OWNER - MEADOW BAPTIST CHURCH OF DULUTH INC
2) PROPERTY ADDRESS:
1488 CALVIN DAVIS CIRCLE
LAWRENCEVILLE, GA 30043
ZONED R100
3) TAX PARCEL # 7031-141
4) TOTAL LOT AREA: 10.33 AC.
5) ZONING INFORMATION TAKEN FROM GWINNETT COUNTY ZONING MAPS.
6) 510 PARKING SPACES.

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GRAPHIC SCALE
0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

1 OF 1	3/28/17 DATE	DATE	NO	DESCRIPTION	ZONING EXHIBIT FOR:	NEW BRIDGE CHURCH
	17123 JOB NUMBER				SHEET TITLE	LOCATED IN LAND LOT 051 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA SCALE: 1"=60'
					FIELD / DRAWN / CHECKED	

Land Development Surveyors, Inc.
P.O. BOX 2050
DACULA, GA 30019
(770) 622-8206
LDSURVEYOR@ILLSOUTH.NET
COA LSF# 000832

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

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SEE LETTER OF INTENT.

PLANNING DIVISION USE ONLY

CASE NUMBER _____ RECEIVED BY: _____

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the rezoning will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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Signature of Applicant — Date: 4/3/17

Jeff Lyle - CORPORATE PRESIDENT
Type or Print Name and Title

Signature of Notary Public — Date: 4/3/17

Notary Seal: JILL S RAKESTRAW, MY COMMISSION EXPIRES OCT. 9, 2019, GWINNETT COUNTY, GEORGIA, NOTARY PUBLIC

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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.

Signature of Property Owner — Date: 4/3/17

Jeff Lyle - CORPORATE PRESIDENT
Type or Print Name and Title

Signature of Notary Public — Date: 4/3/17

JILL S RAKESTRAW
MY COMMISSION EXPIRES
OCT. 9, 2019
GWINNETT CO., GEORGIA
NOTARY PUBLIC

Notary Seal

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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.

SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
[signature]	4/3/17	CORPORATE President - Jeff Lyle

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

SIGNATURE OF NOTARY PUBLIC	DATE
[signature]	4/3/17

JILL S RAKESTRAW
MY COMMISSION EXPIRES
OCT. 9
2019
NOTARY SEAL
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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 [signature] Jeff Lyle
YOUR NAME

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

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7 - 051 - 141
(Map Reference Number) District Land Lot Parcel

Signature of Applicant 4/3/17 Date

Jeff Lyle - CORPORATE PRESIDENT
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)

NAME TSA II TITLE

4-6-17
DATE

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SUP '17 025