

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>3D PROJECT MGMT / DAVID GAY</u>	NAME: <u>DAVE NOWAK</u>
ADDRESS: <u>305 THREENTREE LANE</u>	ADDRESS: <u>3015 PUCKETS MILL RD.</u>
CITY: <u>CANTON</u>	CITY: <u>BUFORD</u>
STATE: <u>GA.</u> ZIP: <u>30115</u>	STATE: <u>GA.</u> ZIP: <u>30519</u>
PHONE: <u>(678) 794-8182</u>	PHONE: <u>(770) 849-9400</u>
CONTACT PERSON: <u>DAVID GAY</u> PHONE: <u>(678) 794-8182</u>	
CONTACT'S E-MAIL: <u>DAVID@THREEDPM.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>RA-200</u> BUILDING/LEASED SQUARE FEET: <u>14,215</u>
PARCEL NUMBER(S): <u>7/139/004</u> <u>LL 139 PARCEL 004</u> ACREAGE: <u>25.6</u>
ADDRESS OF PROPERTY: <u>3015 PUCKETS MILL ROAD BUFORD, GA.</u>
SPECIAL USE REQUESTED: <u>ALLOW TO USE EXISTING CLASSROOMS FOR A SCHOOL</u> <u>DURING THE WEEK. (HOMESCHOOL PROGRAM)</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION

(ORIGINAL DESCRIPTION PRIOR TO R/W DEDICATION)

All that tract or parcel of land lying and being in Land Lot 139 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the Land Lot Line common to Land Lots 138 and 139 and the northwest right-of-way of Interstate 85 (300' right-of-way), said point marked by a 5/8 inch rebar pin found; THENCE traveling on said right-of-way North 62 degrees 10 minutes 40 seconds East for a distance of 175.16 feet to a point, said point marked by a 5/8 inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right-of-way line and traveling North 30 degrees 52 minutes 58 seconds West for a distance of 343.94 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE North 77 degrees 10 minutes 28 seconds West for a distance of 242.18 feet to a point, said point marked by an iron pin set; THENCE North 28 degrees 13 minutes 53 seconds West for a distance of 175.33 feet to a point on the easterly right-of-way of Puckett's Mill Road (60 foot right-of-way), said point marked by a 1/2 inch rebar pin found; THENCE traveling on said right-of-way the following eight courses and distances:

Along a curve to the left having a radius of 455.84 feet and an arc length of 115.60 feet, being subtended by a chord of North 19 degrees 00 minutes 54 seconds West for a distance of 115.29 feet to a point; THENCE North 26 degrees 12 minutes 31 seconds West for a distance of 110.34 feet to a point; THENCE along a curve to the right having a radius of 124.40 feet and an arc length of 142.92 feet, being subtended by a chord of North 06 degrees 42 minutes 10 seconds East for a distance of 135.19 feet to a point; THENCE along a curve to the right having a radius of 481.75 feet and an arc length of 105.34 feet, being subtended by a chord of North 45 degrees 52 minutes 42 seconds East for a distance of 105.13 feet to a point; THENCE along a curve to the right having a radius of 3958.62 feet and an arc length of 268.15 feet, being subtended by a chord of North 54 degrees 04 minutes 59 seconds East for a distance of 268.10 feet to a point; THENCE North 56 degrees 01 minutes 25 seconds East for a distance of 97.23 feet to a point; THENCE along a curve to the left having a radius of 3548.31 feet and an arc length of 342.74 feet, being subtended by a chord of North 53 degrees 15 minutes 23 seconds East for a distance of 342.60 feet to a point; THENCE along a curve to the left having a radius of 2860.47 feet and an arc length of 166.34 feet, being subtended by a chord of North 48 degrees 49 minutes 24 seconds East for a distance of 166.32 feet to a point;

THENCE leaving said right-of-way and traveling South 50 degrees 03 minutes 47 seconds East for a distance of 147.45 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE South 27 degrees 01 minutes 09 seconds East for a distance of 1044.98 feet to a point on the northwest right-of-way of Interstate 85, said point marked by a 1/2 inch rebar pin set; THENCE traveling on said right-of-way South 52 degrees 10 minutes 40 seconds West for a distance of 898.46 feet to a point, said point marked by a 5/8 inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 25.684 acres.

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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:

No, School is not adding anything new.

- (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:

Zoning is fine

- (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:

No, THERE IS NO IMPACT TO THE SURROUND AREA. THIS SCHOOL IS A MODIFIED HOMESCHOOL PROGRAM WITH TEACHERS AT CHURCH TO HELP STUDENTS.

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11/30/17

To whom it may concern:

On behalf of Victory World Church, we are requesting a Special Use Permit to allow a school to use the existing classroom space. The school will operate under the church leadership as Victory World Christian School and is accredited along with accredited teachers. The hours of operation will be Monday thru Friday from 8:00 until 3:30. The school will start with 20 students and could potentially grow over time however this location is geared toward home school students that need additional help that a teacher can provide for assistance. Although the school operations will be full time, the students would fluctuate days and hours during the week as may be needed. No additional construction is needed.

If you have any questions, please let me know.

Sincerely,

3D Project Management


David Gay

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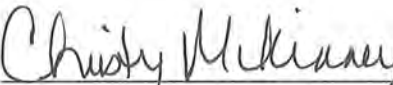
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

11/30/17
Date

DAVID GAY PRESIDENT 3D PROJECT MANAGEMENT
Type or Print Name and Title


Signature of Notary Public

11.30.17
Date



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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.

D. Nowak 11-30-2017
Signature of Property Owner Date

DAVE NOWAK - Sect.
Type or Print Name and Title

Sheila Eggleston 11-30-17 
Signature of Notary Public Date Notary Seal

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SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT

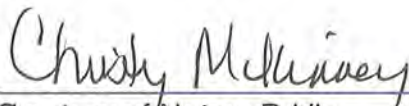
(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.


Signature of Applicant

DAVID GAY
Type or Print Name

11/30/17
Date


Signature of Notary Public

11-30-17
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.

DAVID GAY 11/30/17 DAVID GAY 3D PROJECT MGMT
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE
 PRESIDENT

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

Christy McKinney 11.30.17
 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 DAVID GAY
 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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