

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Martha Strickland</u>	NAME: <u>Rock Springs United Meth. Church</u>
ADDRESS: <u>3659 Fence Road</u>	ADDRESS: <u>1100 Rock Springs Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30011</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770-963-7306</u> <sup>(home)</sup> <u>545-2028</u> <sup>or 770-</sup>	PHONE: <u>770-945-7329</u>
CONTACT PERSON: <u>Martha Strickland</u> PHONE: <u>770-545-2028</u>	
CONTACT'S E-MAIL: <u>grandy_mimi@bellsouth.net</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>R-100</u> BUILDING/LEASED SQUARE FEET: <u>8,617.0</u>
PARCEL NUMBER(S): <u>R 7-147-004</u> ACREAGE: <u>16.49</u> ( <u>4.981 for SUP</u> )
ADDRESS OF PROPERTY: <u>1100-Rock Springs Rd., Lawrenceville, GA</u> <u>30043</u>
SPECIAL USE REQUESTED: <u>Permit for continued use of</u> <u>Sunday School rooms for Pre-School Ages 1-4</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal for Rock Springs United Methodist

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 147 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a ½ inch re-bar found on the southerly right of way line of Rock Springs Road (80 foot right of way) located a distance of 1211.09 feet as measured northwesterly along said right of way line from the land lot line dividing Land Lots 132 and 147; thence from said point of beginning as thus established, leaving right of way of Rock Springs Road, South 36 degrees 12 minutes 43 seconds West a distance of 450.2 feet to a point; thence North 65 degrees 35 minutes 38 seconds West a distance of 481.8 feet to a point; thence North 46 degrees 09 minutes 58 seconds West a distance of 200.08 feet to a 5-inch axle found; thence South 43 degrees 47 minutes 24 seconds West a distance of 395.04 feet to a ½-inch re-bar found; thence North 14 degrees 58 minutes 48 seconds East a distance of 491.8 feet to a point on the southerly right of way line of Rock Springs Road; thence along said right of way, South 69 degrees 01 minutes 28 seconds East a distance of 11.6 feet to a ½-inch re-bar found; thence following a clockwise curve with an arc distance of 199.23 feet, having a radius of 2824.79 feet, subtended by a chord bearing and distance of south 67 degrees 00 minutes 14 seconds East, 199.19 feet to a ½-inch re-bar found; thence south 64 degrees 59 minutes 00 seconds East a distance of 288.68 feet to a ½-inch re-bar found at the point of beginning.

Said tract of land is shown on a boundary survey for: Rock Springs United Methodist Church containing 13.6088 acres on an overall plat prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated January 14, 1999, last revised April 22, 1999. This plat is to show the portions of the property that is cover for the SUP , and contains 4.981 acres.

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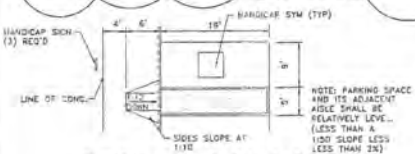
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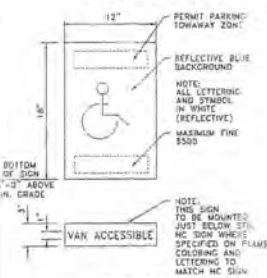
**GENERAL NOTES**

- ps-4 AUTOMOBILE ACCESS AISLE SHALL BE A MINIMUM OF 5 FT. WIDE, A COMMON ACCESS AISLE MAY BE SHARED BY 2 VEHICLES, SURFACE SLOPES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION, RULE 102-3-20-(17)(3) GEORGIA ACCESSIBILITY CODE (SEE DETAIL)
- ps-5 VAN ACCESS AISLE SHALL BE A MINIMUM OF 8 FT. WIDE, A COMMON ACCESS AISLE MAY BE SHARED BY 2 VEHICLES, THE ACCESS AISLE SHALL BE TO THE RIGHT OF THE VAN PARKING SPACE, SURFACE SLOPES SHALL NOT EXCEED 1:50 (2%) 120-3-20-(17)(3)
- ws-3 SPRINKLER CONNECTION FOR FIRE DEPARTMENT USE IS TO BE A MAXIMUM OF 150 FT. FROM A FIRE HYDRANT ON AN 8 INCH WATER MAIN, THE CONNECTION SHALL BE A MAXIMUM OF 40 FT FROM THE EDGE OF THE FIRE.
- ws-3a FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER CONNECTION LOCATIONS SHALL BE SHOWN ON THE SITE PLAN, NOTE ON THE SITE PLAN THAT A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
- ws-3b INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY A UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION 25-11-7.
- 1da-1 ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 602.6.1
- ar-8 OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES TO WALKS, HALLS, CORRIDORS, PASSAGE WAYS, OR AISLES, OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISH FLOOR MAY PROTRUDE ANY AMOUNT, FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR, PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AND ACCESSIBLE ROUTE OR MANEUVERING SPACE, RULE 120-3-20-15, GEORGIA ACCESSIBILITY CODE.
- ar-8 ALL ACCESSIBLE ROUTES WITH RUNNING SLOPES GREATER THAN 1:20 IS X RAMP AND SHALL COMPLY WITH RULE 120-3-20-19, CROSS SLOPE SHALL NOT EXCEED 1:50, RULE 120-3-20-14(7), GEORGIA ACCESSIBILITY CODE.
- ar-1 AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH RULE 120-3-20-14 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE, RULE 120-3-20-07(A), GEORGIA ACCESSIBILITY CODE.
- 1da-2 WIDTH OF ACCESS ROADWAYS SHALL BE 20 FT. MINIMUM PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 602.6.1
- ps-3 VEHICLE PARKING SPACE SHALL BE A MINIMUM OF 96 INCHES WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS 120-3-20-17(5), GEORGIA ACCESSIBILITY CODE. (SEE DETAIL)



**TYPICAL H.C. PARKING SPACE**

AT LEAST ONE SPACE MUST BE VAN ACCESSIBLE  
SEE DETAIL ON SHEET C-2



**HANDICAPPED PARKING SIGN**

**PARKING RECAP.**

NEW	-	70
EXISTING	-	24
TOTAL	-	94 SPACES PROVIDED
		(6) ARE REQUIRED HANDICAP SPACES
TOTAL SPACES REQUIRED = 57 (BASED ON 356 SEATS @ 1:4 RATIO)		

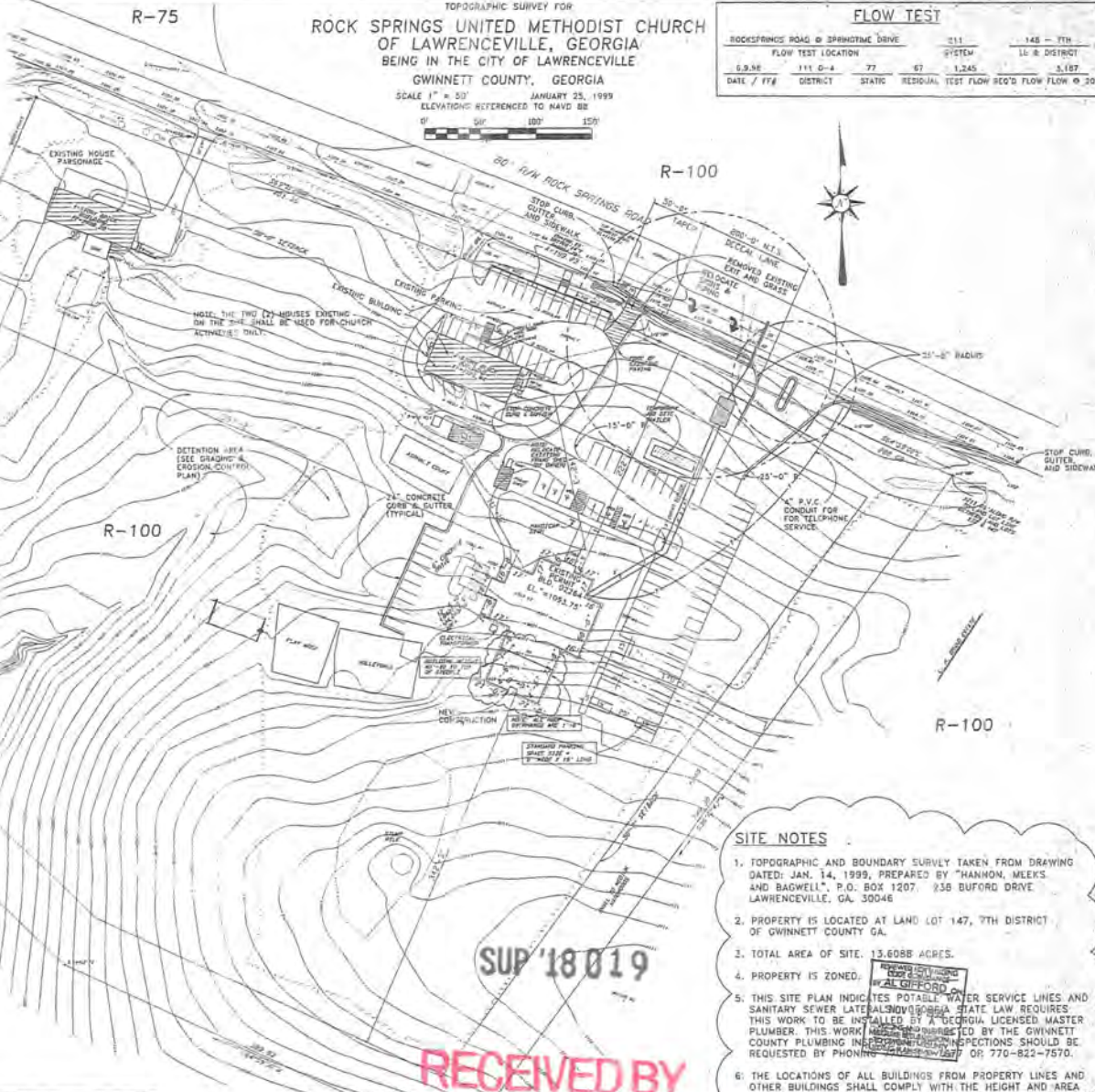
**SIGNAGE NOTE:**  
SIGNAGE LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN. PLEASE SEE DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL OF ALL SIGNAGE.

**1 SITE PLAN**  
SCALE: 1" = 50'

**TOPOGRAPHIC SURVEY FOR  
ROCK SPRINGS UNITED METHODIST CHURCH  
OF LAWRENCEVILLE, GEORGIA  
BEING IN THE CITY OF LAWRENCEVILLE  
GWINNETT COUNTY, GEORGIA**

SCALE 1" = 50' JANUARY 25, 1999  
ELEVATIONS REFERENCED TO NAVD 88  
0' 50' 100' 150'

FLOW TEST					
ROCKSPRINGS ROAD @ SPRINGMOUNT DRIVE		111	148 - 7TH		
FLOW TEST LOCATION SYSTEM LL & DISTRICT					
5.9.86	111 0-4	77	67	1.245	5.187
DATE / FTR	DISTRICT	STATION	REDUCED	TEST FLOW	REQ'D FLOW



**SITE NOTES**

1. TOPOGRAPHIC AND BOUNDARY SURVEY TAKEN FROM DRAWING DATED: JAN. 14, 1999, PREPARED BY "HANMON, MEEKS AND BACWELL", P.O. BOX 1207, 238 BUFORD DRIVE, LAWRENCEVILLE, GA. 30046
2. PROPERTY IS LOCATED AT LAND LOT 147, 7TH DISTRICT OF GWINNETT COUNTY GA.
3. TOTAL AREA OF SITE, 13.6088 ACRES.
4. PROPERTY IS ZONED: **RECEIVED BY**
5. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS IN ACCORDANCE WITH GEORGIA STATE LAW. THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK MUST BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTION DEPARTMENT. INSPECTIONS SHOULD BE REQUESTED BY PHONING 770-822-7570 OR 770-822-7570.
6. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1997 EDITION OF THE GEORGIA STATE MINIMUM STANDARD BUILDING CODE BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
7. COUNTY STREET NUMBER ORDINANCE, EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF STREET. ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.

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CIVIL SITE AND GRADING PLAN

NEW ADDITIONS TO ROCK SPRINGS UNITED METHODIST CHURCH

**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:

Yes. This is an extension of the church used for the Pre-school Ages 1 - 4.

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

It has no effect on adjacent property, due to the property on the east and west being zoned either C2/MUO, or R-100.

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

We are not changing zoning and it does not have economic use as it is currently zoned.

- (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 excessive use of any of these caused by this Special Use Permit, due to the small amount of traffic which is generated, and the time of that traffic relative to normal traffic patterns in the area.

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

It is conformity with the Land Use Plan, as shown on the 2030 Land Use Plan.

- (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 are no existing or changing conditions affecting the use and development of the property. The property is developed in accordance with current County Standards and Codes.

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## LETTER OF INTENT

Rock Springs United Methodist Church is seeking a Special Use Permit to officially permit the Preschool Ages 1-4 School ministry of the Church. The Preschool operates Monday through Thursday each week from 9:00 a.m. to 1:00 p.m. There are 10 employees. There are no evening activities associated with the Preschool, only for the Church itself.

The Preschool uses the existing parking facilities, and no additional parking or structure modifications or additions are needed for this facility to operate as a Preschool.

Rock Springs UMC was established in 1865. The Church property consists of a church structure built in 1915 which is no longer in use, the current church building (of which the Preschool Ages 1-4 is a part) which was built in 1999, a fellowship hall which was built in 1978, and a parsonage. The Church facilities are secure, quiet and have a low traffic impact on Rock Springs Road. The Preschool has been operating within the Church since 1999. Its hours of operation (which are four hours per day, four days per week) are such that it does not conflict with local schools. The Preschool has an average of 60 students which do not add an undesirable amount of traffic to Rock Springs Road.

### Special Use Permit Request

Rock Springs United Methodist Church is seeking a Special Use Permit to officially permit the Preschool Ages 1-4 ministry of the Church.

The property is zoned R-100 residential. The adjacent property to the north is zoned RM-8 but our parcel is divided by Rock Springs Road, and the property on the north side is occupied with the 1915 church structure and the cemetery. The property to the east is zoned C2 and MUO and is mostly undeveloped at this time except for the Gwinnett County Fire Station which is separated from our parcel by a 100-ft. wooded buffer. Property to the west is zoned R-100 and has an over 400 ft. wooded buffer. Property to the south is zoned M1 and has an over 300 ft. wooded buffer.

### Notes:

1. The intent of this Special Use Permit is to get the property approved to operate a Preschool Ages 1-4 ministry within the Church.
2. With approval of this Special Use Permit no additional construction or permitting will be necessary.
3. The 2030 Unified Plan Future Development Map shows that the property is in the existing/emerging suburban, adjacent to regional mixed use.

Thank you for your consideration.

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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.

✓ Martha Strickland

Signature of Applicant

✓ 2/16/18

Date

Martha Strickland, Lay Leader

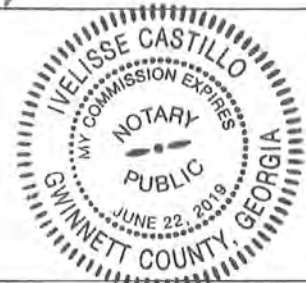
Type or Print Name and Title

[Signature]

Signature of Notary Public

02/16/2018

Date



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.



Signature of Property Owner

2-16-18

Date

Hyo Kim, Pastor

Type or Print Name and Title



Signature of Notary Public

02/16/2018

Date



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.

Martha Strickland ✓ 2/16/18 Martha Strickland, Tag Leader  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Martha Strickland ✓ 2/16/18 Martha Strickland, Tag Leader  
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

[Signature] 02/16/18  
 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 Walter David Leonard for  
 YOUR NAME Martha Strickland

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)
N/A		

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



**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:** 7th - 147 - 004  
(Map Reference Number) District Land Lot Parcel

✓ Martha Strickland ✓ 2/16/18  
Signature of Applicant Date

Martha Strickland, Lay Leader  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

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**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)

Julie Ballard TSA I  
NAME TITLE

2-22-18  
DATE