

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Alegre Farm</u> c/o Mitch Peevy	NAME: <u>Juan & Pilar Quintero</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>2225 Givens Road</u>
CITY: <u>Buford</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-339-3065</u>
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u>	
CONTACT'S E-MAIL: <u>mitchpeevy@gmail.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 type="checkbox"/> OWNERS AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>RA-200</u>	REQUESTED ZONING DISTRICT: <u>RA-200 w\SUP for Special Events</u>
LAND DISTRICT (S): <u>5</u>	LAND LOT (S): <u>280 & 279</u> ACREAGE: <u>14.674</u>
ADDRESS OF PROPERTY: <u>2225 Givens Road</u>	
PROPOSED DEVELOPMENT: <u>Special Events, Corporate and Weddings</u>	
	<p style="color: red; font-size: 1.2em; margin: 0;">RECEIVED BY</p> <p style="color: red; font-size: 1.1em; margin: 0;">MAY 31 2018</p> <p style="color: red; font-size: 1.1em; margin: 0;">Planning & Development</p>

LETTER OF INTENT
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

L E G A L D E S C R I P T I O N
Givens Road

All that tract or parcel of land lying and being in land lots 279 & 280 of the 5th District, Gwinnett County, Georgia and more particularly described as follows;

Beginning at a point on the northwesterly right of way of Givens Road (60' R\W) a distance of 846.45' northeasterly of the easterly right of way of Brooks Road (80' R\W);

THENCE North 41 degrees 36 minutes 00 seconds West for a distance of 785.55' feet to a point;

THENCE North 14 degrees 53 minutes 56 seconds West for a distance of 88.95' feet to a point;

THENCE North 03 degrees 44 minutes 14 seconds East for a distance of 53.47' feet to a point;

THENCE North 03 degrees 44 minutes 14 seconds East for a distance of 99.54' feet to a point;

THENCE North 12 degrees 36 minutes 59 seconds West for a distance of 126.03' feet to a point;

THENCE North 36 degrees 05 minutes 14 seconds West for a distance of 63.66' feet to a point;

THENCE North 55 degrees 26 minutes 22 seconds West for a distance of 82.84' feet to a point;

THENCE North 37 degrees 04 minutes 31 seconds East for a distance of 260.30' feet to a point;

THENCE North 29 degrees 00 minutes 36 seconds West for a distance of 15.00' feet to a point;

THENCE South 58 degrees 16 minutes 52 seconds East for a distance of 765.66' feet to a point;

THENCE South 16 degrees 39 minutes 32 seconds East for a distance of 704.49' feet to a point on the northwesterly right of way of Givens Road;

THENCE South 81 degrees 18 minutes 20 seconds West for a distance of 90.38' feet along said right of way to a point;

THENCE along a curve to the left having a radius of 250.37' feet and an arc length of 165.47' feet, being subtended by a chord of South 62 degrees 22 minutes 20 seconds West for a distance of 162.47' feet along said right of way to a point;

THENCE South 43 degrees 26 minutes 20 seconds West for a distance of 60.57' feet along said right of way to a point;

THENCE along a curve to the right having a radius of 924.93' feet and an arc length of 68.27' feet, being subtended by a chord of South 45 degrees 33 minutes 12 seconds West for a distance of 68.25' feet along said right of way to a point;

THENCE South 48 degrees 59 minutes 00 seconds West for a distance of 15.31' feet along said right of way and the Point of Beginning.

Said property contains 14.674 acres more or less.

SUP '18 044

RECEIVED BY

MAY 31 2018

Planning & Development

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 RUAL/ESTATE.

(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: _____

SUP '18 044
RECEIVED BY
MAY 31 2018
Planning & Development

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 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

SUP '18 044

RECEIVED BY

MAY 31 2018

Planning & Development

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner of Alegre Farm, Pilar Quintero, requests a Special Use Permit on 14.674 acres for the purpose of hosting weddings, cooperate events, birthday parties and school groups. The Quintero family purchased the property in 2004 and the property has evolved into a truly unique experience for agritourism that helps educate young and old about farm animals and organic, pesticide free gardening. The farm serves the local community as well as surrounding counties by providing education and hands-on experience for children and adults through field trips, camps, and workshops. The goal is to not only to enhance the essential process of farming but to educate on the origins of what goes on our plates. The facility is not open to the public on a daily basis but by appointment only except for a few days throughout the year. On those days it is open to the public it is generally for only a couple of hours. They do provide hand lead pony rides and can introduce kids to sheep, chickens, donkeys, goats and will show them how to milk a goat. They also have a bee hive and a composting area with worms as well as the vegetable garden area where they can see where their food comes from.

There are 2 open pavilions and an enclosed event building that can hold up to 200 people. It is in that area that they are proposing to have a wedding venue as in the last year they did host 13 weddings on the property. They do not allow any outside music after 10pm and no live bands are allowed. The event must end by midnight and if any alcohol is served then there must be a police officer hired to provide security. The main events will still be the field trips and camps for school kids and these are generally held during the day and can last for about 90 minutes. There is ample parking in the old riding rings on the property so no cars will be allowed to park along Givens Road. No bright lighting or loudspeakers will be installed anywhere on the property. Please visit their web site at www.alegrefarm.com for more information.

SUP '18 044

RECEIVED BY

July 31 2018

Planning & Development

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.

P. Quintanilla

5/29/18

Signature of Applicant

Date

Pilar Quintanilla owner

Type or Print Name and Title

S. Fernandez

Signature of Notary Public

May 29, 2018

Date



Notary Seal

SUP '18 044

RECEIVED BY

MAY 31 2018


Planning & Development

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.

Pilar QUINTANILLA 5/29/18
Signature of Property Owner Date

Pilar Quintana Owner
Type or Print Name and Title

S. Fernandez May 29, 2018 
Signature of Notary Public Date Notary Seal

SUP '18 044

RECEIVED BY

MAY 31 2018

Planning & Development

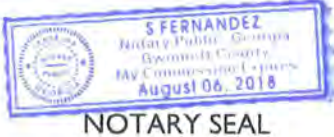
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

P.A. Qf 5/29/18 Pilar Qemter
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

S. Fernandez May 29, 2018
 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 Pilar Qemter
 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.

SUP '18 044
 RECEIVED BY
 MAY 31 2018
 Planning & Development

