

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Anthony Wiggins</u>	NAME: <u>Philadelphia Romanian Church</u>
ADDRESS: <u>457 Young James Circle</u>	Attn: <u>Samuel Oprea</u>
CITY: <u>Stockbridge</u>	ADDRESS: <u>581 Old Peachtree Road</u>
STATE: <u>GA</u> ZIP: <u>30281</u>	CITY: <u>Lawrenceville</u>
PHONE: <u>(678) 382-5314</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
CONTACT PERSON: <u>Anthony Wiggins</u> PHONE: <u>678-382-5314</u>	
CONTACT'S E-MAIL: <u>awiggins@pinnaclelanddv.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>R100</u> BUILDING/LEASED SQUARE FEET: <u>14,285</u>	
PARCEL NUMBER(S): <u>R7149 013</u> ACREAGE: <u>9.11 Ac.</u>	
ADDRESS OF PROPERTY: <u>581 Old Peachtree Road</u>	
SPECIAL USE REQUESTED: <u>This request is to allow the church to build a kindergarten thru 5th grade school and a gymnasium on said property.</u>	

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

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**Legal Description for Philadelphia Romanian Church Located at 581 Old Peachtree Road,  
Lawrenceville, GA 30045**

All that tract or parcel of land being in Land Lot 149 of the 7th district of Gwinnett County, Georgia and being more particularly described as follows:

Beginning At A Point along the Northeasterly right-of-way of Old Peachtree Road, 1060 Feet from Rock Springs Road; Thence leaving said right-of-way North 36°22'13" West A Distance Of 126.00 Feet To A Point; Thence North 38°27'13" West A Distance Of 100.00 Feet To A Point; Thence South 89°33'47" West A Distance Of 60.00 Feet To A Point; Thence North 35°26'13" West A Distance Of 67.00 Feet To A Point; Thence North 64°13'47" East A Distance Of 1152.99 Feet To A Point; Thence South 08°18'43" West A Distance Of 477.09 Feet To A Point; Thence North 84°38'03" West A Distance Of 240.82 Feet To A Point; Thence North 84°43'14" West A Distance Of 24.94 Feet To A Point along the centerline of a creek; Thence along said centerline South 09°31'56" West A Distance Of 10.89 Feet To A Point; Thence South 65°46'25" East A Distance Of 17.77 Feet To A Point; Thence South 30°24'30" West A Distance Of 39.08 Feet To A Point; Thence South 02°02'56" East A Distance Of 16.45 Feet To A Point; Thence South 59°50'05" West A Distance Of 35.43 Feet To A Point; Thence South 17°08'02" West A Distance Of 31.96 Feet To A Point; Thence South 28°29'46" East A Distance Of 20.03 Feet To A Point; Thence South 58°44'01" West A Distance Of 23.41 Feet To A Point; Thence South 59°00'13" East A Distance Of 27.10 Feet To A Point; Thence South 69°42'54" East A Distance Of 26.83 Feet To A Point; Thence South 08°45'22" East A Distance Of 31.80 Feet To A Point; Thence South 57°25'35" West A Distance Of 22.48 Feet To A Point; Thence South 11°20'07" East A Distance Of 26.02 Feet To A Point; Thence South 36°05'07" West A Distance Of 55.78 Feet To A Point; Thence South 14°44'32" East A Distance Of 28.27 Feet To A Point; Thence South 57°02'07" East A Distance Of 29.58 Feet To A Point; Thence South 22°14'31" West A Distance Of 45.07 Feet To A Point; Thence South 18°32'03" East A Distance Of 52.05 Feet To A Point; Thence South 46°30'31" West A Distance Of 27.60 Feet To A Point; Thence South 73°41'49" East A Distance Of 19.51 Feet To A Point; Thence South 09°18'46" East A Distance Of 41.47 Feet To A Point along the right-of-way of Old Peachtree Road; Thence North 64°46'13" West A Distance Of 383.43 Feet To A Point; Thence North 69°49'57" West A Distance Of 67.70 Feet To A Point; Thence North 79°16'01" West A Distance Of 47.59 Feet To A Point; Which Is The Point Of Beginning.

Having An Area Of 396745.27 Square Feet, 9.11 Acres

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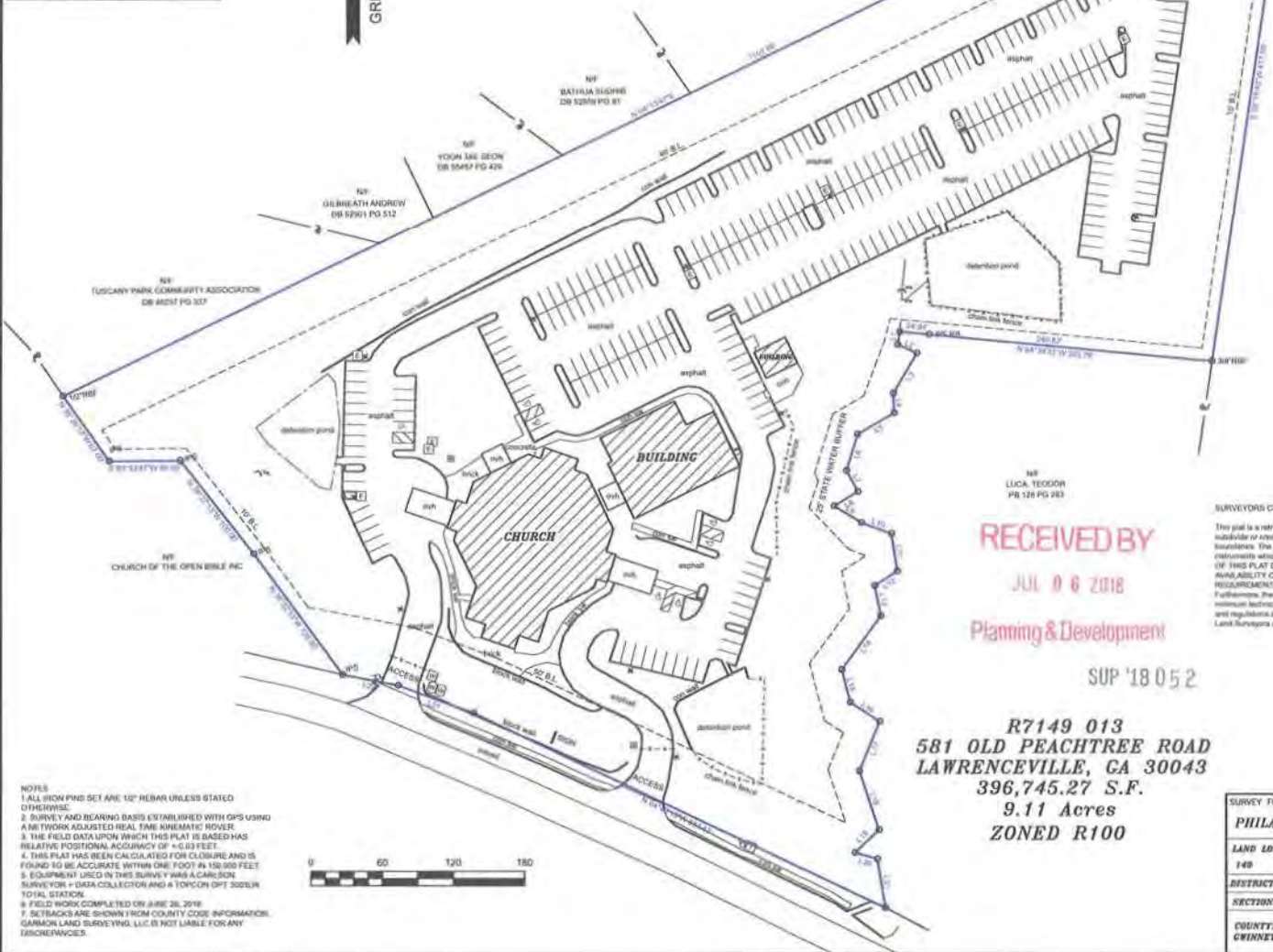
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**LEGEND**

- IP=IRON PIN SET
- RE=REBAR FOUND
- OT=OPEN TOP PIPE FOUND
- N/F=NONE OR FORMERLY
- P/L=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- =POWER POLE
- HW=HEADWALL
- ⊕=ELECTRIC BOX
- ⊙=LIGHTPOLE
- ⊘=INLET

Course	Bearing	Distance
L1	S 09° 31' 56" W	10.89
L2	S 09° 46' 23" E	12.77
L3	S 30° 24' 30" W	29.08
L4	S 02° 02' 56" E	18.43
L5	S 89° 32' 00" W	38.41
L6	S 11° 48' 23" W	31.36
L7	S 28° 29' 46" E	26.03
L8	S 59° 44' 01" W	23.81
L9	S 38° 02' 15" E	21.16
L10	S 89° 47' 54" E	26.81
L11	S 08° 45' 27" E	24.80
L12	S 12° 25' 28" W	22.45
L13	S 11° 29' 07" E	26.02
L14	S 38° 59' 07" W	55.78
L15	S 14° 44' 37" E	28.27
L16	S 37° 50' 07" E	29.56
L17	S 22° 14' 31" W	43.07
L18	S 18° 02' 37" E	52.00
L19	S 48° 20' 31" W	27.00
L20	S 73° 14' 48" E	19.51
L21	S 08° 18' 42" E	41.47
L22	N 79° 58' 57" W	87.20
L23	N 79° 58' 57" W	47.30



- NOTES**
1. ALL IRON PINS SET ARE 1/2" HEAVY UNLESS STATED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING AN RTK NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ± 0.03 FEET.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
  5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR 4 DATA COLLECTOR AND A TOPCON OPT 3006LN TOTAL STATION.
  6. FIELD WORK COMPLETED ON JUNE 26, 2019.
  7. BACKSIGHTS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



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R7149 013  
 581 OLD PEACHTREE ROAD  
 LAWRENCEVILLE, GA 30043  
 396,745.27 S.F.  
 9.11 Acres  
 ZONED R100

**SURVEYORS CERTIFICATION:**

This plat is a re-creation of an existing survey or parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of this document, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PRESENTS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE, OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.



SURVEY FOR:		PHILADELPHIA ROMANIAN CHURCH INC	
LAND LOT:	DATE	<b>GARMON</b> Land Surveying	
149	7/4/2018		
RESTRICT: 7	SCALE	1"=60'	
SECTION:	1"=60'		
COUNTY:	JOB NO.	DRAWING NAME: 581 OLD PEACHTREE ROAD	
WINNETT	2018-165		

**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:

A SUP will permit a use that is suitable in view of the use.

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

A SUP will not adversely affect adjacent or nearby property.

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

The affected property will have reasonable economic use as currently zoned by a SUP.

- (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:

A SUP will not cause excessive use of traffic at this site.

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

A SUP is in conformity with the policy and intent of the 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:

The original campus when constructed in 2002 had included an educational building that was never constructed. The new proposed building addition is in approximately the same location on the church campus.



July 6, 2018

Gwinnett County Planning Division  
446 West Crogan Street  
Lawrenceville, Georgia 30046

Re: **Letter of Intent for  
Philadelphia Romanian Church Expansion  
Special Use Permit (SUP)**

The intent of this SUP is to allow for the Church to construct and operate an educational facility addition to the existing campus. The new addition shall be used entirely for church activities, Sunday school, administrative offices, and elementary academic and physical education classrooms to accommodate kindergarten through fifth grade. The original campus when constructed in the year 2002 had included an educational building that was never constructed. The new proposed building addition is in approximately the same location on the church campus.

The site is 9.11 acres in size and zoned R-100. The proposed building addition totals approximately 14,285 square feet. The number of parking spaces changed from 314 to 288 with 1258 seating capacity remaining the same. The new parking space layout meets the approved range of 2 – 5 parking spaces per sanctuary seating at 4.4 persons per spaces. There are no changes in buffers.

We greatly would appreciate your understanding and approval of this special use permit.

Sincerely,

**Pinnacle Land Development, Inc.**



Anthony L. Wiggins, P.E.  
Managing Director

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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

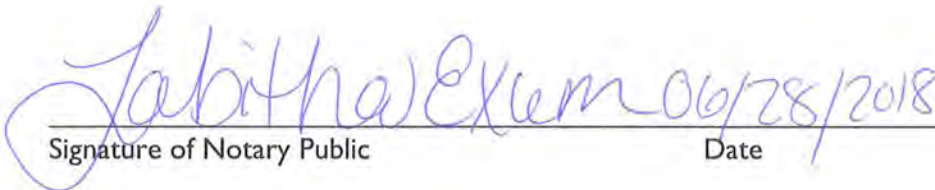
06/28/2018

Date

Julian Costea

President

Type or Print Name and Title



Signature of Notary Public

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.

*[Handwritten Signature]*

06/28/2018

Signature of Property Owner

Date

Julian Costea

President

Type or Print Name and Title

*[Handwritten Signature]*

06/28/2018

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

Julian Costea

President

Type or Print Name

06/28/2018

Date

Tabitha Exum

06/28/2018

Signature of Notary Public

Date

Notary Seal



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