

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kidanemehret Eritrean Geez Rite Catholic Church Inc</u>	NAME: <u>Kidanemehret Eritrean Geez Rite Catholic Church Inc</u>
ADDRESS: <u>600 Mountain View Dr</u>	ADDRESS: <u>600 Mountain View Dr</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Stone Mountain</u>
STATE: <u>Ga</u> ZIP: <u>30083</u>	STATE: <u>Ga</u> ZIP: <u>30083</u>
PHONE: <u>678-467-5522</u>	PHONE: <u>678-467-5522</u>
CONTACT PERSON: <u>Michael Kidane</u> PHONE: <u>678-467-5522</u>	
CONTACT'S E-MAIL: <u>michaelkidane@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>R100</u>	PRIOR ZONING CASE: <u>RZ-125-83</u>
PARCEL NUMBER(S): <u>6025128</u>	ACREAGE: <u>5.0</u>
ADDRESS OF PROPERTY: <u>3064 S. Rockbridge Rd/Stone Mountain</u>	
PROPOSED CHANGE IN CONDITIONS: <u>New use as place of worship</u>	

<p>RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF LOTS/DWELLING UNITS: _____</p> <p>DWELLING UNIT SIZE (Sq. Ft.): _____</p> <p>GROSS DENSITY: _____</p> <p>NET DENSITY: _____</p>	<p>NON-RESIDENTIAL DEVELOPMENT:</p> <p>NO. OF BUILDINGS/LOTS: <u>1</u></p> <p>TOTAL GROSS SQUARE FEET: <u>8000</u></p> <p>DENSITY: <u>.037</u></p>
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PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description-3064 S. Rockbridge Rd.

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 25 AND 26, OF THE 6 TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF ROCKBRIDGE DRIVE, (HAVING AN 80' RIGHT OF WAY WIDTH AT SAID POINT) AND THE NORTHEASTERLY RIGHT OF WAY OF SOUTH ROCKBRIDGE ROAD (HAVING A 90' RIGHT OF WAY WIDTH AT SAID POINT, BEING 40' FROM SAID ROAD CENTERLINE) SAID POINT HAVING GRID NORTH COORDINATES OF N=1381348.857; E=2320096.169; THENCE RUNNING ALONG SAID RIGHT OF WAY OF SOUTH ROCKBRIDGE ROAD N 41°32'34" W A DISTANCE OF 311.18' TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY N 47°03'24" E A DISTANCE OF 571.86' TO AN IRON PIN SET; THENCE N 22°09'03" W A DISTANCE OF 264.94' TO AN IRON PIN SET LOCATED ON THE LAND LOT LINE COMMON TO LAND LOT 26 AND LAND LOT 39; THENCE RUNNING ALONG SAID LAND LOT LINE N 60°17'55" E A DISTANCE OF 453.03' TO A 1" OPEN TOP FOUND; THENCE CONTINUING ALONG SAID LAND LOT LINE N 60°17'03" E A DISTANCE OF 120.65' TO A 1" "T" ROD FOUND LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF SAID ROCKBRIDGE DRIVE (HAVING A RIGHT OF WAY WIDTH THAT VARIES AT SAID POINT), SAID POINT HAVING GRID COORDINATES OF N=1382501.015, E=2320706.821; THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

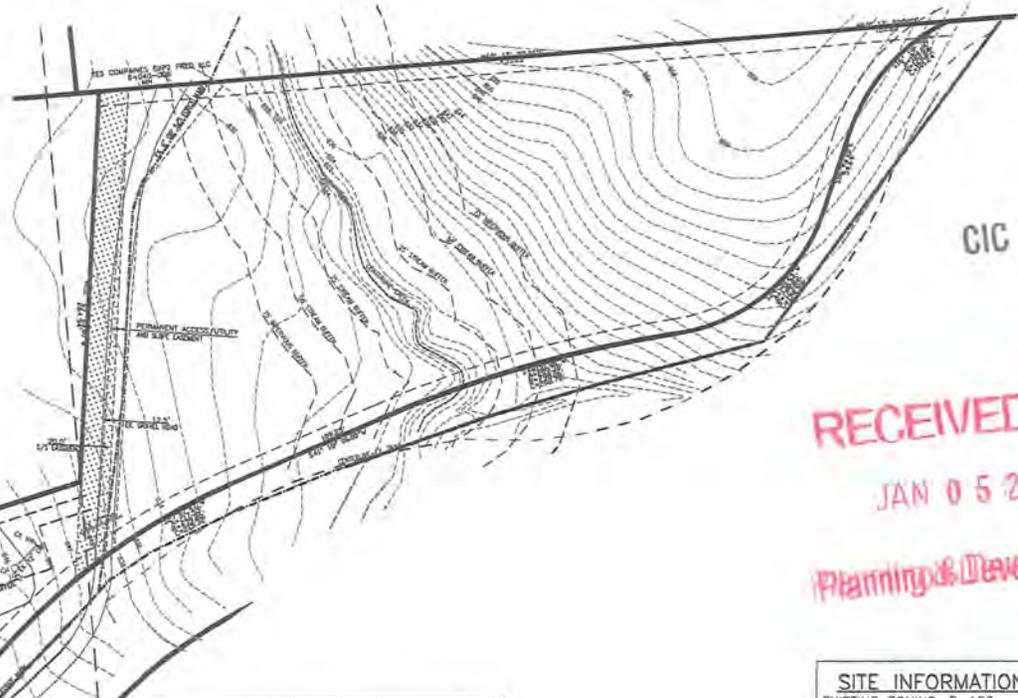
1. THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 104.05', WITH A RADIUS OF 128.85', WITH A CHORD BEARING OF S 16°19'50" W, WITH A CHORD LENGTH OF 101.24' TO A POINT;
2. THENCE S 06°43'18" E A DISTANCE OF 54.64' TO A POINT;
3. THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 136.05', WITH A RADIUS OF 123.55', WITH A CHORD BEARING OF S 24°50'24" W, WITH A CHORD LENGTH OF 129.28' TO A POINT;
4. THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 209.38', WITH A RADIUS OF 798.06', WITH A CHORD BEARING OF S 48°51'08" W, WITH A CHORD LENGTH OF 208.78' TO A POINT;
5. THENCE S 41°18'06" W A DISTANCE OF 109.23' TO A POINT;
6. THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 217.53', WITH A RADIUS OF 439.86', WITH A CHORD BEARING OF S 27°07'47" W, WITH A CHORD LENGTH OF 215.32' TO A POINT;
7. THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 182.40', WITH A RADIUS OF 481.20', WITH A CHORD BEARING OF S 23°50'08" W, WITH A CHORD LENGTH OF 181.31' TO A POINT;
8. THENCE S 34°42'47" W A DISTANCE OF 85.37' TO A POINT;
9. THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 253.77', WITH A RADIUS OF 505.88', WITH A CHORD BEARING OF S 19°45'32" W, WITH A CHORD LENGTH OF 251.12' TO A POINT AT THE INTERSECTION OF SAID RIGHT OF WAY WITH THE NORTHEASTERLY RIGHT OF WAY OF SOUTH ROCKBRIDGE ROAD, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 5.00 ACRES (BEING 217,784+/- SQUARE FEET), INCLUDING AREA WITHIN ALL ONSITE EASEMENTS.

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LOCATION MAP



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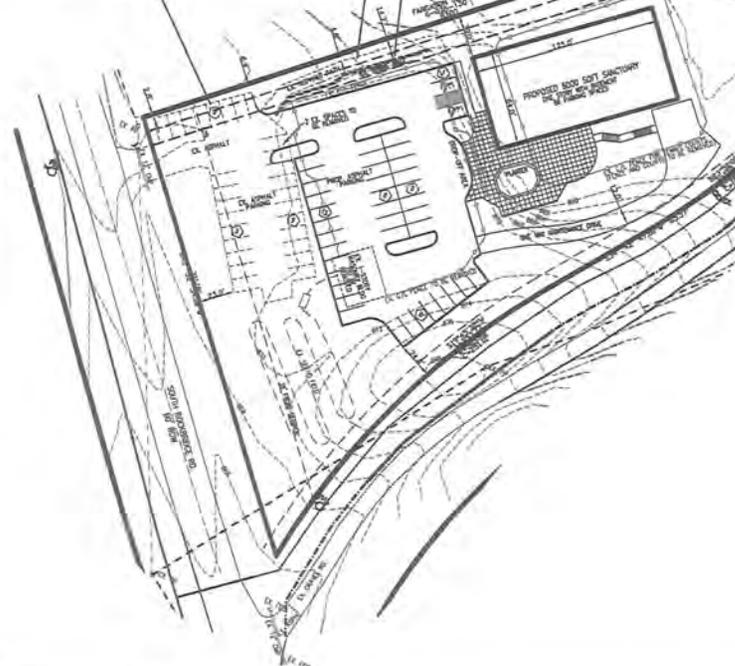
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ALLOW EXISTING EXPOSED STORMWATER DETENTION POND TO REMAIN IN THE 80 FOOT UNDISTURBED BUFFER AS SHOWN. ALSO ALLOW FOR POSSIBLE REPAIRS TO EXISTING POND AND POND STRUCTURES.

ALLOW EXISTING PARKING SPACES, EXISTING ASPHALT PATH, AND EXISTING STONE WALL TO REMAIN IN THE 20 FOOT UNDISTURBED BUFFER AS SHOWN. ALSO ALLOW FOR POSSIBLE REPAIRS TO EXISTING WALL.

ALLOW EXISTING PARKING SPACES THAT ARE IN 20 FOOT FRONT SETBACK TO REMAIN AS SHOWN.



596

ALL I HEREBY DECLARE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I, Michael Kidane, being duly sworn, depose and say that the above information is true and correct to the best of my knowledge and belief.

Subscribed and sworn to before me this 05 day of JANUARY, 2018.

My Commission Expires 05/01/2018

NOTARIAL PUBLIC STATE OF GEORGIA

John S. Burt
Notary Public

STATE OF GEORGIA

DEPARTMENT OF REVENUE

COMMUNITY DEVELOPMENT

NOTICE: The Department of Revenue is filing this document with the Board of Equalized County Commissioners for the purpose of recording the same.

RECORDING FEE: \$10.00

DATE: 01/05/2018

FILED: 01/05/2018

OFFICE: GWINNETT COUNTY

BY: John S. Burt

SITE INFORMATION
 EXISTING ZONING: R-100
 TOTAL AREA: 5.00 ACRES
 SETBACKS:
 FRONT = 35 FEET
 SIDE = 10 FEET
 REAR = 40 FEET

GENERAL NOTES
 1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C0144F DATED 09/29/2006.
 2. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
 3. THERE ARE STATE WATERS BUFFERS ON THIS PROPERTY.

CHANGE IN CONDITIONS REQUEST FOR:
3064 S. ROCKBRIDGE RD.
 6TH DISTRICT, LAND LOT 025/026, PARCEL 128
 STONE MOUNTAIN, GA 30078
 GWINNETT COUNTY

OWNER & APPLICANT:
 ERITREAN KIDANMEHRET CEEZ RITE
 CATHOLIC CHURCH, INC.
 600 MOUNTAIN VIEW DR
 STONE MOUNTAIN, GA 30083
 CONTACT PERSON: MICHAEL KIDANE
 PHONE: 878-467-5522
 email: michaelkidane@gmail.com

DESIGNER:
 BULLARD LAND PLANNING, INC
 3790 CANNONWOLDE DR
 SNELLVILLE, GA 30039
 CONTACT PERSON: BOBBY BULLARD
 678-344-1293
blpbobby@bellsouth.net



CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed use as a place of worship will permit a use that is suitable in view of the use and development of adjacent property.

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

The proposed change of conditions to a place of worship will not adversely affect the existing use or usability of adjacent or nearby properties.

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

The property has currently zoned as a neighborhood pool and tennis area does not have a reasonable economic use as currently zoned as it has been vacant for some time.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed place of worship will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools as it will be primarily used only on weekends.

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

The proposed change in conditions to a place of worship is in conformity with the policy and intent of the land use plan as places of worship are allowed in residential areas.

- (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 CHANGE IN CONDITIONS:

There are no existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval.

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Bullard Land Planning, Inc.

3790 Cannonwolde Drive ♦ Snellville, Georgia 30039 ♦
Phone (678) 344-1293 ♦ Fax (770) 978-8857 ♦ Email blpbobby@bellsouth.net

Gwinnett Department of Planning and Development
Planning Division
446 W. Crogan St.
Lawrenceville, Georgia 30046
678-518-6000

RE: Letter of Intent
Subject Parcel: **6/025/128**
3064 S. Rockbridge Rd.
Stone Mountain, Ga.
January 5th, 2018

To Whom It May Concern,

Enclosed is an application for a change in conditions of the above referenced subject property. The original rezoning on this parcel was RZ-125-83 and it involved a zoning change from MH to R-100 for the development of a neighborhood swim and tennis recreation area. It has been unused now for some time and the property was purchased recently by the Eritrean Kidanemehret Geez Rite Catholic Church Inc. The church is requesting a change in conditions from original rezone RZ-125-83 which called for a swimming pool and tennis courts. The Church would like to request a change of conditions to allow them to build a new place of worship for their congregation at this property.

The applicant would also like Gwinnett County to consider a buffer reduction request and variances related to some of the existing features at the site that were related to the former swim and tennis club. The following are the buffer reduction requests and variances that the Church is requesting;

- 1) To allow 8 existing parking spaces along western corner of property that are in required 20 foot transitional undisturbed buffer to remain as shown on attached plan.
- 2) To allow existing asphalt path and existing stone wall along northwestern property line to remain in the 20 foot undisturbed buffer as shown on attached plan and also consideration that existing wall may require repairs to take place in this buffer area.
- 3) To allow 9 existing parking spaces along southwestern property line that are in the 35 foot front setback to remain as shown on the attached plan.
- 4) To allow existing earthen stormwater detention pond in the required 50 foot undisturbed buffer to remain as shown on the attached plan. Also allow for possible repairs to existing pond and pond structures as may be required by Gwinnett County development review department.

Sincerely,

Bobby Bullard

Bullard Land Planning/Concept Plan Design Firm

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CHANGE IN CONDITIONS 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.

Haile Tesfagiorgis 1-5-2018
Signature of Applicant Date

HAILE TESFAGIORGIS vice chairman
Type or Print Name and Title

[Signature] 1/5/2018
Signature of Notary Public Date



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CHANGE IN CONDITIONS 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.

Haile Tesfagiorgis
Signature of Property Owner

1-5-2018
Date

HAILE TESFAGIORGIS
Type or Print Name and Title

KIDANEMEHBET
VICE CHAIRMAN

Spates
Signature of Notary Public

1/5/2018
Date



Notary Seal

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