

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Don Mathis, Elder Emeritus Lilburn Alliance Church	NAME: The South Atlantic District of the Christian and Missionary Alliance
ADDRESS: 5915 Lawrenceville Hwy	ADDRESS: 10801 Johnston Rd Suite 125
CITY: Tucker	CITY: Charlotte
STATE: Georgia ZIP: 30084	STATE: N. Carolina ZIP: 28226 - 4490
PHONE: 404-376-2848	PHONE: 704-543-0470
CONTACT PERSON: Don Mathis PHONE: 404-376-2848	
CONTACT'S E-MAIL: doncmathis@gmail.com	

*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: R75 BUILDING/LEASED SQUARE FEET: 49514	
PARCEL NUMBER(S): One 6138 020 ACREAGE: 4.6292	
ADDRESS OF PROPERTY: 5915 Lawrenceville Hwy., Tucker, Ga. 30084	
SPECIAL USE REQUESTED: Commercial Child Day Care Center	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY 7

JUN 06 2019

SUP '19 056

LEGAL DESCRIPTION
SURVEY FOR THE SOUTH ATLANTIC DISTRICT
OF THE CHRISTIAN AND MISSIONARY ALLIANCE, INC.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AS PER A SURVEY MADE FOR THE SOUTH ATLANTIC DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE, INC., BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED SEPTEMBER 29, 1982, LAST REVISED ON JULY 20, 1983 WITH FILE NO. 60562 AND JOB NO. 10242-82, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL AND CONCRETE AT THE NORTHWESTERLY CORNER OF SAID SURVEY;

THENCE, ALONG THE NORTHWESTERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY BOUNDARY OF SAID SURVEY, THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 60°06'00" EAST 470.67 FEET TO AN IRON PIN;
- 2) SOUTH 35°23'00" EAST 193.20 FEET TO AN IRON PIN;
- 3) SOUTH 36°48'00" EAST 109.91 FEET TO AN IRON PIN;
- 4) SOUTH 04°28'31" WEST 45.98 FEET TO AN IRON PIN AT THE INTERSECTION OF NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 29 (88-FEET WIDE PER SAID SURVEY) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MIMOSA DRIVE (FORMERLY KNOWN AS GOBER ROAD AND VARYING IN WIDTH);
- 5) SOUTH 44°06'34" WEST 87.80 FEET, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 29, TO AN IRON PIN SAID PIN ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5773.578 FEET, THE CHORD BEARING AND DISTANCE TO SAID BEGINNING OF CURVE BEARS SOUTH 42°02'34" WEST 416.41 FEET;
- 6) SOUTHWESTERLY ALONG SAID CURVE AND NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 29, THROUGH A CENTRAL ANGLE OF 04°08'00" AN ARC LENGTH OF 416.50 FEET TO AN IRON PIN;
- 7) LEAVING SAID RIGHT-OF-WAY LINE, NORTH 80°30'38" WEST 13.16 FEET TO AN IRON PIN;
- 8) NORTH 27°24'00" WEST 369.30 FEET TO A NAIL IN CONCRETE;
- 9) NORTH 30°54'00" WEST 115.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 201,647 SQUARE FEET (4.6292 ACRES), MORE OR LESS.

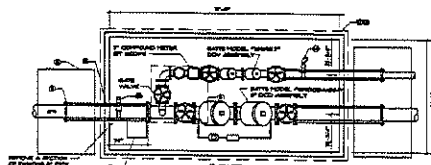
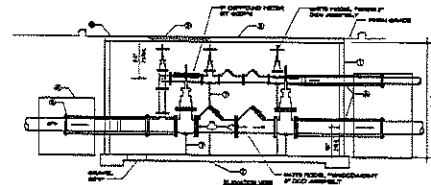
AS SHOWN IN THE ABOVE REFERENCE SURVEY, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREON.

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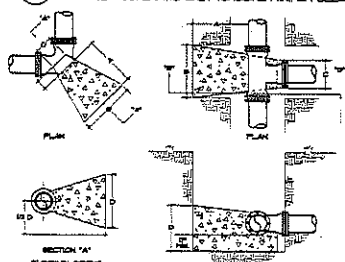
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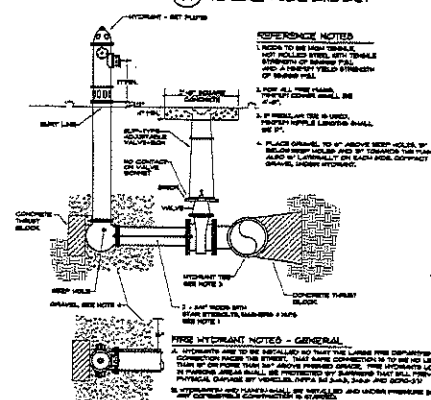
Planning & Development



1 SERVICE VAULT DETAIL
NO SCALE - SCHEMATIC ONLY (SHOWING MINIMUM CLEARANCE DIMENSIONS)



3 CONCRETE THRUST BLOCK DETAIL
NO SCALE - SCHEMATIC ONLY



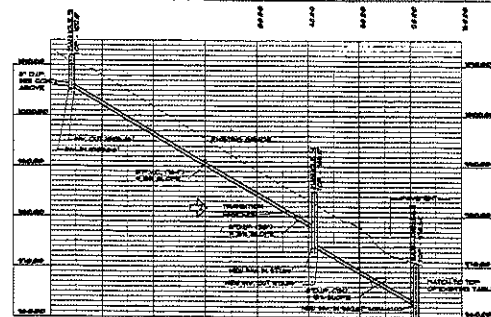
4 FIRE HYDRANT INSTALLATION DETAIL
NO SCALE - SCHEMATIC ONLY

RECEIVED BY

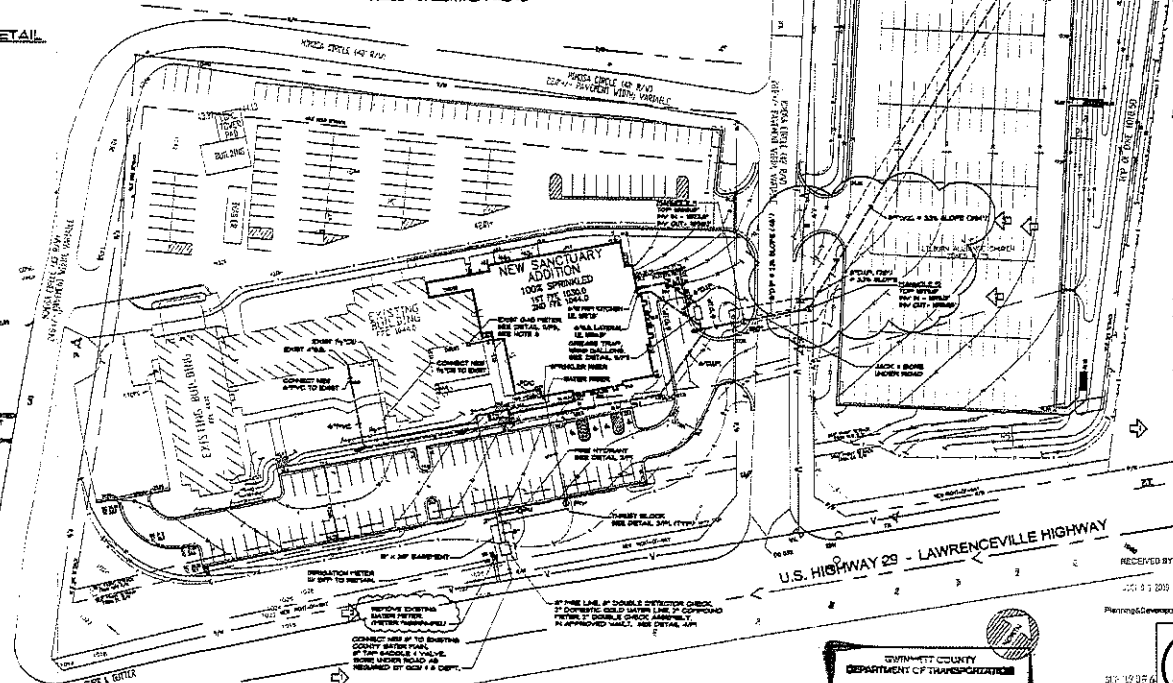
JUN 06 2019

Planning & Development
LOCATION 1A
6th DISTRICT, LAND LOT 135

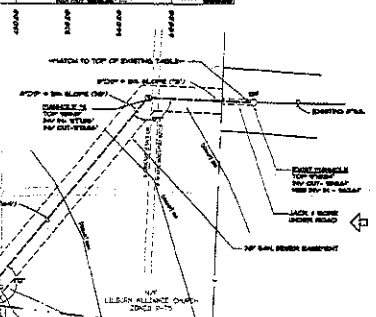
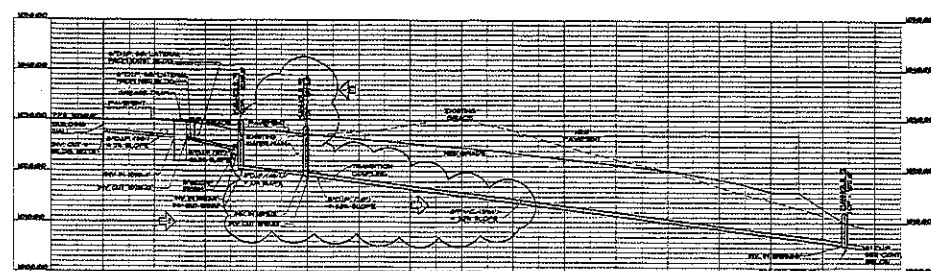
- VAULT SPECIFICATIONS (FROM 404)**
1. Vault and manhole shall be constructed with minimum 12" thick concrete walls and shall be constructed with 4" minimum concrete floor.
 2. Vault shall be constructed with 4" minimum concrete walls and shall be constructed with 4" minimum concrete floor.
 3. Vault shall be constructed with 4" minimum concrete walls and shall be constructed with 4" minimum concrete floor.
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 17. Vault shall be constructed with 4" minimum concrete walls and shall be constructed with 4" minimum concrete floor.
 18. Vault shall be constructed with 4" minimum concrete walls and shall be constructed with 4" minimum concrete floor.
 19. Vault shall be constructed with 4" minimum concrete walls and shall be constructed with 4" minimum concrete floor.
 20. Vault shall be constructed with 4" minimum concrete walls and shall be constructed with 4" minimum concrete floor.



5 PROFILES, SANITARY SEWER
SCALE VERTICAL 1"=10'-0"
SCALE HORIZONTAL 1"=40'-0"



6 SITE PLAN - PLUMBING
SCALE 1"=40'-0"



APPROVED
GWINNETT COUNTY
DEPARTMENT OF PUBLIC UTILITIES
FOR DOUBLE DETECTOR CHECK
VAULT LOCATION ONLY

7-15-09

THIS PLAN AND SPECIFICATIONS SHALL BE USED IN CONNECTION WITH THE DOUBLE DETECTOR CHECK VAULT LOCATION ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE GWINNETT COUNTY PLUMBING INSPECTOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE GWINNETT COUNTY PLUMBING INSPECTOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE GWINNETT COUNTY PLUMBING INSPECTOR.

- GENERAL NOTES:**
1. A QUALITY CONSTRUCTION FIRM (A FIRM) SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DOUBLE DETECTOR CHECK VAULT LOCATION ONLY. THE FIRM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE GWINNETT COUNTY PLUMBING INSPECTOR.
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APPROVED
GWINNETT COUNTY
DEPARTMENT OF PUBLIC UTILITIES
THIS APPROVAL FOR SEWER ONLY

7-15-09

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GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION
APPROVAL FOR OPEN CUT

7-15-09

DO NOT EXPLICATE
WITHOUT PERMISSION



Spurlock & Associates, Inc.
3703 CLAYTON ROAD, SUITE 100, ATLANTA, GA 30329
(404) 525-0215
FILE NO. 19056

ALTERATIONS AND ADDITIONS TO:
LILBURN ALLIANCE CHURCH
5915 LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY, GEORGIA

DATE: MARCH 8, 1999
DRAWN BY: CDR LEB-93

cunningham, forehand, mathews & moore, inc.
cunningham, forehand, mathews & moore, architects, inc. • 2011 manchester street, n.e. • atlanta, georgia 30324 • phone (404) 873-2162

P1

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:

_____ *The current activity level associated with Lilburn Alliance Church is such that a child day care will be imperceptible*

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

_____ *The properties to the east and west are commercial, the properties to the north are commercial and residential, with 29 Highway to the south, none of which will be affected in any way as all activities will occur inside the existing church building.*

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

_____ *Although the property is zoned R75, Lilburn Alliance Church has been in existence in its current location for 35+ years and has zero debt.*

- (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:

_____ *The current traffic volume on 29 highway is such that the anticipated 25+ - Children delivered by parents will be imperceptible*

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

_____ *One of the primary goals of Lilburn Alliance Church is to nurture the positive development of our children*

- (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:

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_____ *Lilburn Alliance Church will continue the ministries of the church as it has for the past 35+ - years to include the child day care center.*

JUN 06 2019

June 3, 2019

Re: Letter of Intent for:

Application for Special Use Permit
For a Commercial Day Care Center
Located at Lilburn Alliance Church
5915 Lawrenceville Hwy.
Tucker, Ga. 30084
Gwinnett County Ga.

Dear Gwinnett County Planning & Development,

We at Lilburn Alliance Church have been amazed to see how, when many churches are seeing a decline in attendance, our church has continued to grow and thrive especially when the majority of our growth has been younger couples with of course younger children. We recognize this as a great blessing as these young folks will be the future of our church. Our growth with the younger generation has given us the opportunity to meet and accommodate their specific needs with the addition of or renewing of our ministries programs.

One area that our younger generation has requested we consider is an after school child care program. Our Pastoral and Elder teams took this to heart and after careful consideration have decided to add a Child Day Care Center within our existing campus. With your approval of a Special Use Permit for a Commercial Child Day Care Center, we will make this a part of our daily routine and schedule. Our Associate Pastor will function as the Daycare Operator and we are prepared to bring on board immediately the professionally trained and certified personnel required and needed to staff this center.

As evidenced in the attached legal description and survey, our property contains 4.6292 acres that faces Highway 29 on the south, and Mimosa Circle on the east, north, and west. Our property is currently zoned R75 for which we are requesting a Special Use Permit for a Child Care Center. Our property is occupied by Lilburn Alliance Church only which contains 49,514 square feet or 8,945 square feet of building per acre and 209 parking spaces. The general height of the building is 40 feet except for the steeple. Our request for a Special Use Permit will require no buffer changes.

We sincerely appreciate your consideration and look forward to your approval of our Special Use Permit.

JUN 06 2019

SUP '19 05 6

Planning & Development

Sincerely,

A handwritten signature in blue ink, appearing to read 'Don C Mathis', with a long horizontal flourish extending to the right.


Don C Mathis


Elder Emeritus

Lilburn Alliance Church

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

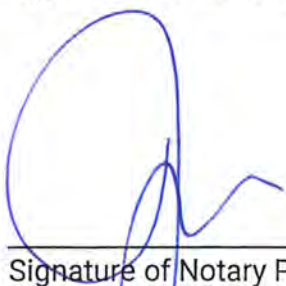
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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

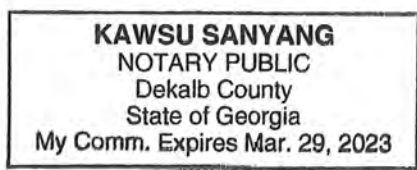

Date

Don C Mathis, Elder Emeritus

Type or Print Name and Title


Signature of Notary Public


Date


Notary Seal

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JUN 03 2019

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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.



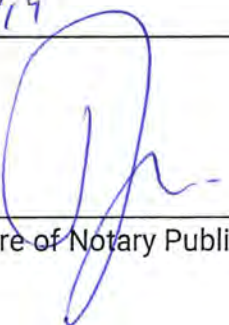
Signature of Applicant

Don C Mathis, Elder Emeritus

Type or Print Name

6/3/19

Date



Signature of Notary Public

6/3/19

Date

AWSU SANYANG
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Mar. 29, 2023

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.

Michael D. Noel 5/31/19
Signature of Property Owner Date

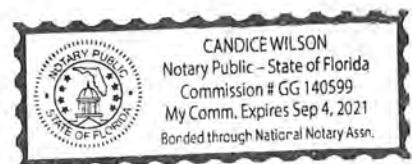
Michael D. Noel D.S. / President
Type or Print Name and Title

Candice Wilson 5-31-19
Signature of Notary Public 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.

 6/3/19 Don C Mathis, Elder Emeritus
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 6/3/19 Don C Mathis, Elder Emeritus
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 6/3/19
SIGNATURE OF NOTARY PUBLIC DATE

KAWSU SANYANG
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Mar. 29, 2023
NOTARY SEAL

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 Don C Mathis, Elder Emeritus
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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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: 6th 138 1 6138 020
(Map Reference Number) District Land Lot Parcel

[Signature] 6/3/19
Signature of Applicant Date

Don C Mathis, Elder Emeritus
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.*****

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)

Judy M Angelo Senior Tax Service Associate
NAME TITLE

6/4/19

RECEIVED

JUN 06 2019



Infants • Toddlers • Preschool • Early Childhood • Before / After School



FRIENDSHIP
Learning • Center

770-279-7800

**COME JOIN US FOR
SUMMER CAMP 2019**



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JUN 06 2019

Planning&Development

SUP 19056





RECEIVED BY

JUN 06 2019

Planning&Development

SUP 19036

②



RECEIVED BY 7

10/8/2018

Planning & Development

3



RECEIVED BY 7

JUN 06 2019

Planning & Development

4



RECEIVED BY

JUN 06 2019

Planning & Development

SUP 19056

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RECEIVED BY 7

JUN 06 2019

Planning & Development

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JUN 06 2019

Planning&Development

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