

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>David Lee (of Steward Development)</u>	NAME: <u>Steward Development, LLC</u>
ADDRESS: <u>3255 Moss Glen Court</u>	ADDRESS: <u>11300 John's Creek Parkway, suite 100</u>
CITY: <u>Buford</u>	CITY: <u>Johns Creek</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>770.862.6586</u>	PHONE: <u>770.862.6586</u>
CONTACT PERSON: <u>David Lee</u> PHONE: <u>770.862.6586</u>	
CONTACT'S E-MAIL: <u>dlee@whbass.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"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>RA200</u> BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>3007204</u> ACREAGE: <u>5.00</u>	
ADDRESS OF PROPERTY: <u>4770 Spout Springs Rd, Buford, GA 30519</u>	
SPECIAL USE REQUESTED: <u>Special Events / Banquet Facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Property Description

All that tract or parcel of land lying and being in Duncan's G. M. D. 1749, Gwinnett County, Georgia, being Tract 6, containing 5.00 acres, more or less, as per plat recorded in Plat Book 29, Page 284 and being more particularly described as follows:

Commencing at the western right-of-way of Old Flowery Branch Road (60' right-of-way) and the southern right-of-way of Spout Springs Road (80' right-of-way) a.k.a. Lawrenceville Thompson Mill Road; Thence along the southern right-of-way of Spout Springs Road 1,028.65 feet to a point; Thence leaving the southern right-of-way of Spout Springs Road North 38 degrees 21 minutes 57 seconds West, a distance of 82.87 feet to an iron pin set along the northern right-of-way of Spout Springs Road; said iron pin set being the **POINT OF BEGINNING**; Thence along the northern right-of-way of Spout Springs Road South 66 degrees 44 minutes 45 seconds West, a distance of 200.00 feet to point; Thence leaving said right-of-way North 38 degrees 21 minutes 57 seconds West, a distance of 1,058.03 feet to a point; Thence North 27 degrees 10 minutes 34 seconds East, a distance of 212.12 feet to an iron pin set; Thence South 38 degrees 21 minutes 57 seconds East, a distance of 1198.00 feet to an iron pin set on the northern right-of-way of Spout Springs Road (80' right-of-way), said iron pin set being the **POINT OF BEGINNING**.

Said tract of land containing 5.00 acres.

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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, the proposed use will permit a use that is suitable in view of all adjacent and nearby properties

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

No, the proposed use will not affect the usability of nearby properties.

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

Yes, the property has reasonable use as 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, the proposed use will not cause excessive traffic burdening nearby streets or properties.

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

Yes, the proposed use is in conformity with county codes and with the policy & 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:

No, there are not any other conditions.

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SPECIAL USE PERMIT – LETTER OF INTENT

TO: GWINNETT COUNTY PLANNING & DEVELOPMENT DEPARTMENT

FROM: DAVID LEE, JACOB LEE

SUBJECT: 4770 SPOUT SPRINGS RD – SPECIAL EVENTS / BANQUET FACILITY
PARCEL R3007 204
CURRENT ZONING: RA-200

DATE: 07.30.19

Dear Commissioners,

Steward Development, L.L.C, the ownership entity for 4770 Spout Springs Rd, is applying for a Special Use Permit to develop a new banquet facility at the aforementioned address. The property is a 5.00-acre site with an existing 1,596 square foot residence located at the south end of the property. The current zoning is appropriate for this use with approval of a special use permit.

Steward Development will demo the existing residence, horse barn and sheds to provide parking spaces to support the banquet facility. The venue is approximately a 4,400 square foot single story building, 25 feet in height. The building density is approximately 2.02% of the lot size. Of the building, 4400 square feet is comprised of a dining and reception area, a men and women's restroom, catering/warming kitchen, both a groom's and bridal room and a storage closet. The catering kitchen will not be used for cooking, as no food or beverages will be sold by the venue. A covered outdoor patio will be attached to the building. The site plan is designed for a compacted gravel parking lot with 75 spaces which is well within code. Steward Development intends to have overflow parking in an adjacent grass lawn. The handicap spaces will be concrete construction and in close proximity to the building as shown on the site plan. Although the UDO restricts the occupancy limit to 150 guests, Steward Development seeks approval for a 250 guest limit. Traffic control measures in place will more than adequately service the needs of the venue. Furthermore, in the case of inclement weather the venue will safely shelter guests. The hours of operation will lay between 9:00am and 11:00pm.

Steward Development has hired a local, licensed civil engineer to develop the erosion control and storm water design to meet or exceed county requirements.

Should any further information be required to adequately review this application for a special use permit, please feel free to contact me.

Sincerely,



David Lee
Steward Development, LLC

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Steward 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.

David Lee

Signature of Applicant

8/1/2019

Date

David Lee, Steward Development LLC, Partner

Type or Print Name and Title

Sharron Thomas

Signature of Notary Public

8/1/19

Date



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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.

DL

Signature of Property Owner

8/1/2019

Date

David Lee, Steward Development LLC, Partner

Type or Print Name and Title

Sharon Thomas

Signature of Notary Public

8/1/19

Date



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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.

DL

Signature of Applicant

David Lee, Steward Development LLC, Partner

Type or Print Name

8/1/2019

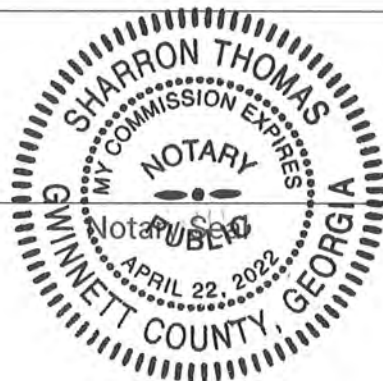
Date

Sharron Thomas

Signature of Notary Public

8/1/19

Date



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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.

David Lee 8/1/2019 David Lee
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Sharron Thomas 8/1/19
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 David Lee

YOUR NAME

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)

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: 3 - 007 - 204
(Map Reference Number) District Land Lot Parcel

David Lee

Signature of Applicant

8/1/2019

Date

David Lee, Steward Development LLC, Partner

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)

Julie Smith

NAME

TS A II

TITLE

8-1-19

DATE

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