

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Missionaries of St. Francis De Sales</u>	NAME: <u>Missionaries of St. Francis De Sales</u>
ADDRESS: <u>3887 Rosebud Road</u>	ADDRESS: <u>3887 Rosebud Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052-4656</u>	STATE: <u>GA</u> ZIP: <u>30052-4656</u>
PHONE: <u>(470) 268-4069</u>	PHONE: <u>(470) 268-4069</u>
CONTACT PERSON: <u>Robert Jackson Wilson</u> PHONE: <u>770-962-9780</u>	
CONTACT'S E-MAIL: <u>jwilson@rjwpclaw.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>R-100</u>	BUILDING/LEASED SQUARE <u>6,459</u>
FEET: PARCEL NUMBER(S): <u>5-066-002 & 008</u>	ACREAGE: <u>6.06</u>
ADDRESS OF PROPERTY: <u>1641 Old Loganville Road</u>	
SPECIAL USE REQUESTED: <u>SUP for up to 8 residents--parsonage for priests</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LEGAL DESCRIPTION OF MSFS PROVINCIAL SUP REQUEST AREA 08-06-20

ALL THAT TRACT OR PARCEL of land lying and being in District 5, Land Lot 66, Gwinnett County, Georgia, located off of Rosebud Road, as shown on the Exhibit titled "SPECIAL USE PLAN for: MSFS Provincial Parsonage House" prepared by Bullard Land Planning, Inc. Dated 08/04/2020 and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at an iron pin set an ½" iron pin set at the intersection of the Northern R/W of Old Loganville Road and the Western R/W of Rosebud Road; Thence, S 60° 52' 32" W for a distance of 204.70 feet to a point on a line. Thence, N 22° 18' 27" W for a distance of 150.30 feet to a point on a line. Said point being the POINT OF BEGINNING. Thence, S 64° 22' 06" W for a distance of 385.85 feet to a point on a line. Thence, S 22° 49' 59" E for a distance of 176.81 feet to a point on a line. Thence, S 59° 27' 58" W for a distance of 100.00 feet to a point on a line. Thence, N 27° 49' 05" W for a distance of 290.01 feet to a point on a line. Thence, N 04° 09' 52" E for a distance of 464.07 feet to a point on a line. Thence, N 62° 10' 06" E for a distance of 38.80 feet to a point on a line. Thence, N 61° 36' 39" E for a distance of 199.86 feet to a point on a line. Thence, N 61° 40' 22" E for a distance of 81.13 feet to a point on a line. Thence, S 29° 37' 27" E for a distance of 524.57 feet to a point on a line. Thence, S 64° 22' 06" W for a distance of 81.32 feet to a point on a line, WHICH IS THE TRUE POINT OF BEGINNING. Said described area containing 6.06 acres, more or less.

RECEIVED BY

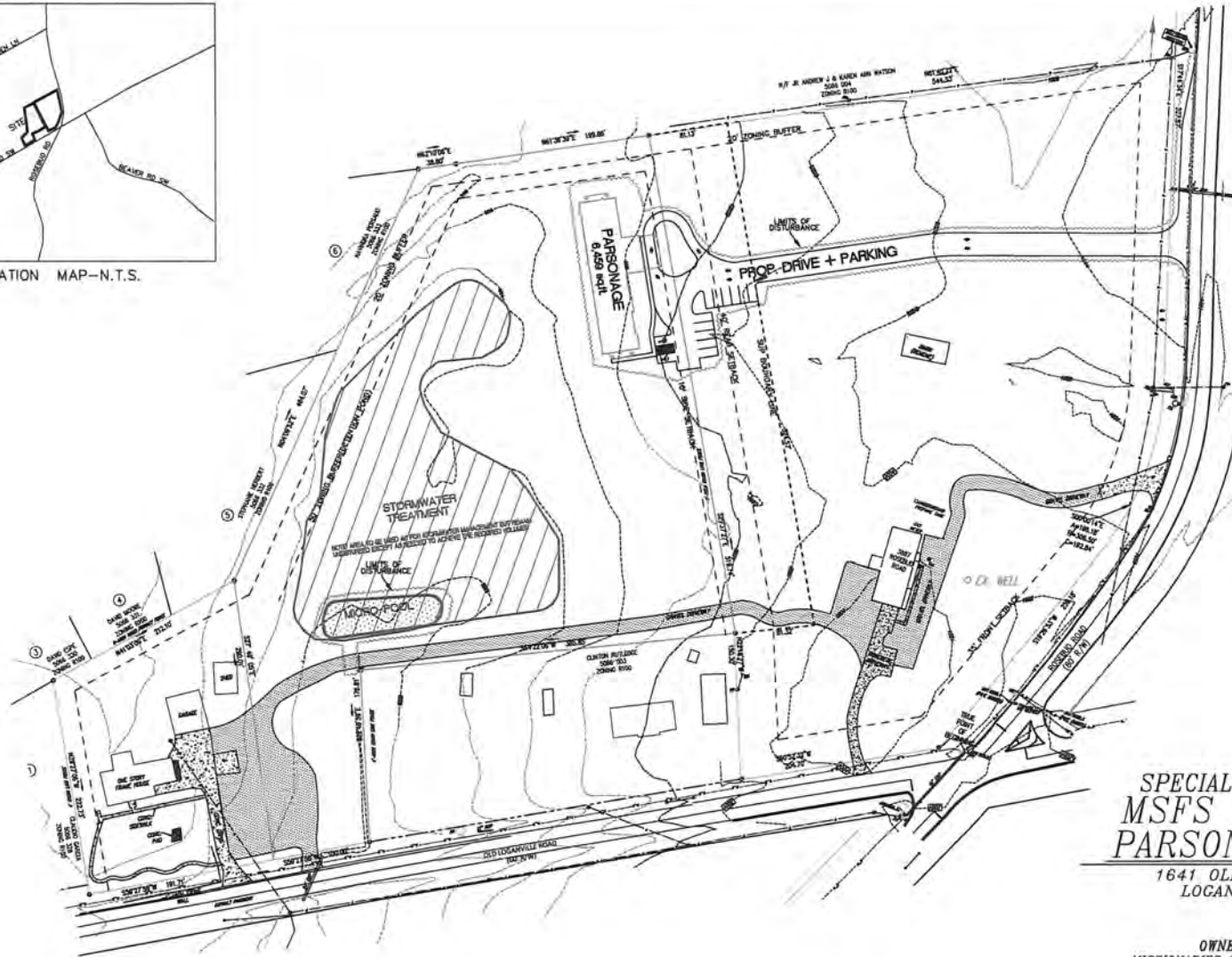
AUG 11 2020

SUP '20 05 6

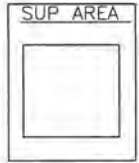
Planning&Development



LOCATION MAP-N.T.S.



SITE INFORMATION
 SUP APPLICATION ON THESE PARCELS
 PARCELS 5/066/002 & 5/066/008
 SUP REQUEST AREA = 6.06 ACRES
 ZONING: R100
 SETBACKS:
 FRONT = 35 FEET
 SIDE = 10 FEET
 REAR = 40 FEET
 PROPOSED PARKING = 13
 (INCLUDING 2 HC SPACES)
 PROPOSED PARSONAGE BLDG
 = 6,459 SQ.FT.
 PARCEL 5/066/002
 6.25 ACRES
 ZONING: R100
 PARCEL 5/066/008
 6.68 ACRES
 ZONING: R100

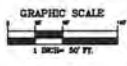


**SPECIAL USE PLAN FOR:
 MSFS PROVINCIAL
 PARSONAGE HOUSE**

1641 OLD LOGANVILLE RD
 LOGANVILLE, GEORGIA

OWNER & DEVELOPER:
 MISSIONARIES OF ST. FRANCIS DE SALES
 1641 OLD LOGANVILLE RD &
 3887 ROSEBUD RD
 LOGANVILLE, GEORGIA 30052-5160

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



RECEIVED BY

AUG 11 2020

SUP '20 056

Planning&Development

-DATE: 06/24/2020
 -RFP: 08/16-1998

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 use complements existing residential uses

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

No. The use will allow low density development allowing pastors to live in close proximity to the communities they serve.

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

Yes.

- (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 use will relieve burdens on schools and transportation facilities and have less impact than a residential subdivision.

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

Yes.

- (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 use will allow the ministers to live near the community they serve.

RECEIVED BY

AUG 11 2020

ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

10 LUMPKIN STREET ■ LAWRENCEVILLE, GEORGIA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@rjwpcclaw.com

July 6, 2020

Charlotte Nash, Chairman, and
Members of the Board of Commissioners
Gwinnett County Justice and Administration Center
75 Langley Drive
Lawrenceville, GA 30045

Re: Missionaries of St. Francis de Sales
SUP Application
1641 Old Loganville Road / Parsonage for Priests

Dear Chairman Nash and Members of the Board:

This firm represents Missionaries of St. Francis de Sales, the Applicant and Owner for the property referenced above. This is a group of priests in an order of the Catholic Church. They seek a Special Use Permit to allow eight (8) ministers to live in the same residence. Some of these ministers are retired, others are actively serving local congregations. The Special Use Permit will allow them to construct a new residence in which they could live together to share expenses. The Special Use Permit would allow them to provide needed community services in close proximity to their congregants and members. The Special Use Permit is consistent with the residential nature and character of the area. For these reasons, the Applicant and Owner respectfully request approval of the Special Use Permit. Solely to satisfy the requirements of Georgia law, the Applicant and Owner note that any denial of the application or approval with conditions restricting the proposed use would constitute a violation of the U.S. and Georgia Constitutions. If you have any questions or need any additional information, please do not hesitate to call me. Thank you for your attention to these matters.

With best regards, I am

Very truly yours,


Robert Jackson Wilson

RJW/bka
cc: Missionaries of St. Francis de Sales

RECEIVED BY

SUP '20 05 6

AUG 11 2020

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.

Dr. Tomy Joseph 06/02/2020
Signature of Applicant Date

Fr. Tomy Joseph, CEO
Type or Print Name and Title

[Signature] 6/2/2020
Signature of Notary Public Date



SUP '20 056

RECEIVED BY

SUP '20 056

AUG 11 2020

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.


Signature of Property Owner

06/02/2020
Date

Fr. Tomy Joseph, CEO

Type or Print Name and Title


Signature of Notary Public

6/2/2020
Date



RECEIVED BY

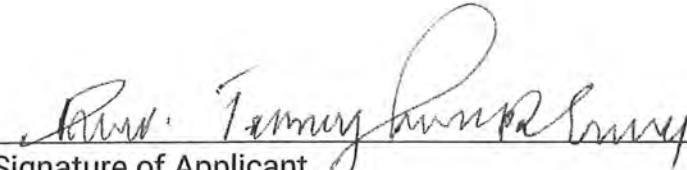
SUP '20 056

AUG 11 2020

**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

Fr. Tomy Joseph

Type or Print Name

06/02/2020
Date


Signature of Notary Public

6/2/2020
Date



RECEIVED BY

SUP '20 05 6

AUG 11 2020

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.

Fr. Joseph Pottemmel 6/2/2020 Fr. Joseph Pottemmel
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Robert Jackson Wilson, President 7/6/20
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

B. Karen Cooper 7/6/20
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL
 B. KAREN COOPER
 NOTARY PUBLIC
 GEORGIA
 EXPIRES JAN. 3, 2024
 GWINNETT COUNTY

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 _____
 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.

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: 5 066 002
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

6/2/2020

Date

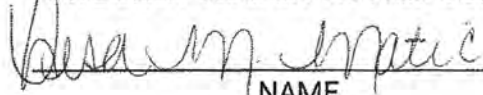
Robert Jackson Wilson, Attorney

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)



NAME

Senior Tax Business manager

TITLE

6/9/2020

DATE

RECEIVED BY
SUP '20 056
AUG 11 2020
Planning&Development

