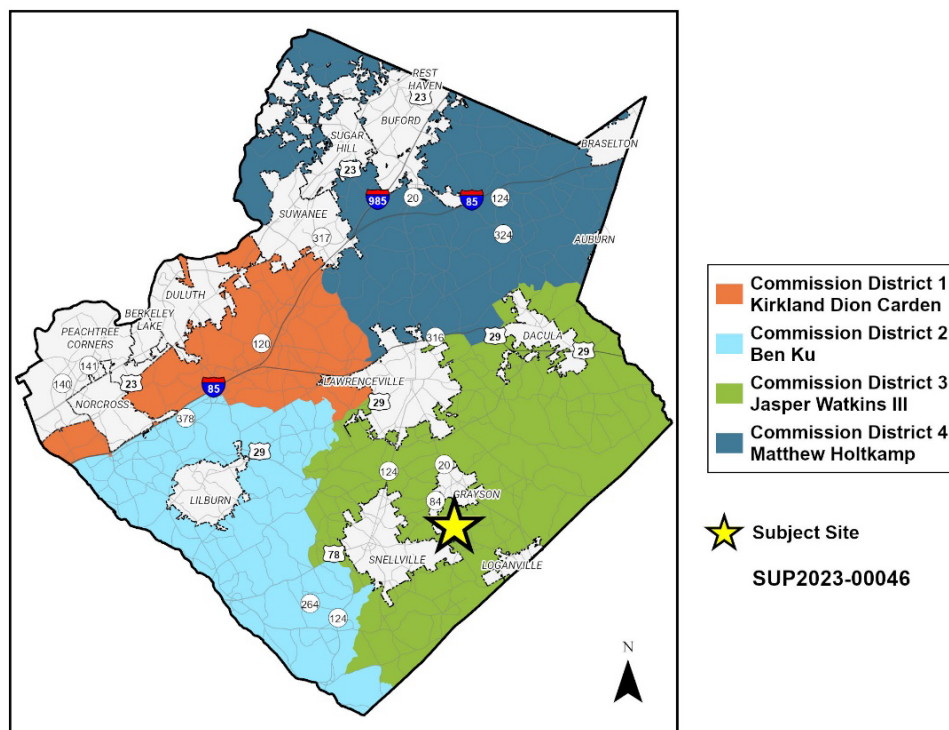


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2023-00046  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Special Use Permit  
**Address:** 2864 Rosebud Road  
**Map Number:** R5124 017  
**Site Area:** 5.61 acres  
**Square Feet:** 4,515  
**Proposed Development:** Place of Worship  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Vibrant Communities

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Valerie Phillips  
1292 Preserve Park Drive  
Loganville, GA 30052

**Owners:** Christ United Church  
2864 Rosebud Road  
Loganville, GA 30052

**Contact:** Valerie Phillips

**Contact Phone:** 678.294.7151

## Zoning History

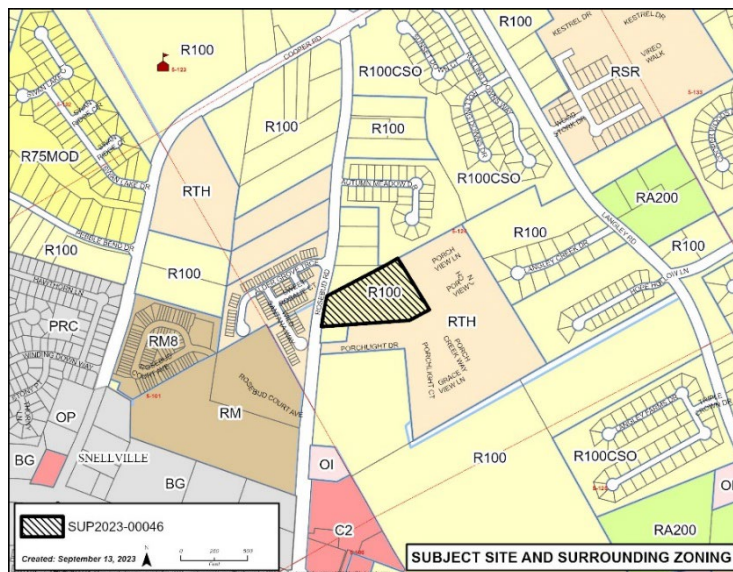
The subject property is zoned R-100 (Single-Family Residence District). The property was part of an areawide rezoning in 1973 from RA-200 (Agriculture-Residence District) to R-100.

## Existing Site Condition

The subject property is a 5.61-acre property located along Rosebud Road, north of its intersection with Athens Highway (Highway 78). The property is developed with a 1,456 square foot, one-story residence that was built in 1953. There are multiple accessory buildings on the property located behind the residence. Construction of a building began on the rear portion of the property however construction halted after the concrete foundation slab was poured. The property is partially wooded along the side and rear property lines and gently slopes downward approximately 18 feet from west to east. There is a single driveway providing access to Rosebud Road, which does not have a sidewalk along the property frontage. The nearest Gwinnett County Transit stop is approximately 3.9 miles from the subject property.

## Surrounding Use and Zoning

The subject property is located at the intersection of Rosebud Road and Athens Highway in an area that is transitioning from single-family homes on large lots to townhouse subdivisions. There is a townhouse subdivision being developed to the south and east of the property, and there are existing townhouses located to the west across Rosebud Road. A place of worship is located just south of the property along the same side of Rosebud Road. To the north are a single-family subdivision and residences on large lots fronting Rosebud Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Place of Worship	R-100	N/A
North	Single Family Residence	R-100	0.99 units per acre
East	Townhouses	R-TH	5.56 units per acre
South	Vacant	R-100	N/A
West	Townhouses	R-TH	5.56 units per acre

## Project Summary

The applicant requests a special use permit for a Place of Worship on a 5.61-acre property zoned R-100, including:

- Reuse of an existing concrete slab in the rear of the property for a 4,515 square foot, one-story fellowship hall building with sanctuary.
- Reuse of the existing residence for broadcasting virtual sermons in the short-term, and for a parsonage after the fellowship hall building is completed.
- Removal of any existing accessory structures from the site.
- 45 paved parking spaces in front of the fellowship hall building.
- 4 paved parking spaces behind the existing residence/future parsonage.
- A 24-foot-wide paved driveway running parallel to the northern property line from Rosebud Road providing access to the existing residence and the proposed fellowship hall.
- Closure of the existing asphalt driveway leading to the existing residence.
- A deceleration lane and right-in, right-out access from Rosebud Road into the property.
- A stormwater pond in the northeast corner of the property. The required 50-foot-wide buffer against the stormwater pond is not shown on the site plan.
- A dumpster to the southern side of the fellowship hall.
- A five-foot-wide sidewalk along the Rosebud Road frontage.
- A code enforcement case was initiated in November 2022, for the operation of a place of worship without a special use permit and parking on the grass (CEU2022-11159). The case remains open until a decision is rendered on this special use permit request. The code enforcement report is attached (Exhibit F).

## Zoning and Development Standards

The applicant is requesting a Special Use Permit in R-100 (Single-Family Residence District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	50'	YES
Side Yard Setback	Minimum 30'	>30'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum 45 spaces Maximum 113 spaces	57 spaces	YES
Road Frontage along a Major Thoroughfare	Minimum 250'	227.8'	NO*
Landscape Strip	Minimum 10'	10'	YES

Zoning Buffer	Minimum 20' Minimum 50' for Detention Ponds	10' 10'	NO*
---------------	--	------------	-----

\* A special use permit is required for places of worship not meeting the zoning buffer standards, per the supplemental use requirements of the UDO.

### Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit G). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

### Staff Analysis

**Special Use Permit Analysis:** According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After the evaluation, staff makes the following findings based on the standards of the UDO:

**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 property will retain a residential appearance from the street by retaining the existing home as a parsonage for the place of worship. An existing place of worship that is larger and more prominent on the street is located within 500 feet of the subject property. The proposed special use permit is suitable in view of the use and development of adjacent and nearby property.

**B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

The proposed place of worship activities would occur in the rear of the property, away from existing single-family detached homes. There are existing trees on the subject property and a required buffer on the R-TH zoned property sharing the southern and eastern property lines. The UDO requires 20-foot-wide buffers against residentially zoned property and 50-foot-wide buffers between the detention pond and the adjacent properties. Providing these required buffers will minimize impacts on adjacent properties. In addition, the proposed access to the property would be limited to right-in/right-out only to reduce traffic impacts along Rosebud Road.

**C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

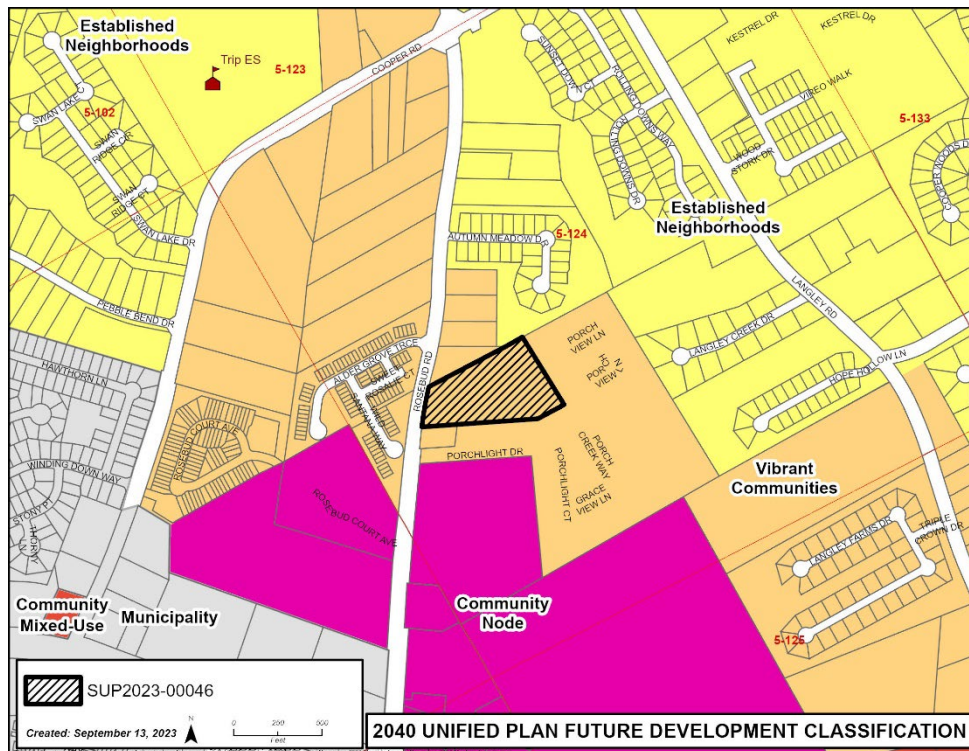
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit G).

**E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The Future Development Map and Unified Plan identifies the subject property as within the Vibrant Communities Character Area, which is intended to serve as a transition between nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located.

Institutional land uses such as places of worship are not referenced in the character area intent statements of the Unified Plan. Places of worship are generally suitable along arterial roads nearby the residential areas that they serve. The proposed place of worship is located along a minor arterial road just north of a community node in an area that transitions from a mix of townhouses to single-family residential. In addition, there is an existing place of worship just south of the property. The proposed place of worship generally aligns with the Unified Plan and the context of the surrounding area.



**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.**

Places of worship are permitted by right within the R-100 zoning district but are required to obtain a special use permit if they are unable to comply with the supplemental use standards for places of worship. The property is located along a minor arterial road and has most of the 250 foot road frontage required per the supplemental use standards. In addition, reducing required buffers would also trigger a Special Use Permit. These buffers can be provided with a revised site plan.

**Staff Recommendation**

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

**Planning Commission Recommendation**

Based on staff’s evaluation of the request, information presented at the public hearing, and the Planning Commission’s consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

**Planning Commission Recommended Conditions (includes Staff Recommended Conditions)**

Approval of a Special Use Permit for a Place of Worship subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received June 29, 2023, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
2. Uses on the site shall be limited to a place of worship and customary accessory uses within the existing structures.
3. There shall be a 20-foot-wide buffer adjacent to residentially zoned properties. The buffer shall be increased to 50-foot-wide adjoining any detention ponds and any recreational facilities, subject to the review and approval of the Planning and Development Department.
4. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.

5. All driveways and parking spaces shall be paved. Gravel driveways and parking areas shall be prohibited.
6. All accessory structures shall be removed from the site prior to the issuance of a Certificate of Occupancy for the fellowship hall.
7. The existing asphalt driveway shall be removed, and the area shall be restored and sodded prior to the issuance of a Certificate of Occupancy for the fellowship hall.
8. The current residence may be used for residential and related uses, including virtual broadcasts.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Code Enforcement Report (CEU2022-11159)
- G. Internal and External Agency Review Comments
- H. Maps



**Exhibit A: Site Visit Photos**



View of existing home from Rosebud Road



View of the interior of the property



View of unfinished building in the rear



View of unfinished building



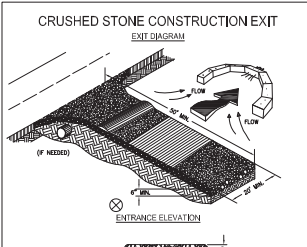
View of Rosebud Road, subject property on the right



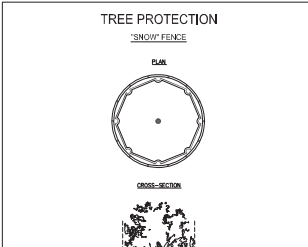
View of Rosebud Road, subject property on the left

**Exhibit B: Site Plan**

**[attached]**

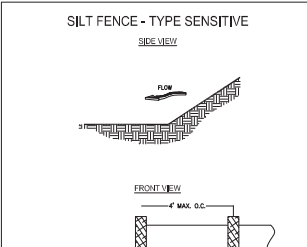


NOTES:  
 1. MINIMUM LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.  
 2. REMOVE ALL VEGETATION AND OTHER UNDESIRABLE MATERIAL FROM THE FOUNDATION AREA, WALKWAY, AND CURB FOR POSITIVE DRAINAGE.  
 3. WALKWAY SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION #1-2 (L-2, L-3, L-5) STONE.  
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 4".  
 5. PAD WIDTH SHALL BE EQUAL TO THE WIDTH OF ALL PORTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".  
 6. A DRAINAGE FENCE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.  
 7. INITIAL PAVED SURFACE SHALL BE FINISHED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (CONVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO SEDIMENT CONTROL DEVICE).  
 8. BUSHINGS AND/OR THE WORKERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE, IF NECESSARY. BUSHING SHOULD BE COMPOST OR ANY NATURAL SUBSTANCE FOR TRUCK TRAFFIC THAT RUNS AND GOES.  
 9. WALKWAY SHALL BE A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THE WAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



NOTES:  
 1. USE TRENCH (I.E. 6" DIA. HOLES) TO CUT A 4" x 4" x 4" TRENCH ALONG DRIP LINE (LIMB OF CLEARING AND BACKFILL WITH SAND AND IDENTIFY COMPACT).  
 2. SPACE EXTERIOR AT MINIMUM 50% TO MAINTAIN ALL DRAINAGE OR IF ONLY ONE OR TWO HOLES BY BARRIER (SEE NOTES) IS GREATER THAN 6 FEET ON CENTER, BARRIER IS NOT TO BE USED FOR STRIKES.  
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPAIRS CHANGED FENCE DO NOT REMOVE FENCE PRIOR TO LANDSCAPING OPERATIONS.  
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.  
 5. FENCE SHALL BE ORANGE WITH "SHOW FENCE" 4" HIGH MINIMUM.

NO TREES (THE TREE, ITS CRITICAL ROOT ZONE, NOR ITS STRUCTURAL ROOT PLATE) WILL BE IMPACTED DURING CONSTRUCTION AT THIS REFERENCED LOCATION.



NOTES:  
 1. USE STILES OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.  
 2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

### IMPERVIOUS PERCENTAGE CALCULATION:

**TOTAL AREA OF LOT: 5,650 AC OR 246,114 SQ FT**  
**TOTAL ADDITIONAL IMPERVIOUS AREAS (EXCLUDING LOT):**  
 - FELL CLOWSHIP HALL BUILDING: 4,515 SQ FT  
 - PARKING LOT AREA: 28,369 SQ FT  
 - CONCRETE WALKWAY: 1,668 SQ FT  
 - ROADWAY: 12,862 SQ FT  
 - HOUSE DRIVEWAY AND REAR PARKING LOT: 5,694 SQ FT  
 - WALKWAY: 450 SQ FT  
 = TOTAL ADDITIONAL: 53,558 SQ FT

PERCENTAGE OF THE LOT THAT IS ADDITIONAL IMPERVIOUS: ~21.76%

MINIMUM REQUIREMENT (1 SPACE/5 SEATS):  
 TOTAL SEATS=42 SPACES x 5 SEATS/SPACE  
 TOTAL SEATS=210 SEATS

USING THE MAXIMUM REQUIREMENT (1 SPACE/2 SEATS):  
 TOTAL SEATS=42 SPACES x 2 SEATS/SPACE  
 TOTAL SEATS=84 SEATS

### PROPOSED CHRIST UNITED CHURCH OF GWINNETT, INC FELLOWSHIP HALL

Curve	Radius	Length	Chord	Chord Bear
1	2254.0'	225.0'	225.50'	1.0719°/R.L.

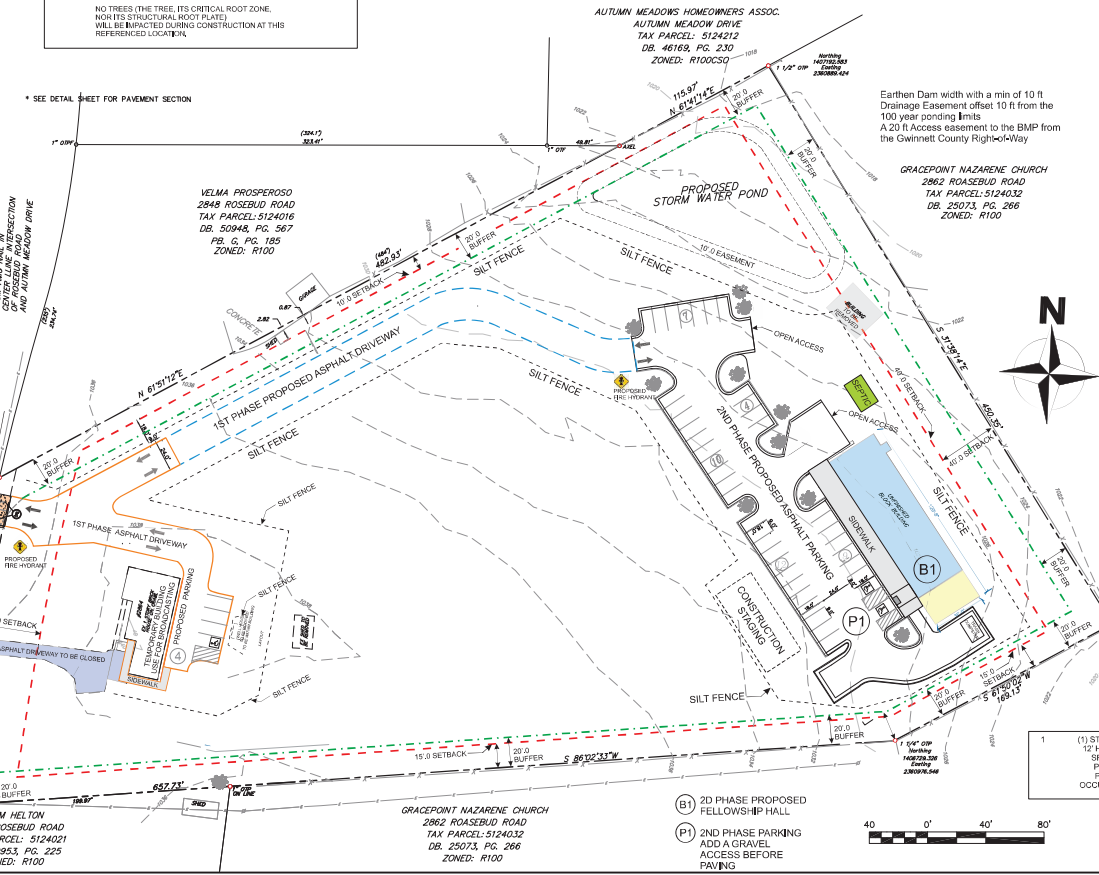
### SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET.
- (D) 24" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) EXISTING CONCRETE BLOCK WALL TO BE REMOVED
- (G) EXISTING CARPORT TO BE REMOVED
- (H) PROPOSED MECHANICAL SCREEN WALL (SEE ARCH. PLAN)
- (I) LOADING AREA
- (J) 6" CONCRETE SIDEWALK
- (K) 2' CONCRETE FLUME
- (L) EXISTING CONCRETE BLOCK WALL TO REMAIN

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.L.R.M. NO. FM13135C 0131F DATED SEP-29-2006.



GWINNETT COUNTY PLANNING AND DEVELOPMENT RECEIVED 9/21/23



Know what's below  
Call before you dig

### LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED 24" CURB AND GUTTER
- PROPOSED PARKING SPACES
- TRAFFIC ARROW
- SEPTIC
- SETBACKS
- BUFFER
- SILT FENCE
- DECELERATION LANE
- TWO WAY ACCESS ROAD
- RIGHT IN RIGHT OUT MEDIUM
- 5' CONCRETE SIDEWALK
- FIRE HYDRANT
- CROSS WALK

PROPOSED CHRIST UNITED CHURCH OF GWINNETT, INC FELLOWSHIP HALL  
 2864 ROSEBUD RD., LOGANVILLE, GA 30052  
**SITE PLAN**



Copyright

This drawing is the property of EGD and may not be used, copied, or revised without expressed written permission.

Revision		
No.	Date	By
1	9/21/2023	WLP
2	9/20/2023	WLP

DATE: 2/16/2023  
 DRAWN: WLP

JOB NO.  
**30912**

SHEET NO.  
**S-P1**

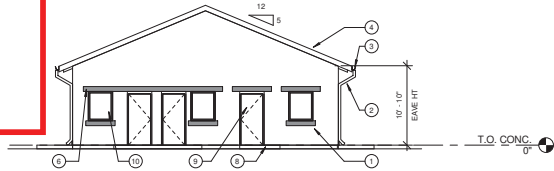
**Exhibit C: Building Elevations**

**[attached]**

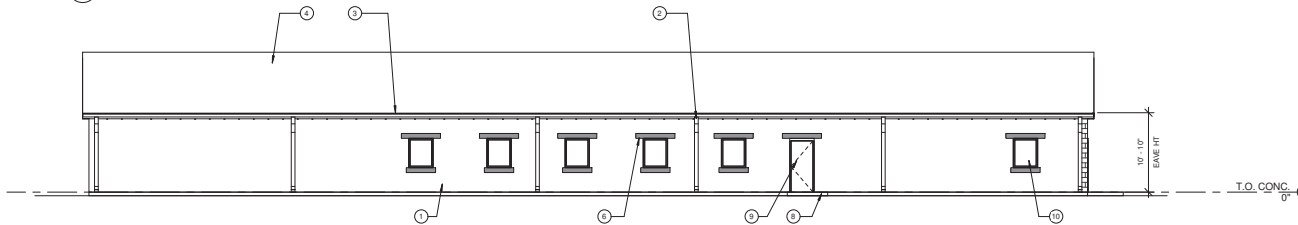
GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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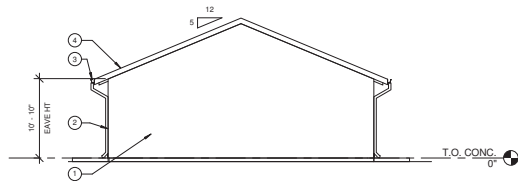
6.29.2023



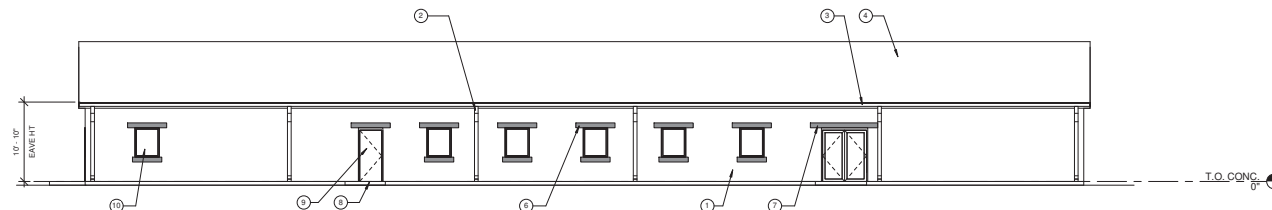
1 EXTERIOR ELEV - NORTH  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEV - EAST  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEV - SOUTH  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEV - WEST  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES** EXISTING CONDITIONS:

WHERE EXISTING CONDITIONS ARE SHOWN THEY HAVE BEEN DERIVED FROM THE BEST INFORMATION AVAILABLE AND ESTIMATE OF ACTUAL CONDITIONS. DEPICTED EXISTING CONDITIONS HAVE NOT IN ALL CASES BEEN CORROBORATED BY FIELD INVESTIGATION. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO NEW CONNECTION OF SYSTEMS. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND IN ITS COMPLETED FORM. THE CONTRACTOR TO VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.

IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY THE TYPE, SIZE, LOCATION, AND NUMBER OF OPENINGS, SILLERS, CONDUIITS, EMBEDDED ITEMS, UTILITY PIPES, ETC., PRIOR TO STARTING WALL CONSTRUCTION. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING, AS REQUIRED, ALL SERVICES AND UTILITIES LOCATED IN THE VICINITY OF THE WORK SITE PRIOR TO CONSTRUCTION.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE ACCURATE PROPERTY SURVEYS OUTLINING PROPERTY LIMITS AND BOUNDARIES SHOWING ALL EXISTING UTILITIES, OVERHEAD AND UNDERGROUND.

**SHEET NOTES**

- DIMENSIONS INDICATED ON DRAWINGS RELATIVE TO THE EXISTING BUILDING ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING. THERE WILL BE NO CHANGES TO THE CONTRACT THAT ARE A RESULT OF NOT VERIFYING FIELD EXISTING DIMENSIONS PRIOR TO BIDDING.
- DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
- FINISH COATINGS SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE PRIOR TO PROCUREMENT AND APPLICATION. EXTERIOR WALL COATINGS SHALL BE COMPATIBLE WITH ELASTOMERIC COATING.

**NOTES**

- 8" CMU REINFORCED AT 32" O.C. (R7.6). W/ 3 PART STUCCO APPLIED TO EXTERIOR FACE. COORDINATE COLOR WITH OWNER'S REPRESENTATIVE, TYPICAL.
- PREFINISHED METAL DOWNSPOUT, OWNER TO SELECT COLOR FROM MANUFACTURER'S FULL RANGE OF COLOR SELECTIONS.
- PREFINISHED METAL GUTTER, CONTRACTOR TO SIZE FOR 100 YR STORM WITHIN THIS REGION.
- 2" HIGH STANDING SEAM METAL ROOF (R25) UNLESS NOTED OTHERWISE.
- 2X WD TRUSS SYSTEM, TYPICAL.
- 8" REINFORCED CMU LINTEL W/ 6" BEARING ON EACH SIDE OF OPENING (FOR OPENINGS LESS THAN 6').
- 4" REINFORCED CMU LINTEL W/ 16" BEARING ON EACH SIDE OF OPENING (FOR OPENINGS GREATER THAN 6').
- 4" CONCRETE PAD 4'X6' MIN.
- DOOR AS SCHEDULED, TYPICAL.
- WINDOW AS SCHEDULED, TYPICAL.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION. THIS DOCUMENT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE BEST OF MY KNOWLEDGE, REQUIREMENTS OF THE APPLICABLE BUILDING CODES HAVE BEEN MET.

DOCUMENT OWNERSHIP: THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT HAS BEEN PREPARED. REUSE OF AND MISAPPROPRIATE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ARCHITECTURAL DESIGN SERVICES UNLIMITED, LLC SHALL BE WITHOUT LIABILITY OF ARCHITECTURAL DESIGN SERVICES UNLIMITED, LLC.

ARCHITECTURAL SERVICES PROVIDED DO NOT GUARANTEE COMPLETION OF THE CONTRACTOR BUILDING THE PROJECT. ARCHITECTURAL DESIGN SERVICES UNLIMITED, LLC ACCEPTS NO LIABILITY FOR METHODS OR APPLICATIONS USED BY THE CONTRACTOR, NOR ASSUMES RESPONSIBILITY FOR JOB SAFETY AS REQUIRED BY THE LAWS AND REGULATIONS.



NO.	DATE	DESCRIPTION
0		ISSUED FOR CONSTRUCTION

APPROVED BY:	DESIGNED BY:	FILED IN:	DATE:
ARCHITECT	ARCHITECT	PROJECT	DATE

**ADDSU**  
ARCHITECTURAL DESIGN SERVICES UNLIMITED

100 W. GLENVIEW AVENUE  
SUITE 100  
LOGANVILLE, GEORGIA 30052

CHRIST UNITED FELLOWSHIP HALL  
LOGANVILLE, GEORGIA 30052

**EXTERIOR ELEVATIONS**

SHEET NO.  
**A-201**

ISSUED FOR CONSTRUCTION

**Exhibit D: Letter of Intent and Applicant's Response to Standards**

**[attached]**



# Christ United Church

## Christ United Church International

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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9/22/23

*"A place of praise, power, prayer, worship and love"*

*A Habitation for His Presence!*

2864 Rosebud Road – Loganville GA. 30052

**APOSTLE DAREN F. PHILLIPS, Senior Pastor**

To whom it may concern:

Concerning the above-mentioned property 2864 Rosebud Road please be advised of the following.

Currently the house on this land will be used as a parish to house Pastors, and guest Ministers. This space will also be used as lodging for overnight times of prayer when requested.

This organization future endeavor is to also complete the structure located in the rear part of our property. The bench mark to start construction is 1/24 and completion 5/24 This space will be used for meetings involving times of Worship, Fellowship, Bible, and Leadership Training. Worship Services will be held on Sundays at 10am. Bible training sessions will be held on Wednesdays at 7:30pm.

Since we are a ministry that is mission, family, youth, and people oriented, the completion of this space will also facilitate additional services to this community which we have served for the past 17 years.

Such services include our Youth-Young Adult Mentorship Program, After School Educational Assistance, Feeding and Assistance to the Senior Citizen Community, Recreational Summer programs for

**RECEIVED**

9/22/23

Elementary and Middle School Students. Counseling sessions for the mental and emotionally challenged. And other productive services which we currently offer will also be made available at a larger scope.

Should you require further information concerning the usage of the above stated space please feel free to contact me at 678-294-7159. You may also contact me via email at [PSALMISTVAL@AOL.COM](mailto:PSALMISTVAL@AOL.COM)

Sincerely,

Pastor Daren Phillips

RECEIVED

8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**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

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

NO

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

NO

- (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

- (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:

NO

**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

RECEIVED

8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Valerie Phillips	NAME: Christ United Church
ADDRESS: 1292 Preserve Pk	ADDRESS: 2864 Preserve Rd.
CITY: Loganville	CITY: Loganville
STATE: GA ZIP: 30052	STATE: GA ZIP: 30052
PHONE: 678-294-7151	PHONE: 678-294-7151
EMAIL: PSAMISTVAL@aol.com	EMAIL: PSAMISTVAL@aol.com
CONTACT PERSON: Valerie Phillips	PHONE: 678-294-7151
CONTACT'S E-MAIL: PSAMISTVAL@aol.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:

OWNER'S AGENT  PROPERTY OWNER  CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-100 BUILDING/LEASED SQUARE FEET: 14560 FT

PARCEL NUMBER(S): 512 4017 ACREAGE: 6

ADDRESS OF PROPERTY: 2864 Preserve Rd.

SPECIAL USE REQUESTED: Loganville GA 30052

For Parking.

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**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.

*Valerie Phillips*

Signature of Applicant

6/13/23

Date

Valerie Phillips, Co. Pastor

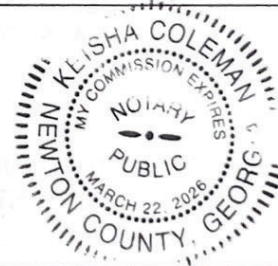
Type or Print Name and Title

*[Signature]*

Signature of Notary Public

6/13/23

Date



Notary Seal

RECEIVED

8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

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.

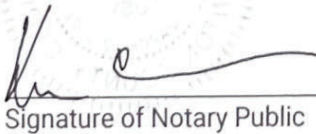


Signature of Property Owner

8/13/23  
Date

Dawn Phillips  
Type or Print Name and Title

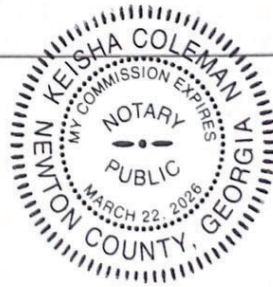
Type or Print Name and Title



Signature of Notary Public

8/13/23  
Date

Date



Notary Seal

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8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**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.

*Valerie Phillips*

Signature of Applicant

VALERIE PHILLIPS

Type or Print Name

6/13/23

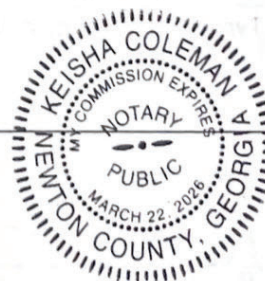
Date

*Keisha Coleman*

Signature of Notary Public

6/13/23

Date



Notary Seal



RECEIVED

8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**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: 7<sup>th</sup> - 5124017  
(Map Reference Number) District Land Lot Parcel

Valerie Phillips, Valois 6/13/23  
Signature of Applicant Date

VALERIE PHILLIPS, CO. PASTOR  
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)

Kathleen M. Lyles  
NAME

TSA  
TITLE

6/15/2023  
DATE

RECEIVED

8/24/2023

Gwinnett County Planning Division  
Special Use Permit Application  
Last Updated 10/2021

**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.

Valerie Phillips 6/13/23 VALERIE PHILLIPS, Board Member  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Ke 6/13/2013  
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    VALERIE PHILLIPS  
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.

**Exhibit F: Code Enforcement Report (CEU2022-11159)**

**[attached]**

# GWINNETT COUNTY

**CASE NUMBER : CEU2022-11159**

<b>PRIMARY ADDRESS:</b>	2864 ROSEBUD RD, LOGANVILLE, GA 30052
<b>RECEIVED DATE:</b>	11/19/2022
<b>APPLICATION STATUS:</b>	RINSP
<b>DESCRIPTION:</b>	Place or worship operating from property without an approved SUP as property does not meet the 250 feet min road frontage requirement for Places of Worship on residential zoned property. Parking of vehicles in the yard and not on a hard-surfaced parking area.
<b>PARCEL NUMBER:</b>	5124 017
<b>APPLICATION / PROJECT NAME:</b>	

**OWNER INFORMATION**

OWNER NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
CHRIST UNITED CHURCH OF GWINNETT INC	PO BOX 2116		LOGANVILLE, GA, 30052-1918

**CONTACTS INFORMATION**

CONTACTS ROLE	NAME	ADDRESS	PHONE#	CITY/STATE/ZIP
Registered Agent	Valerie Phillips	1292 Preserve Pk Dr		Loganville GA 30052
Registered Agent	Christ United Church	2864 Rosebud Road		Loganville GA 30052

**CASE INFORMATION**

GIS INFO	
<b>ACREAGE:</b>	5.58
<b>CENSUS TRACT:</b>	050724
<b>CODE ENFORCEMENT ZONES:</b>	6C
<b>COMMISSION DISTRICT:</b>	3
<b>GET UPDATED GIS INFO:</b>	NO
<b>LAND USE:</b>	PRC
<b>POLICE G ZONES:</b>	6C
<b>POLICE PRECINCT:</b>	2
<b>SUBDIVISION:</b>	JOHN ESCO / HOYT P. COWN
<b>ZONING DISTRICT:</b>	R100
LOCATION OF VIOLATION	
<b>LOCATION OF VIOLATION:</b>	EXTERIOR
MISCELLANEOUS	
<b>OVERRIDE CITY/COUNTY EXCLUSION?:</b>	NO
ZONING RESOLUTION	
<b>CONDITIONS OF ZONING:</b>	CHECKED
<b>YARD PARKING:</b>	CHECKED

# GWINNETT COUNTY

**CASE NUMBER : CEU2022-11159**

INSPECTIONS						
Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Re-Inspection	10/2/2023	10/9/2023	10/2/2023	Scheduled	Travis Butler	
Re-Inspection	8/28/2023	8/31/2023	8/28/2023	Scheduled	Onesia Scott	
Re-Inspection	4/24/2023	5/8/2023	5/8/2023	Complied	Joshua Davidson	No current violation found. Complied
Re-Inspection	4/7/2023	4/24/2023	4/24/2023	Extension Granted	Joshua Davidson	Awaiting paperwork from church. Note comments from B.Pint. spoke with a representative of the church by 1021.....770-298-4327....stated he is supposed to be turning in paperwork this week for a sup....they plan on demolishing the house on the property and building a church....he is clear does not have road frontage but hopes the SUP will be approved.....he states they just have an online presence at the church now i explained even with that they need the SUP...will call me after paperwork is submitted
Re-Inspection	4/3/2023	4/24/2023	4/3/2023	Rescheduled	Brian Pint	
Re-Inspection	3/9/2023	4/6/2023	4/3/2023	Extension Granted	Brian Pint	spoke with a representative of the church by 1021.....770-298-4327....stated he is supposed to be turning in paperwork this week for a sup....they plan on demolishing the house on the property and building a church....he is clear does not have road frontage but hopes the SUP will be approved.....he states they just have an online presence at the church now i explained even with that they need the SUP...will call me after paperwork is submitted
Re-Inspection	2/22/2023	3/8/2023	3/8/2023	Further Investigation	Brian Pint	vacant house with no vehicles on the property...will check with supervisor..
Re-Inspection	2/8/2023	2/21/2023	2/8/2023	Rescheduled	Brian Pint	
Re-Inspection	1/24/2023	1/31/2023	2/8/2023	Further Investigation	Brian Pint	property was clean....no vehicles or yard parking of any kind.....spoke to supervisor about this case and it will be researched further
Re-Inspection	12/30/2022	1/6/2023	1/24/2023	Further Investigation	Brian Pint	one veh on the property parked on the grass.....no one home at this time.....cannot determine if a church is still being run from the property at this time
Re-Inspection	12/20/2022	1/6/2023	12/20/2022	Rescheduled	Melanie Martinez	
Re-Inspection	11/30/2022	12/12/2022	12/20/2022	Extension Granted	Melanie Martinez	No signs or evidence of church being ran. Property owner did admit to using property to live Strem on Facebook see comments.
Initial Inspection	11/29/2022	11/29/2022	11/30/2022	Field Courtesy Notice	Melanie Martinez	Knocked on door no answer, posted CNOV. NO exterior evidence of property being used as church. Can find church business hours and pictures online.

WORKFLOW HISTORY						
Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Enforcement	11/21/2022	11/21/2022	5/8/2023	Complied	Joshua Davidson	

# GWINNETT COUNTY

**CASE NUMBER : CEU2022-11159**

Enforcement	11/21/2022	11/21/2022	3/9/2023	Mailed Official Notice	Brian Pint	<p>It still appears that a church is being run from this property. Because you do not meet the required conditions for a place of worship you will need to apply for a Special Use Permit or SUP. The required section that you do not meet is in reference to the road frontage for the property. Please contact Planning &amp; Development for the SUP process.</p> <p>II.Places of Worship.          1.In all residential zoning districts, places of worship shall conform to the following requirements.          Residentially-zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.          a.They shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway on a site of not less than five acres with 250 feet of road frontage.          b.The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.          c.Parking shall not be provided in the front building setback area.          d.A minimum 20-foot in depth buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in depth adjoining a detention pond and any church recreation facilities, such as, but not limited to an indoor gym or outdoor playground.          e.The place of worship may utilize one manufactured building for worship services for an initial period not to exceed three years.</p>
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# GWINNETT COUNTY

## CASE NUMBER : CEU2022-11159

Enforcement	11/21/2022	11/21/2022	3/9/2023	Mailed Official Notice	Brian Pint	<p>It still appears that a church is being run from this property. Because you do not meet the required conditions for a place of worship you will need to apply for a Special Use Permit or SUP. The required section that you do not meet is in reference to the road frontage for the property. Please contact Planning &amp; Development for the SUP process.</p> <p><b>II.Places of Worship.</b></p> <p>1.In all residential zoning districts, places of worship shall conform to the following requirements.</p> <p>Residentially-zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.</p> <p>a.They shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway on a site of not less than five acres with 250 feet of road frontage.</p> <p>b.The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.</p> <p>c.Parking shall not be provided in the front building setback area.</p> <p>d.A minimum 20-foot in depth buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in depth adjoining a detention pond and any church recreation facilities, such as, but not limited to an indoor gym or outdoor playground.</p> <p>e.The place of worship may utilize one manufactured building for worship services for an initial period not to exceed three years.</p>
Enforcement Intake	11/19/2022	11/19/2022	11/21/2022	Complaint Accepted	Savannah Richardson	

### CASE ACTIVITIES

Activity Type	Activity Name	Date	Staff	Activity Description
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### Violation Table

Violation Ordinance	Violation Code Section	Violation Code Section	Date of Violation	Compliance Date	Status of Violation
Unified Development Ordinance	230-100.1 NON-PERMITTED USE	230-100.1 NON-PERMITTED USE	03/09/2023	04/06/2023	Not Met

### Citation Table

Ordinance	Code Section	Date of Citation	Citation Number	Court Date
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### DOCUMENTS

Doc Name	File Name	Description	Uploaded By	Uploaded On
RESEARCH	2864 ROSEBUD.docx	CASE RESEARCH	BEPINT	11/22/2022
1669749215583.jpg	1669749215583.jpg	front	MDMARTINEZ	11/29/2022
12/19	20221219_112915.jpg	front	MDMARTINEZ	12/20/2022
1/23/23	20230123_112451.jpg	carport and driveway	BEPINT	1/24/2023
1/23/23	20230123_112447.jpg	front	BEPINT	1/24/2023
2/7/23	TimePhoto_20230207_112043.jpg	front	BEPINT	2/8/2023

# GWINNETT COUNTY

## CASE NUMBER : CEU2022-11159

2/7/23	TimePhoto_20230207_112045.jpg	driveway	BEPINT	2/8/2023
2/7/23	TimePhoto_20230207_112057.jpg	carport area	BEPINT	2/8/2023
2/7/23	TimePhoto_20230207_112059.jpg	front of the home	BEPINT	2/8/2023
2/7/23	TimePhoto_20230207_112116.jpg	address	BEPINT	2/8/2023
tmp_20230308_1016022463797307607934529.jpg	tmp_20230308_1016022463797307607934529.jpg	front	BEPINT	3/8/2023
/Enforcement_Mailed_Notice_Of_Violation_20230309_084629.pdf	/Enforcement_Mailed_Notice_Of_Violation_20230309_084629.pdf		BEPINT	3/9/2023
/Enforcement_Mailed_Notice_Of_Violation_20230309_084629.pdf	/Enforcement_Mailed_Notice_Of_Violation_20230309_084629.pdf		BEPINT	3/9/2023
/Enforcement_Mailed_Notice_Of_Violation_20230309_085137.pdf	/Enforcement_Mailed_Notice_Of_Violation_20230309_085137.pdf		BEPINT	3/9/2023
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tmp_TimePhoto_20230424_1048446620532601837376401.jpg	tmp_TimePhoto_20230424_1048446620532601837376401.jpg		JADAVIDSON	4/24/2023
tmp_TimePhoto_20230424_1048486330471351788943406.jpg	tmp_TimePhoto_20230424_1048486330471351788943406.jpg		JADAVIDSON	4/24/2023
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tmp_TimePhoto_20230424_1048462211872115917301875.jpg	tmp_TimePhoto_20230424_1048462211872115917301875.jpg		JADAVIDSON	4/24/2023
tmp_TimePhoto_20230508_1259521676678406746505480.jpg	tmp_TimePhoto_20230508_1259521676678406746505480.jpg		JADAVIDSON	5/8/2023
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tmp_TimePhoto_20230508_1259501347572779132774520.jpg	tmp_TimePhoto_20230508_1259501347572779132774520.jpg		JADAVIDSON	5/8/2023

### Comments

View id	Comment	Date
BEPINT	CASE WAS CLOSED BY OFFICER DAVIDSON....AT THE TIME THE CASE WAS CLOSED THEY DID NOT HAVE AN SUP...THEY APPLIED FOR AN SUP ON 6/29/23 BUT NOTHING ELSE HAS BEEN DONE WITH THE SUP.....IT LOOKS LIKE THEY DID NOT PAY THE FEE.....CASE WILL BE REOPENED AND ASSIGNED TO SUPERVISOR SCOTT FOR FOLLOWUP	8/28/2023
BEPINT	Supervisor Scott was going to research	2/22/2023
BEPINT	SPOKE WITH VALERIE AGAIN....678-294-7151....SHE ADMITTED NO ONE LIVES AT THE PROPERTY AND THAT THEY STREAM A SERVICE ON SUNDAY....I EXPLAINED THAT WAS STILL A VIOLATION.....WITH HAVING PEOPLE COMING TO THE PROPERTY TO HOLD THIS SERVICE....SHE STATED THEY ARE TRYING TO FINISH A BUILDING IN THE REAR TO HAVE A FELLOWSHIP HALL...EXPLAINED THIS WOULD STILL FALL UNDER PLACE OF WORSHIP AND WOULD NEED SUP....SHE IS NOT SURE WHAT THEY WILL DO AND WILL CALL BACK	12/2/2022
MDMARTINEZ	Valarie 678.294.7151: Property owned by husband- house is used as a house. Planning on make home a senior center. Prior to covid they started having meeting with certain amount of people. They have a large congregation and do livestream: during their livestream they have-musicians, husband and her. They used to meet at Grayson Highschool until covid they pray on Mondays and Sundays- livestream	12/1/2022
BEPINT	PROPERTY IS 5.9 ACRES AND ZONED R100....PLACE OF WORSHIP IS ALLOWED IN R100 IF IT MEETS CERTAIN CRITERIA INCLUDING HAVING 250 FEET OF ROAD FRONTAGE.....THIS PROPERTY DOES NOT HAVE THE 250 FEET OF FRONTAGE....WOULD HAVE TO APPLY FOR AN SUP IN ORDER TO BE A PLACE OF WORSHIP.....DID FIND A CHURCH LISTING FOR THIS ADDRESS WITH A CALENDAR AND WEBSITE....THEY DO LIST WORSHIP SERVICES ON THE WEEKEND AND THE WEBPAGE SHOWS SEVERAL WEEKS WORTH OF SERVICES....DOCUMENTS WITH THIS INFO HAVE BEEN ATTACHED TO THE CASE	11/22/2022



**Exhibit G: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		10.05.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2023-00046	
Case Address:		2864 Rosebud Road, Loganville, 30052	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Rosebud Road is a minor arterial. ADT = 9,034.		
2	3.9 miles to the nearest transit facility located at Main Street East and Wisteria Drive (route 70) in downtown Snellville.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

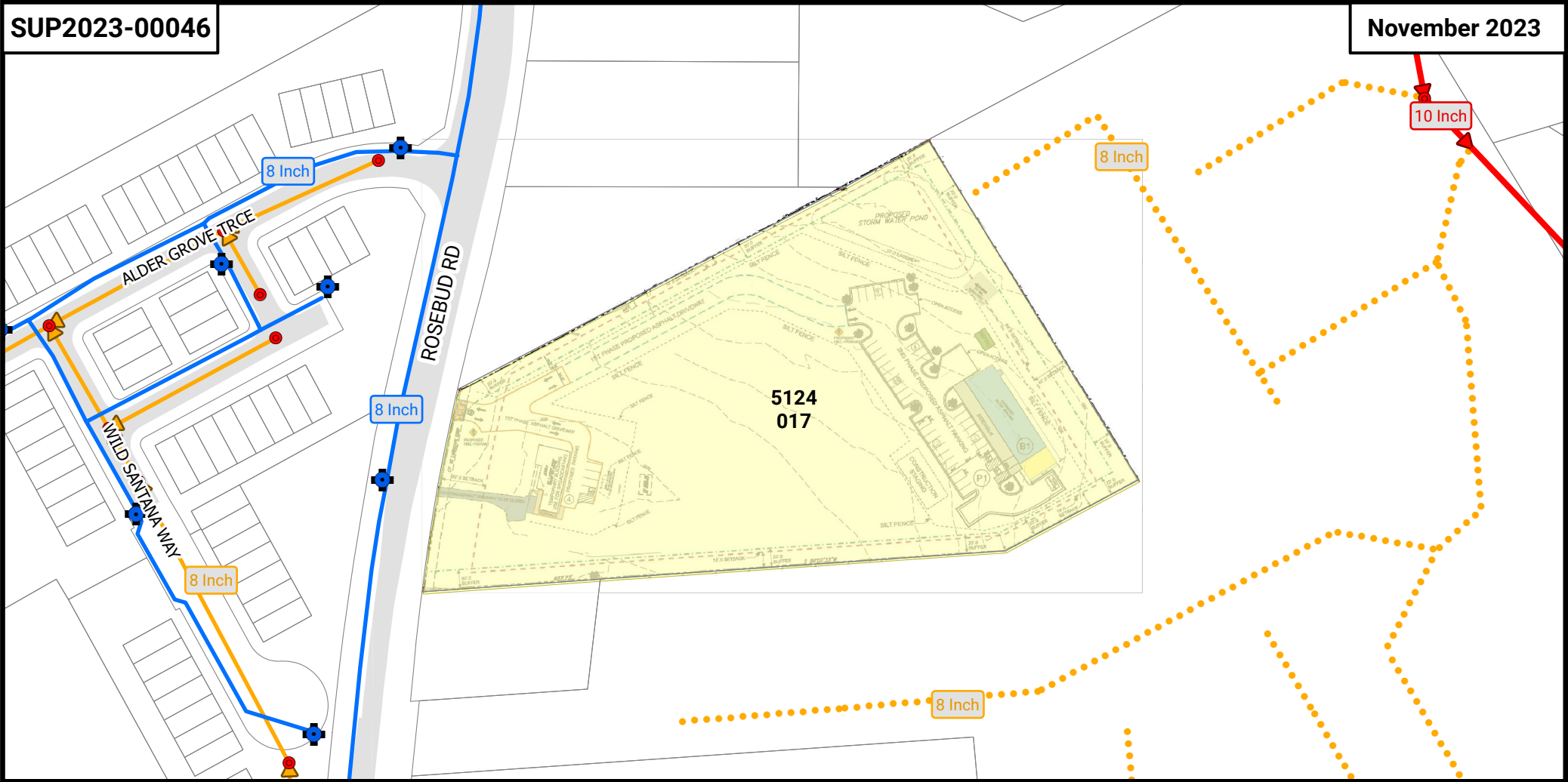


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>			
Department/Agency Name:		DWR	
Reviewer Name:		Mike Pappas	
Reviewer Title:		GIS Planning Manager	
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>	
Case Number:		SUP2023-00046	
Case Address:		2864 Rosebud Rd	
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>
		<input checked="" type="checkbox"/>	<b>X</b>
		<input type="checkbox"/>	<b>NO</b>
<b>1</b>	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.		
<b>2</b>	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.		
<b>3</b>			
<b>4</b>			
<b>5</b>			
<b>6</b>			
<b>7</b>			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>
		<input checked="" type="checkbox"/>	<b>X</b>
		<input type="checkbox"/>	<b>NO</b>
<b>1</b>			
<b>2</b>			
<b>3</b>			
<b>4</b>			
<b>5</b>			
<b>6</b>			
<b>7</b>			

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*



**LEGEND**

	Water Main		Manhole
	Hydrant		Sewer Collector
			Sewer Interceptor
			Proposed Sewer Collector

**2864 Rosebud Rd**  
R-100  
**Water & Sewer**  
**Utility Map**

0 90 180  
 Feet

**LOCATION**

**Water Comments:** GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.

**Sewer Comments:** GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

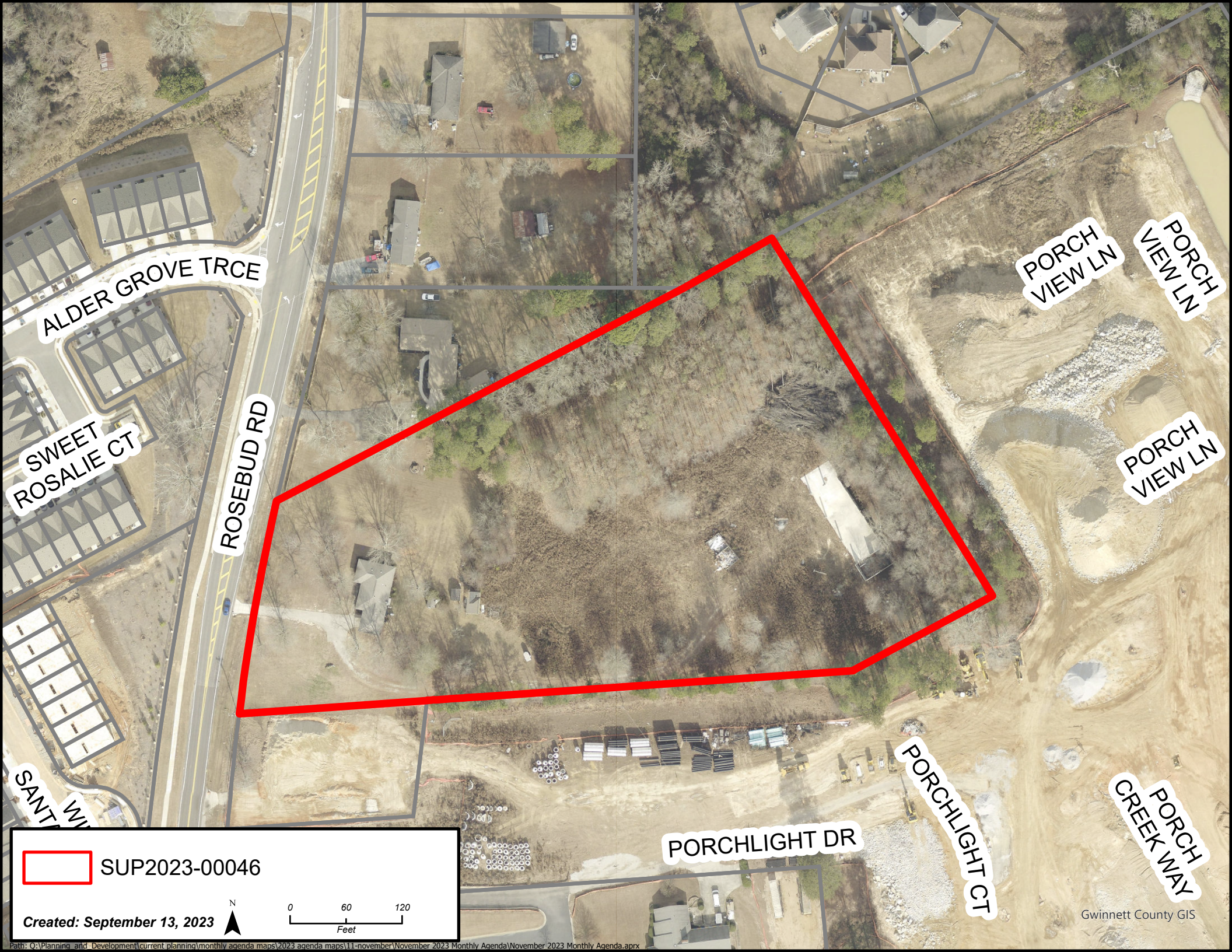
**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.


**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

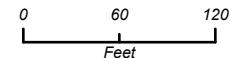
**Exhibit H: Maps**

**[attached]**

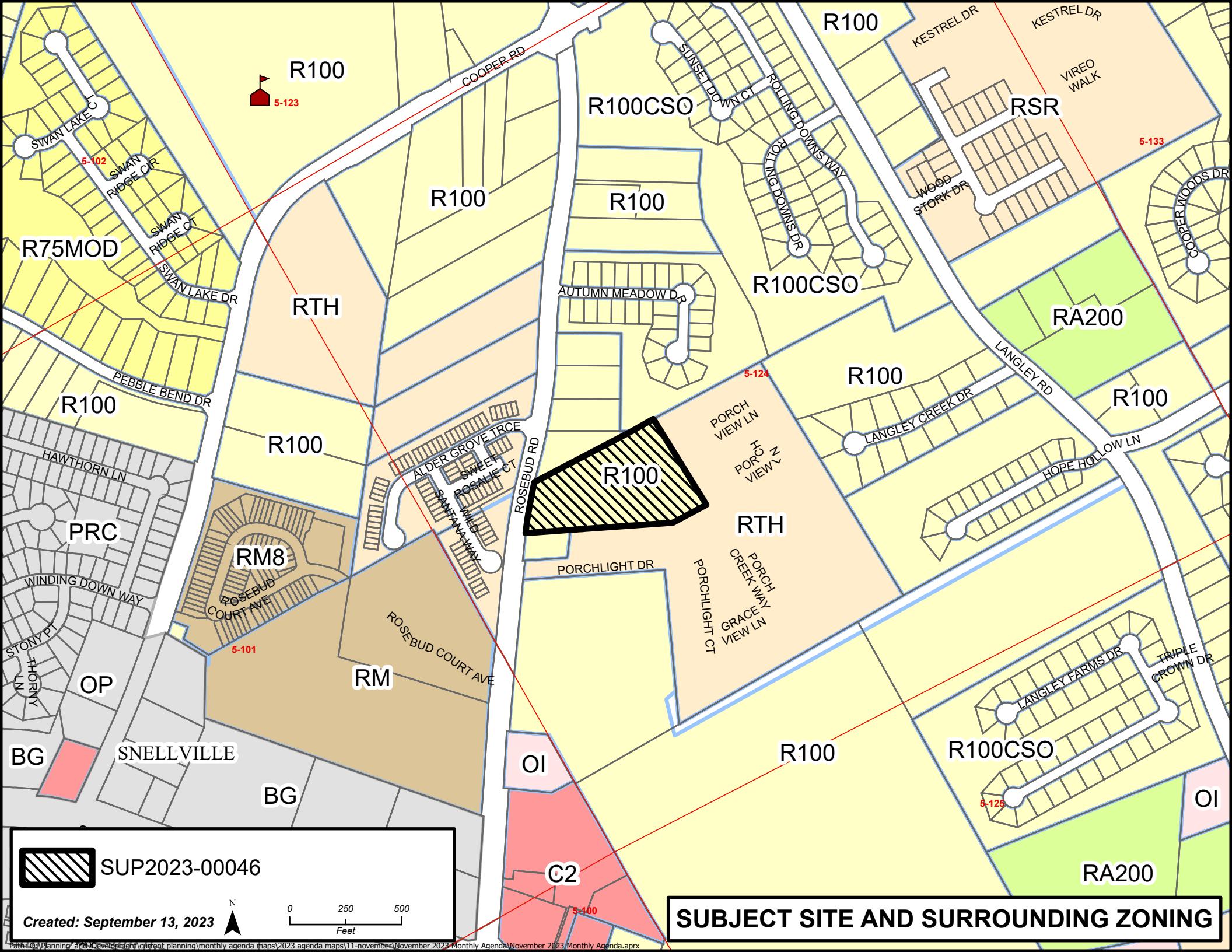


 SUP2023-00046

Created: September 13, 2023



Gwinnett County GIS



R75MOD

R100

R100CSO

R100

RSR

R100

R100

5-133

RTH

R100CSO

RA200

R100

R100

R100

R100

R100

PRC

RM8

RTH

WINDING DOWN WAY

ROSEBUD COURT AVE

PORCHLIGHT DR

PORCH CREEK WAY  
GRACE VIEW LN

OP

RM

ROSEBUD COURT AVE

R100

R100CSO

BG

SNELLVILLE

BG

OI

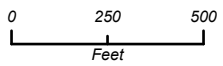
RA200

C2

OI

 SUP2023-00046

Created: September 13, 2023



**SUBJECT SITE AND SURROUNDING ZONING**

**Established Neighborhoods**

**Established Neighborhoods**

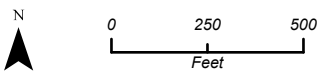
**Vibrant Communities**

**Community Node**

**Community Mixed-Use Municipality**

 SUP2023-00046

Created: September 13, 2023



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

Trip ES  


5-123

5-102

5-133

5-124

5-125

