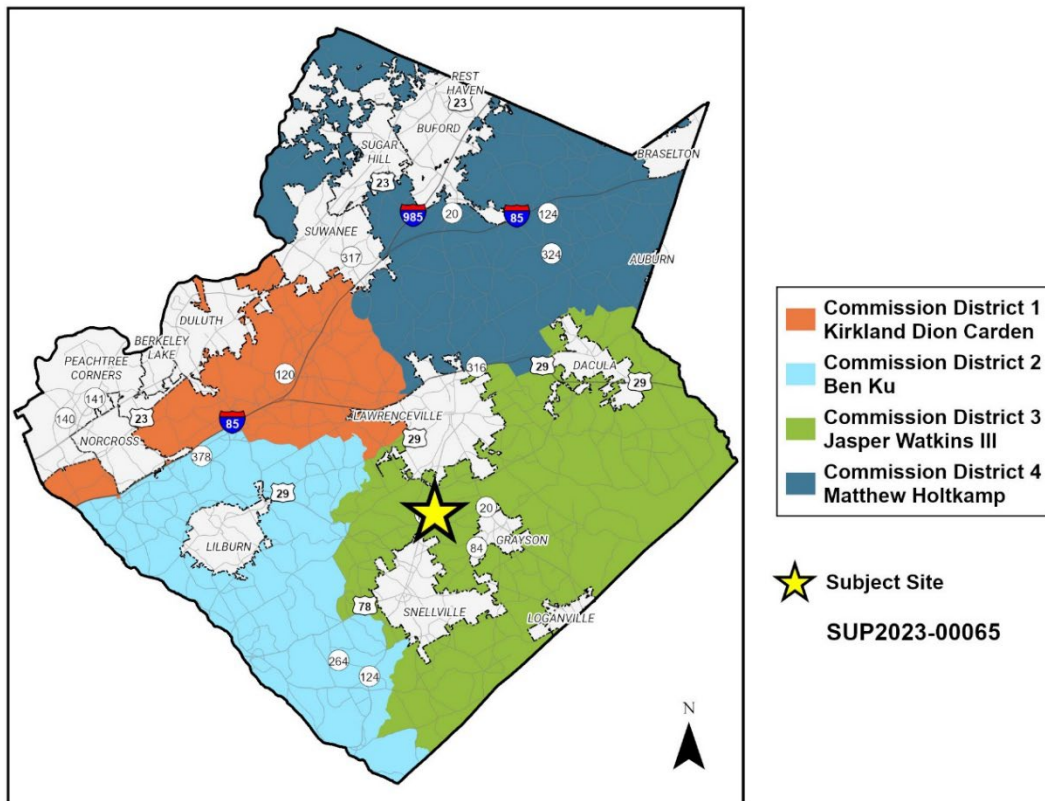


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00065
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 1307 Webb Gin House Road
Map Number: R5087 146
Site Area: 10.01 acres
Square Feet: 18,802
Proposed Development: Daycare Facility (Renewal)
Commission District: District 3 – Commissioner Watkins III
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Jeremiah Schmiede
1302 Grayson Highway
Lawrenceville, GA 30045

Owners: Sola Fide Lutheran Church
1307 Webb Gin House Road
Lawrenceville, GA 30045

Contact: Jeremiah Schmiede

Contact Phone: 770.713.9666

Zoning History

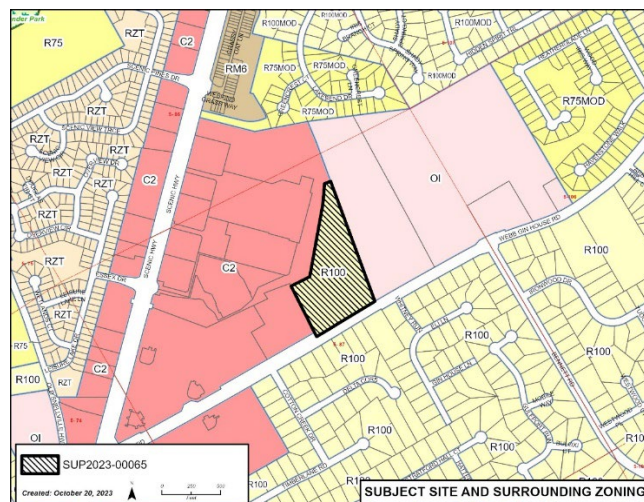
The subject property is zoned R-100 (Single-Family Residence District). In 1997, a special use permit was obtained for the proposed use of a private school, pursuant to SUP-97-122. In 2002, an additional special permit with a change in the conditions for the reduction of the setback of the recreational field to the adjacent residences was approved, pursuant to SUP-02-101. In 2021 the subject property was approved for a special use permit for a daycare facility, pursuant to SUP2021-00074. This special use permit request is a renewal of the previously approved special use permit in 2021.

Existing Site Condition

The subject site is a 10.01-acre developed parcel located along Webb Gin House Road, east of its intersection with Scenic Highway. The site contains a one-story, 9,126 square foot place of worship with an additional one-story, 9,676 square foot education building. A playground and recreational field are located along the eastern property line. Surface parking is located throughout the site including 71 paved parking spaces. An existing detention pond is located north of the education building. The site is accessed via a full-access driveway on Webb Gin House Road. There is an existing sidewalk along the frontage of Webb Gin House Road. The site slopes downward approximately 30 feet from the road frontage to the rear of the property. The nearest Gwinnett County Transit stop is approximately 2.4 miles from the subject property.

Surrounding Use and Zoning

The subject property is surrounded by commercial, residential, and institutional uses. The Shoppes at Webb Ginn, a multi-tenant shopping center is located to the north and west. Cotton Creek, a single-family detached subdivision and a single-family detached residence on a large lot are located south of the site across Webb Gin House Road. A large parcel containing a vacant single-family residence is located to the east of the property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Daycare Facility	C-2	N/A
North	Commercial	C-2	N/A
East	Single-Family Residential	O-1	N/A
South	Single-Family Residential	R-100	1.69 units per acre
West	Senior Apartments	C-2	N/A

Project Summary

The applicant requests renewal of a special use permit for a 10.01-acre property zoned R-100 (Single-Family Residence) for a Daycare Facility, including:

- A preschool program for three and four-year-old students within the existing private school and place of worship campus.
- A 9,126 square-foot place of worship containing a sanctuary, offices, restrooms, and two classrooms. The place of worship contains the existing preschool classrooms.
- A 9,676 square-foot education building containing a gathering space, office, kitchen, restrooms, and five classrooms.
- A playground and recreational field to the east of the education building.
- Surface parking lot with 71 parking spaces.
- No changes were made to the existing building to accommodate the preschool.
- Hours of operation from 7:00 a.m. to 6:00 p.m.
- 19 enrolled pre-school students with a capacity for 24 students.
- The preschool will comply with Georgia’s Department of Early Care and Learning licensure regulations.
- No code enforcement violations are recorded for the site. Therefore, an additional sunset period is not included in the staff recommended conditions.

Zoning and Development Standards

The applicant is requesting renewal of special use permit for a daycare facility in R-100, (Single-Family Residential 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 25’	>25’	YES
Rear Yard Setback	Minimum 40’	>40’	YES
Off-street Parking	Minimum 58 spaces Maximum 144 spaces	71 spaces	YES
Landscape Strip	Minimum 10’	10’	YES

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 E). 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 site is surrounded by commercial developments to the north and west, a vacant residence to the east, and single-family detached subdivisions to the south. The building is existing and has an established use as a place of worship. The site is suitable in view of the use and development of adjacent and nearby properties. The preschool has been in operation for two years without any violations and exists in conjunction with an existing K-8 private school.

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

The existing use and usability of adjacent or nearby properties would not be impacted by the zoning change. A private K-8 school exists on the property and the continuation of a preschool will not change the nature of how the site is currently used.

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.

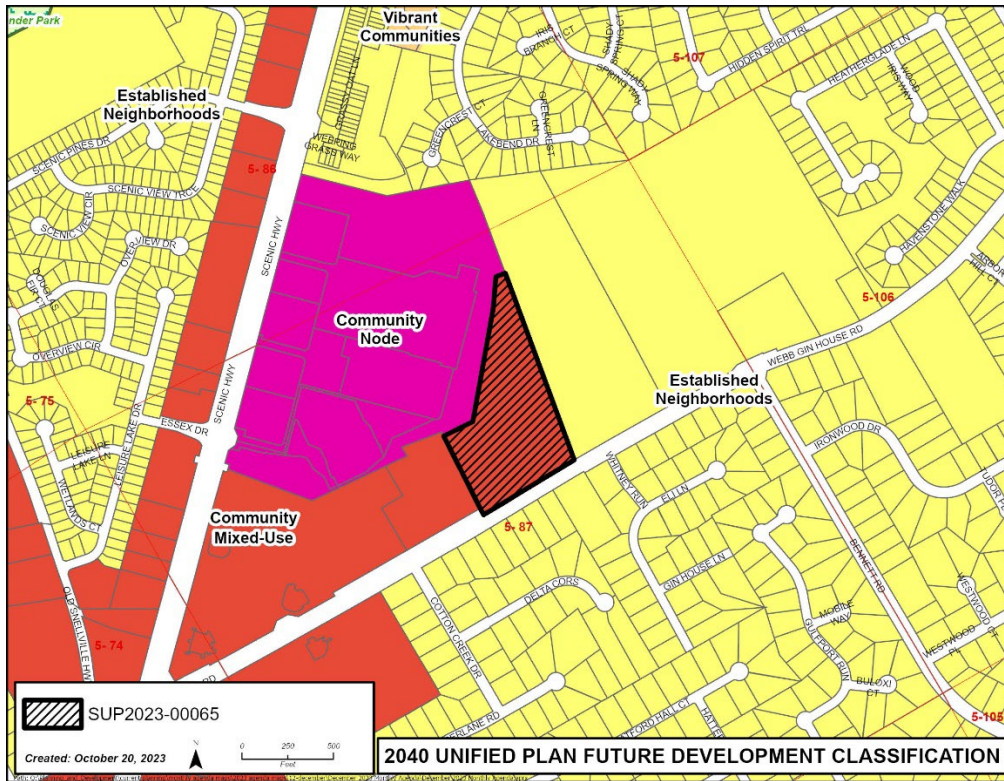
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Minimal 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 E).

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 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Community Mixed-Use Character Area. This designation is characterized by mixed use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections. Since the property

is located within the Community Mixed-Use Character Area, a daycare facility in an established building with a similar use would be appropriate within the existing place of worship.



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 subject property requests renewal of a previously approved special use request for a daycare facility. The special use is an accessory use to an established primary use as a place of worship. Since 2021, no violations exist for the previously approved conditions of approval since 2021. The continuation use of a daycare facility within a place of worship is appropriate at this location as it complements the existing private school and supports neighborhood residents.

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)

Renewal of the Special Use Permit for a daycare facility, subject to the following conditions:

1. The proposed daycare shall meet all state-licensed requirements.
2. The total number of preschool students shall not exceed 24 students.
3. Preschool hours of operation shall not occur outside of the hours of 7:00 a.m. to 6:00 p.m.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



View of Education Building



View of Site from Webb Gin House Road

Exhibit B: Site Plan

[attached]

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10/02/2023

N/F
JLC HOLDINGS, LLC
DB 25598 PG 170

ZONING INFORMATION

GWINNETT COUNTY ZONING R-100
MINIMUM LOT AREA = 15,000 SQ.FT. (SEWER) 25,500 SQ.FT. (SEPTIC)
MINIMUM LOT WIDTH = 100 FEET
MINIMUM FRONT SET BACK = 35 FEET OR 50 FEET
MINIMUM SIDE SET BACK = 10 FEET (ONE 100') 25 FEET (TWO 100')
MINIMUM REAR SET BACK = 40 FEET
MINIMUM HEATED FLOOR AREA = 1,400 SQ.FT.
MINIMUM S. COM. AREA = 65'
MAXIMUM BUILDING HEIGHT = 35 FEET
GWINNETT COUNTY MUST APPROVE ALL SET BACKS PRIOR TO CONSTRUCTION

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 87 OF THE 5111 DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER PIPE FOUND ON THE NORTHEAST CORNER OF WAY LINE OF WEBB GIN HOUSE ROAD (R/W VARIES) 1,085.53 FEET SOUTHWESTERLY FROM THE EAST LINE OF LAND LOT 87, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND BEINGING SOUTH 45 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 581.58 FEET TO AN OPEN TOP PIPE FOUND, THENCE LEAVING SAID RIGHT OF WAY LINE AND BEINGING NORTH 27 DEGREES 17 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 428.1 FEET TO A REAR FOUND, THENCE NORTH 62 DEGREES 42 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 171.71 FEET TO A REAR FOUND, THENCE NORTH 9 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 170.24 FEET TO A REAR FOUND, THENCE NORTH 83 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 315.13 FEET TO A REAR FOUND, THENCE SOUTH 21 DEGREES 03 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 189.13 FEET TO AN OPEN TOP PIPE FOUND ON THE NORTHEAST CORNER OF WAY LINE OF WEBB GIN HOUSE ROAD AND THE POINT OF BEGINNING.

SAID PARCEL BEING IMPROVED PROPERTY CONTAINING 10.010± ACRES OR 436,055± SQUARE FEET.

N/F
STRATEGIC REALTY GROUP
DEED SUPPLIED BY CLIENT

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

1. RIGHT OF WAY DEED FOR WEBB GIN HOUSE ROAD RECORDED IN DEED 213 PAGE 678 GWINNETT COUNTY, GEORGIA
2. WATER METERING SERVICE AGREEMENT IN FAVOR OF GWINNETT COUNTY WATER AND SEWER AUTHORITY RECORDED IN DEED BOOK 18561 PG 118-119 GWINNETT COUNTY, GEORGIA RECORDS.

N/F
SUNRISE WEBB GIN GA SENIOR LIVING, LLC
DB 47406 PG 669
TR 11 II
PB 118 PG 58

N/F
JACKIE ANN WEBB
K. DAVID BAILEY
DB 2379 PG 114

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SURVEY MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS IDENTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 662,548 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, SECONDARY MAPS FOR THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL GOVERNMENT DEPARTMENT OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

9. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13125001177 EFFECTIVE DATE, SEPTEMBER 29, 2006 GWINNETT COUNTY, GEORGIA
10. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL GOVERNMENT AUTHORITY.

11. PARKING SPACES ARE DESIGNATED THERE ARE 4 HANDICAP SPACES DESIGNATED.
12. TOTAL SPACES.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF THE REV. FRANKLIN LUTHERAN CHURCH OF LAWRENCEVILLE, GEORGIA DEED BOOK 14093 PAGE 55-58 GWINNETT COUNTY, GEORGIA RECORDS

SURVEYORS CERTIFICATION

TO: SOLA FIDE LUTHERAN CHURCH & SCHOOL

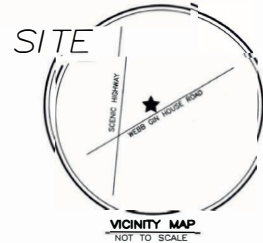
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 Minimum Standard Detail Requirements for ALTA/ACSM A Survey For ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(B)(1), 8, 9, 11(A), 12 & 14 of Table A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10-27-15

11-2-2015
Date of Plat Michael R. Nadez Co. RLS #2646 Member 542622



LEGEND	
E	DENOTES PROPERTY LINE
S/W	DENOTES POINT-OF-WAY
BC	DENOTES CENTERLINE
CP	DENOTES BACK OF CURB
GP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
TM	DENOTES TOP OF WALL
BM	DENOTES BOTTOM OF WALL
ROP	DENOTES FENCE
ICP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
OP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
OW	DENOTES CAN WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
A/C	DENOTES AIR CONDITION
CB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
HW	DENOTES HYDRANT
MW	DENOTES MONITORING WELL
SW	DENOTES SEWER MANHOLE
DI	DENOTES DRAINAGE DITCH
SI	DENOTES SANITARY SEWER LINE
SSM	DENOTES SANITARY SEWER MANHOLE
CD	DENOTES CLEAN OUT



TOTAL AREA = 10.010± ACRES
OR 436,055± SQ. FT.

1367 WEBB GIN HOUSE ROAD
LAWRENCE, GEORGIA

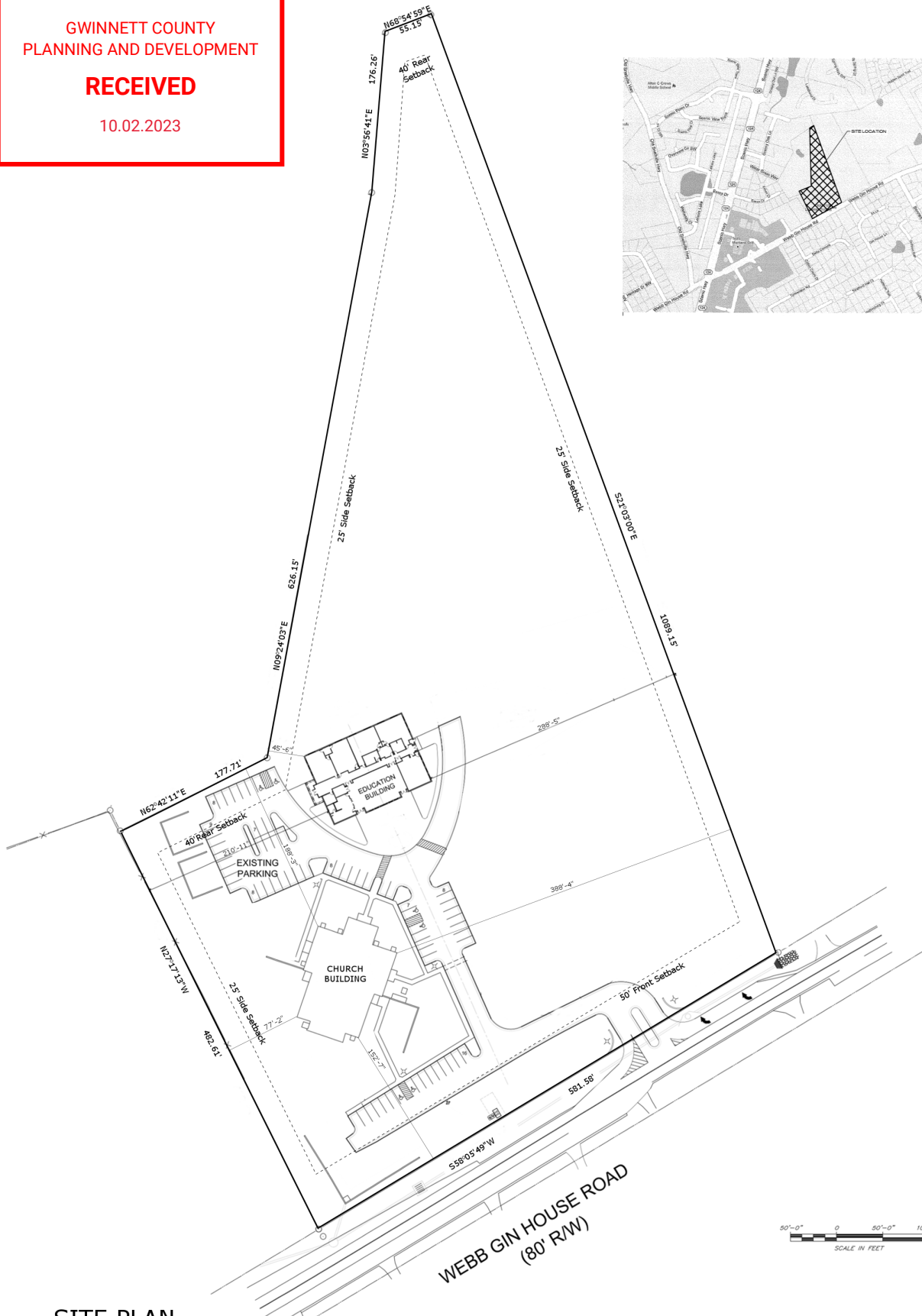
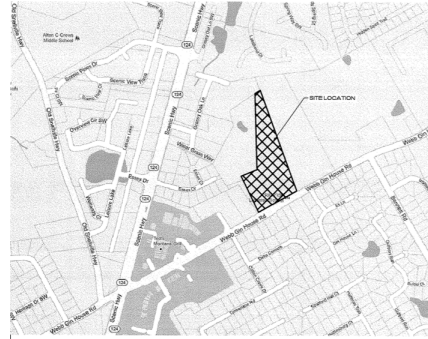
ME LUNG SURVEYING & CONSULTING, INC. 4833 South Cobb Drive Suite 309
ALTA/ACSM A Survey For
SOLA FIDE LUTHERAN CHURCH & SCHOOL

LOCATED IN
LAND LOT 87 5TH. DISTRICT
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
PLAT PREPARED: 11-2-15
FIELD 10-27-15 SCALE: 1"=60'
JOB #240581

SUP2023-00065

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SITE PLAN

1. This site plan shows existing buildings, parking lots, and driveways. No new buildings or paving is planned.
2. Total Acreage: 10.01 ac
3. Total Parking Spaces: 71
4. Church Building height: 41 feet
5. Education Building Height: 29 feet

Scale: 1" = 50'
SUP 2023-00065

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

[attached]

Standards Governing the Exercise of the Zoning Power – Renewal of SUP 2021-00074

(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:

- A church, school, and preschool are all suitable uses for a property right at the boundary of a commercial zone and a residential zone. Allowing Sola Fide to operate a preschool on its property is consistent with other churches in the area that are also zoned R-100 and operate a preschool. Sola Fide’s church, school, and preschool are an excellent component of the transition from commercial properties to the west and the residential properties further east on Webb Gin House Road.

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

- Operating a preschool in addition to Sola Fide’s K-8 school will not change the nature of the property, the outward appearance of the property, or the impact on neighboring properties.

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

- The economic use is reasonable. We are not requesting any changes to the zoning of the property.

(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:

- Our parking lots and driveways have space to accommodate the pickup and drop-off lines. Our request for a special use permit will not change the expected capacity of the property.

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

- A preschool as an accessory to a place of worship is included in the Gwinnett UDO under the following section: 230-130.3.GG.

(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:

- There are no other condition, use, or development changes that affect this property.

September 26, 2023

**RE: LETTER OF INTENT - SPECIAL USE PERMIT FOR DAY CARE AS
AN ACCESSORY TO A PLACE OF WORSHIP**

To whom it may concern:

Sola Fide Lutheran Church and Academy endeavors to operate a preschool program for three and four-year-old students as an extension of our K-8 private school. Sola Fide Lutheran Church already has a special use permit for our private school and was issued SUP 2021-00074 in December of 2021. Sola Fide seeks to renew this special use permit for a day care as an accessory to a place of worship. (Gwinnett UDO 230-130.3.GG) This preschool will operate out of existing classrooms and will not require any new construction. The church's property will remain zoned as R-100.

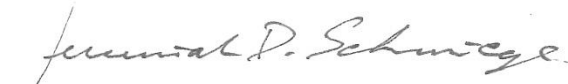
Our K-8 school currently has 79 students. Our preschool has 19 enrolled students. The programs operate (including before and after school care) from 7:00 AM to 6:00 PM. Our preschool operates in compliance with Georgia's Department of Early Care and Learning. The preschool could accommodate approximately 24 total students. Our maximum capacity for the campus and its current buildings is approximately 125 students.

The property currently includes these elements:

- 10.01 acres
- More than 2 acres of grass-covered athletic field
- More than 3 acres of wooded area
- Approximately 5,000 square feet of playground space
- 9126 square foot church building with a sanctuary, offices, restrooms, and two classrooms; building height 41 feet.*
- 9676 square foot education building with a gathering space, office, kitchen, restrooms, and five classrooms; building height: 29 feet**
- 71 parking spaces to accommodate the capacity of both buildings

Since Sola Fide already has classrooms on campus that can accommodate preschool students, the operation of this preschool program will not require any changes to the existing buildings or green spaces on campus. As such, we do not anticipate any changes to driveways, sidewalks, parking, buffers, setbacks or storm water management.

Respectfully submitted,



Jeremiah D. Schmiede, School Principal

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

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10.02.2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Jeremiah Schmiede</u>	NAME: <u>Sola Fide Ev. Lutheran Church</u>
ADDRESS: <u>1302 Grayson Hwy</u>	ADDRESS: <u>1307 Webb Gin House Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>770-713-9666</u>	PHONE: <u>770-972-1771</u>
EMAIL: <u>jeremiah.schmiede@sola-fide.com</u>	EMAIL: <u>office@sola-fide.com</u>
CONTACT PERSON: <u>Jeremiah Schmiede</u> PHONE: <u>770-713-9666</u>	
CONTACT'S E-MAIL: <u>jeremiah.schmiede@sola-fide.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 FEET: <u>TWO BUILDINGS TOTALING 18802 sf</u>
PARCEL NUMBER(S): <u>5087-146</u>	ACREAGE: <u>10.01</u>
ADDRESS OF PROPERTY: <u>1307 Webb Gin House Road, Lawrenceville, GA 30045</u>	
SPECIAL USE REQUESTED: <u>DAY CARE AS AN ACCESSORY TO A PLACE OF WORSHIP</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

10.02.2023

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.

J. D. Schmiege 9/27/23
Signature of Applicant Date

Jeremiah D. Schmiege - PRINCIPAL
Type or Print Name and Title

Jenny Meyer 9/27/23
Signature of Notary Public Date

Jenny Meyer
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires October 26, 2023

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10.02.2023

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.

J. D. Schmiege 9/27/23
Signature of Property Owner Date

Jeremiah D. Schmiege - PRINCIPAL
Type or Print Name and Title

Jenny Meyer 9/27/23
Signature of Notary Public Date

Jenny Meyer
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires October 26, 2023

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10.02.2023

**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.

J. D. Smith

Signature of Applicant

Jeremiah D. Schmiede

Type or Print Name

9/27/23

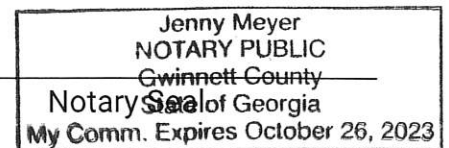
Date

Jenny Meyer

Signature of Notary Public

9/27/23

Date



RECEIVED

10.02.2023

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.

JDS 9/27/23 Jeremiah Schmiege ^{PRINCIPAL}
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jenny Meyer 9/27/23
SIGNATURE OF NOTARY PUBLIC DATE

Jenny Meyer
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires October 26, 2023

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 Jeremiah Schmiege
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.

RECEIVED

10.02.2023

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: 50 - 87 - 146
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 09/27/23
Signature of Applicant Date

Jeremiah D. Schmiede - School Principal
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)

Dasha Fitzpatrick _____ TSA _____
NAME TITLE

9/27/2023 _____ All taxes prior to 2023 paid
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		11.08.23	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00065	
Case Address:		1307 Webb Gin House Road, Lawrenceville, 30045	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Webb Gin House Road is a major collector. ADT = 14,012.		
2	2.4 miles to the nearest transit facility (#2335042) Johnson Road and Sugarloaf Landing Plaza.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

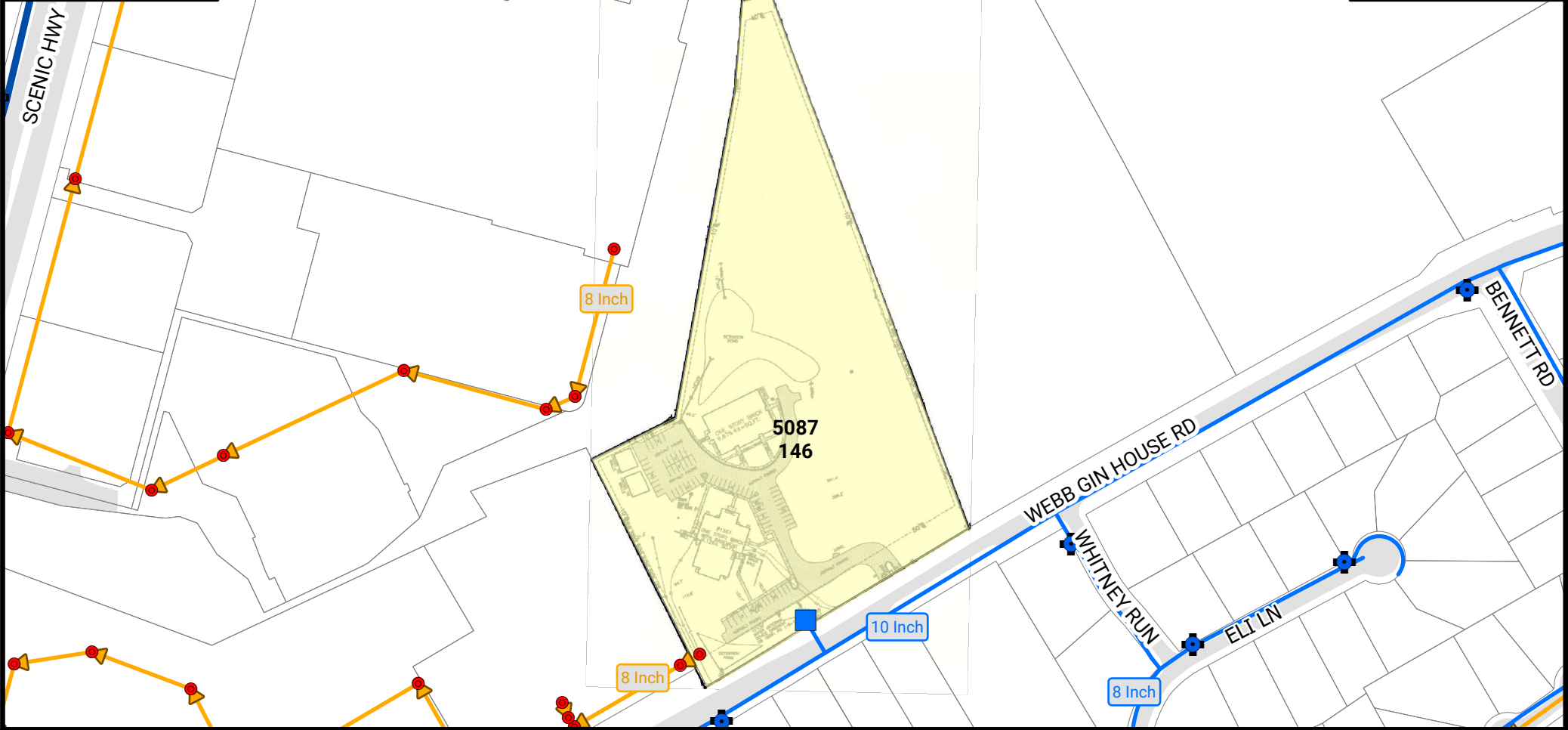


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com			
Case Number:		SUP2023-00065			
Case Address:		1307 Webb Gin House Rd			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is connected to sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021



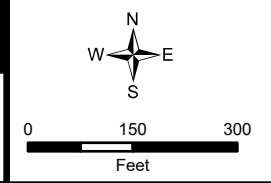
5087
146

1307 Webb Gin House Rd
R-100

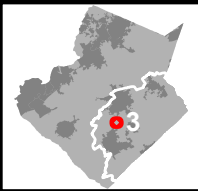
Water & Sewer Utility Map

LEGEND

- Master Vault
- Manhole
- Water Main
- Sewer Collector
- Hydrant



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 connected to sewer.

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.

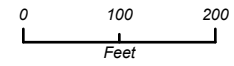
Exhibit F: Maps

[attached]



SUP2023-00065

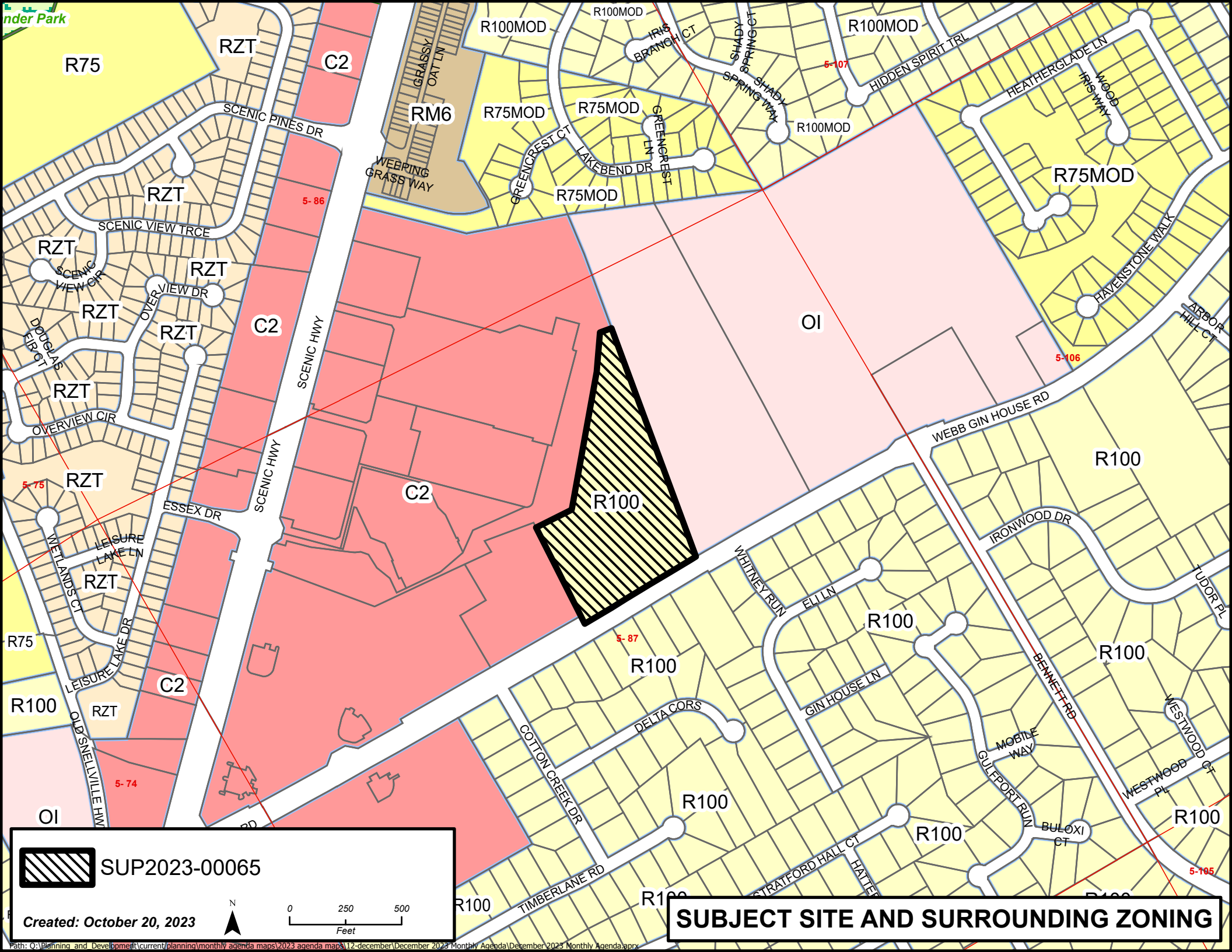
Created: October 20, 2023



WEBB GIN HOUSE RD

WHITNEY RUN

ELI LN

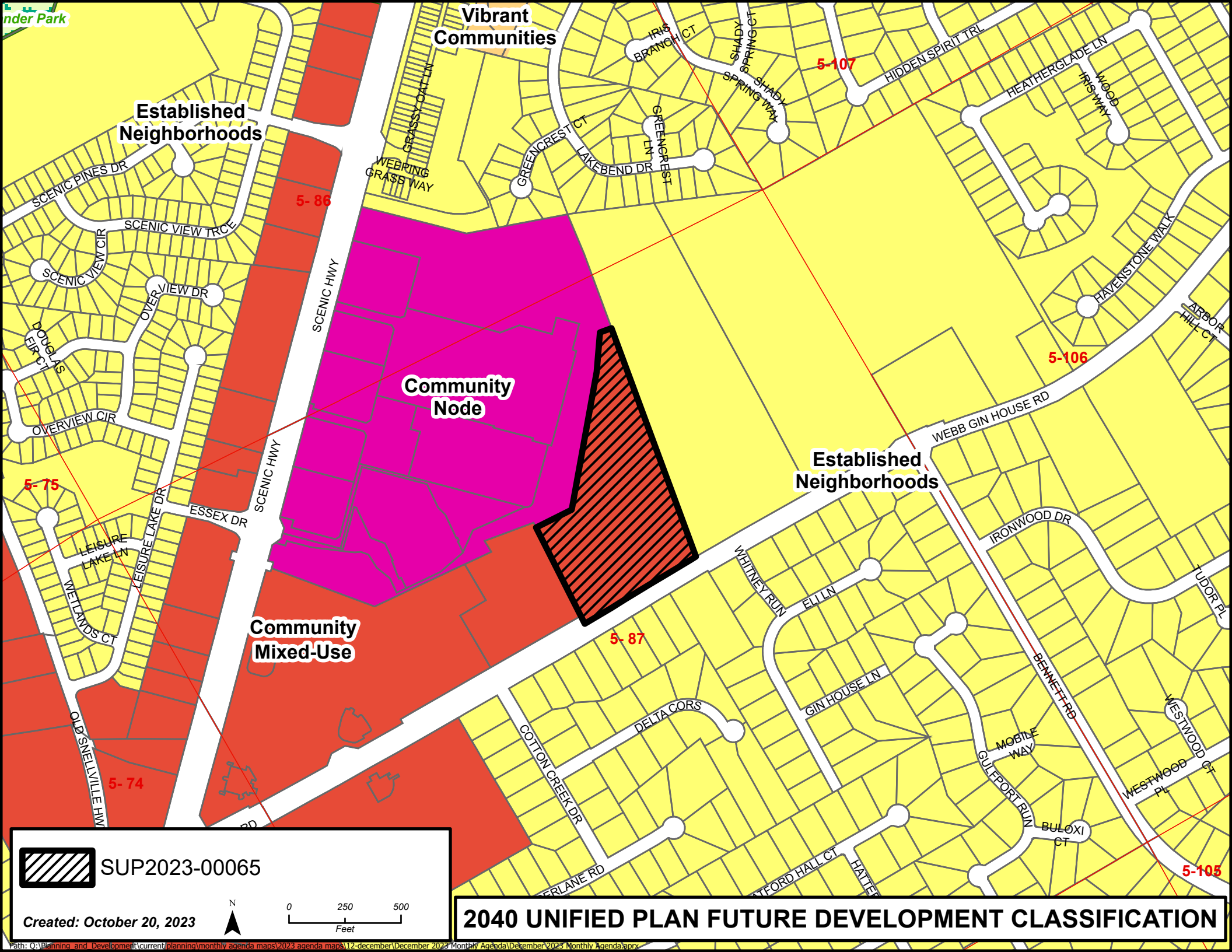


 SUP2023-00065

Created: October 20, 2023

0 250 500
Feet

SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00065

Created: October 20, 2023

0 250 500
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION