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02/07/2024

**CHANGE IN CONDITIONS APPLICATION**

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
Name: <u>Leah Manning</u>	Name: <u>Joel "Terry" Swaim</u>	Address: <u>358 N. 5th Ave.</u>	Address: <u>4515 Clack Rd.</u>
City: <u>Winder</u>	City: <u>Auburn</u>	State: <u>GA</u> ZIP: <u>30080</u>	State: <u>GA</u> ZIP: <u>30011</u>
Phone: <u>404-542-9422</u>	Phone: <u>404-786-1494</u>	Email: <u>Leah@thehaven.house</u>	Email: <u>terry.swaim@LPL.com</u>
Contact Person: <u>Leah Manning</u> Phone: <u>404-542-9422</u>		Contact's Email: <u>Leah@thehaven.house</u>	
<b>APPLICANT IS THE:</b>			
<input checked="" type="checkbox"/> Owner's Agent		<input type="checkbox"/> Property Owner	
		<input type="checkbox"/> Contract Purchaser	
Zoning District(s): <u>5</u>		Prior Zoning Case No.: <u>SUP2020-00030</u>	
Parcel Number(s): <u>5-274-001</u>		Acreage: <u>13.619</u>	
Property Address(es): <u>2213 Fence Rd. Dacula, GA 30019</u>			
Proposed Change in Conditions: <u>Increase occupancy to 14 (12 mothers/babies + 2 staff) <sup>live-in</sup></u>			
Variance(s): _____		Waiver(s): _____	
<b>RESIDENTIAL DEVELOPMENT:</b>		<b>NON-RESIDENTIAL DEVELOPMENT</b>	
No. of Dwelling Units: <u>See attached email</u>		No. of Buildings: _____	
Dwelling Unit Sq. Ft.: <u>"</u>		Total Building Sq. Ft.: _____	
Density: <u>"</u>		Floor Area Ratio: _____	
Floor Area Ratio (LRR, MRR, HRR): <u>.006X</u>			
<b>MIXED-USE DEVELOPMENT</b>			
No. of Dwelling Units: _____		Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____		Floor Area Ratio: _____	

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**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Leah Manning</u>	NAME: <u>Joel "Terry" Swaim</u>
ADDRESS: <u>358 N. 5th Ave.</u>	ADDRESS: <u>4515 Clack Rd.</u>
CITY: <u>Winder</u>	CITY: <u>Auburn</u>
STATE: <u>GA</u> ZIP: <u>30680</u>	STATE: <u>GA</u> ZIP: <u>30011</u>
PHONE: <u>404-542-9422</u>	PHONE: <u>404-786-1494</u>
EMAIL: <u>Leah@thehaven.house</u>	EMAIL: <u>terry.Swaim@Lpl.com</u>
CONTACT PERSON: <u>Leah Manning</u> PHONE: <u>404-542-9422</u>	
CONTACT'S E-MAIL: <u>Leah@thehaven.house</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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>RA200</u>	BUILDING/LEASED SQUARE FEET: <u>6,447</u>
PARCEL NUMBER(S): <u>5-274-001</u>	ACREAGE: <u>13.619</u>
ADDRESS OF PROPERTY: <u>2213 Fence Rd. Dacula, GA 30019</u>	
SPECIAL USE REQUESTED: <u>Group Home (Maternity- mother/Baby)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements 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 attachment as necessary:

(A) Whether a proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, this request will not change the physical structure that was already approved.

(B) Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property: It will have no affect as it is on over 13 acres

(C) Whether the property to be affected by a proposed change in conditions has reasonable economic use as currently zoned: Property is Zoned RA200 and has reasonable economic use.

(D) Whether the proposed change in conditions will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: It should not. This increase will not result in more cars or adults in the home than what was originally allowable.

(E) Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map: Yes, this will not change the policy or intent of the original SUP.

(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 change in conditions: There are no known changing conditions that would affect the Property one way or the other.

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**SPECIAL USE PERMIT APPLICANT'S RESPONSE**

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY: Yes, We are building a maternity home that will accomodate up to 12 residents (combination of mothers and babies) and two houseparents. The area is residential and will fit in.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY: It should have no affect on the adjacent property as this house sits on over 13 acres. There will be no unusual activity going on, just a house where people live.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED: The property is zoned RA200 and has reasonable economic use.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS: The special use should not affect any of these. It will be a large house but will not look much different than the other houses nearby. The adults will have vehicles but the minors will not.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN: Yes, the proposed special use permit is in conformity with the policy and intent of the land use plan.
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT: There are no known changing conditions that would affect the property one way or the other.

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Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 12/2023

**CHANGE IN CONDITIONS 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 six (6) months from the date of last action by the Board of Commissioners.

Signature of Applicant

2/7/24

Date

Leah Manning - Executive Director

Type or Print Name and Title

Signature of Notary Public

2/7/24

Date

**Sarah Kate Stone  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires  
09/26/2027**

Notary Seal



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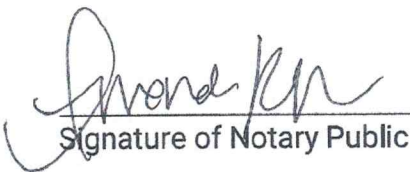
**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

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 six (6) months from the date of last action by the Board of Commissioners.

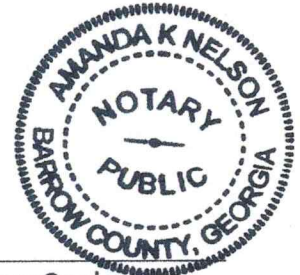
  
Signature of Property Owner

2/6/24  
Date

Joel T. Swain Board Chair  
Type or Print Name and Title

  
Signature of Notary Public

2/6/2024  
Date



Notary Seal

*My Commission expires 7.9.2027*

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**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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.

[Signature]      2/6/24      Joel T. Swain  
Signature of Applicant      Date      Type of Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

[Signature]      2/6/2024      my commission expires 7.9.2027  
Signature of Notary Public      Date      Notary Signature



**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?

Yes       No      Joel "Terry" Swain (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)
<u>Matthew Holtkamp</u>	<u>\$260.42 (250 net)</u>	<u>March 2022</u>
<u>Nicole Love Hendrickson</u>	<u>\$250.00</u>	<u>May 2023</u>

Attach additional sheets if necessary to disclose or describe all contributions.

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

1/16/24

Date

Leah Manning - Executive Director

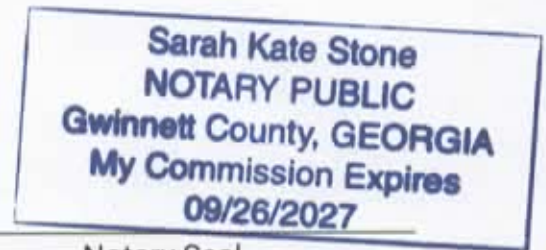
Type or Print Name and Title



Signature of Notary Public

1/16/24

Date



Notary Seal



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02/07/2024

**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

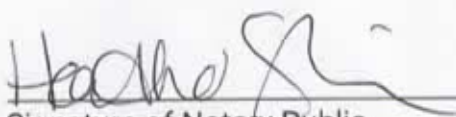
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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

1/17/24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Type or Print Name and Title

Board Chair

  
\_\_\_\_\_  
Signature of Notary Public

1-17-24  
\_\_\_\_\_  
Date





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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

Leah Manning

Type or Print Name

1/16/24

Date



Signature of Notary Public

1/16/24

Date

Sarah Kate Stone  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires  
09/26/2027

Notary Seal



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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:** 5 - 274 - 001  
(Map Reference Number) District Land Lot Parcel

[Signature] \_\_\_\_\_  
Signature of Applicant Date 10/28/23

Leah Manning Executive Director \_\_\_\_\_  
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)

[Signature] \_\_\_\_\_  
NAME TITLE TSA  
11/28/2023 \_\_\_\_\_  
DATE



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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02/07/2024

January 22, 2024

Gwinnett County Department of  
Planning & Development  
446 West Crogan Street, Suite 250  
Lawrenceville, Georgia 30046

Re: Application for Change in Conditions of Special Use Permit for The Haven at Hebron's Maternity Home.

Dear Sirs,

The Applicant, The Haven at Hebron, Inc., is seeking to increase the maximum number of residents listed in the current Special Use Permit. The current Special Use Permit is approved as (condition #1) "limited to a state-licensed group home, providing residence and care for a maximum of eight individuals (clients) residing in the home." We are submitting this Change in Conditions application to increase the occupancy to a total of 14 residents to include a maximum of 12 residents (clients consisting of a varying combination of young women and their newborns) and 2 Live-in staff. When applying for the original application we did not specify that the clients would be returning to the home after the birth of their babies and therefore we would need a larger capacity to accommodate having newborns in the home with the mothers for the post-partum period.

No changes have been made or proposed to the floor plan or building envelope of the building itself.

The Haven owns a 13.619- acre parcel at 2213 Fence Road in Dacula where they are currently in the process of building a Maternity Home. The home is a 6,447 square foot 8-bedroom/8.5-bathroom home. The home is the height of a standard two-story home and will have ten parking spaces. The Haven will be providing housing, watchful oversight, and will meet all needs in a home like setting for up to 12 residents (a varying combination of pregnant or postpartum young women and newborns that will fluctuate) at a time. Residents will be 21 years of age or younger at admission and will be experiencing instability of housing during their pregnancy. Residents may be admitted at anytime during their pregnancy and will stay for the duration of the pregnancy and for approximately 8 weeks postpartum with their newborns. The Haven will be seeking a Maternity Home License from the Georgia Department of Human Services to operate in the State of Georgia and the square footage of the bedrooms in the home meet the criteria for 12 residents under this license (any varying combination of young women and newborns).

Along with meeting every resident's current emotional, social, nutritional, and educational needs, during their time in the home, the residents will also be provided opportunities to learn life-skills, vocational skills, attend childbirth and parenting classes while in the home to prepare them for transitional or independent living.

The Haven employees live-in House Parents to supervise the residents in their day-to-day lives, a Program Director to provide case management services and an Executive Director to supervise the overall administration of the home.



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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The Haven utilizes a Trust Based Relational Intervention (TBRI) program model. TBRI is an attachment-based, trauma-informed intervention that is designed to meet the complex needs of vulnerable adolescents.

We appreciate your consideration of our application for a Change in Conditions in our Special Use Permit. Please do not hesitate to contact me should you need any additional information.

Sincerely Yours,

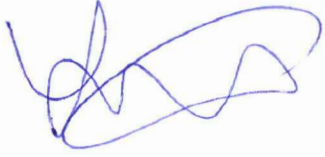
Leah Manning (Executive Director)



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Pre-Application Meeting was with Daniel Robinson via zoom on 10/31/23. I never received a copy of the Meeting Minutes.



2/7/24

**From:** Ken Thrasher <ken\_thrasher@compuserve.com>  
**Sent:** Tuesday, February 6, 2024 5:48 PM  
**To:** Kip Stokes <kstokes@croftae.com>  
**Subject:** RE: Haven - Help with Change in Conditions application

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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Kip,

Not sure if this is what you need; let me know if this is what you are looking for:

Number of dwelling units:

- 4 bedrooms on 2<sup>nd</sup> floor, 2 adults per room
- 1 Isolation/Recovery & ADA room on the 1<sup>st</sup> floor, 1 adult per room
- 1 Nursery/Guest Caregiver room on the 1<sup>st</sup> floor
- 1 Caregiver apartment on the ground floor with 2 bedrooms

Dwelling unit SF (for bedrooms only, does not include closets, bathrooms or other common spaces):

- 2<sup>nd</sup> floor:
  - Bedroom 1: 161 SF
  - Bedroom 2: 189 SF
  - Bedroom 3: 189 SF
  - Bedroom 4: 153 SF
- 1<sup>st</sup> Floor
  - Isolation/Recovery/ADA: 125 SF
  - Nursery/Guest Caregiver: 166 SF
- Ground floor
  - Caregiver Apartment
    - Master Bedroom: 208 SF
    - Guest Bedroom: 136 SF

Density:

- Average for 2<sup>nd</sup> floor: 86.5 SF/Adult
- Average for 1<sup>st</sup> floor (Isolation/Recover/ADA only): 125 SF/Adult
- Average for ground floor (assume 2 adults): 172 SF/Adult

Floor Area Ratio:

- Floor area ratio of the building to site = .006x
- I am not familiar with the LRR, MRR or HRR abbreviations.

Regards,

Ken Thrasher, President  
**Sy Richards, Architect Inc.**  
P.O. Box 585  
301 E. Church Street  
Monroe, GA 30655  
404.633.2677

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## DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 274 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1/2" rebar found at the corner common to Land Lots 271, 272, 273 and 274; **THENCE** proceeding along the land lot line common to Land Lots 273 and 274 North 60 degrees 01 minutes 57 seconds East a distance of 784.01 feet to a tack in a rock found; said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** continuing along said land lot line North 59 degrees 49 minutes 36 seconds East a distance of 391.71 feet to a point; **THENCE** South 39 degrees 15 minutes 51 seconds East a distance of 19.37 feet to a point; **THENCE** departing said land lot line and proceeding South 52 degrees 58 minutes 11 seconds East a distance of 29.98 feet to a point; **THENCE** South 26 degrees 37 minutes 03 seconds East a distance of 23.99 feet to a point; **THENCE** South 50 degrees 57 minutes 44 seconds East a distance of 17.32 feet to a point; **THENCE** South 42 degrees 04 minutes 36 seconds East a distance of 85.52 feet to a point; **THENCE** South 41 degrees 38 minutes 34 seconds East a distance of 82.84 feet to a point; **THENCE** South 31 degrees 43 minutes 20 seconds East a distance of 61.74 feet to a point; **THENCE** South 42 degrees 59 minutes 05 seconds East a distance of 210.45 feet to a point; **THENCE** South 40 degrees 08 minutes 17 seconds East a distance of 7.05 feet to a point; **THENCE** North 83 degrees 26 minutes 29 seconds East a distance of 382.95 feet to an iron pin set on the Northwesterly right of way line of Sugarloaf Parkway Extension (R/W varies); **THENCE** continuing along said right of way line the following courses and distances: South 27 degrees 04 minutes 57 seconds West a distance of 272.67 feet to an iron pin set; **THENCE** South 37 degrees 59 minutes 16 seconds East a distance of 660.82 feet to an iron pin set at the intersection of the Westerly right of way line of Sugarloaf Parkway Extension (R/W varies) and the Northerly right of way line of Fence Road (R/W varies); **THENCE** proceeding along the right of way line of Fence Road (R/W varies) the following courses and distances: South 07 degrees 13 minutes 29 seconds West a distance of 90.14 feet to an iron pin set; **THENCE** South 39 degrees 34 minutes 20 seconds West a distance of 98.49 feet to an iron pin set; **THENCE** South 63 degrees 32 minutes 05 seconds West a distance of 117.86 feet to an iron pin set; **THENCE** departing said right of way line and proceeding North 45 degrees 46 minutes 49 seconds West a distance of 1109.45 feet to a 1/2" rebar found; **THENCE** North 45 degrees 48 minutes 02 seconds West a distance of 530.35 feet to a tack in a rock found, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 593,243 square feet or 13.619 acres.



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LEGEND

1/2" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/4" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/8" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/16" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/32" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/64" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/128" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/256" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/512" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/1024" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/2048" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/4096" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/8192" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/16384" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/32768" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/65536" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/131072" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/262144" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/524288" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/1048576" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/2097152" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/4194304" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/8388608" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/16777216" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/33554432" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/67108864" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/134217728" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/268435456" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/536870912" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/1073741824" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/2147483648" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/4294967296" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/8589934592" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/17179869184" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/34359738368" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/68719476736" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/137438953472" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/274877907344" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/549755814688" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
1/1099511629376" = 1' SCALE	CONCRETE	1/2" = 1' SCALE	CONCRETE
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**RECEIVED**

02/07/2024

CASE NUMBER SUP2020-00030  
GCID 2020-0626

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by HEBRON BAPTIST CHURCH for the proposed use of GROUP HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



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CASE NUMBER SUP2020-00030  
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WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of JULY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed group home, providing residence and care for a maximum of ~~eight individuals (clients)~~ 12 residents (consisting of young women and newborns) Plus 2 Live in Staff (14 total) residing in the home.
2. Exterior signage advertising the group home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. Prior to the issuance of a building permit, coordinate with Gwinnett County Department of Transportation's Preconstruction Engineer to reserve necessary right of way for the Sugarloaf Parkway Extension.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 8/11/20

ATTEST:

Dea...  
County Clerk/Deputy County Clerk



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DESCRIPTION OF  
HEBRON BAPTIST CHURCH PROPERTY

All that tract or parcel of land lying and being in Land Lot 274 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at a 1/2 inch rebar found at the land lot corner common to Land Lots 271, 272, 273 and 274 of said district and county, thence proceeding along the land lot line common to Land Lots 273 and 274 North 60 degrees 01 minutes 57 seconds East a distance of 784.01 feet to a tack in rock found, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said land lot line North 59 degrees 49 minutes 36 seconds East a distance of 391.71 feet to a point on the centerline of Hopkins Creek; thence meandering along said centerline the following courses and distances: South 39 degrees 15 minutes 51 seconds East a distance of 19.37 feet to a point, South 52 degrees 58 minutes 11 seconds East a distance of 29.98 feet to a point, South 26 degrees 37 minutes 03 seconds East a distance of 23.99 feet to a point, South 50 degrees 57 minutes 44 seconds East a distance of 17.32 feet to a point, South 42 degrees 04 minutes 36 seconds East a distance of 85.52 feet to a point, South 41 degrees 38 minutes 34 seconds East a distance of 82.84 feet to a point, South 31 degrees 43 minutes 20 seconds East a distance of 61.74 feet to a point, South 42 degrees 59 minutes 05 seconds East a distance of 210.45 feet to a point and South 40 degrees 08 minutes 17 seconds East a distance of 7.05 feet to a point; thence leaving Hopkins Creek and proceeding North 83 degrees 26 minutes 29 seconds East a distance of 804.18 feet to a 1/2 inch rebar set on the southwestern right of way line of Outer Perimeter (400 foot right of way width); thence proceeding along said right of way line of Outer Perimeter the following courses and distances: along a curve to the right with a radius of 22718.31 feet and an arc length of 191.51 feet (said curve having a chord bearing of South 18 degrees 02 minutes 22 seconds East and a chord distance of 191.51 feet) to a 1/2 inch rebar set and along a curve to the right with a radius of 22718.31 feet and an arc length of 646.45 feet (said curve having a chord bearing of South 16 degrees 58 minutes 58 seconds East and a chord distance of 646.43 feet) to a 1/2 inch rebar set on the northwestern right of way line of Fence Road (right of way width varies); thence proceeding along said right of way line of Fence Road South 64 degrees 59 minutes 22 seconds West a distance of 596.07 feet to a 1/2 inch rebar set; thence leaving Fence Road and proceeding North 45 degrees 46 minutes 49 seconds West a distance of 1142.11 feet to a 1/2 inch rebar found; thence North 45 degrees 48 minutes 02 seconds West a distance of 530.35 feet to a tack in rock found, said point being the Point of Beginning.

Said tract contains 1,039,493 square feet or 23.86 acres.

The above described property is shown on a boundary and topographic survey for Hebron Baptist Church Property, prepared by Travis Pruitt & Associates, Inc., dated January 25, 2020. (FN 166-D-036)

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APR 03 2020

Planning & Development

SUP '20 030



