

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Jeffery C. Threat, II ADDRESS: 2131 Skye Isles Pass CITY: Lawrenceville STATE: GA ZIP: 30045 PHONE: 404-985-6170	NAME: The Living Word Baptist Church ADDRESS: 3706 Loganville Hwy CITY: Loganville STATE: GA ZIP: 30052 PHONE: 770-554-0020
CONTACT PERSON: JC Threat PHONE: 404-985-6170 CONTACT'S E-MAIL: threatjc@yahoo.com	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): ⁵ O-I PRIOR ZONING CASE: RZM-02-016
 PARCEL NUMBER(S): R5-162-039 ACREAGE: 6.964
 ADDRESS OF PROPERTY: 3706 Loganville Hwy Loganville GA 30052
 PROPOSED CHANGE IN CONDITIONS: To include a place of worship and accessory structures

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>23,024</u>
GROSS DENSITY: _____	DENSITY: <u>3,308 per acre</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract or parcel of land lying and being in Land Lot 162 of the 5th Land District of Gwinnett County, Georgia and being more particularly described as follows;

Commencing at a mag nail in the center line intersection of Bay Creek Rd. and Willowwind Dr., thence South 36 degrees 49 minutes 01 seconds East a distance of 615.75 feet along a tie line to a ½" RBF on the westerly right of way of Bay Creek Rd., a 60 foot right of way, said point being the true point of beginning, thence running along said westerly right of way of Bay Creek Rd. South 40 degrees 16 minutes 04 seconds East a distance of 376.02 feet to a concrete monument, then leaving said right of way South 57 degrees 56 minutes 40 seconds West a distance of 443.03 feet to a ½" RBF, thence South 57 degrees 56 minutes 40 seconds West a distance of 421.79 feet to an IPS on the easterly right of way of GA Hwy. 20, thence running along said easterly right of way of GA Hwy 20 North 21 degrees 32 minutes 59 seconds West a distance of 365.40 feet to a R/W Monument, thence North 69 degrees 18 minutes 33 seconds East a distance of 13.13 feet to a R/W Monument, thence North 21 degrees 12 minutes 36 seconds West a distance of 23.04 feet to a R/W Monument, thence South 66 degrees 55 minutes 12 seconds West a distance of 13.30 feet to a R/W Monument, thence North 18 degrees 41 minutes 49 seconds West a distance of 3.40 feet to a ½" RBF, thence North 58 degrees 53 minutes 20 seconds East a distance of 162.82 feet to a ½" RBF, thence North 58 degrees 55 minutes 57 seconds East a distance of 403.17 feet to a ½" RBF, thence North 58 degrees 53 minutes 57 seconds East a distance of 173.73 feet to a ½" RBF, said point being the point of Beginning.

Said tract contains 6.964 acres.

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
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 AN 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

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

NO

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

YES

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

NO

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The Living Word Baptist Church
3706 Loganville Hwy
Loganville, GA 30052

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September 23, 2019

CIC 19021

Gwinnett County Planning and Development
C/O Ashley Nichols
Planning Manager
446 West Crogan Street
Lawrenceville, GA 30046

RE: Case Number RZM -02-016

Dear Ms. Nichols and Planning Department,

We respectfully submit this application for a **Change In Conditions** for approximately 6.96 acres (see attached survey) from its current restricted use as a lodge/meeting banquet facility or professional office to include a place of worship and accessory structures including recreation and education facilities.

Existing Condition:

1a. Use of the property shall be restricted to a lodge and meeting/banquet facility or professional office.

We request Change in Conditions as follows:

a. In addition to existing restricted uses, we request the following use be added: to include a place of worship and accessory structures including recreation and education facilities.

Note: This facility was purchased in 2013 to operate as a place of worship and has been used for such since that time. Since the initial purchase, the facility was remodeled/renovated to include classrooms and office space in 2015. All required permits were secured from Gwinnett County government to complete this work. At that time, there was no mention of the current use of the facility being in error. The church has become fully invested in the surrounding Grayson/Loganville communities and currently participates in many Grayson cluster schools and local activities. In fact, Pastor Jonas Chambliss currently serves as chaplain for the Grayson High School football team and has for the past several years. The church also supports NG3 and FCA in association with Grayson High School. We currently have approximately 250 members on roll with an average attendance of 175 total on Sunday morning (combined 8:30 & 11:00 services) and 75 on Wednesday evenings.

Existing Condition

2 a. No access will be permitted to Bay Creek Road.

We request Change in Conditions as follows:

a. Access will be permitted to Bay Creek Road

Note: At the time of the original build in 2002, Hwy 20 was a 2 lane road that provided easy turn access entering and exiting the property. When Hwy 20 was widened to 4 lanes from Rosebud/Ozora to Brand

Road after 2006, safe entrance and exit to the property was eliminated due to the addition of a median directly in front of the driveway to the property. In addition, no U-turn space was made possible from Brand Road effectively prohibiting safe entrance and exit to the property. Furthermore, the numerous new subdivisions located along Bay Creek Road produce exponentially more traffic on a daily basis to the area as compared to the average 75 cars that would use Bay Creek Road on Sunday or Wednesday for church services. We consider access to Bay Creek Road to be a safe entrance and exit to the property for local community members of the Bay Creek, Grayson, and Loganville areas.

Existing Condition

2b. Require a 50-foot wide natural buffer along the southern property line and a 10-foot wide replanted buffer along the northern property line.

We request Change in Conditions as follows:

- b. The removal of the 50' wide natural buffer along the southern property line for the installation of a sewer line. Please note that a church member owns the property adjacent to the southern property line and will deed to the church for future expansion. Please see attached site plan.**

Existing Conditions

2F. Tennis Court

2G. Open past 11pm.

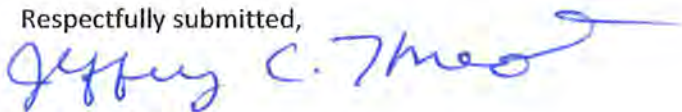
We request Change in Conditions as follows:

Eliminate 2F & 2G.

Site Analysis Details:

- Acreage= 6.964
- Density= 6700 square feet current building
- Existing Parking Spaces=48
- Height of Buildings=1 story

Respectfully submitted,



Jeffery C. Threat

Senior Pastor, The Living Word Baptist Church

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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 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 C Threat II 9/16/2019
Signature of Property Owner Date

Jeffery C Threat II Chairman Board of Trustees
Type or Print Name and Title



Brittany Dunn 9/16/19 
Signature of Notary Public Date Notary Seal

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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.

Jeffery C Threat II 9/16/2019 Jeffery C Threat II Chairman Board of Trustees
 Signature of Applicant Date Type of Print Name and Title

Jeffery C Threat II 9/16/2019 Jeffery C Threat II Chairman Board of Trustees
 Signature of Applicant's Attorney or Representative Date Type of Print Name and Title

Brittany Dunn 9/16/19
 Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Jeffery C Threat II
 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.

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