

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|--------------------------------------|
| NAME: <u>DAVID M. JONES</u> | NAME: <u>DAVID & PEGGY JONES</u> |
| ADDRESS: <u>1637 RED FOX RUN</u> | ADDRESS: <u>1637 RED FOX RUN</u> |
| CITY: <u>LILBURN</u> | CITY: <u>LILBURN</u> |
| STATE: <u>GA</u> ZIP: <u>30047</u> | STATE: <u>GA</u> ZIP: <u>30047</u> |
| PHONE: <u>770-972-8872</u> | PHONE: <u>770-972-8872</u> |
| CONTACT PERSON: <u>DAVID JONES</u> PHONE: <u>770-972-8872</u> <u>770-317-7378 (M)</u> | |
| CONTACT'S E-MAIL: <u>FUN2BJONES@aol.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>3300</u> |
| PARCEL NUMBER(S): <u>R6070 074</u> | ACREAGE: <u>1.04</u> |
| ADDRESS OF PROPERTY: <u>1637 ^{RED} FOX RUN, LILBURN GA 30047</u> | |
| SPECIAL USE REQUESTED: <u>PERMISSION TO HOST MINISTRY GUESTS</u> <u>IN PERSONAL RESIDENCE IN COMPLIANCE WITH SECTION 230-130.3(CF)</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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WARRANTY DEED — STATE OF GEORGIA, COUNTY OF

DEKALB

THIS INDENTURE made this

17th day of

JUNE

in the Year of our

Lord One Thousand Nine Hundred and

EIGHTY THREE

Between

ROBERT J. SELBACH AND DEBORAH A. SELBACH

COPY 2576 PAGE 459

COPY

, as Grantor, and

DAVID M. JONES AND PEGGY W. JONES

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

, the Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 7, BLOCK S, RIVERMIST SUBDIVISION, UNIT EIGHT, ACCORDING TO PLAT RECORDED IN PLAT BOOK 18, PAGE 145, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

THIS DEED AND THE CONVEYANCE ARE HEREBY MADE SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX

123.00

Date 10-20-83

[Signature]
Clerk of Superior Court

FILED IN OFFICE
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
JUN 20 9 00 AM '83
REC'D IN 24 2576
PAGE 40 6-20-83
DATE FILED

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, his heirs and assigns, forever, in Fee Simple.

AND THE SAID GRANTOR, for himself, his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public, Georgia, State at Large

Notary Public, Georgia State at Large
My Commission Expires March 21, 1987

[Signature] (Seal)

ROBERT J. SELBACH
[Signature] (Seal)

DEBORAH A. SELBACH

(Seal)

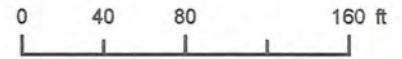
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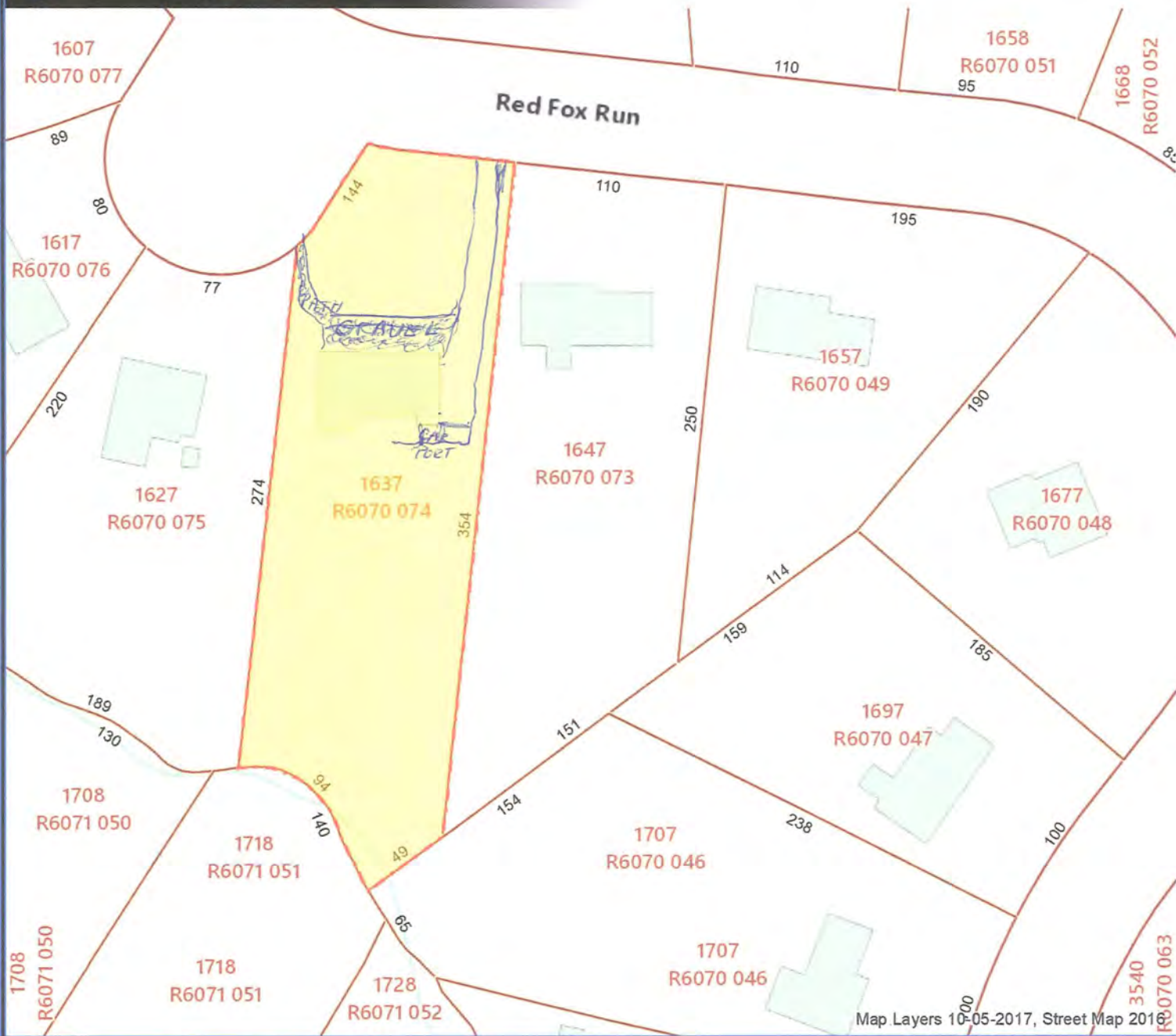
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- Property Parcels
- County Boundary



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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

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

NO, NOT AT ALL

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

YES

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO

- (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:

NOT THAT I AM AWARE OF.

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David and Peggy Jones
1647 Red Fox Run
Lilburn, GA 30047

December 14, 2017

Gwinnett County Department of Planning and Development
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

LETTER OF INTENT

Dear Sir or Madam,

We have lived for 34 years in the Rivermist subdivision of Lilburn, and are requesting a Special Use Permit to use our home to periodically host Christian ministers and missionaries as our guests for brief times of rest, refreshment and spiritual counseling.

I am a retired pastor, having started and served at Gwinnett Community Church in Lawrenceville for 21 years. Though retired from the Senior Pastor role, my wife and I knew we would never retire from ministry, and felt that we could best invest our remaining years by using our home, our gifts, and our lifetime of experience to encourage others in ministry, marriage and life.

Thus we formed a 501(c)3 nonprofit TeamMates In Ministry with the mission "To lavish the Love of God on the Servants of God so they could be refreshed to better fulfill the Call of God on their lives". Because we are regularly supported by the donations of a number of churches and individuals that recognize the vital need for such a ministry, we are able to serve freely, without charge to our guests..

Much to our surprise we were recently informed that we should have received a Special Use Permit to use our home in such a way, and thus we respectfully want to make this right by applying for this permit.

As further detail, please let me emphasize: We keep a beautiful yard. We have ample parking in our own driveway for the guests we have stay with us. Typically, we have one couple at a time visiting us. We have never had a complaint from our neighbors, nor is there excessive noise generated by ourselves or our guests. We do not inordinately use any neighborhood amenities due to our guests.

You may read any information about our ministry at Teammatesinministry.org. The website is designed to give couples a taste of the pampering we will provide for them if they come to our home.

Our desire would be to continue using our home as we have. Please allow us to do that. We will be glad to answer any questions you have. Thank you very much.

Sincerely,


David & Peggy Jones
TeamMates in Ministry
(770-972-8872)

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JUL 15 2017

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Bird, Loechl, Brittain & McCants

A LIMITED LIABILITY COMPANY †

ATTORNEYS AT LAW

1150 MONARCH PLAZA

3414 PEACHTREE ROAD, NORTHEAST

ATLANTA, GEORGIA 30326

(404) 264-9400

WENDELL R. BIRD*, P.C.
KEVIN J. LOECHL**
RICHARD L. BRITTAİN
JONATHAN T. McCANTS***

W. HUNTER HOLLIDAY†
MARK P. MILLER****
G. WILLIAM THACKSTON, JR., P.C.†
TROY G. WOOLLEN, P.C.†*****

THOMAS O. KOTOUÇ†*****
RUSSELL P. REACH†*****
R. SCOTT TEWES†§

FACSIMILE: (404) 365-9731
E-MAIL: INFO@BIRDLAWFIRM.COM
WEB SITE: WWW.BIRDLAWFIRM.COM

*ALSO ADMITTED IN FLORIDA,
ALABAMA AND CALIFORNIA

**ALSO ADMITTED IN ILLINOIS

***ALSO ADMITTED IN MISSISSIPPI

****ALSO ADMITTED IN VIRGINIA

*****ALSO ADMITTED IN NEW YORK & NEBRASKA

***** (RETIRED 2013)

***** (1960-2007)

†OF COUNSEL

§MEMBER OF TEWES LAW GROUP, LLC

‡INCLUDING PROFESSIONAL CORPORATIONS

December 13, 2017

VIA HAND DELIVERY

Gwinnett County Planning Division

**RE: Special Use Permit Request for
TeamMates – c/o David & Peggy Jones
1637 Red Fox Run, Lilburn, GA**

Dear Sir or Madam:

We hope you are doing well.

We are submitting the attached Special Use Permit Application on behalf of TeamMates in Ministry, Inc., c/o David & Peggy Jones, 1637 Red Fox Run, Lilburn, GA. After review of the requirements for commercial and retail use by the Gwinnett County Unified Development Ordinance, we do not believe that any of the zoning ordinances discussed therein adequately address or anticipate the charitable activities of TeamMates, which provides free accommodations for ministers of the Gospel as a service to them. Nevertheless, we recognize that your division is charged to evaluate it under the “closest” classification, and given the limited options, we agree that “Bed and Breakfast Inn” appears to be the closest such option.

As a result, please note that in compliance with Section 230-130.3(F), TeamMates represents that:

1. The operator of the establishment resides on the site,
2. The lot area is not less than 20,000 square feet with a floor area within the dwelling unit of no less than 2,500 square feet.
3. No guest shall reside therein for a period in excess of 14 days.
4. The structure is compatible with the character of the neighborhood in terms of height, setbacks and bulk.
5. Guestrooms are not equipped with cooking facilities.
6. Food is only served on the premises only for overnight guests and employees of TeamMates.

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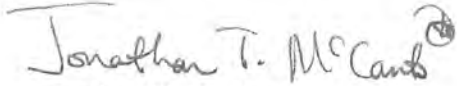
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Please accept this filing for the Special Use Permit and do not hesitate to contact us should you have any questions or require further information.

Sincerely,



Jonathan T. McCants

Bird, Loechl, Brittain & McCants, LLC

Attachments

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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.

David M. Jones
Signature of Property Owner

12/15/17
Date

DAVID M JONES owner
Type or Print Name and Title

[Signature]
Signature of Notary Public

12-15-17
Date



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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.

David M Jones

Signature of Applicant

11/29/17

Date

DAVID M. JONES owner

Type or Print Name and Title

Linda S. Kieffer

Signature of Notary Public

11/29/2017

Date

Notary Seal



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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.

David M. Jones

Signature of Applicant

DAVID M. JONES

Type or Print Name

11/29/17

Date

Linda S. Kieffer

Signature of Notary Public

11/29/2017

Date

Notary Seal



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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.

David M. Jones 11/29/17 David M Jones owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Linda S. Kieffer 11/29/2017
 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 David M. Jones
 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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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: 6th - 70 - 7
(Map Reference Number) District Land Lot Parcel

David M. Jones Signature of Applicant 11-29-17 Date

DAVID M. JONES, OWNER
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)

Julie Ballard NAME TSA I TITLE

11-29-17
DATE

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Did you know?

- 1600** pastors and Christian leaders leave the ministry every month
- 90%** feel inadequately trained to cope with the demands of ministry
- 80%** say ministry has had a negative effect on their marriage and family
- 40%** consider quitting every Monday morning

If this describes someone you know, there's good news

"David & Peggy have a unique, much-needed ministry, designed to allow you to relax, gain perspective, and be refreshed. Allow them to wait on you as you wait upon the Lord and He breathes new life into your own ministry."

Dennis Rainey
President of FamilyLife

TEAM
IN MINISTRY *Mates*
ISAIAH 40:31

www.teammatesinministry.org



TEAM
IN MINISTRY *Mates*
ISAIAH 40:31
1637 Red Fox Run, Lilburn, GA 30047

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*Come...
Wait Upon
The Lord*



The Inn at Rivermist

"They that wait upon the Lord shall renew their strength; they shall mount up with wings like eagles. They shall run and not be weary; they shall walk and not faint." Isaiah 40:31

TEAM
IN MINISTRY *Mates*
ISAIAH 40:31

1637 Red Fox Run, Lilburn, GA 30047
770-972-8872

www.teammatesinministry.org

TeamMates in Ministry

EXISTS

...to wait on ministers and missionaries so they can wait upon the Lord.

...to care for those who care for the souls of others.

...to let pastors be on the receiving end of ministry for a change.

After nearly 40 years of ministry, Dave and Peggy Jones know what it's like to need and receive refreshment and encouragement. That's why they are so eager to offer the same to other ministers, missionaries and Christian workers.

H.B. London Jr., head of Focus on the Family's Pastor Care department, recently wrote "...many hold on by their finger nails, hoping to find a hidden spring to refresh their weary spirits and scrambled thoughts!"

One of those "hidden springs" sprung up in the Atlanta area in 2004, as Gwinnett Community Church launched its Senior Pastor of 20 years, commissioning Dave and Peggy for this vital ministry of hospitality and encouragement.

TEAM

IN MINISTRY

Mates

ISAIAH 40:31

Teamed together to encourage others in ministry, marriage and life



"We can't wait to wait on others, while they wait upon the Lord."

DAVID AND PEGGY JONES

Founders and Directors of TeamMates in Ministry, Inc.

OUR MISSION

To lavish the Love of God on the Servants of God so they can be refreshed to better fulfill the Call of God on their lives.

READ WHAT RECENT GUESTS WROTE:

"We came a little worn out and a bit flat-lined. We are leaving refreshed, encouraged and recharged. The beauty...the care...and the kindness of God were all here to encourage our souls." —T&J

"Unbelievable weekend...If others that come to your door taste of even a bit of what we have experienced, they will be different as a result. What I sensed was a profound sense of the presence of God. This was a picture to me of what you will do in lives of countless ministers." —D&J



This Gift of a getaway... is just that, a Gift

from the heart of God, made possible through the kindness and generosity of individuals, companies, and churches that delight to honor and encourage those in ministry.

For more information, check out our website at www.teammatesinministry.org or contact us at 770-972-8872

