



Planning and Zoning  
 1975 Lakeside Parkway, Suite 350  
 Tucker, GA 30084  
 Phone: 678-597-9040  
 Website: www.tuckerga.gov

# Land Use Petition Application

Type of Application:  Rezoning  Comprehensive Plan Amendment  Special Land Use Permit  
 Concurrent Variance  Modification

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: GLORIA M. GUTIERREZ		
Address: 3437 DIANTHUS LANE		
City: LAWRENCEVILLE	State: GA	Zip: 30044
Contact Name: GLORIA M. GUTIERREZ		
Phone: 678-665-3570	Email: GUTIERREZGL@YAHOO.COM	
OWNER INFORMATION		
Name: IGLESIA BETHESDA, INC.		
Address: 6000 LIVE OAK PKWY., SUITE 112		
City: NORCROSS	State: GA	Zip: 30093
Contact Name: GLORIA M. GUTIERREZ		
Phone: 770-982-6036	Email: OFFICE@IGLESIABETHESDA.ORG	
PROPERTY INFORMATION		
Property Address: 6430 LAWRENCEVILLE HWY. TUCKER, GA 30084		
Present Zoning District(s): C-1	Requested Zoning District(s): C-1	
Present Land Use Category: CRC	Requested Land Use Category: CRC	
Land District: 6	Land Lot(s): 140	Acreage: 1.895
Proposed Development: PLACE OF WORSHIP		
Concurrent Variance(s): N/A		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units:	Dwelling Unit Size (Sq. Ft.):	Density:
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: 1	Total Building Sq. Ft.: 3,600	Density: NA

MAY 31 2024

LAND USE PETITION APPLICATION - REVISED 01082024

Community Development  
 Department

RZ-24-0003

**APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.



Signature of Applicant

MAY 28, 2024

Date

GLORIA M GUTIERREZ, PASTOR

Type or Print Name and Title



Signature of Notary Public

5/28/24

Date



Notary Seal

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**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

I, IGLESIA BETHESDA, INC., authorize, GLORIA M. GUTIERREZ,  
(Property Owner) (Applicant)

to file for M, at 6430 LAWRENCEVILLE HWY., TUCKER, GA 30084  
(RZ, CA, SLUP, M, CV) (Address)

on this date MAY 28, 2024  
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city council's final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

[Signature] 05/28/2024  
Signature of Property Owner Date

GLORIA M. GUTIERREZ, PASTOR  
Type or Print Name and Title

[Signature] 5/28/24  
Signature of Notary Public Date

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**Department**  
LAND USE PETITION APPLICATION - REVISED 01/08/2024  
**RZ-24-0003**



**DISCLOSURE REPORT FORM**

**WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.**

**CIRCLE ONE:** YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

1. **CIRCLE ONE:** Party to Petition (if party to petition, complete sections 2, 3 and 4 below)  
 In Opposition to Petition (if In opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

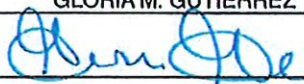
1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

Name (print) GLORIA M. GUTIERREZ **RECEIVED**  
City of Tucker

Signature:  Date: 05/28/2024



# City of Tucker

## Public Participation Plan Report

### Project Name:

**Contact Name:** GLORIA M. GUTIERREZ

**Meeting Date:** 11/14/2023

**Meeting Location:** 6430 LAWRENCEVILLE HWY., TUCKER GA 30084

**Meeting Start Time:** 6:00PM

**Meeting End Time:** 6:30PM

**Number of people in attendance:** NONE

### Date of Filing of Land Use Petition Application:

**General Introduction:** please include information about who you reached out to for the meeting, communication outreach methods (letters, facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (ppt, q&a, display boards, etc), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

**Summary of concerns and issues raised at the meeting:** (please list and respond to each one individually; include as many items that were discussed).

1. List question/concern/comment/request for changes to the proposed plans

Applicant Response: NONE

2. List question/concern/comment/request for changes to the proposed plans

Applicant Response: NONE

The following must be submitted at time of application submittal:

- o Copy of the letter that was mailed to neighbors
- o Copy of address list for mailing

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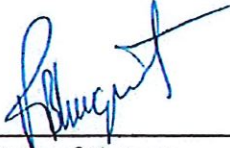

RZ-24-0003

- o Meeting sign-in sheet
- o Meeting minutes
- o Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

 05/28/2024  
 Signature of Applicant or Authorized Representative Date

GLORIA M. GUTIERREZ, PASTOR 05/24/2024  
 Type or Print Name of Applicant or Authorized Representative Date

 5/28/2024   
 Signature of Notary Date Notary Seal

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 MAY 31 2024  
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www.iglesiabethesda.org  
office@iglesiabethesda.org

(770) 982-6036  
(678) 665-3570

6000 Live Oak Pkwy.,  
Suite 112,  
Norcross, GA 30093



Dear Neighbors of 6430 Lawrenceville Hwy, Tucker, GA 30084,

Iglesia Bethesda Inc. is interested in using the property at 6430 Lawrenceville Hwy, Tucker, GA 30084 as a church. This requires a zoning modification for a change of conditions as the current conditions restrict the use to an animal hospital.

Iglesia Bethesda is a Spanish speaking church that started in 2017 in Norcross, GA. As a small community church, we strive to touch the lives of those in need with love, hospitality, and attention to make all that congregate, and visit feel welcomed.

The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss our proposal with you and receive feedback. This meeting is required before we can submit our application for a zoning modification.

You are receiving this letter as you own property within 500' of our project. We hope you will be able to meet with us at the following time:

Meeting Date/Time: November 14, 2023, at 6:00 p.m.  
Meeting Location: 6430 Lawrenceville Highway, Tucker, GA 30084

We've included a survey and interior rendering of our proposed floor plan in which we look forward to discussing with you and getting feedback on November 13, 2023. If you are unable to attend or wish to reach out beforehand, we can be reached at office@iglesiabethesda.org or out church number (770) 982-6036

A flyer outlining the land use petition process in the city of Tucker is also included.

Questions relating to city matters can be addressed to [info@tuckerga.gov](mailto:info@tuckerga.gov).

Sincerely,

Gloria M. Gutiérrez (PASTOR)

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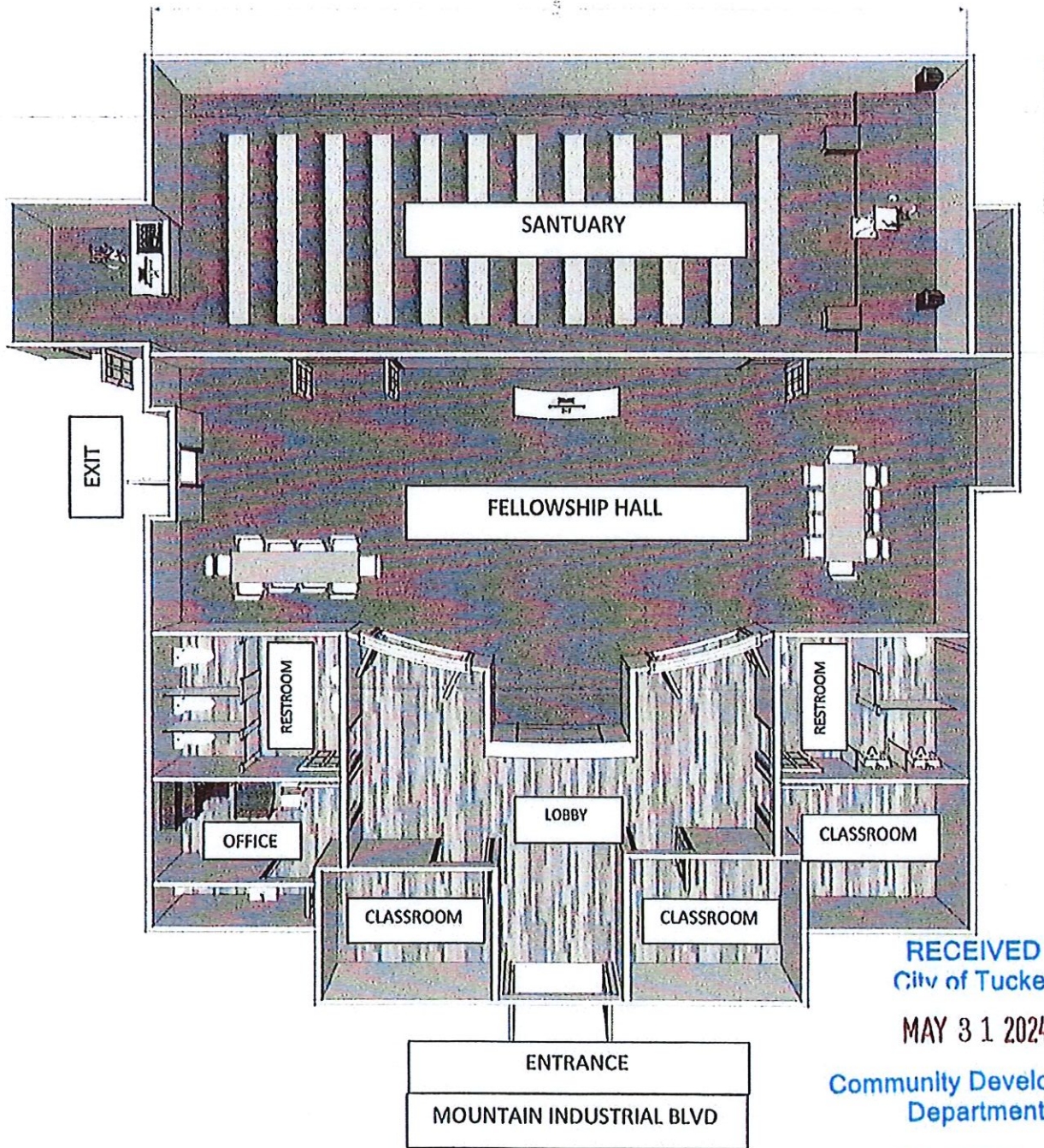
[www.iglesiabethesda.org](http://www.iglesiabethesda.org)  
[office@iglesiabethesda.org](mailto:office@iglesiabethesda.org)

(770) 982-6036  
(678) 665-3570

6000 Live Oak Pkwy.,  
Suite 112,  
Norcross, GA 30093



PROPOSED SITE PLAN



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**FIRST LINE**

**VAZQUEZ JONATHAN CRUZ  
ENGLAND VN LLC  
IGLESIA BETHESDA INC  
NAVEE GROUP LLC  
LONZOS INC  
PHILLIPS TRACEY  
NEALY JOEL  
LEMASTER WILLIAM  
2730 TVR LLC  
BULLOCK GERALDINE W TRUSTEE  
DREW YVETTE  
FREED SUSAN E  
GAMORY HOLDINGS LLC  
2730 TVR LLC  
AHMED TAMIZUDDIN  
WORD OF LIFE INTERNATIONAL CHURCH OF GOD  
MANGRAVITI MAX  
ANDERSON MICHAEL K  
PHILLIPS TRACEY  
TRINH PHUC H  
CEMETERY  
WILMOTH DOYLE E  
AW ALEX CHAP WEE  
MAGO AND TURI INVESTMENTS LLC  
BRITO NARCISO HIDALGO  
PURDY JOSEPH F  
KESHA AND ARYAN LLC  
VASWANI LACHMAN G  
STORNOWAY LLC  
STORNOWAY LLC  
TUCKER CITY OF  
CORNISH DARIAN S  
BOTTE KENNETH A  
TILGHMAN MICHELLE  
RICHLIEW DAVID J  
TST BROTHERS LLC  
TRINH PHUC H  
REAL ESTATE ENTERPRISE GROUP L  
SM SONS LAND TRUST  
SALINAS ARTEMIO  
MOBLEY LILLIAN  
MCKEE ROBERT M  
HAN MARTIN  
MIB REALTY LLC**

**SECOND LINE**

**FOLDS-NEALY BETTY  
LEMASTER ROSE  
BULLOCK CHARLES B TRUST  
FREED PHILIP  
BEGUM AFROZA  
MANGRAVITI LIDICE  
ANDERSON TERRE  
SANCHEZ FABIANA  
PURDY JEANNE M  
CORNISH VERONICA  
SERN KYU LEE AS TRUSTEE  
MUNOZ MARIA**

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ADDRESS	CITY	STATE	ZIP CODE
2727 SANDPIPER DR	ATLANTA	GA	30345
385 VILLA PLACE CT LOT 100A	TUCKER	GA	30084
3437 DIANTHUS LN	LAWRENCEVI	GA	30044
2926 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
2912 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
4426 HUGH HOWELL RD	TUCKER	GA	30084
2695 SANDPIPER DR	TUCKER	GA	30084
2683 SANDPIPER DR	TUCKER	GA	30084
334 CANA OF GALILEE CT	TUCKER	GA	30084
4928 LAVISTA RD	TUCKER	GA	30084
2689 SANDPIPER DR	TUCKER	GA	30084
2677 SANDPIPER DR	TUCKER	GA	30084
6434 LAWRENCEVILLE HWY	TUCKER	GA	30084
334 CANA OF GALILEE CT	TUCKER	GA	30084
2795 HARROW DR	CHAMBLEE	GA	30341
4881 LAWRENCEVILLE HWY	TUCKER	GA	30084
2680 SANDPIPER DR	TUCKER	GA	30084
2733 SANDPIPER DR	TUCKER	GA	30084
4426 HUGH HOWELL RD # 175	TUCKER	GA	30084
823 BURNS CIR	LILBURN	GA	30047
X	X	GA	0
PO BOX 658	TUCKER	GA	30085
1802 BRIARLAKE CIR	DECATUR	GA	30033
3256 HAMILTON RD	LAWRENCEVI	GA	30044
2721 TUCKER VALLEY RD	TUCKER	GA	30084
2707 TUCKER VALLEY RD # 2711	TUCKER	GA	30084
2918 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
2910 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
4320 QUAIL RIDGE WAY	NORCROSS	GA	30092
4320 QUAIL RIDGE WAY	NORCROSS	GA	30092
1975 LAKESIDE PKWY STE 350	TUCKER	GA	30084
2692 SANDPIPER DR	TUCKER	GA	30084
2672 SANDPIPER DR	TUCKER	GA	30084
2671 SANDPIPER DR	TUCKER	GA	30084
2657 SANDPIPER DR	TUCKER	GA	30084
5405 MANTEO INLET RD	NORCROSS	GA	30092
823 BURNS CIR	LILBURN	GA	30047
3814 STEWART RD	DORAVILLE	GA	30340
2447 SHENLEY PARK WAY CT	DULUTH	GA	30097
2708 SANDPIPER DR	TUCKER	GA	30084
2664 SANDPIPER DR	TUCKER	GA	30084
2721 SANDPIPER DR	TUCKER	GA	30084
502 FOXMOOR DR SW	LILBURN	GA	30047
2910 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084

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All that tract or parcel of land lying and being in Land Lot 140 of the 6<sup>th</sup> Land District of Gwinnett County, Georgia and Land Lot 256 of the 18<sup>th</sup> Land District of Dekalb County, Georgia, being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Lawrenceville Highway (right-of-way varies), said point being 265.83 feet as measured along said right-of-way from its intersection with the westerly right-of-way of Mountain Industrial Boulevard, (100 foot right-of-way), said point being the TRUE POINT OF BEGINNING;

THENCE leaving said right-of-way South 17 degrees 02 minutes 24 seconds East for a distance of 422.29 feet to a fire hydrant;

THENCE South 83 degrees 00 minutes 01 seconds West for a distance of 96.63 feet to an iron pin set;

THENCE South 08 degrees 16 minutes 51 seconds East for a distance of 108.34 feet to an iron pin set;

THENCE North 81 degrees 43 minutes 09 seconds East for a distance of 20.00 feet to an iron pin set;

THENCE South 08 degrees 16 minutes 51 seconds East for a distance of 31.36 feet to an iron pin set;

THENCE North 85 degrees 37 minutes 22 seconds East for a distance of 231.22 feet to an iron pin set on the westerly right-of-way of Mountain Industrial Boulevard;

THENCE along said right-of-way South 04 degrees 04 minutes 44 seconds East for a distance of 40.00 feet to a ½ inch rebar found;

THENCE leaving said right-of-way South 85 degrees 37 minutes 22 seconds West for a distance of 248.33 feet to a ½ inch steel rod found;

THENCE North 08 degrees 16 minutes 51 seconds West for a distance of 60.16 feet to a 1-1/4 inch metal rod found;

THENCE South 81 degrees 58 minutes 29 seconds West for a distance of 218.12 feet to an iron pin set;

THENCE North 08 degrees 51 minutes 51 seconds West for a distance of 214.02 feet to an iron pin set;

THENCE North 81 degrees 58 minutes 29 seconds East for a distance of 251.26 feet to an iron pin set;

THENCE North 17 degrees 02 minutes 24 seconds West for a distance of 332.93 feet to an iron pin set on the aforesaid southerly right-of-way of Lawrenceville Highway;

THENCE along said right-of-way along a curve to the right having a radius of 945.00 feet, an arc length of 52.89 feet, being subtended by a chord bearing of South 88 degrees 00 minutes 20 seconds East for a distance of 52.89 feet to THE TRUE POINT OF BEGINNING.

Said property having an area of 1.895 acres.

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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYORS CERTIFICATION

This plat is a representation of an existing parcel or parcels of land and does not exhibit or create a new parcel or make any change to any real property boundaries. The recording information of this document, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR SUITABILITY FOR ANY USE OR PURPOSES OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-47.



KEVIN LEE CHAN, G.L. RES. #1123

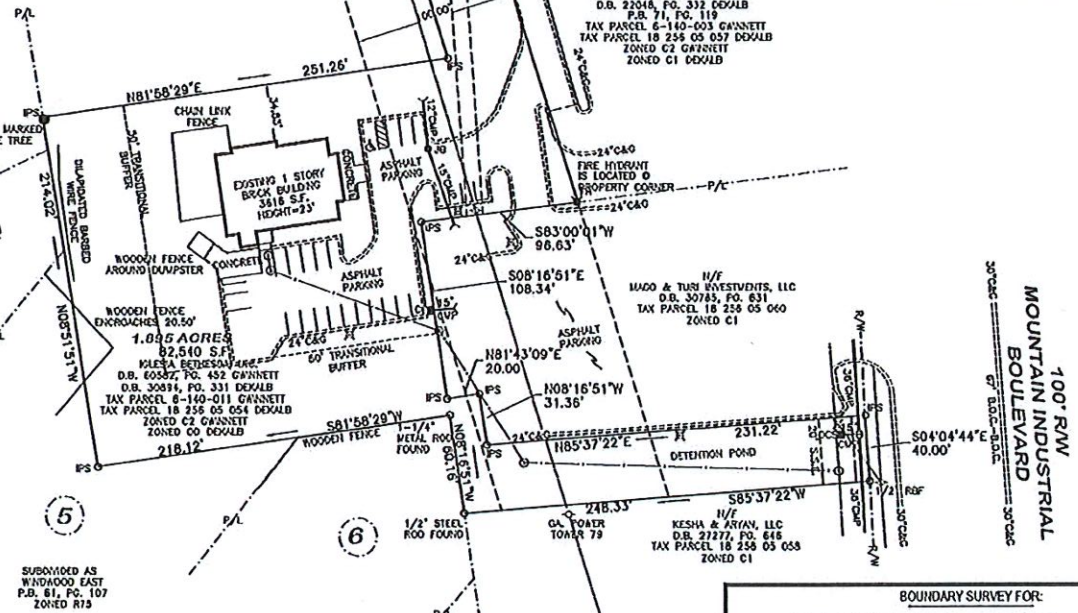
N/W GAUORY HOLDINGS, LLC D.B. 58870, PG. 447 P.B. 144, PG. 255 GWINNETT TAX PARCEL 6-140-030 GWINNETT TAX PARCEL 18 258 05 027 DEKALB ZONED C2 GWINNETT ZONED O4 DEKALB

N/W JVO ENTERPRISES, LLC D.B. 82516, PG. 350 P.B. 13, PG. 212 TAX PARCEL 6-140-003 GWINNETT ZONED C2 GWINNETT

N/W HAVEE GROUP, LLC D.B. 81378, PG. 85 GWINNETT D.B. 22048, PG. 332 DEKALB P.B. 71, PG. 119 TAX PARCEL 6-140-003 GWINNETT TAX PARCEL 18 258 05 057 DEKALB ZONED C1 GWINNETT ZONED C1 DEKALB

MUDO & TUSH INVESTMENTS, LLC D.B. 30785, PG. 831 TAX PARCEL 18 258 05 060 ZONED C1

KESHA & ARYAN, LLC D.B. 27277, PG. 648 TAX PARCEL 18 258 05 058 ZONED C1



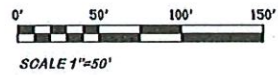
VICINITY MAP N.T.S.

LEGEND table with symbols for various features like easements, utility lines, fences, and structures.

CLOSURE STATEMENT: A SINGLE 58 FOOTING TOTAL STATION WAS USED TO OBTAIN THE ANGLES AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PROPORTION OF 0.2 FOOT IN 18,418 FEET AND AN ANGLE ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 18,000 FEET.

- REFERENCES: 1. - D.B. 30484 PG. 331 2. - BOUNDARY & TOPOGRAPHIC SURVEY FOR DEKALB-GWINNETT ANNUAL EMERGENCY CLERK, PREPARED BY TRANS FRUIT ASSOCI., P.C., DATED 11/16/1992, REVISED 12/6/92.

- NOTES: 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER DEKALB COUNTY F.I.R.M. PANEL 13089C0077L, DATED 08/15/19. 2) THE SUBJECT PROPERTY IS LOCATED AT 6430 LAWRENCEVILLE HWY, TUCKER, GA. 3) THE SUBJECT PROPERTY IS ZONED C2 (GWINNETT CO.) AND OD (DEKALB COUNTY). 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED. 5) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE (WEST ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.



BOUNDARY SURVEY FOR: IGLESIA BETHESDA, INC. 3437 DIANTHUS LANE LAWRENCEVILLE, GA 30044 CONTACT INFO: GLORIA GUTIERREZ 770-982-6036



NORTHEAST LAND SURVEYING, LLC A Georgia Land Surveying Firm (LSF #1123) P.O. Box 384 Braselton, Georgia 30517 Phone: (678) 776-7494

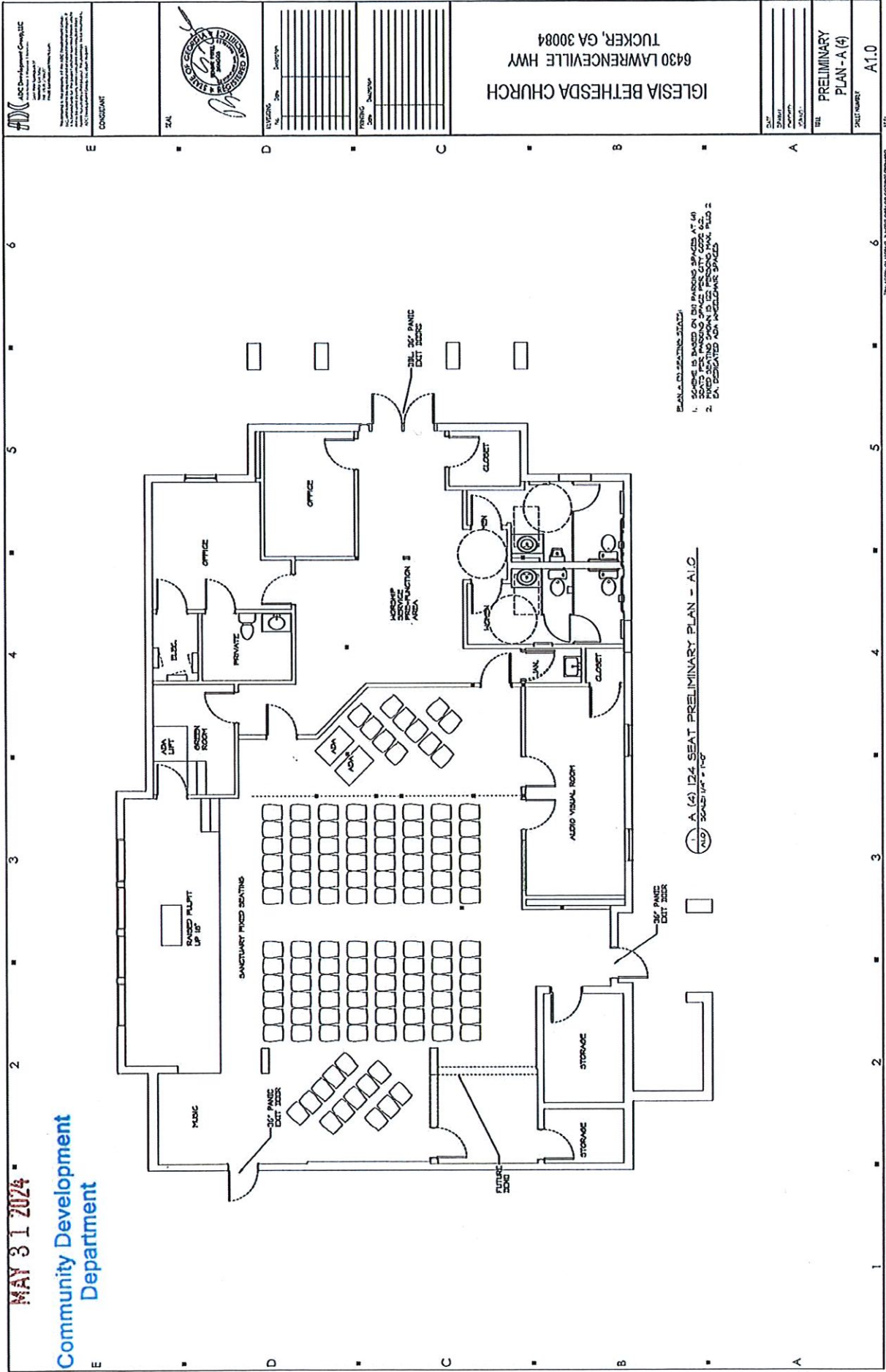
INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS FROM RECORDS. THERE IS NO WARRANTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THE USER AT HIS OWN RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INFORMATION FROM THE LOCAL JURISDICTION. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR DAMAGE TO OR DESTRUCTION OF UNDERGROUND UTILITIES AND STRUCTURES FROM ANY CAUSE. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR DAMAGE TO OR DESTRUCTION OF UNDERGROUND UTILITIES AND STRUCTURES FROM ANY CAUSE. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR DAMAGE TO OR DESTRUCTION OF UNDERGROUND UTILITIES AND STRUCTURES FROM ANY CAUSE.

Table with columns: No., REV'S OR DATE, Project Name, CLIENT, SCALE, SHEET, TOTAL SHEETS. Includes details for Iglesia Bethesda project.

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- SCALE: AS SHOWN IN STATE
1. SEATING IS BASED ON 124 SEATS (SEE PLAN A-4)
  2. FLOOR AREA IS BASED ON 124 SEATING AND 2' DIA. DESIGNATED NON-SEATING SPACES

A (4) 124 SEAT PRELIMINARY PLAN - A1.0

**ADDC Development Company, LLC**  
Architect

**GLOBAL BUILDING SYSTEMS**  
Structural Engineer

IGLESIA BETHESDA CHURCH  
6430 LAWRENCEVILLE HWY  
TUCKER, GA 30084

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

PRELIMINARY  
PLAN - A (4)

SHEET NUMBER: A1.0

RZ-24-0003

6430 LAWRENCEVILLE HWY, TUCKER, GA 30084



FRONT OF BUILDING FACING MOUNTAIN INDUSTRIAL



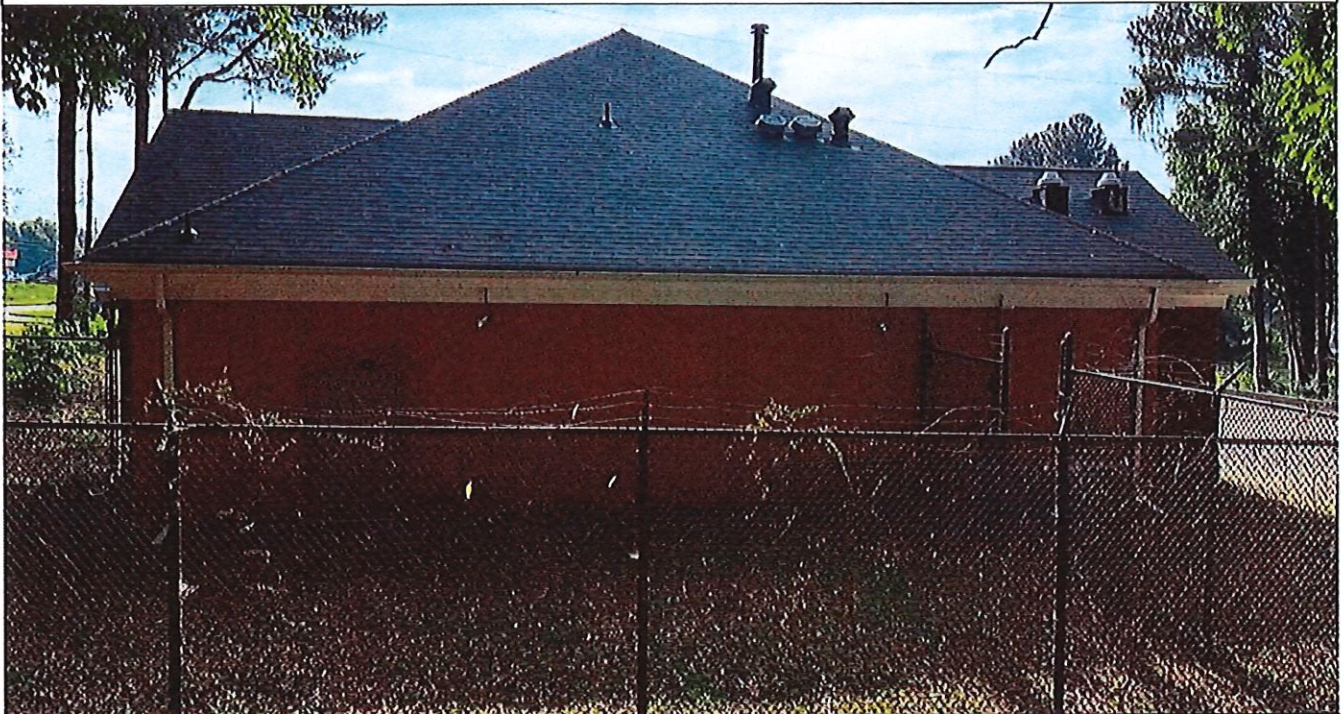
FACING THE BUILDING, RIGHT SIDE

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6430 LAWRENCEVILLE HWY, TUCKER, GA 30084



**BACK SIDE OF BUILDING**



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**FACING THE BUILDING, LEFT SIDE (PARKING LOT SIDE)**

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www.iglesiabethesda.org  
office@iglesiabethesda.org

(770) 982-6036  
(678) 665-3570

6000 Live Oak Pkwy.,  
Suite 112,  
Norcross, GA 30093



## Letter of Intent

To Whom It May Concern:

Iglesia Bethesda is a small, non denominational hispanic church currently located in Norcross, GA. We have been in existence for 6 years now. Last year we had the opportunity to purchase the building located at 6430 Lawrenceville Hwy, Tucker, GA 30084. We are submitting a request for a Modification.

We are submitting a Modification request is to change the current special use permit that was used for Veterinarian work to a special use permit for a religious house of worship with the specific purpose of spreading the word of Jesus to the local Community in the city of Tucker. Also in accordance with Section 46-1453 we have shared parking agreements with 2 business that are adjacent to our property.

Our vision is to impact the surrounding hispanic community in Tucker, helping restore family values, saving the lost youth, counseling broken marriages and helping council addicts, the sick and others with a place of worship and community. Our church is more than a building, but a community, a family that comes together and helps those in need.

We are excited to be in the city of Tucker and we look forward to working with its staff on this permit. Thank You.

Sincerely,

Gloria M Gutierrez  
Pastor

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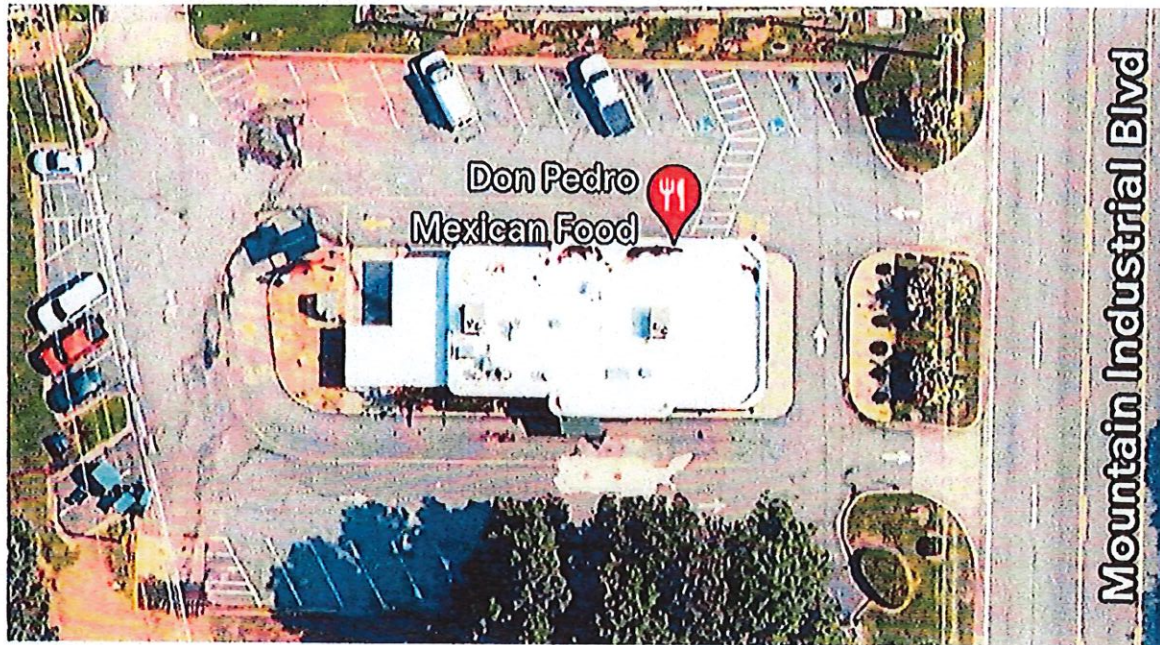
RZ-24-0003



## SHARED PARKING SPACE AGREEMENT

This agreement is for the use of shared parking space of the property owned by Mago & Turi Investment, LLC. located at 2922 Mountain Industrial Blvd., Tucker, GA 30084.

I, Margarita Arrechiga, being an owner of Mago & Turi Investment, LLC. give permission to Iglesia Bethesda, Inc. to use up to 10 parking spaces located at 2922 Mountain Industrial Blvd., Tucker, Ga 30084.



The property shown in picture above belonging to Mago & Turi Investment, LLC. shall share up to 10 parking spaces to be used by Iglesia Bethesda, Inc. on days of service that are as follows:

1. Wednesdays from 8:00pm to 10:00pm
2. Fridays from 8:00pm to 10:00pm
3. Sundays from 11:00am to 1:00pm

This agreement may be terminated by Mago & Turi Investment, LLC. at any time by giving a 30-day notice in which Mago & Turi Investment, LLC. will notify Iglesia Bethesda, Inc., providing written notice of termination delivered by certified U.S. Mail.

Grantor

Mago & Turi Investment, LLC., Margarita Arrechiga (Owner)

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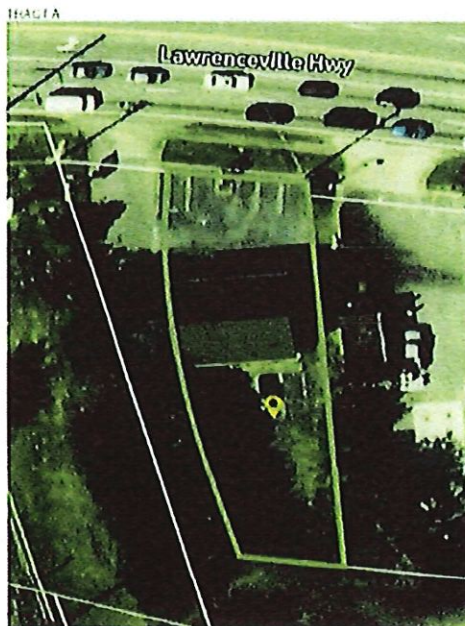
6414 Lawrenceville Hwy  
Tucker, GA 30084  
404.585.1451

### **DRIVEWAY AND SHARED PARKING AGREEMENT**

We, *The Fitting Academy*, (hereafter "grantor") own the business located at 6414 LAWRENCEVILLE HWY, TUCKER, GA 30084, outlined on Tract A attached.

Grantor agrees to the following stipulations that allow *Iglesia Bethesda Inc.* located at 6430 LAWRENCEVILLE HWY, TUCKER GA 30083 (hereafter "grantee") to use parking spaces as surveyed on Tract A.

1. The parking lot shown on Tract A shall be available for use, per grantor permission, to grantee, for the use of parking.
2. The parking lot shown in Tract A shall also be shared by grantee for use on Wednesdays and Fridays from 8-10 pm and Sundays from 11 am to 1 pm.
3. In the event of termination, grantor must provide written notice of termination with at least 30 days' notice. Notice should be delivered by Certified U.S. Mail.



Grantor Signature

  
Brittini J. Williams

Date

5/28/2024

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# Analysis of Standards/Criteria

## ZONING MAP AMENDMENT CRITERIA

Section 46-1560 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

### **Sec. 46-1560. Standards and factors governing review of proposed amendments to the official zoning map.**

The following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

- (1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
  - A. Yes, the zoning is in conformity with the policy and intent of the comprehensive plan because Iglesia Bethesda is planning on maintain the original building aesthetic. No changes will be made to the outside of the building as to the building structure or façade therefore the zoning should not affect the comprehensive plane of the building.
- (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.
  - A. Yes, a local church would be suitable with the development of adjacent and nearby properties because there is a restaurant and a medical clinic directly in front of the building, a gas station and a day care to its left.
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
  - A. The property can have some economic use as currently zoned but not for what we need to do with the building as a religious organization because it is zoned for veterinarian services, and we need the building as a worship center.
- (4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.
  - A. The business will not adversely affect the adjacent or nearby properties since there is minimum to no traffic during business operating hours and services are generally held in the afternoon on Wednesdays and Fridays at 8:00-10:00 PM and Sundays at 11:00AM-11:00PM. If anything, the worship center would add value to the local business by providing exposure to potential new clients and business.

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## **Analysis of Standards/Criteria(CONTINUED)**

**(5)** 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 zoning proposal.

**A.** There are no additional exterior changes to the existing building. The renovation will be the interior of the existing building to accommodate what a worship center would need to worship and religiously practice.

**(6)** Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

**A.** The business will not adversely affect historic buildings, sites, districts, or archaeological resources because no exterior changes will be done on the existing building, all changes will be made in the interior of the building.

**(7)** Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**A.** The worship center will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or school because there is minimum to no traffic during business operating hours and services are generally held in the afternoon on Wednesdays and Fridays at 8:00-10:00 PM and Sundays at 11:00AM. Iglesia Bethesda is a small church where on average, on a busy Sunday, there is an attendance of around 50 members and on Wednesdays and Fridays, there is an attendance of around 30 members therefore resulting on a little to no impact on the existing street traffic and transportation in the city of Tucker.

**(8)** Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

**A.** The zone proposal will not adversely impact the environment or surrounding natural resources because no changes will be made on the exterior of the building and there is minimal impact on traffic in the surrounding area.

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## ENVIRONMENTAL SITE ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site.

Describe adjacent properties. Include a site plan that depicts the proposed project. Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

- A. The proposed rezoning to a worship center conforms with the city of Tucker's comprehension plane because where the building is located is primarily commercial, like the purposed rezoning as a worship center, with a restaurant and a medical clinic directly in front of the building, a gas station and a day care to its left. Furthermore, no exterior changes will be made to the building therefore no changes will be seen on its exterior. Also, the worship center would add value to the local business by providing exposure to potential new clients and business.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- -Absent or no wetlands on the property.

b. Floodplain

- Absent or no wetlands on the property.

c. Streams/stream buffers

- Absent or no stream/ stream buffers are found within the property.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation.

- Slopes do not exceed 25% within a 10-foot rise in elevation.

e. Vegetation

- 

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**ENVIRONMENTAL SITE ANALYSIS FORM (CONTINUED)**

- No vegetation will be added or removed; all changes will be made on the interior of the building.

**f. Wildlife Species (including fish)**

- No impact will be made on wildlife species as all changes will be made on the interior of the building.

**g. Archeological/Historical Sites**

- This site is not a historical site nor are there any archaeological findings on the property.

**3. PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

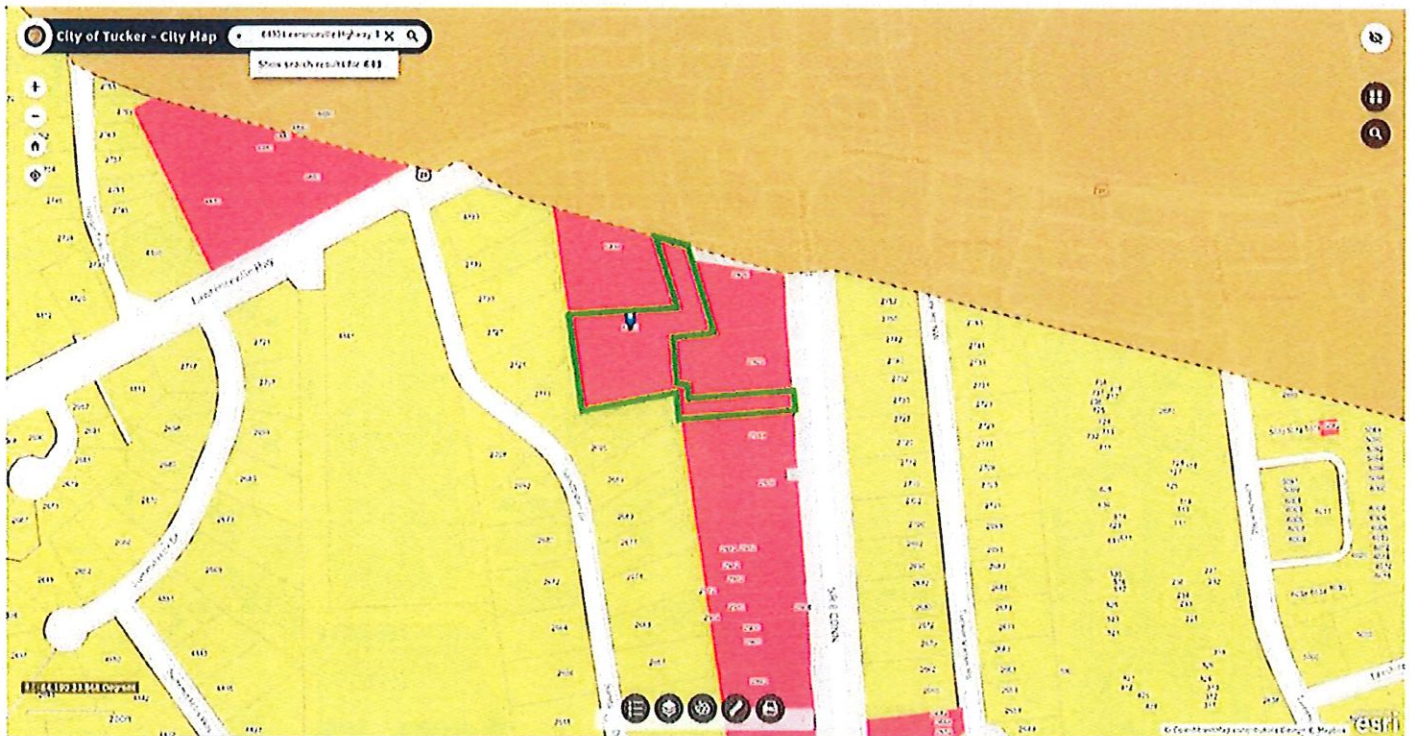
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
  - The proposed building is not in sensitive areas such as floodplain, slopes exceeding 25% percent, river corridors, etc.
- b. Protection of water quality.
  - The existing building is not in sensitive areas such as floodplains, slopes exceeding 25% percent, river corridors, etc.
- c. Minimization of negative impacts on existing infrastructure
  - There is no alternation to the existing exterior building.
- d. Minimization on archeological/historically significant areas
  - The purposed building is not in a archaeological/ historically significant area.
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses.
  - There are no negative impacts on environmentally stressed communities as all renovation will be made on the interior of the building to accommodate the needs of a worship center and its religious practices.

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## ENVIRONMENTAL SITE ANALYSIS FORM (CONTINUED)

- f. Creation and preservation of green space and open space
  - We are keeping the existing trees, plants, and shrubs.
- g. Protection of citizens from the negative impacts of noise and lighting
  - There will be no impact of noise and lighting as the existing building lights will not be altered and all services will be held inside the building away from all other citizens and neighborhoods not participating in the service.
- h. Protection of parks and recreational green space
  - The existing building isn't by any park or recreational green space.
- i. Minimization of impacts to wildlife habitats
  - There will be no impact to wildlife habitats because we will be keeping the existing building and landscaping, and all changes will be done on the interior of the building.



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# TRIP GENERATION MEMORANDUM

for

**Iglesia Bethesda Church**

**6430 Lawrenceville Highway (US 29/SR 8)**

**Tucker, Dekalb County, Georgia 30084**



Prepared for

**Pastor Gloria Gutierrez**

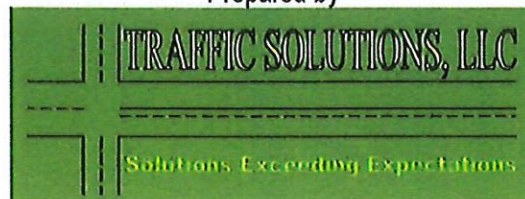
**Iglesia Bethesda**

**6000 Live Oak Parkway**

**Norcross, Georgia 30093**

May 28, 2024

Prepared by



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## Trip Generation Memorandum – Church Renovation

Pastor Gloria Gutierrez of the Iglesia Bethesda church have selected Traffic Solutions to provide services to conduct a trip generation study for a proposed renovation of an existing building located at 6430 Lawrenceville Highway (US 29/SR 8) in Tucker, Dekalb County, Georgia. The proposed redevelopment will be approximately 400 feet south of Lawrenceville Hwy and 230 feet west of Mountain Industrial Blvd as shown in Figure 1- Location Map.

The proposed redevelopment will be situated on approximately 1.895 acres consisting of the following:

- 1 - 3,616 Sq. Ft. existing one-story building

Vehicular access to the site will be provided by one (1) fully accessible driveway, which is shared with The Fitting Academy on SR 8 - Lawrenceville Highway. This driveway is shown as Griggs Drive on the site plan in Figure 2. There is one (1) fully accessible driveway, which is shared with a medical facility or a sit-down restaurant off of Mountain Industrial Blvd., shown on the site plan as Navee Group, LLC and Mago and Turi Investments, LLC, respectively.

The accepted procedure for determining the trips generated by the development of a property is based on the land use and its intensity and the average rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual - 11<sup>th</sup> Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed church development.

The results of the trip generation for the church are given in Table 1. It also shows the distribution of trips that will be entering and exiting the assigned driveway during the peak hour of the church. Unlike most developments, a church peak times are outside of the normal adjacent street peak hours. Therefore, the peak trips shown are during the times of the generator, or the church.

Worship services for the church will occur during the week on Wednesday and Friday from 8:00 pm through 10:00 pm. Worship services on Sunday are from 11:00 am until 1:00 pm. We can estimate that arrivals will occur at the most one hour prior to services starting and departures occurring immediately after services are complete. We used the average rates to estimate the number of trips that will be generated. The intensity for the church will be the gross square footage of the building.

Table 1. Trip Generation - Weekday PM Peak Hour, Sunday Peak and Distribution %

Land Use (ITE Code)	Intensity	Sunday Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Church (560)	3.616 ksf	50%	50%	100%	59%	41%	100%
		57	57	114	2	1	3

Although the trips that are shown in the analysis by the ITE Trip Generation appear to be low for a church that generates a total of 114 trips for Sunday services. We can safely make the assumption that the numbers will be similar to Sunday service, but definitely higher than 3 as provided by ITE. Traffic Solutions utilized the total number of Sunday trips and the distribution of the PM peak hour

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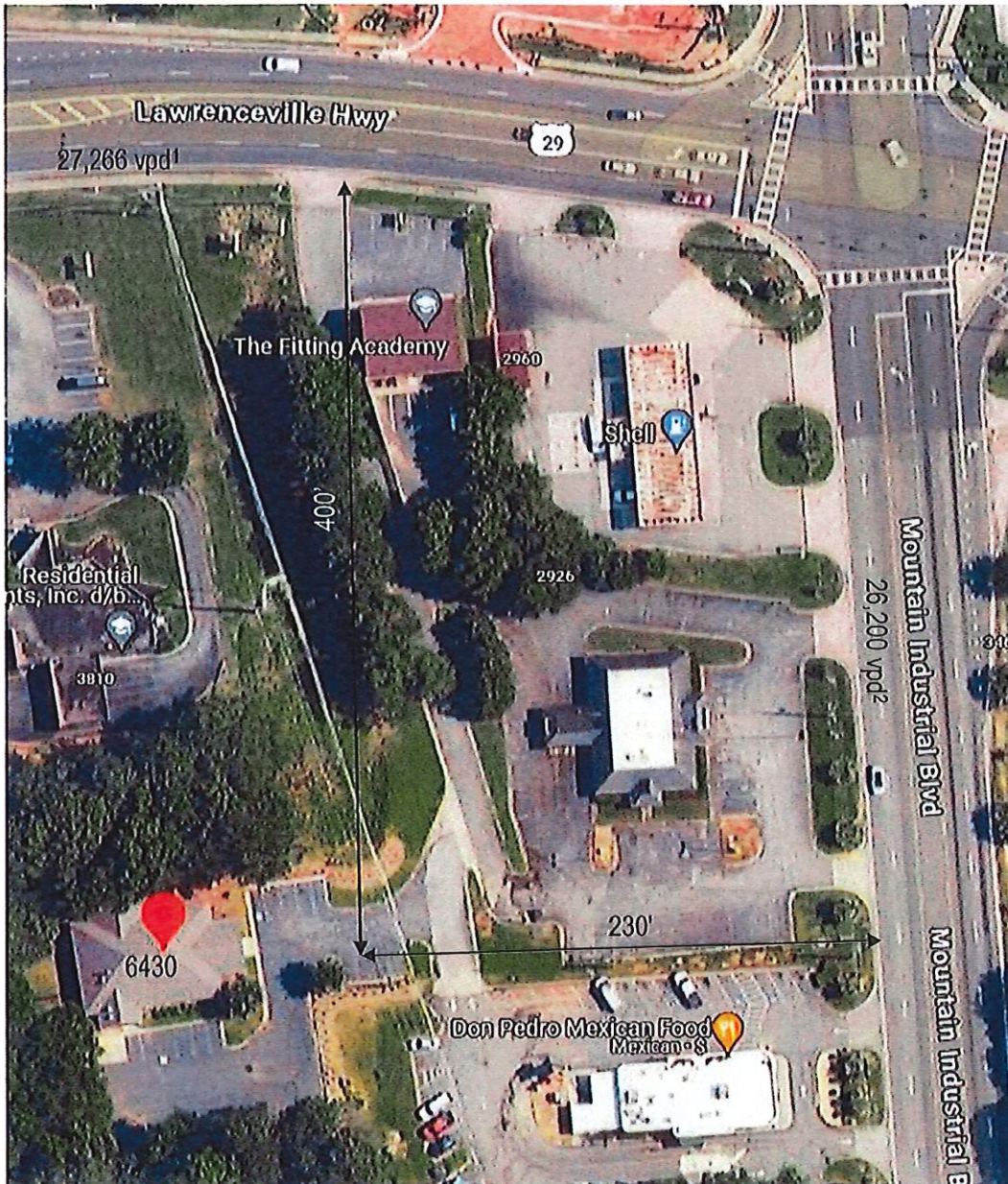
MAY 31 2024

4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsoilc@gmail.com

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to estimate that 67 trips will be entering during the 7:00 pm hour and 47 trips will be exiting the site at 10:00 pm.

Figure 1. Location Map



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 1. GDOT TADA 2023 Count Station 089-3029 Functional Classification: 3U-Principal Arterial  
 2. GDOT TADA 2021 Count Station 135-7374 Functional Classification: 3U-Principal Arterial

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# FIGURE 2. SITE PLAN

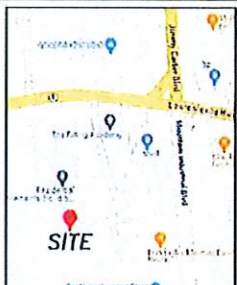
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THIS BLOCK RESERVED FOR  
 THE CLERK OF THE SUPERIOR COURT

**SURVEYORS CERTIFICATION**

This plan is a representation of an existing parcel or parcels of land and does not purport to create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECURRENCE OF THIS PLAN DOES NOT HAVE EFFECT ON ANY LOCAL REGULATION, APPLICABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR LIABILITY FOR ANY USE OR VIOLATION OF THE LAND. Furthermore, the registered land surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Examiners for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 11-4-97.

LEVIN LEE GAIN, G.L.S., #1113



**LEGEND**

1	BOUNDARY
2	EXISTING BUILDING
3	EXISTING DRIVE
4	EXISTING FENCE
5	EXISTING UTILITY
6	EXISTING WALKWAY
7	EXISTING CURB
8	EXISTING DRIVE
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**CLOSURE STATEMENT**

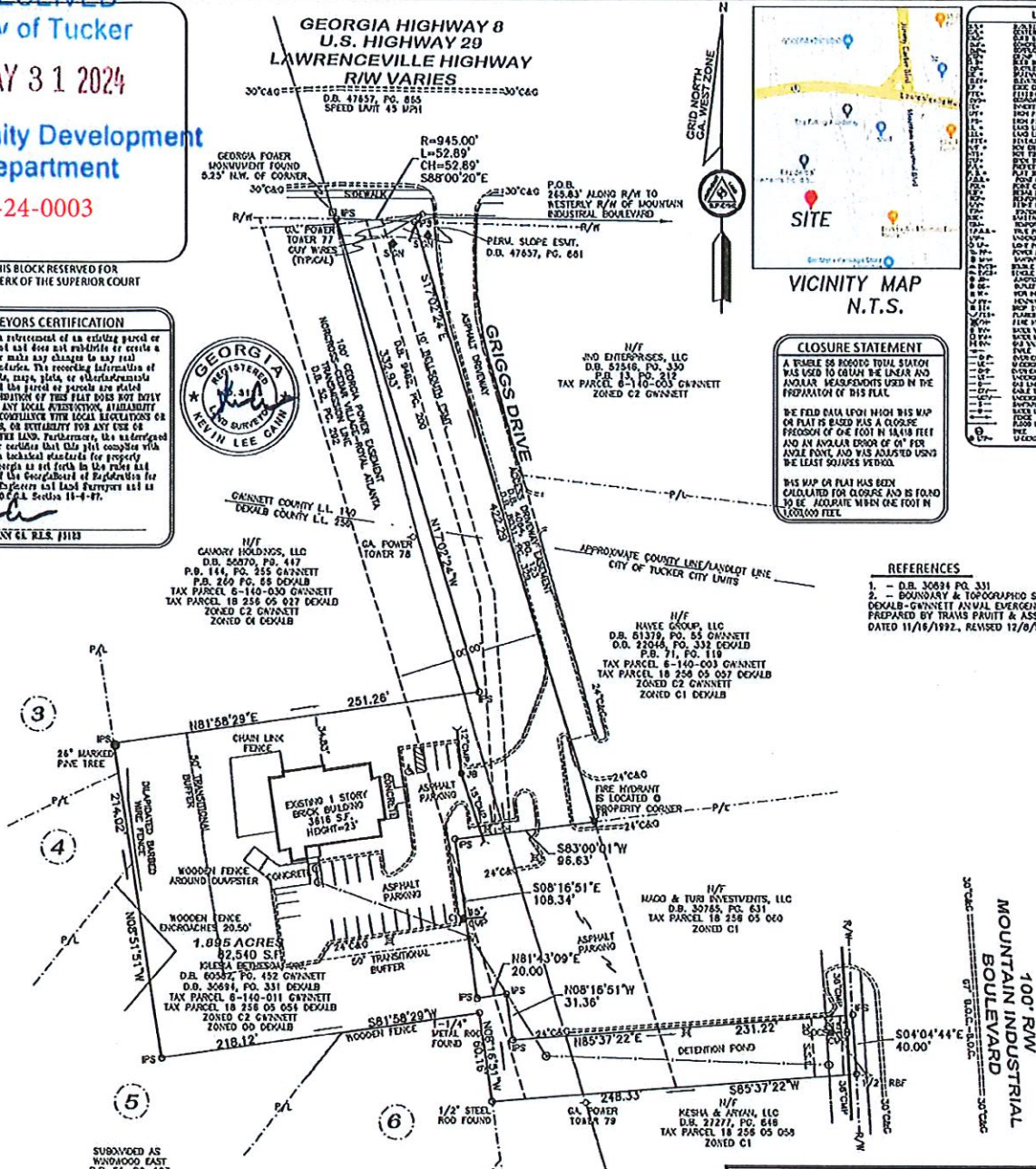
A TRIPLE OR RODS TRIANGULATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 18,118 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

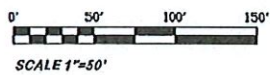
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

**REFERENCES**

- D.B. 30094 PG. 331
- BOUNDARY & TOPOGRAPHIC SURVEY FOR DEKALB-GWINNETT ANNUAL EMERGENCY CLINIC, PREPARED BY TRAVIS PAUWIT & ASSOC., P.C., DATED 11/16/1992, REVISED 12/8/97.



- NOTES:**
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER DEKALB COUNTY F.I.R.M. PANEL 13089C0077L, DATED 08/15/19.
  - THE SUBJECT PROPERTY IS LOCATED AT 6430 LAWRENCEVILLE HWY, TUCKER, GA.
  - THE SUBJECT PROPERTY IS ZONED C2 (GWINNETT CO.) AND OD (DEKALB COUNTY).
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON GEORGIA STATE PLANE (WEST ZONE), NAD 83, DERIVED FROM GPS OBSERVATIONS.



BOUNDARY SURVEY FOR:

**IGLESIA BETHESDA, INC.**

3437 DIANTHUS LANE  
 LAWRENCEVILLE, GA 30044

CONTACT INFO:  
 GLORIA GUTIERREZ  
 770-982-6036



**NORTHEAST LAND SURVEYING, LLC**

A Georgia Land Surveying Firm Lic. #1210

P.O. Box 384  
 Braselton, Georgia 30517  
 Phone: (678) 776-7494

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NO.	REVISION	DATE	PROJECT NAME	CLIENT	SCALE
1			IGLESIA BETHESDA	COV	1"=50'
2			6430 LAWRENCEVILLE HWY	DEKALB	
3			DEKALB	DEKALB	
4			DEKALB	DEKALB	
5			CITY OF TUCKER	DEKALB	

# Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Sunday

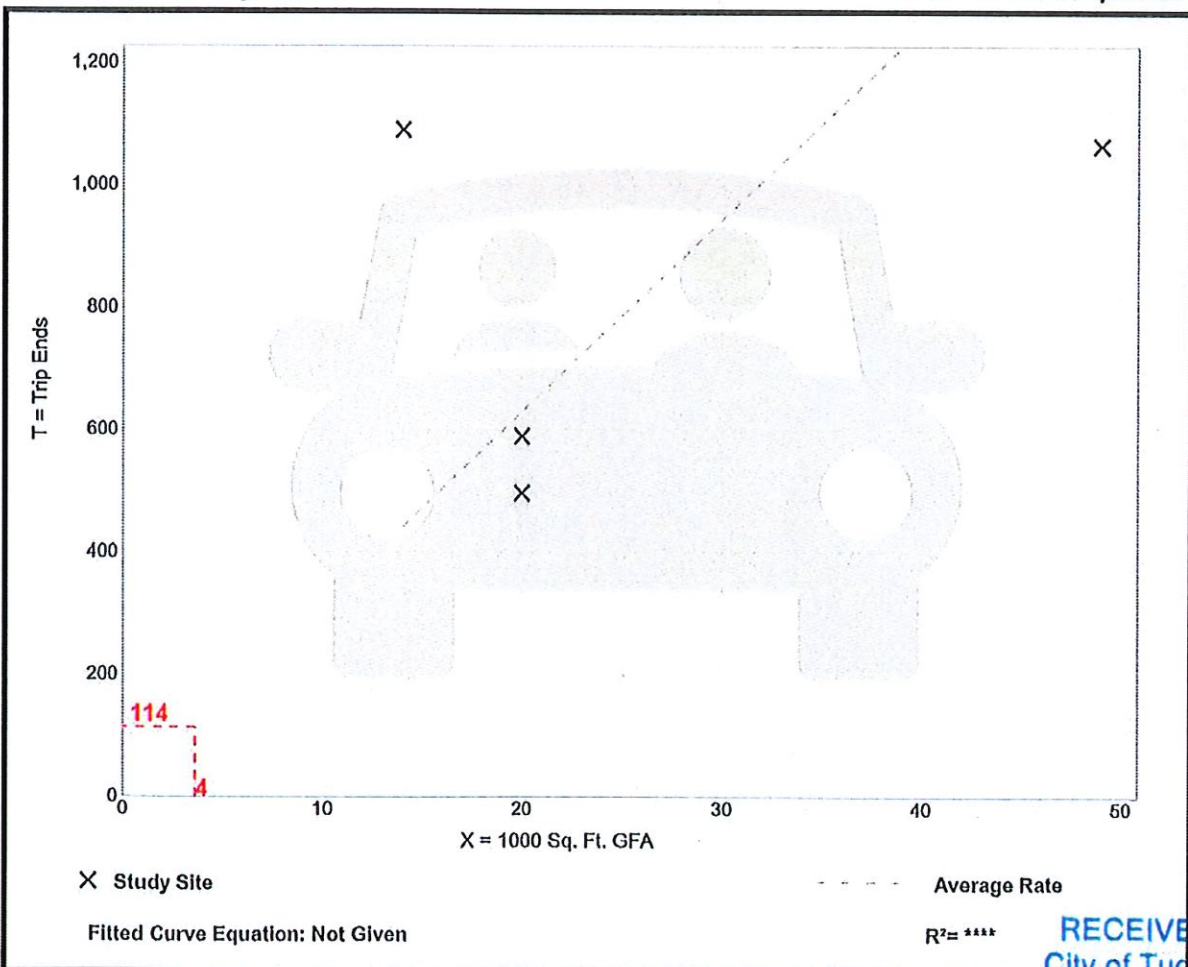
Setting/Location: General Urban/Suburban  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GFA: 26  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.46	21.73 - 77.86	21.51

## Data Plot and Equation

*Caution – Small Sample Size*



# Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 7  
Avg. 1000 Sq. Ft. GFA: 37  
Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.38 - 2.21	0.56

## Data Plot and Equation

