

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Lighthouse Chapel Int</u>	NAME: <u>Business Park Investors Group, LLC</u>
ADDRESS: <u>9135 Ruel Lane</u>	ADDRESS: <u>1600 Oakbrook Drive, Ste 540</u>
CITY: <u>Suwannee</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>678-350-5360</u>	PHONE: <u>404-200-7737</u>
CONTACT PERSON: <u>Patrick Acquah</u> PHONE: <u>678 350 5360</u>	
CONTACT'S E-MAIL: <u>patrick.acquah@yahoo.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).

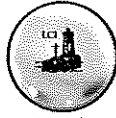
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u>	BUILDING/LEASED SQUARE FEET: <u>5120 sq. ft</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>196</u> ACREAGE: <u>4.211</u>
ADDRESS OF PROPERTY: <u>1600 Oak brook Drive, Suite 540, Norcross, GA 30093</u>	
SPECIAL USE REQUESTED: <u>For Church Services/Church Office</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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 APR 19 2011

BY: .....



Lighthouse Chapel International  
3040 Holcomb Bridge Road, Norcross, GA 30071

**Chairman, Board of Commissioners**

Gwinnett County  
Department of Planning & Development  
Planning Division  
446 West Crogan Street, Suite 275  
Lawrenceville, Georgia 30046  
**(678) 518-6020**

**Re: Application for Special Use Permit**

**LETTER OF INTENT**

**Dear Commissioners:**

The Norcross Congregation of Lighthouse Chapel International request a special use permit to have building 1600 Oakbrook Parkway (suite 540), Norcross, GA for church office and assembly

This formal request for a Special Use Permit is made to Gwinnett County Department of Planning & Development, GA on behalf of The Lighthouse Chapel International by Patrick Acquah, Pastor of Local Branch of Lighthouse Chapel International. This document along with the accompanying application is submitted to request that the stated building be granted Special Use for Church office/assembly.

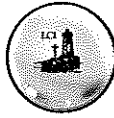
**Statement of Commitment**

Lighthouse Chapel International is totally committed to upholding a standard of excellence in the Norcross community. We will work closely with building owners and other tenants to enhance the attractiveness, aesthetic value and appearance of the premises and common areas. We will conduct ourselves according the Biblical principles in the community and uphold the standards of Jesus Christ in our conduct and character. All events will be conducted in compliance with City of Norcross laws and ordinances. Our congregation is totally committed to good citizenship and stewardship in the City of Norcross and we pledge to work in partnership with fellow Churches, faith-based organizations, social, and service organizations to raise a standard of excellence for families and youth of the city.

**Norcross/Gwinnett County Community Involvement**

Lighthouse Chapel International members are active in the Norcross/Gwinnet County community and have been for several years. We are totally committed to fostering Biblical family values by sustaining strong marriages, training our children to be excellent in spirit, character, reputation, relationships and work habits. We are committed to "letting our light so shine before men that they may see our good works and glorify our father which is in heaven".

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3040 Holcomb Bridge Road, Norcross, GA 30071

We have been actively involved in the life of the City of Norcross.

In addition to the regular worship services and Bible studies, Lighthouse Chapel International will offer the following expanded programs and ministries to the Norcross community.

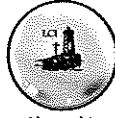
- Food Distribution Ministry – Occasional distribution of fresh, canned and dried foods to families in need
- Employment workshop
- Financial management workshops for Families and Youth
- Family Life Workshop

Lighthouse Chapel International will operate in full compliance with the Gwinnet County Codes and Ordinances. Our new location at 1670 Oakbrook Drive, Suite 380 places us in the Jimmy Carter Gateway of the city. We will work closely with owners and other tenants to enhance the attractiveness, aesthetic value and appearance of the premises and common areas. All outdoor events will be conducted in compliance with City of Norcross laws and ordinances. Our congregation is totally committed to good citizenship and stewardship in the City of Norcross and we pledge to work in partnership with fellow Churches, faith-based organizations, social, and service organizations to raise a standard of excellence for families and youth of the city.

#### **LEGAL DESCRIPTION:**

All that tract or parcel of land lying and being in Land Lot 196, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin on the southwesterly right-of-way of Oakbrook Drive (80 foot right-of-way) said iron being 736.00 feet southeasterly from the intersection of the southwesterly right-of-way of Oakbrook Drive and the southerly right-of-way of Oakbrook Parkway if said rights-of-way were extended to intersect; thence along the southwesterly right-of-way of Oakbrook Drive, South 40°22'15" East a distance of 14.68 feet to a point; thence continuing along said right-of-way, along the arc of a curve to the left having a radius of 300.44 feet an arc distance of 45.49, and a chord bearing of South 44°42'12" East a distance of 45.45 feet to an iron pin found, thence continuing along the southwesterly right-of-way of Oakbrook Drive (80' right-of-way) along the arc of a curve to the left, an arc distance of 144.83 feet, said curve having a radius of 300.44 feet and a chord bearing of South 62°51'05" East, a distance of 143.43 feet to an iron pin found; thence along the arc of a curve to the left a distance of 136.42 feet, said curve having a radius of 300.44 feet and a chord bearing of South 89°40'10" East, a distance of 135.25 feet to point; thence continuing along said right-of-way along the arc of a curve to the left a distance of 193.53 feet, said curve having a radius of 300.44 feet, and a chord bearing of North 58°52'06" East a distance of 190.20 feet to a point, thence North 40°25'00" East a distance of 105.19



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feet to a point, and the TRUE POINT OF BEGINNING; thence North 40°25'00" East a distance of 329.89 feet to a point, thence leaving said right-of-way South 49°38'00" East a distance of 485.00 feet to a point, thence South 44°55'00" West a distance of 452.00 feet to a point, thence North 34°36'07" West a distance of 465.35 feet to a point, on the southerly right-of-way of Oakbrook Drive, and the TRUE POINT OF BEGINNING;

Said property contains 4.211 acres, more or less and more particularly shown on that drawing labeled Final Plat Five Oaks Business Park #1600, #1650 & #1670 Oakbrook Drive, prepared by ARCADIS, last revised February 09, 2007.

**Proposed use of the property:**

The attached site plan proposes a 5,120 square foot, brick building with a seating capacity of 50-75 people for weekly worship. The congregation does not engage in any other business or economic endeavors. The congregation's sole purpose is religious worship and bible study. The use of the property as a church will not be disruptive to the surrounding businesses as the congregation will not operate day care, school or host any outdoor activity. Our normal meetings are held after hours on Tuesdays 7.30pm to 9pm and Sundays, 10am-12:30pm.

The church building will provide a much needed place for worship for 60 members residing in the Norcross area. These members love the Norcross area and have been very instrumental in community outreaches-food and clothing drive. Granting them the special use permit will allow them to continually be engaged in city/county they love to live in.

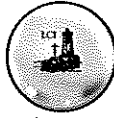
**Acreage or size of the tract:** 183,414 square feet or 4.211 acres

**Zoning classification requested:** The congregation of Lighthouse Chapel International is requesting zoning reclassification to enable the congregation to have church office/assembly area. Current location is zoned M1 and need reclassification for church office/assembly.

**Number of lots or number of dwelling units proposed house size proposed:** All that tract or parcel of land lying and being in Land Lot 196, 6th District, Gwinnett County, Georgia has 3 lots (Lots 3, 4, 5). The request SUP applies to Lot 5.

**Density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use)-**Per the attached site plan, the entire size of Tract 3, where our church will be located is 183,414 or 4.211 square feet

**Number of parking spaces:** The total number of parking is 571 regular spaces and 17 handicap spaces. Tract 3 where our church will be located has 174 regular spaces and 4 handicap spaces.



*Lighthouse Chapel International*  
3040 Holcomb Bridge Road, Norcross, GA 30071

**Height of buildings: 20 feet**

**Any requested change in buffers: There is no proposed change in buffer for this location**

**CC: Rev. Joel Obuobisa, General Superintendent, Lighthouse Chapel International North America**  
**Dr. Kodwo Orleans-Lindsay-General Overseer, Ethos Diocese**  
**Dzinyo Amekudzi-Associate Pastors, Lighthouse Chapel International, Norcross, GA**  
**Emmanuel Kwakye-Associate Pastor, Lighthouse Chapel International, Norcross, GA**

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