

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Iglesia Cristiana Nueva Jerusalen</u> <u>c/o Andersen, Tate &amp; Carr</u> ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>Georgia</u> ZIP: <u>30097</u> PHONE: <u>(770) 822-0900</u>	NAME: <u>CBD Management, LLC</u> <u>c/o Andersen, Tate &amp; Carr</u> ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u> CITY: <u>Duluth</u> STATE: <u>Georgia</u> ZIP: <u>30097</u> PHONE: <u>(770) 822-0900</u>
CONTACT PERSON: <u>Michael L. Sullivan</u> PHONE: <u>(770) 822-0900</u> CONTACT'S E-MAIL: <u>msullivan@atclawfirm.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 type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>M-2</u> BUILDING/LEASED SQUARE FEET: <u>11,000 sq.ft.</u> <small>(with option on additional 12,000 sq.ft.)</small>	
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>261</u> ACREAGE: <u>9.99 acres</u>	
ADDRESS OF PROPERTY: <u>2883 Pleasant Hill Road, Duluth, Georgia 30096-3806</u>	
SPECIAL USE REQUESTED: <u>Church (Section 1311(D)(4))</u>	

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



# ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.  
ONE SUGARLOAF CENTRE  
1960 SATELLITE BOULEVARD, SUITE 4000  
DULUTH, GEORGIA 30097  
(770) 822-0900  
FACSIMILE: (770) 236-9754  
[www.atclawfirm.com](http://www.atclawfirm.com)

MICHAEL L. SULLIVAN  
Attorney at Law

E-mail: [msullivan@atclawfirm.com](mailto:msullivan@atclawfirm.com)

## LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION OF IGLESIA CRISTIANA NUEVA JERUSALEN, INC.

The Applicant, Iglesia Cristiana Nueva Jerusalem, Inc. (hereinafter, "Applicant"), submits this Special Use Permit application to allow Applicant to utilize the subject property as a church.

The subject property is an approximately 9.99 acre tract (hereinafter, the "Property") located on Pleasant Hill Road near its intersections with Buford Highway and Steve Reynolds Boulevard. The subject Property has been zoned M-2 (Gwinnett's most intensive zoning classification) for several decades in an area that has long been established as a significant commercial/industrial corridor. The proposed church use would be far less intensive than any of the permitted "by right" uses already allowed under the current M-2 zoning and would be entirely consistent with the use and development of adjacent and surrounding property.

A church use on the subject Property, within the guidelines and regulations of Gwinnett County, is appropriate to the subject tract and consistent with the use and development of adjacent and surrounding properties.

### CONCLUSION

This proposed specially permitted use would result in little if any impacts on adjacent on surrounding properties, while allowing Applicant to utilize the existing building for its church ministry. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 1<sup>st</sup> day of June, 2011.

Respectfully submitted,  
ANDERSEN, TATE & CARR, P.C.

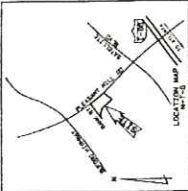


Michael L. Sullivan  
Attorney for Owner/Applicant



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THIS SURVEY WAS MADE BY THE ALTA/ACSM METHOD AS SET FORTH IN SECTION 19, CHAPTER 47, ARTICLES 1 AND 2, OF THE CONSTITUTION OF THE STATE OF GEORGIA, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF GEORGIA, PASSED MARCH 15, 1907, AND MARCH 15, 1908, AND MARCH 15, 1910, AND MARCH 15, 1912, AND MARCH 15, 1914, AND MARCH 15, 1916, AND MARCH 15, 1918, AND MARCH 15, 1920, AND MARCH 15, 1922, AND MARCH 15, 1924, AND MARCH 15, 1926, AND MARCH 15, 1928, AND MARCH 15, 1930, AND MARCH 15, 1932, AND MARCH 15, 1934, AND MARCH 15, 1936, AND MARCH 15, 1938, AND MARCH 15, 1940, AND MARCH 15, 1942, AND MARCH 15, 1944, AND MARCH 15, 1946, AND MARCH 15, 1948, AND MARCH 15, 1950, AND MARCH 15, 1952, AND MARCH 15, 1954, AND MARCH 15, 1956, AND MARCH 15, 1958, AND MARCH 15, 1960, AND MARCH 15, 1962, AND MARCH 15, 1964, AND MARCH 15, 1966, AND MARCH 15, 1968, AND MARCH 15, 1970, AND MARCH 15, 1972, AND MARCH 15, 1974, AND MARCH 15, 1976, AND MARCH 15, 1978, AND MARCH 15, 1980, AND MARCH 15, 1982, AND MARCH 15, 1984, AND MARCH 15, 1986, AND MARCH 15, 1988, AND MARCH 15, 1990, AND MARCH 15, 1992, AND MARCH 15, 1994, AND MARCH 15, 1996, AND MARCH 15, 1998, AND MARCH 15, 2000, AND MARCH 15, 2002, AND MARCH 15, 2004, AND MARCH 15, 2006, AND MARCH 15, 2008, AND MARCH 15, 2010, AND MARCH 15, 2012, AND MARCH 15, 2014, AND MARCH 15, 2016, AND MARCH 15, 2018, AND MARCH 15, 2020.

THE ALTA/ACSM METHOD OF SURVEYING IS SET FORTH IN SECTION 19, CHAPTER 47, ARTICLES 1 AND 2, OF THE CONSTITUTION OF THE STATE OF GEORGIA, AND IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF GEORGIA, PASSED MARCH 15, 1907, AND MARCH 15, 1908, AND MARCH 15, 1910, AND MARCH 15, 1912, AND MARCH 15, 1914, AND MARCH 15, 1916, AND MARCH 15, 1918, AND MARCH 15, 1920, AND MARCH 15, 1922, AND MARCH 15, 1924, AND MARCH 15, 1926, AND MARCH 15, 1928, AND MARCH 15, 1930, AND MARCH 15, 1932, AND MARCH 15, 1934, AND MARCH 15, 1936, AND MARCH 15, 1938, AND MARCH 15, 1940, AND MARCH 15, 1942, AND MARCH 15, 1944, AND MARCH 15, 1946, AND MARCH 15, 1948, AND MARCH 15, 1950, AND MARCH 15, 1952, AND MARCH 15, 1954, AND MARCH 15, 1956, AND MARCH 15, 1958, AND MARCH 15, 1960, AND MARCH 15, 1962, AND MARCH 15, 1964, AND MARCH 15, 1966, AND MARCH 15, 1968, AND MARCH 15, 1970, AND MARCH 15, 1972, AND MARCH 15, 1974, AND MARCH 15, 1976, AND MARCH 15, 1978, AND MARCH 15, 1980, AND MARCH 15, 1982, AND MARCH 15, 1984, AND MARCH 15, 1986, AND MARCH 15, 1988, AND MARCH 15, 1990, AND MARCH 15, 1992, AND MARCH 15, 1994, AND MARCH 15, 1996, AND MARCH 15, 1998, AND MARCH 15, 2000, AND MARCH 15, 2002, AND MARCH 15, 2004, AND MARCH 15, 2006, AND MARCH 15, 2008, AND MARCH 15, 2010, AND MARCH 15, 2012, AND MARCH 15, 2014, AND MARCH 15, 2016, AND MARCH 15, 2018, AND MARCH 15, 2020.

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**DESCRIPTION OF THE SURVEY**  
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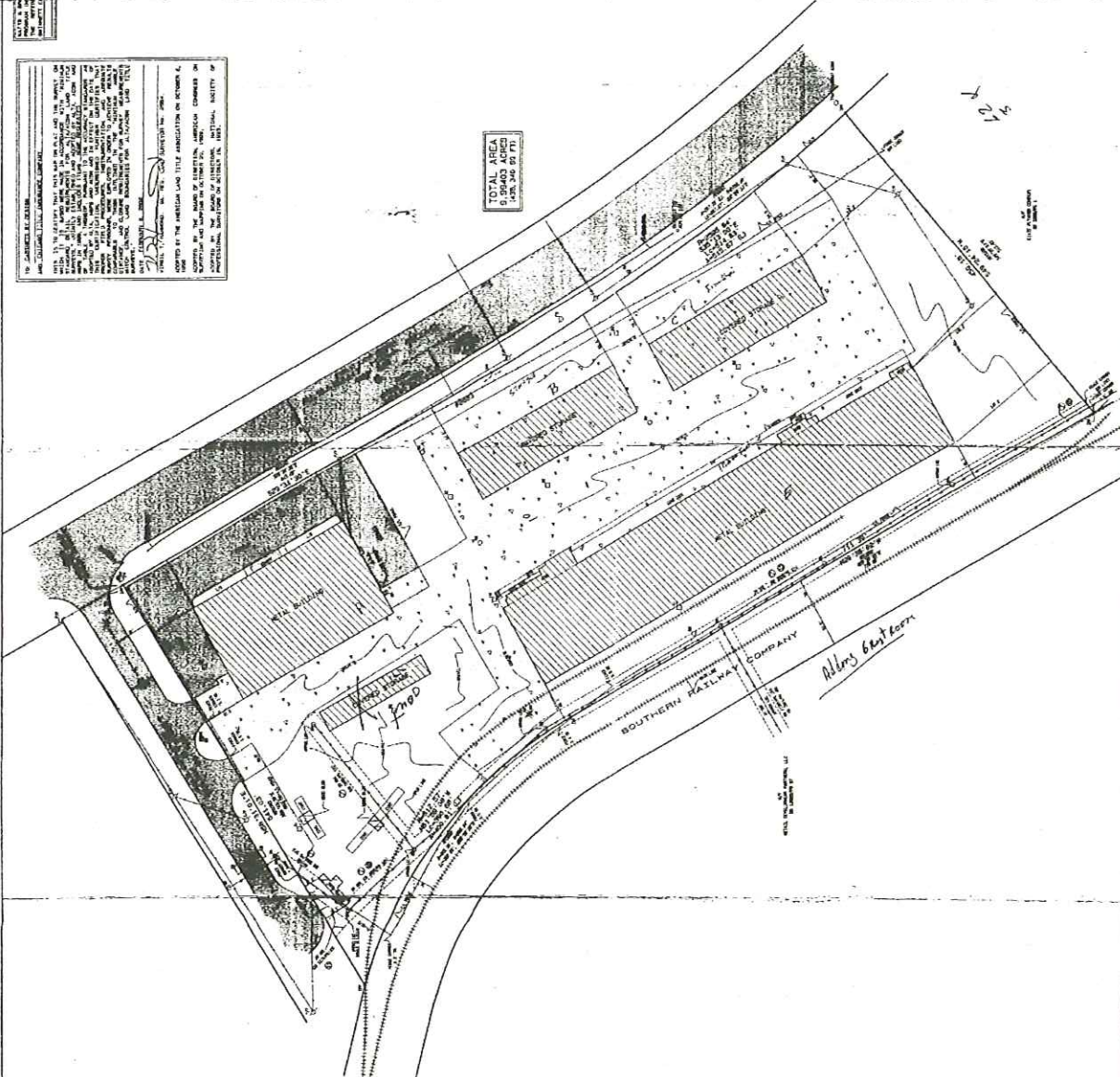
**W&B**  
 Wills & Beverly Corporation, Inc.  
 1115 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Telephone: (404) 525-1111  
 Fax: (404) 525-1112

DATE OF SURVEY	11/15/2011
PROJECT NO.	11111111
CLIENT	ALTA/ACSM
LOCATION	6TH DISTRICT
OWNER	ALTA/ACSM
PREPARED BY	ALTA/ACSM
CHECKED BY	ALTA/ACSM
DATE OF PREVIOUS SURVEY	

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**ALTA/ACSM LAND TITLE SURVEY**  
 FOR  
**CABINETS BY DESIGN**  
 OF PROPERTY LOCATED IN  
 LAND LOT 261 - 6TH DISTRICT  
 DULUTH SOUTHERN INDUSTRIAL DISTRICT  
 GWINNETT COUNTY, GEORGIA



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