

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Holy Cross Anglican Church, Inc.</u>	NAME: <u>Holy Cross Anglican Church, Inc.</u>
ADDRESS: <u>P.O. Box 776</u>	ADDRESS: <u>P.O. Box 776</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>770-466-2888</u>	PHONE: <u>770-466-2888</u>
CONTACT PERSON: <u>Kenneth J. Lander</u> PHONE: <u>770-207-6645</u>	

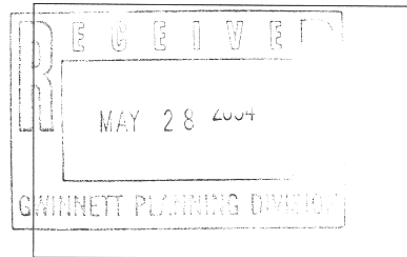
* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>R-100</u>
LAND DISTRICT(S): <u>5</u> LAND LOT(S): <u>160</u> ACREAGE: <u>9.913</u>
ADDRESS OF PROPERTY: <u>3836 Oak Grove Drive, Loganville, GA 30052</u> <u>3846 Oak Grove Drive, Loganville, GA 30052</u>
SPECIAL USE REQUESTED: <u>Church</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP 04060

CASE NUMBER _____



KENNETH J. LANDER
& ASSOCIATES

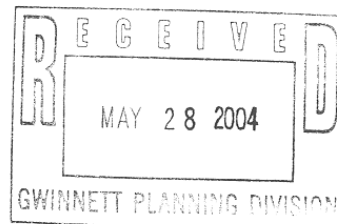
A LIMITED LIABILITY COMPANY
Attorneys at Law

310 NORTH BROAD STREET
MONROE, GEORGIA 30655
TELEPHONE: (770) 207-6646
FAX: (770) 207-1199

May 28, 2004

VIA HAND-DELIVERY

F. Wayne Hill, Commission Chairman
Marcia L. Neaton, Commissioner
Bert Nasuti, Commissioner
John Dunn, Commissioner
Kevin Kenerly, Commissioner
Gwinnett County Board of Commissioners
and Gwinnett County Department of
Planning Division



Re: Letter of Intent
Special Use Permit Application – Holy Cross Anglican Church, Inc.
3836 and 3846 Oak Grove Drive, Loganville, GA 30052

Dear Chairman Hill and Members of the Board:

This firm represents Holy Cross Anglican Church, Inc., a non-profit corporation. This corporation has been established as a result of the creation of a new church in Gwinnett County named Holy Cross Anglican Church. The church has received a gracious donation of the property located at 3836 and 3846 Oak Grove Drive, Loganville, Georgia as the site of its new worship campus and building. Attached to this application is a site plan for your review indicating the proposed main sanctuary and other appropriate developments adjacent to our building. We hereby request a special use permit for the placement of a church in this single family residential zoning district. Of special note, the only reason that a special use permit is required in this situation is the fact that Oak Grove Road is designated as a Minor Collector. Due to the classification of Oak Grove Road as a Minor Collector, the special use permit is required. Otherwise, the church meets all other criteria listed in Section 1301(d) of the zoning ordinance as a permitted use of the land as currently zoned.

SUP 04 0 6 0

Chairman Hill and Members of the Board
May 28, 2004
Page 2

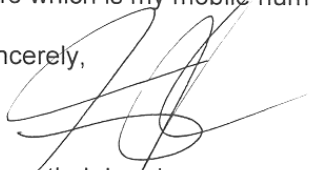
The property is located near the end of Oak Grove Road within 300 yards of Highway 78. The property consists of 9.913 acres, more or less, as indicated on the attached boundary survey and legal description. As indicated on the site plan, the church seeks to construct a proposed main sanctuary building and parking with a proposed youth center later on in the project. The proposed square footage of the main sanctuary building is approximately 18,000 square feet with the number of parking spaces indicated on the proposed site plan which is attached to this application.

Although classified as a Minor Collector, Oak Grove Road functions as a primary connection between Highway 20 and Highway 78. Several churches and subdivisions, as well as the public facility of the Vines Botanical Gardens are located in the area. As a result, it appears that Oak Grove Road may be reaching the point of no longer being classified as a Minor Collector. In any event, the church does seek to obtain a special use permit for the construction as indicated on the attached site plan.

I do appreciate your consideration of this special use permit application. The church has found so far that the Planning Department of Gwinnett County to be quite helpful in advising us on the various aspects that are required in order to seek this special use permit and begin construction of a church in Gwinnett County.

If you have any questions or concerns, please feel free to give me a call at 770-207-6645 which is my direct line or 404-274-2146 which is my mobile number.

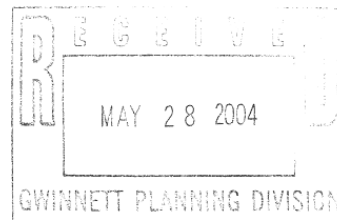
Sincerely,



Kenneth J. Lander
Attorney In Fact for Holy Cross Anglican
Church, Inc.

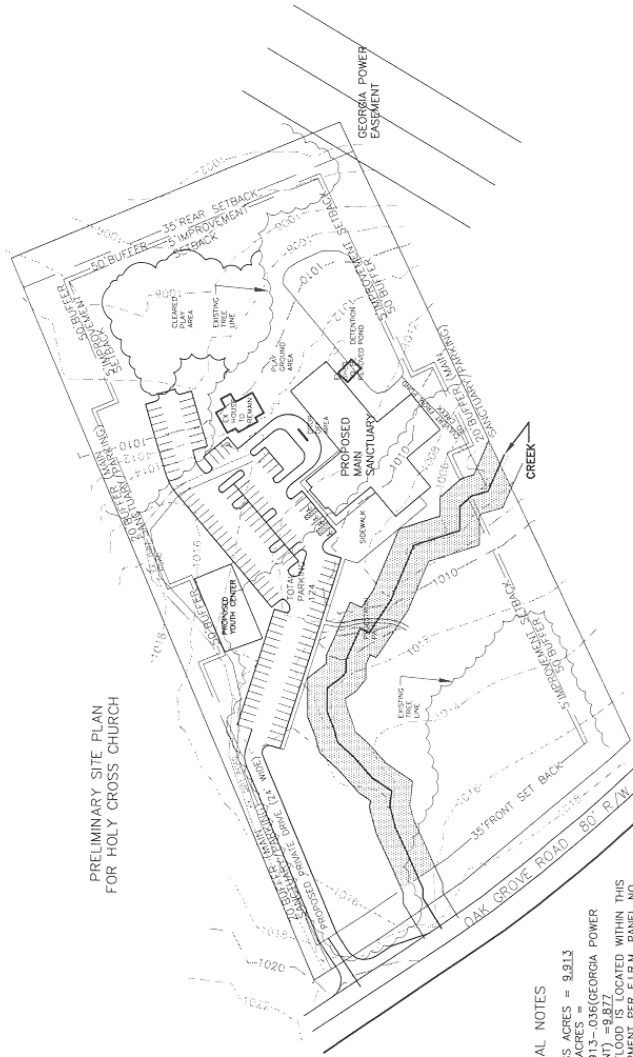
KJL:smm
Enclosures
cc: Foley Beach, Rector of
Holy Cross Anglican Church

SUP 04 0 6 0



SUP 04060

PRELIMINARY SITE PLAN
FOR HOLY CROSS CHURCH



GENERAL NOTES

1. GROSS ACRES = 9.913
2. NET ACRES = 9.913 - 0.36 (GEORGIA POWER EASEMENT) = 9.553
3. THIS PLAN IS DATED WITHIN THIS DEVELOPMENT PER FIRM PANEL NO. 130322 0310 B DATED 15 JUNE 1991.
4. MINIMUM SIDE SETBACK 5' TYPICAL, 15' FOR TWO YARDS.

BULLARD LAND PLANNING &
 7764-A HAMPTON PLACE
 LOCANVILLE, GEORGIA 30052
 (770) 554-8714 ~ (770) 554-8714 FAX



HOLY CROSS ANGLICAN CHURCH, INC.	
LOT:	BLOCK: S/D:
LAND LOT(S):	UNIT:
SCALE: 1" = 100	5TH DISTRICT
	GWINNETT COUNTY, GEORGIA
	DATE: 05-27-04

