

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Mt. Zion Ghana Methodist Church Inc.</u>	NAME: <u>SVN</u>
ADDRESS: <u>4105 Briarcliff Rd. NE</u>	ADDRESS: <u>5555 Oakbrook Parkway #310</u>
CITY: <u>Atlanta</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30345</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>404-519-3057/ 678-380-8536</u>	PHONE: _____
CONTACT PERSON: <u>Frank Dadzie / Sekyere Mensah</u> PHONE: <u>404-519-3057</u>	
CONTACT'S E-MAIL: <u>fdadzie@gmail.com or nyasm@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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>MI</u>	BUILDING/LEASED SQUARE FEET: <u>9483</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>197</u> ACREAGE: <u>9.178</u>
ADDRESS OF PROPERTY: <u>5555 Oakbrook Parkway Norcross GA, 30093</u>	
SPECIAL USE REQUESTED: <u>Church Services</u>	
_____	

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

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## LEGAL DESCRIPTION FOR OAKBROOK II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 197 of the 6<sup>th</sup> District of Gwinnett County, Georgia and being more particularly described as follows

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the northerly right-of-way line of Oakbrook Parkway (having a 100-foot right-of-way) with the southeasterly right-of-way line of Goshen Springs Road (having an 80-foot right-of-way); run thence along said southeasterly right-of-way line of Goshen Springs Road North  $04^{\circ} 02' 15''$  West, a distance of 25.00 feet to THE TRUE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, run thence along said southeasterly right-of-way line of Goshen Springs Road North  $04^{\circ} 02' 15''$  West, a distance of 458.21 feet to an iron pin set, thence along said southeasterly right-of-way line and following the arc of a 278.31-foot radius curve, an arc distance of 288.36 feet to a nail found (said arc being subtended by a chord having a bearing of North  $25^{\circ} 38' 45''$  East and a chord distance of 273.64 feet); thence along said southeasterly right-of-way line North  $62^{\circ} 16' 45''$  East, a distance of 422.15 feet to a nail found (hereinafter referred to as "Point A"); thence South  $27^{\circ} 43' 15''$  East, a distance of 324.00 feet to a mag nail set (hereinafter referred to as "Point B"); thence South  $62^{\circ} 16' 45''$  West a distance of 192.45 feet to an iron pin found; thence South  $04^{\circ} 02' 15''$  East, a distance of 518.23 feet to an iron pin found located on the northerly right-of-way line of Oakbrook Parkway; thence along said northerly right-of-way line of Oakbrook Parkway South  $85^{\circ} 57' 45''$  West, a distance of 452.00 feet to an iron pin found; thence along the arc of a 25-foot radius curve, an arc distance of 39.27 feet to an iron pin found located on the southeasterly right-of-way line of Goshen Springs Road (said arc being subtended by a chord having a bearing of North  $49^{\circ} 02' 00''$  West and a chord distance of 35.36 feet), said iron pin being THE TRUE POINT OF BEGINNING.

SITE CONTAINS 9.178 ACRES, MORE OR LESS.

(CONTINUED AT LEFT)

### Oakbrook II Surveyor's Certification

This is to certify to WRIGHTWOOD CAPITAL LENDER LLC, together with its successors, nominees and assigns, SYN OAKBROOK I-V, LLC a Delaware limited liability company, its successors, nominees and assigns, TRISAIL CAPITAL CORPORATION/SOUTH CHARLES INVESTMENT CORPORATION and CHICAGO TITLE INSURANCE COMPANY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 through 18 (except items 3 and 11b; item 17 is limited to observed evidence only) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. In addition, the undersigned certifies that (a) the survey represented herein is an accurate survey of all the real property legally described herein (the "Property"); (b) the within survey properly and accurately indicates and locates all visible improvements on the Property as of April 10, 2006; (c) the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the Property legally described herein; (d) there are no encroachments either across property lines or zoning restriction lines in effect as of April 10, 2006; (e) the within survey properly designates and locates all visible or recorded easements as shown in the title insurance Commitment issued by Chicago Title Insurance Company, RCTA060044 (NBU NO90600147), March 17, 2006 Revision; (f) ingress to and egress from

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**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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, nearby religious groups have obtained SUP.

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

No, we will use the place mostly on weekends whereas adjacent  
Tenants use the place on week days

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

No, currently the property is vacant

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- (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.

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- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes the place meets both the safety and health codes.

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- (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:

Yes installing fire alarm and increasing fresh air circulation.

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Mt. Zion Ghana Methodist Church  
4105 Briarcliff Road NE  
Atlanta, GA 30345

June 20, 2013

**LETTER OF INTENT**

Gwinnett County Planning Division-Special Use Permit  
Department of Planning and Development

446 West Crogan Street, Suite 250

Lawrenceville, GA 30046

Dear Sir,

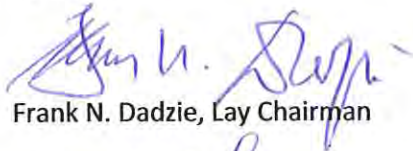
The applicants, Frank N. Dadzie and Sekyere Mensah, submit this application on behalf of the owner, Sperry Van Ness, for approval of Special Use Permit (SUP) for the office space located at **5555 Oakwood Parkway, Bldg 100, Suite 150, Norcross, GA 30093**, for the use of Mt Zion Ghana Methodist Church (MZGMC) for religious services.

MZGMC is an ethnic congregation with roots from Ghana, West Africa, and organized under the Methodist tradition, and supervised by the North America Mission of the Methodist Church Ghana.

In addition to the usual Sunday worship services, we intend to provide educational and other social services that will be accessible to the congregation and the surrounding community. The intent is to empower our congregation, especially the youth to take leadership roles both in their own neighborhoods and the community at large. In short we intend to project leadership through the scripture, and thereby affect inter-generational behavior patterns through their interaction with peers both within and outside the church community.

The applicants respectfully request that the Special Use Permit be granted.

Sincerely



Frank N. Dadzie, Lay Chairman



Sekyere Mensah, Steward.

For Mt Zion Ghana Methodist Church, Atlanta, GA 30345

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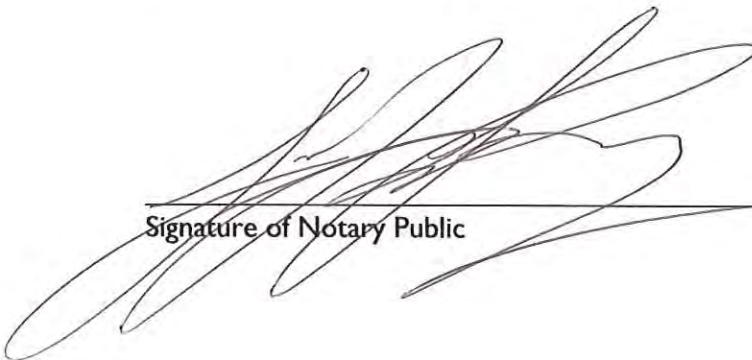


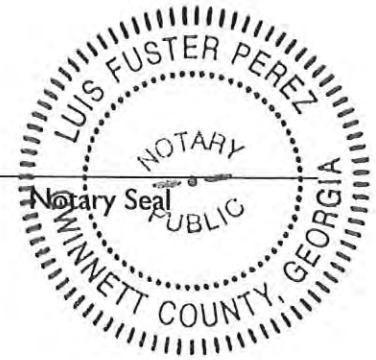
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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.

  7/12/13  
Signature of Applicant SEKYERE MENSAH (STEWARDS) Date  
FRANK N.F. DADZIE, LAY CHAIRMAN

Type or Print Name and Title

 7/12/13  
Signature of Notary Public Date



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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.

*Eric B. Strange*

Signature of Property Owner

*6/24/13*  
Date

*Eric B. Strange, Property Mgr.*

Type or Print Name and Title

*Karen Skiba*

Signature of Notary Public



*6/24/13*  
Date

Notary Seal

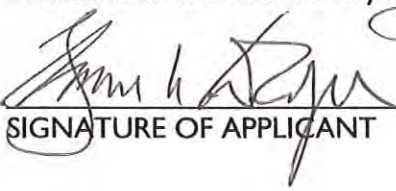
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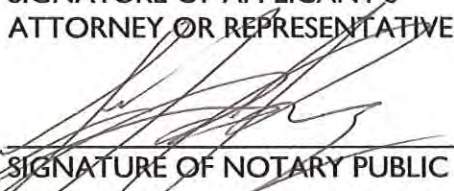
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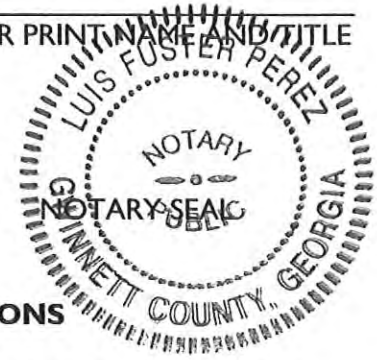
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

	7/12/13	SEKYERE MENSAH (STEWAN)
	7/12/13	FRANK F. DADZIE (LAW CHAIRMAN)
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE

	7/12/13	
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
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 Frank Dadzie / Sekyere Mensah  
 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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