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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 8.2008

Planning & Development

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|--|--|
| NAME: <u>Michael Ademisoye</u> | NAME: <u>CCOP, LLC</u> |
| ADDRESS: <u>760 Allen's Landing Dr.</u> | ADDRESS: <u>1960 Satellite Blvd.</u> |
| CITY: <u>Lawrenceville</u> | CITY: <u>Duluth</u> <u>Suite 2300</u> |
| STATE: <u>Georgia</u> ZIP: <u>30045</u> | STATE: <u>Georgia</u> ZIP: <u>30096</u> |
| PHONE: <u>678.687.5103</u> | PHONE: <u>770-822-1944</u> |
| CONTACT PERSON: <u>Stacey Galos</u> PHONE: <u>678.427.7967</u> | |
| CONTACT'S E-MAIL: <u>archerpermitsllc@bellsouth.net</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: <u>TENANT</u> | | |
|--|---|---|
| <input checked="" type="checkbox"/> OWNER'S AGENT | <input type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> CONTRACT PURCHASER |
| EXISTING/PROPOSED ZONING: <u>M-1</u> BUILDING/LEASED SQUARE FEET: <u>2,867</u> | | |
| LAND DISTRICT(S): <u>5</u> LAND LOT(S): <u>209</u> ACREAGE: <u>3.47</u> | | |
| ADDRESS OF PROPERTY: <u>1130 Hurricane Shoals Rd., Suite 1600</u> | | |
| SPECIAL USE REQUESTED: <u>Church, Suite 1600 only</u> | | |
| (RENEWAL) | | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

① for the Redeemed Christian Church of God - Christ Centered International Chapel, Inc

EXHIBIT A

LEGAL DESCRIPTION

TRACT A

ALL THAT TRACT or parcel of land lying and being in Land lot 209 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point marked by Gwinnett County Monument No. 900; proceed thence North 46 degrees 29 minutes 46 seconds West a distance of 289.99 feet to a point on the northerly margin of the right-of-way of Georgia Highway No. 316 (variable width right-of-way) marked by a 1/2 inch rebar found, said point being the TRUE POINT OF BEGINNING; proceed thence along said right-of-way margin South 71 degrees 40 minutes 15 seconds West a distance of 126.87 feet to a point; leaving said right-of-way margin, proceed thence North 00 degrees 48 minutes 21 seconds East a distance of 709.10 feet to a point located on the southerly margin of the right-of-way of Hurricane Shoals Road (125 foot right-of-way); proceed thence along said right-of-way margin the following courses and distances: (i) North 64 degrees 37 minutes 21 seconds East a distance of 218.64 feet to a point marked by an iron pin found; and (ii) South 57 degrees 17 minutes 09 seconds East a distance of 35.10 feet to a point on the westerly margin of the right-of-way of Cedars Road (100 foot right-of-way) marked by a 1/2 inch rebar found; leaving the southerly margin of the right-of-way of Hurricane Shoals Road, proceed thence along the westerly margin of the right-of-way of Cedars Road the following courses and distances: (i) South 00 degrees 48 minutes 21 seconds West a distance of 239.17 feet to a point marked by a 1/2 inch rebar found; and (ii) along the arc of a curve to the left (said arc having a radius of 1709.02 feet and being subtended by a chord having a bearing of South 03 degrees 08 minutes 00 seconds East and a length of 234.49 feet) an arc distance of 234.67 feet to a point; leaving the right-of-way margin of Cedars Road, proceed thence South 82 degrees 48 minutes 06 seconds West a distance of 33.03 feet to a point marked by a 1/2 inch rebar found; proceed thence South 07 degrees 30 minutes 33 seconds East a distance of 86.70 feet to a point marked by a 1/2 inch rebar found; proceed thence South 78 degrees 22 minutes 14 seconds West a distance of 29.39 feet to a point marked by a 1/2 inch rebar found; proceed thence South 34 degrees 32 minutes 12 seconds West a distance of 125.03 feet to a point marked by a 1/2 inch rebar found; proceed thence South 03 degrees 56 minutes 37 seconds West a distance of 71.72 feet to a point on the northerly margin of the right-of-way of Georgia Highway No. 316, said point being the TRUE POINT OF BEGINNING; containing 3.47 acres, more or less, and being described as Tract A according to a certain Survey for CCOP, LLC, Regions Bank and Fidelity National Title Insurance Company of New York, dated February 22, 2001, prepared by Brock Design Group, Inc., and bearing the seal of Charles H. Jackson, Georgia Registered Land Surveyor No. 2351, which survey is incorporated herein by this reference and made a part hereof.

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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:
Adjacent properties are fully developed as industrial uses; church SUP will have no impact
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
Adjacent properties are fully developed as industrial uses; church SUP will have no impact
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Property is fully developed and economically viable
- (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:
Property is fully developed; church SUP will have no impact
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Property is fully developed; church SUP will have no impact
- (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:
Property is fully developed; church SUP will have no impact

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**THE REDEEMED CHRISTIAN CHURCH OF GOD
CHRIST CENTERED INTERNATIONAL CHAPEL, INC.**

**760 Allen's Landing Drive
Lawrenceville, Georgia 30045**

July 30, 2013

Gwinnett County Department of Planning and Development
Planning Division
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30046

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RE: Letter of Intent
to Special Use Permit Application
for The Redeemed Christian Church of God – Christ Centered International
Chapel, Inc. at 1130 Hurricane Shoals Road, Suite 1600, Lawrenceville,
Georgia 30043

Dear Planning Department:

The subject property consists of a 3.47 acre tract located at 1130 Hurricane Shoals Road, Lawrenceville, Georgia, 30046. The subject property consists of one parcel (5th District, Land Lot 209, Parcel ID 032) zoned M-1 and is fully developed with one one-story office building totaling 45,500 square feet.


Applicant was granted a two-year Special Use Permit on November 2, 2011, for a church for Suite 1600, totaling 2,867 square feet, within the existing office building.

It is the applicant's desire to again obtain a Special Use Permit for a church at this same location. Applicant also desires that the term of the Special Use Permit runs for the duration of the applicant's lease period at this location and for any subsequent lease renewal periods at this location.

It is the applicant's continued desire to use the suite as a church office and worship center. The main hours of operation are Sundays between the hours of 9am and 1pm and Tuesdays between the hours of 7pm and 9pm. While the suite's occupancy load per the Gwinnett County Fire Marshal is approximately 80 persons, the current church membership is approximately 50 persons, about one-half of which are of legal driving age.

The applicant appreciates the Planning Department's consideration of this Special Use Permit application and is available to provide any additional information the Planning Department may require.

Respectfully submitted,


Michael Ademisoye
for The Redeemed Christian Church of God – Christ Centered International Chapel, Inc.

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.



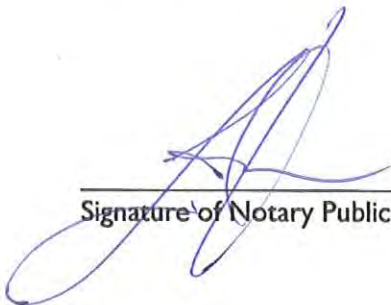
Signature of Applicant

7/31/13

Date

Michael Ademisoye

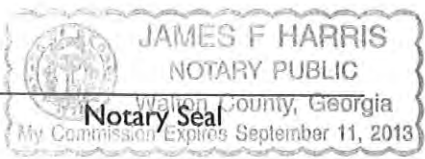
Type or Print Name and Title



Signature of Notary Public

7/31/13

Date


Notary Seal

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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.

[Handwritten Signature]

7/30/13

Signature of Property Owner

Date

Ron Garrard - Manager / Property Owner

Type or Print Name and Title

[Handwritten Signature]

7/30/13

Signature of Notary Public

Date



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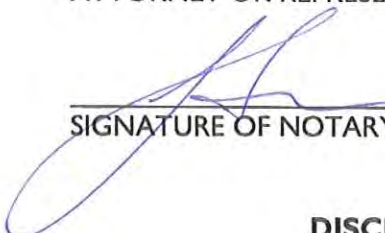
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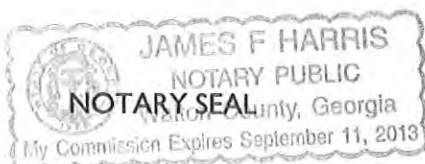
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 7/31/13 Michael Ademisoye
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

n/a n/a
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

 7/31/13
 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 Michael Ademisoye
 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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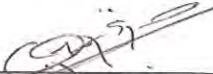
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 5 - 209 - 032
(Map Reference Number) District Land Lot Parcel

 7/31/13
Signature of Applicant Date
Michael Ademisoye
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Debra Smith taxservices associate
NAME TITLE
July 31 2013
DATE

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