

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Georgia Islamic Institute of Religious and Social Sciences, Inc.	NAME: Same
ADDRESS: 177 Simonton Rd.	ADDRESS:
CITY: Lawrenceville	CITY:
STATE: GA ZIP: 30046	STATE: ZIP:
PHONE: 404-348-3479	PHONE:
CONTACT PERSON: Greg Ossege PHONE: 770-995-0938	
CONTACT'S E-MAIL: advancesurveyinc@gmail.com	

\*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	
EXISTING/PROPOSED ZONING: RA-200 BUILDING/LEASED SQUARE FEET: 1,580 sq ft	
LAND DISTRICT(S): 5th LAND LOT(S): 343 ACREAGE: 21.18 acres	
ADDRESS OF PROPERTY: 2255 Berry Hall Rd., Bethlehem GA 30620	
SPECIAL USE REQUESTED: Place of Worship (Community Religious Programs)	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 343 of the 5<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the Westerly Right of Way line of Berry Hall Road 492.74 feet Southerly as measured along the Westerly Right of Way line of Berry Hall Road and following the curvature thereof from the POINT OF INTERSECTION of said Right of Way line with the Southerly Right of Way line of Dacula-Harbin Road, thence running Southerly along the Westerly Right of Way line of Berry Hall Road and the following curvature thereof 1,043.34 feet to a point; thence running South 66 degrees 25 minutes West 760.97 feet to a point located on the Southwesterly line of Land Lot 343; thence running North 29 degrees 53 minutes West along said Land Lot in 1,080.97 feet to a point; thence running North 68 degrees 32 minutes East 986.67 feet to a POINT OF BEGINNING, containing 21.18 acres as per Plat of Survey prepared for Denny C. Coe and Linda Beverly Coe and Decatur Federal Savings and Loan Association by Henry Bailey, Registered Land Surveyor dated April 16, 1986.

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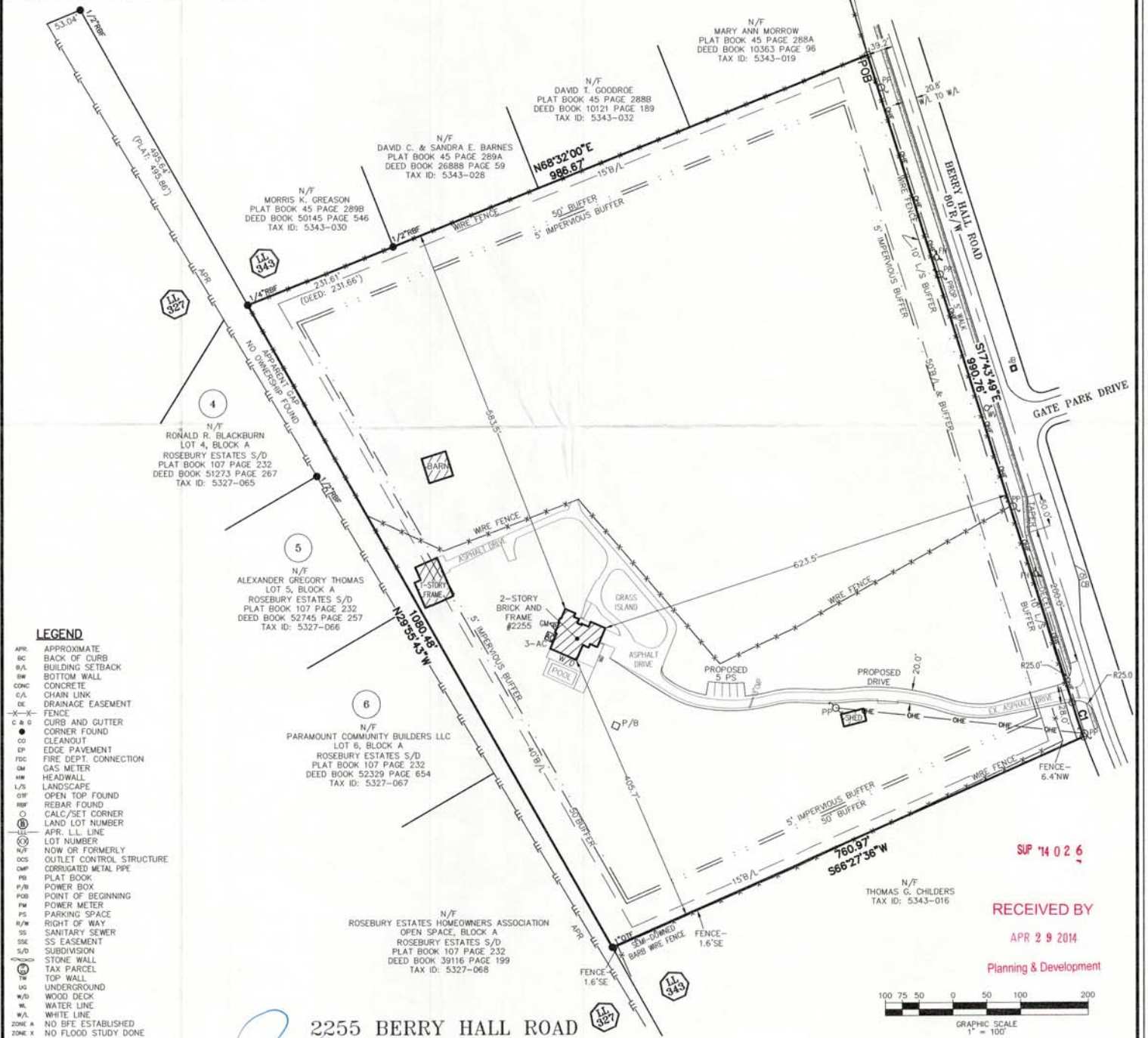


1. THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR. NO LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 18,784 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 169,074 FEET.
3. EQUIPMENT USED:  
THEODOLITE READING DIRECTLY TO 03 SECONDS. ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.
4. THE UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS PERFORMED AND MAY NOT COMPRISE ALL UTILITIES ON OR ADJACENT TO THE PROPERTY; EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION INDICATED, AS ASSUMPTIONS WERE MADE AS TO THE DIRECTION AND LOCATION. A DETAILED STUDY BY A COMPANY EQUIPPED AND QUALIFIED TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES MAY INDICATE A DIFFERENT DIRECTION, LOCATION OR TYPE.
5. THE EASEMENTS SHOWN HEREON WERE TAKEN FROM INFORMATION THAT WAS AVAILABLE AT THE TIME THE SURVEY WAS DONE AND MAY NOT BE ACCURATE AS TO THE EXTENT OR EXACT LOCATION OF ALL EASEMENTS ON SITE.
6. THIS PARCEL IS IN ZONE X (NO FLOOD) AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13135C0093F PANEL 93 OF 155 COVERING GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006.
7. THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY.
8. SETBACK INFORMATION AS PER CURRENT RA-200 ZONING.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD B&D
C1	52.64'	444.05'	S18°35'30"E 52.61'

**PARCEL DESCRIPTION:**  
**DEED BOOK 51788 PAGE 135**  
**TAX PARCEL ID: 5343-015**  
**GROSS AND NET AREA =**  
**21.161 ACRES**  
**921,793 SQ. FT.**

**P.O.B.:**  
 S13°29'57"E 537.60'  
 FROM  
 THE CENTERLINE  
 INTERSECTION OF HARBINS  
 ROAD AND BERRY HALL  
 ROAD (PK NAIL SET).



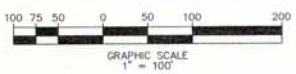
**LEGEND**

- APR APPROXIMATE
- BC BACK OF CURB
- B/L BUILDING SETBACK
- BTM BOTTOM WALL
- CONC CONCRETE
- C/L CHAIN LINK
- DE DRAINAGE EASEMENT
- C & G CURB AND GUTTER
- CF CORNER FOUND
- CO CLEANOUT
- EDG EDGE PAVEMENT
- FDC FIRE DEPT. CONNECTION
- GM GAS METER
- HW HEADWALL
- LAN LANDSCAPE
- OTF OPEN TOP FOUND
- REB REBAR FOUND
- CALC/SET CORNER
- LAND LOT NUMBER
- APR. L.L. LINE
- LOT NUMBER
- N/F NOW OR FORMERLY
- OUTLET CONTROL STRUCTURE
- CMF CORRUGATED METAL PIPE
- PLAT BOOK
- P/B POWER BOX
- P/B POINT OF BEGINNING
- PM POWER METER
- PS PARKING SPACE
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- SS EASEMENT
- S/D SUBDIVISION
- STONE WALL
- TAX PARCEL
- TOP WALL
- UG UNDERGROUND
- W/D WOOD DECK
- WL WATER LINE
- WHITE LINE
- ZONE A NO BFE ESTABLISHED
- ZONE X NO FLOOD STUDY DONE

**2255 BERRY HALL ROAD**

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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

**Advance Survey, Inc.**  
 634 N. CLAYTON STREET  
 LAWRENCEVILLE, GA. 30046  
 OFFICE: (770) 995-0938  
 FAX: (770) 554-7539

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 ADVANCE SURVEY INC.  
 ALL MATTERS OF TITLE EXCEPTED.  
 GA. REGISTERED LAND SURVEY FIRM NO. LSF000455

JOB NO:	140020	LAND LOT:	343
SCALE:	1"=100'	DISTRICT:	5TH
DATE:	04/23/2014	SECTION:	-----
DRAWN BY:	JJT	COUNTY:	GWINNETT
CHK BY:	AGP	STATE:	GEORGIA
PC:	GSO	IM:	JJT

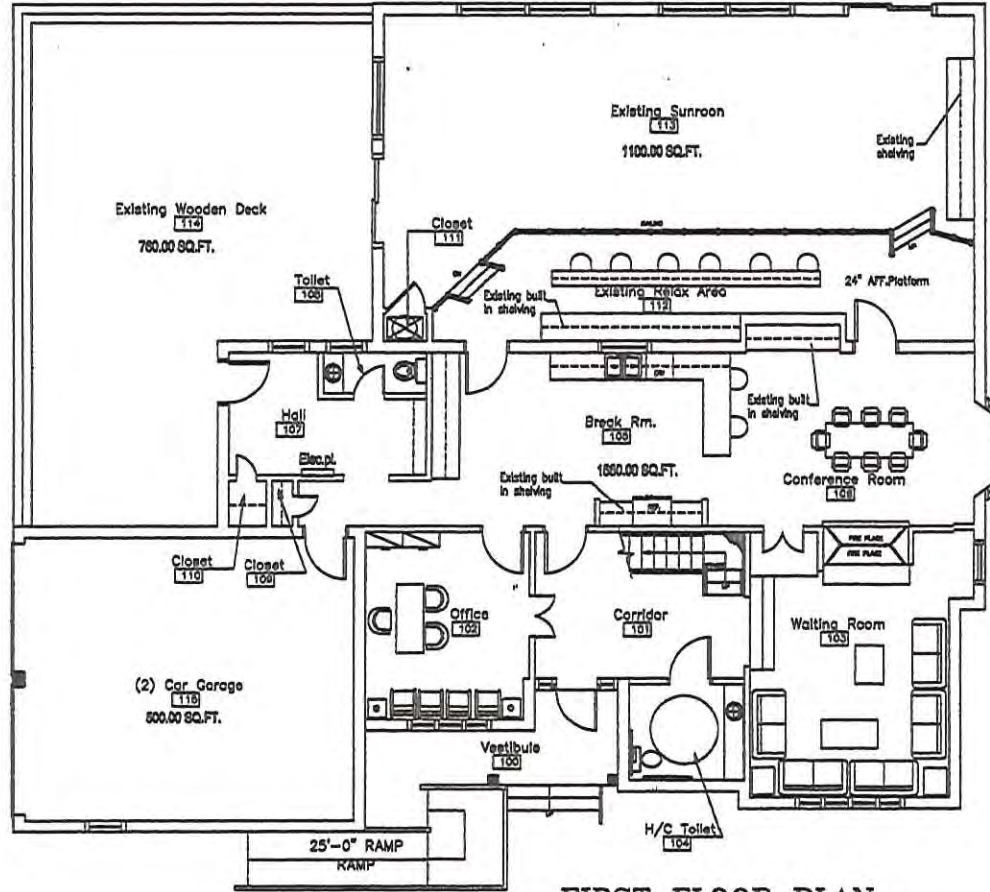
CONCEPT SITE PLAN FOR:

**GEORGIA ISLAMIC INSTITUTE**

WALL LEGEND	
	EXISTING INTERIOR PARTITION WALL 1/2" THK 1000 STUDS TO REMAIN.
	EXISTING EXTERIOR WOOD PANEL SIDING TO REMAIN.
	EXISTING DOORS TO REMAIN

WINDOW SCHEDULE					
TYPE	SIZE	DESCRIPTION	FRAME	REMARKS	
A	2'-0" x 8'-0"	1/2" ALUM. PANEL OPEN	WOOD	-	
B	4'-0" x 8'-0"	1/2" ALUM. PANEL OPEN	WOOD	-	
C	8'-0" x 8'-0"	1/2" ALUM. PANEL OPEN	WOOD	-	
D	8'-0" x 8'-0"	FIXED	WOOD	-	
E	8'-0" x 8'-0"	FIXED	WOOD	-	

EXISTING AREA CALCULATIONS	
HEATED AREA	1,680 SQUARE FEET
NON-HEATED AREA @ BARROOM	1,100 SQUARE FEET
NON-HEATED AREA @ GARAGE	500 SQUARE FEET
EXISTING TOTAL AREA	3,280 SQUARE FEET



**FIRST FLOOR PLAN**  
1/4"=1'-0"

EXISTING FINISH ROOM SCHEDULE				EXISTING DOOR SCHEDULE										
ROOM NAME	WALLS	BASE	FLOOR	CILING	MARK	LOCATION	DOOR SIZE	DOOR TYPE	DOOR MAT.	FRAME TYPE	HARDWARE	THRESHOLD MATERIAL	FIRE RATING	REMARKS
ALL EXISTING ROOMS	GYP. ED. PTD.	HARDWOOD	HARDWOOD FLOORING	GYPSUM BOARD PAINTED										
BARROOM	GYP. ED. PTD.	VHVL CORR.	CORNER TILE SQUARE	GYPSUM BOARD PAINTED	01	BAR GREY	2'-0" x 2'-0"	0	WOOD	WOOD	-	-	-	DOOR SCHEDULE
GARAGE AREA	GYP. ED. PTD.	WOOD	CONCRETE WITH SCALING	GYPSUM BOARD PAINTED	02	EXISTING WOOD ALUM. PANEL	2'-0" x 8'-0"	0	WOOD	WOOD	-	-	-	DOOR SCHEDULE
					03	EXISTING WOOD ALUM. PANEL	2'-0" x 8'-0"	0	WOOD	WOOD	-	-	-	DOOR SCHEDULE
					04	EXISTING WOOD ALUM. PANEL	2'-0" x 8'-0"	0	WOOD	WOOD	-	-	-	DOOR SCHEDULE
					05	EXISTING WOOD ALUM. PANEL	2'-0" x 8'-0"	0	WOOD	WOOD	-	-	-	DOOR SCHEDULE

24 Hrs. CONTACT INFORMATION  
 Dr. HAFIZ GAFFAR KHAN  
 TEL: 404-348-3479

GEORGIA ISLAMIC INSTITUTE  
 OF RELIGIOUS &  
 SOCIAL SCIENCES INC.  
 2385 BERRY HALL ROAD  
 DUSTHAM, GEORGIA 30030  
 GWINNETT COUNTY

General Notes

**AS-BUILT FLOOR PLAN**

No.	Revised/Issue	Date

EXISTING BUILDING  
 05/01/2013  
 AS BUILT  
**A1**

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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:

Special Use will not adversely effect adjoining property.

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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.

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

Yes, but Applicant can best use the property for religious programs.

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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.

---

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

Yes.

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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:

Approval shall maintain and improve the character of the property keeping with the surroundings.

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GEORGIA ISLAMIC INSTITUTE  
OF  
RELIGIOUS AND SOCIAL SCIENCES, INC.  
177 Simonton Road, SW  
Lawrenceville, GA 30046  
404-348-3479

May 14, 2013

Gwinnett County  
Department of Planning & Development  
Planning Division  
446 West Crogan Street  
Suite 250  
Lawrenceville, GA 30046

RE: LETTER OF INTENT -- SPECIAL USE PERMIT  
2255 BERRY HALL ROAD  
BETHLEHEM, GA 30620

Dear Sirs:

Georgia Islamic Institute of Religious and Social Sciences, Inc., purchased this property for a location of a future Mosque for religious purposes when the local population can support one. Until that time, the property will be used by the Muslim community for local religious services, prayers, youth education as well as recreational programs. The facility will be used for small group programs by 20 to 30 people at any one time.

Yours very truly,



Dr. Hafiz Ghaffar Khan

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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.

  
\_\_\_\_\_  
Signature of Applicant

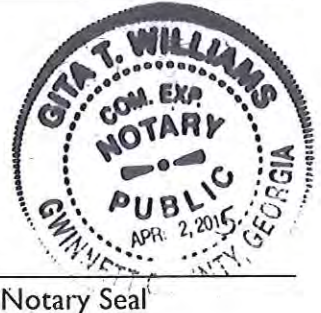
5/15/2013  
\_\_\_\_\_  
Date

Dr. Hafiz Ghaffar Khan, President

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

5/15/13  
\_\_\_\_\_  
Date



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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

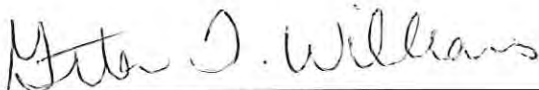
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.

  
\_\_\_\_\_  
Signature of Property Owner

5/15/2013  
\_\_\_\_\_  
Date

Dr. Hafiz Ghaffar Khan, President

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

5/15/13  
\_\_\_\_\_  
Date



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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.

Hafiz Ghaffar Khan 5/15/2013 Dr. Hafiz Ghaffar Khan,  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE  
 President

Dennis T. Still 5/15/13 Dennis T. Still, Attorney  
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

Kate J. Williams 5/15/13  
 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 Dr. Hafiz Ghaffar Khan  
 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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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

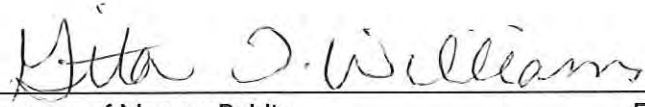
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

  
Signature of Applicant

Dr. Hafiz Ghaffar Khan, President

Type or Print Name

5/15/2013  
Date

 5/15/13  
Signature of Notary Public Date



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