

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dr. Hafiz A. G. Khan</u>	NAME: <u>Ga. Islamic Institute</u>
ADDRESS: <u>177 Simonton Rd.</u>	ADDRESS: <u>177 Simonton Rc</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>404-348-3479</u>	PHONE: <u>404-348-3479</u>
CONTACT PERSON: <u>Mohsin Ashfaque</u> PHONE: <u>678-704-7838</u>	
CONTACT'S E-MAIL: <u>mohsin.ashfaque@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>RA-200</u>	BUILDING/LEASED SQUARE FEET: <u>n/a</u>
PARCEL NUMBER(S): <u>1 (5343 015)</u>	ACREAGE: <u>9.877 of 21.161</u>
ADDRESS OF PROPERTY: <u>2255 Berry Hall Rd., Bethlehem, Ga</u>	
SPECIAL USE REQUESTED: <u>CEMETERY</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

NOV 01 2018

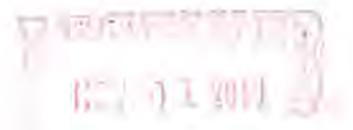
SUP'15 DIV Planning & Development

LEGAL DESCRIPTION MUSLIM CEMETERY

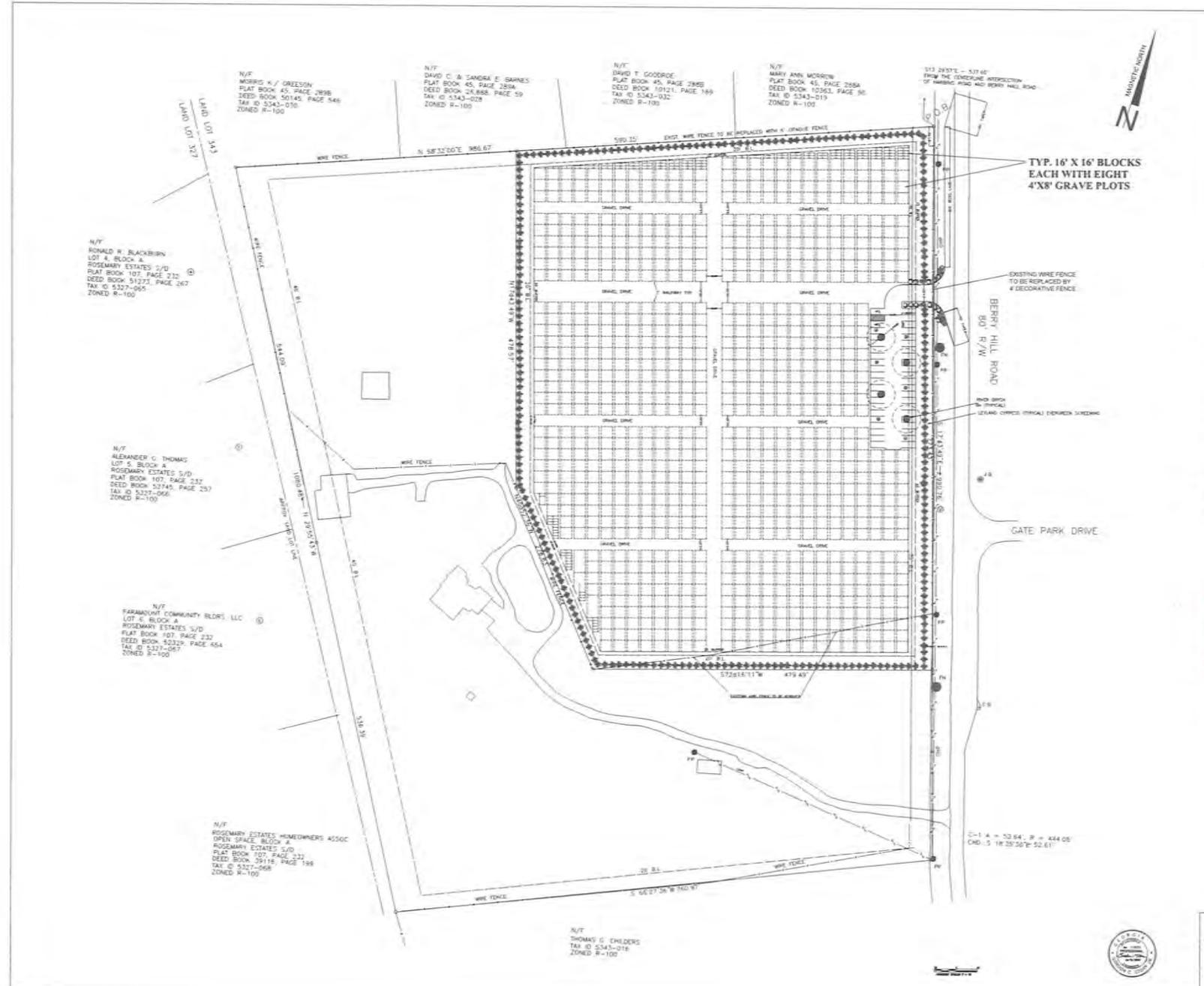
GEORGIA ISLAMIC INSTITUTE

All that tract or parcel of land lying and being in Land Lot 343 of Land District 5 In Gwinnett County, Georgia, containing 9.877 acres and being more particularly described as follows:

Beginning at a point on the west right of way line of Berry Hall Road (80' R/W) that is South 13 degrees 29 minutes 57 seconds East 537.60 feet from the centerlines intersection of Harbins Road and Berry Hall Road; thence run along said right of way South 17 degrees 43 minutes 49 seconds East 773.43 feet to a point; thence leaving said right of way, run South 72 degrees 16 minutes 11 seconds West 479.49 feet to a point; thence run North 40 degrees 52 minutes 36 seconds West 278.83 feet to a point; thence run North 17 degrees 43 minutes 49 seconds West 478.57 feet to a point; thence run North 68 degrees 32 minutes 00 seconds East 590.35 feet to a point and the point of beginning.



MIN-090005



GENERAL NOTES

- 1 PROPERTY OWNER: GEORGIA ISLAMIC INSTITUTE
177 SIMONTON RD
LAWRENCEVILLE, GA 30046
CONTACT DR. HANIF ABDUL GHAFAR KHAN, PRESIDENT
TELEPHONE: 678-348-5479
- 2 PROPERTY AREA: 27.181 ACRES
- 3 PROPERTY ZONED: R-100
- 4 BOUNDARY SURVEY BY ADVANCE SURVEY, INC. DATED 03/20/14
- 5 PROPOSED SPECIAL USE PERMIT FOR A CEMETERY ON 2.677 ACRES
- 6 TOTAL PROPOSED GRAVE PLOTS: 7,627
- 7 PAVING: 39 SPACES PROVIDED PERIODIC PAVING
- 8 BUFFERS: 25' FRONT, SIDES & BACK
- 9 SETBACKS: FRONT-YE, SIDES & BACK=20'
- 10 LANDSCAPE TO CONFORM TO GWINNETT COUNTY STANDARDS

**24 HOUR CONTACT
MOHSIN ASHFAQE
678-704-7838**

RECEIVED
NOV 01 2018

BY:

SUP '19 003



GORDON STORY, P.E., PLS
CIVIL ENGINEER - LAND SURVEYOR
5613 ASPEN COURT
LUGARVILLE, GA 30052
OFFICE PHONE: 678-454-5706
MOBILE PHONE: 678-454-3822
EMAIL: gstory@gsd.com

LAND LOT 743
GWINNETT COUNTY, GEORGIA
DATE: 06/27/2018
JOB: 19-0003
SHEET: 2 OF 2

SPECIAL USE PLAN
MUSLIM CEMETERY
GEORGIA ISLAMIC INSTITUTE
1000 BERRY HILL ROAD
LAWRENCEVILLE, GA 30046
CONTACT: DR. HANIF ABDUL GHAFAR KHAN, PRESIDENT

DATE: _____
BY: _____

N/T/ MOHSIN K. / GREGORY
PLAT BOOK 45, PAGE 2896
DEED BOOK 50145, PAGE 546
TAX ID 5343-076
ZONED R-100

N/T/ DAVID C. & SANDRA E. GARNES
PLAT BOOK 45, PAGE 289A
DEED BOOK 48188, PAGE 59
TAX ID 5343-028
ZONED R-100

N/T/ DAVID T. GOODRICE
PLAT BOOK 45, PAGE 289S
DEED BOOK 10121, PAGE 189
TAX ID 5343-032
ZONED R-100

N/T/ MARY ANN MORROW
PLAT BOOK 45, PAGE 288A
DEED BOOK 10363, PAGE 30
TAX ID 5343-019
ZONED R-100

N/T/ RONALD R. BLACKBURN
LOT 4, BLOCK 8
ROSEMARY ESTATES 2/D
PLAT BOOK 107, PAGE 232
DEED BOOK 51273, PAGE 267
TAX ID 5327-955
ZONED R-100

N/T/ ALEXANDER C. THOMAS
LOT 5, BLOCK 8
ROSEMARY ESTATES 2/D
PLAT BOOK 107, PAGE 232
DEED BOOK 52745, PAGE 257
TAX ID 5327-956
ZONED R-100

N/T/ PARAMOUNT COMMUNITY BLDG. LLC
LOT 5, BLOCK 8
ROSEMARY ESTATES 2/D
PLAT BOOK 107, PAGE 232
DEED BOOK 43329, PAGE 454
TAX ID 5327-967
ZONED R-100

N/T/ ROSEMARY ESTATES - HOMEOWNERS ASSOC
OPEN SPACE, BLOCK 8
ROSEMARY ESTATES 2/D
PLAT BOOK 107, PAGE 232
DEED BOOK 39118, PAGE 188
TAX ID 5327-968
ZONED R-100

N/T/ THOMAS G. CHILDERS
TAX ID 5343-016
ZONED R-100

C-1 A = 73.64' P = 444.05'
CHD - S 18° 33' 50" E 52.61'

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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, THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE UNDER THE CURRENT ZONING RA-200 SUPPL
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO, THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTIES.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE CURRENTLY ZONED.
- (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, THE PROPOSED USE WILL NOT RESULT IN A USE WHICH WILL CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING INFRASTRUCTURE SYSTEM. IMPACT FROM PROPOSED PASSIVE CEMETERY USE WOULD BE MINIMAL
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
YES, THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN UNDER RA-200 SUPPLEMENTAL USE.
- (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:
PROPOSED CEMETERY IS SUITABLE IN VIEW OF THE RURAL/RESIDENTIAL NATURE OF SURROUNDING AREA

Georgia Islamic Institute of Religious & Social Sciences, Inc.

177 SIMONTON ROAD - LAWRENCEVILLE - GEORGIA 30045

LETTER OF INTENT

October 31, 2018

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

Re: Georgia Islamic Institute of Religious & Social Sciences, Inc.
Application for Special Use Permit for a Cemetery
Parcel No. R5-343-015

Dear Sirs,

The Applicant, Georgia Islamic Institute, desires to establish a cemetery on 9.877 acre parcel zoned RA-200, referenced above.

The proposed site plan calls for 39 parking spaces, with pervious paving, on the front of the property along Berry Hall Road. When completely utilized over time, the cemetery will have approximately 8,000 burial lots.

Georgia Islamic Institute is currently operating a cemetery located at 1849 New Hope Rd., Lawrenceville, Georgia 30045 on Parcel No. R5-217-006B. The New Hope Road cemetery Special Use Permit, Case Number SUP-01-046, was approved by Gwinnett County Board of Commissioners on February 26, 2002 after conducting a very thorough study. By granting the Special Use Permit, the Gwinnett County Board of Commissioners graciously afforded the members of the Islamic faith the essential opportunity to be buried in the same cemetery and, the protection of their other rights, privileges, and immunities secured by the Constitution of Laws of the United States and the State of Georgia.

Georgia Islamic Institute has diligently operated and maintained the New Hope Road cemetery in compliance with the approval conditions. As the cemetery is nearing its full capacity, the impending scenario has created an urgent need for additional cemetery in the area. The applicant proposes to comply with all reasonable conditions, as before, and Gwinnett County development standards.

Georgia Islamic Institute requests approval of this application for Special Use Permit in the same spirit and for the same reasons as before and as stated herein above.

Respectfully submitted,

Dr. Hafiz Abdul Ghaffar Khan,
President,
Georgia Islamic Institute of Religious & Social Sciences, Inc.
177 Simonton Road,
Lawrenceville, Georgia 30045.

RECEIVED
NOV 01 2018

BY: _____

SUP '19 003

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



Date

Dr. Hafiz Abdul Ghaffar Khan

Type or Print Name and Title



Signature of Notary Public



Date

Notary Seal

Notary Public, Gwinnett County, GA
My Commission Expires August 16, 2022

RECEIVED BY

NOV 01 2018

SUP 17 00 3 Planning & Development

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



Date

Dr. Hafiz Abdul Ghaffar Khan

Type or Print Name and Title



Signature of Notary Public



Date

Notary Seal

Notary Public, Gwinnett County, GA
My Commission Expires August 16, 2022

RECEIVED BY
NOV 01 2018

Planning & Development

SUN 10 00 3

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.

[Signature] 11/01/18 DR. HAFIZ ABDUL GHAFFAR KHAN
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] Nov-1, 2018 MOHSIN ASHFAQUE, OWNER'S REP.
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 11/1/2018 _____
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

Notary Public, Gwinnett County, GA
 My Commission Expires August 16, 2022

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 Abdul 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.

RECEIVED BY
 NOV 01 2018
 Planning & Development

**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 Abdul Ghaffar Khan

Type or Print Name

11/01/18

Date

Debra A. Nailor *11/1/2018*

Signature of Notary Public Date Notary Seal

Notary Public, Gwinnett County, GA
My Commission Expires August 16, 2022

RECEIVED BY
NOV 01 2018
Planning & Development

SM 12003

