

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Adolphus Ofor</u>	NAME: <u>Adolphus Ofor</u>
ADDRESS: <u>2466 Bethany Church Road</u>	ADDRESS: <u>2466 Bethany Church Road</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>Georgia</u> ZIP: <u>30039</u>	STATE: <u>Georgia</u> ZIP: <u>30039</u>
PHONE: <u>770-355-0894</u>	PHONE: <u>770-355-0894</u>
CONTACT PERSON: <u>Adolphus Ofor</u> PHONE: <u>770-355-0894</u>	
CONTACT'S E-MAIL: <u>oforad@yahoo.com</u> / <u>Ekwunifed@gmail.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>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>3,955</u>
PARCEL NUMBER(S): <u>R6047001B</u>	ACREAGE: <u>3.59</u>
ADDRESS OF PROPERTY: <u>2466 Bethany Church Road</u>	
SPECIAL USE REQUESTED: <u>For A Place of Worship</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND 47, DISTRICT 6TH, GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF LEACH ROAD (80' R/W) WITH THE SOUTHEASTERLY RIGHT OF WAY OF BETHANY CHURCH ROAD (80' R/W) SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF BETHANY CHURCH ROAD N 09°47'52"E A DISTANCE OF 278.22' FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG TO THE RIGHT WITH A LENGTH OF 440.31' BEING SUBTENDED BY N 89°00'30"E TO A POINT; THENCE LEAVING SAID RIGHT OF WAY OF SOUTH 01°43'12"E FOR A DISTANCE OF 356.5' REBAR FOUND THE LOT LINE COMMON TO LAND LOTS 47 AND 48; THENCE LEAVING SAID RIGHT OF WAY OF LEACH ROAD AND RUNNING ALONG SAID LAND LOT LINES N 75°39'40"W A DISTANCE OF 202.97' TO GRAVEL DRIVE AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.589 ACRES (BEING 156,350+/- SQUARE FEET) AND IS DEPICTED ON THE CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY ADAM & LEE SURVEYING AND MAPPING, INC, SEALED AND CERTIFIED BY JAMES A. JACOBS, GRLS NO. 18378, DATED DECEMBER 3, 2018.

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AREA
3.589 ACRES
156,350 SQUARE FEET

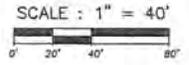
LEGAL REFERENCE
D.B. 52331, PG. 70
NO RECORDED PLAT
FOUND OR PROVIDED

ZONING INFORMATION:
ZONING PER GWINNETT COUNTY
ZONED R-100
BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 10'
REAR - 40'

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

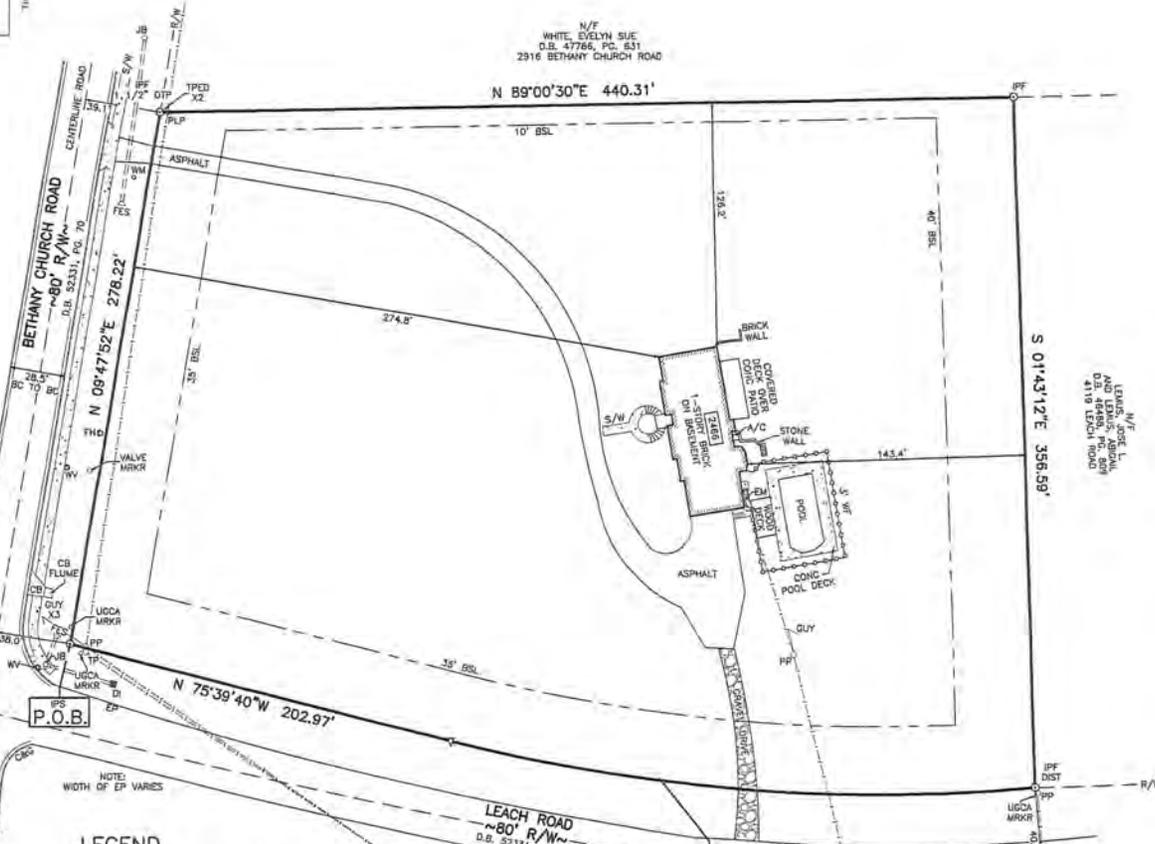
FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 131500218F.
DATE: SEPTEMBER 29, 2006

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 134,281 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,294,662 FEET.
ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IFF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.
(ALL 1/2" REBAR W/ CAP)
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS DICTUM ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

LEGEND

A	ARC	BSL	BUILDING SETBACK LINE	FRM	FLOOD INSURANCE RATE MAP
C	CURB	CB	CATCH BASIN	MH	MANHOLE
A/C	AIR CONDITIONING	CONC	CONCRETE	IFF	1/2" REBAR
R/W	RIGHT-OF-WAY	CONC	CONCRETE	IFF	1/2" REBAR W/ CAP
N/W	ADJOINING OWNERSHIP	COR	CORNER	JB	JUNCTION BOX
S/W	SIDE WALK	CG	CURB & GUTTER	OTR	OPEN TOP PIPE
ATT	AT&T SERVICE BOX	CP	CALCULATED POINT	PLP	POWER LIGHT POLE
BC	BACK OF CURB	DI	DROP INLET	PL	PROPERTY LINE
BLC	BUILDING CORNER	EM	ELECTRICITY METER	PP	POWER POLE
BLD	BUILDING	EP	EDGE OF PAVEMENT	D.B.	DEED BOOK
GUY	GUY WIRE	GST	GROUNDED SURFACE TIE	P.B.	PLAT BOOK
MRRK	MARKER	FH	FIRE HYDRANT	PG	PAGE
				FES	FLARED END SECTION

P.O.B.	POINT OF BEGINNING
UGCA	UNDERGROUND CABLE
REBAR	REBAR
TFED	TELEPHONE PEDestal
WF	WOOD FENCE
TP	TELEPHONE POLE
WM	WATER METER
WV	WATER VALVE
UUL	OVERHEAD UTILITY LINES

A=304.08'
R=898.22'
N 85°22'45"W
C=302.63'

REVISIONS	PROJECT DESCRIPTION:	SURVEY FOR:
		ANGELICAN CHURCH OF THE RESURRECTION
		2466 BETHANY CHURCH ROAD SNELLVILLE, GEORGIA 30039
	COUNTY: GWINNETT	DISTRICT: 6TH
LAND LOT: 47	SECTION:	

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX=(770)554-8134



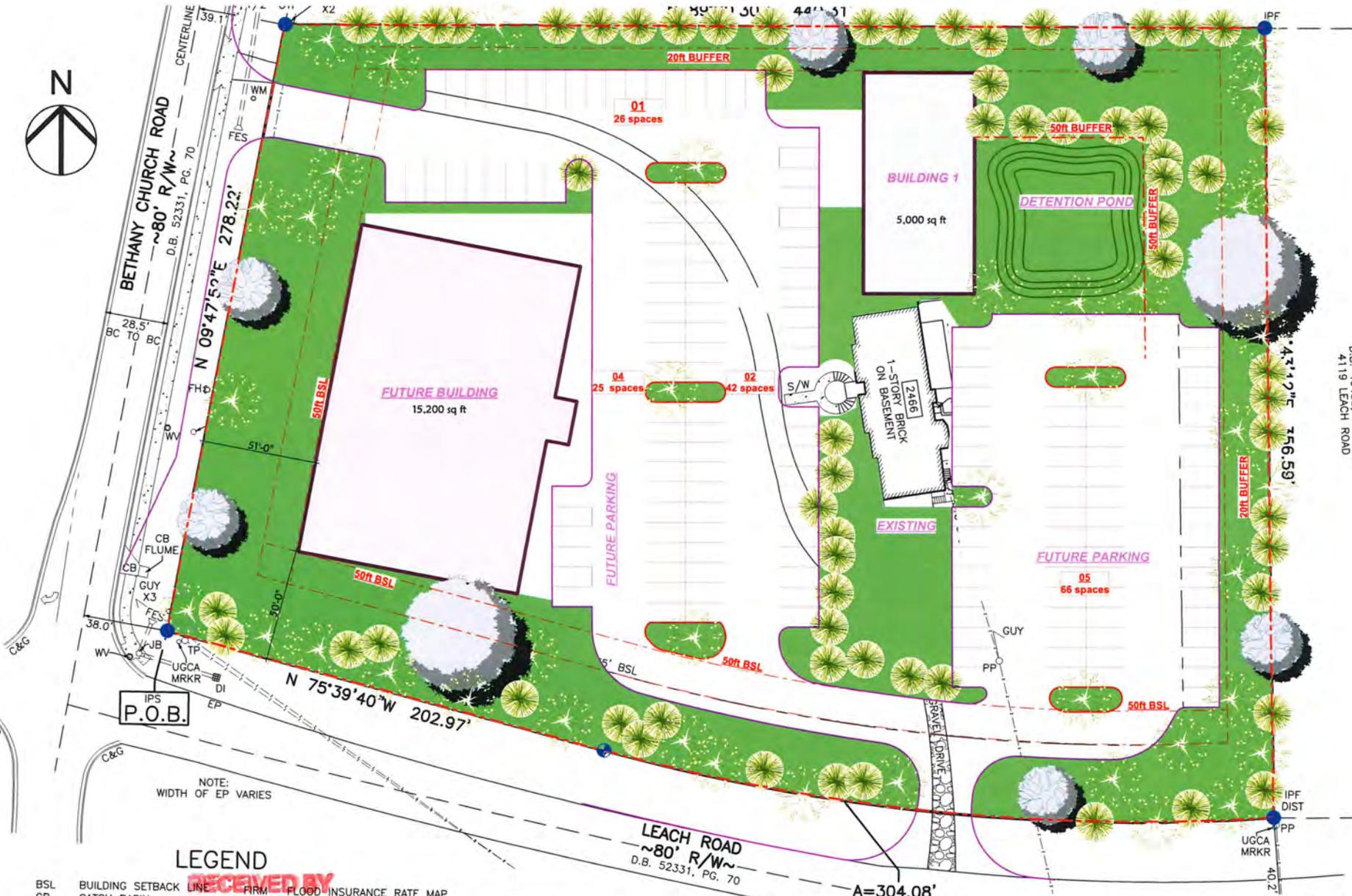
SIGNATURE	JAMES A. JACOBS	DATE	12/3/18
PRINTED NAME	JAMES A. JACOBS	DATE	
DATE OF PLAT PREPARATION	12/3/18	BY: HWG	
DATE OF FIELD SURVEY	11/28/18	BY: AMB	
DEED: D.B. 52331, PG. 70			
PLAT: SEE LEGAL REFERENCE			
SCALE: 1" = 40'			
SHEET # 1 OF 1			
			18378

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LEGEND

- | | | | |
|------|-----------------------|------|--------------------------|
| BSL | BUILDING SETBACK LINE | FIRM | FLOOD INSURANCE RATE MAP |
| CB | CATCH BASIN | MH | MANHOLE |
| CONC | CONCRETE | IPF | 1/2" REBAR |
| CONC | CONCRETE | IPS | 1/2" REBAR W/ CAP |
| COR | CORNER | JB | JUNCTION BOX |

- | | |
|--------|--------------------|
| P.O.B. | POINT OF BEGINNING |
| UGCA | UNDERGROUND CABLE |
| RR | REBAR |

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A=304.08'
R=898.22'
N 85°22'45"W
C=302.63'

PROPOSED SITE PLAN

SCALE: 1" = 40'

SHIP

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228 GLENWOOD DR
CANTON, GA. 30115
Phone: (678) 438-4759
tammy@kmsi.com

Ksi
design group

PR-1

THE Bethany Church Dr
2466 BETHANY CHURCH RD SNELLVILLE, GA

CONTACT PERSON:
Fr. Onyedinma Mogbo
TEL: 404-645-5024
onyemogbo@hotmail.com

7/4/2019

D.B. 52331, PG. 809
4119 LEACH ROAD

BETHANY CHURCH ROAD
~80' R/W~
D.B. 52331, PG. 70

LEACH ROAD
~80' R/W~
D.B. 52331, PG. 70

N 09°47'52"E 278.22'

N 75°39'40"W 202.97'

N 42°12'15"E 156.59'

IPF DIST
PP
UGCA MRKR
40.2'

NOTE:
WIDTH OF EP VARIES

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 proposed use will beautify the neighborhood and develop the adjacent and nearby property, and is therefore

- (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 be any adverse affect on the adjacent/nearby property rather it will uplift/enhance the neighborhood and for their usability.

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

The property use is located in a thriving Bethany Church Road and Leach Road where there are schools and neighborhood district and does have reasonable economic use as currently zoned and will help boost the neighborhood environment safety.

- (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 have no affect on the existing streets transportation facilities, utilities, or schools because the proposed property has two main entrance from two streets (Bethany Church Road and Leach Road)

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

Yes. The Place of Worship is in conformity with the policy and intent of the land use plan.

- (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:

The proposed use seeks to bring exciting environment of comfort and peace to the community in form of Worship and should therefore be granted this use is suitable.

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LETTER OF INTENT

Adolphus Ofor
2466 Bethany Church Road
Snellville, GA 30039

May 27, 2019

Gwinnett County Department of Planning and Development
Planning Division
One Justice Square
446 West Crogan Street, Suite 250
Lawrenceville, GA 30046

Re: Application for Special Use Permit for A Place of Worship

Dear Planning Division:

The Applicant is seeking a Special Use Permit to operate a place of worship at 2466 Bethany Church Road, Snellville, GA 30039. The purpose of this Special Use Permit is that the lot is 3.59 acres. The Applicant is a member of The Anglican Church of Resurrection (Diocese of the West) and the owner of the property.

The property is in the intersection of Bethany Church Road and Leach Road; and is situated in a residential area with few blocks from Shiloh High and Middle Schools. It equally has Baptist Church along the same street. The property location is suitable for potential community spiritual growth use and will help beautify and develop the residential properties round it. The intent of this applicant is to retain this 3,955 sq ft. one story building, and plan to expand the use to accommodate more space for a place of worship service.

It is the Applicant's intention to provide a place of worship for the benefit of growing community in Snellville and their neighboring cities for members seeking Anglican place of worship within Gwinnett County.

I appreciate your consideration for this Special Use Permit. Social interaction through worship and fellowship enhances growth of community faithful believers coming together in one accord. God bless.

Sincerely,



Mr. Adolphus Ofor, Property Owner

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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.

Adolphus Ofor 6/11/19
Signature of Property Owner Date

Adolphus Ofor, Property owner
Type or Print Name and Title

Lisa M. Reed 06/11/19 Notary Seal
Signature of Notary Public Date Notary Seal



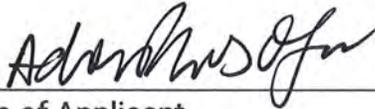
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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

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

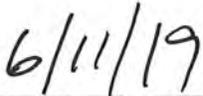
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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



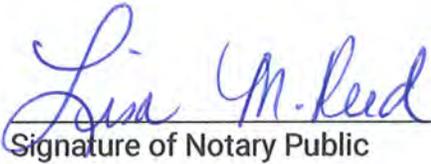
Signature of Applicant

Adolphus Ofor

Type or Print Name



Date



Signature of Notary Public



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.

Adolphus Ofor 6/11/19 Adolphus Ofor, Property Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Lisa M. Reed 06/11/19
 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 Adolphus Ofor
 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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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: 06 - 47 - R6047001B
(Map Reference Number) District Land Lot Parcel

Adolphus Ofor Signature of Applicant 6/24/19 Date

Adolphus Ofor, Property Owner

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Aprilie Smith NAME TSA II TITLE

6-24-19 DATE

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