



SPECIAL USE PERMIT APPLICATION
For Places of Worship

RECEIVED

JUL 15 2019

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville, Georgia
Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3513 Fax 770.985.3551 www.snellville.org

DATE RECEIVED _____

SUP 19-02

2140 MCGEE RD D #1900342

SUP CHURCH - LOVE & FAITH MINISTRIES

PARCEL- 5007 014

Applicant is: (check one)
 Property Owner
 Attorney for Property Owner
 Property Owner's Agent

LOVE + FAITH MINISTRIES

Name (please print)

PASTOR

Title

LOVE + FAITH MINISTRIES

Corporate Entity Name

2140 D MCGEE RD

Mailing Address

SNELLVILLE, GA

City, State, Zip Code

404-483-5439 404-399-9160

Phone Number (wk)

CHRISTOPHER BOATMAN15@GMAIL.COM (cell)

Email Address

Property Owner (if not the applicant): check here if additional property owners and attach additional sheets.

Ray Makhberi

Name (please print)

CEO

Title

First Global Capital Group, Inc

Corporate Entity Name

2140 McGee Rd C-750

Mailing Address

Snellville GA 30078

City, State, Zip Code

404-313-0276 L

Phone Number (wk)

leasing@fgcg2003.com (cell)

Email Address

For Place of Worship in: Residential Zoning District (RS-180, RS-150, R-TH, RG-75, RM) BG District HSB District

Present Zoning District Classification: BG Present Land Use Classification: Health Village

Property Street Address: 2140 McGee Road Acreage: 8.99 Tax Parcel No.: 5007014

APPLICATION FEES:

- Special Use Permit Application \$ 500.00
- Public Notice Sign(s) \$ 50.00 each (per parcel, per road frontage)
- Adjoining Property Owner Notification Letters \$ 15.00 per adjoining property X 2 notices

DEFINITIONS:

HOUSE OF WORSHIP: See "place of worship".

PLACE OF WORSHIP: A specially designed structure or consecrated space where individuals or a group of people such as a congregation come to perform acts of devotion, veneration, or religious study. Temples, churches, synagogues and mosques are examples of structures created for worship. A convent or monastery may serve both to house those belonging to religious orders and as a place of worship for visitors.

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed Special Use Permit with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the questions is not acceptable.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: THIS SPECIAL USE PERMIT REQUEST IS FOR A USE THAT IS SUITABLE IN VIEW OF THE USE AND THE DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES AS THE PROPERTY HAS BEEN PREVIOUSLY SERVING AS A PLACE OF WORSHIP.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: THIS SPECIAL USE PERMIT REQUEST WOULD NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY AS THIS SITE HAS PREVIOUSLY BEEN SERVING AS A PLACE OF WORSHIP.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: THE PROPERTY TO BE AFFECTED BY THE SPECIAL USE PERMIT REQUEST DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: THIS SPECIAL USE PERMIT REQUEST WILL NOT RESULT IN A USE THAT WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS.

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: THIS SPECIAL USE PERMIT REQUEST IS IN CONFORMITY
WITH THE POLICY AND INTENT OF THE LAND USE PLAN,

6. 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 zoning proposal.

Response: THE FACT THAT THE SITE HAS BEEN PREVIOUSLY USED
AS A PLACE OF WORSHIP SHOULD SUPPORT THE APPROVAL OF
THIS SPECIAL USE PERMIT.

SPECIAL USE REQUIREMENTS – RESIDENTIAL ZONING DISTRICTS:

A Place of Worship may be permitted upon findings of the Mayor and Council and issuance of a Special Use Permit that under particular circumstances present such use is in harmony with the principal permitted uses of the district and after a public hearing. Provided, the Place of Worship:

1. Shall be located on a site of not less than five (5) acres with at least four (4) acres lying outside of any 100-year FEMA Food Hazard area. The tract shall be one contiguous zoning classification.
2. All such facilities and buildings shall front on a street having a classification of Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway as classified on the most current Gwinnett County Long Range Road Classification Map, for a distance of at least two-hundred-fifty (250) feet.
3. All buildings shall be set back at least fifty (50) feet from the front property line, forty (40) feet from the rear property line, and twenty (20) feet from side property lines (forty (40) feet if adjacent to residentially zoned property), thirty-five (35) feet on the street side if a corner lot.
4. Parking is not to be located within the fifty (50) foot front yard setback area.
5. If adjacent to residentially zoned property, a landscape buffer of at least twenty (20) feet wide shall be provided along the property line(s) adjacent to said zoning and designed and planted in accordance with Sec. 19-32(4) of the Buffer Ordinance.
6. Facilities for use in the conduct of religious services or ceremonies may utilize one manufactured building on the property for a period not to exceed three (3) years.
7. Schools and other accessory uses are located on the same parcel as the place of worship and are clearly incidental and secondary to the use of the property as a place of worship.

SPECIAL USE REQUIREMENTS – BG AND HSB ZONING DISTRICTS:

A Place of Worship may be permitted upon findings of the Mayor and Council and issuance of a Special Use Permit that under particular circumstances present such use is in harmony with the principal permitted uses of the district and after a public hearing. Provided, the Place of Worship:

- ✓ 1. Shall be located on a site of not less than five (5) acres or demonstrate the ability to provide parking access, recreational space and other space requirements normally associated with a place of worship.
- ② 2. All such facilities and buildings shall front on a street having a classification of Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway as classified on the most current Gwinnett County Long Range Road Classification Map, for a distance of at least two-hundred-fifty (250) feet. *Variance*
3. Parking is not to be located within the twenty-five (25) foot front yard setback area.
4. If adjacent to residentially zoned property, a landscape buffer of at least sixty (60) feet wide shall be provided along the property lines(s) adjacent to said zoning and designed and planted in accordance with Sec. 19-32(4) of the Buffer Ordinance.

APPLICANT SHALL PROVIDE A RESPONSE AS TO WHETHER THE PROPERTY MEETS EACH CRITERIA LISTED ABOVE AND INCLUDE WITH THEIR LETTER OF INTENT.

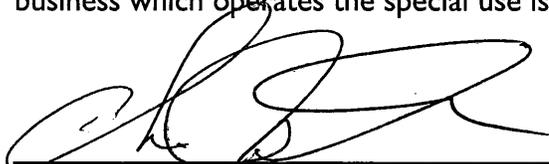
THE MAYOR AND COUNCIL MAY CONSIDER VARIANCES FROM THESE REQUIREMENTS, PROVIDED THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE, OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LAND, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT.

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application for a Special Use Permit. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if 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, or otherwise conveyed or discontinued.



Signature of Applicant

7/3/19

Date

CHRISTOPHER BOATMAN, PASTOR

Type or Print Name and Title





Signature of Notary Public

7/3/19

Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the real property considered in this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.



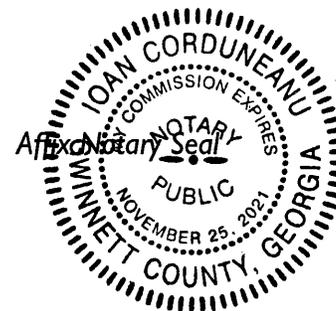
Signature of Owner

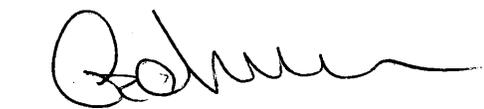
7/3/19

Date

Ray Mokhbevi CEO

Type or Print Name and Title





Signature of Notary Public

7/3/19

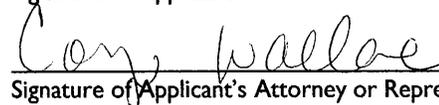
Date

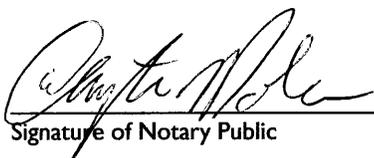
CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

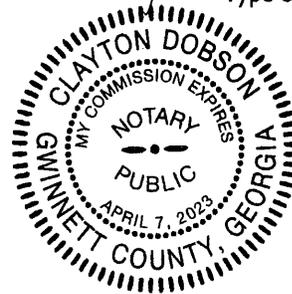
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.


7/15/19
CHRISTOPHER BOWMAN
Pastor
 Signature of Applicant Date Type or Print Name and Title


7/15/19
Cory Wallace
Church Administrator
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title


Date
 Signature of Notary Public



Affix Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES NO YOUR NAME: _____

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.



Fountain Square Business Center

A First Global Capital Group Project

July 13, 2019

City of Snellville
2342 Oak Road
Snellville, GA 30078

RE: Special Use Permit Application for "Love and Faith Ministries" (2140 McGee Rd. Building D)

Dear Mayor, City Council & Planning Commission:

Thank you for your time and consideration in regards to Love and Faith Ministries' application for a Special Use Permit to establish a House of Worship at Fountain Square. The subject property has 450 parking spaces that are underutilized. Per your request, we can easily assign 150+ parking spaces for Building D which will house the Love and Faith Ministries.

Enclosed, please also see proof of taxes being up to date.

If there is anything else you would need from us, please do not hesitate to ask. We hope you will permit Love and Faith Ministries to call Fountain Square home. Their presence will help our City and Community in a positive way.

Warm Regards,

Ray A. Mokhberi

Ray A. Mokhberi
CEO
Mokhberi Investment, Inc.



ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:
MOKHBERI INVESTMENTS INC

SITUS:
2140 MCGEE RD

Tax District:
EVERMORE CID SVILL

[Change Mailing Address](#)

Parcel ID	Property Type	Last Update
R5007 014	Real Property	7/13/2019 10:19:29 AM

Legal Description

U S HWY 78

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2018	\$31,591.67	\$31,591.67	\$0.00	\$0.00	12/1/2018	\$0.00
Total						\$0.00

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2017	\$22,865.40	\$22,865.40	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$22,720.88	\$22,720.88	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$21,495.10	\$21,495.10	\$0.00	\$0.00	10/15/2015	\$0.00
Total						\$0.00

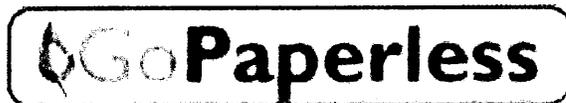
Print Tax Bill

Click to view and print your Aug 2018 tax bill.

* This bill is good through Oct 15, 2018 only.

Pay Online

No payment due for this account.

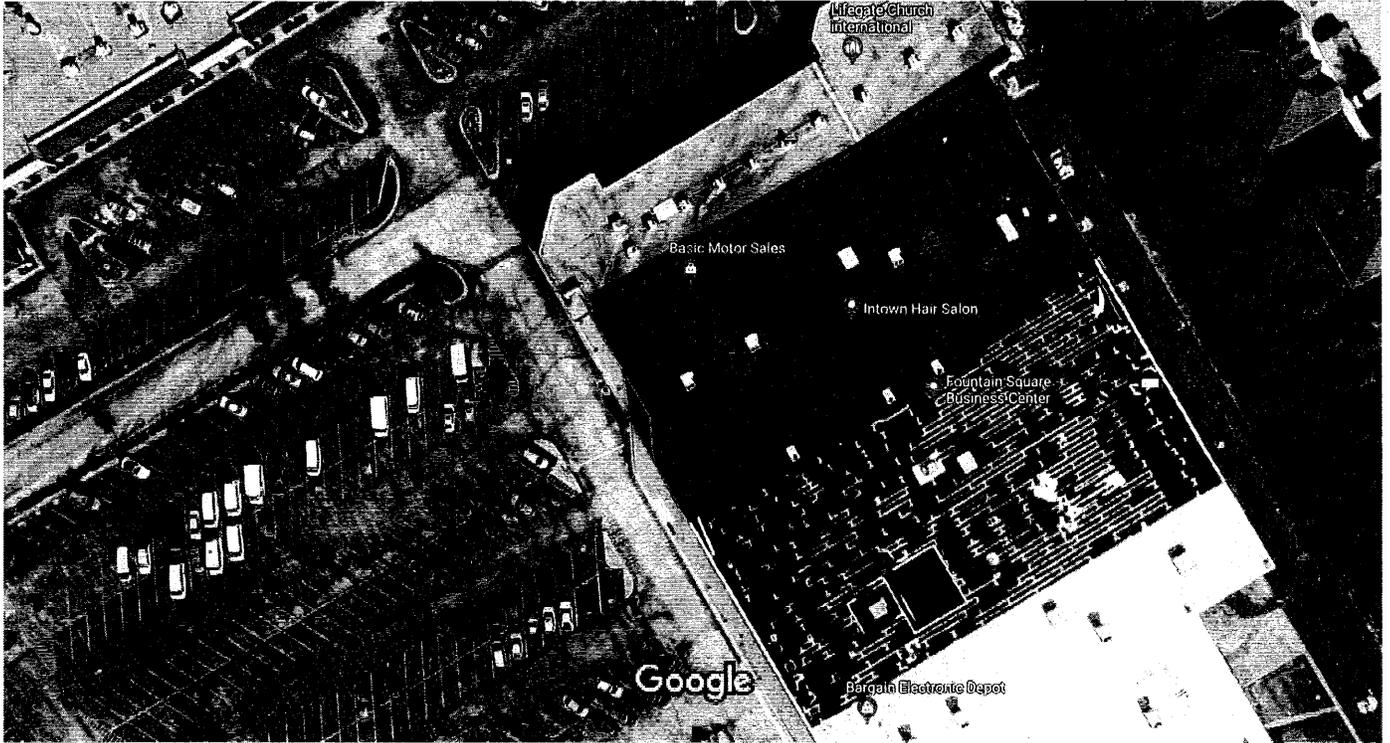


Click [here](#) to cancel your Paperless Billing enrollment

Schedule Payments

Google Maps

AERIAL VIEW FOR SITE PLAN.



Imagery ©2019 Google, Map data ©2019 50 ft

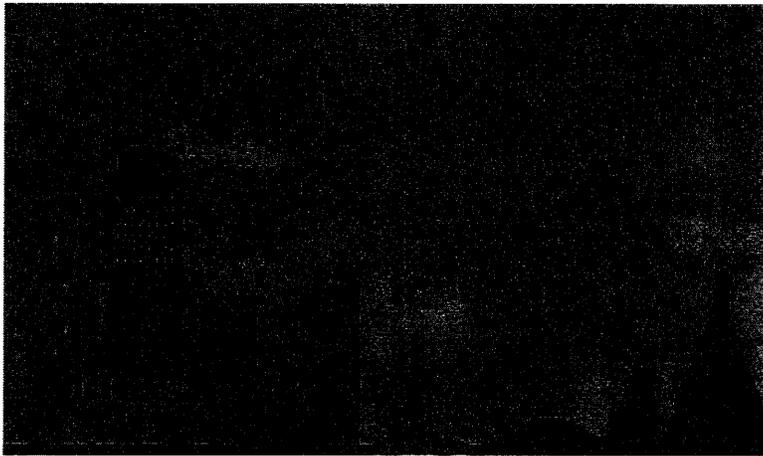


Google Maps 2140 Mc Gee Rd SW

ADJACENT PROPERTIES



Imagery ©2019 Google, Map data ©2019 Google 50 ft



① SMARTFIT By BRIAN
 2204 FOUNTAIN SQUARE
 SNELLVILLE, GA 30078
 NO OWNER RECORDED (SEARCHED)
 NEIGHBORHOOD WHO?
 FIRST GLOBAL CAPITAL GROUP

2140 Mc Gee Rd SW

Snellville, GA 30078



Directions



Save



Nearby



Send to your phone



Share

2140A MCGEE RD.

SNELLVILLE, GA 30078

RAY MOKHTARI

R5007 014

19651
0224

BK 19651 PG0224

Kathy L. Cowart & Associates, P.C.
3371 Lenora Church Rd
Snellville, GA 30039

304622

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

99 DEC -2 PH 1:20

TOM LAWLER, CLERK

QUIT CLAIM DEED

STATE OF GEORGIA,
COUNTY OF GWINNETT

THIS INDENTURE, Made the 29th day of November, 1999, between

HASSAN A. MOKHBERI and FARIDEH H. MOKHBERI

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called "Grantor", and

MOKHBERI INVESTMENTS, INC.,

a Georgia corporation, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ... TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledge, has and hereby does remise, release, convey and forever quit claim unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee,

All of Grantor's interest in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 7 of the 5th District, Gwinnett County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated and made a part hereof by reference for all purposes.

Being that same property conveyed to Grantors by Limited Warranty Deed dated December 5, 1996, by DAYTON HUDSON CORPORATION, a Minnesota corporation, being recorded at Deed Book 13552, Pages 248 - 258, Gwinnett County, Georgia Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in order that neither Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

177353

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 1,100.00
TOM LAWLER CLERK OF
SUPERIOR COURT

COPY

32

IN WITNESS WHEREOF, the Grantor has affixed their hands and seals hereto ,
and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

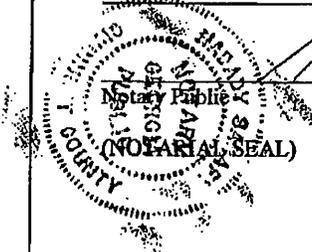
HAROLD H. SARRAFI

Witness

Notary Public, Gwinnett County, Georgia
My Commission Expires February 20, 1997

Hassan A. Mokhberi (SEAL)
HASSAN A. MOKHBERI

Farideh H. Mokhberi (SEAL)
FARIDEH H. MOKHBERI



Grantee's address:
5862 Mitchell Road, NW
Atlanta, Georgia 30328

Please return recorded deed to:
KATHY L. COWART & ASSOCIATES, P.C.
3371 Lenora Church Road
Snellville, Georgia 30039