



**SPECIAL USE PERMIT APPLICATION**  
**For Places of Worship**

RECEIVED

OCT 12 2020

**City of Snellville, Georgia**  
**Department of Planning & Development**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, Georgia 30078  
Phone 770.985.3513 Fax 770.985.3551 www.snellville.org

**CITY OF SNELLVILLE**  
**PLANNING & DEVELOPMENT**

DATE RECEIVED \_\_\_\_\_

2124 FOUNTAIN SQ #2000549  
SPECIAL USE PERMIT # 20-03  
THE LOVE CENTER FAMILY MINISTRIES  
PARCEL- 5007 230

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

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

Melvin Harris, Sr.  
Name (please print)  
Pastor  
Title  
The Love Center Family Ministries  
Corporate Entity Name  
1260 Castle Pointe Lane  
Mailing Address  
Grayson, GA 30017  
City, State, Zip Code  
678-571-6640  
Phone Number (wk) (cell)  
debosesandra@yahoo.com  
Email Address

Thomas Wouters  
Name (please print)  
Manager  
Title  
MCRE Management Partners, LLC  
Corporate Entity Name  
4311 West Lovers Lane, Suite 100  
Mailing Address  
Dallas, Texas 75209  
City, State, Zip Code  
404-662-2522  
Phone Number (wk) (cell)  
twouters@murchisoncommercial.com  
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 District Present Land Use Classification: Retail/Neighborhood Center

Property Street Address: 2124-2130 Fountain Square, Snellville, GA 30078 Acreage: 8.47 Tax Parcel No.: R5-007-230

**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.

SUP Application

Attachment A

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: The property has been used for places of worship for several years, and the specific space in the property was used by a house of worship previously.

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

Response: The property has been used for a place of worship for many years.

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

Response: Since the property has been used for a place of worship for many years, the economic use will not be affected.

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: No. The property in question will be used for the proposed special use place of worship for weekly bible study, Sunday afternoon services, and Saturdays rehearsals. Additionally tenant will use property several times weekly for a retail children's bookstore within premises on the property.

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

Response: Yes, the property will be used consistent with the current use of the Premises and other premises within the shopping center.

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: Applicant is unaware of any other existing or changing conditions affecting the use and development of the property.

### CERTIFICATIONS

#### APPLICANT'S CERTIFICATION

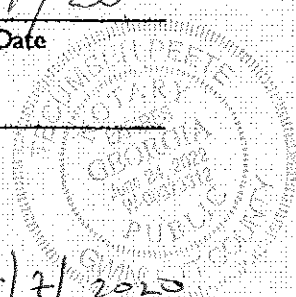
The undersigned below is authorized to make this application for a Special Use Permit. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

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.

Melvin Harris      10/7/20  
Signature of Applicant      Date

Melvin Harris  
Type or Print Name and Title

Affix Notary Seal



Tammah Peete      Oct 7 / 2020  
Signature of Notary Public      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.

Ben Bucksbaum      10/5/2020  
Signature of Owner      Date

Ben Bucksbaum as agent for owner  
Type or Print Name and Title

Affix Notary Seal

Carolyn Turner      10/5/20  
Signature of Notary Public      Date

CAROLYN TURNER  
Notary Public, Cobb County, Georgia  
My Commission Expires Dec 30, 2023

**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.

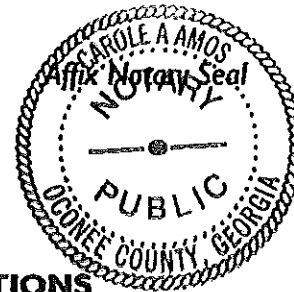
Melvin Harris 10/8/2020  
Signature of Applicant Date

Melvin Harris, Sr.  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

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

Carole Amos October 9, 2020  
Signature of Notary Public Date  
*exp: 3/18/21*



**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: Melvin Harris, Sr.

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

0K54461 PG0210

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2016 JUL 27 AM 8:08

RICHARD ALEXANDER, CLERK

After recording, return to  
Calloway Title and Escrow, LLC  
4170 Ashford-Dunwoody Road  
Suite 525  
Atlanta, Georgia 30319  
CT2-2-34161 / GWM Mimi AD161939  
2-34161

PT-61# 67-2016-019648  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
RICHARD T ALEXANDER, JR: CLERK OF  
SUPERIOR COURT

305597

**QUITCLAIM DEED**

THIS INDENTURE, made effective as of the 25<sup>th</sup> day of July, 2016, between,

**ANDREW BOLNICK & ASSOCIATES, INC.**, a Florida corporation,  
solely in its capacity as Receiver for the property of Camco Management, LLC

(hereinafter called "Grantor") and

**MCRE Fountain Square, LP**, a Texas limited partnership, as to an Undivided 27% Interest;  
**PLEASANT RUN/LANCASTER, LTD**, a Colorado Limited partnership, as to an Undivided  
23% Interest and  
**REIGER ASSOCIATES 90-1, LTD**, a Colorado Limited partnership, as to an Undivided 50%  
Interest

(hereinafter called "Grantee"), the words "Grantor" and "Grantee" to include their respective  
heirs, successors, legal representatives, and assigns where the context requires or permits:

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100  
DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has  
bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim  
to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in  
and to the following described real property, to wit:

**ALL THAT TRACT or parcel of land lying and being in Land Lot 7 of the 5<sup>th</sup>  
District of Gwinnett County, Georgia, being more particularly described on Exhibit  
"A" attached hereto and by this reference incorporated herein.**

with all the rights, members and appurtenances to the said described premises in anywise  
appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither  
the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim  
or demand any right, title or interest to the aforesaid described premises or its appurtenances.

0066673

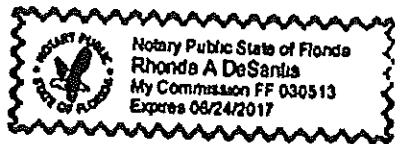
BK54461 PG0211

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness


  
Notary Public

My Commission Expires:  
6/24/2017  
[AFFIX NOTARIAL SEAL]

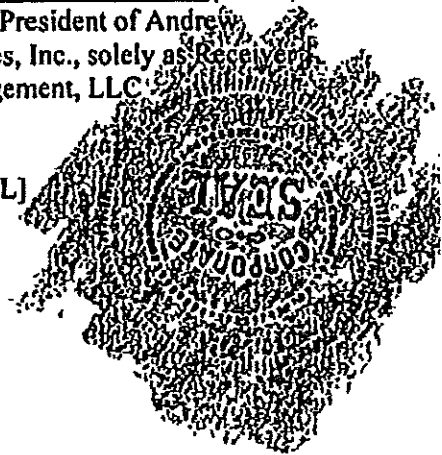


GRANTOR:

ANDREW BOLNICK & ASSOCIATES, INC., a  
Florida Corporation

By:  (SEAL)  
Andrew Bolnick, as President of Andrew  
Bolnick & Associates, Inc., solely as Receiver  
For CAMCO Management, LLC

[CORPORATE SEAL]



BK54461 PG0212

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT A R-BAR FOUND AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD AND THE LAND LOT LINE DIVIDING LAND LOTS 7, AND 8, 5TH DISTRICT, GWINNETT COUNTY, THENCE, ALONG SAID LAND LOT LINE, NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 962.06 FEET TO A R-BAR FOUND; THENCE, LEAVING SAID LAND LOT LINE, SOUTH 32 DEGREES 10 MINUTES 27 SECONDS EAST 449.06 FEET TO A R-BAR FOUND; THENCE SOUTH 57 DEGREES 49 MINUTES 48 SECONDS WEST 304.36 FEET TO A NAIL FOUND; THENCE NORTH 32 DEGREES 05 MINUTES 11 SECONDS WEST 103.13 FEET TO A NAIL FOUND; THENCE SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST 143.57 FEET TO A R-BAR FOUND; THENCE SOUTH 57 DEGREES 35 MINUTES 32 SECONDS WEST 249.74 FEET TO A R-BAR FOUND; THENCE SOUTH 55 DEGREES 47 MINUTES 00 SECONDS WEST 221.98 FEET TO A R-BAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MCGEE ROAD; THENCE, ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD, NORTH 39 DEGREES 33 MINUTES 45 SECONDS WEST 83.53 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF MCGEE ROAD, NORTH 38 DEGREES 17 MINUTES 19 SECONDS WEST 297.47 FEET TO THE POINT OF BEGINNING, ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SURVEY SYSTEMS & ASSOC., INC. FOR MCRE FOUNTAIN SQUARE, LP, A TEXAS LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 27% INTEREST; PLEASANT RUN/LANCASTER, LTD, A COLORADO LIMITED PARTNERSHIP AS TO AN UNDIVIDED 23% INTEREST AND REIGER ASSOCIATES 90-I, LTD, A COLORADO LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 50% INTEREST AND CHICAGO TITLE INSURANCE COMPANY PREPARED BY SURVEY SYSTEMS AND ASSOC., INC. (CHARLES W. LOVELESS, GRLS NO. 3030) DATED JUNE 28, 2016 AND LAST REVISED JULY 21, 2016, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.



**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R 5 - 007 - 240  
(Map Reference Number) District Land Lot Parcel

Melvin Annis  
Signature of Applicant

\_\_\_\_\_  
Date

Co-Partner

\_\_\_\_\_  
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)

Ingrid Umanzor  
NAME

TSA II  
TITLE

9/25/2020  
DATE

## DESCRIPTION

This shopping center, on the main street of Snellville (a suburb of Atlanta) is anchored by Tuesday Morning (who just renewed their lease for another 5 years) and BellSouth. Stable tenancy; many have been here 10 years or longer. No deferred maintenance. Attractive brick building. Lots of new commercial development either going on or planned in the immediately surrounding area. This is a great opportunity for the smart investor.

Snellville is a very stable bedroom suburban community about 20 miles east of downtown Atlanta. Average household income in Snellville is \$80,000. The Fountain Square Shopping Center is located at the intersection of U.S. Highway 78 (also called "Main Street" in Snellville) and McGee Road, about a half a mile west of the intersection of U.S. Highway 78 and Georgia SR 124; an intersection considered to be the center of Snellville. Snellville is in Gwinnett County, which is one of the fastest growing counties in the USA.

## HIGHLIGHTS

- Great Location
- Good Cap Rate Investment for the Smart Investor
- Well Anchored and Stable Tenancy

## TRAFFIC

### Collection Street: Passmore Dr

Cross Street	Oakshire Dr
Traffic Volume	1,746
Year	2015
Distance	0.3 mi

### Collection Street: Cahuenga Blvd

Cross Street	Franklin Ave
Traffic Volume	11,055
Year	2009
Distance	0.6 mi

### Collection Street: Barham Blvd

Cross Street	Forest Lawn Dr
Traffic Volume	17,540
Year	2014
Distance	1.0 mi

### Collection Street: Prospect Ave

Cross Street	Crestwood Dr
Traffic Volume	2,396
Year	2015
Distance	1.0 mi

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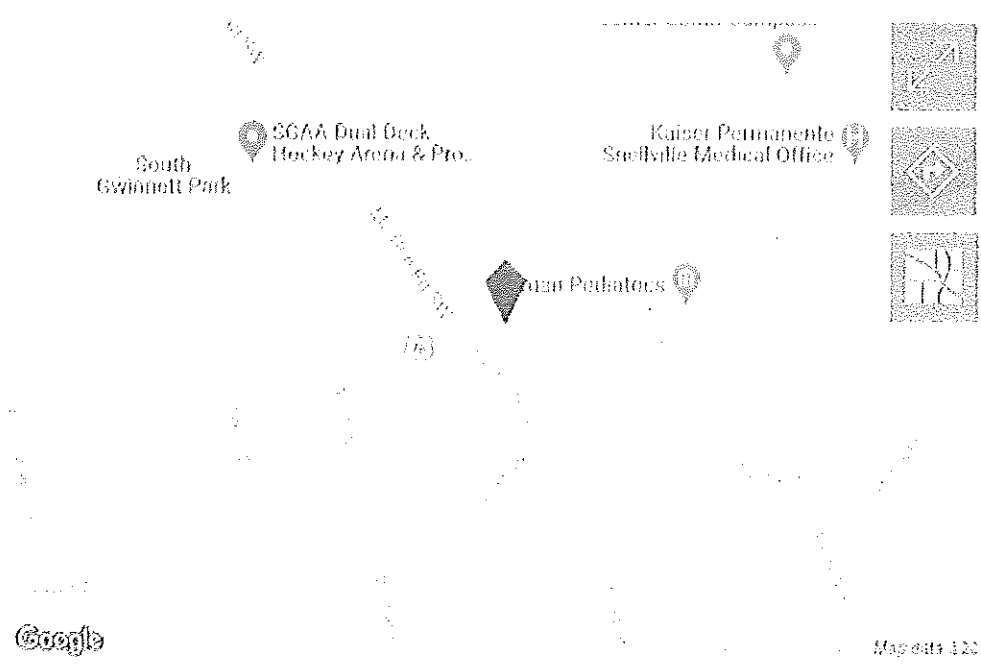
## FOUNTAIN SQUARE

<b>Center Type</b>	Community Center
<b>Parking</b>	500 Spaces
<b>Zoning</b>	BG, Snellville
<b>Stores</b>	18
<b>Center Properties</b>	1
<b>Frontage</b>	440' on McGee Rd 454' on Us-78 Hwy
<b>Gross Leasable Area</b>	98,416 SF
<b>Total Land Area</b>	8.47 AC
<b>Year Built</b>	1984
<b>Cross Streets</b>	Hwy 78 & McGee Rd
<b>Date Created</b>	7/19/2019
<b>ID#:</b> 10667268	Last Updated: 9/14/2020

## ABOUT THE PROPERTY

Retail/Office space available on Hwy 78 near downtown Snellville. 60,000 cars per day at intersection of Hwy 78 and McGee Rd. Convenient location with long-standing stable tenant base.

- Pylon Sign
  - Signalized Intersection
-



## FOUNTAIN SQUARE SHOPPING CENTER

Price	N/A
Gross Leasable Area	98,122 SF
Property Type	Retail
Property Subtype	Neighborhood Center
Property Use Type	Net Lease Investment with 5 years left on lease
Commission Split	4%
Cap Rate	7%
Occupancy	78%
No. Stories	1
Tenancy	Multiple
Year Built	1983
Lot Size	8.47 AC
Parking Ratio	5 / 1,000 SF
Date Created	11/08/2006