

**CITY OF CLARKSTON
CONDITIONAL USE PERMIT APPLICATION**

Date Received: _____

APPLICANT INFORMATION

APPLICANT NAME: North American Mission Board of the Southern Baptist Convention, Inc.

ADDRESS: 4200 North Point Parkway, Alpharetta, GA 30022

PHONE: (770) 410-6000 CELL: (478) 714-9682 FAX: _____

EMAIL ADDRESS: gmccallum@namb.net

OWNER INFORMATION (If different from Applicant)

OWNER NAME: _____

ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS: _____

PROPERTY INFORMATION (attach legal description)

ADDRESS: 3865 Church Street, Clarkston, GA

PARCEL ID#: 18-096-16-006 LAND LOT: _____ DISTRICT: _____

CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING: NC-1 CURRENT LAND USE: Community Life Center for church

PROPOSED LAND USE: Worship space and related church activities

DESCRIPTION OF USE (ex.: number of employees, details of operation, etc.): Conversion of existing CLC (Gym) to
worship venue and other church related activities

CITY OF CLARKSTON
PLANNING & DEVELOPMENT DEPARTMENT
1055 ROWLAND STREET
CLARKSTON, GA 30021
(404) 296-6489 x421
Fax (404) 296-6480

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: **See attached Limited Warranty Deed, Deed Book 26257, Page 18, Superior Court of Dekalb County, Georgia**

The North American Mission Board of the Southern Baptist Convention, Inc.
Type or Print Owner's Name

Sworn and subscribed before me this
8 day of November, 2017

Christina Anthony
Notary Public

2-20-18
Commission Expires

By: *George McCallum*
Owner's Signature By: George McCallum, General Counsel
11/8/17
Date



(Seal)

POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name
Owner's Signature
Date

Sworn and subscribed before me this
day of
Notary Public
Commission Expires

(Seal)

Type or Print Applicant's Name
Applicant's Signature
Date

ATTORNEY / AGENT

CIRCLE ONE: Attorney Agent

Myrick, Gurosky + Associates
Type or Print Attorney / Agent's Name

Paul G. Head
Attorney / Agent's Signature

700 Montgomery Hwy Ste. 156 Vestavia Hills, AL 35216
Address

205-313-3020
Phone Number

phead@mgandassociates.com
Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we The North American Mission Board of the Southern Baptist Convention, Inc am/are the owner(s) of the subject property, which is the subject matter of this application. I/we authorize the City of Clarkston to inspect the premises, which is the subject of this request for a Conditional Use Permit.

The North American Mission Board of the Southern Baptist Convention, Inc.
Type or Print Owner's Name

By: [Signature]
Owner's Signature

11/8/17
Date

George McCallum
NAMB General Counsel

2017079439 DEED BOOK 26257 Pg 18

Real Estate Transfer Tax \$3,560.00

Filed and Recorded:
5/16/2017 4:23:01 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

After recording, return to:

LAW OFFICES OF HODGES AND BROADAWAY
300 Parkbrooke Place, Suite 150
Woodstock, GA 30189
H080.497

STATE OF GEORGIA
COUNTY OF DeKalb

LIMITED WARRANTY DEED

THIS INDENTURE is made as of May 15, 2017, between **Clarkston International Bible Church, Inc., a Georgia nonprofit corporation a/k/a Clarkston International Bible Church as successor by name change to Clarkston Baptist Church, Inc., a Georgia nonprofit corporation** (a copy of Certificate of Name Change Amendment filed with the Georgia Secretary of State is attached hereto as Exhibit "C") ("Grantor") and **The North American Mission Board of the Southern Baptist Convention, Inc., a Georgia nonprofit corporation** ("Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100ths Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee:

All that tract or parcel of land lying and being in the City of Clarkston, DeKalb County, Georgia (hereinafter referred to as the "Land"), and being more particularly described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Land, together 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 Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as the "Permitted Exceptions") set out in Exhibit "B" attached hereto and incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

GRANTOR and GRANTEE agree that usage of the Land shall include Grantee establishing a "Send Relief Hub" on the Land to execute, model, and multiply mercy and justice ministry among the diverse community of Clarkston, Georgia, in accordance with the general terms of a Ministry Cooperation Agreement.

GRANTOR reserves unto itself and its successors and assigns, a right of reversion in the event that the Grantee, at any time, attempts to sell, transfer, or otherwise dispose of the Land or any part thereof to any party, other than to a party which is not then Grantee's parent, subsidiary, or affiliate or ceases to operate the Send Relief Hub as provided herein.

IN WITNESS WHEREOF, the Grantor has executed these presents and affixed their respective seals the day and year first above written.

"GRANTOR":

Signed, sealed and delivered in the presence of:

Clarkston International Bible Church, Inc., a Georgia nonprofit corporation a/k/a Clarkston International Bible Church as successor by name change to Clarkston Baptist Church, Inc., a Georgia nonprofit corporation

Charles H. Griffin, Jr.
Witness
CHARLES H. GRIFFIN, JR.
Print Name

By: *William A. Perrow*
Its: WSP CEO

Annalisa J. Keipert
Notary Public

My Commission Expires: June 10, 2019

[NOTARIAL SEAL]



EXHIBIT "A"

TRACT 1

All that tract or parcel of land lying and being in Land Lot 96 of the 18th District of DeKalb County, Georgia, in the Town of Clarkston, and being the westerly one-half of Town Lot 20 of said town according to a plat of the Town of Clarkston, recorded in Deed Book W, Page 487, of the DeKalb County Records, and more particularly described as follows:

BEGINNING at a point on the southeast side of Rowland Street located 200 feet northeast of the northeast right-of-way line of Hill Street, which beginning point is also at the northwest corner of said Town Lot 20, running thence in a northeasterly direction along the southeast side of Rowland Street toward Market Street, a distance of 100 feet to a point, running thence in a southeasterly direction 202.6 feet to a point on the northwest side of Rogers Street; thence southwesterly along the northwest side of Rogers Street 100 feet to the southwest corner of said Lot 20; thence in a northwesterly direction along the southwest line of Said Lot 20, a distance of 202.5 feet to the point of beginning; formerly known as 1011 Rowland Street, according to the present system of numbering of houses in the Town of Clarkston, as per plat of survey made for Clarkston Methodist Church by Sam Corley, Surveyor, dated March 18, 1964, presently an asphalt improved lot used solely for Church parking purposes, the same being subject to an easement to grantor to construct a storm drain line thereon.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 96 of the 18th District of DeKalb County, Georgia, and more particularly described as follows:

BEGINNING at an iron pin located on the northeast corner of the intersection of Hill Street and Rowland Street in the City of Clarkston, Georgia, running thence north 28 degrees, 45 minutes east along the easterly side of Rowland Street one Hundred (100) feet to an iron pin; thence south 60 degrees, 15 minutes east two hundred one and seven-tenths (201.7) feet to an iron pin located on the westerly side of Rogers Street; thence south 28 degrees, 45 minutes west one hundred (100) feet to an iron pin located at the northwest corner of the intersection of Hill Street and Rogers Street; thence North 60 degrees west along the northerly side of Hill Street two hundred two (202) feet to an iron pin at the point of beginning. According to plat of survey made for W. C. Gibson of S. T. Corley Surveyor, dated December, 1951 and recorded in Plat Book 1369, page 96, DeKalb County Records.

TRACT 3

All that tract or parcel of land lying and being in Land Lot 96 of the 18th District of DeKalb County, Georgia, being Lot 5A, Block 15, and more particularly described as follows:

BEGINNING at a point on the easterly side of Rowland Street, in the City of Clarkston, Georgia, 100 feet north from an iron pin at the northeast corner of the intersection of Hill Street and Rowland Street; thence running northerly (north 28 degrees 45 minutes east), along the easterly side of Rowland Street, 100 feet to an iron pin; thence south 60 degrees 15 minutes east 202.1 feet to the westerly side of Rogers Street; thence southerly along the west side of Rogers Street 100 feet; thence north 60 degrees 15 minutes west 201.7 feet to the east side of Rowland Street and the point of beginning, being improved property with a house thereon known as 1029 Rowland according to the present system of numbering houses in DeKalb County, Georgia.

1001 ROWLAND ST

TRACT 4

All that tract and parcel of land lying and being in

Lot 18; in dimension one hundred (100) feet by two hundred (200) feet, more or less, and bounded by the right-of-way of the Georgia Railroad, to-wit: one hundred (100) feet along the tract from the center thereof; and by Lot 17; and by two streets crossing at right angles, names of which streets are not given on the map of the town; said Lot 18 being situated in the Town of Clarkston, Georgia.

Also, a certain parcel or tract of land lying, being and situated on the south-easterly side of Georgia Railroad's main tract in Clarkston, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point two thousand two hundred eighty-seven and two tenths (2,287.2) feet west (Railroad's Operating Direction) of Georgia Railroad's mile post 160, and one hundred (100) feet southeasterly from, measured at right angles to, the center line of Georgia Railroad's main track, said point also being one hundred (100) feet northeasterly from the intersection of the northeasterly line of Hill Street with Georgia Railroad's southeasterly right-of-way line, which is one hundred (100) feet southeasterly from, measured at right angles to, the center line of said main track; thence northeasterly parallel to the center line of said main track one hundred (100) feet thence southeasterly on an angle to the right of ninety one (91) degrees and

nineteen (19) minutes, one hundred ninety eight and four tenths (198.4) feet to the northwesterly line of Rowland Street; thence southwesterly on an angle to the right of eighty-eight (88) degrees and fifty eight (58) minutes one hundred (100) feet along said line of Rowland Street; thence northwesterly on an angle to the right of ninety one (91) degrees and two (2) minutes, one hundred and ninety eight (198) feet to the point of beginning, as shown outlined in red on Georgia Railroad's Print No. 269/68, dated May 9, 1958, which is attached hereto and made a part hereof. Said property is located in Land Lot 96 of the 18th District of DeKalb County, Georgia, and known as Lot No. 17 according to plat recorded in Plat Book 27, page 80, DeKalb County Records, as shown on the plat attached hereto.

TRACT 5

All that tract or parcel of land lying and being in Land Lot 96 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point where the Northeasterly boundary line of the 80-foot right-of-way of Hill Street intersects the Southeasterly boundary line of the 200 right-of-way of the Georgia Railroad Main Tract; thence running Southeasterly along and following said Northeasterly boundary line of Hill Street a distance of approximately 198 feet to the point where the said Northeasterly boundary line of Hill Street intersects the Northwesterly boundary line of the 40 foot right-of-way of Rowland Street; then running Southwesterly in a straight line a distance of approximately 80 feet to a point where the Southwesterly boundary line of Hill Street intersects the Northwesterly boundary line of Rowland Street; thence running Northwesterly a distance of approximately 198 feet along said Southwesterly boundary of line of Hill Street to a point where said Southwesterly boundary line of Hill Street intersects said

Southeasterly boundary line of said railroad right-of-way; thence running Northerly along said Southeasterly boundary line of said railroad right-of-way a distance of approximately 80 feet to the point of beginning; being that portion of a certain public road known as Hill Street, with the city limits of Clarkston, GA.

TRACT 6

All that tract or parcel of land

lying and being in the Town of Clarkston, DeKalb County, Georgia, and described in the plan of said town as Lot No. One (1) bounded by Hill Street, Rowland Street and the Georgia Railroad, fronting the Georgia Railroad right-of-way one hundred (100) feet, and running back East same width as front, one hundred ninety eight (198) feet, bounded by Hill Street, Rowland Street, Lot No. Two (2) and the Georgia Railroad, and being the same property conveyed to the Clarkston Baptist Church by A. B. Goza by deed recorded in Book 360, page 597, DeKalb County Records.

TRACT 7

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF ROWLAND STREET ON THE RIGHT OF WAY OF THE GEORGIA POWER COMPANY AND RUNNING THENCE NORTHWESTERLY ALONG THE LINE OF THE PROPERTY OF FENTON B. CULLEY AND F. B. CULLEY, SR., 198 FEET TO THE RIGHT OF WAY OF THE GEORGIA RAILROAD; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID RIGHT OF WAY OF THE GEORGIA RAILROAD 75 FEET TO THE CORNER OF THE PROPERTY OF THE BAPTIST PASTORIUM; THENCE SOUTHEASTERLY ALONG THE LINE OF THE PROPERTY OF THE SAID BAPTIST PASTORIUM 198 FEET TO THE RIGHT OF WAY OF THE SAID GEORGIA POWER COMPANY AND ROWLAND STREET; THENCE SOUTHWESTERLY ALONG THE RIGHT OF WAY OF THE GEORGIA POWER COMPANY 75 FEET TO THE CORNER OF THE PROPERTY OF THE SAID FENTON B. CULLEY AND F. B. CULLEY, SR., THE POINT OF BEGINNING. BOUNDED ON THE NORTHERN SIDE BY THE RIGHT OF WAY OF THE GEORGIA RAILROAD ON THE EAST SIDE BY THE PROPERTY BELONGING TO THE BAPTIST CHURCH; ON THE SOUTHERN SIDE BY THE RIGHT OF WAY OF THE GEORGIA POWER COMPANY; ON THE WESTERN SIDE BY LANDS OF THE CULLEYS, BEING IMPROVED PROPERTY KNOWN AS NO. 972 ROWLAND ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY IS THAT PROPERTY CONVEYED BY DEEDS RECORDED AT DEED BOOK 3722, PAGE 290 AND DEED BOOK 3722, PAGE 294, DEKALB COUNTY RECORDS.

TRACT 8

All that tract or parcel of land lying and being in Land Lot 96 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

To find the true point of beginning, start at the intersection of the northeast right of way of Indian Creek Road and the northwesterly right of way of Rowland Street (right of way varies); thence northeasterly along the northwesterly right of way of Rowland Street a distance of 75.00 feet to an iron pin found and the point of beginning; thence from the point of beginning, N 50°52'24" W a distance of 186.91 feet to an iron pin found; thence N 32°33'00" E a distance of 18.00 feet to an iron pin set; thence N 22°23'41" E a distance of 57.09 feet to an iron pin set; thence S 59°02'22" E a distance of 196.01 feet to an iron pin set on said northwestern right of way of Rowland Street; thence S 31°48'00" W a distance of 75.00 feet to the

point of beginning; said property is more commonly known as 960 Rowland Street according to the present system of numbering houses in the City of Clarkston, Georgia. Reference: Deed Book 16425, Page 130, DeKalb County Superior Court Records.

TRACT 9

All that tract or parcel of land lying and being in Land Lot 96 of the 18th District of DeKalb County Georgia and being more particularly described as follows:

BEGINNING as a point located 64.6 feet northeasterly from the centerline of North Indian Creek Road (rights of ways vary) and 22 feet northwesterly from the centerline of Rowland Street (rights of ways vary); thence North 58°57'04" West a distance of 122.16 feet to a ½" rebar set; thence North 82°55'19" West a distance of 39.75' to a ½" rebar set; thence North 52°09'57" West a distance to a ½" rebar set located on 32' from the centerline of Church Street (right of way varies); thence, North 32°33'00" East a distance of 68.0 feet to a ½" rebar set; thence South 58°52'24" East a distance of 186.91 feet to a ½" rebar set a distance of 22' from the centerline of Rowland Street; thence South 31°48'00" West a distance of 75 feet to the point of beginning.

Said property is further described in a plat of survey prepared by Hennings Land Surveys (Steve B. Hennings, RLS) for John W. Bedford and Jacqueline E. Bedford, dated July 22, 2009, said plat being incorporated by reference thereto.

Said property is more commonly known as 954 Rowland Street, DeKalb County, according to the present system of numbering houses and lots in the City of Clarkston, Georgia; Reference: Deed Book 3756, Page 41 and Deed Book 5047, Page 537, DeKalb County Superior Court records.

SHOULD BE 637 

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All applicable, city, state and county real and personal property taxes for the year 2017 and subsequent years which are liens not yet due and payable.
2. All matters as would be disclosed by a current and accurate survey and inspection of the premises, including without limitation, encroachments, easements, measurements, variations in area or content, party walls, or riparian rights. Upon receipt of a survey acceptable to the Company, this item may be replaced with a specific survey reading.

As to Tracts 1, 2 and 3

3. All matters affecting subject property as shown on Plat recorded in Deed Book W, Page 487, records of the Superior Court of DeKalb County, Georgia.

As to Tract 4

4. Easement from Clarkston Baptist Church to Georgia Power Company, dated December 20, 1983, filed January 30, 1984 and recorded in Deed Book 4912, Page 17, aforesaid records.
5. All matters affecting subject property as shown on the following plats, all aforesaid records:
 - (A) Deed Book W, Page 487; and
 - (B) Plat Book 27, Page 80.

As to Tract 5

6. All matters affecting subject property as shown on Plat recorded in Deed Book W, Page 487, aforesaid records.

As to Tract 7

7. Permit to Cut or Trim Trees from Author E. Wolfe to Georgia Power Company, a corporation, dated January 26, 1966, filed March 28, 1966 and recorded in Deed Book 2086, Page 788, aforesaid records.
8. Easements as contained in that certain Right of Way Deed from William D. Dobson and Lucille N. Dobson to DeKalb County, a political subdivision of the State of Georgia, dated November 15, 1977, filed November 17, 1977 and recorded in Deed Book 3722, Page 290, aforesaid records.
9. Easements as contained in that certain Right of Way Deed from William D. Dobson and Lucille N. Dobson to DeKalb County, a political subdivision of the State of Georgia, dated November 15, 1977, filed November 17, 1977 and recorded in Deed Book 3722, Page 294, aforesaid records.

As to Tract 9

10. Permit to Cut or Trim Trees from J. W. Bedford to Georgia Power Company, a corporation, dated January 6, 1966, filed March 28, 1966 and recorded in Deed Book 2086, Page 796, aforesaid records.
11. Easements as contained in that certain Right of Way Deed from John William Bedford to DeKalb County, a political subdivision of the State of Georgia, filed March 8, 1978 and recorded in Deed Book 3756, Page 41, aforesaid records.

As to all Tracts:

12. Unrecorded Lease Agreement by and between Clarkston International Bible Church, Inc. f/k/a Clarkston Baptist Church, Inc. ("Tenant") and The North American Mission Board of the Southern Baptist Convention, Inc. ("Landlord"), dated May __, 2017.
13. Right of First Refusal Option to Purchase as contained in that certain First Refusal Option Agreement by and between Clarkston International Bible Church, Inc. f/k/a Clarkston Baptist Church, Inc. and The North American Mission Board of the Southern Baptist Convention, Inc., dated as of May 15, 2017, filed _____ and recorded in Deed Book _____, Page _____, aforesaid records.

EXHIBIT "C"

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1630

DOCKET NUMBER : 040791090
CONTROL NUMBER: A100977
EFFECTIVE DATE: 03/08/2004
REFERENCE : 0077
PRINT DATE : 03/19/2004
FORM NUMBER : 611

G. PHILLIP BRAMLETT
STE A, 2302 BROCKETT ROAD
TUCKER, GA 30084

CERTIFICATE OF NAME CHANGE AMENDMENT

I, Cathy Cox, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby certify under the seal of my office that

CLARKSTON BAPTIST CHURCH, INC.
A DOMESTIC NONPROFIT CORPORATION

has filed articles of amendment in the Office of the Secretary of State changing its name to

CLARKSTON INTERNATIONAL BIBLE CHURCH, INC.

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles of amendment.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.



Cathy Cox

Cathy Cox
Secretary of State

DEED BOOK 26257 Pg 29
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

ARTICLES OF AMENDMENT
FOR
CLARKSTON BAPTIST CHURCH, INC.

Pursuant to O.C.G.A. § 14-2-1006, on /February 29, 2004, the Members of Clarkston Baptist Church, Inc., a corporation organized and existing under the laws of the State of Georgia, adopted an amendment to the Articles of Incorporation for the Corporation as follows:

AMENDMENT

The Corporation shall be known as Clarkston International Bible Church, Inc.

Said amendment was adopted by the unanimous vote of Members and Directors. A majority vote of Members is required but is also sufficient to amend the Articles of Incorporation.

IN WITNESS WHEREOF, Clarkston Baptist Church, Inc. has caused these Articles of Amendment to be executed and its corporate seal to be affixed and has caused the foregoing to be attested, all by its duly authorized officers, on this 5th day of March, 2004.

CLARKSTON BAPTIST CHURCH, INC.



By: William Perrin
Title: Designated Director

Name Reservation Request 140219

COMPARATIVE DIVISION
2004 MAR - 8 P 3:04
SECRETARY OF STATE



**North American
Mission Board**

4200 North Point Pkwy
Alpharetta, GA 30022

770.410.6000
800.634.2462

NAMB.NET

November 2, 2017

City of Clarkston
Planning & Development Department
1055 Rowland Street
Clarkston, Georgia 30021

**Re: The North American Mission Board of the Southern Baptist Convention, Inc.
Application for Conditional Use Permit
Letter of Intent**

Dear Sir or Madam:

Contemporaneously with the delivery of this correspondence, The North American Mission Board of the Southern Baptist Convention, Inc. ("NAMB" or "Applicant") has submitted its completed and executed Application for Conditional Use Permit. Please accept this correspondence as the Applicant's required Letter of Intent for purposes of your office's consideration of the application.

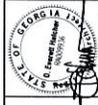
The Applicant intends to use and develop the property referenced in the application (the "Property") as a ministry hub or center in order to execute, model, and multiply opportunities to meet the physical and spiritual needs of the diverse community in Clarkston, Georgia and beyond. The proposed ministry hub will provide ministry partners across the country and internationally regular opportunities to visit the Property and the City of Clarkston and to participate in and learn ministry best practices across a wide variety of ministry activities. While specific planning for the ministry hub is ongoing, the Applicant currently believes that such activities will generally include, but are not limited to, the following, as further detailed in Applicant's submitted Development Plan:

1. Christian worship, recreational activities, education, training, and church administration;
2. Short-term residential housing for mission teams and volunteers;
3. Retail space, including "thrift store" sales of clothing, furnishings, household goods, antiques, etc.;
4. Mixed business uses, including office space, Christian counseling, education, training, medical clinic, meeting space, dining / café space, and local retail space; and
5. Various recreational and sporting facilities.

Again, this correspondence is intended to provide your office a general summary of the Applicant's proposed use and development intent for the Property and to enable informed consideration of the application. We appreciate your prompt consideration and attention to the above-referenced Application for Conditional Use Permit. If your office requires additional detail regarding the application or the proposed use and development summarized above, we will be pleased to provide it as requested.

Sincerely,

George H. McCallum
NAMB General Counsel



PERMIT/CONSTRUCTION PACKAGE

Clarkston, Georgia
Conditional Use Permit Application

North American Mission Board



PROJECT NUMBER	1401
DATE	11/20/2017
PROJECT NAME	MPO
PROJECT ADDRESS	MPO
PROJECT CITY	MPO
PROJECT STATE	GA
PROJECT COUNTY	CL
PROJECT ZONING	
PROJECT SUBDIVISION	
PROJECT LOT	
PROJECT ACRES	
PROJECT SQUARE FEET	
PROJECT PERMITS	
PROJECT COMMENTS	

SITE PLAN

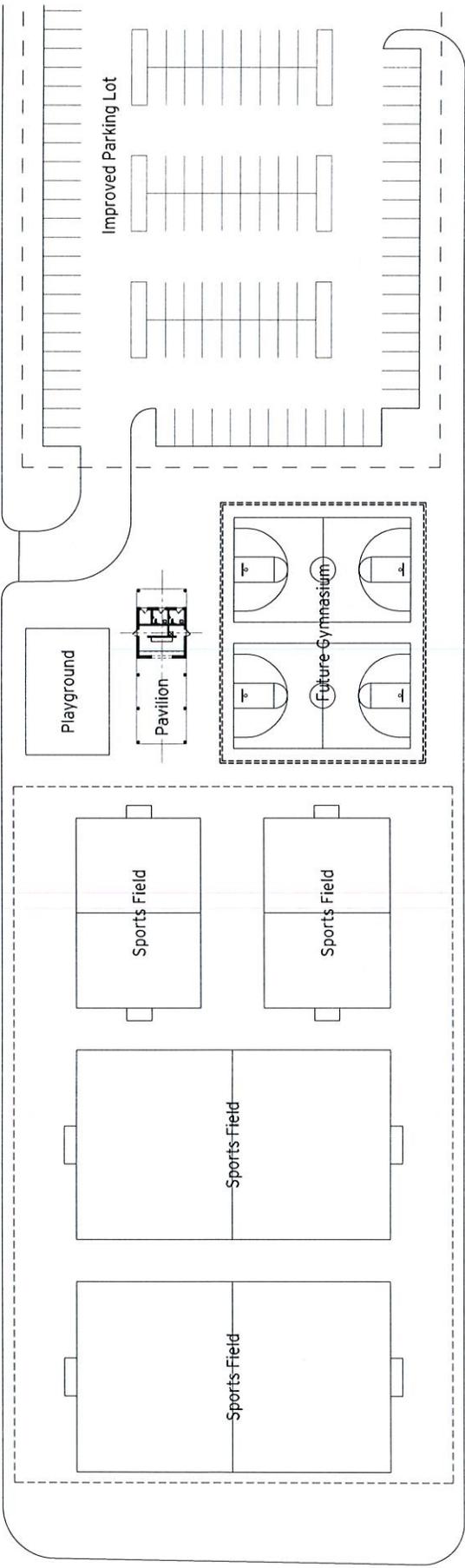
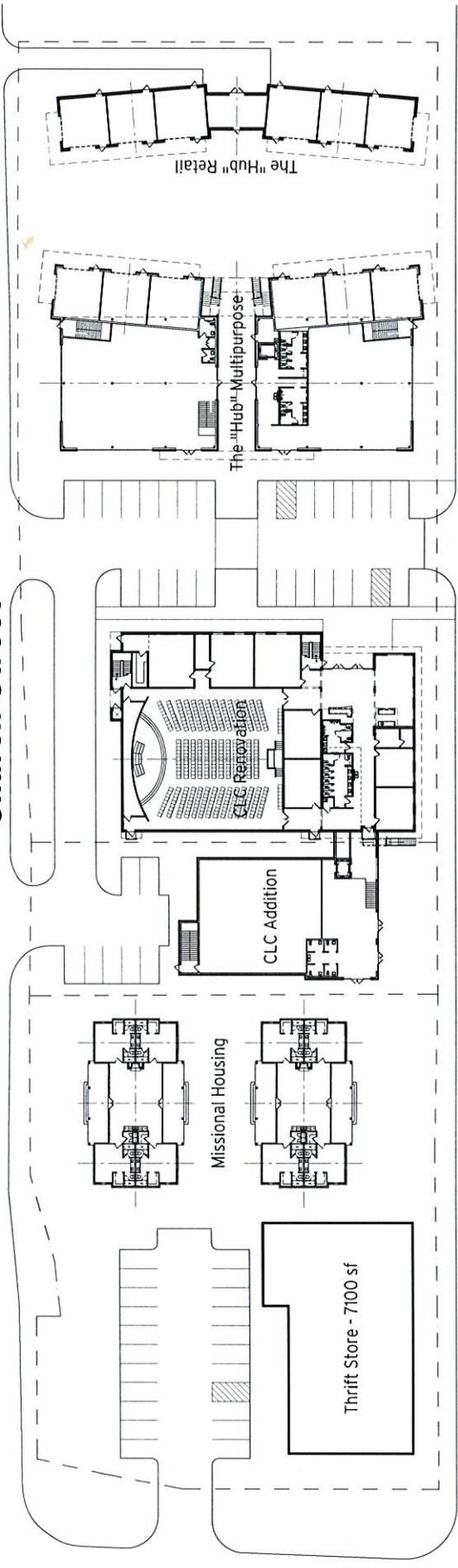
PROJECT NUMBER: 1401
DATE: 11/20/2017
PROJECT NAME: MPO
PROJECT ADDRESS: MPO
PROJECT CITY: MPO
PROJECT STATE: GA
PROJECT COUNTY: CL

A1.1

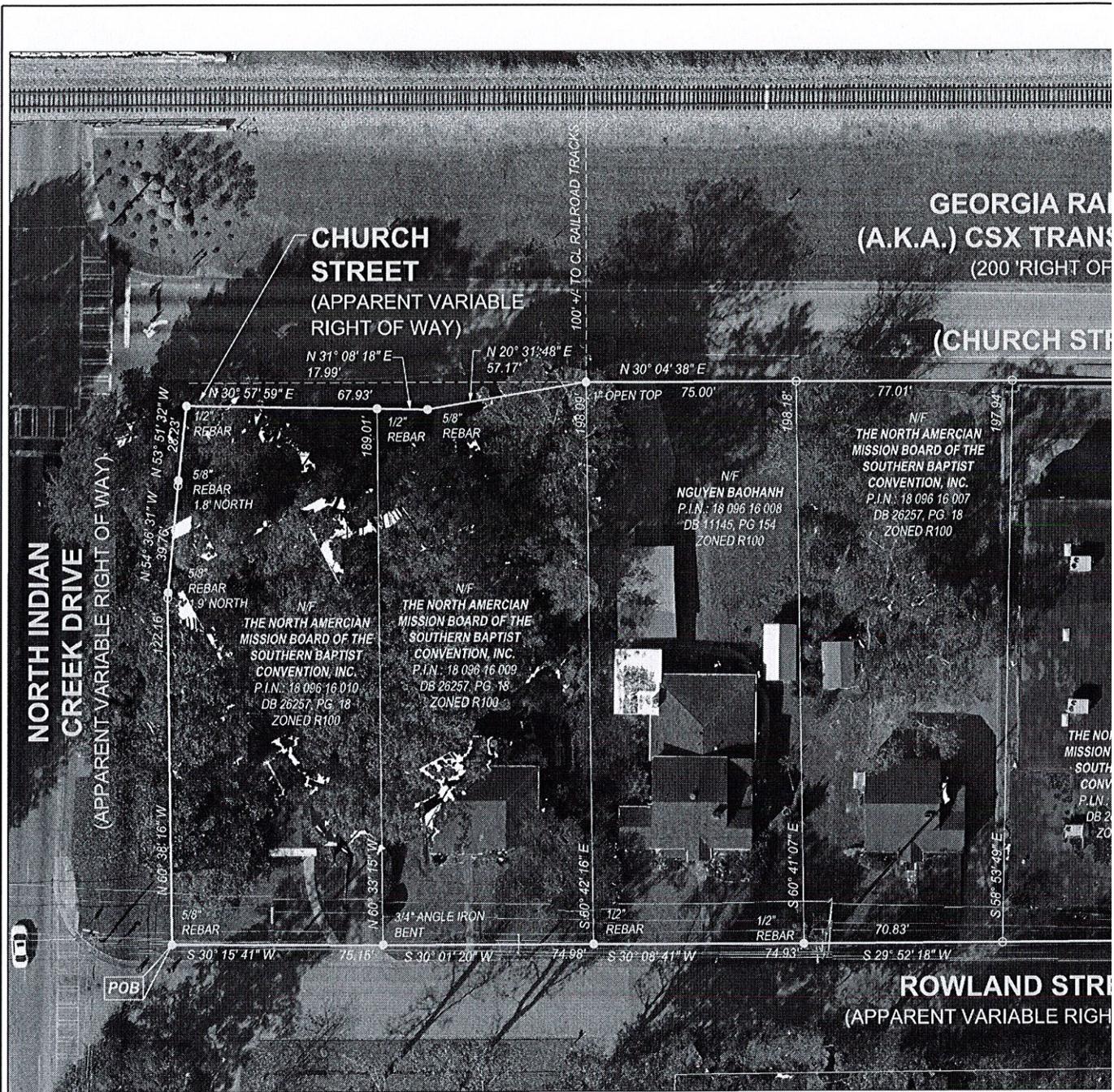
11/20/2017

Church Street

Rowland Street



OVERALL CONCEPTUAL ARCHITECTURAL SITE PLAN



LEGAL DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lot 95, 156, District City of Clarkston, DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a 5/8 inch rebar found at the intersection of the Northwesterly Right-of-Way Line of Rowland Street, (an apparent variable width right of way) and the Northeasterly Right-of-Way Line of North Indian Creek Drive (an apparent variable width right of way); thence, leaving said Point of Beginning and running with the said line of North Indian Creek Drive

1. North 60° 36' 15" West, 122.18 feet; thence,
2. North 54° 39' 31" West, 39.76 feet; thence,
3. North 53° 51' 32" West, 28.23 feet to a 1/2 inch rebar found at the intersection with the Southeastery Right of Way Line of Church Street; thence, running with the said line of Church Street
4. North 30° 57' 59" East, 67.93 feet to a 1/2 inch rebar found; thence,
5. North 11° 08' 18" East, 17.99 feet to a 5/8 inch rebar found; thence,
6. North 20° 31' 48" East, 57.17 feet to a 1 inch open top pipe found at the intersection with the Southeastery Right of Way Line of the Georgia Railroad, a.k.a. CSX Transportation (an apparent 200 feet wide right of way), said pipe being 100 +/- feet east and perpendicular to the centerline of the existing railroad track; thence, running with the said line of the Georgia Railroad
7. North 30° 04' 38" East, 531.98 feet to a 1/2 inch rebar found, said rebar being 100 +/- feet east and perpendicular to the centerline of the existing railroad track; thence, leaving the aforesaid line of Georgia Railroad and running with the property now or formerly owned by the City of Clarkston
8. South 58° 53' 41" East, 198.04 feet to a 1/2 inch rebar found on the aforesaid line of Rowland Street; thence, running with the said line of Rowland Street
9. South 50° 05' 16" West, 199.89 feet to a 1/2 inch rebar found; thence,
10. South 30° 22' 53" West, 80.03 feet to a 1/2 inch rebar found; thence,
11. South 29° 52' 18" West, 170.83 feet to a 1/2 inch rebar found; thence,
12. South 30° 08' 41" West, 74.93 feet to a 1/2 inch rebar found; thence,
13. South 30° 01' 20" West, 74.98 feet to a 3/4 inch angle iron found; thence,
14. South 30° 15' 41" West, 75.15 feet to the Point of Beginning, containing 133,063 square feet or 3.0547 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 272,010 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 163,129 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON NOVEMBER 18, 2017

ALL OF THE IMPROVEMENTS SHOWN HEREON ARE PER THE AERIAL IMAGE CAPTURED ON NOVEMBER 15, 2017 BY TERRAMARK LAND SURVEYING INC. A PHANTOM 4 PRO WAS USED TO OBTAIN AERIAL IMAGERY.

ACCORDING TO DEKALB COUNTY, GEORGIA 2016 COMPREHENSIVE LAND USE MAP PARCELS ABOVE FALL WITHIN THE "LIGHT INDUSTRIAL" DESIGNATION.

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0066J), DATED 5/16/2013, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

SURVEY NOTES

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION, THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

UNDERGROUND UTILITIES STORM SEWER AND SANITARY SEWER INFORMATION IS NOT PROVIDED HEREON.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

REFERENCE MATERIAL

1. PLAT FOR THE CITY OF CLARKSTON RECORDED IN PLAT BOOK W, PAGE 437 AMONG THE PUBLIC RECORDS OF DEKALB COUNTY
2. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 26257, PAGE 18 IN AFORESAID RECORDS.

JOB NUMBER: 2017-152 PLOT SIZE: 24 X 36

LEGAL DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lot 96, 18th District City of Clarkston, DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a 5/8 inch rebar found at the intersection of the Northwestern Right-of-Way Line of Rowland Street, (an apparent variable width right of way) and the Northeastery Right-of-Way Line of North Indian Creek Drive (an apparent variable width right of way); thence, leaving said Point of Beginning and running with the said line of North Indian Creek Drive

1. North 60° 38' 16" West, 122.15 feet; thence,
2. North 54° 36' 31" West, 39.76 feet; thence,
3. North 53° 51' 32" West, 26.23 feet to a 1/2 inch rebar found at the intersection with the Southeastery Right of Way Line of Church Street; thence, running with the said line of Church Street
4. North 30° 57' 59" East, 67.93 feet to a 1/2 inch rebar found; thence,
5. North 31° 08' 18" East, 17.99 feet to a 5/8 inch rebar found; thence,
6. North 20° 31' 48" East, 57.17 feet to a 1 inch open top pipe found at the intersection with the Southeastery Right of Way Line of the Georgia Railroad, a.k.a. CSX Transportation (an apparent 200 feet wide right of way), said pipe being 100 +/- feet east and perpendicular to the centerline of the existing railroad track; thence, running with the said line of the Georgia Railroad
7. North 30° 04' 38" East, 531.98 feet to a 1/2 inch rebar found, said rebar being 100 +/- feet east and perpendicular to the centerline of the existing railroad track; thence, leaving the aforesaid line of Georgia Railroad and running with the property now or formerly owned by the City of Clarkston
8. South 58° 53' 41" East, 198.04 feet to a 1/2 inch rebar found on the aforesaid line of Rowland Street; thence, running with the said line of Rowland Street
9. South 30° 05' 16" West, 199.89 feet to a 1/2 inch rebar found; thence,
10. South 30° 22' 53" West, 80.08 feet to a 1/2 inch rebar found; thence,
11. South 29° 52' 18" West, 170.83 feet to a 1/2 inch rebar found; thence,
12. South 30° 08' 41" West, 74.93 feet to a 1/2 inch rebar found; thence,
13. South 30° 01' 20" West, 74.98 feet to a 3/4 inch angle iron found (bent); thence,
14. South 30° 15' 41" West, 75.15 feet to the Point of Beginning, containing 133,063 square feet or 3.0547 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

JOB NUMBER 2017-152 PLOT SIZE 24 X 36

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