



## Planning and Development Department Case Information

Case Number: CU26-0001

Meeting Dates: Planning Commission 02-05-2026

Board of Commissioners 03-03-2026

Applicant:

Manchilo Guadie  
4369 Amberleaf Walk  
Lilburn, Georgia 30047

Owner:

Guadalupe Minhane  
3601 Youth Monroe Road  
Loganville, Georgia 30052

Current Zoning: A

Request: Conditional Use on 15.90 acres for a Place of Worship with entrance off of Youth Monroe Road.

Address: 3601 Youth Monroe Road & Joanne Drive, Loganville, Georgia 30052

Map Number/Site Area: C0510167A00

Character Area: Suburban

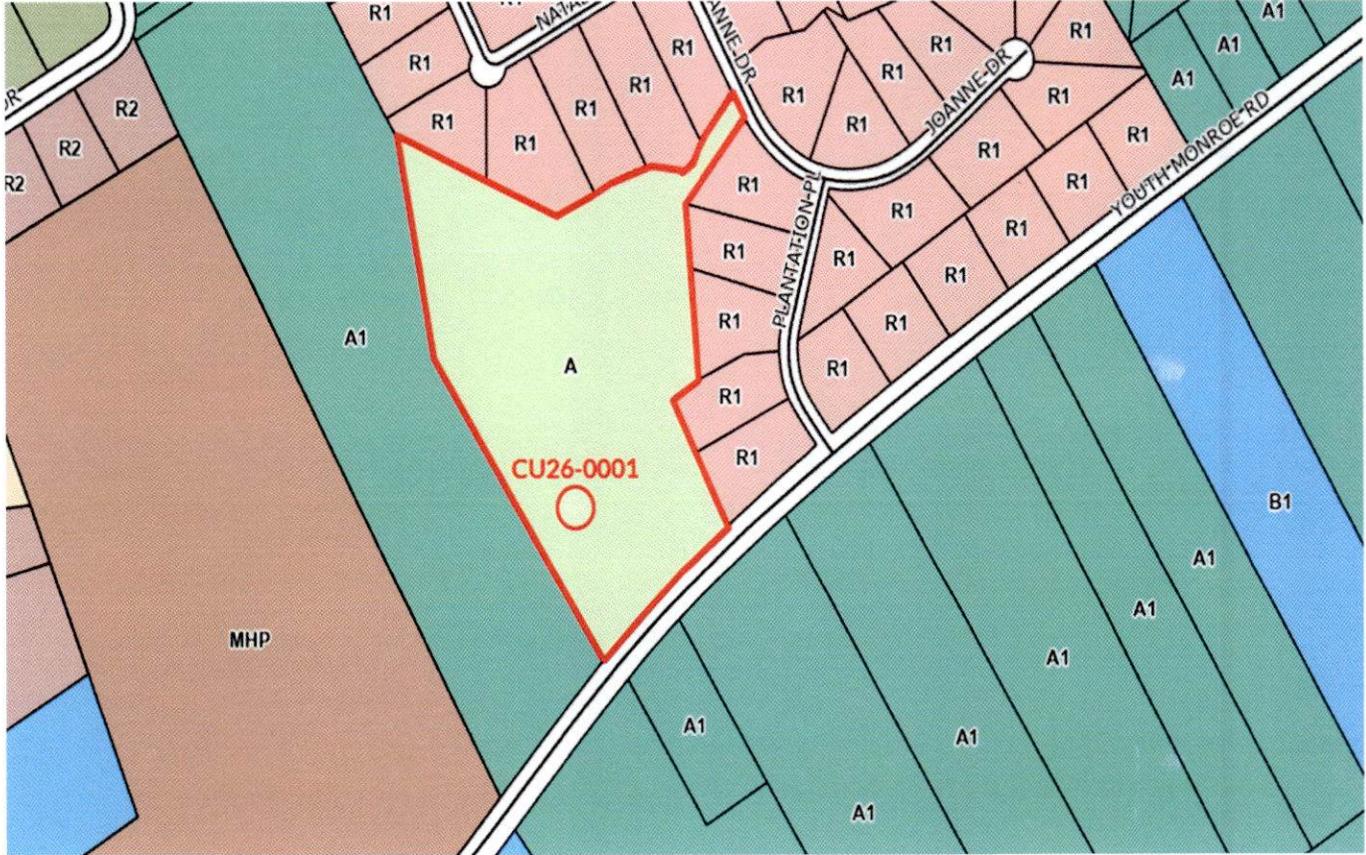
District 1-Amarie Warren Planning Commission—Josh Ferguson

Existing Site Conditions: Property consists of a house and barn.



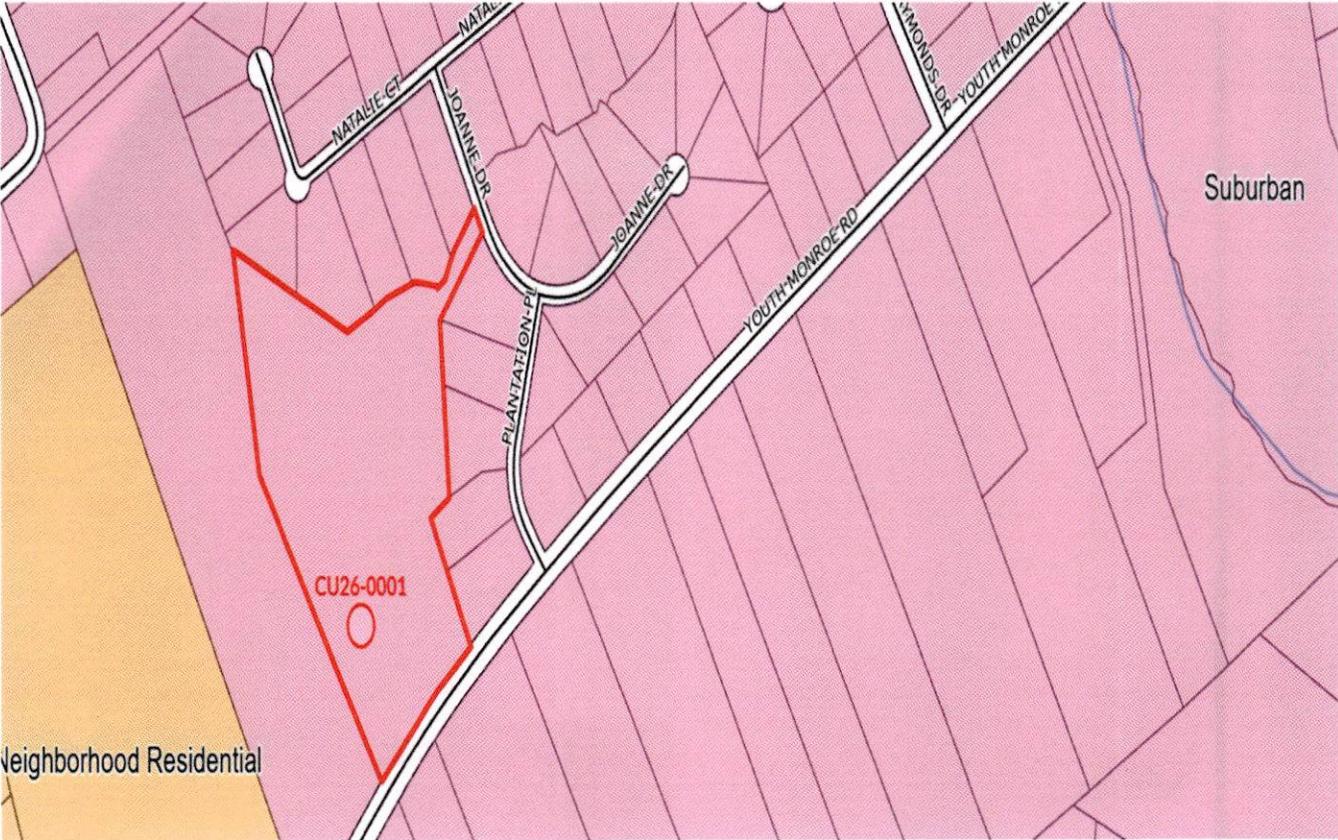


The surrounding properties are zoned A1 & R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Rural Residential.



**History:**

|           |                   |   |                                     |                       |
|-----------|-------------------|---|-------------------------------------|-----------------------|
| Z20060006 | Guadalupe Minhane | Rezone from A1 to A to grow & sell animals products | C051-167A<br>3601 Youth Monroe Road | Approved w/conditions |
|-----------|-------------------|---|-------------------------------------|-----------------------|

**Staff Comments/Concerns:**

**Comments and Recommendations from various Agencies:**

**Public Works:** Recommends that both driveway locations have proper deceleration lanes installed for safe ingress and egress, or for the temporary rear parking area to use access from the back parking area utilizing only one access.

**Sheriffs' Department:** No Comment.

**Water Authority:** Comment from Morris Jordan, Walton County Water has no comments. No system impacts anticipated with the rezones.

Comment from Rob Goss, This Area is served by an existing 8" diameter water mains along Youth Monroe Road (static pressure: 65 psi, estimated fire flow: 2,500 gpm @ 20 psi) A new 8" water main may be required to distribute water within the development. Please Coordinate with WCWD.

**Fire Marshal Review:** The proposed temporary church shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code and shall undergo a plan review process with final inspection and certificate of occupancy before use.

**Fire Department Review:** Increased likelihood of rescue due to the occupant load count.

**Board of Education:** No effect on the school system.

**GDOT:** Do not seem to impact any State routes.

**City of Monroe:** No issues or concerns from the City of Monroe.

**PC Action 2/5/2026:**

CU26-0001 – Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road – Applicant: Manchilo Guadie/Owner: Guadalupe Minhane – property located at 3601 Youth Monroe Road & Joanne Drive – Map/Parcel C0510167A00 - District 1

**Presentation:** The Pastor of the church spoke on behalf of the church for the property that is located at 3601 Youth Monroe Road. Their mission is to serve the community for worship. They have a small piece of property in Lilburn, Georgia that is less than an acre. They are looking for green space for the children to play. They would like to build a place of worship,

and it will have educational programs for children and adults. He stated that as far as the church was concerned, they are willing to do a design verification, and they are willing to take comments because they do not want this to be offensive to the community. They will have parking and traffic management on Sundays but not during the week. He stated that they believe hard work is the only way to survive. He is the Pastor and does not take any money from the church because he is an Attorney by profession, and the associate pastor is an IT person. They are from Clarkston, Georgia and Stone Mountain, Georgia and stated that we are educated people and the church welcomes its neighbors. He stated that we need a community to serve each other and they would like to provide a safe environment and look forward to working with Walton County Planning & Development.

Josh Ferguson asked if they were planning to have any access to Joanne Drive and the Pastor stated no that the entrance will only be off Youth Monroe Road. Mr. Ferguson also stated that in the application it says that they will use the barn temporarily and what would be the time frame to start the main facility and the Pastor stated that they will convert the barn into a church and after about 5 years they will start the church. Josh Ferguson asked would it be safe to say that you would be finished with the church in 6 years and the Pastor stated they would. Josh also asked about the different phases and especially Phase III where it says senior housing and assisted living because these are not allowed under this conditional use permit. The Pastor stated that they are clear on this and they have no plans to move forward with that and they are okay with the place of worship only.

Timothy Kemp asked how many they have for worship service and the Pastor stated about 100 people and the people are from Gwinnett, Grayson, Monroe and Loganville and they welcome the community to come and worship with them. Mr. Kemp then asked about education, and do they offer any type of education and the Pastor stated that they may offer anger management classes for teenagers and language classes for the people that don't speak English. Mr. Kemp asked about the days and hours and the Pastor stated maybe Saturday from 11:00 to 3:00 and on Sunday right after the service. Mr. Kemp asked about after school programs and the Pastor stated that they were not going to do that.

**Speaking:** Dana Dance who lives at 3553 Plantation Place stated she is speaking for the community and the property is not a good place for the place of worship. She stated that there is going to be a large building put there and this will make property values plummet. She asked the Board to reject this request because the area cannot handle the traffic and if the services are from 6:00 a.m. to 11:00 a.m. the headlights from the cars on Saturday and Sunday will shine in the neighborhood because this property backs up to their subdivision. She said that they will start out stating what they would like to do but in the long run it will be a lot more than what they are asking for.

**John Carr, who lives 3,000 ft. from this property, stated they would like to preserve the community. He also stated that there is an airport on Spring Valley Farm which is located 1,200 or 1,600 from this property and with the church being 2 or 3 stories, this is a safety issue for the airport. He went on to say that he is not trying to deny a place of worship but if it was 1 story it would alleviate the issue of flying safety and he is also concerned about the noise.**

**Tim Hinton asked about flight paths and were there any 2 story homes between this property and the air strip and he stated no.**

**Thomas Kent, who lives at 3490 Youth Monroe Road stated that Nathan Caswell owned the property and developed a subdivision close to this property. Mr. Kent said that he did not build on this property because of water issues and when it rains water runs across the road and he went on to say that he believes that you cannot support a church with a septic system.**

**Tim Hinton stated that the Planning Department will review the plans, and they will be required to do stormwater retention, and they will be required to follow county guidelines and meet design standards.**

**Dan Brock spoke and stated there is always water standing and it is a wetland.**

**Robert Mitchell, who lives at 2150 Highway 81, spoke in favor of the church and stated that he took the time out of his schedule and went personally to meet with the Applicant to ask questions. He asked himself what a Christian would do. He feels that this would be a positive force within the community and this is further in line with doing good works. He stated that as far as the structure they are definitely open to changing the church and making it a more western look.**

**Another gentleman spoke who was affiliated with the Church and stated that he lives in Norcross and is one of the parishioners. He has been an IT Manager for 19 years and the people he works with are parishioners. He stated that the Pastor is not doing this for money and will not take any money. He stated that they want to be really good neighbors.**

**Rebuttal: Train Land Management stated that the purpose of this land on 16 acres is they are planning to move to Walton County and build a church here because there are more hardworking people and they have done research that this is the safest county. He stated that they are people of God and would love for the community to join them.**

**Timothy Kemp – Would they be collaborating with the churches in the community and he stated that they want to work together. He stated as far as preaching together he feels that the more preaching of the gospel the better.**

**Recommendation:** Josh Ferguson made a motion to recommend approval with the following conditions:

1) Direct access from the subject property to Joanne Drive shall be prohibited. 2)A 25-foot planted buffer shall be required adjacent to the adjoining property lines of lots 19-22 of the Caswell Plantation Subdivision. More specifically, Parcel Numbers N050D007, N050D008, N050D009, and N050D010. The planted buffer shall be landscaped with evergreens. The evergreens shall be planted in a double staggered row, spaced appropriately. 3)Approval shall be limited to a place of worship only. Phase 1 of the project may include the utilization of a temporary place of worship of the existing barn. All appropriate jurisdictional permits required to convert the spaces shall be obtained prior to the operation of the place of worship. Utilization of the barn as the primary facility shall be limited to 6 years and an approved extension by the Board of Commissioners shall be required if the time limit exceeds the 6 years. Phase 2 shall include a permanent church facility, similar to that which is shown on the plans submitted with the conditional use permit application. 4)Approval shall be limited to a place of worship. Senior housing assisted living facilities and educational facilities, or similar uses, shall be prohibited. 5)All lighting shall meet Walton County lighting standards and be inward facing, downward directional and was seconded by John Pringle. The Motion carried unanimously.

Conditional Use Application # CU26-0001

Planning Comm. Meeting Date 2-5-2026 at 6:00PM held at **WC Historical Court House-111 S Broad Street, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 3-3-2026 at 6:00PM held at **WC Historical Court House**  
**You or a representative must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C0510-167-A00

Applicant Name/Address/Phone #

Manchilo Guadie

4369 Amberleaf Walk,

Lilburn, GA 30047

Property Owner Name/Address/Phone

GUADALUPE MINHANE

3601 Youth Monroe Rd

Loganville, GA 30052

(If more than one owner, attach Exhibit "A")

Phone # 202-509-2228

Phone # \_\_\_\_\_

Location 3601 Youth Monroe Rd Joanne Drive Present Zoning A Acreage 15.9

Existing Use of Property: Single Family

Existing Structures: House and Barn

Property is serviced by:

Public Water: Public Provider: Walton Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank:

The purpose of this conditional use is: To build an christian church and use it as a place of worshipping Jesus Christ as a Lord.

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Manchilo Guadie  
Signature

January 1, 2026 \$ 600.00

Date

Fee Paid

**Public Notice sign will be placed and removed by P&D Office**

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A Surrounding Zoning: North R1 South A1  
East R1 West A1

Comprehensive Land Use: Suburban

Commission District: 1- Annie Warren Watershed: \_\_\_\_\_

BY PROPERTY OWNER

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: MANCHILO GUADIE

Address: 4369 AMBERLEAF WALK, LILBURN, GA 30047

Telephone: 202-509-2228

Location of Property: 3601 YOUTH MONROE RD, LOGANVILLE, GA, 30052

Map/Parcel Number: C051000000167A00

Current Zoning: AGRICULTURE Requested Zoning: Conditional use for place of worship/church

*Guadalupe Miniñane*  
Property Owner Signature

Property Owner Signature

Print Name: Guadalupe Miniñane

Print Name: \_\_\_\_\_

Address: 3601 Youth Monroe Rd, Loganville, GA 30052

Address: \_\_\_\_\_

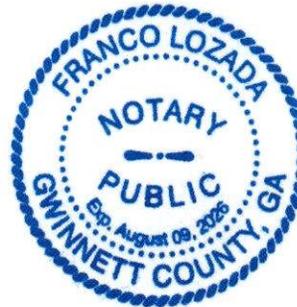
Phone #: 678-837-6010

Phone #: \_\_\_\_\_

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

*Franco Lozada*  
Notary Public

01/04/2026  
Date





# PURCHASE AND SALE AGREEMENT

Offer Date: 12/9/2025



2025 Printing

## A. KEY TERMS AND CONDITIONS

**1. Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

**a. Property Identification:** Address: 3601 Youth Monroe Road  
City Loganville, County Walton - GA, Georgia, Zip Code 30052  
MLS Number: 7627771 Tax Parcel I.D. Number: C051000000167A00

**b. Legal Description:** The legal description of the Property is [select one of the following below]:  
 (1) attached as an exhibit hereto;  
 (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)  
 (3) the same as described in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., of the land records of the above county; **OR**  
 (4) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, \_\_\_\_\_ Section/ GMD, Lot \_\_\_\_\_, Block \_\_\_\_\_, Unit \_\_\_\_\_, Phase/Section \_\_\_\_\_ of \_\_\_\_\_ Subdivision/Development, according to the plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., of the land records of the above county.

**2. Purchase Price of Property to be Paid by Buyer.**

**3. Seller's Monetary Contribution toward Buyer's Costs at Closing: \$ 0.00**

**4. Closing Date and Possession.**  
Closing Date shall be 3/12/2026 with possession of the Property transferred to Buyer  
 upon Closing **OR**  \_\_\_\_\_ days after Closing at \_\_\_\_\_ o'clock  AM **OR**  PM (attach F219 Temporary Occupancy Agreement).

**5. Closing Law Firm ("Closing Attorney").** O'Kelley & Sorohan, Attorneys at Law LLC, Duluth 770-497-1880 **Phone Number:** \_\_\_\_\_

**6. Holder of Earnest Money ("Holder").** (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Virtual Property Realty.com

**7. Earnest Money.** Earnest money will be paid to Holder in a method of payment acceptable to the Holder.  
 a. \$ \_\_\_\_\_ as of the Offer Date.  
 b. \$ \_\_\_\_\_ within 3 days from the Binding Agreement Date.  
 c. \_\_\_\_\_

**8. Inspection and Due Diligence.**  
**a. Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 60 days from the Binding Agreement Date.  
**b. Option Payment for Due Diligence Period:** In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:  
(1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus  
(2) shall pay directly to Seller additional option money of \$ \_\_\_\_\_ by  check  ACH or  wire transfer of immediately available funds either  as of the Offer Date; **OR**  within \_\_\_\_\_ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller  shall (subject to lender approval) or  shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

**9. Lead-Based Paint.** To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein)  was (attach F316 Lead-Based Paint Exhibit) **OR**  was not built prior to 1978.

### 10. Brokerage Relationships in this Transaction.

**a. Buyer's Broker is** Virtual Properties Realty.com **and is:**  
(1)  representing Buyer as a client.  
(2)  working with Buyer as a customer.  
(3)  acting as a dual agent representing Buyer and Seller.  
(4)  acting as a designated agent where:  
\_\_\_\_\_ has been assigned to exclusively represent Buyer.

**b. Seller's Broker is** EXP Realty, LLC. **and is:**  
(1)  representing Seller as a client.  
(2)  working with Seller as a customer.  
(3)  acting as a dual agent representing Buyer and Seller.  
(4)  acting as a designated agent where:  
\_\_\_\_\_ has been assigned to exclusively represent Seller.

**c. Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows:  
\_\_\_\_\_

**11. Time Limit of Offer.** The Offer set forth herein expires at 11:59 o'clock p.m. on the date 12/11/2025.

Buyer(s) Initials MG

Seller(s) Initials GM

**By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.**

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

**Buyer Acceptance and Contact Information**

**1 Buyer's Signature** Manchilo Guadie  
602508a

Manchilo Guadie 12/9/2025  
Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number:  Cell  Home  Work

Buyer's E-mail Address

**2 Buyer's Signature**

Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number:  Cell  Home  Work

Buyer's E-mail Address

Additional Signature Page (F267) is attached.

**Seller Acceptance and Contact Information**

**1 Seller's Signature** GUADALUPE MINHANE  
66c4e

GUADALUPE MINHANE 12/9/2025  
Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number:  Cell  Home  Work

Seller's E-mail Address

**2 Seller's Signature**

Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number:  Cell  Home  Work

Seller's E-mail Address

Additional Signature Page (F267) is attached.

**Buyer's Broker/Affiliated Licensee Contact Information**

Virtual Properties Realty.com  
Buyer Brokerage Firm

Tewodros Wassie 12/9/2025  
6113a0c Broker/Affiliated Licensee Signature Date

Tewodros Wassie 446795  
Print or Type Name GA Real Estate License #

(404) 839-8599  
Licensee's Phone Number Fax Number

Licensee's E-mail Address

REALTOR® Membership

2750 Premiere Pkwy Suite 200, Duluth, GA 30097  
Broker's Address

(770) 495-5050 000-000-0000  
Broker's Phone Number Fax Number

VIRT01 H-31589  
MLS Office Code Brokerage Firm License Number

**Seller's Broker/Affiliated Licensee Contact Information**

EXP Realty, LLC.  
Seller Brokerage Firm

Antonio Marin 12/9/2025  
61973c6 Broker/Affiliated Licensee Signature Date

Antonio Marin 429466  
Print or Type Name GA Real Estate License #

(404) 769-1951  
Licensee's Phone Number Fax Number

Licensee's Email Address

REALTOR® Membership

1372 Peachtree St NE, Atlanta, GA 30309  
Broker's Address

(888) 959-9461 000-000-0000  
Broker's Phone Number Fax Number

EXPR01 H-65080  
MLS Office Code Brokerage Firm License Number

**Binding Agreement Date:** The Binding Agreement Date in this transaction is the date of 12/9/2025 and has been filled in by \_\_\_\_\_.

## Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

\_\_\_\_\_ yes  \_\_\_\_\_ no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

*Manchilo Guadie*

\_\_\_\_\_  
Signature of Applicant/Date

Check one: Owner \_\_\_\_\_ Agent  \_\_\_\_\_

## **Standard Review Questions:**

**Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:**

### **Conditional Use Permit Criteria**

1. **Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors.**  
The proposed use of this property as a place of worship will not have any adverse influences as our church is a quite and environmentally friendly place of worship. The 15.9 acre lot will have enough accomodation for setbacks, fences and driveway.
2. **Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered.**  
Most of activities of our proposed use will occur on Sundays and will not be hinder or endanger pedstrians and will not affect the traffic negatively.
3. **Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use.**  
All vehicles will be parked inside designated places within th eproperty and we will not use street parking. The proposed use of this property will be adequate in terms all aspects.
4. **Public facilities and utilities are capable of adequately serving the proposed use.**  
Yes, public utilities are capabale of adequately serving the proposed use as our poposed use does not require much utilities.
5. **The proposed use will not adversely affect the level of property values or general character of the area.**

The proposed use will increase the values of neighbouring properties by making the area more versatile and providing needed community services.

Date: January 1, 2026

**Re: Letter of Intent – Conditional Use Permit Application**

**Proposed Use:** Church / Place of Worship

**Property Address:** 3601 Youth Monroe Rd, Loganville, GA 30052

**Parcel Number:** C0510-167-A

Dear Members of the Planning Commission, Heavenly Blessings!

My name is The Rev. Manchilo Guadie, Head Priest and CEO of the Church. This letter is submitted in support of the application for a Conditional Use Permit for **Holy Trinity (DBKS) Ethiopian Orthodox Church of Lilburn, GA**, to allow the operation of a church at the above-referenced property located in Walton County, GA.

**Our Church** is a non-profit religious organization established in November 2015, serving the spiritual and community needs of residents in the surrounding area. During the last ten years, we owned the less than 1 acre facility and operated at 4057 Darling Ct SW, Lilburn, GA 30047. However, due to lack of green space for our children to play and thrive, we could not fully implement our desired plans for our future generation. So we needed a bigger space and found one in Loganville, GA. The proposed use of the property as a place of worship is consistent with the county's zoning intent to allow institutional and community-serving uses that benefit local residents.

The church plans to conduct regular worship services on weekends **between the hours of between 6:00am and 11:00am on Sundays**, with occasional events such as Bible studies, youth programs, community meetings, and special religious observances. Attendance is expected to average approximately **100** individuals per service. All activities will take place primarily within the building in the existing proposed lot.

Adequate parking is provided on-site in compliance with county requirements, and traffic impacts are expected to be minimal and limited to scheduled service times. The church will comply with all applicable county regulations regarding noise, lighting, occupancy limits, and public safety. No outdoor amplification is proposed. On top of that, our church is historically environmental friendly and will plant more trees within the property and will preach the importance of peaceful coexistence and environmental stewardship to the community. Our coming will definitely benefit the community in Walton County, GA.

**On the first page of the proposed development plan, it shows a picture of the future church. Until we build our future permanent church, we will have a temporary place of worship. There is a barn on the property that will be renovated according to Walton County safety standards, and converted into a temporary church until the future church can be built.**

**There is an existing four-bedrooms, three-bathrooms building, and we will use that building to house our guests, preachers and priests.**

The proposed use will not adversely affect neighboring properties and is intended to be a positive presence within the community by promoting fellowship, outreach, and charitable activities. The church is committed to being a responsible neighbor and maintaining the property in a clean, orderly, and respectful manner.

We respectfully request approval of this Conditional Use Permit. Thank you for your time and consideration. Please feel free to contact us if additional information is required.

**Conclusion:**

For the reasons stated above, I respectfully request the Commission to approve our request for **Conditional Use Permit.**

I appreciate your consideration. Please feel free to reach out to me should you have any additional questions or concerns.

Sincerely,

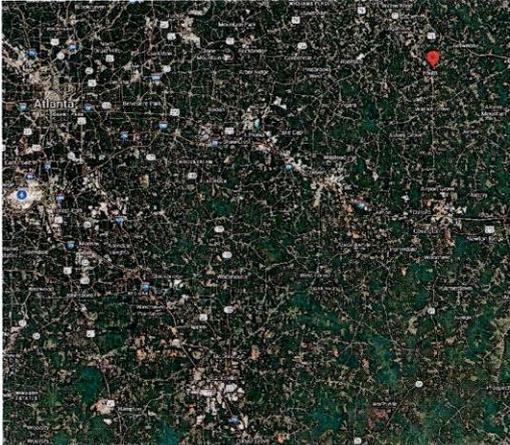
*Manchilo Guadie*

Fr. Manchilo Guadie

Tel. (202) 509-2228

# DEBRE BIRHAN KIDIST SELASSIE ETHIOPIAN ORTHODOX CHURCH INC

## PROPOSED DEVELOPMENT PLAN



VICINITY MAP



LOCATION MAP



### PROJECT SUMMARY:

THIS PROJECT PROPOSES THE DEVELOPMENT OF A 15.9-ACRE PROPERTY LOCATED AT 3851 YOUTH MONROE ROAD, LOGANVILLE GEORGIA, AS A MIXED-USE COMMUNITY CAMPUS. THE PRINCIPAL USE OF THE SITE IS A CHURCH, SUPPORTED BY ACCESSORY AND COMPLEMENTARY USES INCLUDING ASSISTED LIVING FACILITIES, SENIOR HOUSING, AND COMMUNITY-ORIENTED FUNCTIONS SUCH AS EDUCATIONAL AND RECREATIONAL SPACES. THE DEVELOPMENT IS PLANNED AS A COHESIVE AND UNIFIED ESTATE THAT INCORPORATES SHARED AMENITIES AND INTEGRATED SERVICES. THE INTENT OF THE PROJECT IS TO MEET A BROAD SPECTRUM OF COMMUNITY NEEDS—RANGING FROM RELIGIOUS WORSHIP AND ASSEMBLY TO RESIDENTIAL CARE AND DAILY LIVING SUPPORT—WHILE PROMOTING AN INCLUSIVE, WELL-INTEGRATED, AND INTERGENERATIONAL COMMUNITY ENVIRONMENT.

### VISION:

This project seeks to establish a well-planned, mixed-use community campus consistent with Walton County's comprehensive plan. Anchored by a church, the development includes assisted living and senior housing, along with educational and recreational spaces. Designed as a unified campus with shared amenities and integrated services, the project promotes efficient land use, accessibility, and an inclusive, intergenerational environment that serves the spiritual, residential, and community needs of the area.

### PROGRAM DESCRIPTIONS:

**CHURCH - Primary Institutional Use**  
The church serves as the central spiritual and community hub of the campus. It will host worship services, educational programs, and community gatherings, with flexible spaces to accommodate both regular and large-scale events. Key features include a worship sanctuary, multipurpose hall, classrooms, offices, and outdoor gathering areas.

**ASSISTED LIVING FACILITIES - Residential with Support Services**  
Assisted living facilities provide safe and accessible housing with daily support services for seniors, including memory care units. The design promotes comfort, independence, and social engagement through private and semi-private units, communal dining, and indoor and outdoor recreational spaces.

**SENIOR HOUSING - Independent Living**  
Senior housing units are designed for older adults who can live independently while benefiting from access to shared amenities and community engagement. Units include apartments or cottages, shared recreational and social spaces, access to dining and wellness programs, and proximity to the church and other community facilities.

**COMMUNITY-BASED USES - Educational and Recreational Spaces**  
These spaces support lifelong learning, recreation, and social interaction for residents and the broader community. Facilities include classrooms, multi-purpose rooms, gyms, game rooms, outdoor trails, sports areas, community gardens, and flexible spaces for workshops and events.

**SHARED AMENITIES - Integrated Campus Services**  
Shared amenities are integrated throughout the campus to enhance efficiency, encourage community interaction, and provide inclusive programming. Features include dining and communal spaces, wellness and recreational facilities, outdoor gathering areas, accessible infrastructure, and culturally inclusive programs for diverse populations, including new immigrants.

### PROJECT APPROACH:

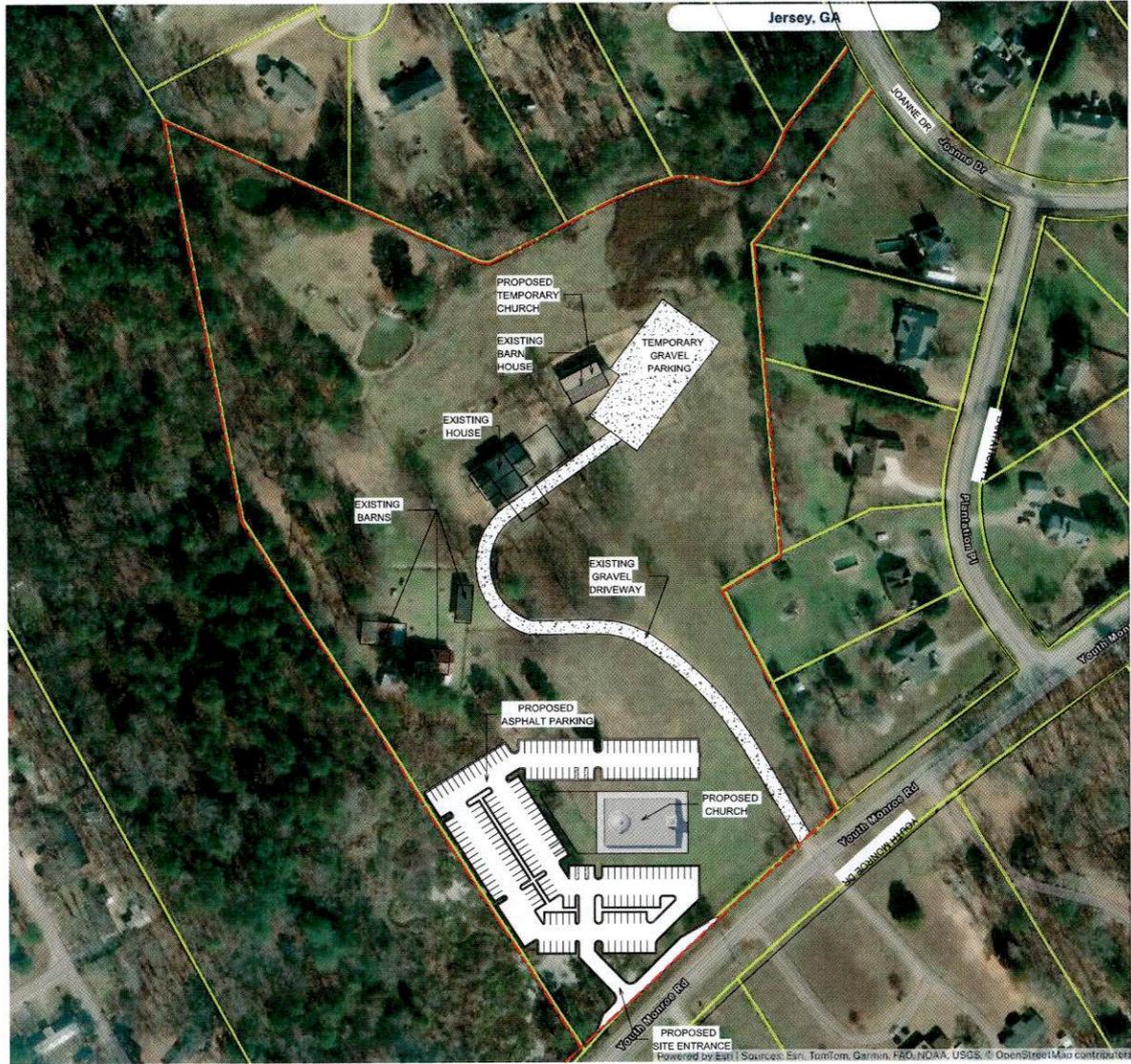
**Phase One: Temporary Church Facility**  
The initial phase involves the renovation and modification of an existing barn house to serve as a temporary church facility. Work will focus on adapting the interior and exterior spaces to accommodate worship services, educational programs, and community gatherings while ensuring compliance with safety, accessibility, and building codes. This phase establishes a functional campus anchor while permanent facilities are planned and constructed.

**Phase Two: Permanent Church and Site Development**  
The second phase focuses on the construction of the permanent church facility and the comprehensive development of the site. This includes finalizing the layout for all programs, establishing building footprints, green and open spaces, and interior circulation paths. Emphasis will be placed on functional adjacencies between campus components, integration of shared amenities, efficient traffic flow, pedestrian connectivity, and the creation of an inviting and cohesive campus environment.

**Phase Three: Senior Housing and Assisted Living Facilities**  
The final phase involves the construction of senior housing and assisted living facilities. These residential components will provide independent and supportive living options for older adults, integrated within the campus to encourage access to shared amenities and intergenerational engagement. The design will prioritize safety, accessibility, comfort, and social connectivity, ensuring a high quality of life for residents while complementing the overall campus environment.

Project Number  
Date

Project Number  
Issue Date



1 Site Plan  
1" = 80'-0"

**SITE DESCRIPTION :**

LOCATION: 3601 YOUTH MONROE RD,  
LOGANVILLE, GA

ZONING: AGRICULTURAL

The site currently includes a single-family dwelling built in 1974, which is a four-bedroom, three-bath brick residence, along with associated outbuildings and barn structures. The parcel is fully fenced and has historically been used for cattle and horse farming, featuring a small stream, a pond, and natural vegetation along its perimeter. Two existing barns and open pasture areas contribute to the rural character of the property.

The site has a significant frontage on Youth Monroe Road, providing strong visibility and access, and is situated within a mixed residential and rural context. Adjacent properties include larger agricultural and residential lots, with nearby institutional, educational, and community uses serving the broader area. The surrounding area is characterized by low-density development, with proximity to local schools, commercial amenities, and primary transportation routes such as Highway 81, offering convenient connections to the greater Loganville and Walton County region.

**PROPOSALS:**

The church will be located on the eastern portion of the property, set back 50 feet from the street frontage, serving as the primary institutional anchor for the campus. Positioned prominently, it is intended to function as a landmark and a catalyst for future development, establishing the character and identity of the site. The placement has been carefully planned so as not to restrict or interfere with future phases of development. The upper portion of the property will remain open and flexible, allowing for adaptation to the highest and best use of the land in subsequent development phases, ensuring efficient use of space and compatibility with the overall campus plan.



1931 PA, SUITE 100, LEBURN,  
30048

WWW.M...COM

**SEAL**

**REVISIONS**

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

**ISSUE DATE**

| NO | DATE | REMARKS/BULLETS |
|----|------|-----------------|
|    |      |                 |
|    |      |                 |
|    |      |                 |
|    |      |                 |
|    |      |                 |

**PROFESSIONAL IN CHARGE:**

---

**PROJECT MANAGER:**

ALLI...

**QUALITY CONTROL:**

---

**PROJECT NAME**

**DEBRE BIRHAN KIDIST SELASSIE  
ETHIOPIAN ORTHODOX CHURCH  
INC**  
3601 Youth Monroe Rd.

**PROJECT NUMBER**

Project Number

**SHEET TITLE**

SITE PLAN

**SHEET NUMBER**

**A005**

**PAGE**

01



PROPOSED  
 DEBRE BIRHAN KIDIST SELASSIE ETHIOPIAN ORTHODOX CHURCH INC

1931 PA, SUITE 100, LILBURN,  
 30048

WWW...COM

SEAL

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

ISSUE DATE

| NO | DATE | REMARKS/DATE |
|----|------|--------------|
|    |      |              |
|    |      |              |
|    |      |              |
|    |      |              |

PROFESSIONAL IN CHARGE:

---

PROJECT MANAGER:

ALF...

QUALITY CONTROL:

---

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE  
 ETHIOPIAN ORTHODOX CHURCH  
 INC**  
 3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

PROPOSED CHURCH

SHEET NUMBER

**A006**

PAGE

01



① PROPOSED TEMPORARY CHURCH



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW

Project Status

1901 PA, SUITE 100, LILBURN,  
30048

WWW.....COM

SEAL

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

ISSUE DATE

| NO | DATE | REMARKS/BULLET |
|----|------|----------------|
|    |      |                |
|    |      |                |
|    |      |                |
|    |      |                |

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:  
ALFA  
JALAFEL  
QUALITY CONTROL:

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE  
ETHIOPIAN ORTHODOX CHURCH  
INC**

3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

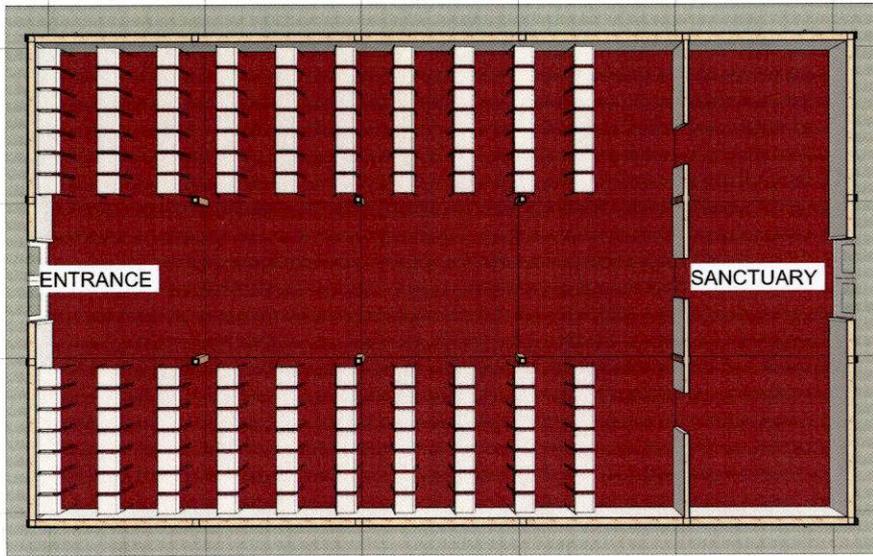
SHEET TITLE

PROPOSED  
TEMPORARY CHURCH

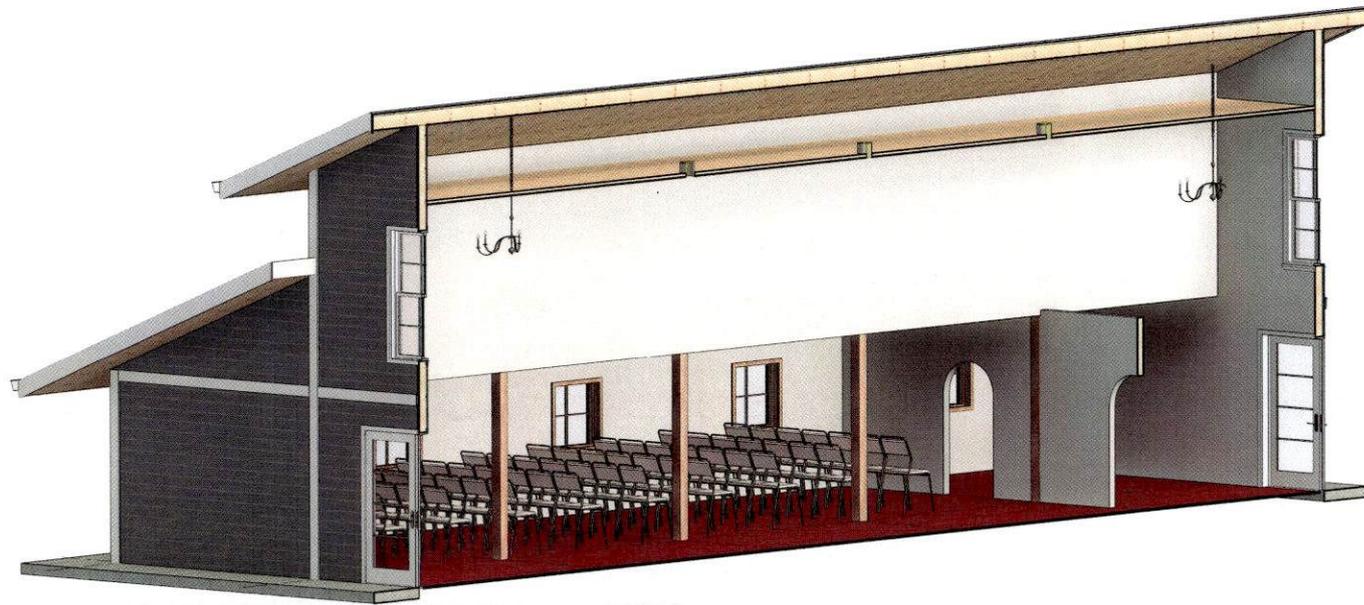
SHEET NUMBER

**A007**

PAGE 01



3D FLOOR PLAN



3D BUILDING CUT THROUGH SECTION PLAN

1931 PA, SUITE 100, LEBURN,  
30045

WWW.....COM

SEAL

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

ISSUE DATE

| NO | DATE | REMARKS/BULLETS |
|----|------|-----------------|
|    |      |                 |
|    |      |                 |
|    |      |                 |
|    |      |                 |
|    |      |                 |

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:  
ALIF  
\_NIAJAL\_  
QUALITY CONTROL:  
-

PROJECT NAME

**DEBRE BIRHAN KIDIST SELASSIE  
ETHIOPIAN ORTHODOX CHURCH  
INC**

3601 Youth Monree Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

**PROPOSED  
TEMPORARY CHURCH  
PLAN**

SHEET NUMBER

**A008**

PAGE

01