



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

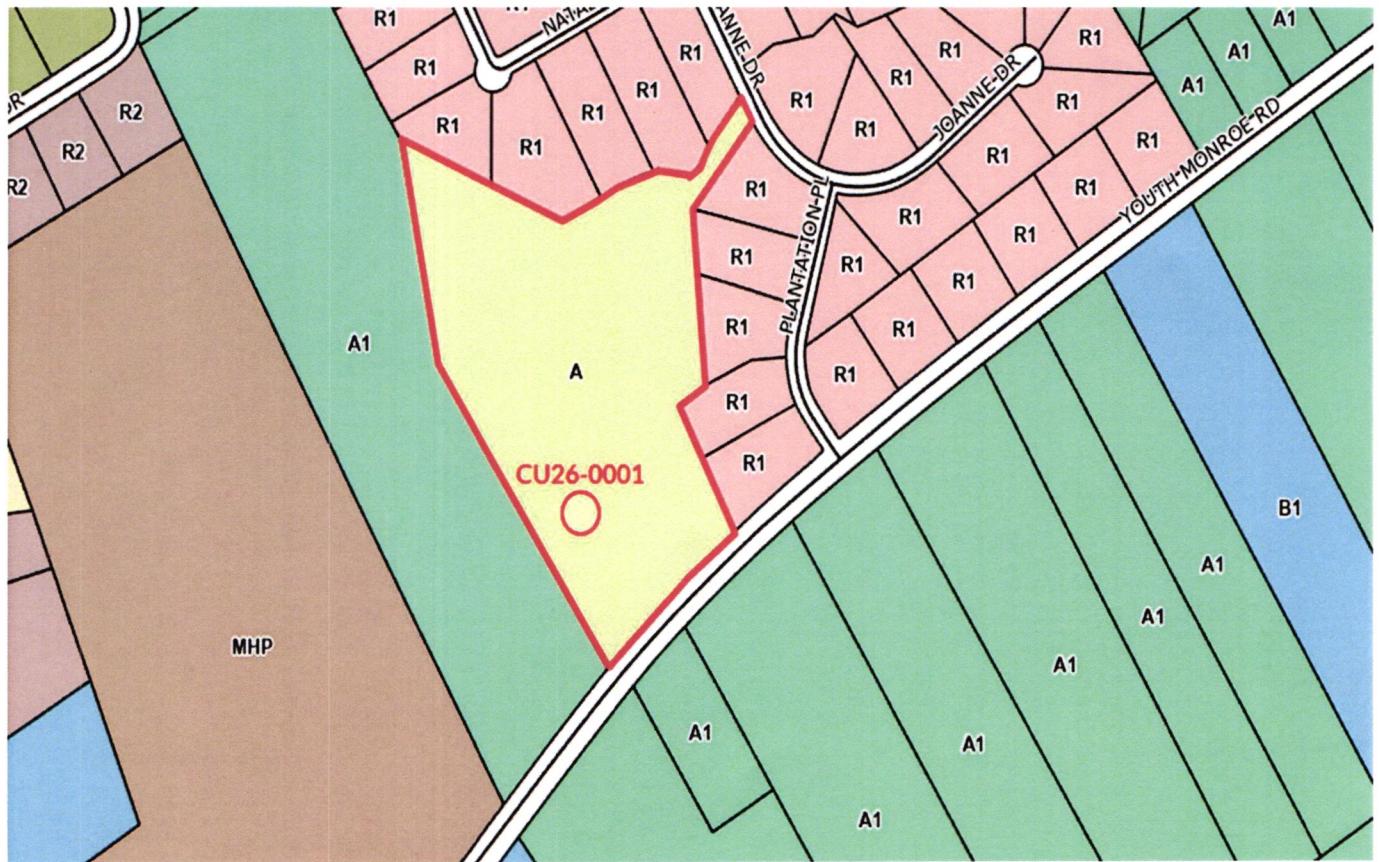
District 1-Amarie Warren Planning Commission-Josh Ferguson

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



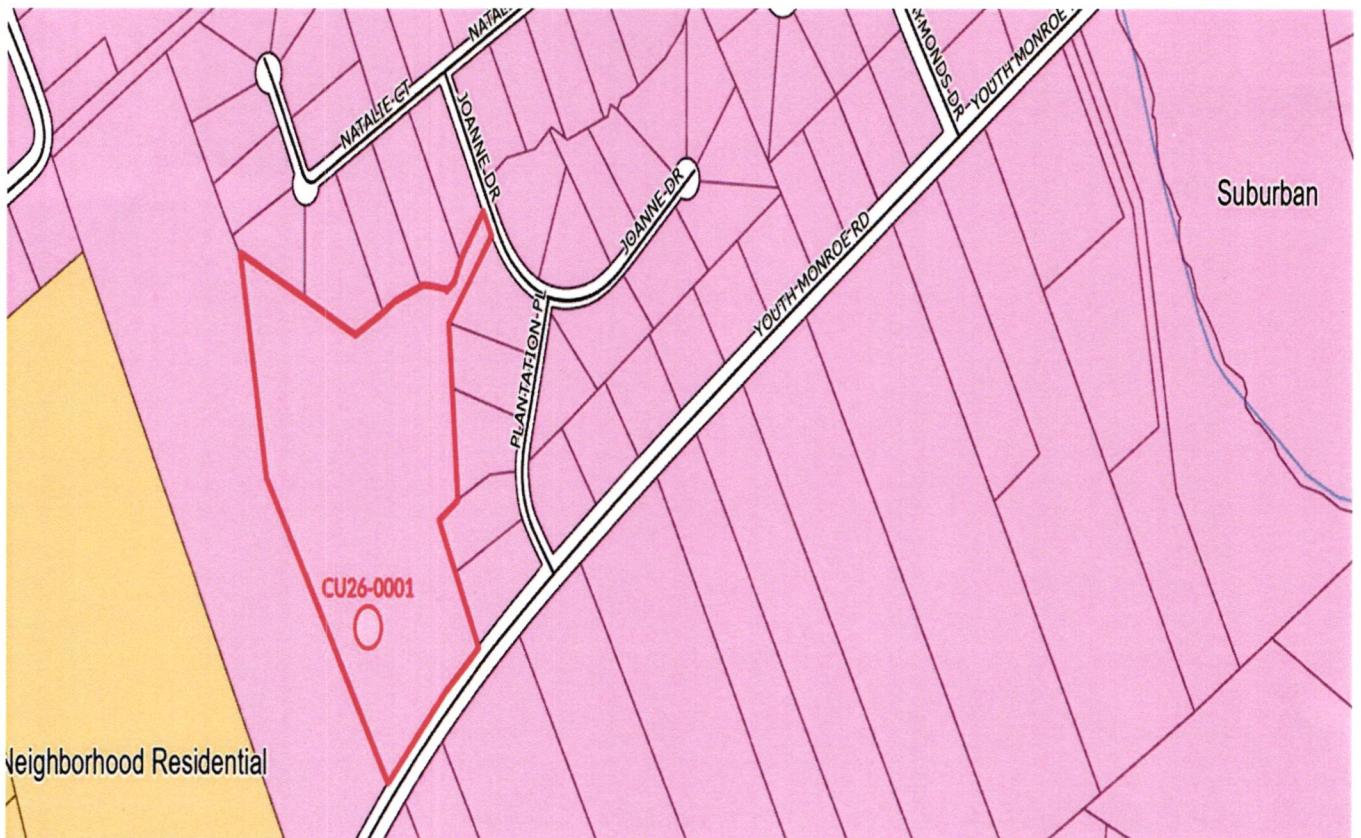


The surrounding properties are zoned A1 & R1.



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 3601 Youth Monroe Road	Approved w/conditions
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Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Marshal Review:

Fire Department Review:

Board of Education:

GDOT:

City of Monroe:

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 (2nd 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 worshiping 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 B1 South A1
East B1 West A1

Comprehensive Land Use: Suburban

Commission District: 1 - Amanic 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 Minihane
Property Owner Signature Property Owner Signature

Print Name: Guadalupe Minihane Print Name: _____

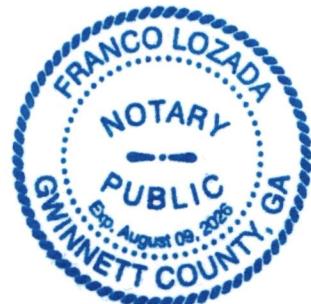
Address: 3601 Youth Monroe Rd, Loganville, GA 30052 Address: _____

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.

Francisco 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.
\$1,200,000.00

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"). **Phone Number:**
O'Kelley & Sorohan, Attorneys at Law LLC, Duluth 770-497-1880

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. \$12,000.00 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 M G Seller(s) Initials GM

1a468d1

54b4764

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

Print or Type Name

12/9/2025
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

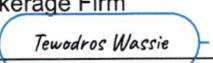
Buyer's E-mail Address

Additional Signature Page (F267) is attached.

Buyer's Broker/Affiliated Licensee Contact Information

Virtual Properties Realty.com

Buyer Brokerage Firm


Tewodros Wassie

Broker/Affiliated Licensee Signature

12/9/2025
Date

Tewodros Wassie

Print or Type Name

446795

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

Broker's Phone Number

000-000-0000

Fax Number

VIRT01

MLS Office Code

H-31589

Brokerage Firm License Number

Seller Acceptance and Contact Information

1 Seller's Signature


GUADALUPE MINHANE

Print or Type Name

12/9/2025
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

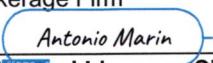
Seller's E-mail Address

Additional Signature Page (F267) is attached.

Seller's Broker/Affiliated Licensee Contact Information

EXP Realty, LLC.

Seller Brokerage Firm


Antonio Marin

12/9/2025
Date

Broker/Affiliated Licensee Signature

429466

GA Real Estate License #

Antonio Marin

Print or Type Name

(404) 769-1951

Licensee's Phone Number

Fax Number

Licensee's E-mail Address

REALTOR® Membership

1372 Peachtree St NE, Atlanta, GA 30309

Broker's Address

(888) 959-9461

Broker's Phone Number

000-000-0000

Fax Number

EXPR01

MLS Office Code

H-65080

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 Quadie

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 quiet and environmentally friendly place of worship. The 15.9 acre lot will have enough accommodation 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 pedestrians 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 the property 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 capable of adequately serving the proposed use as our proposed 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
Manchilo Guadie

Fr. Manchilo Guadie

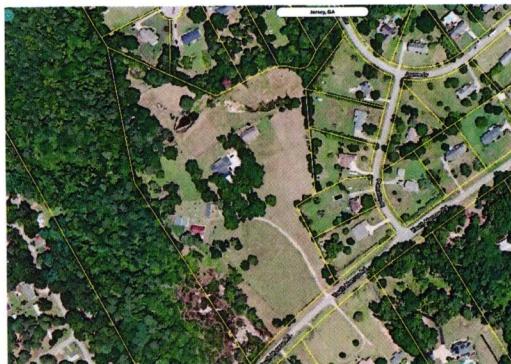
Tel. (202) 509-2228

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 3601 YOUTH MONROE ROAD, LOGANVILLE, GEORGIA, AS A MIXED-USE COMMUNITY CAMPUS. THE PRIMARY USE OF THE SITE IS A CHURCH, SUPPORTED BY ACCOMMODATING EDUCATIONAL, RECREATIONAL, RESIDENTIAL, AND COMMUNITY 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 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 common 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 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



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, LILBURN,
30048

WWW.....COM

SEAL

REVISIONS

DATE DESCRIPTION

ISSUE DATE

NO DATE REMARKS/BULLETIN

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:
Ali R. NAJAFI
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

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SEAL

REVISIONS

DATE DESCRIPTION

ISSUE DATE

NO DATE REMARKS/BULLETIN

PROFESSIONAL IN CHARGE:

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PROJECT MANAGER:

ALL
NAJAFI

QUALITY CONTROL:

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PROJECT NAME

DEBRE BIRHAN KIDIST SELASSIE

ETHIOPIAN ORTHODOX CHURCH

INC

3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

PROPOSED CHURC

SHEET NUMBER

A006

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① PROPOSED TEMPORARY CHURCH



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW

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

3601 Youth Monroe Rd.

1931 PA, SUITE 100, LILBURN,
30048

WWW.....COM

SEAL

REVISIONS

DATE DESCRIPTION

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PROFESSIONAL IN CHARGE:

PROJECT MANAGER:
ALL
NAJAFI

QUALITY CONTROL:
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PROJECT NAME

DEBRE BIRHAN KIDIST SELASIE
ETHIOPIAN ORTHODOX CHURCH
INC

3601 Youth Monroe Rd.

PROJECT NUMBER

Project Number

SHEET TITLE

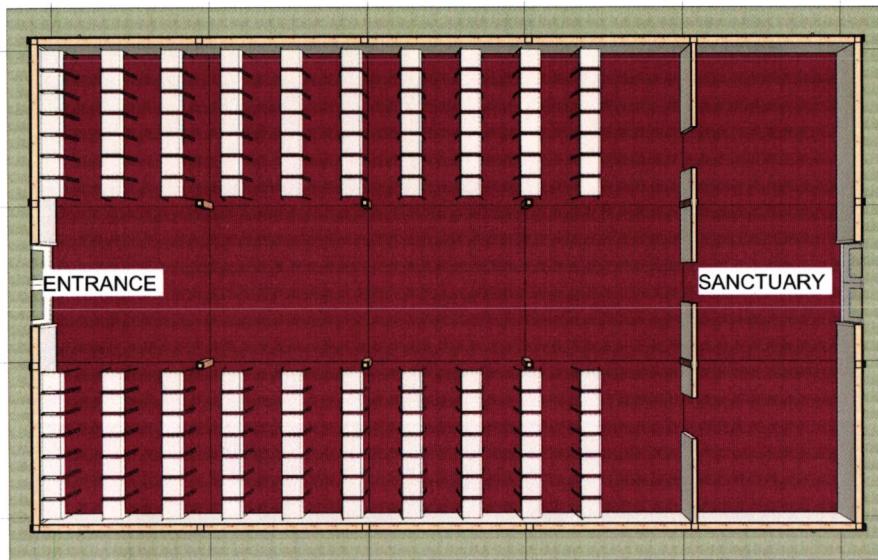
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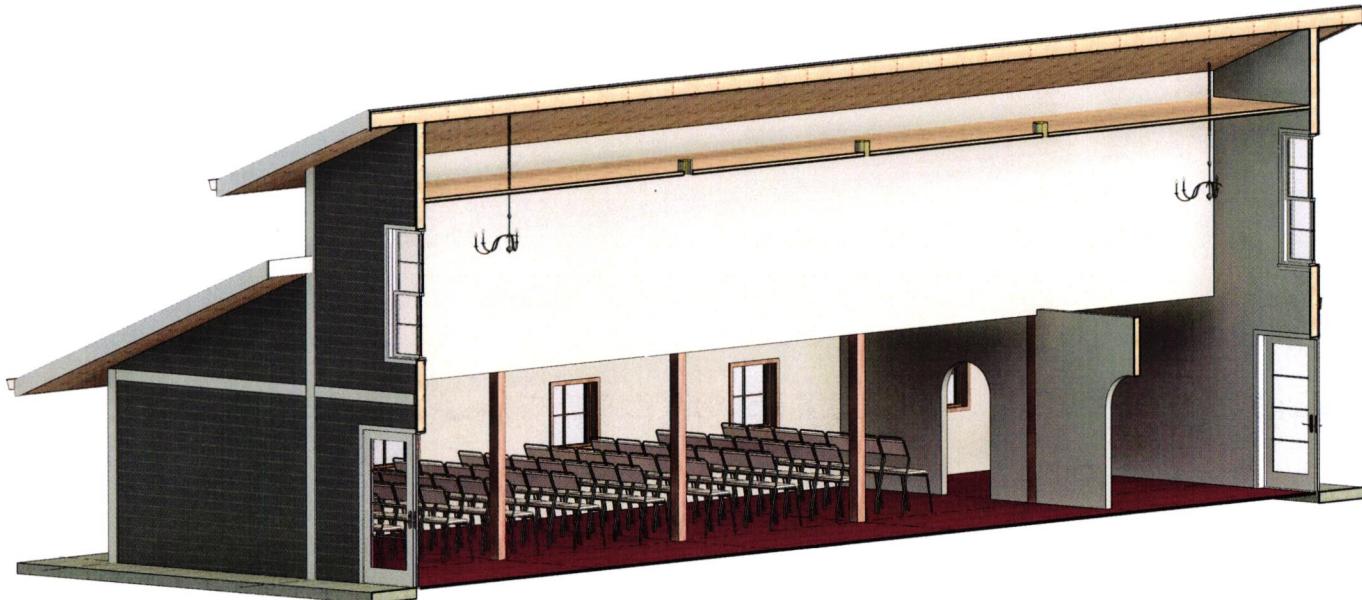
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Project Status



3D FLOOR PLAN



3D BUILDING CUT THROUGH SECTION PLAN

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

3601 Youth Monroe Rd.

1931 PA, SUITE 100, LILBURN,
30048

WWW.....COM

SEAL

REVISIONS

DATE DESCRIPTION

ISSUE DATE

NO DATE REMARKS/BULLETIN

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:

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NALAFI

QUALITY CONTROL:

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PROJECT NAME

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

PROJECT NUMBER

Project Number

SHEET TITLE

PROPOSED
TEMPORARY CHURC
PLAN

SHEET NUMBER

A008

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