

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>CHARLOTTE P. WOOD</u>	NAME: <u>CHARLOTTE & PRESTON WOOD</u>
ADDRESS: <u>1203 WILLOW TRACE</u>	ADDRESS: <u>1203 WILLOW TRACE</u>
CITY: <u>GRAYSON</u>	CITY: <u>GRAYSON</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>770-972-4487</u>	PHONE: <u>770-972-4487</u>
CONTACT PERSON: <u>CHARLOTTE P. WOOD</u> PHONE: <u>678-524-6414 (CELL)</u>	
CONTACT'S E-MAIL: <u>cvwood@bellsouth.net</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

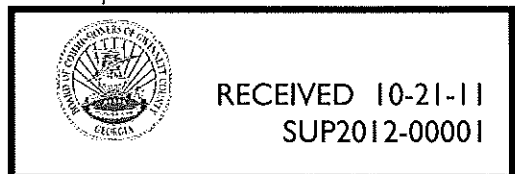
EXISTING/PROPOSED ZONING: R-100 BUILDING/LEASED SQUARE FEET: _____

LAND DISTRICT(S): 5 LAND LOT(S): 90 ACREAGE: 6.541 (PARTIAL FLOOD PLAIN)

ADDRESS OF PROPERTY: 1203 WILLOW TRACE - GRAYSON, GA

SPECIAL USE REQUESTED: IN HOME PIANO STUDIO

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



BOOK 2466 PAGE 290 DEED TO SECURE DEBT

THIS DEED is made this 4th day of November, 1982, between Grantor, CHARLOTTE POLK WOOD and PRESTON A. WOOD (herein "Borrower"), and Grantee, HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ATLANTA, a corporation organized and existing under the laws of THE STATE OF GEORGIA, whose address is, 79 West Paces Ferry Road, N.W., P.O. Box 52347, Atlanta, Georgia 30355 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWO THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated, November 4, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2012;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed to Secure Debt, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the County of Gwinnett, State of Georgia:

All that tract or parcel of land lying and being in Land Lot 90 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of Land Lots 89, 90, 103 and 104 of the 5th District of Gwinnett County, Georgia; thence South 30 degrees 50 minutes 41 seconds East along the northeast Land Lot line of Land Lot 90, 330.48 feet to a point; thence South 68 degrees 52 minutes 56 seconds West, 1334.20 feet to the centerline of Big Haynes Creek; thence North 01 degrees 37 minutes 32 seconds East along the centerline of Big Haynes Creek 58.07 feet to a point; continuing thence North 02 degrees 30 minutes 12 seconds East along the centerline of Big Haynes Creek 72.20 feet to a point on the northwest Land Lot line of Land Lot 90; thence North 59 degrees 26 minutes 07 seconds East along said northwest Land Lot line 574.96 feet to a point; continuing thence North 59 degrees 16 minutes 38 seconds East along the northwest Land Lot line of Land Lot 90, 669.21 feet to a point and the point of beginning; and being more particularly depicted on a survey dated June 3, 1981, for Charlotte Polk Wood by Bruner Engineering Co., Inc.

GEORGIA INTANGIBLE TAX PAID AUTHORITY TO CANCEL THIS DEED
\$ 306.00 RECORDED D.B. 3526 PAGE 2
11-10-1982

W. L. Wages
Tax Commissioner
Gwinnett County

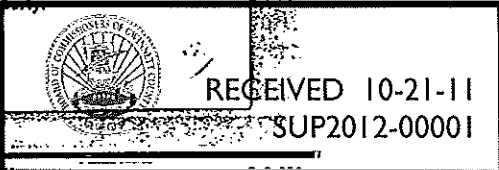
CANCELLED ON THE RECORD
THIS 22 DAY OF May 19 86
Dee B. Patrick
C.S.C.

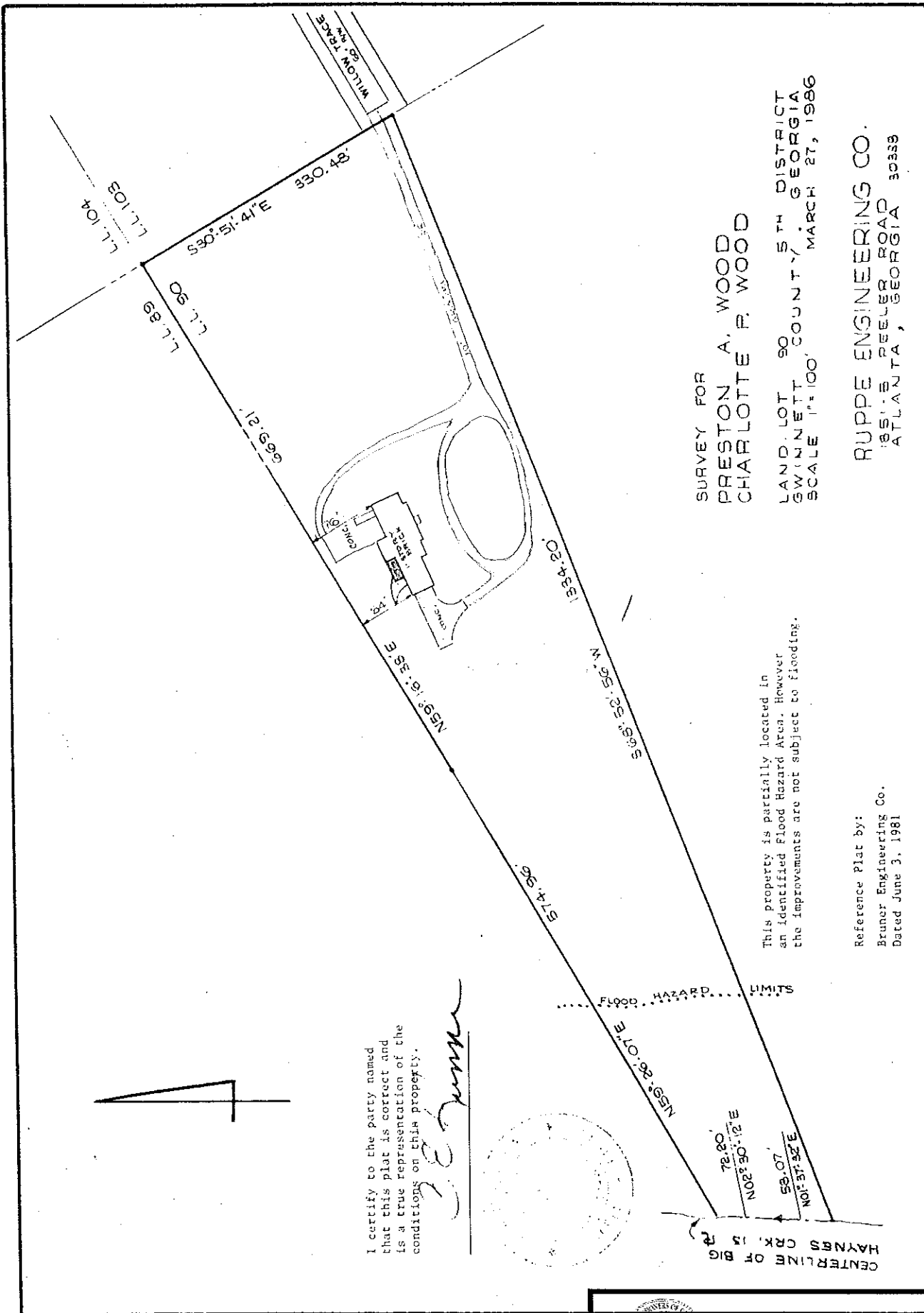
FILED IN OFFICE
OF THE SUPERIOR COURT
GWINNETT COUNTY, GA
NOV 10 10 41 AM '82
REC'D BY
PAGE NO. 340
DATE 11-17-82
D. HILLARD PERRY, CLERK

which has the address of 1203 Willow Trail, Grayson, Georgia 30221
(State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed; and all of the foregoing, together with said property (or the leasehold estate if this Deed is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.





I certify to the party named that this plat is correct and is a true representation of the conditions on this property.

[Signature]



CENTERLINE OF BIG HAYNES CR. 15 R.

This property is partially located in an identified Flood Hazard Area. However the improvements are not subject to flooding.

Reference Plat by:
Bruner Engineering Co.
Dated June 3, 1981

SURVEY FOR
PRESTON A. WOOD
CHARLOTTE F. WOOD

LAND LOT 90 DISTRICT
SWINNETT COUNTY, GEORGIA
SCALE 1"=100' MARCH 27, 1986

RUPPE ENGINEERING CO.
1851-B PEULER ROAD
ATLANTA, GEORGIA 30339



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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

P No

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

P Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

SEE ATTACHED



**Wood Piano Studio
Charlotte P. Wood
1203 Willow Trace
Grayson, GA 30017
Special Use Permit Applicant Response
Item "F"**

Music study in general adds immeasurably to the enrichment of the lives of individuals. Piano lessons in particular are an excellent springboard to the study of other instruments. Numerous studies have shown the value of music for both children and adults as illustrated in the following quotes.

Improved Mathematical Skills

"A study of 237 second grade children used piano keyboard training and newly designed math software to demonstrate improvement in math skills. The group scored 27% higher on proportional math and fractions tests than children that used only the math software. - *Graziano, Amy, Matthew Peterson, and Gordon Shaw, "Enhanced learning of proportional math through music training and spatial-temporal training." Neurological Research 21 (March 1999).*

Improved Coordination

"In a study conducted by Dr. Timo Krings, pianists and non-musicians of the same age and sex were required to perform complex sequences of finger movements. Their brains were scanned using a technique called functional magnetic resource imaging (fMRI) which detects the activity levels of brain cells. The non-musicians were able to make the movements as correctly as the pianists, but less activity was detected in the pianists' brains. Thus, compared to non-musicians, the brains of pianists are more efficient at making skilled movements. These findings show that musical training can enhance brain function." *XWeinberger, Norm. The Impact of Arts on Learning. MuSICa Research Notes 7, no. 2 (Spring 2000). Reporting on Krings, Timo et al. Cortical Activation Patterns during Complex Motor Tasks in Piano Players and Control Subjects. A Functional Magnetic Resonance Imaging Study. Neuroscience Letters 278, no. 3 (2000): 189-93.*

Heightened IQ scores

"Researchers found that children given piano lessons significantly improved in their spatial- temporal IQ scores (important for some types of mathematical reasoning) compared to children who received computer lessons, casual singing, or no lessons." *XRauscher, F.H., Shaw, G.L., Levine, L.J., Wright, E.L., Dennis, W.R., and Newcomb, R. (1997) Music training causes long-term enhancement of preschool children's spatial temporal reasoning. Neurological Research, 19, 1-8.*



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Improved Self-Confidence

"Studying music encourages self-discipline and diligence, traits that carry over into intellectual pursuits and that lead to effective study and work habits. An association of music and math has, in fact, long been noted. Creating and performing music promotes self-expression and provides self-gratification while giving pleasure to others. In medicine, increasing published reports demonstrate that music has a healing effect on patients. For all these reasons, it deserves strong support in our educational system, along with the other arts, the sciences, and athletics." *XMichael E. DeBakey, M.D., Leading Heart Surgeon, Baylor College of Music.*

Improvement Math Skills Regardless of Background

"In an analysis of U.S. Department of Education data on more than 25,000 secondary school students (NELS:88, National Education Longitudinal Survey), researchers found that students who report consistent high levels of involvement in instrumental music over the middle and high school years show significantly higher levels of mathematics proficiency by grade 12. This observation holds regardless of students socio-economic status, and differences in those who are involved with instrumental music vs. those who are not is more significant over time." *XCatterall, James S., Richard Chapleau, and John Iwanaga. Involvement in the Arts and Human Development: General Involvement and Intensive Involvement in Music and Theater Arts. Los Angeles , CA : The Imagination Project at UCLA Graduate School of Education and Information Studies, 1999.*

Professional Musicians

"The very best engineers and technical designers in the Silicon Valley industry are, nearly without exception, practicing musicians." *XGrant Venerable, "The Paradox of the Silicon Savior," as reported in "The Case for Sequential Music Education in the Core Curriculum of the Public Schools," The Center for the Arts in the Basic Curriculum, New York, 1989.*



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The value of music in the life of the individual

"The musician is constantly adjusting decisions on tempo, tone, style, rhythm, phrasing, and feeling-- training the brain to become incredibly good at organizing and conducting numerous activities at once. Dedicated practice of this orchestration can have a great payoff for lifelong attentional skills, intelligence, and an ability for self-knowledge and expression." - *Ratey John J., MD. A User's Guide to the Brain. New York: Pantheon Books, 2001.*

"A McGill University study found that pattern recognition and mental representation scores improved significantly for students given piano instruction over a three-year period. They also found that self-esteem and musical skills measures improved for the students given piano instruction." - *Costa-Giomi, E. (1998, April). The McGill Piano Project: Effects of three years of piano instruction on children's cognitive abilities, academic achievement, and self-esteem. Paper presented at the meeting of the Music Educators National Conference, Phoenix, AZ.*

"Studying music encourages self-discipline and diligence, traits that carry over into intellectual pursuits and that lead to effective study and work habits. An association of music and math has, in fact, long been noted. Creating and performing music promotes self-expression and provides self-gratification while giving pleasure to others. In medicine, increasing published reports demonstrate that music has a healing effect on patients. For all these reasons, it deserves strong support in our educational system, along with the other arts, the sciences, and athletics." - *Michael E. DeBakey, M.D., Leading Heart Surgeon, Baylor College of Music.*

"Music making makes the elderly healthier.... There were significant decreases in anxiety, depression, and loneliness following keyboard lessons. These are factors that are critical in coping with stress, stimulating the immune system, and in improved health. Results also show significant increases in human growth hormones following the same group keyboard lessons. (Human growth hormone is implicated in aches and pains.)" - *Dr. Frederick Tims, reported in AMC Music News, June 2, 1999.*



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From this wealth of information one can easily see the value of music lessons and in particular piano lessons. It develops a well rounded individual and gives an added dimension to one's live. Private music lessons can readily provide the exposure to music that would reap the benefits to be had.

As a general rule, parents/students prefer lessons be conveniently located. Location in a nearby neighborhood can reduce travel time as well as a reduction in traffic for the general populace. Thus a music studio located in a neighborhood is more environmentally friendly.



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1203 Willow Trace
Grayson, GA 30017-1195
October 20, 2011

Gwinnett County
Department of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046

Re: Letter of Intent

Dear Sir:

In accordance with Gwinnett County requirements, I am requesting a special use permit to allow me to teach private piano lessons in a piano studio located in the basement of my home. My home is approximately 400' from both the street and other residences. In addition my home is surrounded by trees on all sides. The studio area is fully finished and has its own entrance at the rear of the house. With a driveway approach on both sides of the house the entrance to the studio is accessible from either side. Parents/students have ample parking near the studio entrance. Unless there is a need to run a quick errand, the parents of school age students generally stay during their child's lesson, thus minimizing street traffic. Having fewer than a dozen students per week, a traffic issue seems unlikely. Lessons would be during the day, scheduled in 30 or 45 minute time slots with one student per lesson. There would be no lessons on weekends. Furthermore, lessons would generally coincide with the Gwinnett County School calendar with only 40 weeks of a calendar year being used for lessons.

It is my desire that the previous paragraph addresses all of your concerns in conjunction with this special use permit. Should there be issues that have not been addressed please do not hesitate to contact me at the address above. As a resident of Gwinnett County for several decades, it is my desire that this county continue to be a place where people are proud to live and where opportunities for personal enrichment are readily available. In closing please accept my sincere thanks for your time and your consideration of this special use permit request.

Sincerely,



Charlotte P. Wood



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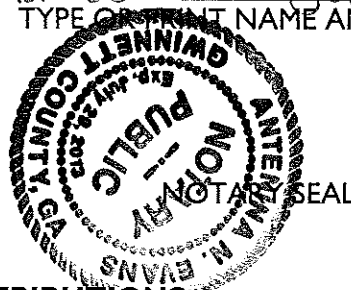
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

Charlotte P. Wood 10-21-11 CHARLOTTE P. WOOD, OWNER
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Charles A. Tingle 10/21/11 Charles A. Tingle, Attorney
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Antoinette N. Evans 10-21-11
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

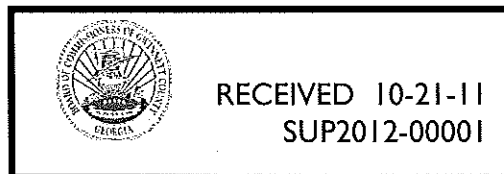
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO CHARLOTTE P. WOOD
 YOUR NAME

If the answer is yes, please complete the following section:

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

Attach additional sheets if necessary to disclose or describe all contributions.



**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Charlotte P. Wood

Signature of Applicant

CHARLOTTE P. WOOD

Type or Print Name

October 21, 2011

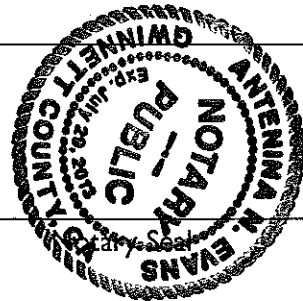
Date

Antennina N. Evans

Signature of Notary Public

10-21-2011

Date



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