

SPECIAL USE PERMIT APPLICATION

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

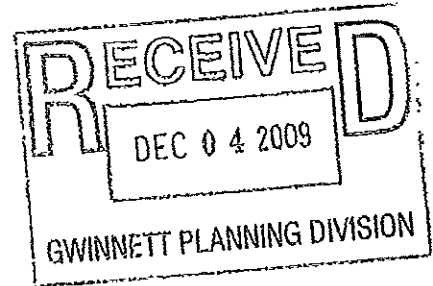
APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Dawn Johnson</u> ADDRESS: <u>4146 Vicksburg Dr.</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30044</u> PHONE: <u>770-906-2117</u>	NAME: <u>Dawn Johnson</u> ADDRESS: <u>4146 Vicksburg Drive</u> CITY: <u>Lawrenceville</u> STATE: <u>GA</u> ZIP: <u>30044</u> PHONE: <u>770-906-2117</u>
CONTACT PERSON: <u>Dawn Johnson</u> PHONE: <u>770-906-2117</u> CONTACT'S E-MAIL: <u>dawn12johnson@gmail.com</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:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-75</u>	BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): <u>5^m</u>	LAND LOT(S): <u>53</u> ACREAGE: <u>.36 ACRES</u>
ADDRESS OF PROPERTY: <u>4146 Vicksburg Drive Lawrenceville</u>	
SPECIAL USE REQUESTED: <u>salon</u> <u>GA 30044</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LEGAL DESCRIPTION



Return Recorded Document to:
GERBER & GERBER, P.C.
5491 ROSWELL ROAD 2ND FLOOR
ATLANTA, GEORGIA 30342

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

File #: 08-1230

This Indenture made this 1ST day of OCTOBER, 2008 between DAWN JOHNSON, of the County of GWINNETT, state of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and DAWN M. JOHNSON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

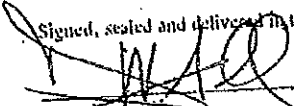
WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

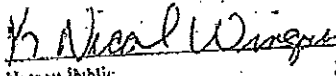
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53 OF THE 5TH DISTRICT, GWINNETT COUNTY, BEING LOT 6, BLOCK A OF FLOWERS COVE, AS PER PLAT RECORDED IN PLAT BOOK 44, PAGE 209, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
PARCEL ID NUMBER; 5053-230

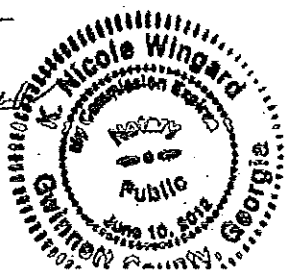
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

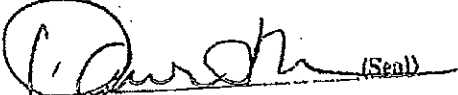
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness


Notary Public




DAWN JOHNSON (Seal)

(Seal)

SUP 10 012

PROTECTIVE COVENANTS
 LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH ARE COVENANTS, RUNNING WITH THE LAND AND WHICH SHALL REMAIN IN EFFECT UNTIL THE 22 DAY OF JULY 2011.

- 1) LOTS SHALL BE USED FOR SINGLE FAMILY DWELLINGS.
- 2) NO HOUSE SHALL BE BUILT ON ANY LOT.
- 3) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 4) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 5) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 6) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 7) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 8) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 9) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.
- 10) NO HOUSE SHALL BE HEAVIER A FRONTING STREET THAN THE BUILDING LINE SHOWN ON THIS PLAN.

APPROVALS
WINNETT COUNTY DEPT. OF COMMUNITY DEVELOPMENT, SUBMITTED TO AND REVIEWED BY THE DEPT. OF COMMUNITY DEVELOPMENT AND APPROVED BY THE DIRECTOR OF THE DEPT. ON THE DATE OF 7/15/09.

WINNETT COUNTY COMMISSIONER — THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF WINNETT COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS. DATED THIS 15th DAY OF July, 2009.

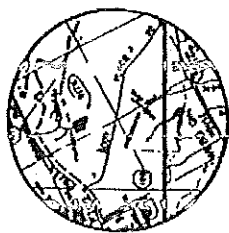
WINNETT COUNTY ENGINEERING DEPARTMENT — THIS PLAN HAS BEEN SUBMITTED TO AND REVIEWED BY THE ENGINEER AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS AND OTHER IMPROVEMENTS IN AN APPROPRIATE MANNER AND DATED THIS 15th DAY OF July, 2009.

WINNETT COUNTY WATER DEPARTMENT — THIS PLAN AND DESIGN OF THE WATER DISTRIBUTION SYSTEM HAS BEEN SUBMITTED TO AND REVIEWED BY THE WATER ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATION OF THE WATER MAIN AND OTHER IMPROVEMENTS IN AN APPROPRIATE MANNER. DATED THIS 15th DAY OF July, 2009.

WINNETT CO. WATER POLLUTION CONTROL DEPT. — THIS PLAN AND DESIGN OF THE WATER POLLUTION CONTROL SYSTEM HAS BEEN SUBMITTED TO AND REVIEWED BY THE WATER POLLUTION CONTROL ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATION OF THE WASTEWATER TREATMENT PLANT AND OTHER IMPROVEMENTS IN AN APPROPRIATE MANNER. DATED THIS 15th DAY OF July, 2009.

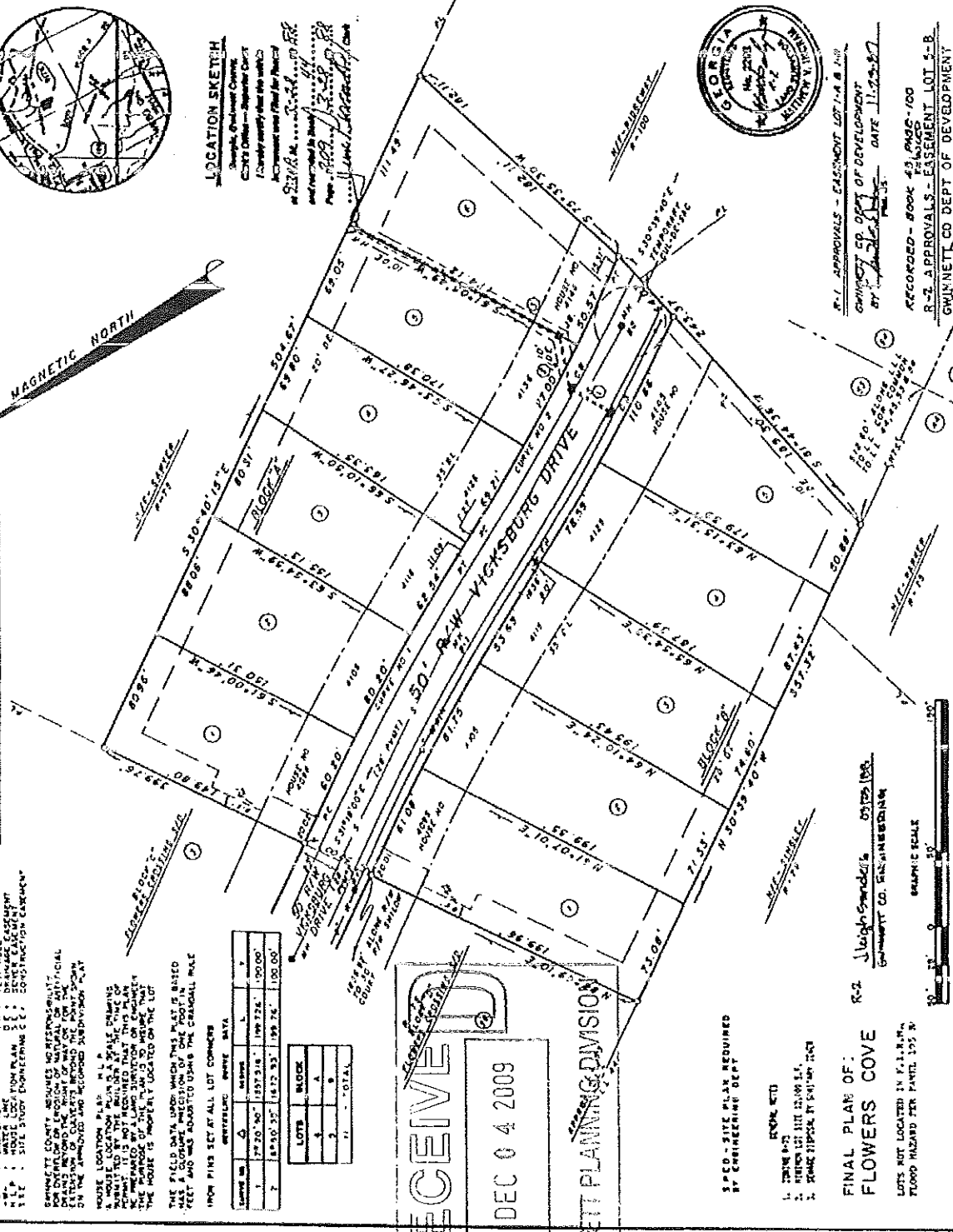
OWNERS ACKNOWLEDGMENT
 I HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SHOWN HEREON, AND IN WHOLE OR IN PART, IS THE PROPERTY OF THE PUBLIC CONFIRM AND STATEMENTS IN THIS PLAN HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND APPLICATIONS REQUIRED BY THE COUNTY ENGINEER AND THE COUNTY COMMISSIONER.

SURVEYOR'S CERTIFICATE — I HEREBY CERTIFY THAT THE LAND SHOWN AND DESCRIBED HEREON IS AS SHOWN AND CORRECT SURVEY MADE ON THE DATE OF THIS SURVEY AND THAT THE SAME IS TO THE ACCURACY AND APPLICATIONS REQUIRED BY THE COUNTY ENGINEER AND THE COUNTY COMMISSIONER.



LOCATION SKETCH
 Shows the location of the project within the county boundaries. The sketch includes the project location, the county boundaries, and the location of the project relative to the county seat.

AREA	ACRES	PERCENT	TOTAL
1. 330-000	18.16	2.1	18.16
2. 330-000	18.16	2.1	18.16
3. 330-000	18.16	2.1	18.16
4. 330-000	18.16	2.1	18.16
5. 330-000	18.16	2.1	18.16



RECEIVED
 DEC 04 2009
 PLANNING DIVISION

REVISIONS:

NO.	DESCRIPTION	DATE
1	AS SHOWN	7/15/09
2	AS SHOWN	7/15/09

DEVELOPER:
 COTTONWOOD BUILDERS, INC.
 698 WOOD PLACE ROAD
 LAWRENCEVILLE, GA.
 978-9576

LAND LOT: 33
DISTRICT: 5TH
WINNETT COUNTY, GEORGIA
ACRES: 4.010
SCALE: 1" = 50'
DATE: 7-21-09

RECORDED - BOOK 43, PAGE 100
R-2 APPROVALS - EASEMENT LOT 5-B
WINNETT CO DEPT OF DEVELOPMENT
DATE 3-28-09

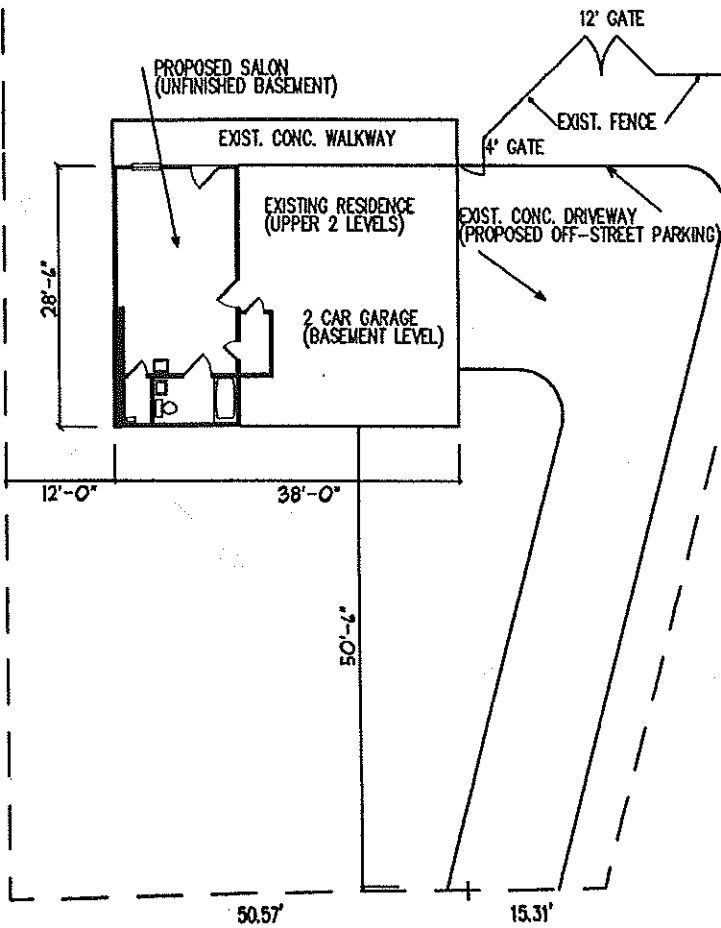
RECORDED - BOOK 43, PAGE 100
R-2 APPROVALS - EASEMENT LOT 5-B
WINNETT CO DEPT OF DEVELOPMENT
DATE 3-28-09

RECORDED - BOOK 43, PAGE 100
R-2 APPROVALS - EASEMENT LOT 5-B
WINNETT CO DEPT OF DEVELOPMENT
DATE 3-28-09

111.49' S 30.40.15 E

174.12' S 61.05.49 E

182.11' S 75.35.30 W



SITE LOCATION PLAN

SCALE: 1" = 20'-0"

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:

YES

- (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:

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:

NO

Dawn Johnson
4146 Vicksburg Drive
Lawrenceville, GA 30044
770 906 2117
Dawn12johnson@gmail.com

January 5, 2012

Planning Commission Hearing
75 Langley Drive
Lawrenceville, GA 30045

RE: SUP2010-00012 – Dawn Johnson – In-Home Salon

My intent is to continue the SUP on a permanent basis. I have complied with your restrictions and feel that this experience will be helpful for my family.

In 2010, you had put a two year renewal restriction on my business. I would like you to consider a permanent business at my residence and not just a two year renewal. I have had no complaints, and people seem to be happy that I am able to supplement my income with this business. However, at this time, I have not made a profit yet because of all the expenses thus far. I bring this to your attention as I paid \$200.00 for my application fee two years ago. I was given three weeks notice from the date of your letter that the application fee is now \$500.00 plus the signage fee of \$150.00 with \$100.00 being returned to me. This was a surprise to me. This increase makes it difficult for the 'very small business owner' to pay this renewal fee. I could understand if an owner was producing significant income, but most small businesses start out slow, and their income progresses with time and experience. In my case, \$500.00 is an excessive amount to be charged as I am still trying to get past all the initial overhead expenses. Please consider the nature of the business and how much business is being produced regarding the application fee.

I appreciate your time regarding my SUP. It will be beneficial to my family throughout years to come.

I kindly ask that you consider my renewal to a permanent SUP. I look forward to the March hearing for consideration.

Thank you!

Dawn Johnson

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Dawn Johnson

1-3-12

Signature of Applicant

Date

DAWN JOHNSON, Home owner, SAZON owner

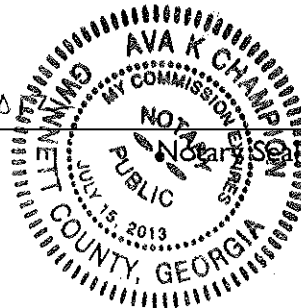
Type or Print Name and Title

Ava Kay Champion

1/3/20

Signature of Notary Public

Date



SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Dawn Johnson

Signature of Property Owner

1-4-2012

Date

DAWN JOHNSON

Type or Print Name and Title

Ava Kay Champion

Signature of Notary Public

1/4/2012

Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 5th . 53 : R5053 230
(Map Reference Number) District Land Lot Parcel

Dawn Johnson 1-3-12
Signature of Applicant Date

Dawn Johnson
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

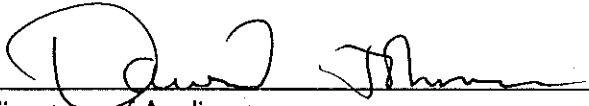
Jessica Richardson TSA #
NAME TITLE

01-05-12
DATE

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

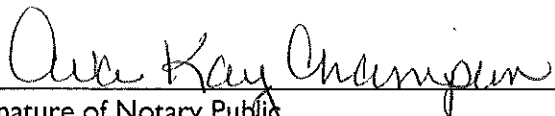
(Only submit with Special Use Permit Application for a use within a residence)

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.


Signature of Applicant 1-4-2012

DAWN JOHNSON
Type or Print Name

1/4/2012
Date


Signature of Notary Public 1/4/2012
Date

