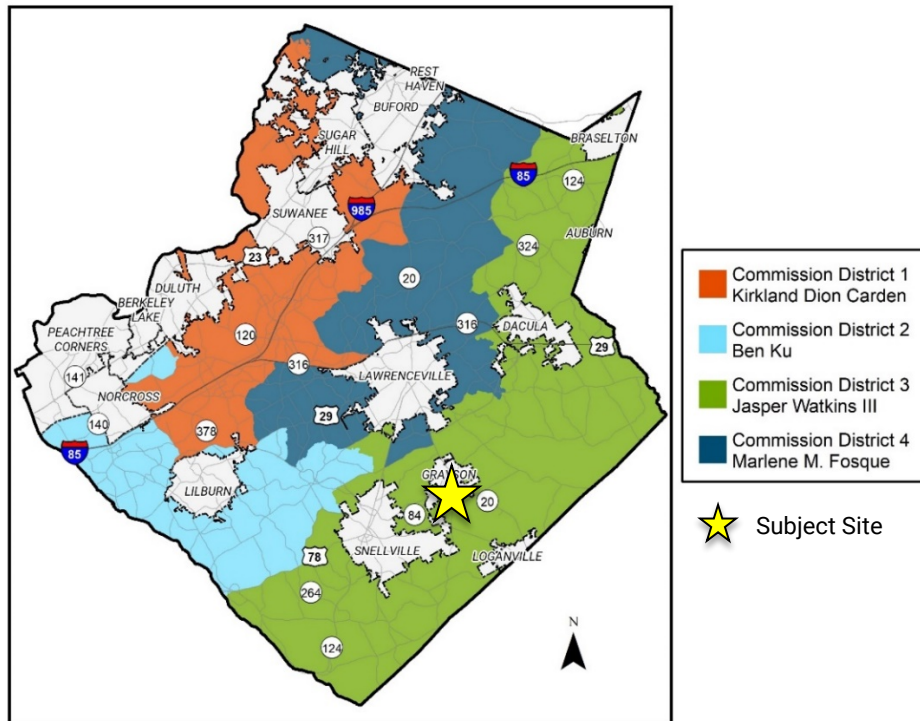




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00003
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit (Renewal)
Address: 2450 Rosebud Road
Map Number: R5123 045
Site Area: 2.44 acres
Square Feet: 2,005
Proposed Development: Personal Care Home
Commission District: District 3 – Commissioner Watkins
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS



Location Map

Applicant: Sylanna Williams
 137 Forest Valley Road
 Lawrenceville, GA 30046

Owner: Sylanna Williams
 2450 Rosebud Road
 Grayson, GA 30017

Contact: Sylanna Williams

Contact Phone: 678.651.5514

Planning Commission Advertised Public Hearing Date: 1/4/2022
Board of Commissioners Advertised Public Hearing Date: 1/25/2022

Zoning History

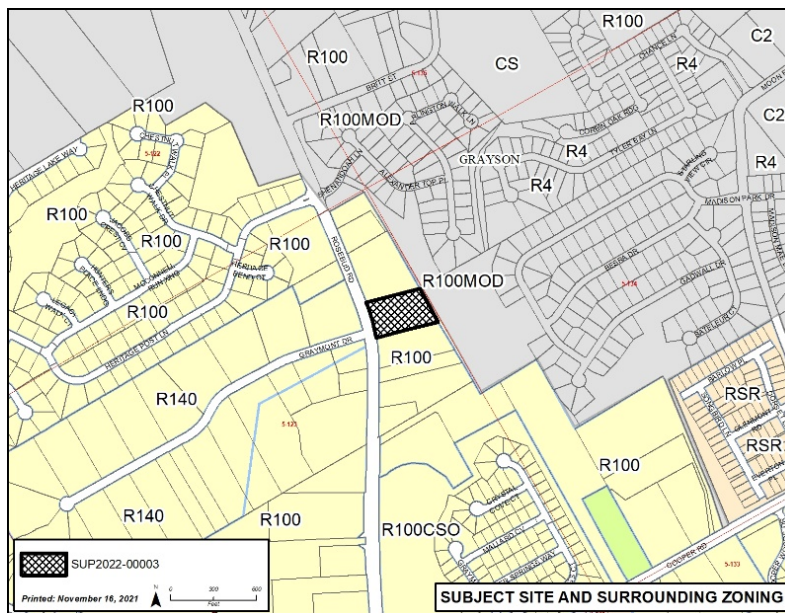
The subject property is zoned R-100 (Single-Family Residence District). In 2020, a special use permit case, SUP2020-0009, for a personal care home was approved.

Existing Site Condition

The subject property is a 2.44-acre property located along the east side of Rosebud Road, across from its intersection with Graymont Drive. The site contains a 2,005 square foot one-story single-family residence, built in 1982. The property also contains a detached garage and shed. Access is provided by a single concrete driveway from Rosebud Road. A flood zone and stream are located to the rear of the site, outside of the property's boundaries. The property is located in the Big Haynes Creek Watershed Protection Overlay District. The nearest Gwinnett Transit stop is approximately 4 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning	Density
Proposed	Personal Care Home	R-100	0.40 lots per acre
North	Single-Family Residence	R-100	0.30 lots per acre
East	Single-Family Residence - Open Space (City of Grayson)	R-100 MOD	1.75 lots per acre
South	Single-Family Residence	R-100	0.4 lots per acre
West	Single-Family Residence	R-140	0.31 lots per acre

Project Summary

The applicant requests renewal of a special use permit on a 2.44-acre property zoned R-100 to continue operation of a personal care home, including:

- A personal care home in an existing single story, three-bedroom, 2,005 square foot residence.
- Accommodation of six elderly adult residents. This is an additional resident from the previously approved five adults.
- A total of three employees working 12 hours per day.
- No code enforcement violations are on record for the property. Since no violations have occurred over the past year, staff does not recommend an additional sunset period for the special use permit.

Zoning and Development Standards

The following is a summary of applicable development standards for personal care homes from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Off-Street Parking	Minimum: 1 per 3 beds (2 spaces) Maximum: 1 per 2 beds (3 spaces)	3 spaces	YES
Front Yard Setback	Minimum: 50'	114.05'	YES
Side Yard Setback	Minimum: 10' one yard; 25' two yards	42.50'	YES
Rear Yard Setback	Minimum: 40'	> 40'	YES
Lot Size for Personal Care Home	Minimum: 1 acre	2.43	YES
Number of Residents	Maximum: 8	6	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Standard site and infrastructure improvements may also be required related to transportation, stormwater, water, and sewer utilities. No internal or external agency review comments were received for this request.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether the special use is a use that is suitable in view of the use and development of adjacent and nearby property.

The surrounding area is characterized entirely by single-family residential uses. To the north and south are single-family homes that are zoned R-100 and are located on large lots along Rosebud Road. Across Rosebud Road, to the west of the subject property is the Graymont Subdivision, which is zoned R-140 (Single-Family Residence District). The Arbors of Grayson Subdivision, which is located within the City of Grayson, borders the subject property to the east. The special use permit renewal request for a personal care home would be suitable in view of the use and development of adjacent and nearby property.

B. Whether the special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The property was previously approved for a personal care home for the care of five elderly adults. The applicant intends to continue to use the existing structure as is, with an additional resident. There have been no code enforcement violations filed for the site since the initial approval in 2020. Additionally, the proposed use will not add lighting, noise, or traffic to the area. Allowing the continued use of a personal care home at this property would not adversely affect the existing use or usability of the adjacent or nearby properties.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

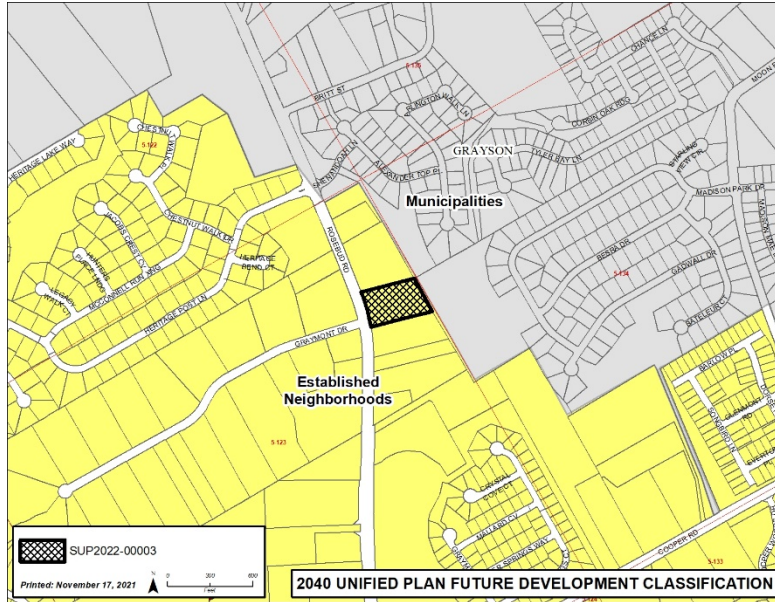
The property has a reasonable economic use as currently zoned.

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.

Minimal impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. No impact is anticipated on school enrollment.

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicates the subject property lies within the Established Neighborhoods Character Area. This designation is intended for well-established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. Allowing the continuation of a special use permit for a personal care home in an existing residential structure would be consistent with the intent of the Unified Plan and Future Development Map.



Surrounding Future Land Use

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.

There have been no code enforcement violations filed for the site since the approval of the 2020 special use permit. This condition gives supporting grounds for approval of the proposed special use permit.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Staff Recommended Conditions

Approval of a Special Use Permit for a family personal care home, subject to the following conditions:

1. Limited to a state-licensed family personal care home, providing residence and care for a maximum of six individuals (clients) residing in the home.
2. Any new building(s) or building renovation(s) shall be of a traditional residential style that is compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. BOC Resolution and Site Plan - SUP2020-00009
- E. Maps

Exhibit A: Site Visit Photos



Existing Single-Family Structure



Frontage along Rosebud Road

Exhibit B: Site Plan

[attached]

Symbols & Abbreviations

- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- NAIL SET
- FIND X MARK / SCRIBE
- Scribble
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- R/W RIGHT OF WAY
- BLD. BLDG SETBACK LINE
- RCP REINFORCED CONC PIPE
- CMF CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- LANDSCAPING
- TREE
- EXCAVATIONS
- IRON PIN SET
- REBAR FOUND
- CRIMP TOP PIPE
- OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- TEMPORARY BENCH MARK
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- STORM DRAIN PIPING
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OH-OVERHEAD ELECTRIC
- UG-UNDERGROUND ELECTRIC
- ELEC. MANHOLE
- ELEC. METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACKFLOW PREVENTER
- GAS METER
- GAS MANHOLE
- GAS LINE
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- POWER BOX
- FENCE LINE
- SIDEWALK
- TRAVERSE POINT
- PIPE LINE A
- SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN PIPING
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- DROP INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- CABLE TELEVISION LINE
- OVERHEAD CABLE
- CABLE BOX
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN
- BOLLARD
- BACK OF CURB
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- PROPERTY LINE
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Map of Plat and Survey References

- REFERENCE DEED BOOK 56572, PAGE 00425.

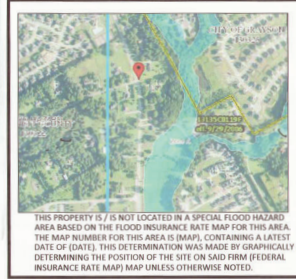
Map of Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 394,903 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (R4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANS, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2' CONTOUR INTERVAL.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Vicinity Map (NTS)



FEMA Notes and Map (NTS)



Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT SURVEY" AND COMPLETED ON JULY 9, 2019 UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK (REAL TIME KINETIC) RECEIVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK. LAST SITE VISIT: 01/12/2021
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 50% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.0750 PPM.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,975 FEET, AND WAS NOT ADJUSTED.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

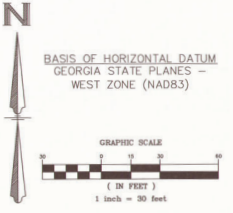
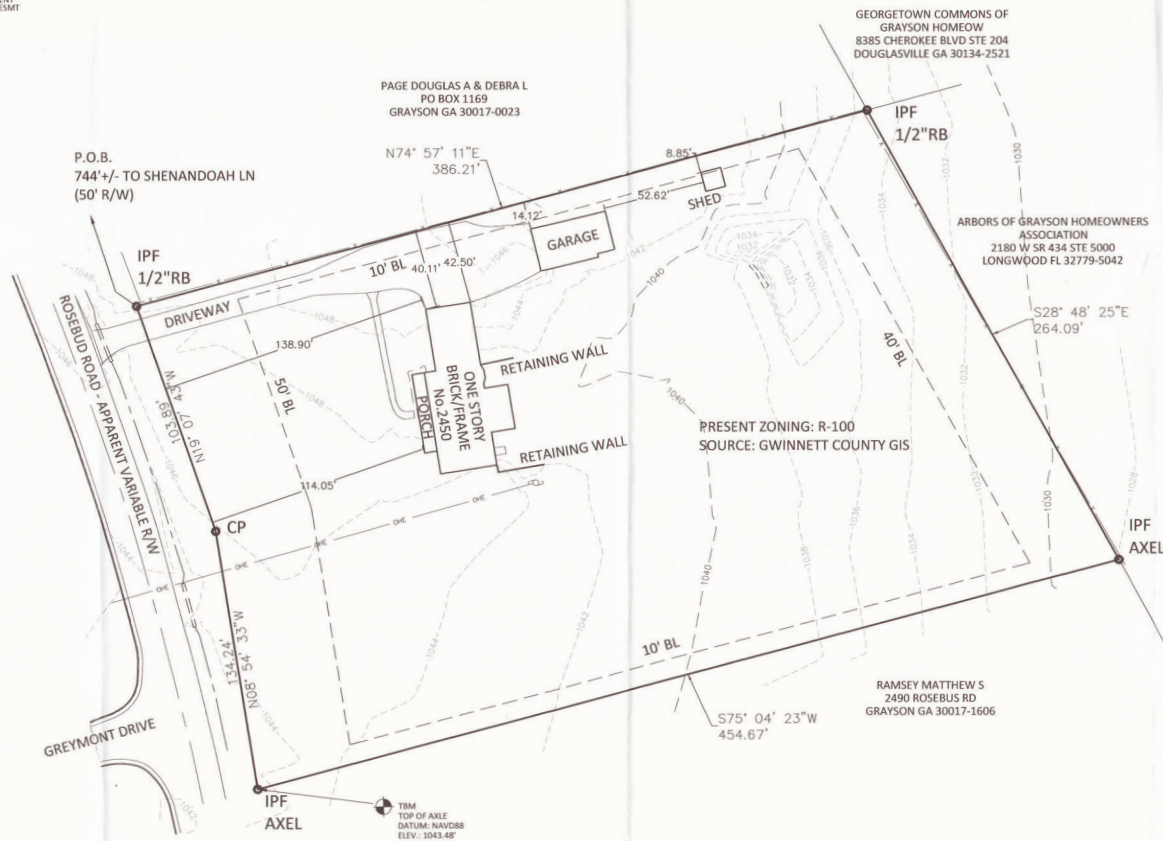
Map of Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 18. DAY OF JULY IN THE YEAR OF 2019.

Seaton G. Shepherd, Jr.
 SEATON G. SHEPHERD, JR., GA RLS No. 2136
 DATE OF LAST REVISION: 01/21/2021



No. #	DATE / BY	DESCRIPTION
No. 1	01/21/2021	ADD TOPOGRAPHIC INFORMATION

GRANTSHEPHERD ASSOCIATES, INC.
 735 LONGLEAF BOULEVARD SUITE 100 LAWRENCEVILLE, GA 30046
 PHONE: 770.681.8821 FAX: 770.618.8209
 WWW.GRANTSHEPHERD.COM

Boundary & Topographic Survey
 Survey For: Armin Mehmedovic
 Site Address: 2450 Rosebud Road
 Land Lot 123 of the
 5th Land District
 City of Grayson, Gwinnett County, Georgia

Sheet / Drawing Scale
 1" = 30'
 Unless Otherwise Noted
 GSA Project No.
 19-06-0430
 Drawn By / Field Crew
 Crew No. 1
 SLH/WGS Date
 Sheet No. 01 OF 01

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

11/3/2021 2:31PM

Sylanna Williams

2450 Rosebud Road

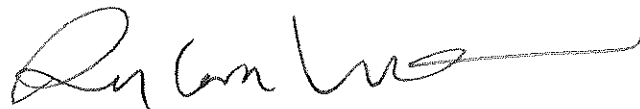
Grayson, GA 30017

To whom it may concern,

I, Sylanna Williams have the intent to open a personal care home for our elderly senior citizens. Since 2006, I have been working with the elderly with physical and memory limitations, and I have extensive understanding for what it takes to cater to the needs for our senior citizens to have a loving and caring home. The property acreage is 2.44 acres which can comfortably accommodate six residents, three car parking spaces and a wonderful backyard for outside activities. The families of these citizens can rest assured that they have a place for their loved ones that they can call home. I will not cause any disturbances or noise pollution to the neighborhood, and I believe that with my knowledge and dedication, that I would be making a positive impact to this community and our senior population as a whole.

regards,

Sylanna Williams



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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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 it will not cause noise pollution or Traffic Increase nor will it affect any nearby property.

- (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

Exhibit D: BOC Resolution and Site Plan - SUP2020-00009

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Out of Room
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SYLANNA WILLIAMS for the proposed use of a FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed family personal care home, providing residence and care for a maximum of five individuals (clients) residing in the home.
2. Exterior signage advertising the personal care home shall be prohibited.
3. Any new building(s) or building renovation(s) shall be of a traditional residential style that is compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3-9-20

ATTEST:

Diane Ben
County Clerk/Deputy County Clerk



Exhibit E: Maps

[attached]



BRITT ST

ARLINGTON WALK LN

CORBIN OAK RDG

CHESTNUT WALK PL

TYLER BAY LN

SHEVANDOAH LN

ALEXANDERTOP PL

MADISON PARK DR

HERITAGE POST LN

JACOBS CREST CV

CHESTNUT WALK DR

MCCONNELL RUN XING

HERITAGE BEND CT

ROSEBUD RD

BESRA DR

GRAYMONT DR

GADWALL DR

BARLOW PL

WARM SPRINGS CT

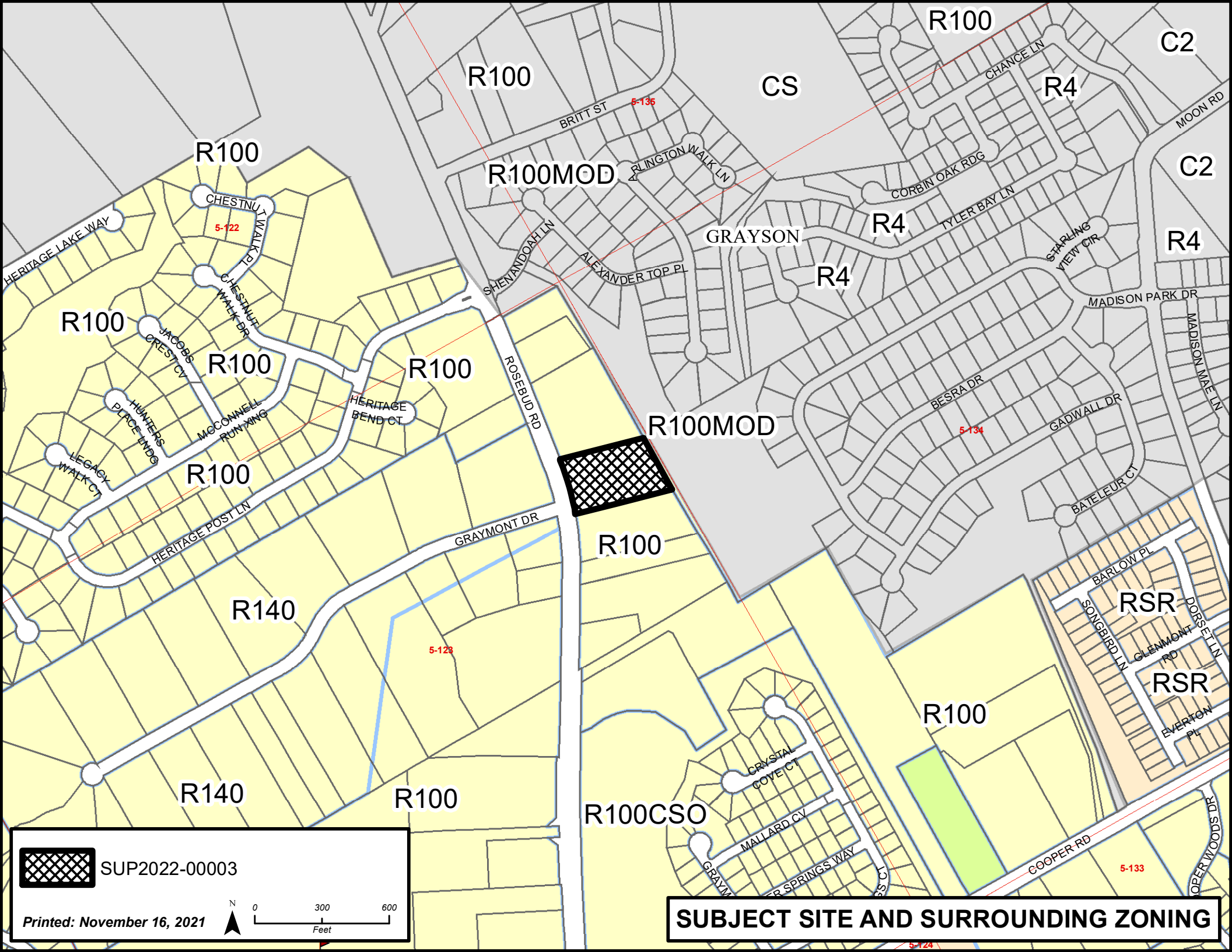
CRYSTAL COVE CT

MALLARD CV

 SUP2022-00003

Printed: November 17, 2021

N
0 200 400
Feet



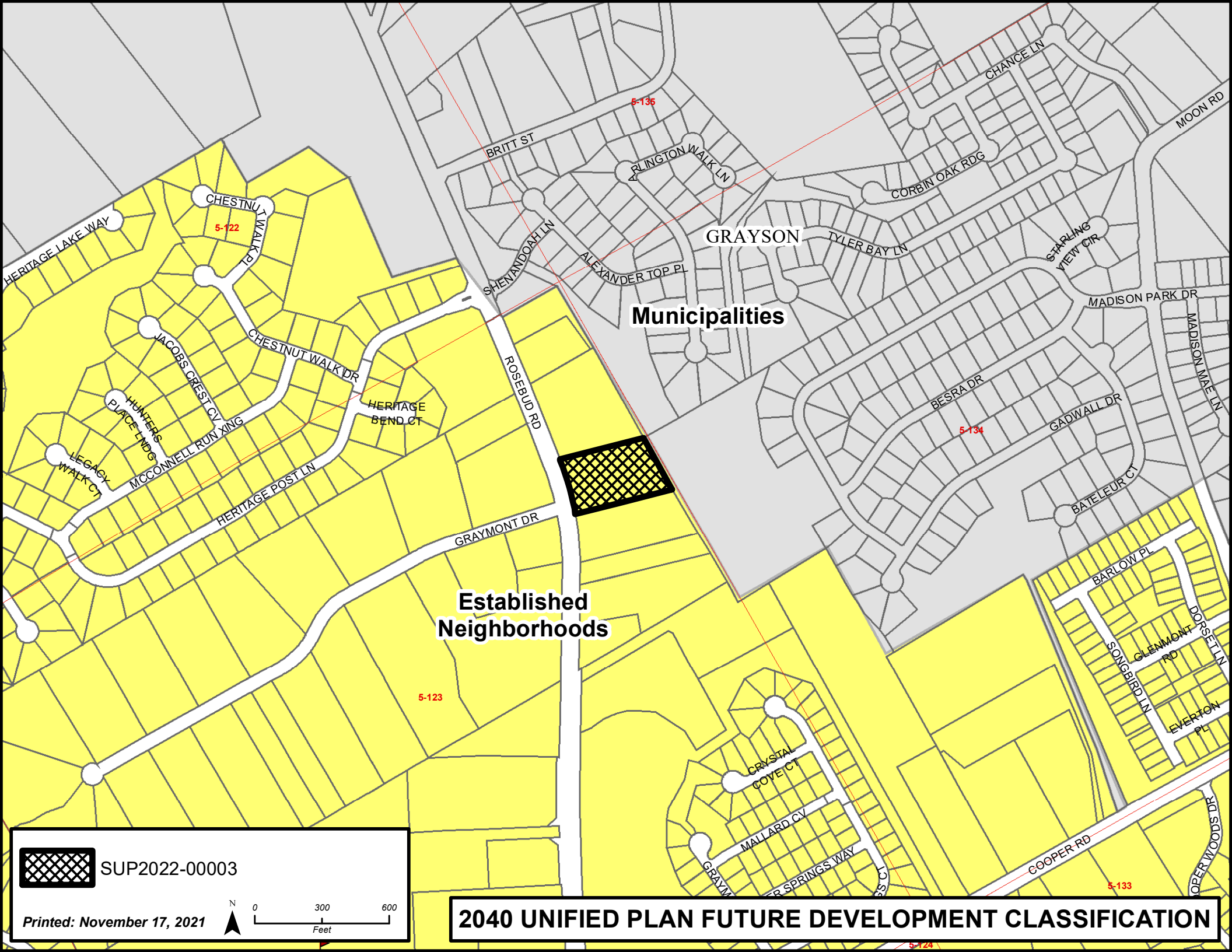
 SUP2022-00003

Printed: November 16, 2021



0 300 600
Feet

SUBJECT SITE AND SURROUNDING ZONING



GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 11/12/21

Gwinnett County Planning Division
 Special Use Permit Application
 Last Updated 10/2021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SYLANNA WILLIAMS</u>	NAME: <u>SYLANNA WILLIAMS</u>
ADDRESS: <u>137 FOREST VALLEY RD</u>	ADDRESS: <u>2450 ROSEBUD RD</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>GRAYSON</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>678 651 5514</u>	PHONE: <u>678 651 5514</u>
EMAIL: <u>SYLANNA22@yahoo.com</u>	EMAIL: <u>SYLANNA22@yahoo.com</u>
CONTACT PERSON: <u>SYLANNA WILLIAMS</u> PHONE: <u>678 651 5514</u>	
CONTACT'S E-MAIL: <u>SYLANNA22@yahoo.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>R100</u> BUILDING/LEASED SQUARE FEET: <u>2005</u>	
PARCEL NUMBER(S): <u>R 5123 045</u> ACREAGE: <u>2.44</u>	
ADDRESS OF PROPERTY: <u>2450 ROSEBUD RD GRAYSON GA 30017</u>	
SPECIAL USE REQUESTED: <u>SPECIAL USE PERMIT IN</u>	
<u>RESIDENTIAL DISTRICT</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

11/3/2021 2:31PM

Sylanna Williams

2450 Rosebud Road

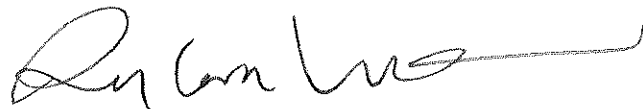
Grayson, GA 30017

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regards,

Sylanna Williams



Written Description

All that tract or parcel of land lying and being in Land Lot 123 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the southerly intersection of Shenandoah Lane (50' Right of Way) and the easterly right of way of Rosebud Road (Apparent Variable Right of Way); Thence along the right of way of Rosebud Road in a southerly direction a distance of 744 +/- feet to a ½" Rebar, said point being the Point of Beginning; Thence leaving said right of way North 74°57'11" East a distance of 386.21' to an Iron Pin Found; Thence South 28°48'25" East a distance of 264.09' to an Iron Pin Found; Thence South 75°04'23" West a distance of 454.67' to an Iron Pin Found along the right of way of Rosebud Road; Thence North 08°54'33" West a distance of 134.24' to a point; Thence North 19°07'43" West a distance of 122.40' to a ½" Rebar Found, said point being the Point of Beginning.

Said parcel containing 106,176 Square Feet or 2.4375 acres.

Symbols & Abbreviations

- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FIND X MARK / SCRIBE
- SURV. X MARK / SCRIBE
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- RIGHT OF WAY
- BLD. BLDG SETBACK LINE
- RCP REINFORCED CONC PIPE
- CONCRETE METAL PIPE
- PVC PLASTIC PIPE
- MTL. METAL
- LANDSCAPING
- TREE
- EXCAPTIONS
- IRON PIN SET
- REBAR FOUND
- CRIMP TOP PIPE
- OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- TEMPORARY BENCH MARK
- POWERPOLE
- GUY WIRE
- STREET LIGHT POLE
- STREET LIGHT POLE
- STORM DRAIN PIPING
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OH-E OVERHEAD ELECTRIC
- UG-U UNDERGROUND ELECTRIC
- ELEC. MANHOLE
- ELEC. METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTER
- GAS VALVE
- GAS METER
- GAS MANHOLE
- GAS LINE
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- POWER BOX
- FENCE LINE
- SW SIDEWALK
- TV TRAVELER POINT
- PIPE LINE A
- SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN PIPING
- STORM INLET
- CURB INLET
- DROP INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- CABLE TELEVISION LINE
- OVERHEAD CABLE
- CABLE BOX
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN
- BOLLARD
- BACK OF CURB
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- PROPERTY LINE
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Map of Plat and Survey References

- REFERENCE DEED BOOK 56572, PAGE 00425.

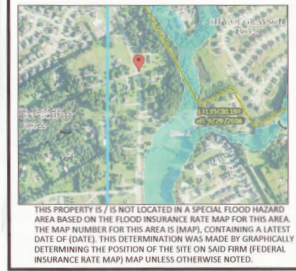
Map of Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 394,903 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (R4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANS, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2' CONTOUR INTERVAL.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Vicinity Map (NTS)



FEMA Notes and Map (NTS)



Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT SURVEY" AND COMPLETED ON JULY 9, 2019 UTILIZING A GNOMAX ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINETIC) RECEIVER CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK. LAST SITE VISIT: 01/12/2021
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 90% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.0750 PPM.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,975 FEET, AND WAS NOT ADJUSTED.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

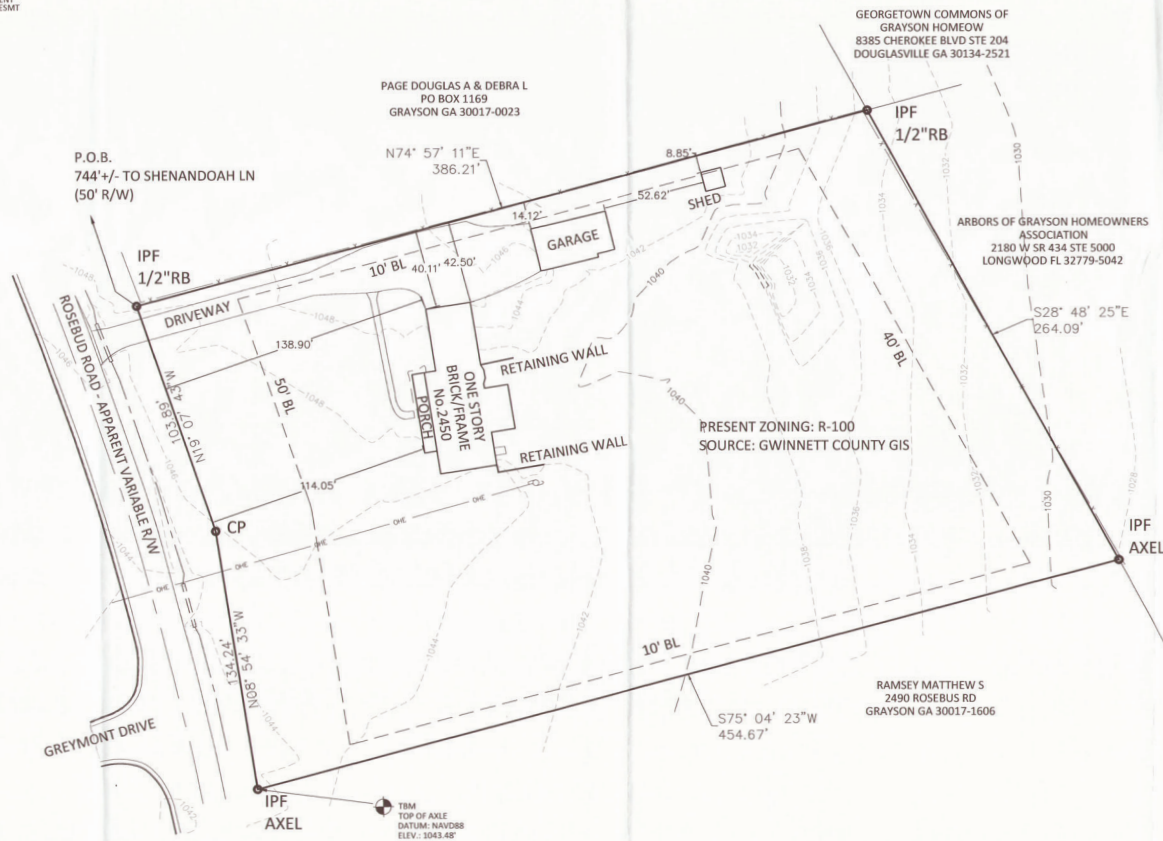
Map of Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

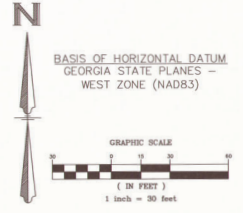
Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 18. DAY OF JULY IN THE YEAR OF 2019.

Seaton G. Shepherd, Jr.
 SEATON G. SHEPHERD, JR., GA RLS No. 2136
 DATE OF LAST REVISION: 01/21/2021



SITE AREA
 106,176 SQ FT
 2.4375 ACRES



No. #	DATE / BY	DESCRIPTION
No. 1	01/21/2021	ADD TOPOGRAPHIC INFORMATION

GRANTSHEPHERD ASSOCIATES, INC.
 735 LONGLEAF BOULEVARD SUITE 100 LAWRENCEVILLE, GA 30046
 PHONE: 770.683.1801 FAX: 770.618.8209
 WWW.GRANTSHEPHERD.COM

Boundary & Topographic Survey
 Survey For: Armin Mehmedovic
 Site Address: 2450 Rosebud Road
 Land Lot 123 of the
 5th Land District
 City of Grayson, Gwinnett County, Georgia

Sheet / Drawing Scale
 1" = 30'
 Unless Otherwise Noted

GSA Project No.
 19-06-0430

Drawn By / Field Crew
 Crew No. 1

SLH/WGS
 Date

Sheet No. 01
 OF 01

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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 it will not cause noise pollution or Traffic Increase nor will it affect any nearby property.

- (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

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11/3/2021 2:31PM

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 5/2021

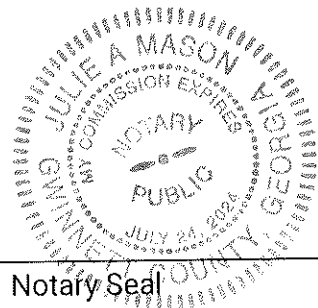
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

Sylanna Williams 10/13/2021
Signature of Applicant Date

Sylanna Williams
Type or Print Name and Title

Julie A Mason 10-13-2021
Signature of Notary Public Date Notary Seal



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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 5/2021

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.

Sylanne Williams

Signature of Property Owner

10/13/2021

Date

Sylanne Williams

Type or Print Name and Title

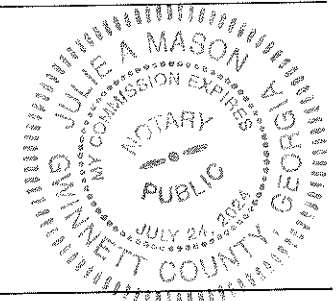
Julie Amason

Signature of Notary Public

10/13/2021

Date

Notary Seal





Gwinnett County Planning Division
Special Use Permit Application
Last Updated 5/2021

**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

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

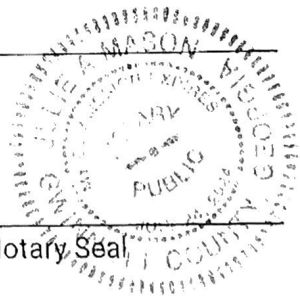
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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

Sylanne Wilton
Signature of Applicant

Sylanne Williams
Type or Print Name

10-13-2021
Date

Julie Amara 10-13-2021 Notary Seal
Signature of Notary Public Date



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11/3/2021 2:31PM

Gwinnett County Planning Division
Change in Conditions Application
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R - 5123 - 045
(Map Reference Number) District Land Lot Parcel

Sylanna Williams 10/13/2021
Signature of Applicant Date

Sylanna Williams
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Jessilyn MS Doffe TSA
NAME TITLE
10/13/21
DATE

