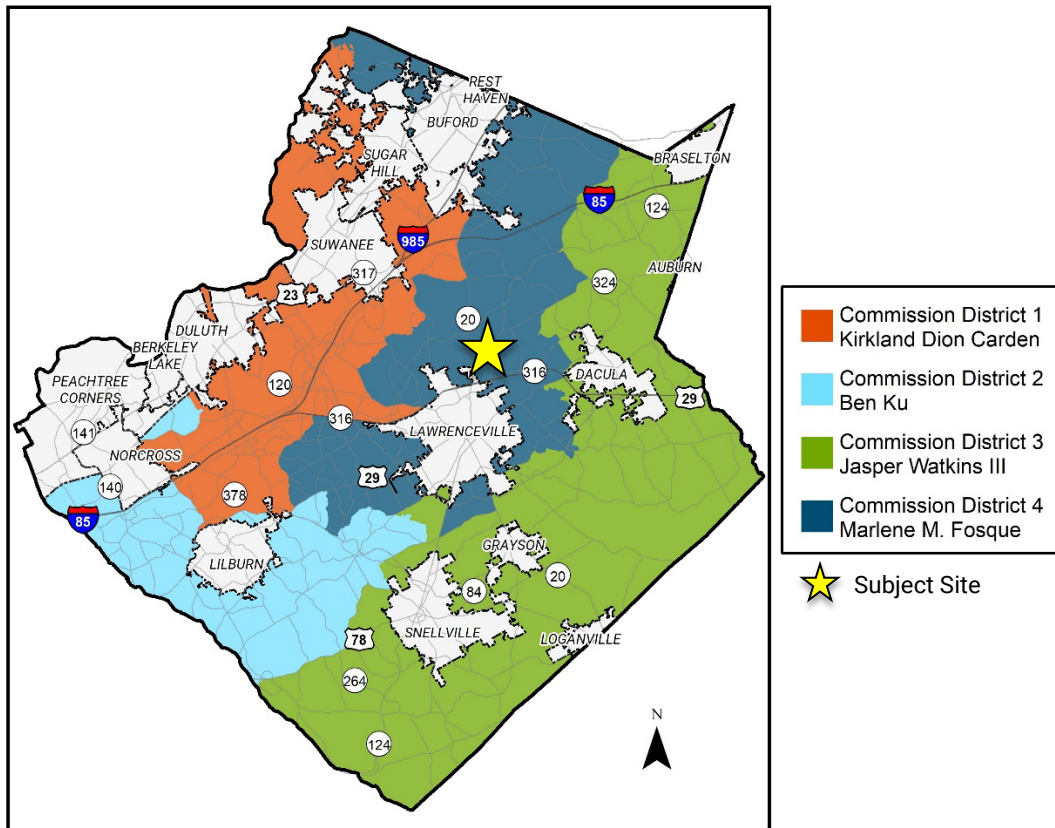




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2022-00024  
**Current Zoning:** R-100 (Single Family Residence District)  
**Request:** Special Use Permit (Renewal)  
**Address:** 778 Braselton Highway  
**Map Number:** R7027 161  
**Site Area:** 2.91 acres  
**Square Feet:** 2,096  
**Proposed Development:** Personal Care Home  
**Commission District:** District 4 - Commissioner Fosque  
**Character Area:** Emerging Suburban

**Staff Recommendation:** APPROVAL WITH CONDITIONS



**Planning Commission Advertised Public Hearing Date: 5/4/2022**  
**Board of Commissioners Advertised Public Hearing Date: 5/24/2022**

**Applicant:** Daniela Luca  
3497 Ravens Nest Trail  
Buford, GA 30519

**Owner:** Ionut Cosmin and Daniela Luca  
3778 Braselton Highway  
Lawrenceville, GA 30043

**Contact:** Daniela Luca

**Contact Phone:** 404.516.1268

## Zoning History

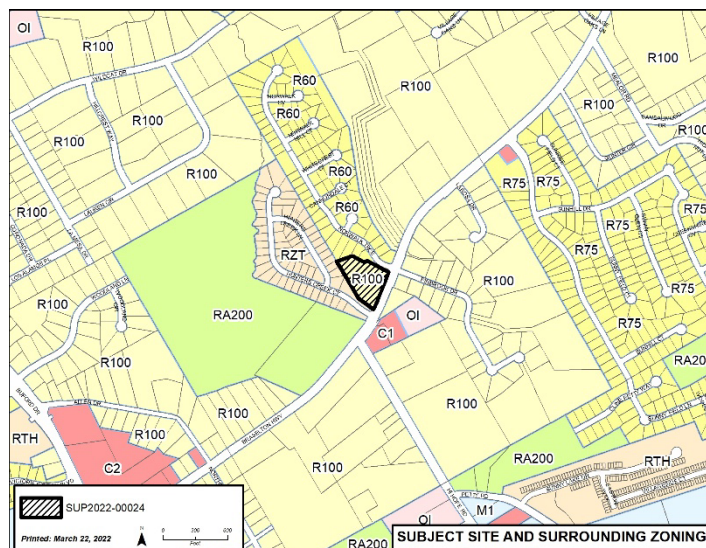
The subject property is zoned R-100 (Single Family Residence District). A Special Use Permit was approved in 2020 for a Personal Care Home, pursuant to SUP2020-00015. This Special Use Permit requires a renewal, as the two-year sunset period will end on May 26, 2022.

## Existing Site Condition

The subject site is a 2.91-acre property located along the northeast side of Braselton Highway, just south of its intersections with Norwalk Trace and Pinebrook Drive. The site is developed with a one-story, 2,096-square foot home with three bedrooms and accessory structures. The applicant indicated to staff that the home also has a finished basement with another bedroom and bathroom. The site is accessed via a curb cut from Braselton Highway. Braselton Highway is a minor arterial street. A concrete driveway leads to the existing house that is set back more than 100 feet from the front property line. There is a granite gravel parking area in the front yard on the left side of the driveway. No sidewalks exist on Braselton Highway along the subject property's frontage. The site topography slopes upwards towards the north with an elevation difference of approximately 24 feet. The nearest Gwinnett County Transit stop is located 2.1 miles from the subject property.

## Surrounding Use and Zoning

The subject site is surrounded by single-family subdivisions and single-family homes on large lots. To the north is the Sagamore Hill subdivision. To the east, across Braselton Highway, is the Pin Brook subdivision. To the west is the Hunter's Creek subdivision. To the south across Braselton Highway is a property developed with a single-family residence. Also to the south across Braselton Highway is a convenience store with gas pumps. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Personal Care Home (Renewal)	R-100	N/A
North	Single-Family Residential	R-60	3.02 units per acre
East	Single-Family Residential	R-100	1.49 units per acre
South	Single-Family Residential Commercial	R-100 C-1	1.08 units per acre N/A
West	Single-Family Residential	RZT	2.45 units per acre

## Project Summary

The applicant requests the renewal of a Special Use Permit on a 2.91-acre property zoned R-100 for a personal care home, including:

- No changes from the previous Special Use Permit approved in 2020.
- A 2,096 square-foot building used for a personal care home.
- Housing for eight (8) senior residents and two (2) employees.
- A State-licensed personal care home (License number: PCH12125) in the existing single-family home.
- Six (6) dedicated parking spaces in the granite gravel parking area in the front yard.
- Access from an existing single driveway off Braselton Highway.
- Services such as meals, recreational activities, healthcare coordination, and housekeeping for residents.
- The existing personal care home is in compliance with all conditions of special use; therefore, a second Special Use Permit renewal is not needed.

## Zoning and Development Standards

The applicant is requesting the renewal of a Special Use Permit for a personal care home in the R-100, Single Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Off-Street Parking	Minimum: (3 spaces) Maximum: (4 spaces)	4 spaces	YES
Building Height	Maximum 45'	<45'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25' two yards	>25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Minimum lot size	1 acre	2.91 acres	YES
Maximum number of residents	8	8	YES

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. No internal or external agency review comments were received for this request. Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## 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 primarily characterized by single-family subdivisions and single-family homes on large lots. To the north, east, and west, properties are developed with single-family residential subdivisions. To the south along Braselton Highway is a site developed with a single-family residence and next to it is a convenience store with gas pumps. The proposed request is compatible in light of the surrounding land uses and with conditions of approval, the proposed Special Use Permit renewal remains suitable in view of the use and development of adjacent and nearby properties.

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

Renewal of the special use permit would not adversely affect the existing use or usability of adjacent and nearby properties. A zoning buffer is not required, as surrounding adjacent properties are also zoned for single-family residences. With conditions of approval restricting the number of residents, location, and signage, the proposed renewal would not negatively impact the adjacent properties.

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

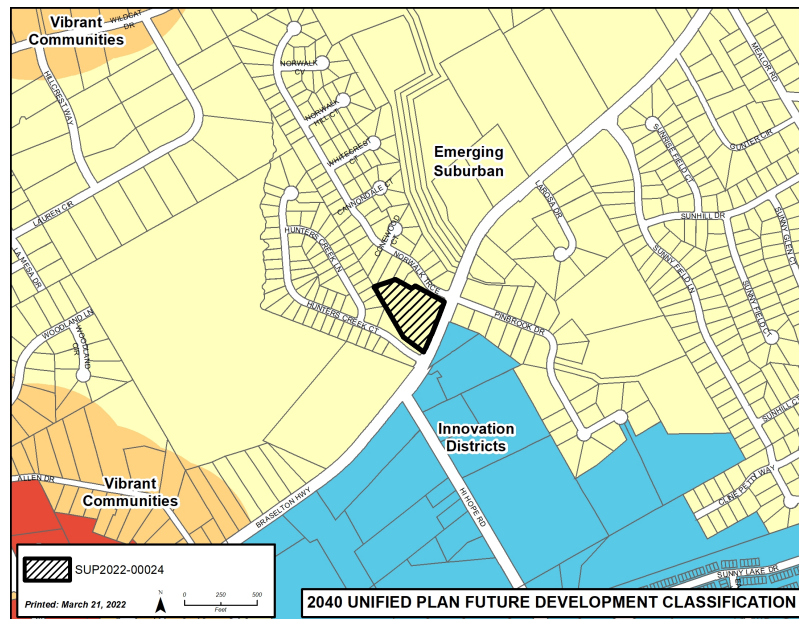
The property has a reasonable economic use as currently zoned.

**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.**

The Special Use Permit renewal would not increase impacts on public facilities in the form of traffic, utility demand, and stormwater runoff. 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 Future Development Map indicates that the property lies within the Emerging Suburban Character Area. This Character Area primarily supports residential uses and encourages a variety of housing options. Within this character area, protecting the character of existing neighborhoods is encouraged. The use of the property as a family personal care home would be suitable at this location in light of the goals and intent of the 2040 Unified Plan.



**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.**

Since the approval of the special use permit, the applicant has made several improvements to the property, including exterior renovations, interior renovations, landscaping, and driveway and parking space resurfacing. The applicant owns 2 additional state-licensed personal care homes in the state of Georgia. Furthermore, no Code Enforcement violations have been issued concerning the subject property and personal care home operation. Therefore, the above-mentioned information gives supporting ground for approval of the proposed special use permit renewal.

## **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 personal care home, subject to the following conditions:

1. Special uses on the property shall be limited to a State-licensed Family Personal Care Home providing residence and care for a maximum of eight residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential-style, compatible with the homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to the review and approval of the Planning and Development Department prior to the issuance of a building permit.
4. Off-street parking related to the operation of the personal care home shall be limited to four vehicles.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Resolution for SUP2020-00015
- E. Maps

**Exhibit A: Site Visit Photos**



**View of the home**



**View of the property from Braselton Highway**

**Exhibit B: Site Plan**

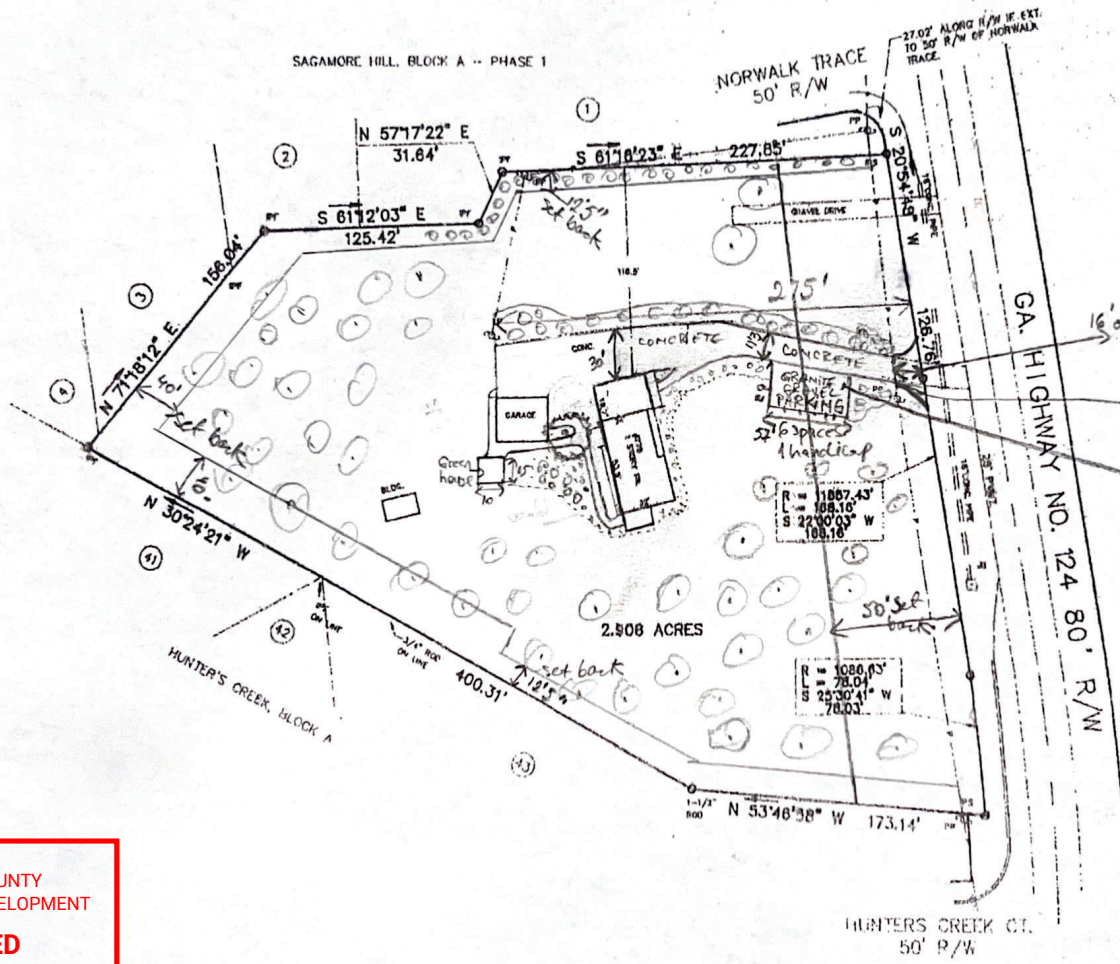
**[attached]**



- 1 - UNDEVELOPED
- 2 - CONCRETE DRIVE
- 3 - ASPHALT DRIVE
- 4 - PUBLIC UTILITY
- 5 - UTILITY POLE
- 6 - POWER LINE
- 7 - CATCH BASIN
- 8 - JUNCTION BOX
- 9 - ROAD MARK
- 10 - TREE
- 11 - SANITARY SEWER FEED
- 12 - SEWER LINE
- 13 - STOP SIGN
- 14 - SIGN
- 15 - FUTURE ROAD
- 16 - INTERSECTION

17 - 18 - 19 - 20 - 21 - 22 - 23 - 24 - 25 - 26 - 27 - 28 - 29 - 30 - 31 - 32 - 33 - 34 - 35 - 36 - 37 - 38 - 39 - 40 - 41 - 42 - 43 - 44 - 45 - 46 - 47 - 48 - 49 - 50 - 51 - 52 - 53 - 54 - 55 - 56 - 57 - 58 - 59 - 60 - 61 - 62 - 63 - 64 - 65 - 66 - 67 - 68 - 69 - 70 - 71 - 72 - 73 - 74 - 75 - 76 - 77 - 78 - 79 - 80 - 81 - 82 - 83 - 84 - 85 - 86 - 87 - 88 - 89 - 90 - 91 - 92 - 93 - 94 - 95 - 96 - 97 - 98 - 99 - 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 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SAGAMORE HILL BLOCK A -- PHASE 1



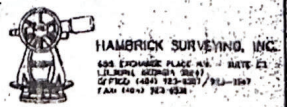
16' of asphalt long  
 Right of way 16' wide and 16' long  
 Parking wide 57' and 29' deep. 6 parking spaces  
 Driveway: 30' wide on the side of the house  
 11'3" wide going to the street.  
 Total length: 275' of driveway

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
  
**RECEIVED**  
  
 3/15/2022



DISTANCES SHOWN FROM HOUSE BUT TO BE USED TO ERECT FENCES OR TO ESTABLISH PROPERTY LINES.  
 I HAVE THIS DATE CLAIMED THE "FLOOD HAZARD" ZONE MAP AND FOUND THE REFERENCED LOT IS IN AN AREA HAVING FLOOD HAZARDS.  
 THIS CHALLENGE IS NOT IN THE FLOOD ZONE.

SUBJECT FOR:	JACK S. GREENWOOD SR. MARGARET D. GREENWOOD
LAND LOT:	27 7 TH DISTRICT
COUNTY:	GWINNETT COUNTY, GEORGIA
LOT:	BLK: UNIT PHASE
SLID:	
DATE:	7-23-97 SCALE: 1" = 50' R/C/P/B. PG.



VALANCE L. HAMBRICK, R.L.S. VALLI HAMBRICK

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

**[attached]**

RECEIVED

2/2/2022 4:23PM

## LETTER OF INTENT FOR SPECIAL USE PERMIT

### APPLICATION OF DANIELA LUCA

FEBRUARY 1, 2022

To: Gwinnett County Department of Planning and Development, 446  
West Crogan Street, Suite 250, Lawrenceville, Georgia 30043

Re: Special Use Permit Application for Daniela Luca concerning property  
located at 778 Braselton Hwy, Lawrenceville, Ga 30043.

Dear Ladies and Gentlemen of the Commission,

I am writing to you as the applicant regarding the above referenced case. I am respectfully requesting your approval of the Special Use Permit for this property, currently zoned R100, to allow us to continue to operate as a Family Personal Care Home for 8 residents and 2 staff members. The house is licensed as a Personal Care Home by the State of Georgia – PCH012125. The house is very well kept and the outside grounds are beautifully maintained with new landscaping, lots of garden flowers, designated parking space for 6 cars including one for handicap accessible. The building has approximately 2,096 sq. ft. conform tax record and is located on a large lot of 2.91 acres with the front yard of 373 ft. opening to Braselton Hwy. The property is currently connected to a sewer.

Across the street on the right is a commercial area including a gas station and a marketplace. The property is on Braselton Hwy proximity to the intersection with Hi Hope Rd and minutes from Hwy 316.

In our proximity, multiple commercial-zoned properties are located on Braselton Hwy.

Respectfully we are asking you to allow us to install an approved street sign with Department's size recommendation.

We believe that the requested SUP will be appropriate in the light of the existing uses and the character of the surrounding area and respectfully request your approval of the SUP for this site.

Thank you for your time and consideration in this matter!

Sincerely,

Daniela Luca



3497 Ravens Nest Trl, Buford, Ga, 30519

Phone: 404-516-1268

**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.

- (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. The property remains a residence and is going to be beautifully maintained.

**Exhibit D: SUP2020-00015 Resolution**

**[attached]**

WINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 26, 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	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. FOSQUE, which carried 5-0, 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 DANIELA LUCA 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26<sup>th</sup> day of MAY 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 eight residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the 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: June 3, 2020

ATTEST:

Jina M. King  
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING DESIGNATED AS TRACT 4, AND CONTAINING 2.9149 ACRES ACCORDING TO A BOUNDARY SURVEY DATED JANUARY 25, 1993 FOR JOLLY DEVELOPMENT CORPORATION, INC., BY TRAVIS N. FRUITT, SR., GEORGIA REGISTERED LAND SURVEYOR # 1729 WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND WHICH TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY #124, AKA BRASELTON HIGHWAY (80'R/W) WHICH POINT IS AN ARC DISTANCE OF 32.65 FEET NORTHEASTERLY AS MEASURED ALONG SAID RIGHT OF WAY FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF HUNTERS CREEK COURT (50'R/W); RUN THENCE NORTH 53 DEGREES 57 MINUTES WEST 174.88 FEET TO A POINT; RUN THENCE NORTH 30 DEGREES 24 MINUTES 00 SECONDS WEST 400.31 FEET TO A POINT; RUN THENCE NORTH 71 DEGREES 18 MINUTES 39 SECONDS EAST 156.07 FEET TO A POINT; RUN THENCE SOUTH 61 DEGREES 12 MINUTES 03 SECONDS EAST 125.44 FEET TO A POINT; RUN THENCE NORTH 57 DEGREES 23 MINUTES 26 SECONDS EAST 31.78 FEET TO A POINT; RUN THENCE SOUTH 61 DEGREES 10 MINUTES 19 SECONDS EAST 228.07 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY #124; RUN THENCE ALONG SAID RIGHT OF WAY SOUTH 21 DEGREES 03 MINUTES 04 SECONDS WEST 246.07 FEET TO A POINT; CONTINUE THENCE ALONG SAID RIGHT OF WAY AN ARC DISTANCE OF 126.52 FEET, SAID ARC HAVING A RADIUS OF 1123.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 16 MINUTES 38 SECONDS WEST A DISTANCE OF 126.45 FEET TO THE TRUE POINT OF BEGINNING HEREOF.

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Planning & Development

**Exhibit E: Maps**

**[attached]**

**Vibrant Communities**

**Emerging Suburban**

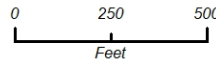
**Vibrant Communities**

**Innovation Districts**

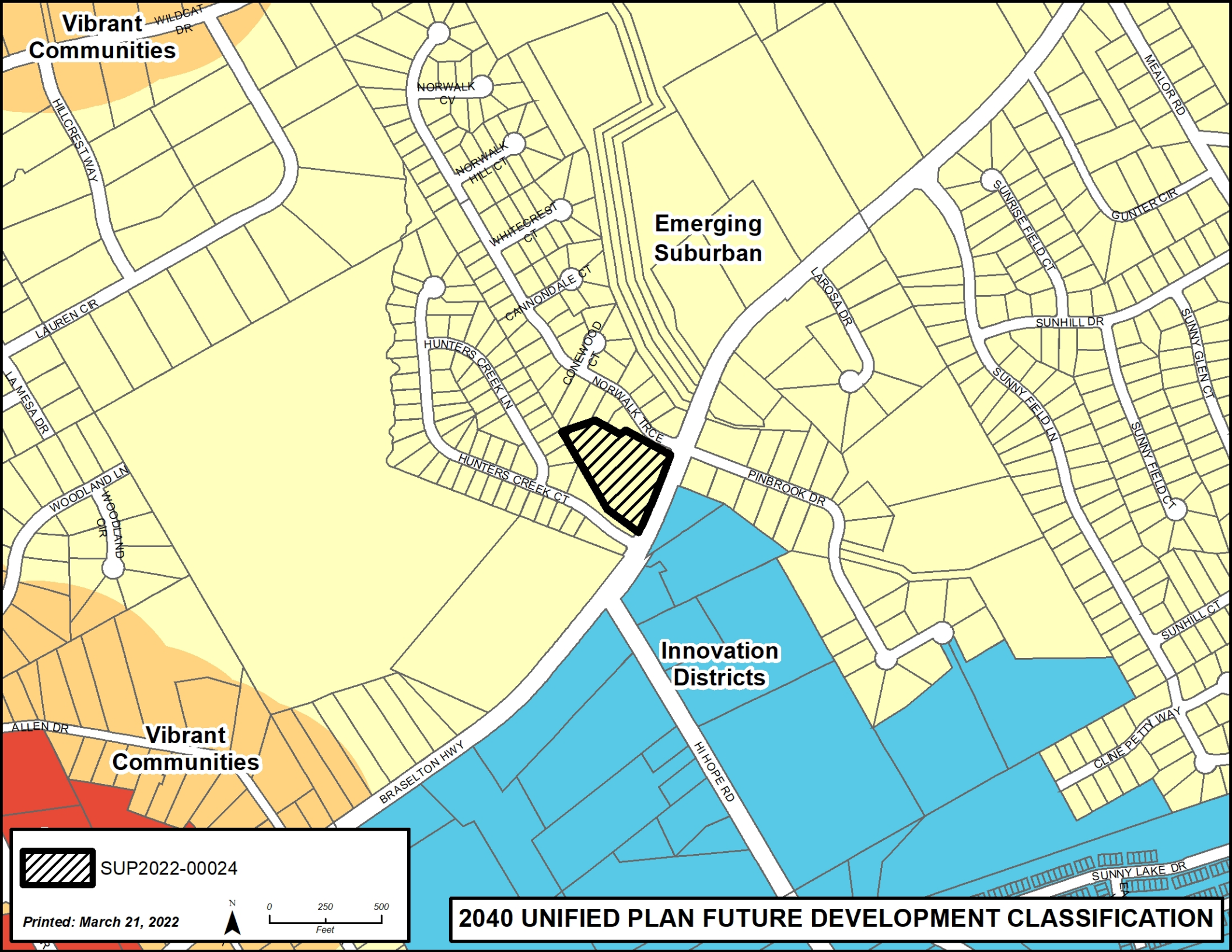


SUP2022-00024

Printed: March 21, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**






HUNTERS CREEK LN

NORWALK TRCE

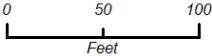
PINBROOK DR

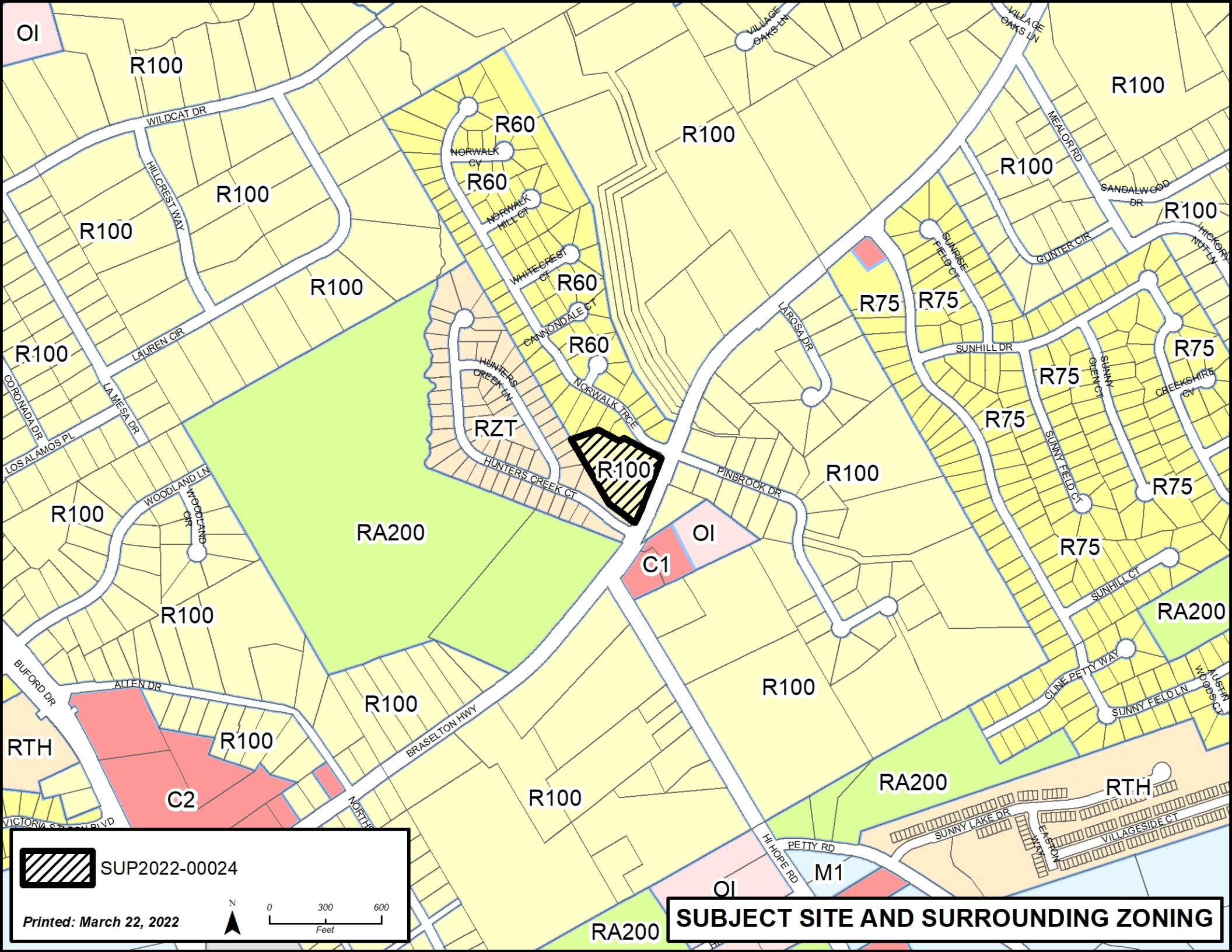
HUNTERS CREEK CT

BRASELTON HWY

 SUP2022-00024

Printed: March 21, 2022





 SUP2022-00024

Printed: March 22, 2022

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0 300 600  
Feet

**SUBJECT SITE AND SURROUNDING ZONING**

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>DANIELA LUCA</u>	NAME: <u>IONUT COSMIN &amp; DANIELA LUCA</u>
ADDRESS: <u>3497 Ravens Nest Trail</u>	ADDRESS: <u>778 BRASELTON HWY</u>
CITY: <u>Buford</u>	CITY: <u>LAWRENCEVILLE</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>404-516-1268</u>	PHONE: <u>404-516-1268 -Daniela</u> <u>678-467-4407 -Cosmin</u>
CONTACT PERSON: <u>DANIELA LUCA</u> PHONE: <u>404-516-1268</u>	
CONTACT'S E-MAIL: <u>DELA4J@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>R100</u>	BUILDING/LEASED SQUARE FEET: <u>2,096</u>
PARCEL NUMBER(S): <u>7027 161</u>	ACREAGE: <u>2.91</u>
ADDRESS OF PROPERTY: <u>778 BRASELTON HWY LAWRENCEVILLE</u> <u>GA, 30043</u>	
SPECIAL USE REQUESTED: <u>Family Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

EXHIBIT A

BOOK 9284 PAGE 88

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING DESIGNATED AS TRACT 4, AND CONTAINING 2.9149 ACRES ACCORDING TO A BOUNDARY SURVEY DATED JANUARY 25, 1993 FOR JOLLY DEVELOPMENT CORPORATION, INC., BY TRAVIS N. FRUITT, SR., GEORGIA REGISTERED LAND SURVEYOR # 1729 WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND WHICH TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

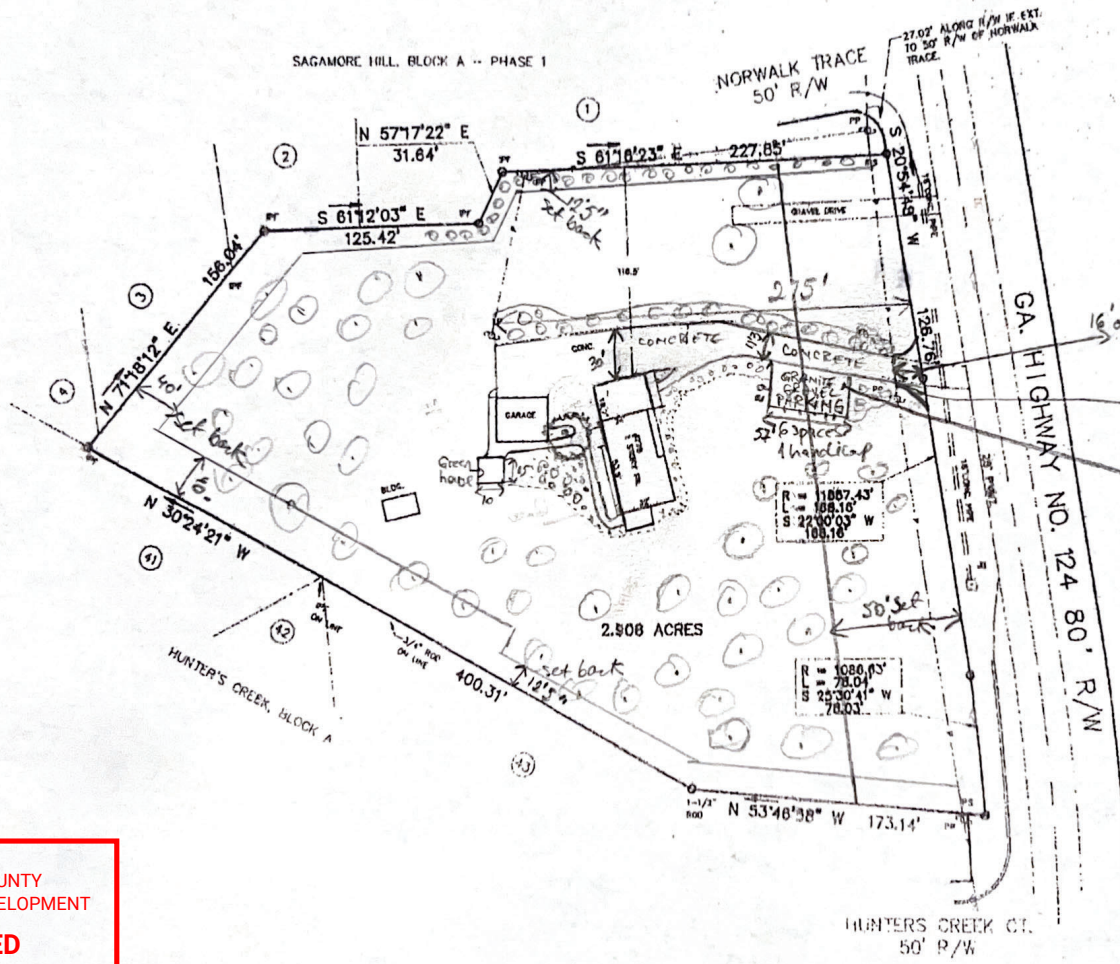
COMMENCING FROM A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY #124, AKA BRASELTON HIGHWAY (80'R/W) WHICH POINT IS AN ARC DISTANCE OF 32.65 FEET NORTHEASTERLY AS MEASURED ALONG SAID RIGHT OF WAY FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF HUNTERS CREEK COURT (50'R/W); RUN THENCE NORTH 53 DEGREES 57 MINUTES WEST 174.88 FEET TO A POINT; RUN THENCE NORTH 30 DEGREES 24 MINUTES 00 SECONDS WEST 400.31 FEET TO A POINT; RUN THENCE NORTH 71 DEGREES 18 MINUTES 39 SECONDS EAST 156.07 FEET TO A POINT; RUN THENCE SOUTH 61 DEGREES 12 MINUTES 03 SECONDS EAST 125.44 FEET TO A POINT; RUN THENCE NORTH 57 DEGREES 23 MINUTES 26 SECONDS EAST 31.78 FEET TO A POINT; RUN THENCE SOUTH 61 DEGREES 10 MINUTES 19 SECONDS EAST 228.07 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY #124; RUN THENCE ALONG SAID RIGHT OF WAY SOUTH 21 DEGREES 03 MINUTES 04 SECONDS WEST 246.07 FEET TO A POINT; CONTINUE THENCE ALONG SAID RIGHT OF WAY AN ARC DISTANCE OF 126.52 FEET, SAID ARC HAVING A RADIUS OF 1123.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 16 MINUTES 38 SECONDS WEST A DISTANCE OF 126.45 FEET TO THE TRUE POINT OF BEGINNING HEREOF.



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SAGAMORE HILL BLOCK A -- PHASE 1



16' of asphalt long  
 Right of way 16' wide  
 and 16' long  
 Parking wide 57'  
 and 29' deep.  
 6 parking spaces

Driveway:  
 30' wide on the  
 side of the house  
 11'3\"/>

GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT  
  
**RECEIVED**  
  
 3/15/2022



DISTANCES SHOWN FROM HOUSE BUT TO BE  
 USED TO ERECT FENCES OR TO ESTABLISH  
 PROPERTY LINES  
 I HAVE THIS DATE CLAIMED THE "FLOOD  
 HAZARD" AND "FLOOD HAZARD" AND FOUND THE  
 REFERENCED LOT IS NOT IN AN AREA  
 HAVING FLOOD HAZARDS  
 THE CHALLENGE IS NOT IN THE FLOOD  
 ZONE.

SUBJECT FOR:	JACK S. GREENWOOD SR. MARGARET D. GREENWOOD
LAND LOT:	27
COUNTY:	7 TH DISTRICT GWINNETT COUNTY, GEORGIA
LOT:	BLK: UNIT: PHASE:
SLID:	
DATE:	7-23-94 SCALE: 1" = 50' R.C.P.B. PG. 01

HAMBRICK SURVEYING, INC.  
 688 EXETER PLACE NW - SUITE E2  
 ALPHARETTA, GA 30201  
 (770) 486-1231 / 770-397-  
 FAX 770-397-9281

VALUER: L. HAMBRICK, R.L.S. VALL: I. HAMBRICK

LETTER OF INTENT FOR SPECIAL USE PERMIT

APPLICATION OF DANIELA LUCA

FEBRUARY 1, 2022

To: Gwinnett County Department of Planning and Development, 446  
West Crogan Street, Suite 250, Lawrenceville, Georgia 30043

Re: Special Use Permit Application for Daniela Luca concerning property  
located at 778 Braselton Hwy, Lawrenceville, Ga 30043.

Dear Ladies and Gentlemen of the Commission,

I am writing to you as the applicant regarding the above referenced case. I am respectfully requesting your approval of the Special Use Permit for this property, currently zoned R100, to allow us to continue to operate as a Family Personal Care Home for 8 residents and 2 staff members. The house is licensed as a Personal Care Home by the State of Georgia – PCH012125. The house is very well kept and the outside grounds are beautifully maintained with new landscaping, lots of garden flowers, designated parking space for 6 cars including one for handicap accessible. The building has approximately 2,096 sq. ft. conform tax record and is located on a large lot of 2.91 acres with the front yard of 373 ft. opening to Braselton Hwy. The property is currently connected to a sewer.

Across the street on the right is a commercial area including a gas station and a marketplace. The property is on Braselton Hwy proximity to the intersection with Hi Hope Rd and minutes from Hwy 316.

In our proximity, multiple commercial-zoned properties are located on Braselton Hwy.

Respectfully we are asking you to allow us to install an approved street sign with Department's size recommendation.

We believe that the requested SUP will be appropriate in the light of the existing uses and the character of the surrounding area and respectfully request your approval of the SUP for this site.

Thank you for your time and consideration in this matter!

Sincerely,

Daniela Luca



3497 Ravens Nest Trl, Buford, Ga, 30519

Phone: 404-516-1268

**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.

- (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:

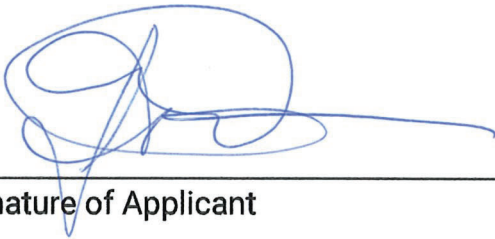
YES.

- (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. The property remains a residence and is going to be beautifully maintained.

**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.

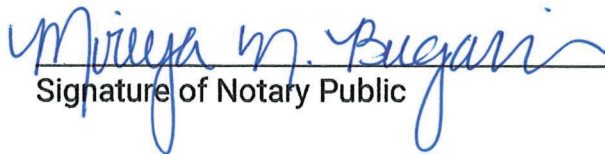


2/1/2022

Signature of Applicant

Date

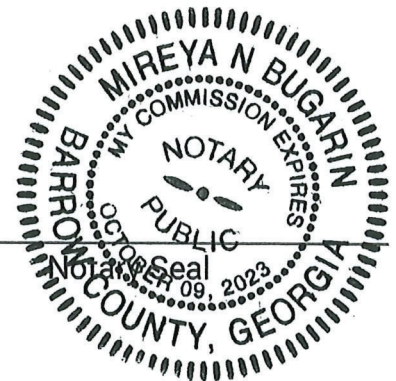
DANIELA LUCA - Home Owner  
Type or Print Name and Title



2/1/22

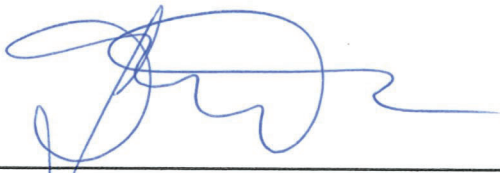
Signature of Notary Public

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.



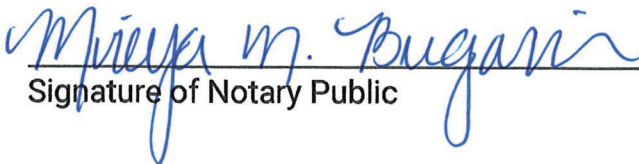
2/1/2022

Signature of Property Owner

Date

DANIELA LUCA - Home Owner

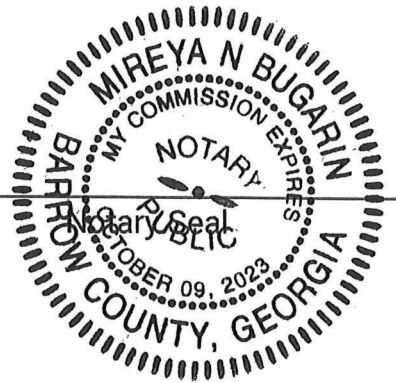
Type or Print Name and Title



Signature of Notary Public

2/1/2022

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.



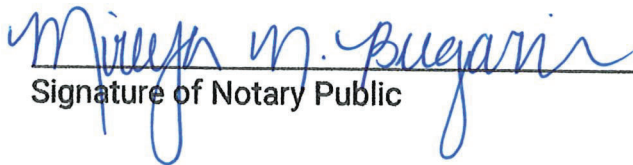
2/1/2022

Signature of Property Owner

Date

IONUT COSMIN LUCA - Home Owner

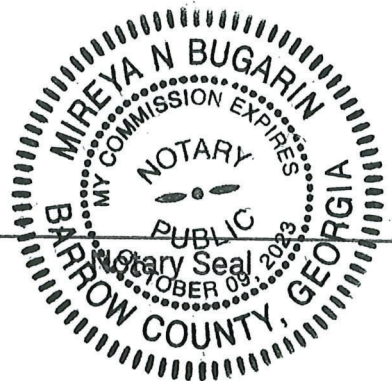
Type or Print Name and Title



2/1/2022

Signature of Notary Public

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

DANIELA WCA - Home Owner

Type or Print Name

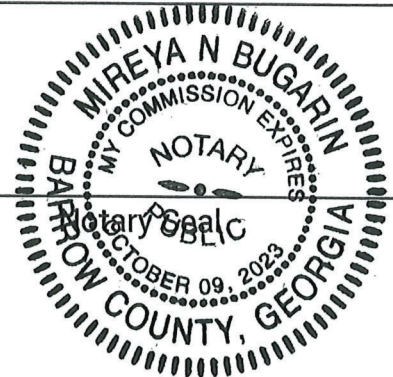
2/1/2022

Date

Signature of Notary Public

2/1/2022

Date



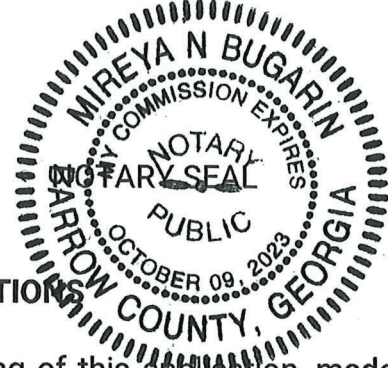
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

[Signature]      2/1/2022      DANIELA LUCA - Applicant  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

N/A  
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      DATE      TYPE OR PRINT NAME AND TITLE

Mireya N. Bugarin      2/1/2022  
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      DANIELA LUCA  
YOUR NAME

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

NAME AND OFFICAL 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.

