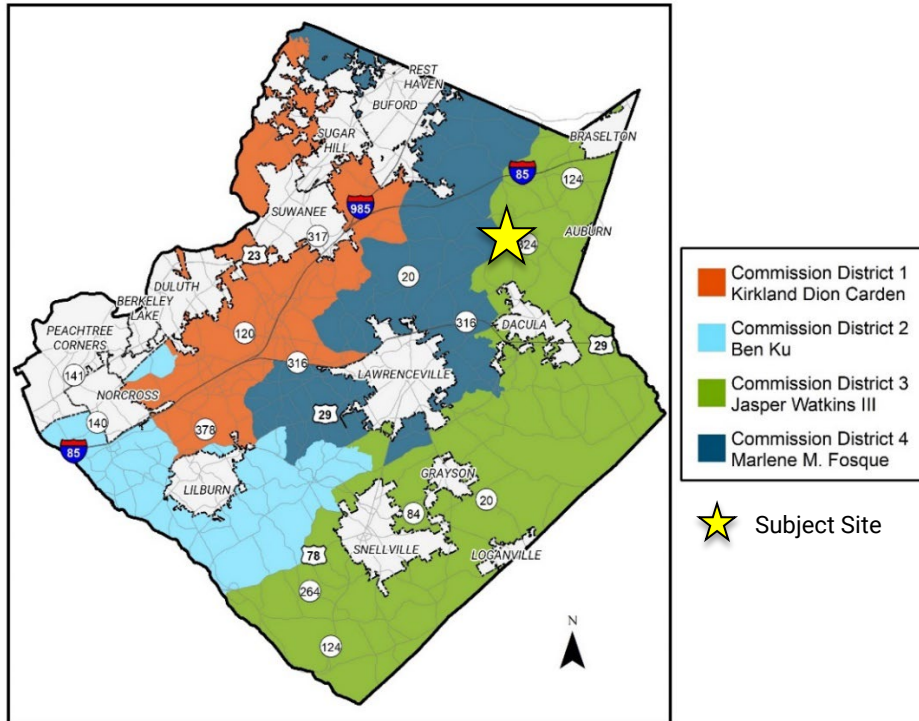




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00025
Current Zoning: RA-200 (Agriculture-Residence District)
Overlay District: Georgia Highway 124/324/Hamilton Mill
Request: Special Use Permit
Address: 2845 Old Fountain Road
Map Number: R2001 211
Site Area: 2.00 acres
Square Feet: 5,345
Proposed Development: Family Personal Care Home
Commission District: District 4 – Commissioner Fosque
Character Area: Vibrant Communities and 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: Gheorghe Chis
2845 Old Fountain Road
Dacula, GA 30019

Owner: Gheorghe Chis
2845 Old Fountain Road
Dacula, GA 30019

Contact: Gheorghe Chis

Contact Phone: 916.871.0937

Zoning History

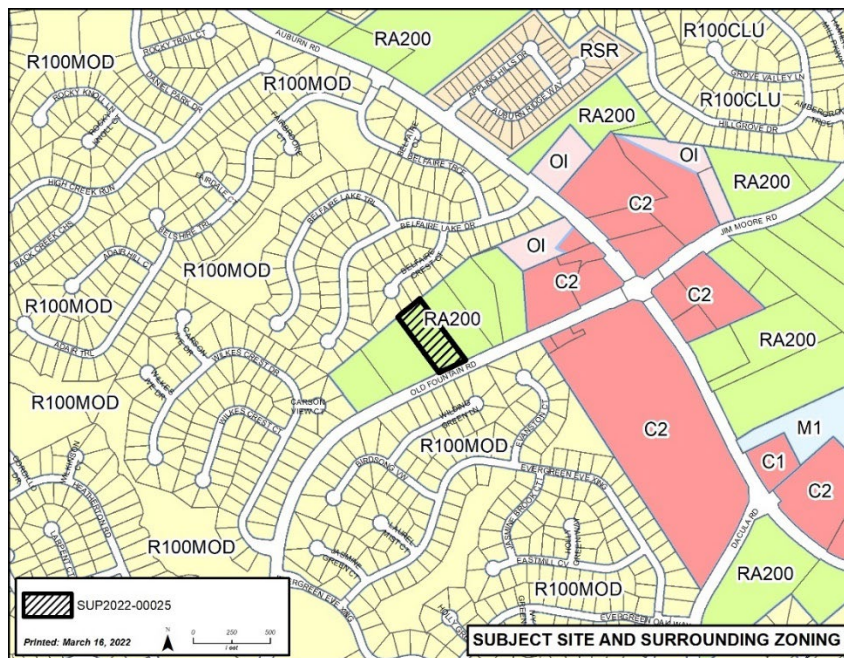
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 2.00-acre property located along the north side of Old Fountain Road, west of its intersection with Auburn Road. The site is partially forested. The property slopes upward approximately 44 feet from Old Fountain Road and includes a circular driveway. Permits were issued in 2019 to demolish the existing structures on the property and to construct a new single-family home, which was issued a Certificate of Occupancy in 2021. A sidewalk exists along the south side of Old Fountain Road. Old Fountain Road is a Major Collector. The nearest Gwinnett County Transit stop is approximately 7.4 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences and a Gwinnett County fire station. Commercial uses are located further to the east at the intersection of Old Fountain Road and Auburn Road. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Personal Care Home	RA-200	0.50 units per acre
North	Single-Family Residential	R-100 MOD	2.23 units per acre
East	Single-Family Residential	RA-200	0.43 units per acre
South	Single-Family Residential	R-100 MOD	2.15 units per acre
West	Gwinnett County Fire Station	RA-200	N/A

Project Summary

The applicant requests a special use permit on a 2.00-acre property zoned RA-200 to establish a family personal care home, including:

- A recently constructed single-story, ten-bedroom, 5,345 square-foot single-family residence.
- Accommodation of eight adult residents.
- No additions or renovations to the existing home.
- Access via a single, circular driveway from Old Fountain Road with sufficient parking area for visitors and employees.
- A four car garage.

Zoning and Development Standards

The applicant is requesting a Special Use Permit for a personal care home in the RA-200, Agriculture-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: 1 per 3 beds (2 spaces) Maximum: 1 per 2 beds (4 spaces)	4 spaces	YES
Front Yard Setback	Minimum: 50'	>50'	YES
Side Yard Setback	Minimum: 20'	21'	YES
Rear Yard Setback	Minimum: 40'	>40'	YES
Lot Size for Personal Care Home	Minimum: 1 acre	2.00	YES
Number of Residents	Maximum: 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. Internal and External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements may also be required related to transportation, stormwater, water, and sewer utilities.

Staff Analysis

Special Use Permit Request 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 of Planning and Development 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 by single-family residential uses and a fire station. The special use would be suitable considering the compatible surrounding uses, the property's two-acre lot size, and its adequate separation from neighboring properties.

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

The family personal care home would be compatible with the area's single-family residential land use pattern. The proposed use would not adversely affect the existing use or usability of the adjacent or nearby properties with regard to lighting, noise, or traffic impacts.

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

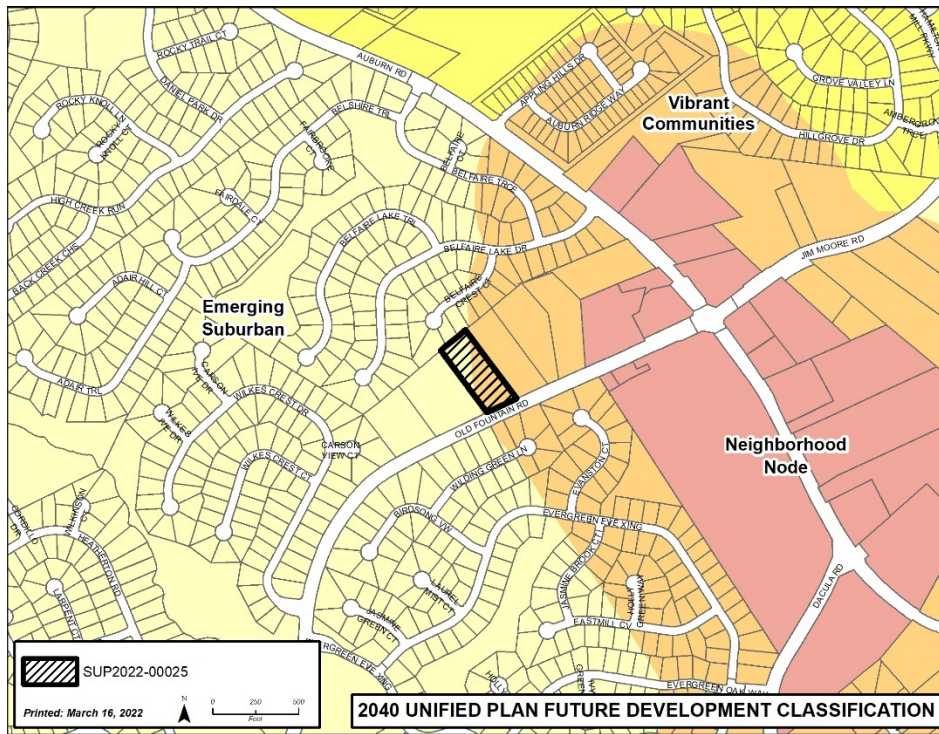
The property has a reasonable economic use as currently zoned.

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 requested special use permit would create minimal impacts on public facilities in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit D).

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 indicate the subject property lies within the Vibrant Communities and Emerging Suburban Character Areas. The Vibrant Communities Character Area promotes transition uses, including senior housing, between commercial nodes and established single-family residential subdivisions. Likewise, the Emerging Suburban Character Area designates areas with low land-use intensity, low lot coverage, and large amounts of undeveloped land; however, new residential development, including senior living, is anticipated during the next twenty years. With recommended conditions, the requested Special Use Permit would be consistent with the intent of the Unified Plan and Future Development Map to provide senior living options.



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.

Personal care homes approved by the Board of Commissioners are similarly located on classified roadways and on properties that provide adequate separation from neighboring residences, which supports approval of the request.

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. 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 individuals (clients) residing in the home.
2. Exterior signage advertising the family 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 no more than a two-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



Front of residence



Driveway



Proposed parking area



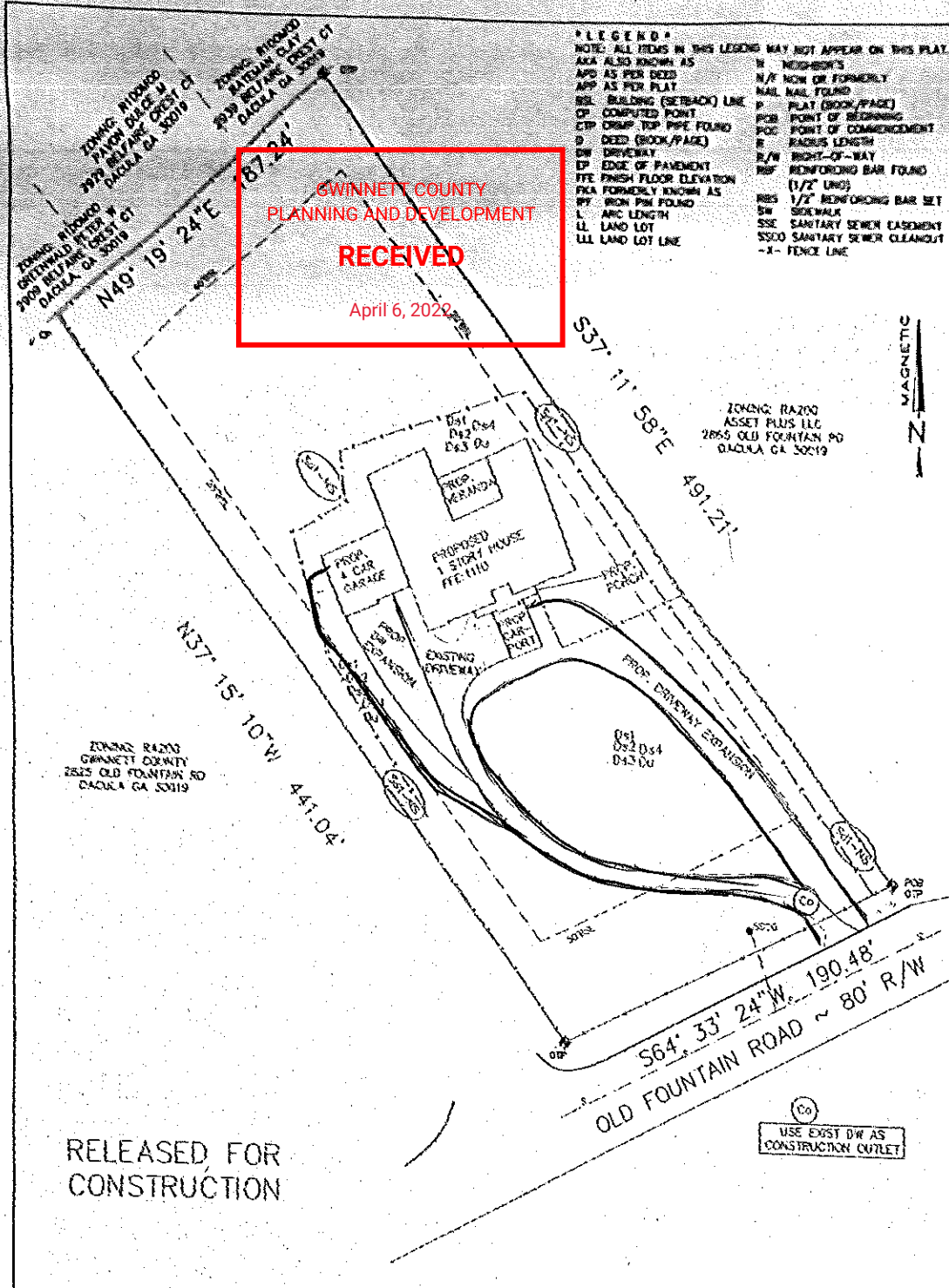
Additional available parking



Shared turning lane with adjacent fire station

Exhibit B: Site Plan

[attached]



PROPERTY ADDRESS:
 2845 Old Fountain Rd
 Dacula, GA 30019

LAND AREA:
 67017 SF = 1.998 AC

IMPERVIOUS AREA:
 EXST. ASPHALT DW = 4189 SF
 PROPOSED:
 DRIVEWAY EXPANSION: 6350 SF
 CARPORT: 458 SF
 PORCH: 224 SF
 HOUSE: 5533 SF
 GARAGE: 1232 SF
 VERANDA: 636 SF
 PROPOSED TOTAL = 14,455 SF
 TOTAL LOT COVERAGE =
 18,644 SF = 27.4%

ZONING: RA200

0 50
 SCALE: 1" = 50'

SITE PLAN PAGE 1 OF 3 PREPARED FOR:
 2845 Old Fountain Rd

TRACT 2 JOHN P BOWEN & TIMOTHY RAY BOWEN SUBDIVISION
 ROCKY CREEK DISTRICT, QAD 1587

GWINNETT COUNTY, GEORGIA

LOCATED IN UNINCORP

REFERENCE: PLAT BOOK 22, PAGE 99A
 REFERENCE: DEED BOOK

FIELD DATE: 9-13-2019
 DRAWN DATE: 9-17-2019

BY: NS
 SS

ALL MATTERS OF TITLE ARE
 EXCEPTED - NOT FOR RECORDING

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR
 RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE
 PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR
 COMPLETENESS AND ACCURACY. ANY REVISIONS, COMMENTS,
 CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE
 CLIENT) SHALL BE DEEMED AS BELIEVABLE AND ADDITIONAL CHARGES
 SHALL APPLY.

SURVEY SYSTEMS
 ATLANTA

GEORGIA
 PROFESSIONAL LAND SURVEYOR
 16303
 CHARLES W. LOVELESS

SURVEY SYSTEMS ATLANTA
 2156 N Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSF000667, info@SurveySystemsAtlanta.com
 Cell 678-591-6064 ~ Office 404-760-0210

24 HR CONTACT:
 Jason Albert
 jason.albert@design@gmail.com

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

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

March 15, 2022

March 14, 2022

To: GWINNETT COUNTY
PLANNING AND DEVELOPMENT

To whom it may concern:

LETTER OF INTENT

This letter of intent is being provided in support to Gwinnett County Special Use Permit application for a small PERSONAL CARE HOME. The address of the proposed location is:

2845 OLD FOUNTAIN RD
DACULA, GA, 30019

The house has approximately 5,345 sq ft and is located on a large lot of 2 acres with plenty of space for a small Personal Care Home.

The house has a number of 10 bedrooms and 9 bathrooms and we request the special permit for 8 CLIENTS.

No additions or renovations will need to be done.

The long loop and driveway (almost 300 feet long) will provide at least 10 PARKING SPACES for the clients families when coming to visit since our clients will not be driving. Also we have an additional 4 car garage for our cars.

Thank you,

Gheorghe Chis
2845 Old Fountain Rd.
Dacula, Ga, 30019
(916)871-0937
gigichis@yahoo.com

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, the special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

NO, the special use permit will not affect the existing use or usability of adjacent or nearby property.

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

Yes, the property to be affected has 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:

NO, the proposed special use permit will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

Yes, the proposed special use permit is in conformity with the policy and intent of the land use 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:

No, there are not other existing or changing conditions affecting the use and development of the property.

Exhibit D: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:				4/13/2022			
Department/Agency Name:				Transportation			
Reviewer Name:				Brent Hodges			
Reviewer Title:				Construction Manager 1			
Reviewer Email Address:				Brent.Hodges@GwinnettCounty.com			
Case Number:				SUP2022-00025			
Case Address:				2845 Old Fountain Road			
Comments:				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Old Fountain Road is a Major Collector. ADT = 9,688. 7.4 miles to nearest Transit facility #2334754 SR 20 Park & Ride.						
2							
3							
4							
5							
6							
7							
Recommended Zoning Conditions:				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1							
2							
3							
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7							

Note: Attach additional pages, if needed

Revised 7/26/2021



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

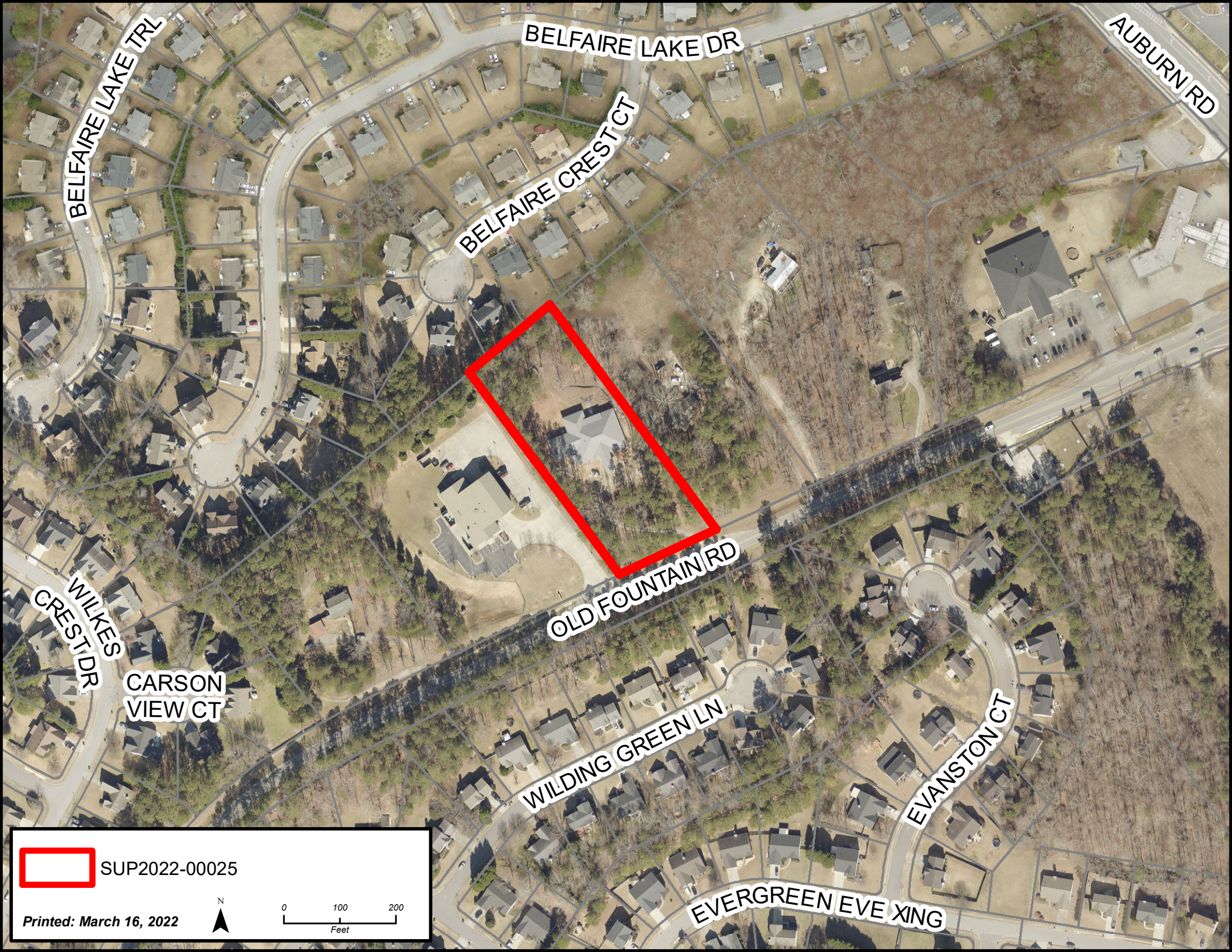
TRC Meeting Date:		4/13/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@GwinnettCounty.com		
Case Number:		SUP2022-00025		
Case Address:		2845 Old Fountain Road		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The existing building is already connected to water.			
2	Sewer: The existing building is currently on septic and will likely remain on septic.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Maps

[attached]



BELFAIRE LAKE TRL

BELFAIRE LAKE DR

AUBURN RD

BELFAIRE CREST CT

WILKES CREST DR

OLD FOUNTAIN RD

CARSON VIEW CT

WILDING GREEN LN

EVANSTON CT

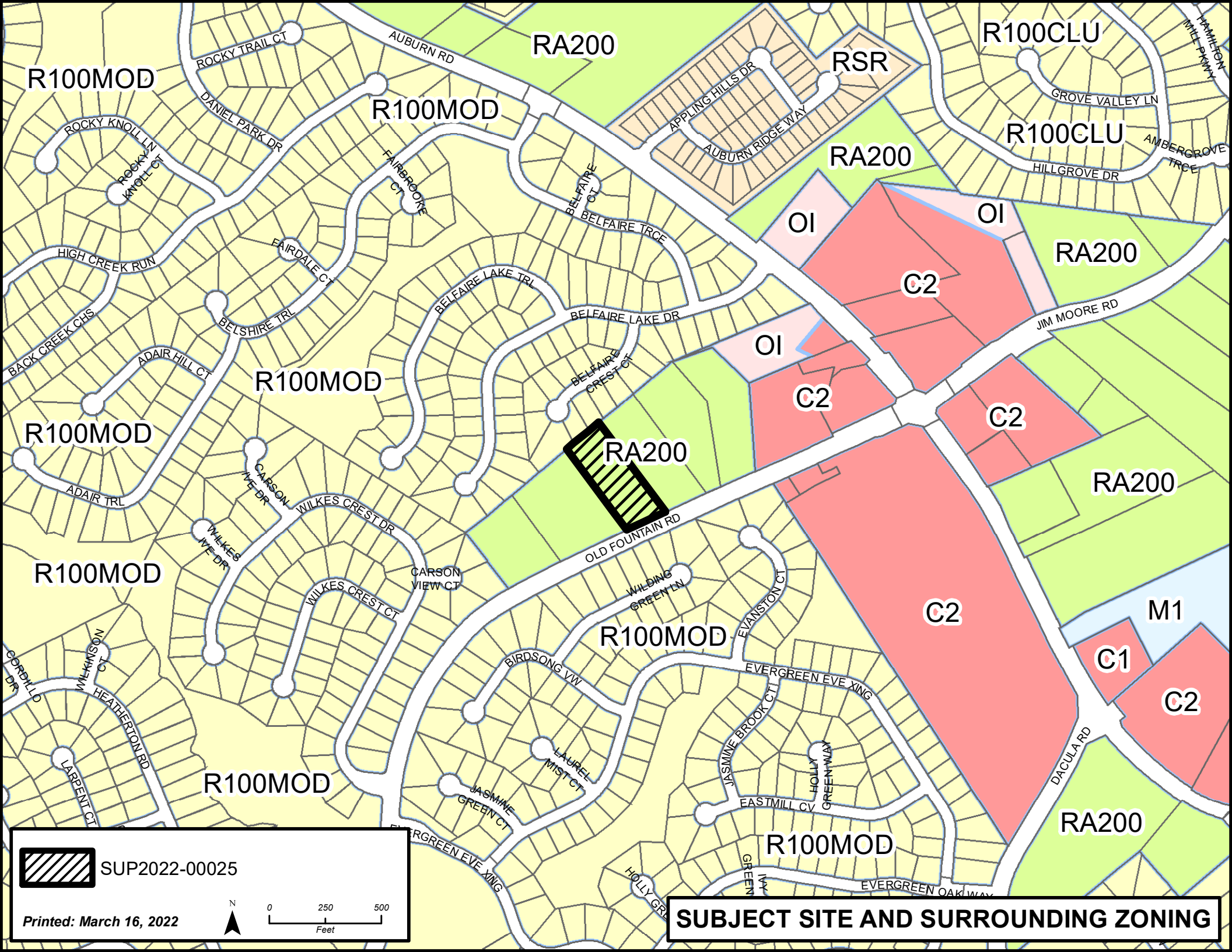
EVERGREEN EVE XING

 SUP2022-00025

Printed: March 16, 2022

N

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Feet



R100MOD

RA200

R100CLU

R100MOD

RSR

R100CLU

RA200

RA200

R100MOD

RA200

RA200

R100MOD

R100MOD

M1

R100MOD

R100MOD

RA200

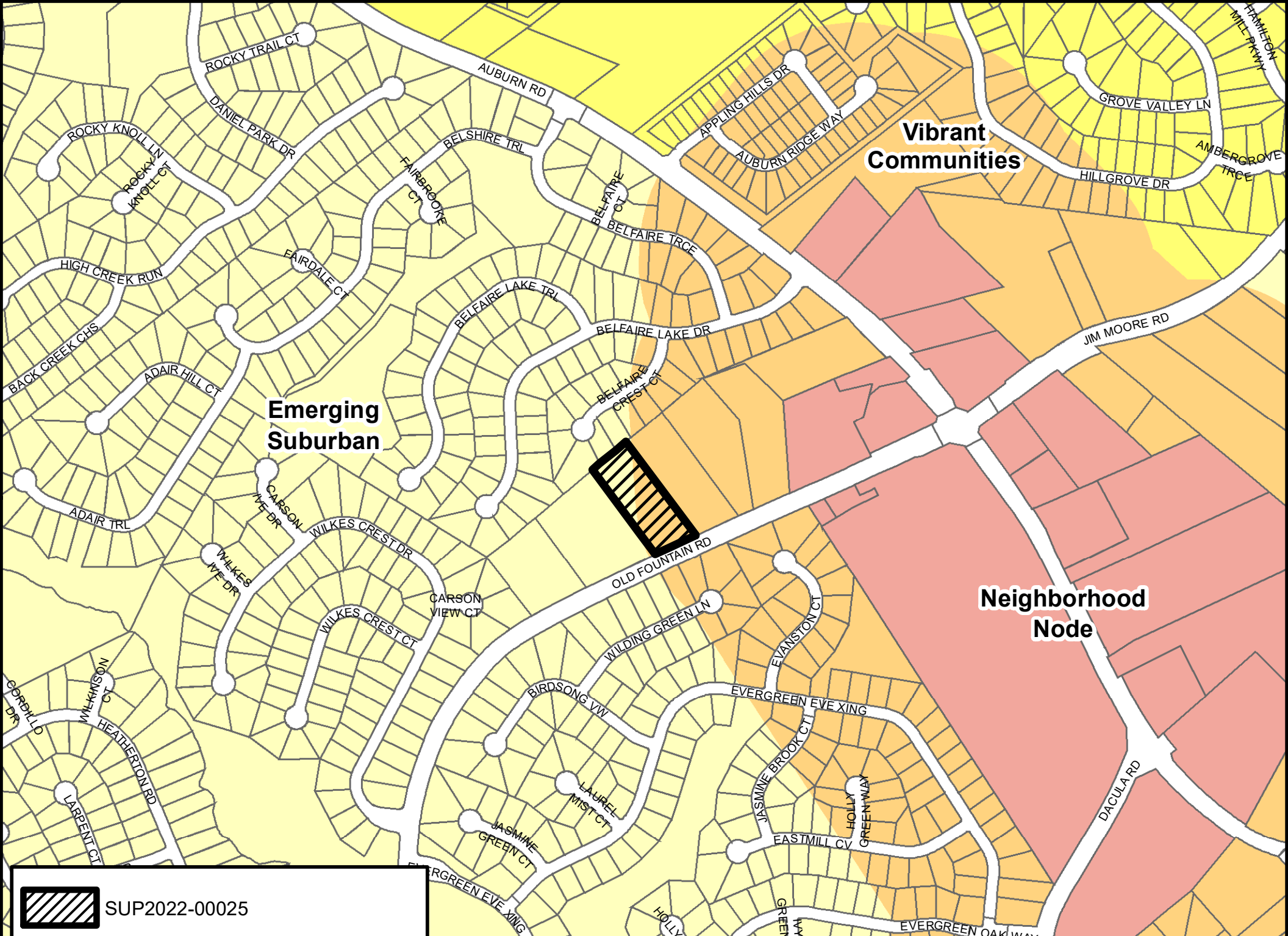
 SUP2022-00025

Printed: March 16, 2022

 N



SUBJECT SITE AND SURROUNDING ZONING



**Vibrant
Communities**

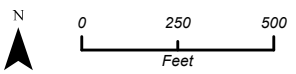
**Emerging
Suburban**

**Neighborhood
Node**



SUP2022-00025

Printed: March 16, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>GHEORGHE CHIS</u>	NAME: <u>GHEORGHE CHIS</u>
ADDRESS: <u>2845 Old Fountain Rd</u>	ADDRESS: <u>2845 OLDFOUNTAIN RD</u>
CITY: <u>Dacula</u>	CITY: <u>DACULA</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>(916) 871-0937</u>	PHONE: <u>(916) 871-0937</u>
EMAIL: <u>gigichis@yahoo.com</u>	EMAIL: <u>gigichis@yahoo.com</u>
CONTACT PERSON: <u>GHEORGHE CHIS</u> PHONE: <u>(916) 871-0937 or (916) 871-5314</u>	
CONTACT'S E-MAIL: <u>gigichis@yahoo.com or adadnara@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>R200</u>	BUILDING/LEASED SQUARE FEET: <u>5,345 sqft</u>
PARCEL NUMBER(S): <u>R2001211</u>	ACREAGE: <u>2 acres</u>
ADDRESS OF PROPERTY: <u>2845 Old Fountain Rd, Dacula, Ga, 30019</u>	
SPECIAL USE REQUESTED: <u>convert into a Personal Care Home (PCH)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



**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.

Chi's Chi

Signature of Applicant

GHEORGHE CHIS

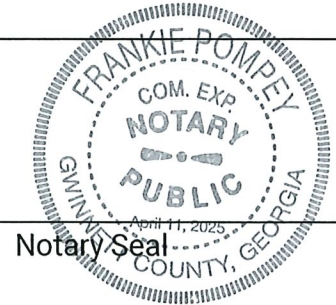
Type or Print Name

02/01/2022

Date

Frankie Pompey
Signature of Notary Public

02/01/2022
Date



Notary Seal

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.

Chis Chis

02/01/2022

Signature of Applicant

Date

GHEORGHE CHIS

Type or Print Name and Title

Frankie Pompey
Signature of Notary Public

02/01/2022

Date



Notary Seal

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.

Chis Gh

02/01/2022

Signature of Property Owner

Date

GHEORGHE CHIS

Type or Print Name and Title

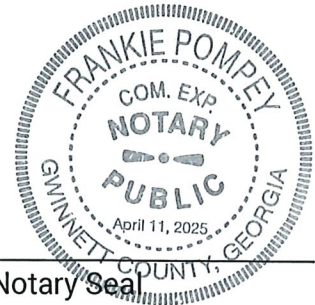
Frankie Pompey

02/01/2022

Signature of Notary Public

Date

Notary Seal



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.

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Yes, the special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

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

Yes, the property to be affected has reasonable economic use as currently zoned.

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NO, the proposed special use permit will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

Yes, the proposed special use permit is in conformity with the policy and intent of the land use 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:

No, there are not other existing or changing conditions affecting the use and development of the property.

March 14, 2022

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

March 15, 2022

To: GWINNETT COUNTY
PLANNING AND DEVELOPMENT

To whom it may concern:

LETTER OF INTENT

This letter of intent is being provided in support to Gwinnett County Special Use Permit application for a small PERSONAL CARE HOME. The address of the proposed location is:

2845 OLD FOUNTAIN RD
DACULA, GA, 30019

The house has approximately 5,345 sq ft and is located on a large lot of 2 acres with plenty of space for a small Personal Care Home.

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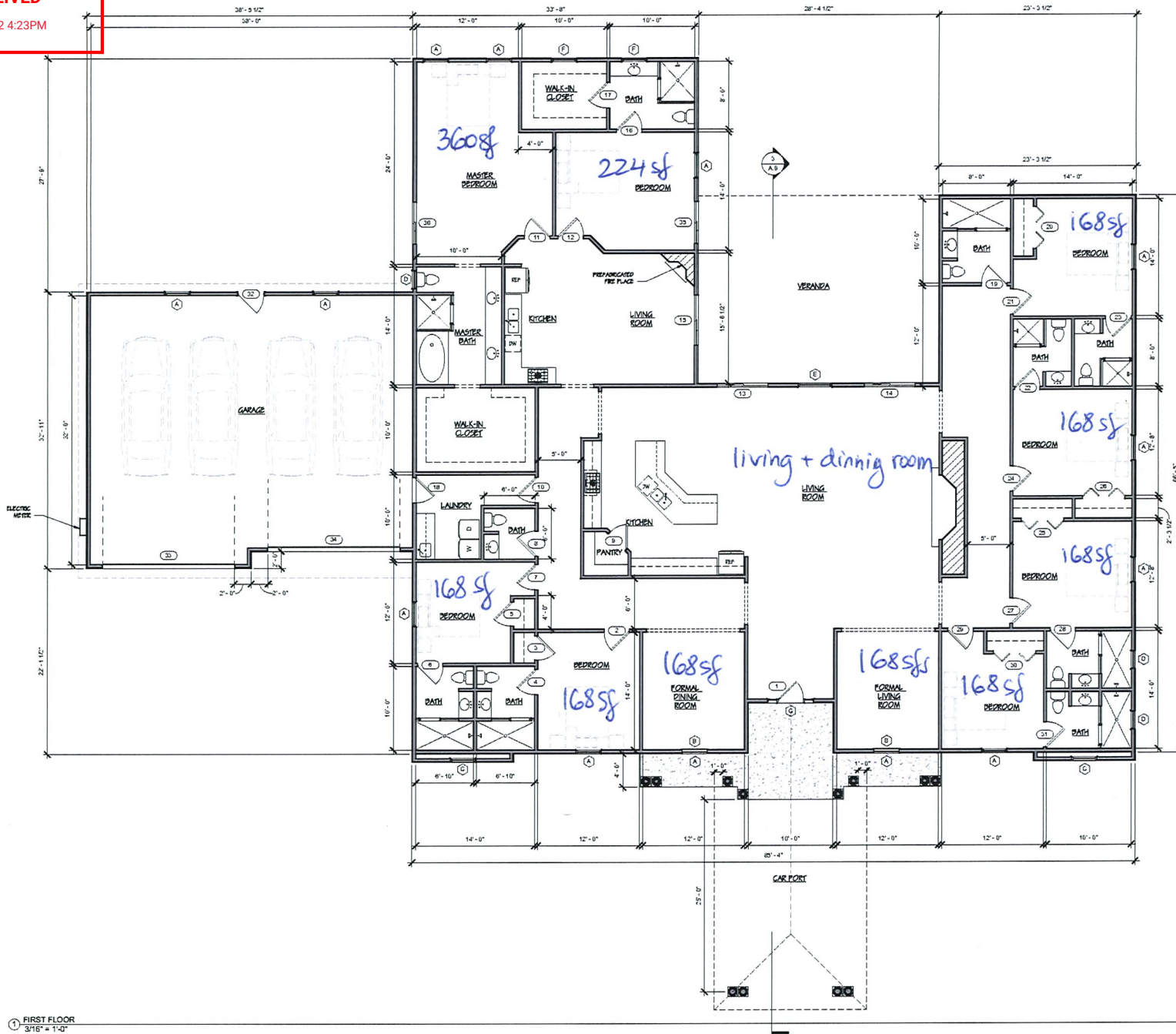
The long loop and driveway (almost 300 feet long) will provide at least 10 PARKING SPACES for the clients families when coming to visit since our clients will not be driving. Also we have an additional 4 car garage for our cars.

Thank you,

Gheorghe Chis
2845 Old Fountain Rd.
Dacula, Ga, 30019
(916)871-0937
gigichis@yahoo.com

RECEIVED

2/1/2022 4:23PM



1 FIRST FLOOR
3/16" = 1'-0"



BONSAI DESIGN
COREY.DONK@DESIGNGMAIL.COM

NEW RESIDENCE @
2845 OLD FOUNTAIN RD
DALLAS, GA 30019

DESIGNED BY:
JASON HUBERT
678.290.4659
JASON.DONK@DESIGNGMAIL.COM

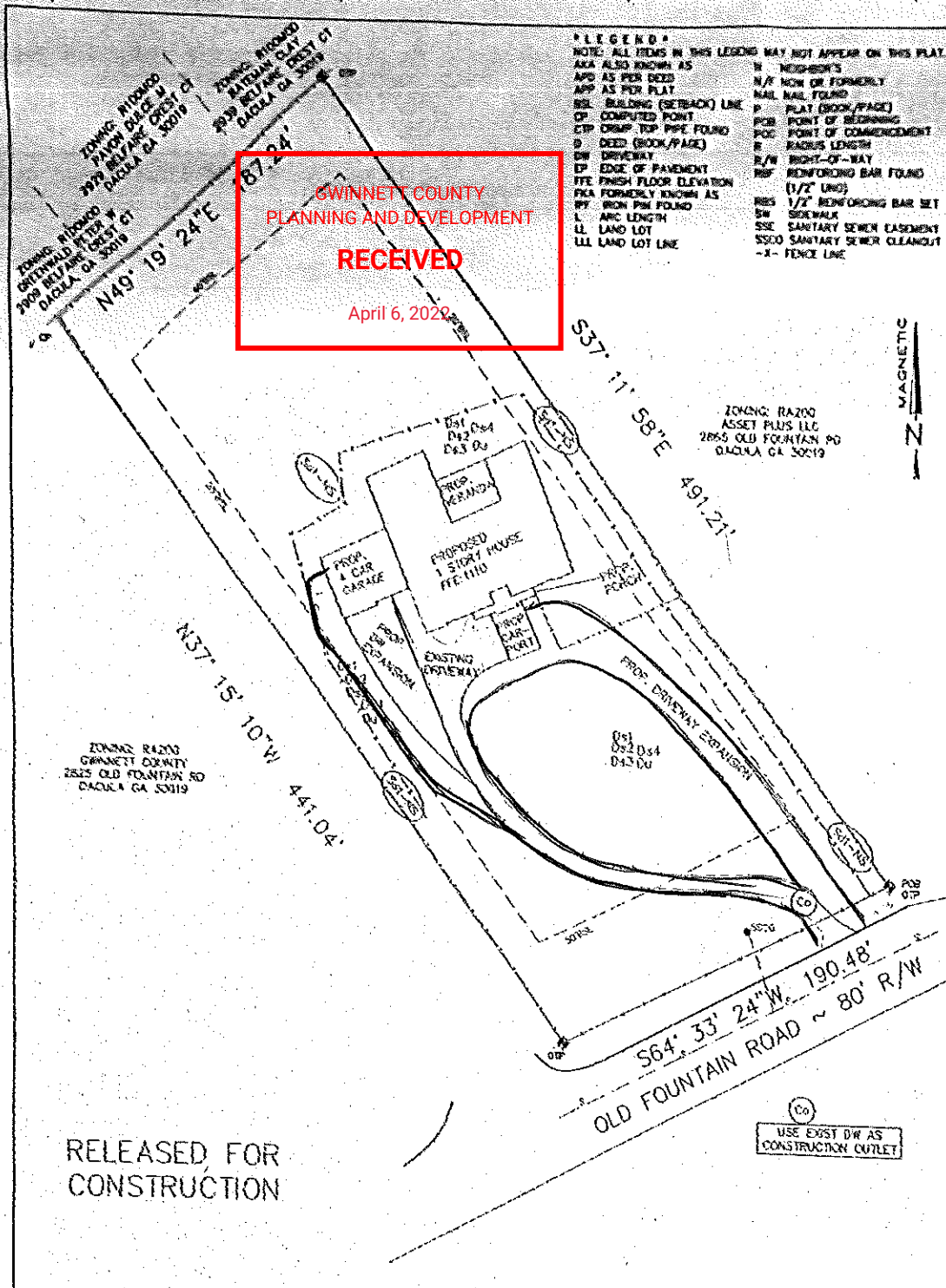
REVISIONS

DOCUMENT PHASE
ISSUED FOR
PERMIT

OCTOBER 16, 2019
SHEET TITLE

FLOOR PLAN

A.1

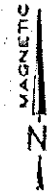


- LEGEND**
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAN.
- AKA ALSO KNOWN AS
 - APD AS PER DEED
 - APP AS PER PLAT
 - BSL BUILDING (SERBACK) LINE
 - CP COMPUTED POINT
 - CTP GROUP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FFE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - FPY IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - NAL NAIL FOUND
 - P PLAT (BOOK/PAGE)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - RSB REINFORCING BAR FOUND (1/2" LONG)
 - RES 1/2" REINFORCING BAR SET
 - SW SIDEWALK
 - SSE SANITARY SEWER EASEMENT
 - SSCO SANITARY SEWER CLEANOUT
 - X- FENCE LINE

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
 April 6, 2020

ZONING: RA200
 GWINNETT COUNTY
 2845 OLD FOUNTAIN RD
 Dacula, GA 30019

ZONING: RA200
 ASSET PLUS LLC
 2865 OLD FOUNTAIN RD
 DACULA, GA 30019



RELEASED FOR
 CONSTRUCTION

USE EXIST DW AS
 CONSTRUCTION OUTLET

PROPERTY ADDRESS: 2845 Old Fountain Rd Dacula, GA 30019 LAND AREA: 67017 SF = 1.998 AC IMPERVIOUS AREA: EXST. ASPHALT DW = 4189 SF PROPOSED: DRIVEWAY EXPANSION: 6350 SF CARPORT: 458 SF PORCH: 224 SF HOUSE: 5533 SF GARAGE: 1232 SF VERANDA: 638 SF PROPOSED TOTAL = 14,459 SF TOTAL LOT COVERAGE = 18,644 SF = 27.4% ZONING: RA200 SCALE: 1" = 50'	SITE PLAN PAGE 1 OF 3 PREPARED FOR: 2845 Old Fountain Rd		
	TRACT 2 JOHN P BOWEN & TIMOTHY RAY BOWEN SUBDIVISION ROCKY CREEK DISTRICT, QAD 1587 GWINNETT COUNTY, GEORGIA LOCATED IN UNINCORP REFERENCE: PLAT BOOK 22, PAGE 99A REFERENCE: DEED BOOK		
BY: _____ FIELD DATE: 9-13-2019 NS DRAWN DATE: 9-17-2019 SS ALL MATTERS OF TITLE ARE EXCEPTED - NOT FOR RECORDING		SURVEY SYSTEMS ATLANTA 2156 N Park Ct, Ste D, Stone Mtn, GA 30087 COA #LSF000667, info@SurveySystemsAtlanta.com Cell 678-591-6064 ~ Office 404-760-0210	
SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REVISIONS, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BELIEVABLE AND ADDITIONAL CHARGES SHALL APPLY.		24 HR CONTACT: Jason Albert jason.albert@design@gmail.com	

RECEIVED

2/3/2022 3:50PM

DEED B: 56746 P: 00331

07/19/2019 03:51 PM Pgs: 2 Fees: \$12.00

TTax: \$174.00

Richard T. Alexander, Jr., Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 0872019018371

Please return to:

Parkway Law Group, LLC
1755 North Brown Road Ste150
Lawrenceville, GA 30043
File #: 19S0187

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE made on this 15th day of July, 2019, between

Andrea LeDuc

(hereinafter referred to as "Grantor") and

Gheorgha Chis

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits.

WITNESSETH

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property, to-wit:

All that tract or parcel, of land lying and being in Rocky creek District, GMD #1587, Gwinnett County, Georgia, being designated as tract 2 containing 2.0 acres more or less as shown on plat of survey prepared for David Thomas Dunbar by Thomas Wood & Associates, Surveyors, dated December 17, 1992, and more particularly described as follows:

Beginning at an iron pin on the Northwestern right of way line of Old Fountain Road (80) foot right of way located 1,222.00 feet Southwesterly as measured along said right of way line from its intersection with the Southwesterly right of way line of Georgia 324; thence along the Northwestern right of way line of Old Fountain Road South 64 degrees 30 minutes west a distance of 190.84 feet to an iron pin; thence North 37 degrees 12 minutes West a distance of 441.04 feet to an iron pin; thence North 49 degrees 15 minutes East a distance of 187.24 feet to an iron pin; thence South 37 degrees 12 minutes East a distance of 491.33 feet to an iron pin on the Northwestern right of way line of Old Fountain Road, which is the place or point of beginning.

Subject Property Address: 2845 Old Fountain Road, Dacula, GA 30019

Parcel ID: R2001-211

Subject to all zoning ordinances, easements, restrictions and other matters of record affecting said described property.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

12
174.0

RECEIVED

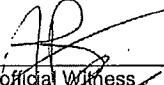
2/3/2022 3:50PM

LIMITED WARRANTY DEED
(Continued)

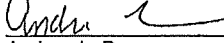
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, Sealed and Delivered in the presence of:

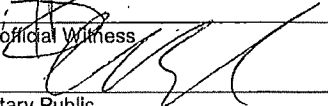
Grantor(s):



Unofficial Witness

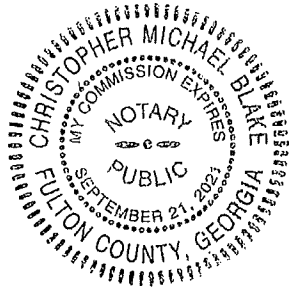


Andrea LeDuc



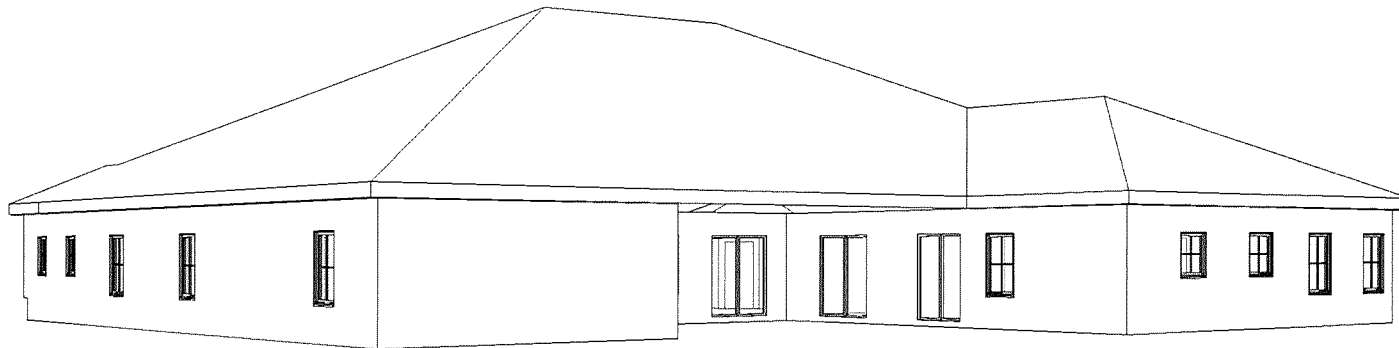
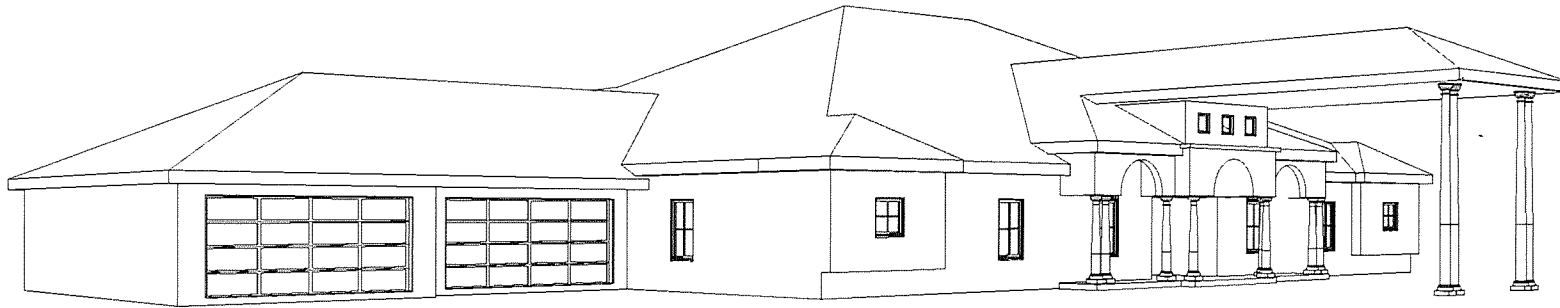
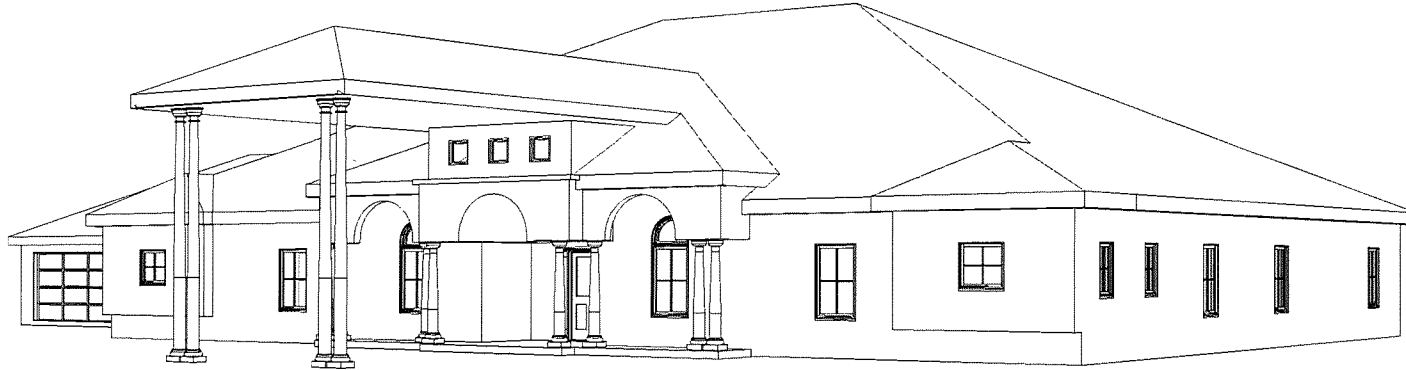
Notary Public

(My commission expires) (Notary Public Seal Affixed)



RECEIVED

2/1/2022 4:23PM



BONSAI DESIGN
COREY@BONSAIDESIGN.COM

NEW RESIDENCE @
2845 OLD FOUNTAIN RD
Dacula, GA 30019

DESIGNED BY
JACUN ALLEN
678.292.4339
JACUN@BONSAIDESIGN.COM

REVISIONS

DOCUMENT PHASE
ISSUED FOR
PERMIT

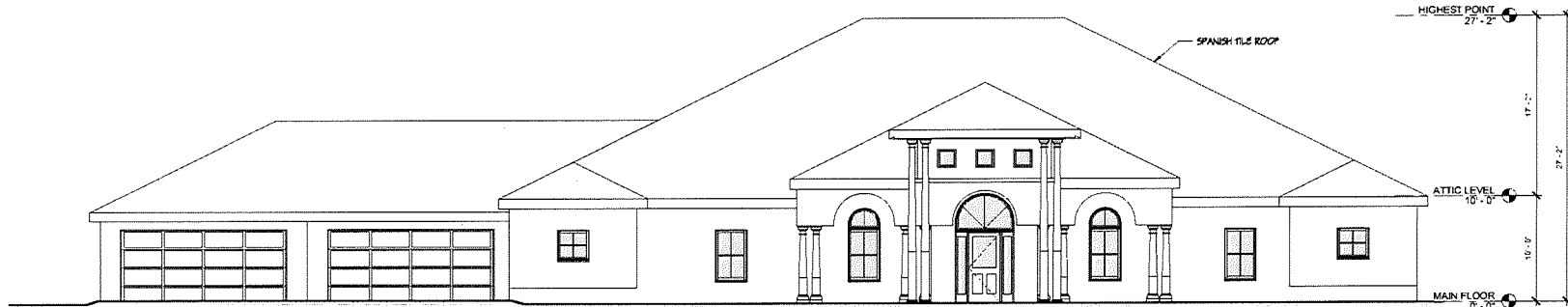
OCTOBER 16, 2019
SHEET TITLE

3D VIEWS

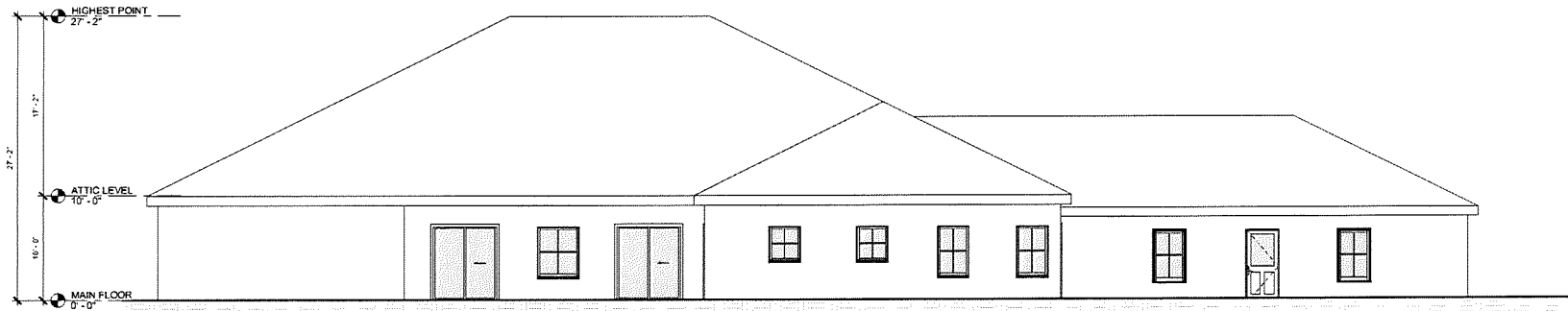
A.4

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1 FRONT ELEVATION.
3/16" = 1'-0"



2 REAR ELEVATION.
3/16" = 1'-0"



BONSAI DESIGN
COREY@BONSAIDESIGN.COM

NEW RESIDENCE @
2845 OLD FOUNTAIN RD
Dacula, GA 30019

DESIGNED BY
JASON ALBERT
678.590.4559
JASON.DONN@BONSAIDESIGN.COM

REVISIONS

DOCUMENT PHASE
ISSUED FOR
PERMIT

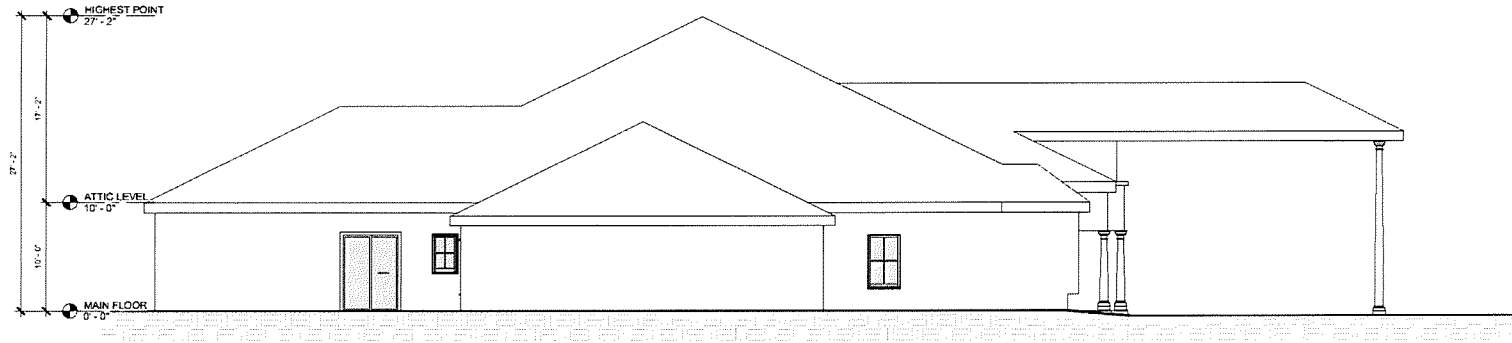
OCTOBER 16, 2019
SHEET TITLE

EXTERIOR
ELEVATIONS

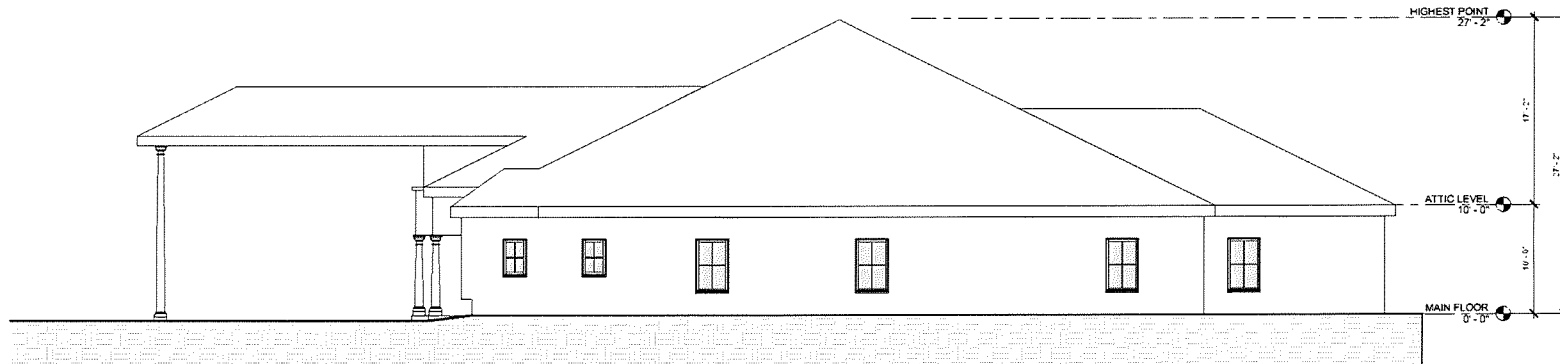
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RECEIVED

2/1/2022 4:23PM



① LEFT SIDE ELEVATION.
3/16" = 1'-0"



② RIGHT SIDE ELEVATION.
3/16" = 1'-0"



BONSAI DESIGN
CORE@BONSAIDESIGN.COM

NEW RESIDENCE @
2845 OLD FOUNTAIN RD
Dacula, GA 30019

DRAWN BY
JASON ALBERT
678.290.4659
JASON@BONSAIDESIGN.COM

REVISIONS

DOCUMENT PHASE
ISSUED FOR
PERMIT

OCTOBER 18, 2019
SHEET TITLE

EXTERIOR
ELEVATIONS

A.2