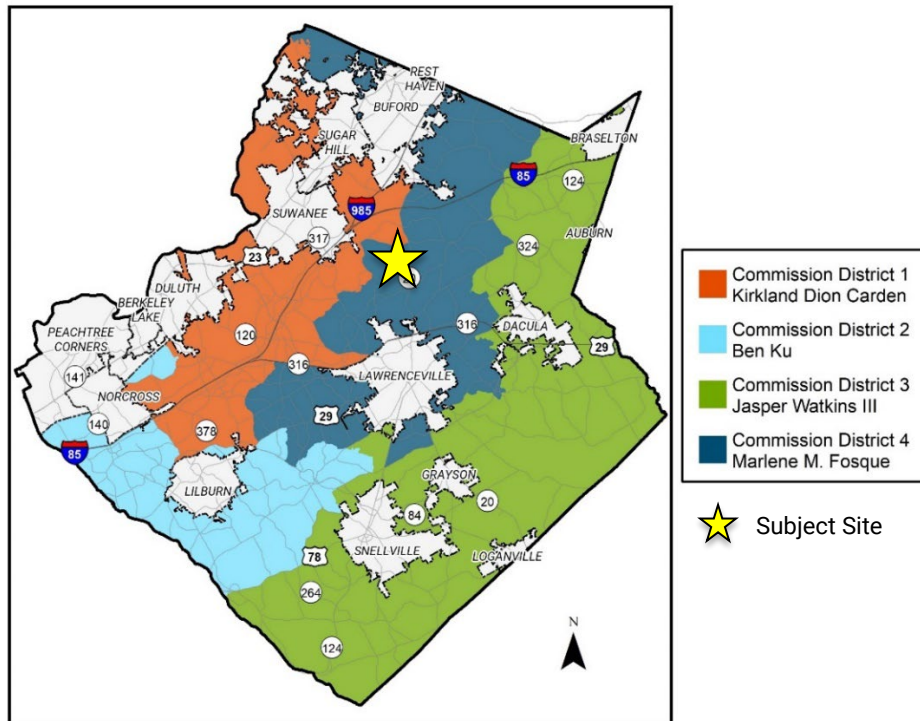




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00030
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 2130 Azalea Drive
Map Number: R7106 415
Site Area: 1.37 acres
Square Feet: 4,200
Proposed Development: Family Personal Care Home
Commission District: District 4 – Commissioner Fosque
Character Area: Vibrant Communities

Staff Recommendation: APPROVAL WITH CONDITIONS



Applicant: Eunice and Valeriu Pamfile
2126 Azalea Drive
Lawrenceville, GA 30043

Owner: Eunice and Valeriu Pamfile
2126 Azalea Drive
Lawrenceville, GA 30043

Contact: Eunice Pamfile

Contact Phone: 770.401.9252

Zoning History

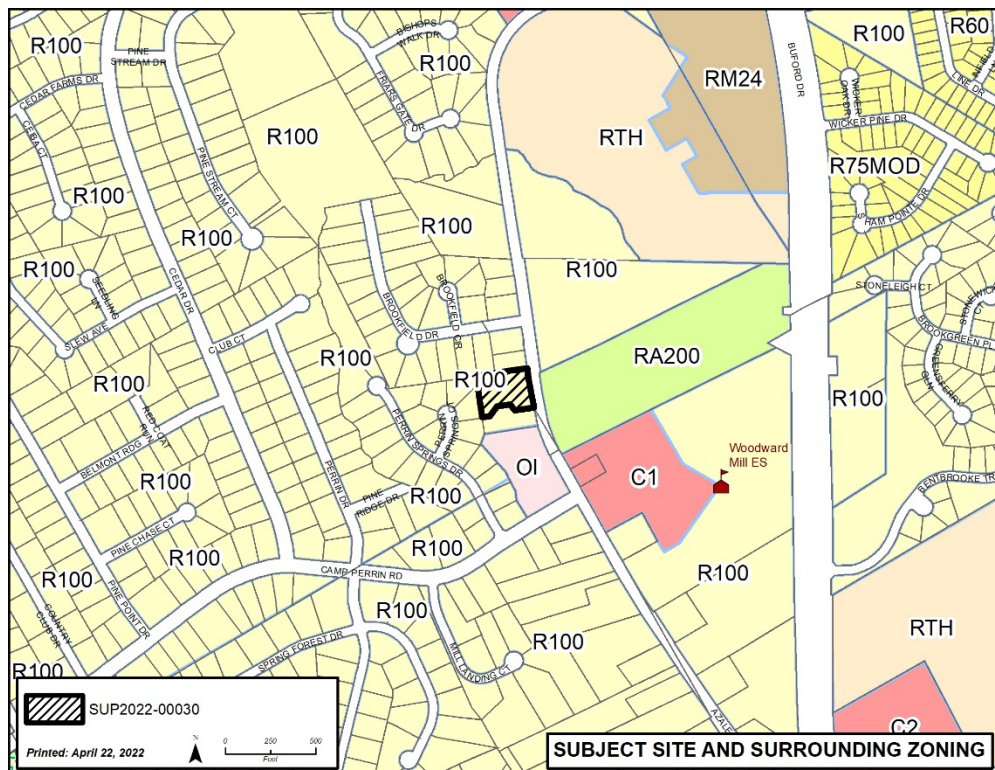
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 1.37-acre property located along the west side of Azalea Drive, north of its intersection with Camp Perrin Road. A single-family home is currently under construction on the site, for which a residential building permit was issued in 2021. The property slopes upwards roughly 20 feet from Azalea Drive to the rear of the site. A sidewalk exists along the east side of Azalea Drive. The nearest Gwinnett County Transit stop is 5.5 miles from the site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences and a Gwinnett County school bus yard. Woodward Mill Elementary School is located nearby to the southeast, between Azalea Drive and Buford Drive. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Family Personal Care Home	R-100	0.73 units per acre
North	Single-Family Residential	R-100	2.44 units per acre
East	Gwinnett County Public Schools Bus Yard	RA-200	N/A
South	Single-Family Residential	R-100	1.28 units per acre
West	Single-Family Residential	R-100	1.74 units per acre

Project Summary

The applicant requests a special use permit on a 1.37-acre property zoned R-100 to establish a family personal care home, including:

- A two-story, 4,200 square-foot single-family residence, containing eight bedrooms and a three-car garage.
- Accommodation of eight adult residents capable of self-preservation, but in need of assistance with daily living.
- Access via a single driveway from Azalea Drive with sufficient parking area for visitors and employees.
- The property will be served by a septic system.

Zoning and Development Standards

The applicant is requesting a special use permit for a family 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: 1 per 3 beds (2 spaces) Maximum: 1 per 2 beds (4 spaces)	4 spaces	YES
Front Yard Setback	Minimum: 50'	78'	YES
Side Yard Setback	Minimum: 10'	38'	YES
Rear Yard Setback	Minimum: 40'	130'	YES
Lot Size for Personal Care Home	Minimum: 1 acre	1.37	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 school bus yard. The special use would be suitable considering the compatible uses on the surrounding properties, the property's lot size being over one acre, 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.

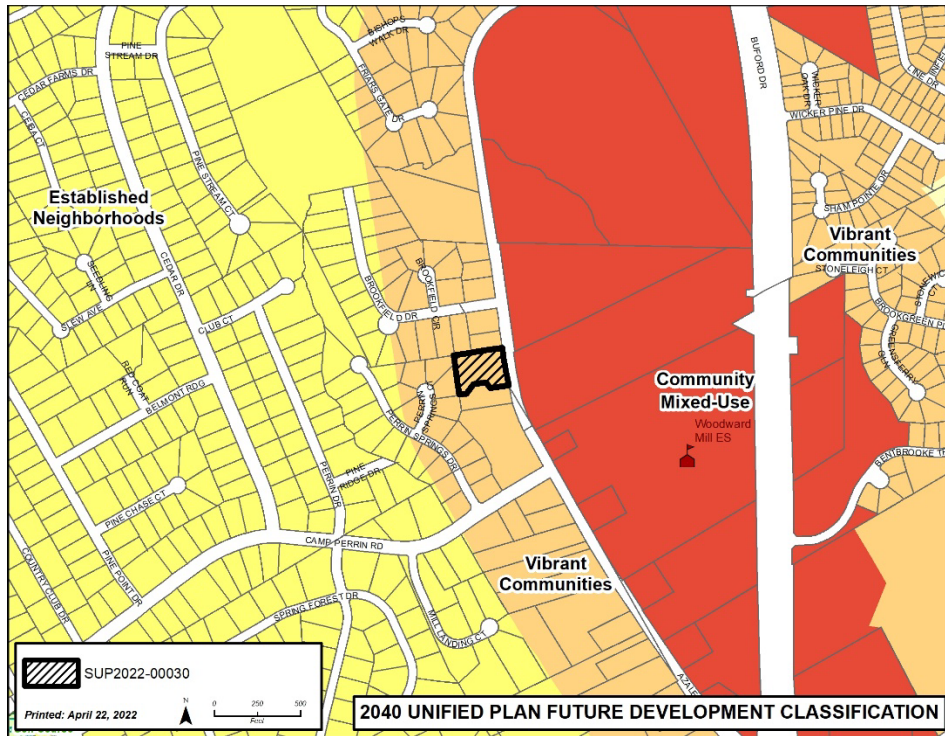
The property has a reasonable economic use as currently zoned.

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 special use permit 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 Character Area. The Vibrant Communities Character Area promotes transition uses, including senior housing, between commercial nodes and established single-family residential subdivisions. 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. 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 Photo
- 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 Photo



Single-Family Residence Under Construction

Exhibit B: Site Plan

[attached]

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

[attached]

RECEIVED

April 7, 2022


January 11, 2022

LETTER OF INTENT for Special Use Permit

Eunice Pamfile and Valeriu Pamfile submit this Letter of Intent for the attached Special Use Permit Application on approximately 1.37 acre located at 2130 Azalea Dr. Lawrenceville, GA 30043.

The intent is to leave the property zoned R-100 and obtain a Special Use Permit for a Personal Care Home for up to 8 (eight) residents. Per state approved definition of a Personal Care Home for up to 8 (eight) residents, shall be residential style designed which was achieved, zoned R-100 with an approved Special Use Permit and approved facilities. The Personal Care Home would be a 24/7 care/supervision facility, serving residents that would be capable of self-preservation. A Personal Care Home provides personal services but is not limited to, individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. We the applicant have also obtained an approval for septic tank system from Gwinnett County Environmental Health Department to help support our project needs. GEHD permit number: 067-96663 approval attached to this Special Use Permit Application package.

We respectfully request your approval of the Application.



Eunice Pamfile



Valeriu Pamfile

RECEIVED

April 7, 2022

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, it is suitable. Personal Care Home in R-100 with SUP.

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

No. It will not adversely affect the existing use nor the nearby properties.

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

The requested use under the modified conditions will permit a more suitable and appropriate development.

- (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. It will not cause an excessive use of the infrastructure systems.

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

Yes, it is. To permit a Personal Care Home in R-100 with SUP.

- (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:

The property is currently zoned for proposed usage, needing/requesting SUP.

Exhibit D: Internal and External Agency Review Comments

[attached]

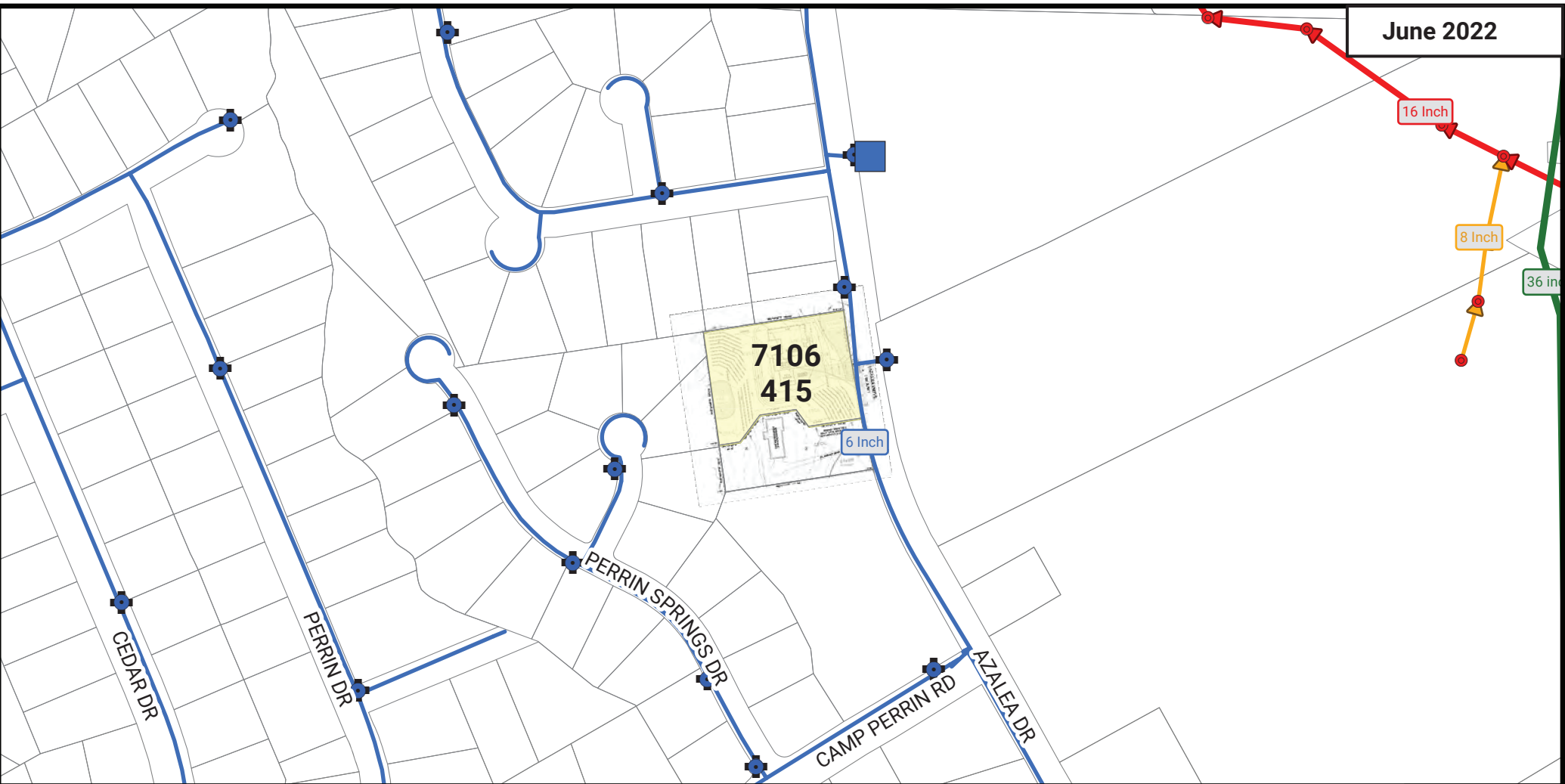


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		Wednesday, May 18, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@gwinnettcountry.com		
Case Number:		SUP2022-00030		
Case Address:		2130 Azalea Drive		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The existing building is already connected to water and the new building shall connect to the existing 6-inch water main on Azalea Drive.			
2	Water: A variance shall be required for a connection to less than an 8-inch water main.			
3	Sewer: The existing building shall remain on septic and the new building shall have its own septic system.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

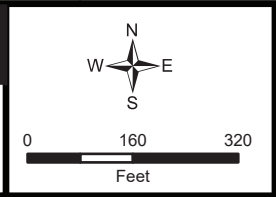
Note: Attach additional pages, if needed

Revised 7/26/2021



	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

SUP2022-00030
R-100
Water & Sewer
Utility Map



Water Comments: The existing building is already connected to water and the new building shall connect to the existing 6-inch water main on Azalea Drive. A variance shall be required for a connection to less than an 8-inch water main.

Sewer Comments: The existing building shall remain on septic and the new building shall have its own septic system.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		5.18.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager I	
Reviewer Email Address		Brent.Hodges@gwinnettcounty.com	
Case Number		SUP2022-00030	
Case Address:		2130 Azalea Drive	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Azalea Drive is a major collector. No ADT listed for this portion of Azalea Drive.		
2	5.5 miles to nearest transit facility (#2334754) SR 20/Buford Park and Ride.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Maps


[attached]

BROOKFIELD DR


PERRIN SPRINGS CT

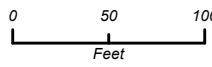
AZALEA DR

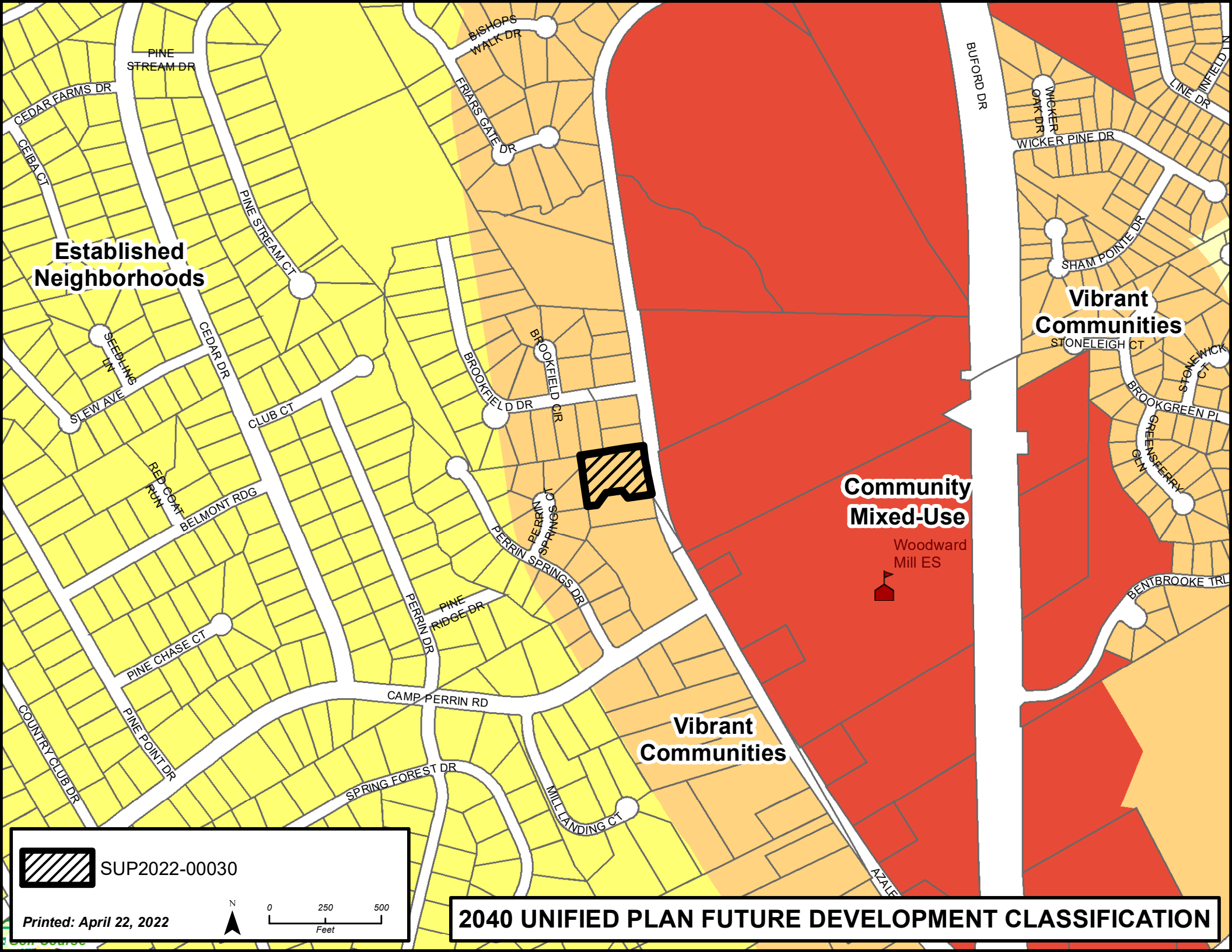
SPERRIN

 SUP2022-00030

Printed: April 22, 2022

 N

 0 50 100
Feet



**Established
Neighborhoods**

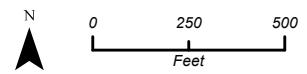
**Vibrant
Communities**

**Community
Mixed-Use**

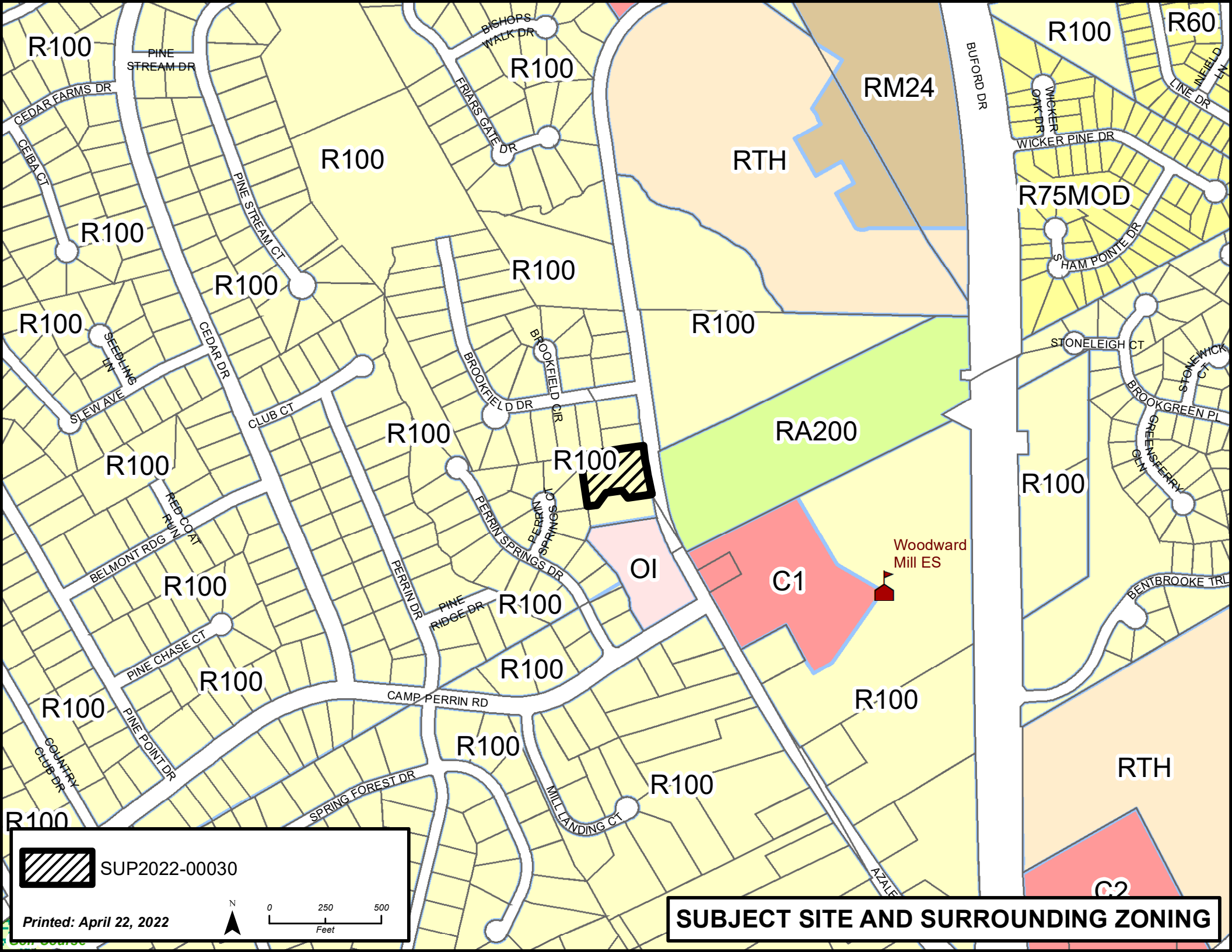
**Vibrant
Communities**

 SUP2022-00030

Printed: April 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



R100

R100

RM24

R100

R60

R100

RTH

R75MOD

R100

R100

R100

R100

R100

R100

R100

RA200

R100

R100

R100

OI

C1

Woodward Mill ES

R100

R100

R100

R100

R100

R100

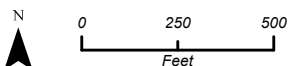
R100

RTH

R100

 SUP2022-00030

Printed: April 22, 2022



SUBJECT SITE AND SURROUNDING ZONING

C2

RECEIVED

April 7, 2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eunice & Valeriu Pamfile</u>	NAME: <u>Eunice & Valeriu Pamfile</u>
ADDRESS: <u>2126 Azalea Dr.</u>	ADDRESS: <u>2126 Azalea Dr.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770-401-9252</u>	PHONE: <u>770-401-9252</u>
EMAIL: <u>e.pamfile@yahoo.com</u>	EMAIL: <u>e.pamfile@yahoo.com</u>
CONTACT PERSON: <u>Eunice Pamfile</u>	PHONE: <u>770-401-9252</u>
CONTACT'S E-MAIL: <u>e.pamfile@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>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>4,200 sqft.</u>
PARCEL NUMBER(S): <u>R7106415</u>	ACREAGE: <u>1.37</u>
ADDRESS OF PROPERTY: <u>2130 Azalea Dr. Lawrenceville, GA 30043</u>	
SPECIAL USE REQUESTED: <u>Applying for SUP for a Personal Care Home up to eight (8) residents.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

April 7, 2022

January 11, 2022

LETTER OF INTENT for Special Use Permit

Eunice Pamfile and Valeriu Pamfile submit this Letter of Intent for the attached Special Use Permit Application on approximately 1.37 acre located at 2130 Azalea Dr. Lawrenceville, GA 30043.

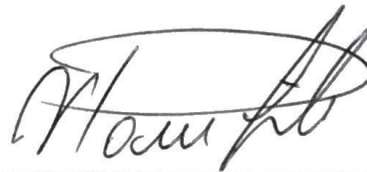
The intent is to leave the property zoned R-100 and obtain a Special Use Permit for a Personal Care Home for up to 8 (eight) residents. Per state approved definition of a Personal Care Home for up to 8 (eight) residents, shall be residential style designed which was achieved, zoned R-100 with an approved Special Use Permit and approved facilities. The Personal Care Home would be a 24/7 care/supervision facility, serving residents that would be capable of self-preservation. A Personal Care Home provides personal services but is not limited to, individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. We the applicant have also obtained an approval for septic tank system from Gwinnett County Environmental Health Department to help support our project needs. GEHD permit number: 067-96663 approval attached to this Special Use Permit Application package.

We respectfully request your approval of the Application.

Eunice Pamfile



Valeriu Pamfile



RECEIVED

April 7, 2022

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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- (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, it is suitable. Personal Care Home in R-100 with SUP.

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

No. It will not adversely affect the existing use nor the nearby properties.

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

The requested use under the modified conditions will permit a more suitable and appropriate development.

- (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. It will not cause an excessive use of the infrastructure systems.

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

Yes, it is. To permit a Personal Care Home in R-100 with SUP.

- (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:

The property is currently zoned for proposed usage, needing/requesting SUP.

RECEIVED

April 7, 2022

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.

 &  1/7/22

Signature of Applicant Date

EUNICE PAMFILE & VALERIU PAMFILE

Type or Print Name and Title

 1/7/2022

Signature of Notary Public Date



RECEIVED

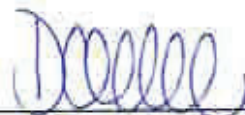
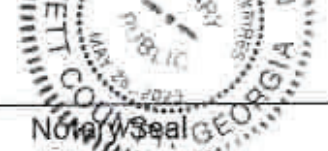
April 7, 2022

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.

 +  _____ 1/7/22
Signature of Property Owner Date

EUNICE PAMFILE + VALERIU PAMFILE
Type or Print Name and Title

 _____ 1/7/2022 
Signature of Notary Public Date Notary Seal

RECEIVED

April 7, 2022

**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.

[Handwritten signatures]

Signature of Applicant

EUNICE PAMFILE + VALERIU PAMFILE

Type or Print Name

1/7/22

Date

[Handwritten signature]

Signature of Notary Public

1/7/2022

Date

Notary Seal



RECEIVED

April 7, 2022

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.

E. J. Hall + Pamfile 1/7/22 EUNICE PAMFILE + VALERIU PAMFILE
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

[Signature] 1/7/2022
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 EUNICE PAMFILE + VALERIU PAMFILE
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.

first tax bill will be due in August 2022 for 2021 it was part of R7106002A which was paid October 1, 2021

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

April 7, 2022

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

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

PARCEL I.D. NUMBER: _____ - _____ - R7106415
(Map Reference Number) District Land Lot Parcel

[Signature] [Signature] 1/7/22
Signature of Applicant Date

EUNICE PAMFILE VALERIU PAMFILE 1/7/22
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)

Chris Nelson Senior Tax Services Associate
NAME TITLE

January 7, 2022
DATE

RECEIVED

April 7, 2022

**2130 Azalea Drive
Lot 2**

All that tract or parcel of land lying and being in Land Lots 105 and 106 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the northerly right of way of Camp Perrin Road (80' right of way) and the westerly right of way of Azalea Drive (60' right of way); THENCE traveling in a northwesterly direction on said Azalea Drive, 514.38 feet to a point, said point being the common corner of Lot 1 and Lot 2 as shown on Exemption Plat for Valeriu and Eunice Pamfile (Recorded in Plat Book 151, page 186 – Gwinnett County records), said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right of way and traveling on the property line common to Lots 1 and 2, South 81 Degrees 07 Minutes 58 Seconds West for a distance of 106.42 feet to a point; THENCE continuing on said property line North 36 Degrees 32 Minutes 09 Seconds West for a distance of 42.07 feet to a point; THENCE South 81 Degrees 07 Minutes 58 Seconds West for a distance of 73.40 feet to a point; THENCE South 36 Degrees 46 Minutes 32 Seconds West for a distance of 66.94 feet to a point; THENCE South 81 Degrees 07 Minutes 58 Seconds West for a distance of 42.14 feet to a point, said point marked by a ½ inch rebar; THENCE leaving said property line and traveling North 08 Degrees 00 Minutes 08 Seconds West for a distance of 229.32 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 81 Degrees 07 Minutes 58 Seconds East for a distance of 284.65 feet to a point on the westerly right of way of Azalea Drive (60' right of way), said point marked by a 'X' in concrete; THENCE on said right of way South 08 Degrees 36 Minutes 38 Seconds East for a distance of 137.06 feet to a point; THENCE continuing on said right of way along a curve to the left having a radius of 1756.42 feet and an arc length of 82.74 feet being subtended by a chord bearing of South 10 Degrees 09 Minutes 04 Seconds East and a chord distance of 82.73 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.366 Acres.

PLAT B: 00151 P: 00186
 Recorded: 04/20/2021 02:46 PM
 211021052 Pages: 1 Fees: \$10.00
 Tiara P Garner
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participant ID: 2054017644.

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED**

April 7, 2022

RESERVED FOR COURT CLERK USE

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
4. ALL IRON PINS SET ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
7. TOPOGRAPHY SHOWN WAS OBTAINED FROM GWINNETT COUNTY GIS TOPOGRAPHY. SPOT CHECKS WERE MADE WITH A NETWORK GPS AND TOTAL STATION AT HIGH AND LOW ELEVATIONS TO VERIFY ACCURACY. FIELD OBSERVATIONS WERE MADE TO VERIFY ACCURACY OF TOPOGRAPHY. THE TOPOGRAPHY SHOWN HEREON DOES MATCH CURRENT FIELD CONDITIONS.

ZONING NOTES:

1. THIS PROPERTY IS ZONED R-100.
2. BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
 FRONT: 50' SIDE: 10' AND 15' (25' FOR 2 YARDS) REAR: 40'

ZONING CONDITIONS PER RZR 2020-00041:
 Approval as R-100 (Single Family Residence District) for single-family detached homes, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 A. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.
 B. The minimum heated floor area per dwelling unit shall be 2,200 square feet.
 C. Homes shall be constructed primarily of brick or stacked stone on all four sides, with accents of fiber-cement siding, shake, or board and batten.
 D. All dwellings shall have at least a double-car garage.

WETLAND CERTIFICATION:

The design professional whose seal appears hereon, certifies the following: 1) The National Wetland Inventory Maps have been consulted, and 2) the appropriate plan sheet [00ES/ X JOES] NOT indicate areas of United States Army Corps of Engineers jurisdictional wetlands as shown on the maps; and, 3) if wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate federal wetlands alteration (section 404) permit has been obtained.

FLOODPLAIN NOTE:

THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C 0045F, WITH AN EFFECTIVE DATE OF 9/29/2006.

LEGEND

R/W	RIGHT-OF-WAY	CMF	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	C	CENTER LINE
B/L	BUILDING LINE	DB	DEED BOOK
CTP	CRIMPED TOP PIPE	PB	PLAT BOOK
OTP	OPEN TOP PIPE	FPE	FINISHED FLOOR ELEVATION
IPF	IRON PIN FOUND	EPD	EDGE OF PAVEMENT
IPSO	IRON PIN SET	BC	BACK OF CURB
CO	COMPUTED CORNER	RB	REBAR
		HLP	HOUSE LOCATION PLAN REQUIRED

STATE WATERS NOTE:

THERE ARE NO STREAM BUFFERS ON THIS SITE.

UTILITIES NOTE:

1. WATER MAIN LOCATED ON AZALEA DRIVE IS A 6 INCH CAST IRON WATER MAIN.
2. PERMANENT STRUCTURES AND TREES ARE NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
3. LOTS 1 AND 2 SHALL BE SERVED BY PRIVATE SEPTIC SYSTEM AND PUBLIC GWINNETT COUNTY WATER SYSTEM.

DEED AND PLAT REFERENCES:

1. WARRANTY DEED FOR MARITA M. SHELDON, RECORDED IN DEED BOOK 7362, PG 227 OF GWINNETT COUNTY, GEORGIA LAND RECORDS.
2. OUR SURVEY FOR ADJOINING PROPERTY TO THE SOUTH FOR "LAWRENCEVILLE BRETHREN ASSEMBLY", RECORDED IN PLAT BOOK 142, PAGE 253 OF GWINNETT COUNTY, GEORGIA LAND RECORDS.

RETAINING WALL NOTE:

A separate building permit shall be obtained prior to construction for each site retaining wall which either exceeds 4 feet in height or which has a detention pond wall (dam) in accordance with Gwinnett County Construction Code section 103.1.1 A Certificate of Completion shall be issued by Gwinnett County Building Inspection Section for any walls pertinent to the project prior to issuance of a Certificate of Occupancy for any usable structure on the site prior to approval of the Plat as applicable.

PUBLIC NOTICE: DRAINAGE

GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. GWINNETT COUNTY DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.

STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

OWNERS CONTACT INFORMATION:

Owners: Valeriu and Eunice Pamfile
 Address: 2126 Azalea Drive, Lawrenceville, GA 30043
 Phone number: 770-401-9252

N/F KARL D. LIEBENCOOD & FRANKIE J. LIEBENCOOD
 #875 PERRIN SPRINGS CT
 TAX ID: 7106 388
 DB 41847, PG 197
 ZONED R-100



SURVEYORS CERTIFICATION (1):

As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies 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. Section 15-6-67.

Zachary R. Garrett
 12/23/2020
 ZACHARY R. GARRETT
 GEORGIA REGISTERED LAND SURVEYOR #3169
 DATE

OWNERS ACKNOWLEDGEMENT AND DECLARATION:

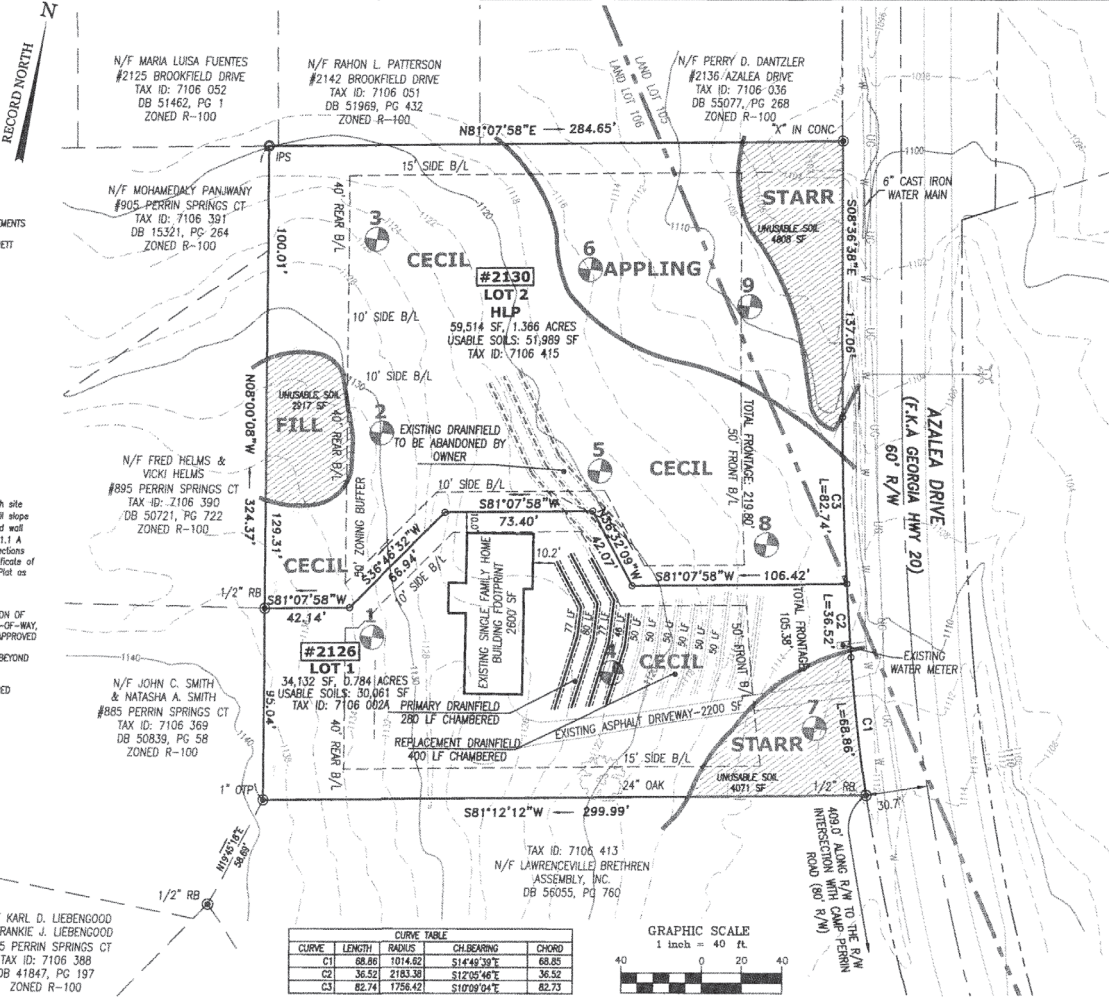
STATE OF GEORGIA, COUNTY OF GWINNETT:
 The owner of the land shown on this plat whose name is subscribed hereon, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and declares by this acknowledgment and Declaration to the use of the public for "SEPTIC TANKS, DRAINAGE, UTILITY LINES, ELEVATIONS, AND OTHER PUBLIC UTILITIES AND CONSTRUCTION THEREON."
 SIGNATURE OF SUBDIVIDER: *Valeriu Pamfile* 4/8/21 DATE SIGNED
 SIGNED OR TYPED NAME OF SUBDIVIDER: VALERIU PAMFILE
 SIGNATURE OF OWNER: *Eunice Pamfile* 4/8/21 DATE SIGNED
 SIGNED OR TYPED NAME OF OWNER: EUNICE PAMFILE

ENVIRONMENTAL HEALTH SECTION CERTIFICATION:

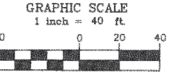
The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots _____ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.
 DATED THIS 16th DAY OF April 2021
 BY: *R. Westcott*
 TITLE: *Est IV*
 ENVIRONMENTAL HEALTH SECTION
 VALERIU PAMFILE & EUNICE PAMFILE
 PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL:

The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County Departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance and shall not be accepted by the County until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the UDO.
 DATED THIS 16 DAY OF APRIL 2021
James Hornbeck
 DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT



CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	68.86	1014.62	S14°49'39\"E	68.85
C2	36.52	2183.38	S12°05'49\"E	36.52
C3	82.74	1756.42	S10°09'04\"E	82.73



GARRETT LAND SURVEYING, LLC
 604 WASH WAY
 WINDER, GA 30680
 770-883-2609
 garrettlandsurvey@gmail.com

STATE: GEORGIA
 COUNTY: GWINNETT
 CITY: N/A
 LAND DISTRICT: 7
 DATE OF FIELD WORK: 12/23/2020

REVISION INDEX: 04/05/2021: ADDED RZR2020-00041 AS REFERENCE.
 CHANGED FRONT SETBACK FROM 35 FEET TO 50 FEET PER GWINNETT COMMENTS

GWINNETT COUNTY CASE #:
XPL2021-00004
 REFERENCE: **RZR2020-00041**

EXEMPTION PLAT FOR:
VALERIU AND EUNICE PAMFILE
 2126 AZALEA DRIVE, LAWRENCEVILLE, GA 30043

SHEET #
1 of 1