

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Yun Liu</u>	NAME: <u>Yuxiang Liu</u>
ADDRESS: <u>2514 Mossy Branch Dr</u>	ADDRESS: <u>4115 Beaver rd</u>
CITY: <u>Snellville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>6785492116</u>	PHONE: <u>6785492384</u>
CONTACT PERSON: <u>Yun Liu</u> PHONE: <u>6785492116</u>	
CONTACT'S E-MAIL: <u>liuyun4@hotmail.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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>2200</u>
LAND DISTRICT(S): <u>5</u>	LAND LOT(S): <u>096</u> ACREAGE: <u>3.79</u>
ADDRESS OF PROPERTY: <u>4115 Beaver RD Loganville GA 30052</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 96 of the 5th District, Gwinnett County, Georgia, being shown on Survey for Mildred McCort dated May 1, 1973, recorded in Plat Book AZ@, page 96-A and for Eugene M. Beaver, dated March 24m 1973, recorded in Plat Book AZ@, page 5, Gwinnett County, Georgia Records, both Surveys by Michael A. Royston, Surveyor and described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an Iron Pin placed in the Center Line of Beaver Road, said Pin located 1,060.0 feet, more or less, Northwesterly from the Intersection of Beaver Road and Lenora Church Road as measured along the Center Line of Beaver Road; thence Southwest, 15.5 feet to an Iron Pin found and the Property Line of Property now or formerly owned by Flemon Beaver and THE TRUE POINT OF BEGINNING; running thence South 59 degrees 33 minutes West along said Flemon Beaver Property Line, 523.6 feet to an Iron Pin found; thence North 34 degrees 57 minutes West along said Flemon Beaver Property Line, 295.0 feet to an Iron Pin found; thence North 14 degrees 15 minutes East, 310.2 feet to an Iron Pin set on the Center Line of Beaver Road; thence Southeasterly along the Curvature of the Center Line of Beaver Road, 568.0 feet to a Point; thence South 22 degrees 45 minutes East, 55.9 feet to an Iron Pin found and THE TRUE POINT OF BEGINNING.

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NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 97,292 FEET AND AN ANGULAR ERROR OF 0.3 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

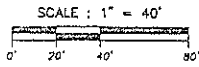
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 332,073 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.

THIS MAP OR PLAT DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 1313500140 F, DATED SEPTEMBER 29, 2006.

PROPERTY IS ZONED R-100.

NOTE:
NO DEED FOUND OR PROVIDED FOR RIGHT-OF-WAY OF BEAVER ROAD



N/F HENDERSON
D.B. 10933, PG. 206
REF: P.B. V, PG. 152

14

15

16

19

20

LEGEND:

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- IP'S IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- CO CLEAN-OUT
- WV WATER VALVE
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- DI DROP INLET
- HW HEADWALL
- SSSH SANITARY SEWER MANHOLE
- CMP CORRUGATED METAL PIPE
- FH FIRE HYDRANT
- CLF CHAIN LINK FENCE
- PL PROPERTY LINE
- LP LIGHT POLE
- PP POWER POLE
- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.C. PAGE
- P.O.B. POINT OF BEGINNING
- KD KIDAR
- OT OPEN TOP PIPE
- FENCE FENCE
- OVERHEAD POWER LINE OVERHEAD POWER LINE

N/F TWIN OAKS MANOR
P.B. 64, PG. 162

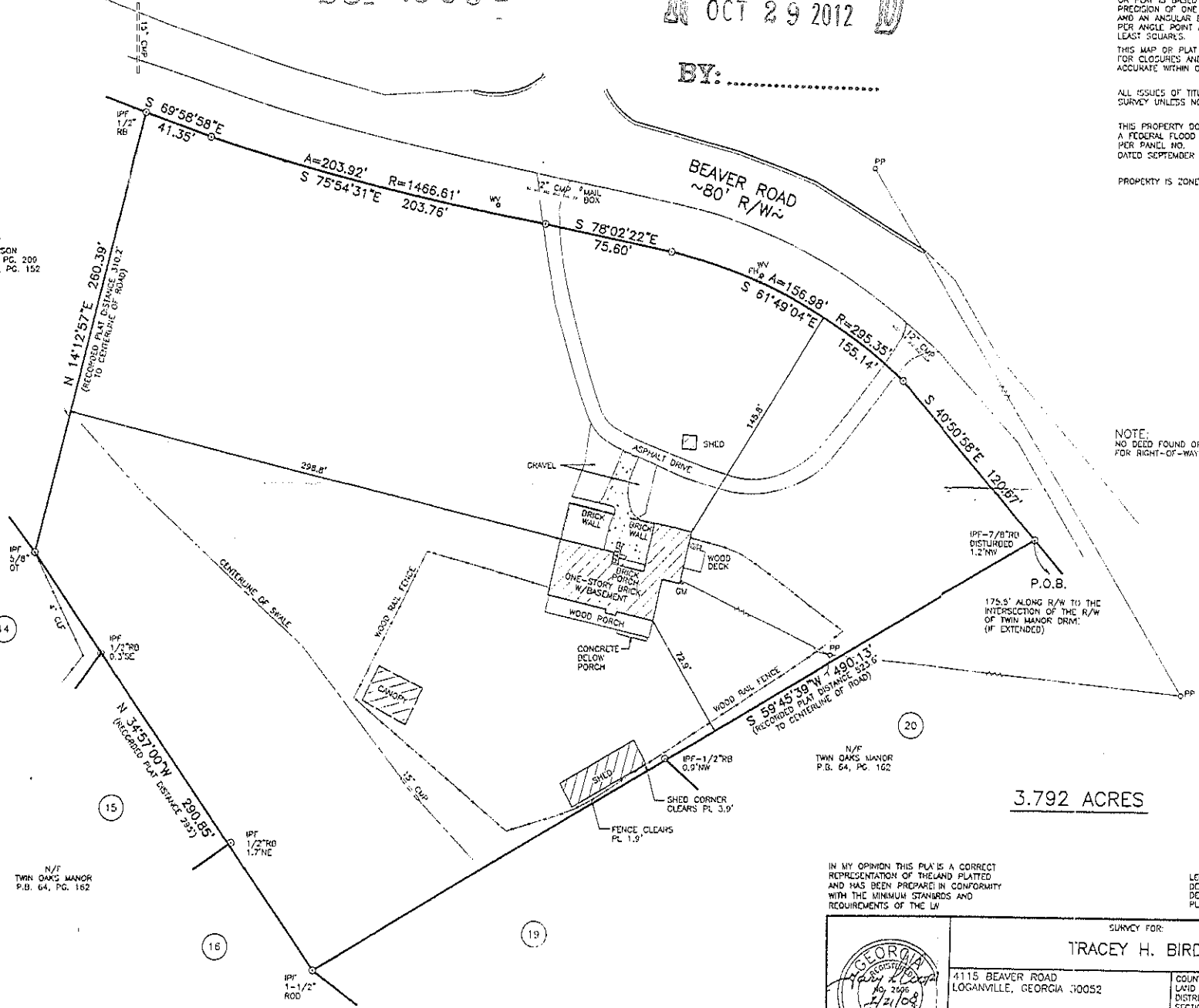
N/F TWIN OAKS MANOR
P.B. 64, PG. 162

3.792 ACRES

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LW

LEGAL REFERENCE:
DEED BOOK 648, PAGE 255
DEED BOOK 43110, PAGE 42
PLAT BOOK 2, PAGE 5 & 96A

	SURVEY FOR:	
	TRACEY H. BIRD	
	4115 BEAVER ROAD LOGANVILLE, GEORGIA 30052	COUNTY: GWINNETT LAND LOT: 86 DISTRICT: 5TH SECTION: SCALE: 1"=40' FIELD: 2-15-08 BY: RC OFFICE: 7-20-08 BY: GSG REVISED:
	ADAM & LEE LAND SURVEYING 5640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995	08024



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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:
Yes, nearby homes have same or similar special permits.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No, There are similar homes in the nearby area that used as personal care home.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
Yes, property is zoned R-100 and meets the requirment for requested special permit.

(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, property is zoned R-100 and meets the retirements for enclosed special permit request.

(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, property is zoned R-100 , meets requirements to submit for enclosed special permit and has land and building to support requested spcial permit.

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LETTER OF INTENT FOR SPECIAL USE PERMIT


Yun Liu

The applicant Yun liu(the "Applicant"), submits this application on behalf of the owner, Bing Shui, Yuxiang liu (Owner) for approval of a Special Use Permit (SUP)for the approximately 3.79 acres of land located at 4115 Beaver Rd, Loganville, Georgia, Gwinnett County(the "Subject Property"). The Applicant is requesting a SUP for a **Family Personal Care Home** for the purposes of serving adults who need personal care, such as feeding, bathing, grooming, etc.

This personal care home will serve up to 8 adults; have one on-site manager/care giver; operate 7 days per week and 24 hours per day.

The Applicant respectfully requests the Application for the SUP be granted.

Sincerely,



Yun Liu

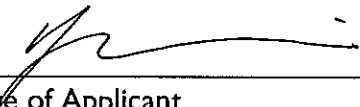
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BY:

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

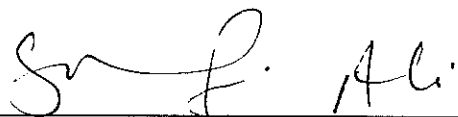
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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



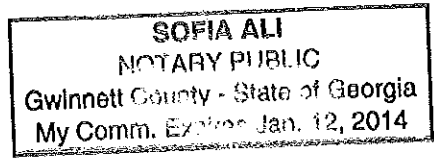
Signature of Applicant 10-25-2012
Date

Yun Lou

Type or Print Name and Title



Signature of Notary Public 10.25.12
Date


Notary Seal

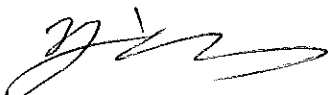
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

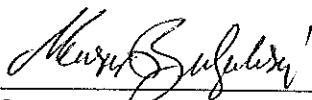
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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



Signature of Property Owner 10-24-2012
Date

Yuxiang Liu

Type or Print Name and Title



Signature of Notary Public 10/24/12 Notary Seal
Date

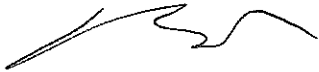
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.



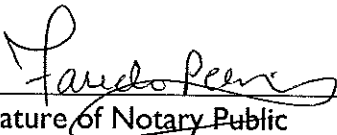
Signature of Property Owner

10/29/2012

Date

Bing Shui

Type or Print Name and Title



Signature of Notary Public

10-29-2012

Date

FARIDA PERANI
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires August 10, 2014

Notary Seal

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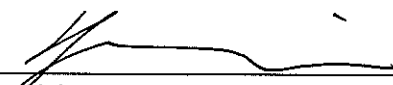
BY:

SUP'13001

**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.



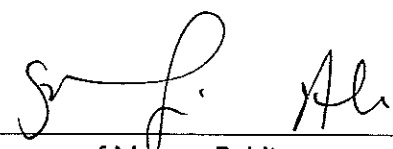
Signature of Applicant

Yun Liu

Type or Print Name

10-25-2012

Date

 Sofia Ali

Signature of Notary Public

10/25/12

Date

SOFIA ALI
Notary Seal PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Jan. 12, 2014

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BY:

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 096 - 015
(Map Reference Number) District Land Lot Parcel

[Signature] 10-25-2012
Signature of Applicant Date

Yun Liu
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

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

[Signature] TSA
NAME TITLE
10-25-12
DATE

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