

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>David Karera</u> ADDRESS: <u>262 Arden Oaks Place</u> CITY: <u>Suwanee</u> STATE: <u>GA</u> ZIP: <u>30024</u> PHONE: <u>770-265-7843</u>	NAME: <u>Sureyya E. Hornsten</u> ADDRESS: <u>5798 Suwanee Dam Rd</u> CITY: <u>Sugar Hill</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>678-714-2321</u>
CONTACT PERSON: <u>David Karera</u> PHONE: <u>770-265-7843</u> CONTACT'S E-MAIL: <u>David.Karera@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 type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u> BUILDING/LEASED SQUARE FEET: <u>2223 sq ft</u>	
LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>340</u> ACREAGE: <u>2.9</u>	
ADDRESS OF PROPERTY: <u>5798 Suwanee Dam Rd Sugar Hill GA 30518</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

SUP '13 012

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 340 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows: To find the true point of beginning, commence at a point formed by the intersection of the Westerly right-of-way line of Suwanee Dam Road (variable right-of-way) with the Northerly right-of-way of Ramsey Road (60" right-of-way); run thence in a Northeasterly direction along said Westerly right-of-way line of Suwanee Dam Road a distance of 1015 feet to a 1/2 inch rebar at the point of beginning; Thence leaving the said Westerly right-of-way line of Suwanee Dam Road, North 69 degrees 30 minutes 11 seconds West, a distance of 186.31 feet to a 1 inch open top pipe; thence North 43 degrees 32 minutes 06 seconds West, a distance of 461.30 feet to a 1/2 inch rebar; thence North 60 degrees 10 minutes 50 seconds East, a distance of 199.52 feet to a 1/2 inch rebar; thence South 39 degrees 37 minutes 59 seconds East, a distance of 29.55 feet to a 1/2 inch rebar; thence South 48 degrees 51 minutes 02 seconds East, a distance of 328.99 feet to a 1/2 inch rebar; thence North 87 degrees 33 minutes 31 seconds East, a distance of 55.15 feet to a 1/2 inch rebar; thence along a curve to the right having a radius of 1,323.43 feet and a length of 165.32 feet, said curve having a chord bearing of North 45 degrees 37 minutes 30 seconds East and a chord distance of 165.21 feet to a point; thence North 63 degrees 43 minutes 06 seconds East, a distance of 10.66 feet to a nail set; thence South 56 degrees 07 minutes 07 seconds East, a distance of 7.13 feet to a nail set on the Westerly right-of-way line of Suwanee Dam Road; thence along said right-of-way line; thence South 33 degrees 39 minutes 56 seconds West, a distance of 28.17 feet to a point; thence continue along aforesaid right-of-way, South 25 degrees 49 minutes 43 seconds West, a distance of 44.81 feet to a point; thence continue along aforesaid right-of-way South 19 degrees 03 minutes 40 seconds West, a distance of 71.48 feet to a 1/2 inch rebar; thence continue along aforesaid right-of-way South 17 degrees 26 minutes 57 seconds West, a distance of 258.84 feet to a 1/2 inch rebar and the point of beginning. Said tract or parcel of land containing 2.949 acres, more or less, as per survey entitled Boundary Survey for Kwan Ho Bae, dated 9/24/2008, last revised 10/3/2008, prepared by Boundary Zone, Inc.

**LESS AND EXCEPT**, all portions of the above described property lying and being within the City Limits of Sugar Hill, Georgia

Resulting in an approximate area of 2 acres lying within unincorporated Gwinnett County.

SUP '13 012



**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

- (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

LETTER OF INTENT FOR SPECIAL USE PERMIT

December 16, 2012

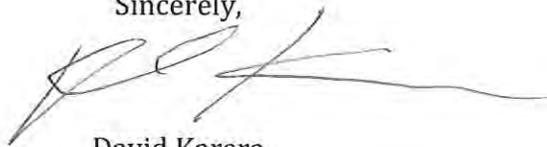
To: Gwinnett County  
Planning and Development

To Whom It May Concern:

This letter of intent is being provided in support to the Gwinnett County special use permit application for a small personal care home. The address of the proposed location is 5798 Suwanee Dam Road Sugar Hill GA 30518. The house is approximately 1680 sf. and is located on a large lot of 2.95 acres with plenty of space for a small personal care home. I, as the applicant request a special use permit for a Family Personal Care Home for the purpose of serving senior adults who need personal care, such as feeding, bathing, grooming and etc.

This personal care home will serve no more than 5 senior adults; have one on-site manager/ three caregivers; operate 7 day per week and 24 hours per day.

Sincerely,

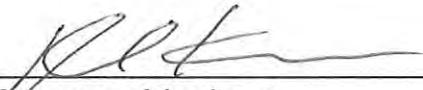
A handwritten signature in black ink, appearing to read 'DK', with a long horizontal flourish extending to the right.

David Karera

SUP '13 0 1 2

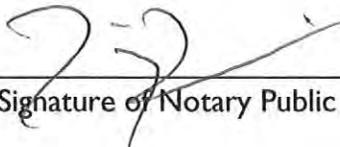
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

12-15-12  
\_\_\_\_\_  
Date

David Kavera Owner  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

12/15/12  
\_\_\_\_\_  
Date

TIM DAVIS  
NOTARY PUBLIC  
Gwinnett County - State of Georgia  
My Comm. Expires Aug. 15, 2015

\_\_\_\_\_  
Notary Seal

SUP '13 0 1 2

**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.

*Sureyya E. Hornston*

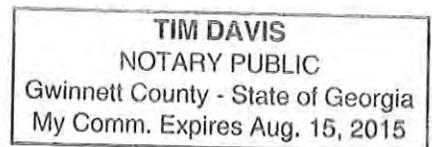
Signature of Property Owner

12/15/2012

Date

Sureyya E. Hornston

Type or Print Name and Title



*[Signature]*

Signature of Notary Public

12/15/12

Date

Notary Seal

SUP '13 0 1 2

**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.

	12-15-12	David Karera
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	12/15/12	TIM DAVIS NOTARY PUBLIC Gwinnett County - State of Georgia My Comm. Expires Aug. 15, 2015
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	12/15/12	TIM DAVIS NOTARY PUBLIC Gwinnett County - State of Georgia My Comm. Expires Aug. 15, 2015
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

**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    David Karera  
 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.

SUP '13 0 1 2



**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

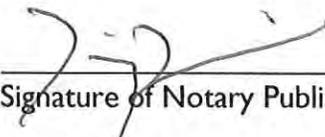
(Only submit with Special Use Permit Application for a use within a residence)

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

David Karera  
\_\_\_\_\_  
Type or Print Name

12-15-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Notary Public

12/15/12  
\_\_\_\_\_  
Date

TIM DAVIS NOTARY PUBLIC Gwinnett County - State of Georgia My Comm. Expires Aug. 15, 2015
--

Notary Seal

SUP '13 0 1 2