

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Scott Moon</u>	NAME: <u>Lynne Ross</u>
ADDRESS: <u>P.O. Box 229</u>	ADDRESS: <u>203 Swans Nest CT</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Melrose</u>
STATE: <u>Georgia</u> ZIP: <u>30046</u>	STATE: <u>FL</u> ZIP: <u>32666</u>
PHONE: <u>770-685-7344</u>	PHONE: <u>770-972-1500</u>
CONTACT PERSON: <u>Scott Moon</u> PHONE: <u>770-685-7344</u>	
CONTACT'S E-MAIL: <u>scott@majorsmgmt.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 checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R100</u>	BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): <u>4th</u>	LAND LOT(S): <u>273</u> ACREAGE: <u>37.38</u>
ADDRESS OF PROPERTY: <u>1843 Knight Circle Loganville GA</u>	
SPECIAL USE REQUESTED: <u>R100CSO</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Scott Moon</u>	NAME: <u>Marvin K. Hewatt</u>
ADDRESS: <u>P.O. Box 229</u>	ADDRESS: <u>P.O. Box 1565</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Georgia</u> ZIP: <u>30046</u>	STATE: <u>Georgia</u> ZIP: <u>30046</u>
PHONE: <u>770-685-7344</u>	PHONE: <u>770-338-2620</u>
CONTACT PERSON: <u>Scott Moon</u> PHONE: <u>770-685-7344</u>	
CONTACT'S E-MAIL: <u>scott@majorsmgmt.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 checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R100</u>	BUILDING/LEASED SQUARE FEET: _____
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LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 273 of the 4th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the northeastern intersection of the right-of-way of Rosebud Road and the right-of-way of Knight Circle; THENCE commence along the right of way of Knight Circle (Apparent 80' Right-of-Way) in a Northeasterly direction for 1,567'+/- to a point; said point being THE TRUE POINT OF BEGINNING; THENCE leaving said right-of-way of Knight Circle in the direction North 29 degrees 53 minutes 47 seconds West for a distance of 320.69' to a point; THENCE North 29 degrees 41 minutes 12 seconds West for a distance of 487.78' to a point; THENCE North 29 degrees 55 minutes 57 seconds West for a distance of 233.64' to a point; Said point being on the Right of Way of Virgil Moon Road (Apparent 60' Right-of-Way); Thence continue along the Right-of-Way of Virgil Moon Road North 57 degrees 54 minutes 42 seconds East for a distance of 24.29' to a point; THENCE along a curve to the left having a radius of 1000.00 feet and an arc length of 116.78 feet and being subtended by a chord of North 54 degrees 33 minutes 58 seconds East for a distance of 116.71 feet to a point; THENCE North 51 degrees 13 minutes 14 seconds East for a distance of 79.91' to a point; THENCE along a curve to the left having a radius of 255.00 feet and an arc length of 152.20 feet and being subtended by a chord of North 34 degrees 07 minutes 20 seconds East for a distance of 149.95 feet to a point; THENCE North 17 degrees 01 minutes 26 seconds East for a distance of 76.33' to a point; THENCE along a curve to the right having a radius of 250.00 feet and an arc length of 184.72 feet and being subtended by a chord of South 38 degrees 11 minutes 28 seconds West for a distance of 180.54 feet to a point; THENCE North 59 degrees 21 minutes 29 seconds East for a distance of 549.12' to a point; THENCE leaving said right-of-way of Virgil Moon Road in the direction South 25 degrees 56 minutes 10 seconds East for a distance of 345.42' to a point; THENCE South 29 degrees 54 minutes 44 seconds East for a distance of 1531.06' to a point; Said point being on the Right of Way of Knight Circle (Apparent 80' Right-of-Way); Thence continue along the Right-of-Way of Knight Circle South 83 degrees 42 minutes 18 seconds East for a distance of 27.37' to a point; THENCE along a curve to the left having a radius of 1062.95 feet and an arc length of 202.95 feet and being subtended by a chord of North 83 degrees 42 minutes 18 seconds West for a distance of 202.64 feet to a point; THENCE North 88 degrees 30 minutes 09 seconds West for a distance of 39.44' to a point; THENCE along a curve to the left having a radius of 2056.58 feet and an arc length of 163.74 feet and being subtended by a chord of South 88 degrees 36 minutes 36 seconds West for a distance of 163.70 feet to a point; THENCE South 86 degrees 11 minutes 22 seconds West for a distance of 90.24' to a point; THENCE along a curve to the right having a radius of 2206.98 feet and an arc length of 155.31 feet and being subtended by a chord of North 87 degrees 23 minutes 14 seconds East for a distance of 155.28 feet to a point; THENCE along a curve to the left having a radius of 2206.98 feet and an arc length of 56.53 feet and being subtended by a

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chord of North 89 degrees 51 minutes 46 seconds West for a distance of 56.53 feet to a point; THENCE North 89 degrees 18 minutes 32 seconds West for a distance of 78.80' to a point; THENCE along a curve to the left having a radius of 2397.54 feet and an arc length of 266.31 feet and being subtended by a chord of South 87 degrees 48 minutes 06 seconds West for a distance of 266.17 feet to a point; THENCE South 84 degrees 41 minutes 50 seconds West for a distance of 62.26' to a point; said point being THE TRUE POINT OF BEGINNING.

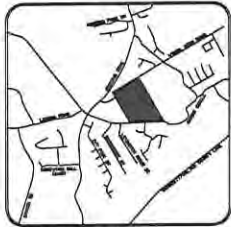
Said property contains 37.40 +/- acres.

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VICINITY MAP
N.T.S.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DEFLECTION
C1	189.28	1000.00	188.71	10.377447°
C2	132.20	1000.00	131.95	6.047978°
C3	186.72	1000.00	186.54	10.234720°
C4	102.95	1000.00	102.84	6.017412°
C5	143.74	1000.00	143.70	8.891390°
C6	175.34	1000.00	175.28	10.073347°
C7	264.33	1000.00	264.22	16.017447°
C8	226.73	1000.00	226.62	13.173264°

LINE TABLE

LINE	LENGTH	BEARING
L1	74.33	101.217347°
L2	273.27	109.487978°
L3	20.44	169.730779°
L4	282.4	129.711247°
L5	78.80	169.730779°
L6	24.24	109.487978°
L7	26.24	101.217347°



- LEGEND
- ... (Detailed list of symbols and their meanings, including property lines, easements, and other site features.)

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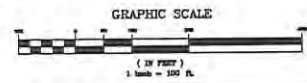
OWNER/AGENT CERTIFICATION

I HEREBY CERTIFY THAT NO TIMBER HARVESTING ACTIVITY HAS OCCURRED IN THE PREVIOUS 24 MONTHS PRIOR TO THE APPROVAL OF A RECORDING APPLICATION OR THE APPROVAL OF A CONCEPT PLAN.

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

- EXISTING FEATURES NOTES
- 1) THERE ARE NO HISTORIC STRUCTURES, MONUMENTS, OR ANTIQUE FEATURES FOUND ON THE PROPERTY.
 - 2) THERE ARE NO HISTORIC WETLANDS OR SOILS FOUND AS LISTED BY THE GEORGIA COUNTY COMPREHENSIVE PLAN FOUND ON THE PROPERTY.
 - 3) THERE ARE NO PROTECTED PLANT SPECIES AS LISTED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES FOUND ON THE PROPERTY.
 - 4) THERE IS NO PROTECTED PLANT OR ANIMALS FOUND ON THE PROPERTY.
 - 5) THERE ARE NO EXISTING UTILITIES ON THE PROPERTY.
 - 6) THERE ARE NO EXISTING SLUICES ON THE SITE.

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PROJECT NAME
KNIGHT CIRCLE

LOCATED IN LAND LOT 274 OF 478 DISTRICT, PARCEL 008 AND 810

ETWINGET COUNTY, GEORGIA

CLIENT NAME

LAND DEVELOPMENT ENGINEERING, INC.

1100 AMHERST WALK, DALLAS, TX 75248
(214) 621-0000



STAMP

KEIH
DRAWN BY
11/8/13
DATE
13-017
JOB NUMBER

RECORDING EXHIBIT N-100(050)

SHEET TITLE
2 of 2
SHEET NUMBER

D:\VLEK\2013



FRONT ELEVATION

FRAMER NOTES:

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FRONT ELEVATION "A"

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FRONT ELEVATION

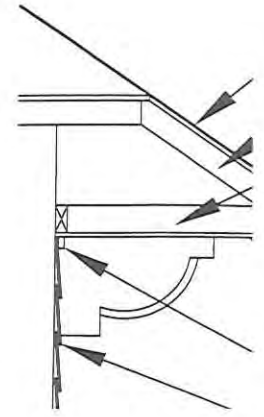
Scale: 3/16" = 1'-0"

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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:

No.

- (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:

Other properties in the area are zoned R100CSO, along with two creeks and a lake on the property make this property a good candidate for CSO.

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LETTER OF INTENT

The applicant, Scott Moon submits the Special Use Permit application for the purpose of changing the use of one tract of land on the north side of Knights Circle to R-100 (CSO) classification; 37.38 acres of land. The subject property covered by this application is currently zoned R-100.

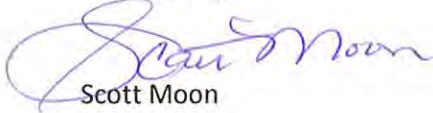
Use and development of the property as R-100 is not economically feasible and is not the highest and best use of the property, in that it would be impossible to develop and market the property for use consistent with current zoning in light of its location on a major road, subdivisions near the property are R100M and R100 (CSO).

As stated in the application the applicant intends to develop the property as a residential detached development with open space containing approximately 20.04 acres.

The property has access to public water, public sanitary sewer and major thoroughfares.

This proposed zoning would result in a high quality residential single-family detached development. The applicant and its representatives welcome the opportunity to meet with the staff of Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. The applicant respectfully requests your approval of this application the 18TH of November 2013.

Respectfully,



Scott Moon

P.O. Box 229

Lawrenceville, GA 30046

770-685-7344

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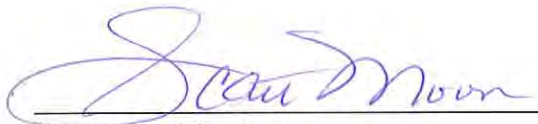
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

11/18/13

Date

Scott Moon

Type or Print Name and Title



Signature of Notary Public

11-18-13

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.



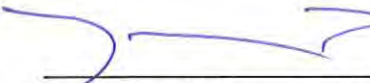
Signature of Property Owner

11/18/13

Date

Marvin Hewatt

Type or Print Name and Title



Signature of Notary Public

11-18-13

Date



Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 8.2008

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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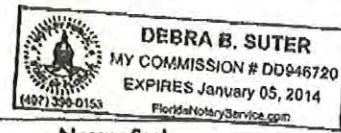
Lynne Ross McRae
Signature of Property Owner

11-15-13
Date

Lynne Ross McRae
Type or Print Name and Title

Debra B. Suter
Signature of Notary Public

11/15/2013
Date



Notary Seal

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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.

Scott Moon 11/18/13 Scott Moon
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 11/18/13
 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 Scott Moon
 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.

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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: 4th 273 001
 (Map Reference Number) District Land Lot Parcel

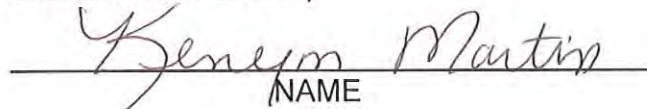

 Signature of Applicant

11-18-2013
 Date


 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)


 NAME

**GWINNETT COUNTY
 TAX COMMISSIONER**
 TITLE

11-18-13
 DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 4th 273 008
(Map Reference Number) District Land Lot Parcel

Scott Moon

Signature of Applicant

11-18-2013

Date

Scott Moon

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)

Kenyon Martin

NAME

**GWINNETT COUNTY
TAX COMMISSIONER**

TITLE

11-18-13

DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

PARCEL I.D. NUMBER: 4th 273 049
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

11-18-2013

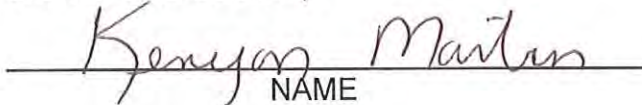
Date

Scott Moon

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

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NAME

**GWINNETT COUNTY
TAX COMMISSIONER**

TITLE

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