

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Samuel Cordos	NAME: Samuel Cordos
ADDRESS: 3410 Lake Carlton Rd.	ADDRESS: 3410 Lake Carlton Rd.
CITY: Loganville	CITY: Loganville
STATE: Georgia ZIP: 30052	STATE: Georgia ZIP: 30052
PHONE: 678-517-9778	PHONE: 678-517-9778
CONTACT PERSON: Samuel Cordos PHONE: 678-517-9778	
CONTACT'S E-MAIL: sammy@montebellohomecare.net	

*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: R-100	BUILDING/LEASED SQUARE FEET: 3512
LAND DISTRICT(S): 5	LAND LOT(S): 126
ACREAGE: 7.642	
ADDRESS OF PROPERTY: 3410 Lake Carlton Rd. Loganville, GA 30052	
SPECIAL USE REQUESTED: Family Personal Care Home	

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 126 of the 5th District, Gwinnett County, Georgia, being Tract 2, containing, 7.67 acres, more or less, according to a plat of survey for Fred A. Lacy prepared by L. Mercer Brown, Surveyor, dated August 26, 1980, which plat is incorporated herein by reference for a more complete description, and being more particularly described as follows:

To find the true point of beginning, begin at an iron pin located at the intersection of the Easterly right of way of Lake Carlton Road (40-foot right of way) and the Southeasterly right of way of Midway Road (60-foot right of way); thence along said Easterly right of way of Lake Carlton Road, South 06 degrees 02 minutes 19 seconds East a distance of 51.38 feet to a point; thence continuing along said right of way, South 00 degrees 45 minutes 56 seconds West a distance of 91.41 feet to a point; thence continuing along said right of way in a generally Southerly and Southeasterly direction a distance of 197.62 feet along the arc of a curve having a radius of 325.32 feet to an iron pin and the true point of beginning; thence continuing along said right of way, South 31 degrees 37 minute 48 seconds East a distance of 331.15 feet to an iron pin; thence North 71 degrees 55 minutes 41 seconds East a distance of 1398.39 feet to the center line of a branch; thence North 06 degrees 54 minutes 38 seconds West a distance of 10.38 feet to an iron pin; thence North 83 degrees 11 minutes 48 seconds West a distance of 519.00 feet to a one-inch pipe found; thence North 39 degrees 36 minutes 49 seconds West a distance of 29.34 feet to an iron pin; thence South 75 degrees 43 minutes 32 seconds West a distance of 998.60 feet to an iron pin on the Northeasterly right of way of Lake Carlton Road and the true point of beginning.

Subject Property Address: 3410 Lake Carlton Road, Loganville, GA

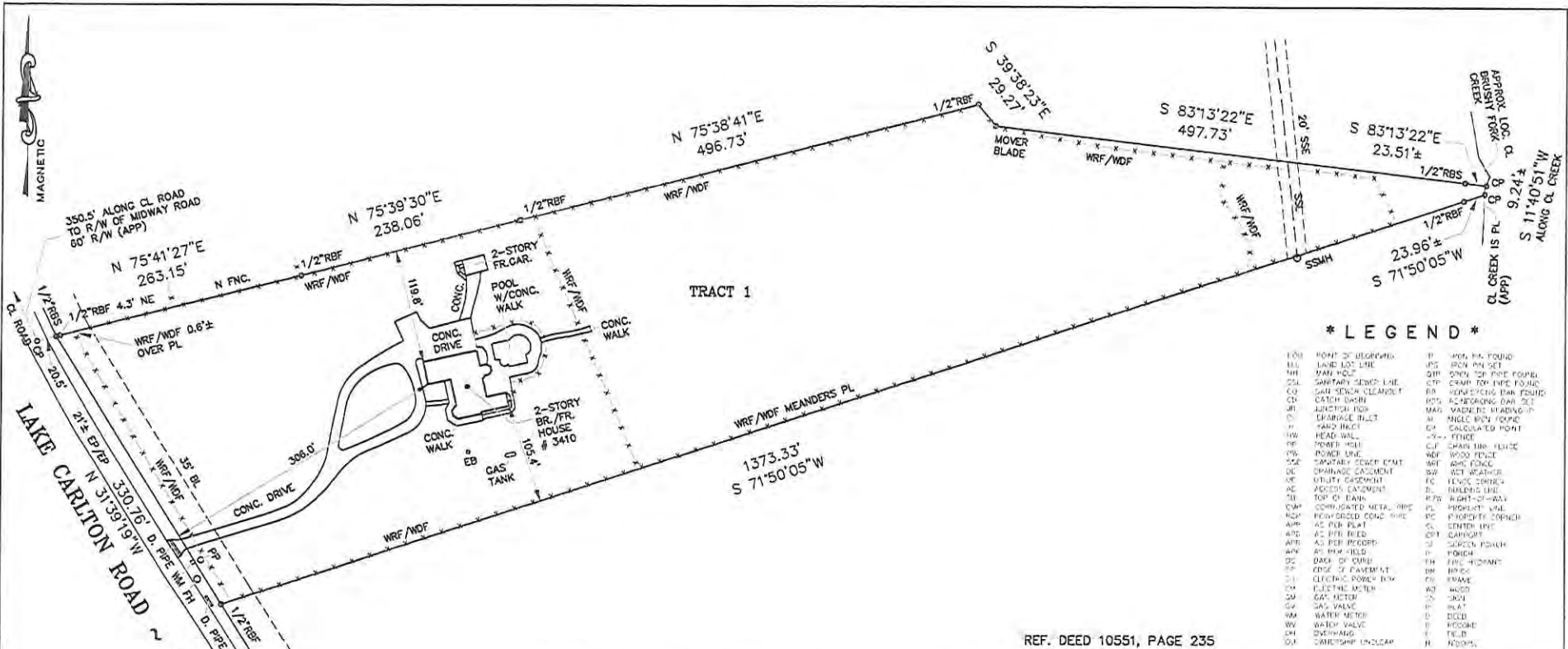
Parcel ID: R5126 025

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SUP '14 0 1 8



- * LEGEND ***
- 1001 POINT OF BEGINNING
 - 1002 LAND LOT LINE
 - 1003 MAN HOLE
 - 2001 SANITARY SEWER LINE
 - 2002 SAN SEWER CLEANOUT
 - 2003 CATCH BASIN
 - 2004 DRAINAGE INLET
 - 2005 FAN INLET
 - 2006 HEAD WALL
 - 2007 POWER POLE
 - 2008 POWER LINE
 - 2009 SANITARY SEWER EMBANKMENT
 - 2010 DRAINAGE EASEMENT
 - 2011 UTILITY EASEMENT
 - 2012 ACCESS EASEMENT
 - 2013 TOP OF BANK
 - 2014 CORRUGATED METAL PIPE
 - 2015 REINFORCED CONCRETE PIPE
 - 2016 AS PIPER PILE
 - 2017 AS PIPER PILE
 - 2018 AS PIPER RECORDS
 - 2019 AS PIPER PILE
 - 2020 BARGE OF CURB
 - 2021 EDGE OF PAVEMENT
 - 2022 ELECTRIC POWER POLE
 - 2023 ELECTRIC METER
 - 2024 GAS METER
 - 2025 GAS VALVE
 - 2026 WATER METER
 - 2027 WATER VALVE
 - 2028 WATERMETER
 - 2029 WHITEWASH UNCLAMP
 - 3001 APPROX. LOC. OF BUSY TOWER
 - 3002 APPROX. LOC. OF CREEK
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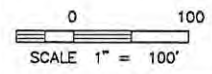
SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNKOWN PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

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PROPERTY ADDRESS:
3410 LAKE CARLTON RD.
LOGANVILLE, GA 30052

LAND AREA:
7.642 AC ±



PLAT PREPARED FOR:
05801970 LAND TRUST

LOT TRACT 1	BLOCK	
SUBDIVISION	UNIT	
LAND LOT 126	5TH DISTRICT SECTION	
GWINNETT COUNTY, GEORGIA		
FIELD WORK DATE JUL 29, 2013	PRINTED/SIGNED JUL 31, 2013	
PLAT BOOK 170	PAGE 122	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK	PAGE	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATIC PLAIN COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COORD # 20110334
DWG # 20130852

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



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 LAW.

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

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SUP '14 018

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:
PLEASE SEE ATTACHMENT

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

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

- (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:
PLEASE SEE ATTACHMENT

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

- (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:
PLEASE SEE ATTACHMENT

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ATTACHMENT TO SPECIAL USE PERMIT APPLICANT'S RESPONSE

- (A) Yes, the property is located on 7.642 acres and the home is located 100 yds. from Lake Carlton Rd.
- (B) No, the property is located 100 yds. or more from the front, left, and right properties. The nearest property behind is at minimum 600 yds.
- (C) Yes, the current property is zoned R-100 and meets the requirement for requested special permit.
- (D) No, the proposed use will not affect traffic or parking in any adverse manner. The property has sufficient parking space. This property is not located inside a subdivision.
- (E) Yes, the proposed use of the land is in conformity with the intent of use of Personal Home Care.
- (F) No, the property is zoned R-100, meets requirements to submit for enclosed special permit and has land and building to support requested special permit.

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LETTER OF INTENT FOR SPECIAL USE PERMIT

Samuel Cordos

The applicant Samuel Cordos is submitting the application for approval of a Special Use Permit (SUP) for the 7.642 acres of land located at 3410 Lake Carlton Rd. Loganville, GA. 30052, in the County of Gwinnett. This requested SUP is for a Family Personal Care Home for the purposes of providing care and supervision for the elderly to include but not be limited to needs such as personal care, feeding, bathing, grooming.

This family personal care home will serve up to 8 adults. With 24 operating hours per day and 7 days per week having trained and experienced professionals to include but not be limited to; manager, care giver, cook, and janitor.

The applicant respectfully request the application for the SUP be granted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samuel Cordos', is written over a white background.

Samuel Cordos

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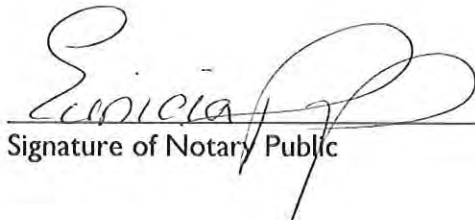
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

1-15-14
Date

Samuel Cordos owner
Type or Print Name and Title


Signature of Notary Public

1-15-14
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.



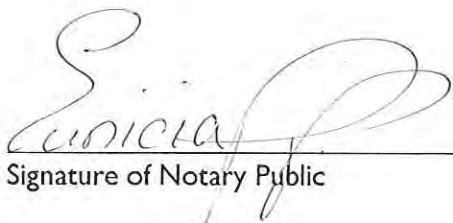
Signature of Property Owner

1-15-14

Date

Samuel Cordos owner

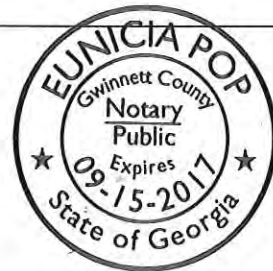
Type or Print Name and Title



Signature of Notary Public

1-15-14

Date



Notary Seal

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**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.



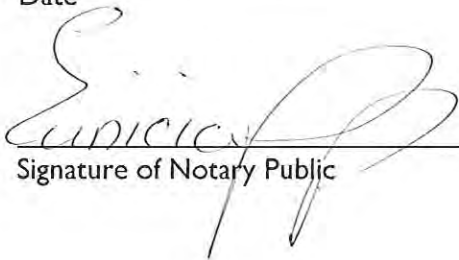
Signature of Applicant

Samuel Cordos

Type or Print Name

1-15-14

Date



Signature of Notary Public

1-15-14

Date



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SUP '14 018

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.

[Signature] 1-15-14 Samuel Cordos- owner.
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature]
 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 Samuel Cordos
 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: 5 - 126 - 025
(Map Reference Number) District Land Lot Parcel

 11-15-13
Signature of Applicant Date
Samuel Cordes owner
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)

Debra L Smith tax service associate
NAME TITLE
November 15, 2013
DATE

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