

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Elsa Cely</u>	NAME: <u>Elsa Cely - Jairo Arriaga</u>
ADDRESS: <u>685 Bethesda School Rd</u>	ADDRESS: <u>685 Bethesda School Rd.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville.</u>
STATE: <u>G.A.</u> ZIP: <u>30044</u>	STATE: <u>G.A.</u> ZIP: <u>30044.</u>
PHONE: <u>404 432 5287.</u>	PHONE: <u>404 432 5287.</u>
CONTACT PERSON: <u>Jairo Arriaga</u> PHONE: <u>404 432 5287.</u>	
CONTACT'S E-MAIL: <u>Jairoarr03@msn.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>R75</u>	BUILDING/LEASED SQUARE FEET: <u>1400</u>
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>001</u> ACREAGE: <u>1.05</u>
ADDRESS OF PROPERTY: <u>685 Bethesda School Rd. Lawrenceville, G.A. 30044.</u>	
SPECIAL USE REQUESTED: <u>Group Day Care Home.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land Lot 1, of the 7th District, Gwinnett County, Georgia and being more particularly described as follows;  
Beginning at a iron pin set at the intersection of the Westerly right-of-way of Bethesda School Road (r/w varies) with the Northerly side of a 60' road easement, said point being the POINT OF BEGINNING; thence along said road easement S80°29'00"W, a distance of 306.86' to a iron pin set; thence N32°59'07"W, a distance of 73.13' to a 3/4" open top found; thence N52°19'23"E, a distance of 282.02' to a 2" crimp top found; thence S45°17'05"E, a distance of 197.33' to a iron pin set on the right-of-way of Bethesda School Road ; thence along a curve to the left, a distance of 48.89', said curve having a radius of 948.92' and being subtended by a chord bearing of S25°25'20"W a distance of 48.88' to the POINT OF BEGINNING.  
Said tract or parcel of land contains 1.05 acres.

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**CERTIFICATION**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.03" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.  
TYPE EQUIPMENT USED: LEICA-BOS TOTAL STATION

I HEREBY CERTIFY, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GEORGIA REGISTERED LAND SURVEYOR NO. 2331  
CHARLES H. JACKSON, R.L.S.  
300 LANIER AVENUE WEST SUITE 413  
FAYETTEVILLE, GEORGIA 30214  
770-716-7911

**FLOOD CERTIFICATION**

ACCORDING TO THE F.C.M.A., F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 131350008F DATED 9/26/06 THE SUBJECT PROPERTY LIES IN A ZONE "X" AREA AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN

**SITE SUMMARY**  
1.05 ACRES  
45532.09 S.F.

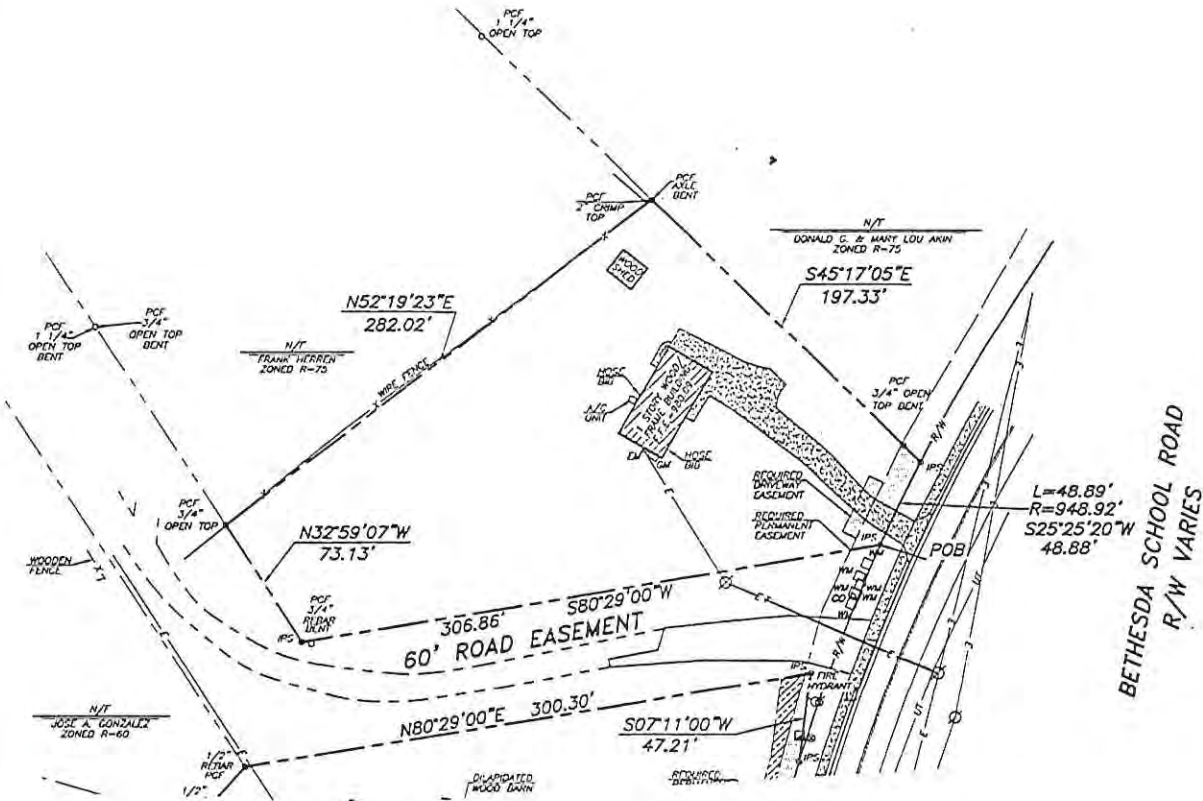
**UTILITY NOTE**

The Surveyor and/or Engineer whose name and seal appear hereon do not certify to the existence, location, size or type of material of any and all of the underground utilities indicated on this drawing. Utility information shown is based on either field markings by others or information of record provided by utility companies or other information either discovered or provided to said Surveyor or Engineer. All utilities should be field located and verified by either the Contractor or any person with either a vested interest in subject property or who may be interested in purchasing subject property.



**LEGEND**

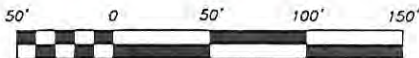
	POWER POLE
	OVERHEAD ELECTRIC
	STORM DRAINAGE PIPES
	UNDERGROUND GAS
	UNDERGROUND WATER
	UNDERGROUND TELEPHONE
	CURB AND GUTTER
	PROPERTY CORNER FOUND
	IRON PIN SET
	JUNCTION BOX
	WATER METER
	GAS METER
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	LAND LOT LINE
	NOW OR FORMERLY
	CONCRETE VALVE MARKER
	FIRE HYDRANT
	WATER VALVE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	PIPE DIRECTION ONLY



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GRAPHIC SCALE  
SCALE 1" = 50'

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Said tract or parcel of land contains 1.05 acres.



**BROCK  
DESIGN  
GROUP**

800  
LANIER AVENUE WEST  
SUITE 413  
FAYETTEVILLE, GA.  
30214

71770, 716, 7911  
71770, 716, 7911



BOUNDARY SURVEY  
for  
**WAYNE DAVIS**

REVISION LEGISLATION

REVISION LEGISLATION

DATE: 04/24/07

PROJECT NAME:

WAYNE DAVIS

SHEET TITLE:

BOUNDARY  
SURVEY

PROJECT NO.

WDS001

SHEET NO.

1

DATE:

6/26/07

PLATE NO. 1

of 1

DRAWN BY: JAC LIST OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA

**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:

The proposed development will allow a use that is consistent with the use and development of the adjacent and nearby properties.

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

The proposed use will not adversely affect either the existing use or usability of adjacent or nearby properties.

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

There is an economic value as currently zoned more consistent with surrounding properties.

- (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 proposed group day care home will not be excessive or burdensome on transportation facilities, utilities or schools.

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

The future land use plan recommends residential for this property.

- (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:

A number of properties along Bethesda School Rd are still residential.

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**LETTER OF INTENT**

**GWINNETT COUNTY DEPARTMENT  
OF PLANNING AND DEVELOPMENT  
PLANNING DIVISION.**

I Elsa Cely with 15 years of experience working with children and a Bachelor's Degree in Early Childhood Education request a Special Use Permit on 1, 05 acres for the purpose of Group Daycare Home. The property is located on Bethesda School rd. and is found in the 7<sup>th</sup> District, land lot 001 and zoning District R75.

The building will be a 45532, 09 square foot with a playground at the near of the facility. The applicant believes that the project will provide a service to families that live in the area.

Thanks for your consideration on my request.

Cordially,

*Elsa Cely.*

Elsa Cely

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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.

Elsa Cely  
Signature of Applicant

05-15-14  
Date

Elsa Cely  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

5/15/14  
Date

**KARLENE KERR**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires June 26, 2015

Notary Seal

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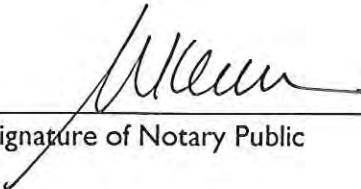
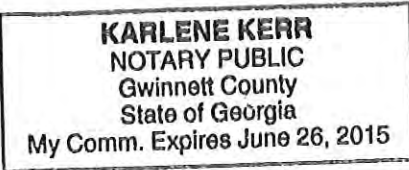
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

Jairo Arriaga 5-15-14  
Signature of Property Owner Date

Jairo Arriaga owner  
Type or Print Name and Title

 5/15/14   
Signature of Notary Public 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.

Elsa Cely  
Signature of Applicant

Elsa Cely  
Type or Print Name

05-15-14  
Date

[Signature]  
Signature of Notary Public

5/15/14  
Date

**KARLENE KERR**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires June 26, 2015

Notary Seal

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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:** 7 - 001 - 051  
(Map Reference Number) District Land Lot Parcel

Elsa Cely 05-16-14  
Signature of Applicant Date

Elsa Cely  
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)

Kerwyn D. Foster GWINNETT COUNTY TAX COMMISSIONER  
NAME TITLE **KDM**  
5-16-2014  
DATE

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