

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Daniela Luca</u>	NAME: <u>Gwinnett Metro Baptist New Church by Carey Hudson</u>
ADDRESS: <u>2744 Sterling Drive</u>	ADDRESS: <u>4963 West Price Rd.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>404-516-1268</u>	PHONE: <u>678-717-8229</u>
CONTACT PERSON: <u>Daniela Luca</u> PHONE: <u>404-516-1268</u>	
CONTACT'S E-MAIL: <u>dela4j@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 checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R200</u>	BUILDING/LEASED SQUARE FEET: <u>3,300 Sq. Ft.</u>
LAND DISTRICT(S): <u>7th</u>	LAND LOT(S): <u>94</u> ACREAGE: <u>1.4 Acres</u>
ADDRESS OF PROPERTY: <u>2025 Braselton Hwy S.R.124</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94, DISTRICT 7th, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE LAND LOT CORNER OF LAND LOT 94, 95, 61 AND 60, AND THENCE SOUTH 59 DEGREES 57 MINUTES 31 SECONDS WEST A DISTANCE OF 890.36 FEET ALONG LAND LOT LINE TO A ¾ INCH ROUND BAR; THENCE NORTH 30 DEGREES 24 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 734.98 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING.**

THENCE North 30 degrees 24 minutes 09 seconds West for a distance of 253.00 feet TO ¾ INCH ROUND BAR Located 80 foot Right-of-Way of Georgia Highway 124;

THENCE North 50 degrees 42 minutes 43 seconds East for a distance of 207.54 feet TO A ½ INCH REBAR;

THENCE South 57 degrees 25 minutes 44 seconds East for a distance of 134.77 feet TO A 1/2 INCH REBAR;

THENCE South 35 degrees 07 minutes 31 seconds East for a distance of 100.00 feet TO A ½ INCH REBAR;

THENCE South 46 degrees 12 minutes 29 seconds West for a distance of 282.19 feet TO A ½ INCH REBAR, SAID POINT BEING **THE TRUE POINT OF BEGINNING.**

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.40 acres.

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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:

Yes. A personal care home at this location is suitable in the view of the surrounding properties.

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

No. We believe that nearby properties will not be adversely impacted in any way.

- (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. Braselton Hwy. is a main street in Gwinnett County.

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

Yes. This is a residence which is in compliance with the Land Use Plan but requires a SUP to have unrelated people living together in the same building and receiving assistance with activities of daily living.

- (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. The sell of this property is contingent on the approval of the SUP.

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LETTER OF INTENT
FOR
SPECIAL USE PERMIT APPLICATION OF
DANIELA LUCA
JUNE 30, 2014

Gwinnett County Department of Planning and Development
One Justice Square
446 West Crogan Street
Lawrenceville, GA, 30046

RE: Special Use Permit Application of Daniela Luca concerning property located at
2025 Braselton Hwy, Buford, GA, 30519

Dear Sirs:

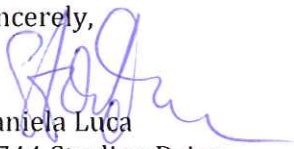
I am writing to you as the applicant in the above referenced case. I am respectfully requesting your approval of a Special Use Permit on this property currently zoned R200 to allow us to operate a Personal Care Home for 8 residents. The house has approximately 3,300 Sq. Ft. conform Tax Record and is located on a large lot of 1.4 Acres. The house has a long paved driveway of about 130 feet long and has plenty of room for required parking. This property used to be part of Gwinnet Metro Baptist Church and use as an annex by the church. When the big church had been sold to Gwinnett Romanian Baptist Church, this particular house remained vacant. Across the street from this house is another big church with an ample parking. The neighboring property to the North has a long driveway and the house is located back in the woods.

We are on contract to purchase the property for which we are requesting SUP and our contract is contingent on the SUP approval.

I believe that the requested SUP would be appropriate in light of the existed uses and the character of the surrounding area and respectfully request your approval of a SUP for this site.

Thank you for your time and attention to this matter.

Sincerely,


Daniela Luca
2744 Sterling Drive
Lawrenceville, GA, 30043
404-516-1268

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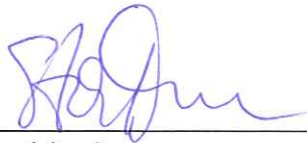
JUL 02 2014

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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

7/01/2014

Date

DANIELA LUCA - Applicant & Purchaser

Type or Print Name and Title



Signature of Notary Public

07/01/2014

Date

SULEICA BERNABEL
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 24, 2017

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.

(s) *Carey Hudson*

6-26-14

Signature of Property Owner

Date

GWINNETT METRO BAPTIST NEW CHURCH,
BY PASTOR CAREY HUDSON

PASTOR CAREY HUDSON

Type or Print Name and Title

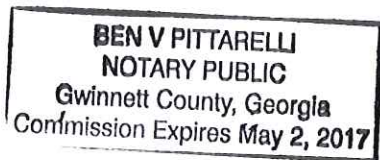
Ben V Pittarelli

6-26-14

Signature of Notary Public

Date

Notary Seal



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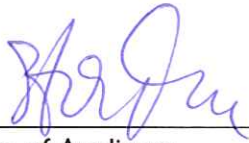
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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(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

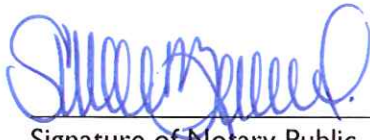
DANIELA LUCA - Applicant & Purchaser

Type or Print Name

7/01/2014

Date

SULEICA BERNABEL NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires Jan. 24, 2017



Signature of Notary Public

07/01/2014

Date

Notary Seal

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