

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>EUNICE PAMFILE</u>	NAME: <u>VALERIU PAMFILE</u>
ADDRESS: <u>3276 Buford Dr. Ste 104-</u>	ADDRESS: <u>3276 Buford Dr. Ste 104-</u>
CITY: <u>Buford</u> 415	CITY: <u>Buford</u> 415
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>770-401-9252</u>	PHONE: <u>770-401-9251</u>
CONTACT PERSON: <u>EUNICE PAMFILE</u> PHONE: <u>770-401-9252</u>	
CONTACT'S E-MAIL: <u>e.pamfile@yahoo.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:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-100 BUILDING/LEASED SQUARE FEET: 1,600 <sup>existing</sup> sq feet

LAND DISTRICT(S): 7 LAND LOT(S): 64 ACREAGE: 2.25 <sup>2,400 new addition</sup>

ADDRESS OF PROPERTY: 1050 Ridge Rd. Lawrenceville, GA 30043

SPECIAL USE REQUESTED: Personal Care Home

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

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## PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 64 of the 7<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a ½" open top pipe found at the western most corner of Tract 1 and the northern most corner of Tract 3, PB 1, PG 216, thence North 58 Degrees 44 Minutes 00 Seconds Minutes East a distance of 130.43 feet to a ½" open top pipe found; thence North 58 Degrees 59 Minutes 58 Seconds East 28.53 feet to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING North 58 Degrees 59 Minutes 58 Seconds East a distance of 432.91 feet to a ½" rebar found;

Thence South 33 Degrees 02 Minutes 05 Seconds East a distance of 149.60 feet to a ½" rebar found at the northwesterly right of way of Ridge Road, having an 80' R/W;

Thence along the northwesterly right of way of Ridge Road, South 15 Degrees 58 Minutes 49 Seconds West a distance of 276.50 feet to a point;

Thence with a curve turning to the right with an arc length of 44.46 feet, with a radius of 432.09 feet, with a chord bearing of South 21 Degrees 52 Minutes 26 Seconds West, with a chord length of 44.44 feet to a 5/8" rebar set.

Thence leaving the northwesterly right of way of Ridge Road, North 59 Degrees 47 Minutes 54 Seconds West a distance of 416.48 feet to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING.

Said Property contains 2.25 acres more or less, and is more fully shown as Tract 3 on a survey for Jerry White prepared by Chastain & Associates, P.C. dated March 7, 2014 (job# 214B16)

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**SURVEY NOTES**

- 1. CLOSURE PRECISION:**  
 A) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,060 FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.  
 B) THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 115,937 FEET.
- 2. FIELD SURVEY:**  
 A) ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY USE OF TOPCON GTS 235 TOTAL STATION.  
 B) THE DATE(S) OF THE FIELD SURVEY ARE AS FOLLOWS, 2/24/14.  
 C) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES AT THE MEAN SURFACE ELEVATION OF THE LOCAL SURVEY PLANE, U.S. SURVEY FEET.
- 3. SURVEY DATA:**  
 A) TYPE OF SURVEY: RETRACEMENT & DIVISION  
 B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2658, pg 658 & 50626, pg 533  
 C) PROPERTY OWNER AT TIME OF SURVEY: JERRY WHITE & REBA KING PADEN  
 D) PARCEL NUMBER(S): 7064003 & 7064089

**BUSINESS OFFICE INFORMATION:**  
 Chastain & Associates, P.C. 288 N. Main St. Ellijay, GA 30540  
 GEORGIA PELS CERTIFICATE OF AUTHORIZATION LSF000781  
 TENNESSEE PROFESSIONAL REGISTRATION No. 1937  
 NORTH CAROLINA PROFESSIONAL LAND SURVEYING FIRM C-3198

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."  
 Deuteronomy 19:14 KJV

**CALL TABLE**

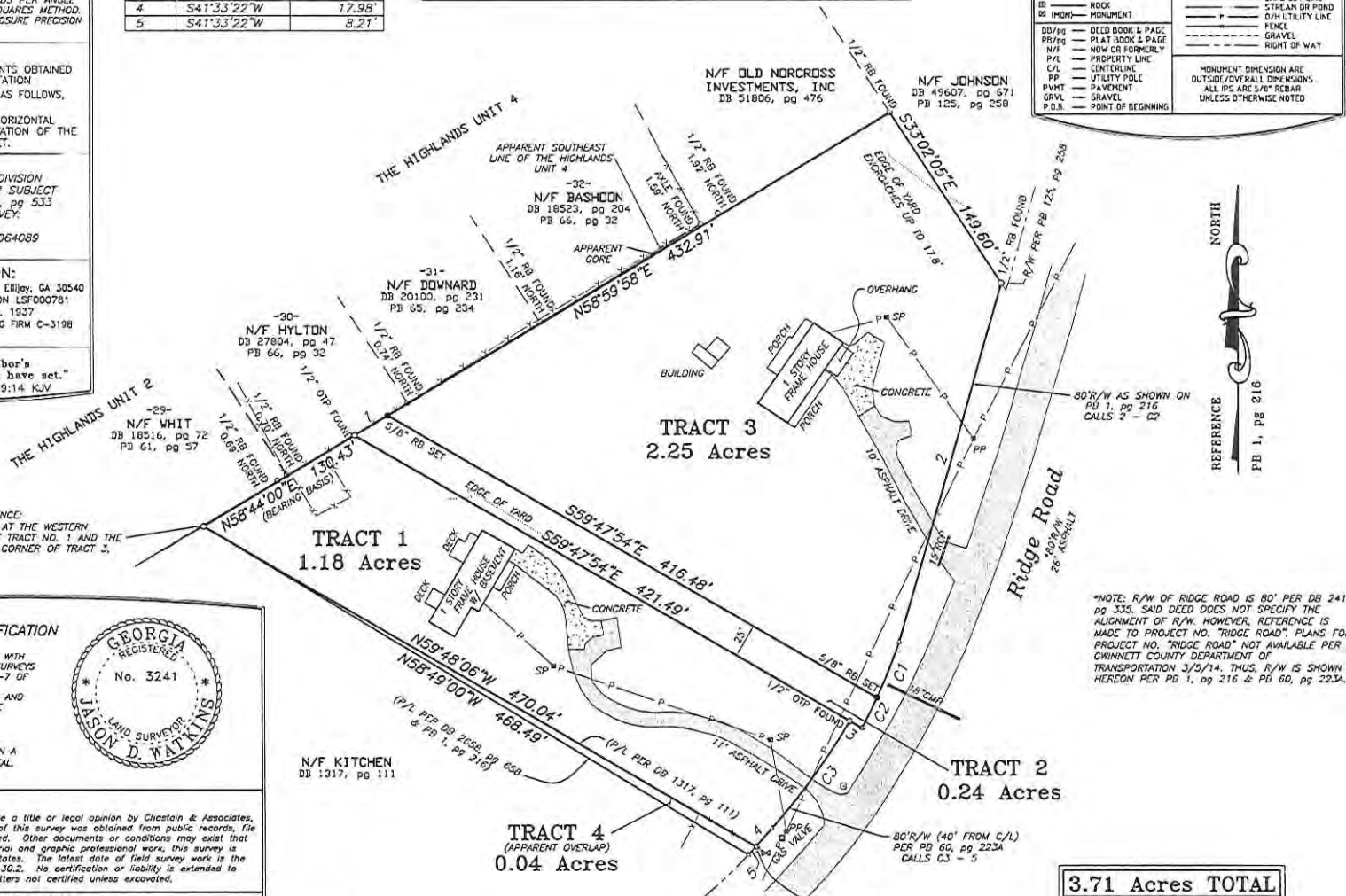
LINE	BEARING	DISTANCE
1	N58°59'58"E	28.53'
2	S15°58'49"W	276.50'
3	N59°47'54"W	10.37'
4	S41°33'22"W	17.98'
5	S41°33'22"W	8.21'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4.32.08'	44.46'	44.44'	S21°52'26"W
C2	4.32.09'	25.06'	25.05'	S26°28'59"W
C3	5.23.00'	97.61'	97.47'	S36°12'35"W

**LEGEND**

○ (IRI)	IRON PIN	□	UTILITY VALVE
○ (OTP)	OPEN TOP PIPE	□	TILE PEDESTAL
○ (CTP)	CROWN TOP PIPE	□	UTILITY POLE
○ (RPS)	IRON PIN SET	□	POWER BOX
○	TREE	□	WATER HEAD
—	COMPUTED POSITION	—	LAND LOT LINE
—	ROCK	—	STEAK OR POND
—	MONUMENT	—	D/H UTILITY LINE
—	DEED BOOK & PAGE	—	FENCE
—	PLAT BOOK & PAGE	—	GRAVEL
—	N/W OR FORMERLY	—	RIGHT OF WAY
—	PROPERTY LINE	—	MONUMENT DIMENSION ARE
—	CENTERLINE	—	OUTSIDE/OVERALL DIMENSIONS
—	UTILITY POLE	—	ALL IPS ARE 3/8" REBAR
—	PAVEMENT	—	UNLESS OTHERWISE NOTED
—	GRAVEL	—	
—	POINT OF BEGINNING	—	



\*NOTE: R/W OF RIDGE ROAD IS 80' PER DB 241, PG 335. SAID DEED DOES NOT SPECIFY THE ALIGNMENT OF R/W. HOWEVER, REFERENCE IS MADE TO PROJECT NO. "RIDGE ROAD" PLANS FOR PROJECT NO. "RIDGE ROAD" NOT AVAILABLE PER GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION 3/5/14. THUS, R/W IS SHOWN HEREON PER PG 1, PG 216 & PG 60, PG 223A.

**GEORGIA SURVEYOR'S CERTIFICATION**

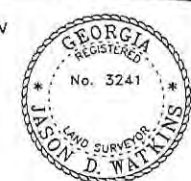
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).

SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK ACROSS THE SEAL.

**DISCLOSURE & NOTICE**

This survey and its findings does not constitute a title or legal opinion by Chastain & Associates, P.C. All information used in the preparation of this survey was obtained from public records, field data, the client, or other sources as referenced. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of O.C.G.A. 9-3-30.2. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST



**3.71 Acres TOTAL**

**SURVEY FOR: Jerry White**

LAND LOT: 64  
 DISTRICT: 7th  
 COUNTY: GWINNETT STATE: GEORGIA  
 DATE: MARCH 7, 2014

60 0 60 120 180  
 GRAPHIC SCALE - FEET 1" = 60'

PREPARED BY  
**CHASTAIN & ASSOCIATES, P.C.**  
 SURVEYING, PLANNING, CONSULTING

Since 1955 (706)276-7528  
 SERVING GEORGIA, TENNESSEE, & N. CAROLINA  
 WWW.GEORGIASURVEYOR.COM (770)889-1770

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JOB #214B16 CED #214B16

**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 it is suitable. It will be a Personal Care Home in a residential home base setting.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No it will not affect the nearby properties. The property will be very well maintained.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes it is zoned R-100 and it meets the requested requirement for a Special Use Permit.
- (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 it would not affect traffic nor parking in any way.  
The property has sufficient parking space.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
Yes the land use plan is designed with the intent of use of a Personal Care Home.
- (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 property is currently zoned R-100 and it meets the requirements to submit for a Special Use Permit having the land/size requested to support the Special Use Permit.

Eunice Pamfile  
3276 Buford Dr. STE #104-415  
Buford, GA 30519

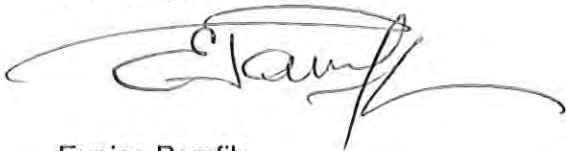
### Letter of Intent

I, Eunice Pamfile the applicant am submitting the Letter of Intent for approval of a Special Use Permit for the 2.25 acres of land located at 1050 Ridge Rd, Lawrenceville, GA 30043. The requested Special Use Permit is for a Personal Care Home providing care services up to 8 residents. We intend to build an addition to the existing house. The property is currently zoned R100 and we have no intention of rezoning it just obtaining a Special Use Permit to comply with county's regulations. We will be taking care of residents in need of assistance with activities of daily living in a secure and safe home-like-environment making them feel at home.

There is also one more thing I would like to mention and that is that I have been working in the health care field/ caregiving for the last 14 years owning and operating a Personal Care Home in Portland, Oregon. I have always enjoyed working and caring for elderly. I have experienced that elderly are happier and prefer smaller setting facility where they socialize with others getting to know the staff, trust the staff and feel part of family. We strongly respect and support resident's dignity, independence and decision-making.

I thank you for reviewing my request and I hope in having it granted.

Sincerely,



Eunice Pamfile

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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

8/13/14

Date

EUNICE PAMFILE

Type or Print Name and Title



Signature of Notary Public

8-13-14

Date

Darcy Simpson  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
Notary Seal  
My Comm. Expires  
04/25/2016

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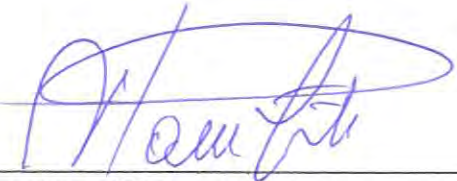
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.



Signature of Property Owner

8/13/2014

Date

VALERIU PANIFILE

Type or Print Name and Title



Signature of Notary Public

8-13-14

Date

Darcy Simpson  
NOTARY PUBLIC,  
Gwinnett County, GEORGIA  
My Comm. Expires  
04/25/2016

Notary Seal

Darcy Simpson  
NOTARY PUBLIC,  
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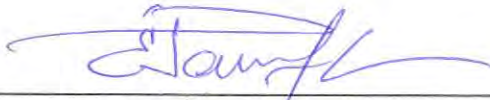
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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(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

EUNICE PAMFILE

Type or Print Name

8/13/14

Date

Darcy Simpson  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Comm. Expires  
04/25/2016



Signature of Notary Public

8-13-14

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.

 8/13/14 EUNICE PAMFILE  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 8-13-14  
 SIGNATURE OF NOTARY PUBLIC DATE  
 Darcy Simpson  
 NOTARY PUBLIC  
 Gwinnett County, GEORGIA  
 My Comm. Expires  
 04/25/2016

**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 EUNICE PAMFILE  
 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:**                      7                      -                      64                      -                      003  
(Map Reference Number)                      District                      Land Lot                      Parcel

                      8/22/14  
Signature of Applicant                      Date

EUNICE PAMFILE  
Type or Print Name and Title

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**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)

                      Tax Service Associate II  
NAME                      TITLE

8/22/2014  
DATE

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