SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: EUNICE PAMFILE	NAME: VALERIU PAMFILE
ADDRESS: 3276 Buford Dr. Ste 104-415	ADDRESS: 3276 Buford Dr. Ste 104-415
CITY: Buford	CITY: Buford
STATE: GA ZIP: 30519	STATE: GA ZIP: 30519
PHONE: 770-401-9252	PHONE: 770-401-9251

CONTACT PERSON: EUNICE PAMFILE PHONE: 770-401-9252

CONTACT'S E-MAIL: e.pamfile@yahoo.com

*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 existing sq feet + 2,460 new addition

LAND DISTRICT(S): 7 LAND LOT(S): 64 ACREAGE: 1.24

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

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 64 of the 7th 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 46 Minutes 52 Seconds East a distance of 158.95 feet to a 5/8" rebar set; thence North 58 degrees 59 minutes 58 seconds East a distance of 162.55 feet to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING.

Thence NORTH 58 DEGREES 59 MINUTES 58 SECONDS EAST a distance of 270.36 to a 1/2" rebar found;

Thence SOUTH 33 DEGREES 02 MINUTES 05 SECONDS EAST a distance of 149.60' to an iron pin on the North Right of way of Ridge Road (80'R/W);

Thence along said Right of Way SOUTH 15 DEGREES 58 MINUTES 49 SECONDS WEST a distance of 205.29' to a 5/8" rebar set;

Thence leaving along said Right of Way NORTH 54 DEGREES 26 MINUTES 48 SECONDS WEST a distance of 181.05' to a 5/8" rebar set;

Thence SOUTH 65 DEGREES 39 MINUTES 08 SECONDS WEST a distance of 14.30' to a 5/8" rebar set;

Thence SOUTH 86 DEGREES 26 MINUTES 48 SECONDS WEST a distance of 34.32' to a 5/8" rebar set;

Thence NORTH 52 DEGREES 19 MINUTES 38 SECONDS WEST a distance of 88.89' to a 5/8" rebar set;

Thence NORTH 56 DEGREES 35 MINUTES 45 SECONDS EAST a distance of 32.93 to a 5/8" rebar set ';

Thence NORTH 54 DEGREES 27 MINUTES 22 SECONDS WEST a distance of 23.76' to a 5/8" rebar set. Said point being the TRUE POINT OF BEGINNING.

Sais tract contains 1.24 acres more or less, and is more fully shown as tract 3B on a survey for Valeriu Pamfile by Chastain & Associates, dated March 25, 2015.

~ 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 141,034 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, 10/21/14, & 12/08/14
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: DIVISION
B) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 53074, pg 641
C) PROPERTY OWNER AT TIME OF SURVEY: Valeriu Pamfile
D) PARCEL NUMBER(S): 7064 003

BUSINESS OFFICE INFORMATION:
Chastain & Associates, P.C. 288 N. Main St. Ellijay, GA 30540
GEORGIA PLS 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

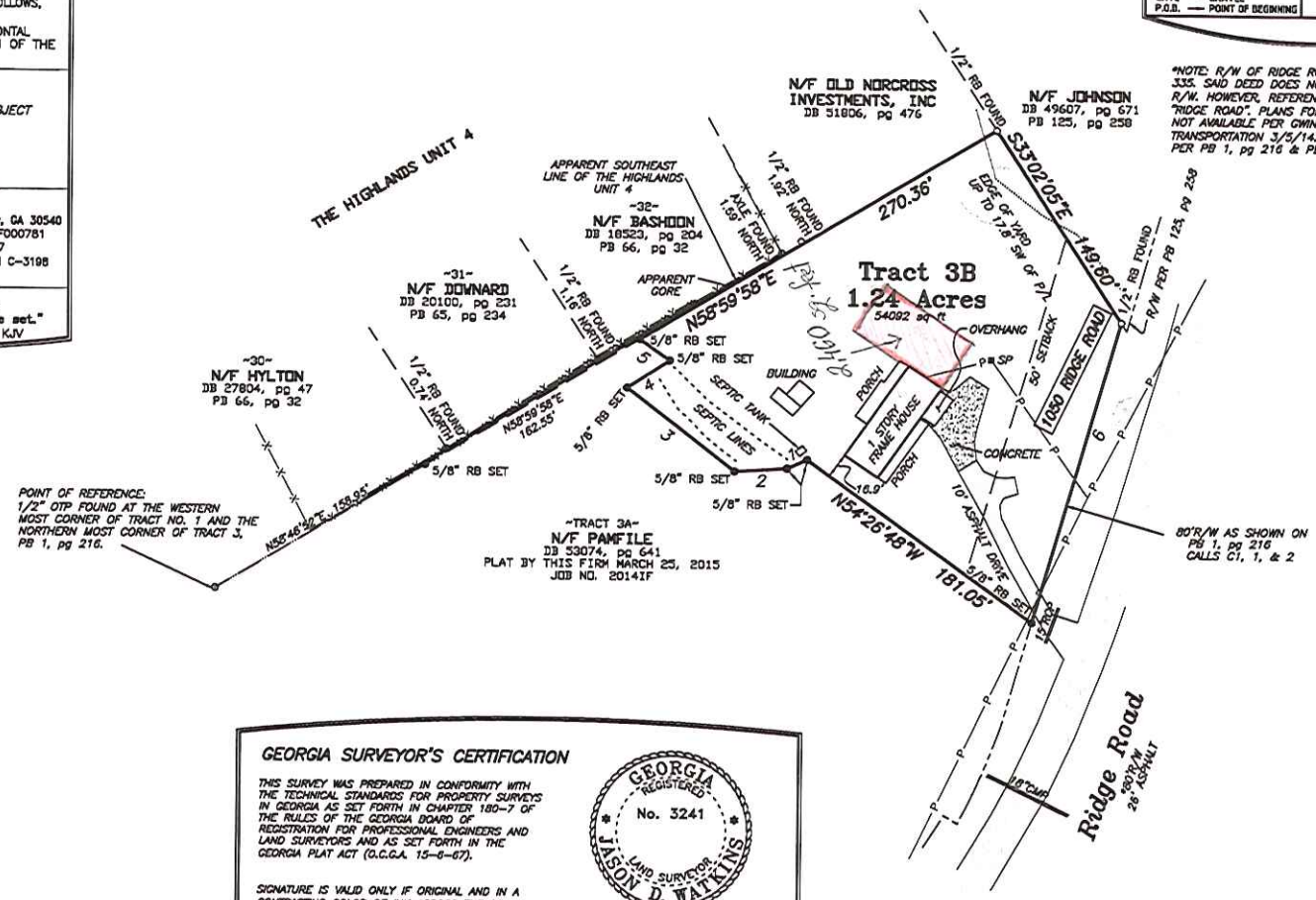
LINE	BEARING	DISTANCE
1	S65°39'08"W	14.30'
2	S86°26'48"W	34.32'
3	N52°19'38"W	88.89'
4	N56°35'45"E	32.93'
5	N54°27'22"W	23.76'
6	S15°58'49"W	205.29'

LEGEND

(IRS) — IRON PIN	FIRE HYDRANT
(OTP) — OPEN TOP PIPE	UTILITY POLE
(CTP) — CRIMP TOP PIPE	WELL
(IPS) — IRON PIN SET	WATER METER
TREE	UTILITY VALVE
COMPUTED POSITION	TELE PEDESTAL
ROCK	POWER BOX
(MON) — MONUMENT	SPRING HEAD
DB/pg — DEED BOOK & PAGE	LAND LOT LINE
PB/pg — PLAT BOOK & PAGE	STREAM OR POND
N/F — NOW OR FORMERLY	O/H UTILITY LINE
P/L — PROPERTY LINE	FENCE
C/L — CENTERLINE	GRAVEL
PP — UTILITY POLE	RIGHT OF WAY
PVMT — PAVEMENT	
GRVL — GRAVEL	
P.O.B. — POINT OF BEGINNING	

MONUMENT DIMENSION ARE OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR
UNLESS OTHERWISE NOTED

*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 PB 1, pg 216 & PB 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.

GEORGIA REGISTERED No. 3241 LAND SURVEYOR JASON D. WATKINS

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, file 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

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING, PLANNING, CONSULTING
Since 1996
SERVING GEORGIA, TENNESSEE, & N. CAROLINA
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JDW@CHASTAINASSOCIATES.COM
288 N MAIN ST. ELLIJAY, GA 30540
(706)276-7528
(770)889-1770

SURVEY FOR: **Valeriu Pamfile**

LAND LOT: 64
DISTRICT: 7th
COUNTY: GWINNETT
STATE: GEORGIA
DATE: MAY 28, 2015

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

JOB #214519 CRD #214816

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-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/site 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 1.24 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 for 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

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 — Date: 6/3/15

EUNICE PAMFILE
Type or Print Name and Title

Signature of Notary Public — Date: 6/3/2015 — Notary Seal: KARA BODIFORD, MY COMMISSION EXPIRES, NOTARY PUBLIC, MAY 28, 2019, GWINNETT COUNTY, GEORGIA

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.

X _____ 6/3/15

Signature of Property Owner — Date

VALERIU PAMFILE

Type or Print Name and Title

_____ 06/03/2015

Signature of Notary Public — Date — Notary Seal

WILLIAM GALASSO
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 29, 2019
GWINNETT COUNTY, GEORGIA

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

6/3/15

Date

Kara Bodiford

Signature of Notary Public

June 3, 2015

Date

KARA BODIFORD
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 28, 2018
GWINNETT COUNTY, GEORGIA

Notary Seal

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 OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
	6/3/15	EUNICE PAMFILE - applicant

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

SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL
Kara Bodiford	6/3/2015	KARA BODIFORD MY COMMISSION EXPIRES NOTARY PUBLIC MAY 28, GWINNETT COUNTY, GEORGIA

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.

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

Signature of Applicant 6/4/15
Date

EUNICE PAMFILE
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)

Lynn Howard
NAME

TSA
TITLE

6-4-15
DATE