SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Cornelia Suciu	NAME: Viorel & Cornelia Suciu
ADDRESS: 2617 Brook Forest Dr	ADDRESS: 2617 Brook Forest Dr.
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30043	STATE: GA ZIP: 30043
PHONE: (678) 267-4493	PHONE:

CONTACT PERSON: Cornelia Suciu PHONE: (678) 267-4493

CONTACT'S E-MAIL: cornelia_suciu@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: RA200 BUILDING/LEASED SQUARE FEET: 2,592

LAND DISTRICT(S): 7 LAND LOT(S): 146 ACREAGE: 1.98

ADDRESS OF PROPERTY: 1404 Rock Springs Rd. Buford, GA 30519

SPECIAL USE REQUESTED: Personal Care Home

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

DEC 18 2014

Planning & Development

SUP '15 0 0 5

All that tract or parcel of land lying and being in Land Lot 146, of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2" rebar found at the Northernmost corner of the property described in DB 19670, PG 30, said point being the TRUE POINT OF BEGINNING;

Thence SOUTH 31 DEGREES 10 MINUTES 43 SECONDS EAST a distance of 236.55' to a 5/8" rebar set on the North Right of Way of Rock Springs Road (Variable R/W);

Thence along said Right of Way with a curve turning to the left with an arc length of 45.72', with a radius of 440.00', with a chord bearing of SOUTH 61 DEGREES 09 MINUTES 51 SECONDS WEST, with a chord length of 45.70' to a point;

Thence continuing along said Right of Way SOUTH 58 DEGREES 11 MINUTES 15 SECONDS WEST a distance of 297.47' to a point;

Thence continuing along said Right of way with a curve turning to the left with an arc length of 132.02', with a radius of 440.00', with a chord bearing of SOUTH 49 DEGREES 15 MINUTES 07 SECONDS WEST, with a chord length of 131.52' to a 5/8" rebar set;

Thence leaving said Right of Way NORTH 45 DEGREES 44 MINUTES 11 SECONDS WEST a distance of 132.65' to a 5/8" rebar set;

Thence NORTH 44 DEGREES 15 MINUTES 49 SECONDS EAST a distance of 522.94' to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING;

Said tract having an area of 1.98 Acres.

RECEIVED BY

DEC 1 8 2014

SUP '15 0 0 5

Planning & Development

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF Gwinnett

FILE# SL140380

THIS INDENTURE, Made this **26th** day of **NOVEMBER, 2014** between **The Estate of JOHN WILLIAM BARRON, JR. (deceased), by MICHAEL P. BARRON, ADMINISTRATOR,** of the State of Georgia, of the first part, and **VIOREL SUCIU and CORNELIA SUCIU,** of the State of Georgia, of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of $10.00, in hand paid at and before the sealing and delivery of the presents, these receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING TRACT III CONTAINING 3.506 ACRES AS SHOWN ON PLAT OF SURVEY FOR C.I.D. PROPERTIES, INC. BY H. HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED FEBRUARY 27, 1975 AND MORE PARTICULARLY DECRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD, AT THE POINT AT WHICH SAID RIGHT OF WAY LINE IS INTERSECTED BY THE LAND LOT LINE COMMON TO LAND LOTS 133 AND 146 (SAID POINT ALSO BEING A COMMON CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY ODEL BENNETT); RUNNING THENCE SOUTH 59 DEGREES 11 MINUTES 10 SECONDS WEST ALONG THE LAND LOT LINE SEPARATING LAND LOTS 133 AND 146 A DISTANCE OF 584.46 FEET TO AN IRON POINT AND PROPERTY OF GEORGIA POWER COMPANY; RUNNING THENCE NORTH 44 DEGREES 36 MINUTES 55 SECONDS EAST ALONG THE PROPERTY OF GEORGIA POWER COMPANY 1,209.43 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 30 DEGREES 49 MINUTES 35 SECONDS EAST 254.29 FEET TO AN IRON PIN ON THE NORTHWEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD; RUNNING THENCE SOUTHWEST ALONG SAID RIGHT OF WAY LINE AND FOLLOWING THE CURVATURE THEREOF 594.13 FEET TO AN IRON PIN SEPARATING LAND LOTS 133 AND 146, WHICH IS THE POINT OR PLACE OF BEGINNING.

PARCEL ID# R7146 015

Subject to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, his heirs and assigns forever in fee simple.

And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

_____ **(Seal)**

The Estate of JOHN WILLIAM BARRON, JR. (deceased),
by MICHAEL P. BARRON, Administrator

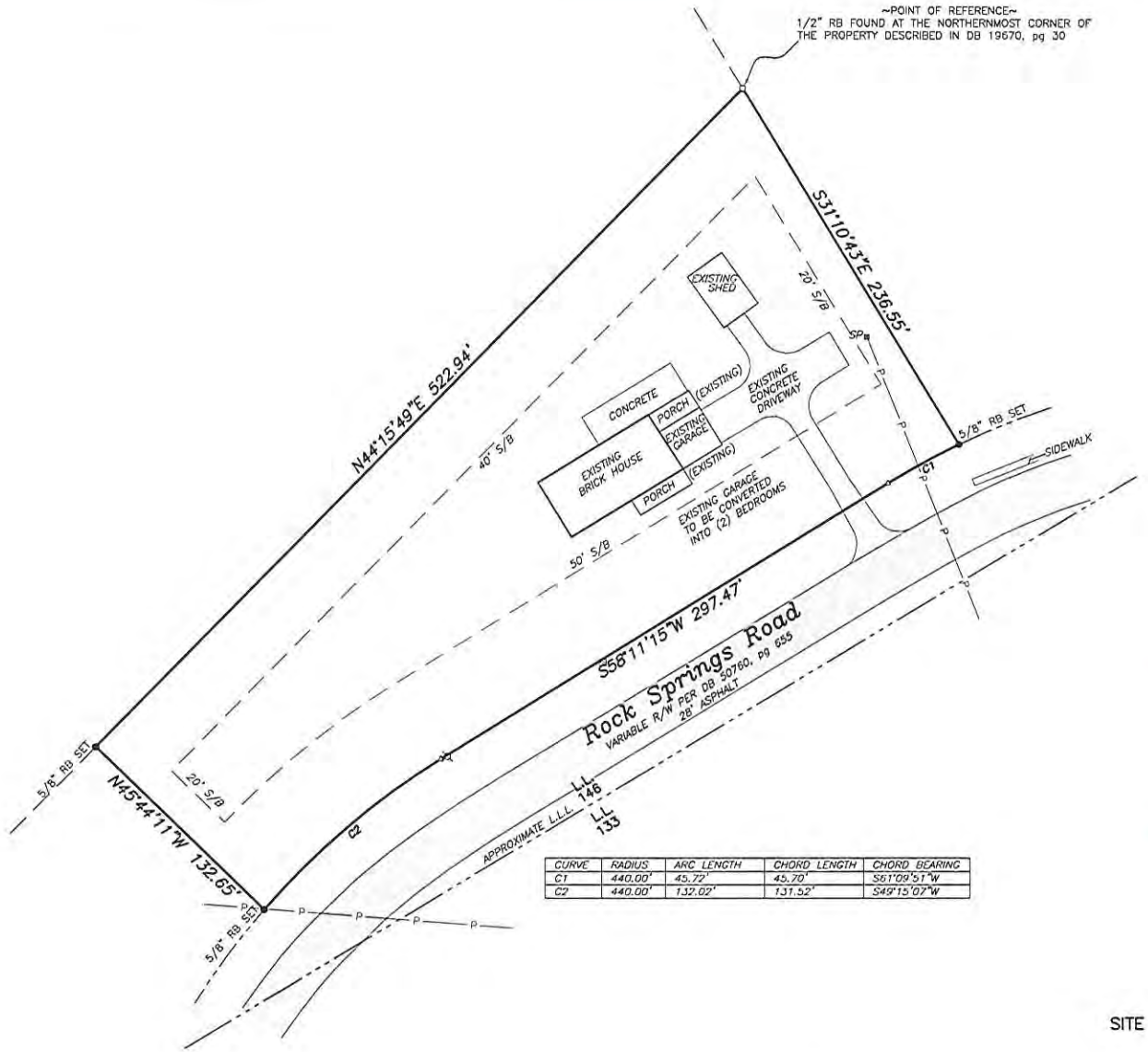
WITNESS

NOTARY

STEPHEN R LEWIS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 8, 2015
GWINNETT COUNTY, GEORGIA

RECEIVED BY
DEC 18 2014
Planning & Development

SUP '15 0 0 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	440.00'	45.72'	45.70'	S61°09'51"W
C2	440.00'	132.02'	131.52'	S49°15'07"W

NORTH

REFERENCE DB 12395, pg 16
(BEARING BASIS LIES EAST OF PROPERTY SHOWN HEREON)

RECEIVED BY
DEC 1 8 2014
Planning & Development
SUP '15 0 0 5

SITE PLAN FOR:
Cornelia Suciu

LAND LOT: 146
DISTRICT: 7TH
COUNTY: GWINNETT STATE: GEORGIA
JOB: 214L01SP CRD: 214L01
DATE: DECEMBER 5, 2014

50 0 50 100 150
GRAPHIC SCALE - FEET 1" = 50'

ZONED RA200
ADDRESS:1404 ROCK SPRINGS ROAD
SETBACKS:
FRONT: 50'
SIDE: 20'
REAR : 40'

NOTE: SETBACK INFORMATION PROVIDED BY TODD HARGRAVE, GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPEMENT

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING, PLANNING, CONSULTING
SERVING THE SOUTHEAST SINCE 1995
GEORGIA, TENNESSEE, N. CAROLINA, & ALABAMA
WWW.CHASTAINASSOCIATES.COM
(706)276-7528
(770)889-1770

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 is suitable for this location.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
No. The nearby properties will not be affected by the SUP.

(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. The property has sufficient parking and will not be burdensome to any existing streets.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes. The residence is in compliance with the land use plan but requires a SUP in order to have multiple people living together and receiving assistance with daily activities.

(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 meets the requirements to submit for a SUP.

RECEIVED BY
DEC 1 8 2014 SUP '15 0 0 5
Planning & Development

Cornelia Suciu
2617 Brook Forest Dr.
Lawrenceville, GA 30043

Letter of Intent

To Whom It May Concern,

I, Cornelia Suciu would like to apply for a special use permit for 1404 Rock Springs Rd. Buford, GA 30519 in order to operate a Personal Care Home. The home has approximately 2,600 Sq. Ft. and is located on 1.98 Acres. The house has a long paved driveway that allows plenty of room for parking. The property is currently zoned RA200 and I would like to operate a Personal Care Home consisting of 8 residence. Our intention is to care for residents that are in need of assistance with daily living activities in a safe friendly environment.

I have been working with elderly residents for over 13 years. In my experience, I have learned that the elderly feel better in a smaller facility, where they have the opportunity to socialize while being cared for in a friendly environment. Each one of the residents is a unique individual and our policies and programs respect their dignity, spiritual well-being and independence.

We hope to have the approval of the special use permit.

Sincerely,

RECEIVED BY
DEC 1 8 2014
Planning & Development
SUP '15 0 0 5

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: 12/18/14

Cornelia Suciu - Applicant
Type or Print Name and Title

ERIKA CARPER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 24, 2017
GWINNETT COUNTY, GEORGIA

Signature of Notary Public — Date: December 18, 2014 — Notary Seal

RECEIVED
DEC 18 2014
Planning & Development

SUP '15 0 0 5

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 — Date: 12/18/14

Cornelia Suciu - Owner
Type or Print Name and Title

ERIKA CARPER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 24, 2017
GWINNETT COUNTY, GEORGIA

Signature of Notary Public — Date: December 18, 2014 — Notary Seal

RECEIVED BY
DEC 18 2014
Planning & Development

SUP 15 0 0 5

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

Cornelia Suciu - Applicant
Type or Print Name

12/18/14
Date

Signature of Notary Public

December 18, 2014
Date

ERIKA CARPER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 24, 2017
GWINNETT COUNTY, GEORGIA
Notary Seal

RECEIVED BY
DEC 18 2014
Planning & Development

SUP '15 0 0 5

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.

	12/18/14	CORNELIA SUCIU
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
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 CORNELIA SUCIU
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.

RECEIVED
DEC 18 2014
Planning & Development

SUP '15 0 0 5

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: (Map Reference Number) 7 - 146 - 015
District - Land Lot - Parcel

Signature of Applicant — Date 12/18/14

CORNELIA SUCIU
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)

(Diane Fox) — NAME
TSA II — TITLE
12/18/2014 — DATE

RECEIVED
DEC 18 2014
PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

RECEIVED BY
DEC 18 2014
Planning & Development

SUP '15 0 0 5