

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Fresh Start Foundation</u>	NAME: <u>Estate Owned</u>
ADDRESS: <u>P.O. Box 2653</u>	ADDRESS: <u>1680 Chandler Rd</u>
CITY: <u>Loganville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-318-1864</u>	PHONE: <u>770-972-3811</u>
CONTACT PERSON: <u>Chad Millsaps</u> PHONE: <u>770-318-1864</u>	
CONTACT'S E-MAIL: <u>FreshStart.ChadM@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): \_\_\_\_\_ REQUESTED ZONING DISTRICT: 0-1  
 LAND DISTRICT(S): 5 LAND LOT(S): 184 ACREAGE: 61.07  
 ADDRESS OF PROPERTY: 1680 Chandler Rd Lawrenceville GA 30046  
 PROPOSED DEVELOPMENT: Residential Treatment Center

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>5</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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REG 16008

**REZONING APPLICANT'S RESPONSE**  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

N/A

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

N/A

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

NO Property has alot of Flood Plan

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

no

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

yes

- (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 REZONING:

no

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**RZC '16 008**

## LAND DESCRIPTION

Map Number 5-181-021

All that tract or parcel of land lying and being in Land Lot 181 of the 5<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

### Tract – 1

To find the True Point of Beginning commence at the northeastern intersection of the right-of-way of Chandler Road and the right-of-way of Bowman Road; said point being THE TRUE POINT OF BEGINNING; THENCE commence along the right of way of Bowman Road (Apparent 60' Right-of-Way) in a direction North 42 degrees 12 minutes 12 seconds East for a distance of 123.18' to a point; THENCE along a curve to the left having a radius of 840.94 feet and an arc length of 307.80 feet and being subtended by a chord of North 27 degrees 51 minutes 07 seconds East for a distance of 306.09 feet to a point; THENCE North 17 degrees 42 minutes 11 seconds East for a distance of 89.61' to a point; THENCE along a curve to the left having a radius of 1970.78 feet and an arc length of 232.51 feet and being subtended by a chord of North 13 degrees 11 minutes 03 seconds East for a distance of 232.37 feet to a point; THENCE North 10 degrees 42 minutes 35 seconds East for a distance of 107.62' to a point; THENCE leaving said right-of-way in a direction North 59 degrees 57 minutes 45 seconds East for a distance of 1068.79' to a point; THENCE continuing along said property line North 60 degrees 07 minutes 37 seconds East for a distance of 480.61' to a point; THENCE South 04 degrees 27 minutes 09 seconds West for a distance of 1185.08' to a point; THENCE South 04 degrees 19 minutes 27 seconds West for a distance of 1031.19' to a point; THENCE South 04 degrees 39 minutes 15 seconds West for a distance of 505.30' to a point; Said point being on the Right of Way of Chandler Road (Apparent 80' Right-of-Way); Thence continue along the Right-of-Way of Chandler Road in a direction North 43 degrees 49 minutes 06 seconds West for a distance of 265.75' to a point; THENCE along a curve to the left having a radius of 1958.77 feet and an arc length of 540.10 feet and being subtended by a chord of North 50 degrees 53 minutes 20 seconds West for a distance of 538.39 feet to a point; THENCE North 57 degrees 18 minutes 33 seconds West for a distance of 445.28' to a point; THENCE along a curve to the right having a radius of 3330.83 feet and an arc length of 461.06 feet and being subtended by a chord of North 52 degrees 33 minutes 08 seconds West for a distance of 460.70 feet to a point; THENCE North 46 degrees 51 minutes 51 seconds West for a distance of 157.59' to a point; said point being THE TRUE POINT OF BEGINNING

Tract-1 Said property contains 56.436 +/- acres.

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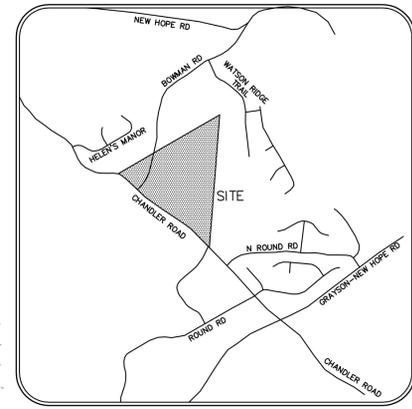
### Tract – 2

To find the True Point of Beginning commence at the northwestern intersection of the right-of-way of Chandler Road and the right-of-way of Bowman Road; said point being THE TRUE POINT OF BEGINNING; THENCE commence along the right of way of Chandler Road (Apparent 80' Right-of-Way) in a direction North 46 degrees 22 minutes 55 seconds West for a distance of 260.38' to a point; THENCE along a curve to the left having a radius of 721.54 feet and an arc length of 223.37 feet and being subtended by a chord of North 52 degrees 55 minutes 23 seconds West for a distance of 222.48 feet to a point; THENCE leaving said right-of-way in a direction North 59 degrees 56 minutes 34 seconds East for a distance of 456.95' to a point; THENCE continuing along said property line North 60 degrees 06 minutes 08 seconds East for a distance of 313.47' to a point; Said point being on the Right of Way of Bowman Road (Apparent 60' Right-of-Way); Thence continue along the Right-of-Way of Chandler Road in a direction South 10 degrees 41 minutes 21 seconds West for a distance of 57.28' to a point; THENCE along a curve to the right having a radius of 1910.78 feet and an arc length of 225.43 feet and being subtended by a chord of South 13 degrees 11 minutes 03 seconds West for a distance of 225.30 feet to a point; THENCE South 18 degrees 22 minutes 25 seconds West for a distance of 88.76' to a point; THENCE along a curve to the right having a radius of 767.09 feet and an arc length of 284.75 feet and being subtended by a chord of South 27 degrees 33 minutes 50 seconds West for a distance of 283.12 feet to a point; THENCE South 42 degrees 21 minutes 46 seconds West for a distance of 119.10' to a point; said point being THE TRUE POINT OF BEGINNING

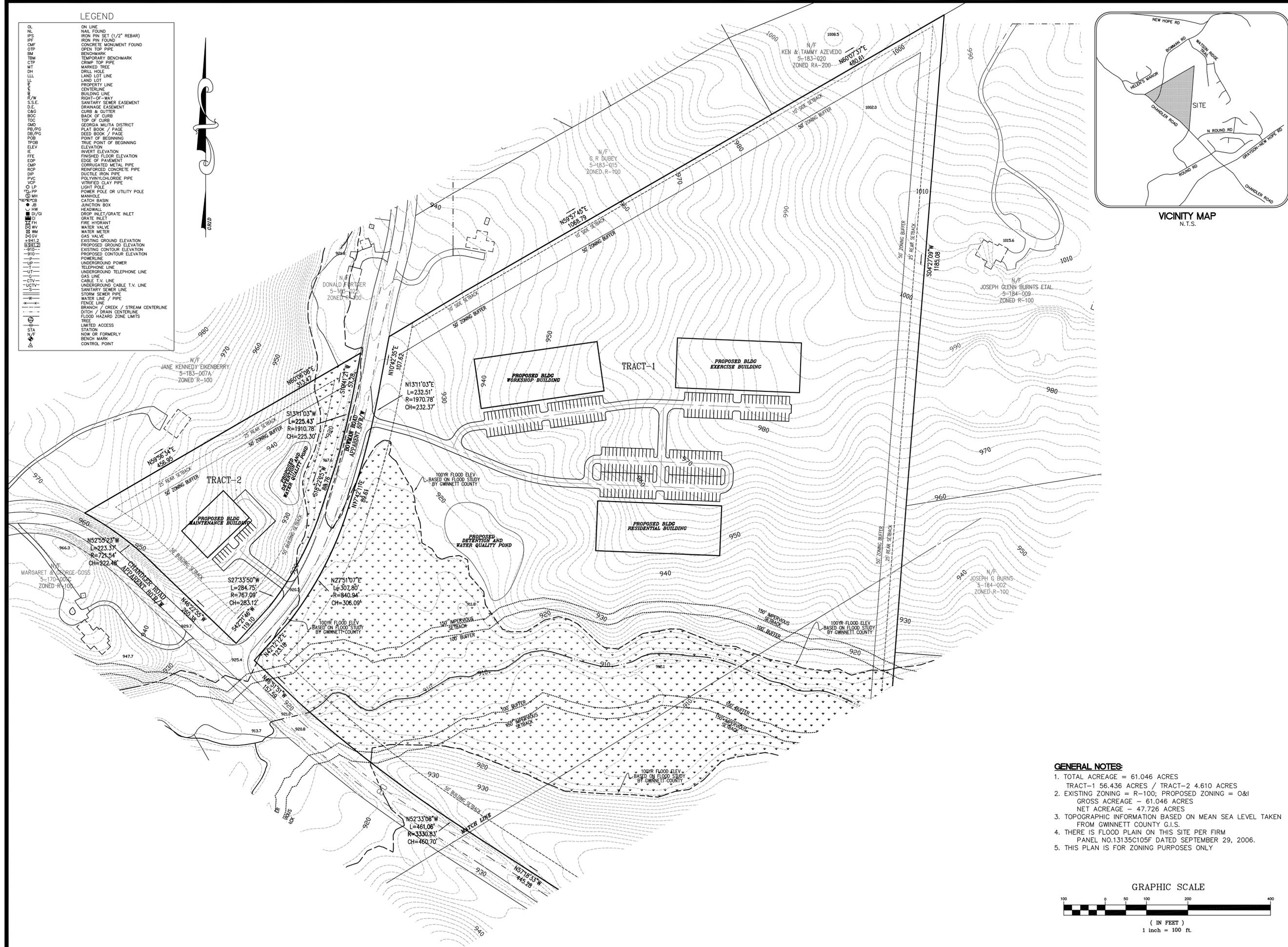
Tract-2 Said property contains 4.610 +/- acres.

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
MT	MARKED TREE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
PL	PROPERTY LINE
CL	CENTERLINE
BL	BUILDING LINE
ROW	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
TOC	TOP OF CURB
GMD	GEORGIA MULTA DISTRICT
PLB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
EOP	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PPH	POLYETHYLENE GLASS FIBER PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
UP	UTILITY POLE OR UTILITY POLE
WH	WATER MAIN
SB	SEWER
JB	JUNCTION BOX
CB	CATCH BASIN
DI/CI	DROP INLET / GRATE INLET
CI	GRATE INLET
FI	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GE	EXISTING GROUND ELEVATION
PE	PROPOSED GROUND ELEVATION
CE	EXISTING CONTOUR ELEVATION
PE	PROPOSED CONTOUR ELEVATION
P	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UC	UNDERGROUND CABLE T.V. LINE
SSL	SANITARY SEWER LINE
SWP	STORM SEWER PIPE
W	WATER LINE / PIPE
F	FENCE LINE
BC	BRANCH / CREEK / STREAM CENTERLINE
DC	DITCH / DRAIN CENTERLINE
FZ	FLOOD HAZARD ZONE LIMITS
T	TREE
LA	LIMITED ACCESS
STA	STATION
N	NON OR FORMERLY
B	BENCH MARK
C	CONTROL POINT



VICINITY MAP  
N.T.S.

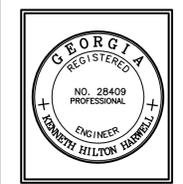


PROJECT NAME  
**CHANDLER ROAD TRACT**  
LOCATED IN LAND LOT 181 OF 5TH DISTRICT, PARCEL 021  
GWINNETT COUNTY, GEORGIA

CLIENT NAME

**LAND DEVELOPMENT ENGINEERING, INC.**

2830 AMBERLY HILLS TRAIL Dacula, GA 30019  
(770) 442-8540 FAX(770) 442-8539



STAMP

**KHH**  
DRAWN BY  
**12/23/15**  
DATE  
**15-017**  
JOB NUMBER

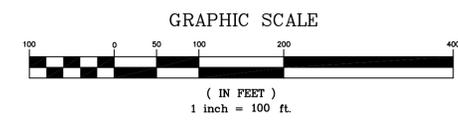
**REZONING EXHIBIT**

SHEET TITLE

**2 OF 3**

SHEET NUMBER

- GENERAL NOTES:**
- TOTAL ACREAGE = 61.046 ACRES  
TRACT-1 56.436 ACRES / TRACT-2 4.610 ACRES  
GROSS ACREAGE = 61.046 ACRES  
NET ACREAGE = 47.726 ACRES
  - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL TAKEN FROM GWINNETT COUNTY G.I.S.
  - THERE IS FLOOD PLAIN ON THIS SITE PER FIRM PANEL NO.13135C105F DATED SEPTEMBER 29, 2006.
  - THIS PLAN IS FOR ZONING PURPOSES ONLY

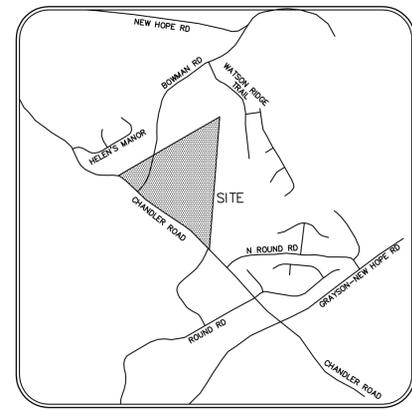
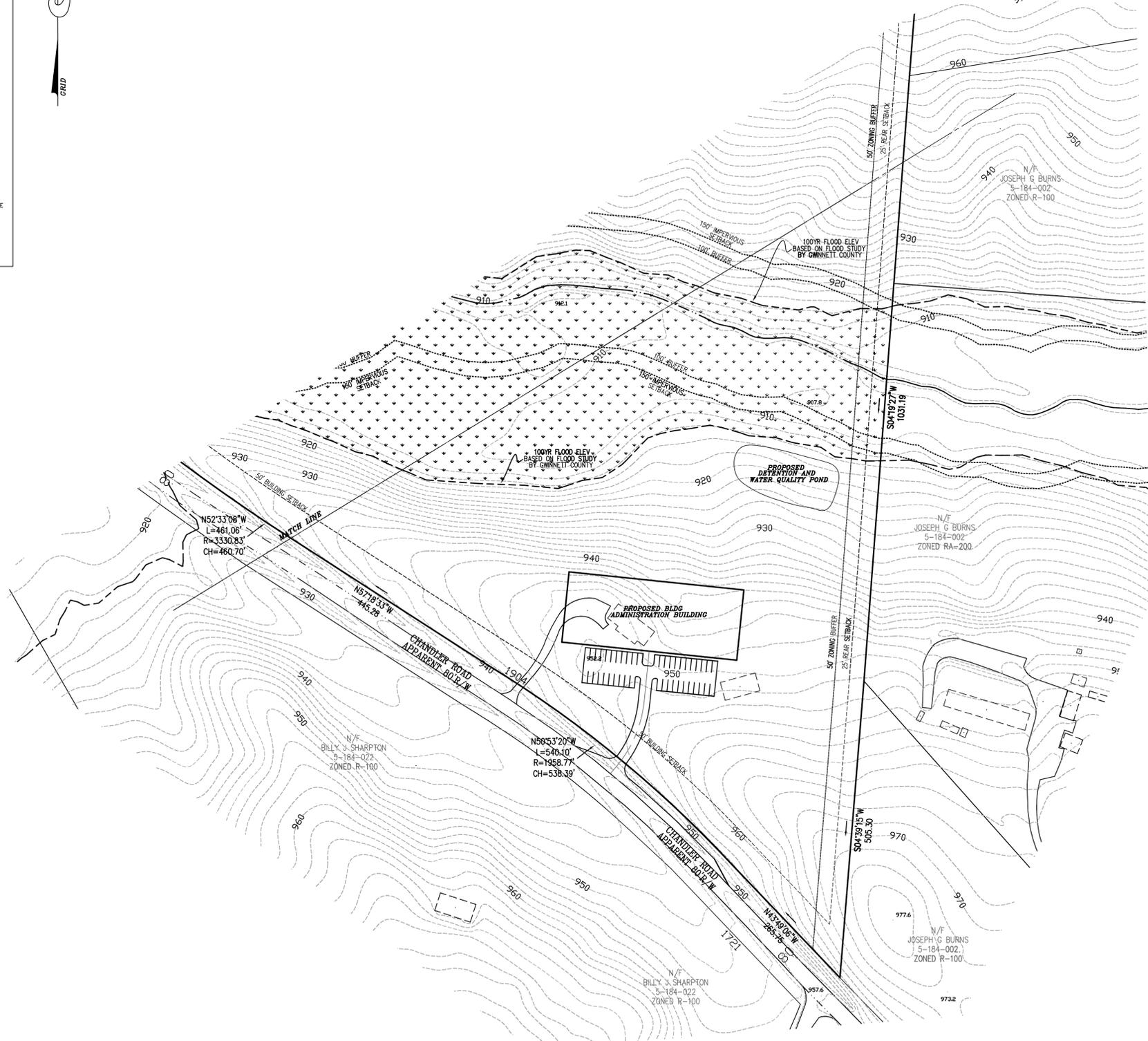


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VICINITY MAP  
N.T.S.

PROJECT NAME  
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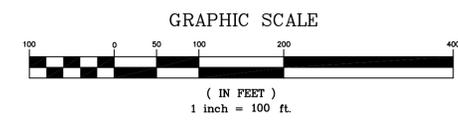
**REZONING  
EXHIBIT**

SHEET TITLE

**3 OF 3**

SHEET NUMBER

- GENERAL NOTES:**
- TOTAL ACREAGE = 61.046 ACRES  
TRACT-1 56.436 ACRES / TRACT-2 4.610 ACRES
  - EXISTING ZONING = R-100; PROPOSED ZONING = O&I  
GROSS ACREAGE = 61.046 ACRES  
NET ACREAGE = 47.726 ACRES
  - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL TAKEN FROM GWINNETT COUNTY G.I.S.
  - THERE IS FLOOD PLAIN ON THIS SITE PER FIRM PANEL NO.13135C105F DATED SEPTEMBER 29, 2006.
  - THIS PLAN IS FOR ZONING PURPOSES ONLY



D:\LDEV\DWG

Letter of Intent

For Treatment Facility Special Use Permit and Rezoning of Property  
1680 Chandler Road, Lawrenceville, GA

The Applicant, Fresh Start Foundations, submits this request for a Special Use Permit for a Treatment and Rehabilitation Center on approximately 61 acres at 1680 Chandler Road, Lawrenceville, Georgia. The property is currently zoned as R-100 and this letter of intent is to request rezoning of O-I with the Special Use Permit.

The proposed Treatment Facility would be targeted at providing counseling, therapy and a supportive, alcohol and drug-free environment in a community setting for individuals in a substance addiction recovery program.

Conclusion

The property is an appropriate location for the proposed Treatment Facility and would have little to no impact on any surrounding properties or to the citizens in nearby or surrounding areas. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or address any concerns. Applicant respectfully requests your approval of this application.

This 28 day of December, 2015.

Respectfully Submitted,  
Fresh Start Foundations



Chad Millsaps  
Executive Director, Fresh Start Foundations

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RZC '16 008



**REZONING 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.

Stan L. Hall / by Susan Hamburg 12-7-15  
Signature of Property Owner Realtor Berkshire Hathaway Date

Stan L. Hall Executor  
Type or Print Name and Title

Melissa E. Smith 12/7/15  
Signature of Notary Public Date  
Exp. Date 1/5/2019



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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, 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.

Chad Millsaps      12/1/15      Chad Millsaps Executive Director  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Norma Carter      12/31/15  
 SIGNATURE OF NOTARY PUBLIC      DATE



**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    Chad Millsaps  
 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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RZC '16 008

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

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.

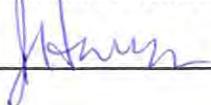
**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

**PARCEL I.D. NUMBER:**      5 - 184 - 5-184-021  
(Map Reference Number)      District      Land Lot      Parcel

      12/1/15  
Signature of Applicant      Date  
Chad M. Hayes      Executive Director  
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)

      TSA F  
NAME      TITLE  
12-15-31  
DATE

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Planning & Development

RZC '16 008

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fresh Start Foundation</u>	NAME: <u>Estate Owned</u>
ADDRESS: <u>P.O. Box 2653</u>	ADDRESS: <u>1680 Chandler Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>770-318-1864</u>	PHONE: <u>770-972-3811</u>
CONTACT PERSON: <u>Chad Millsaps</u> PHONE: <u>770-318-1864</u>	
CONTACT'S E-MAIL: <u>Freshstart.ChadM@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:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: O-I (Prop) BUILDING/LEASED SQUARE FEET: \_\_\_\_\_

LAND DISTRICT(S): 5 LAND LOT(S): 184 ACREAGE: 61.97

ADDRESS OF PROPERTY: 1680 Chandler Rd Lawrenceville GA 30046

SPECIAL USE REQUESTED: yes

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

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SUP '16 019

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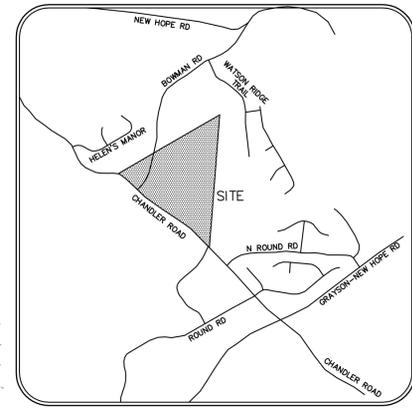
### Tract – 2

To find the True Point of Beginning commence at the northwestern intersection of the right-of-way of Chandler Road and the right-of-way of Bowman Road; said point being THE TRUE POINT OF BEGINNING; THENCE commence along the right of way of Chandler Road (Apparent 80' Right-of-Way) in a direction North 46 degrees 22 minutes 55 seconds West for a distance of 260.38' to a point; THENCE along a curve to the left having a radius of 721.54 feet and an arc length of 223.37 feet and being subtended by a chord of North 52 degrees 55 minutes 23 seconds West for a distance of 222.48 feet to a point; THENCE leaving said right-of-way in a direction North 59 degrees 56 minutes 34 seconds East for a distance of 456.95' to a point; THENCE continuing along said property line North 60 degrees 06 minutes 08 seconds East for a distance of 313.47' to a point; Said point being on the Right of Way of Bowman Road (Apparent 60' Right-of-Way); Thence continue along the Right-of-Way of Chandler Road in a direction South 10 degrees 41 minutes 21 seconds West for a distance of 57.28' to a point; THENCE along a curve to the right having a radius of 1910.78 feet and an arc length of 225.43 feet and being subtended by a chord of South 13 degrees 11 minutes 03 seconds West for a distance of 225.30 feet to a point; THENCE South 18 degrees 22 minutes 25 seconds West for a distance of 88.76' to a point; THENCE along a curve to the right having a radius of 767.09 feet and an arc length of 284.75 feet and being subtended by a chord of South 27 degrees 33 minutes 50 seconds West for a distance of 283.12 feet to a point; THENCE South 42 degrees 21 minutes 46 seconds West for a distance of 119.10' to a point; said point being THE TRUE POINT OF BEGINNING

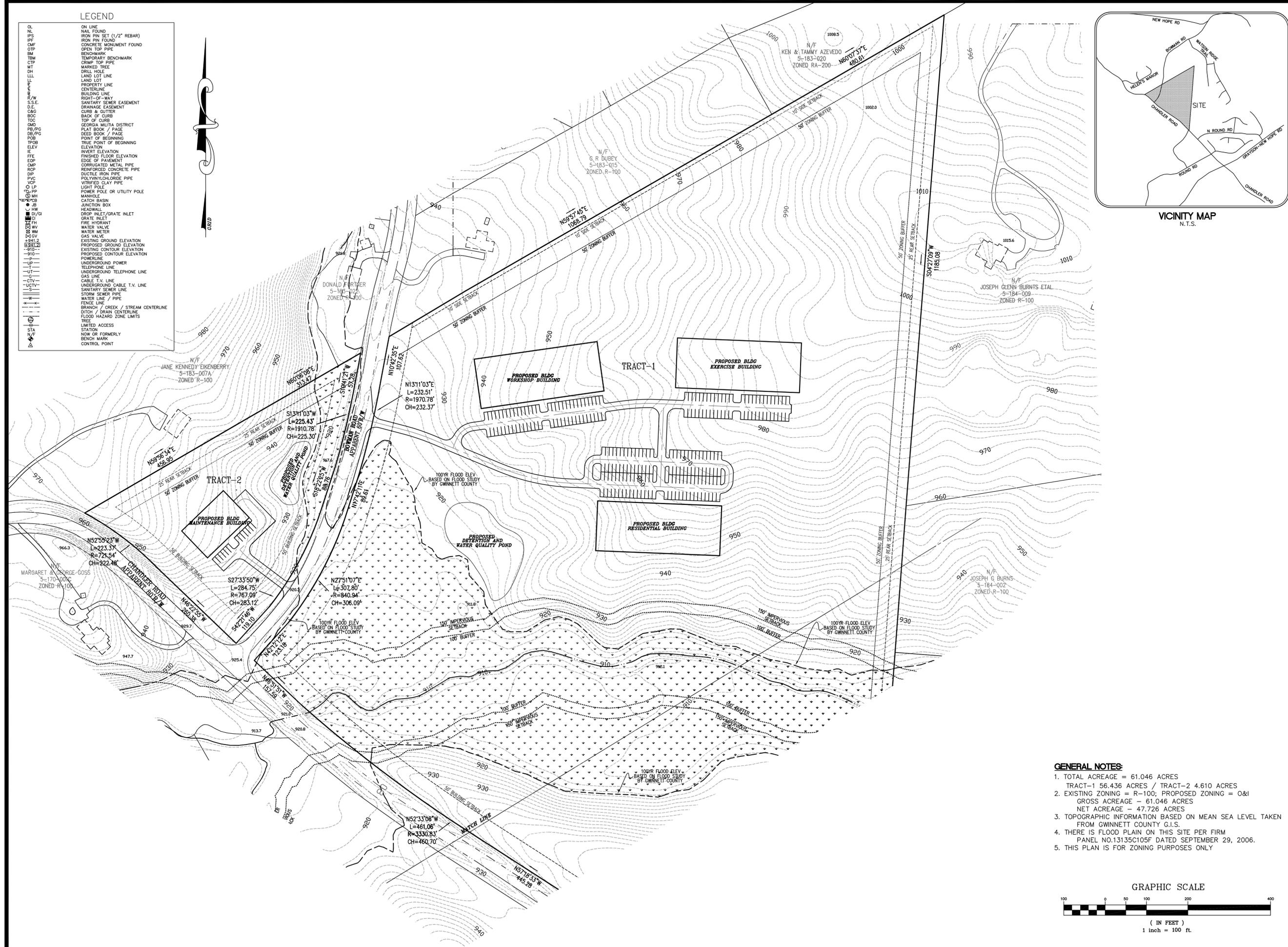
Tract-2 Said property contains 4.610 +/- acres.

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
MT	MARKED TREE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
PL	PROPERTY LINE
CL	CENTERLINE
BL	BUILDING LINE
ROW	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C&G	CURB & GUTTER
B.O.C.	BACK OF CURB
TOC	TOP OF CURB
G.M.D.	GEORGIA MULTA DISTRICT
P.B./P.C.	PLAT BOOK / PAGE
D.B./P.C.	DEED BOOK / PAGE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
EOP	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
UP	UTILITY POLE OR UTILITY POLE
WH	WATER MAIN
SB	SEWER
JB	JUNCTION BOX
CB	CATCH BASIN
DI/CI	DROP INLET/GRATE INLET
CI	GRATE INLET
FI	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GE	EXISTING GROUND ELEVATION
PE	PROPOSED GROUND ELEVATION
CE	EXISTING CONTOUR ELEVATION
PE	PROPOSED CONTOUR ELEVATION
P	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UC	UNDERGROUND CABLE T.V. LINE
SSL	SANITARY SEWER LINE
SWP	STORM SEWER PIPE
W	WATER LINE / PIPE
F	FENCE LINE
BC	BRANCH / CREEK / STREAM CENTERLINE
DC	DITCH / DRAIN CENTERLINE
FZ	FLOOD HAZARD ZONE LIMITS
T	TREE
LA	LIMITED ACCESS
STA	STATION
N	NON OR FORMERLY
B	BENCH MARK
C	CONTROL POINT



VICINITY MAP  
N.T.S.



PROJECT NAME  
**CHANDLER ROAD TRACT**  
LOCATED IN LAND LOT 181 OF 5TH DISTRICT, PARCEL 021  
GWINNETT COUNTY, GEORGIA

CLIENT NAME

**LAND DEVELOPMENT ENGINEERING, INC.**  
2830 AMBERLY HILLS TRAIL Dacula, GA 30019  
(770) 442-8540 FAX(770) 442-8539



STAMP

**KHH**  
DRAWN BY  
**12/23/15**  
DATE  
**15-017**  
JOB NUMBER

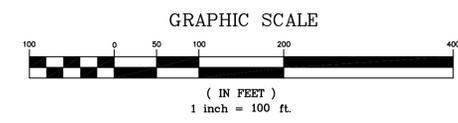
**REZONING EXHIBIT**

SHEET TITLE

**2 OF 3**

SHEET NUMBER

- GENERAL NOTES:**
- TOTAL ACREAGE = 61.046 ACRES  
TRACT-1 56.436 ACRES / TRACT-2 4.610 ACRES  
GROSS ACREAGE = 61.046 ACRES  
NET ACREAGE = 47.726 ACRES
  - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL TAKEN FROM GWINNETT COUNTY G.I.S.
  - THERE IS FLOOD PLAIN ON THIS SITE PER FIRM PANEL NO.13135C105F DATED SEPTEMBER 29, 2006.
  - THIS PLAN IS FOR ZONING PURPOSES ONLY

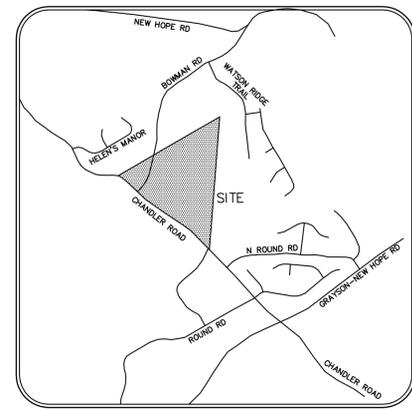
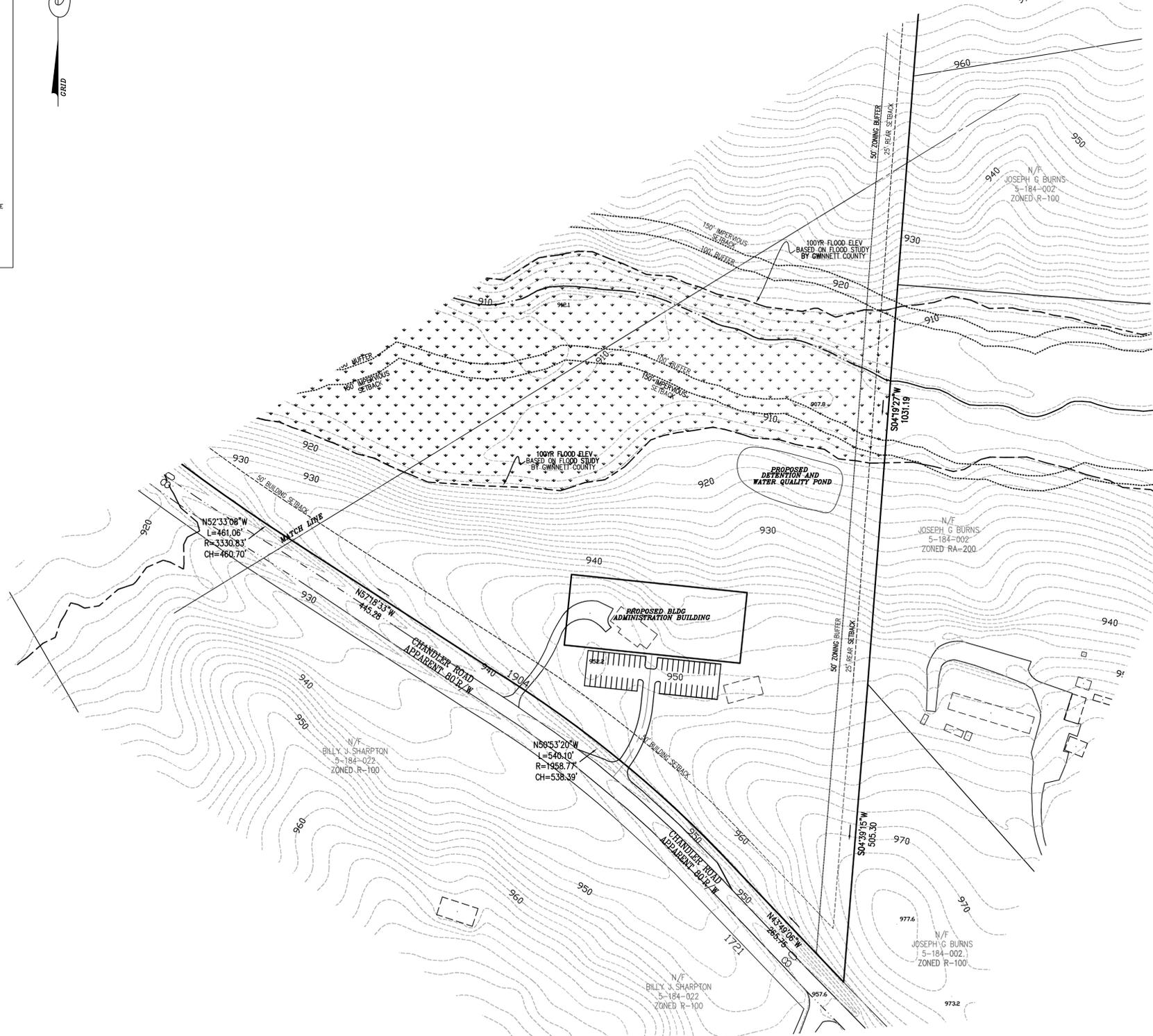


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LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
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R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
TOC	TOP OF CURB
GMD	GEORGIA MILITA DISTRICT
PLB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
ELEV	ELEVATION
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PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
UP	UTILITY POLE OR UTILITY POLE
MP	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI/GI	DROP INLET/GRATE INLET
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FI	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GE	EXISTING GROUND ELEVATION
PE	PROPOSED GROUND ELEVATION
CE	EXISTING CONTOUR ELEVATION
PE	PROPOSED CONTOUR ELEVATION
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE LINE
GL	GAS LINE
CTV	CABLE T.V. LINE
UCV	UNDERGROUND CABLE T.V. LINE
SSL	SANITARY SEWER LINE
SSP	STORM SEWER PIPE
WL	WATER LINE / PIPE
FL	FENCE LINE
BC	BRANCH / CREEK / STREAM CENTERLINE
DC	DITCH / DRAIN CENTERLINE
FZ	FLOOD HAZARD ZONE LIMITS
T	TREE
LA	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
B	BENCH MARK
C	CONTROL POINT



VICINITY MAP  
N.T.S.

PROJECT NAME  
**CHANDLER ROAD TRACT**  
LOCATED IN LAND LOT 181 OF 5TH DISTRICT, PARCEL 021  
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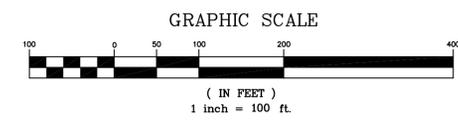
**REZONING EXHIBIT**

SHEET TITLE

**3 OF 3**

SHEET NUMBER

- GENERAL NOTES:**
- TOTAL ACREAGE = 61.046 ACRES  
TRACT-1 56.436 ACRES / TRACT-2 4.610 ACRES
  - EXISTING ZONING = R-100; PROPOSED ZONING = O&I  
GROSS ACREAGE = 61.046 ACRES  
NET ACREAGE = 47.726 ACRES
  - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL TAKEN FROM GWINNETT COUNTY G.I.S.
  - THERE IS FLOOD PLAIN ON THIS SITE PER FIRM PANEL NO.13135C105F DATED SEPTEMBER 29, 2006.
  - THIS PLAN IS FOR ZONING PURPOSES ONLY



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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:

no

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

no

- (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

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

yes

- (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

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DEC 31 2015

SUP '16 019

Letter of Intent

For Treatment Facility Special Use Permit and Rezoning of Property  
1680 Chandler Road, Lawrenceville, GA

The Applicant, Fresh Start Foundations, submits this request for a Special Use Permit for a Treatment and Rehabilitation Center on approximately 61 acres at 1680 Chandler Road, Lawrenceville, Georgia. The property is currently zoned as R-100 and this letter of intent is to request rezoning of O-I with the Special Use Permit.

The proposed Treatment Facility would be targeted at providing counseling, therapy and a supportive, alcohol and drug-free environment in a community setting for individuals in a substance addiction recovery program.

Conclusion

The property is an appropriate location for the proposed Treatment Facility and would have little to no impact on any surrounding properties or to the citizens in nearby or surrounding areas. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or address any concerns. Applicant respectfully requests your approval of this application.

This 28 day of December, 2015.

Respectfully Submitted,  
Fresh Start Foundations



Chad Millsaps  
Executive Director, Fresh Start Foundations

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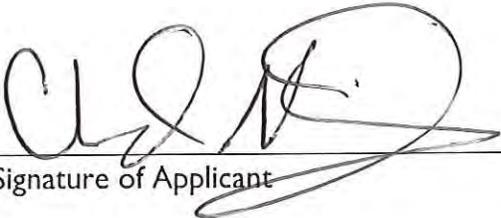
DEC 31 2015

Planning & Development

RZC '16 008

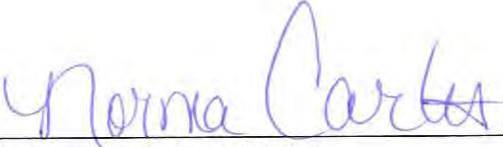
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

12/1/15  
Date

Chad Millsaps Executive Director  
Type or Print Name and Title

  
Signature of Notary Public

12/31/15  
Date



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Planning & Development

SUP 16019

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.

Stan L. Hall / by Susan Hambrager 12 / 28 / 15  
Signature of Property Owner Berkshire Hathaway Date

Stan L. Hall Executor  
Type or Print Name and Title

[Signature] 12/28/15  
Signature of Notary Public Date  
Exp. 11/5/2019



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Planning & Development

SUP '16 019

**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.

Chad M. Hsaps      12/1/15      Chad M. Hsaps EXD  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Norma Carter      12/31/15  
 SIGNATURE OF NOTARY PUBLIC      DATE



**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    Chad M. Hsaps  
 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)

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Attach additional sheets if necessary to disclose or describe all contributions.

DEC 31 2015

SUP '16 019

**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:**          5     -   184   -  5-184-021   
(Map Reference Number)      District      Land Lot      Parcel

  
Signature of Applicant

  12/1/15    
Date

Chad Millsaps  
Type or Print Name and Title

Executive Director

---

---

**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)

  
NAME

  TSA I    
TITLE

  12-31-15    
DATE

---

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DEC 31 2015

SUP '16 019

### SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form
- Legal Description
- Boundary Survey
- Site Plan (Four (4) copies and one (1) 8-1/2" X 11" reduction) } Sending to TODD on Monday
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

**Additional Exhibits (if required):**

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection

**Please bring this checklist when filing for a Special Use Permit.**



# GWINNETT COUNTY

ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30046

Phone: 678-518-6020 Fax: 678-518-6028

**RECEIPT NUMBER : 432811 - PLAN2**

**DATE : 12/31/2015**

## Line Items:

Case No.	Description	Revenue Account No.	Invoice No.	Amount Paid
SUP2016-00019	Sign Deposit Fee - Z9	40404002	501022	\$150.00
GRAND TOTAL FOR THE LINE ITEMS:			501022	\$150.00

## Payments:

Method	Payor	Cashier	Check No.	Amount Paid
Check	Cardinal Grave Service, Inc.	CEKUHL	1622	\$150.00
TOTAL PAYMENTS:				\$150.00

Comment: ck