

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fulmer Property Management LLC</u>	NAME: <u>Fulmer Property Management LLC</u>
ADDRESS: <u>3818 Braselton Highway</u>	ADDRESS: <u>3818 Braselton Highway</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>404-626-3292</u>	PHONE: <u>404-626-3292</u>
CONTACT PERSON: <u>Dr. Jay Fulmer</u> PHONE: <u>404-626-3292</u>	
CONTACT'S E-MAIL: <u>JBFDAWG@Bellsouth.net</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 checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>6,172</u>
PARCEL NUMBER(S): <u>GMD 1749</u> ACREAGE: <u>.90 Acres</u>
ADDRESS OF PROPERTY: <u>3818 Braselton Highway, Buford GA 30519</u>
SPECIAL USE REQUESTED: <u>Placement of a black vinyl chain link fence in the rear and side of the facility for safety purposes of the clients.</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
LOT 3 - 12STONE CHURCH/HAMILTON MILL

ALL THAT TRACT OR PARCEL OF LAND LYING and being in GMD 1749; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a 1/2-inch rebar found at the intersection of the southwesterly right-of-way line for East Rock Quarry Road (60-foot right-of-way) with the northwesterly right-of-way line for Braselton Highway (a/k/a Georgia Highway No. 124; right-of-way varies); THENCE along the northwesterly right-of-way line for Braselton Highway, in a southwesterly direction, a distance of 558.24 feet to a 5/8-inch rebar set, said rebar being the POINT OF BEGINNING. THENCE along said right-of-way line South 57 degrees 04 minutes 01 seconds West, a distance of 166.93 feet to a mag-nail set; THENCE leaving said right-of-way line North 32 degrees 55 minutes 24 seconds West, a distance of 234.98 feet to a 5/8-inch rebar set; THENCE North 57 degrees 04 minutes 36 seconds East, a distance of 166.93 feet to a 5/8-inch rebar set; THENCE South 32 degrees 55 minutes 24 seconds East, a distance of 234.95 feet to an aforementioned 5/8-inch rebar set on the northwesterly right-of-way line for Braselton Highway (a/k/a Georgia Highway No. 124), said rebar set being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.900 acres, or 39,223 square-feet, more or less.

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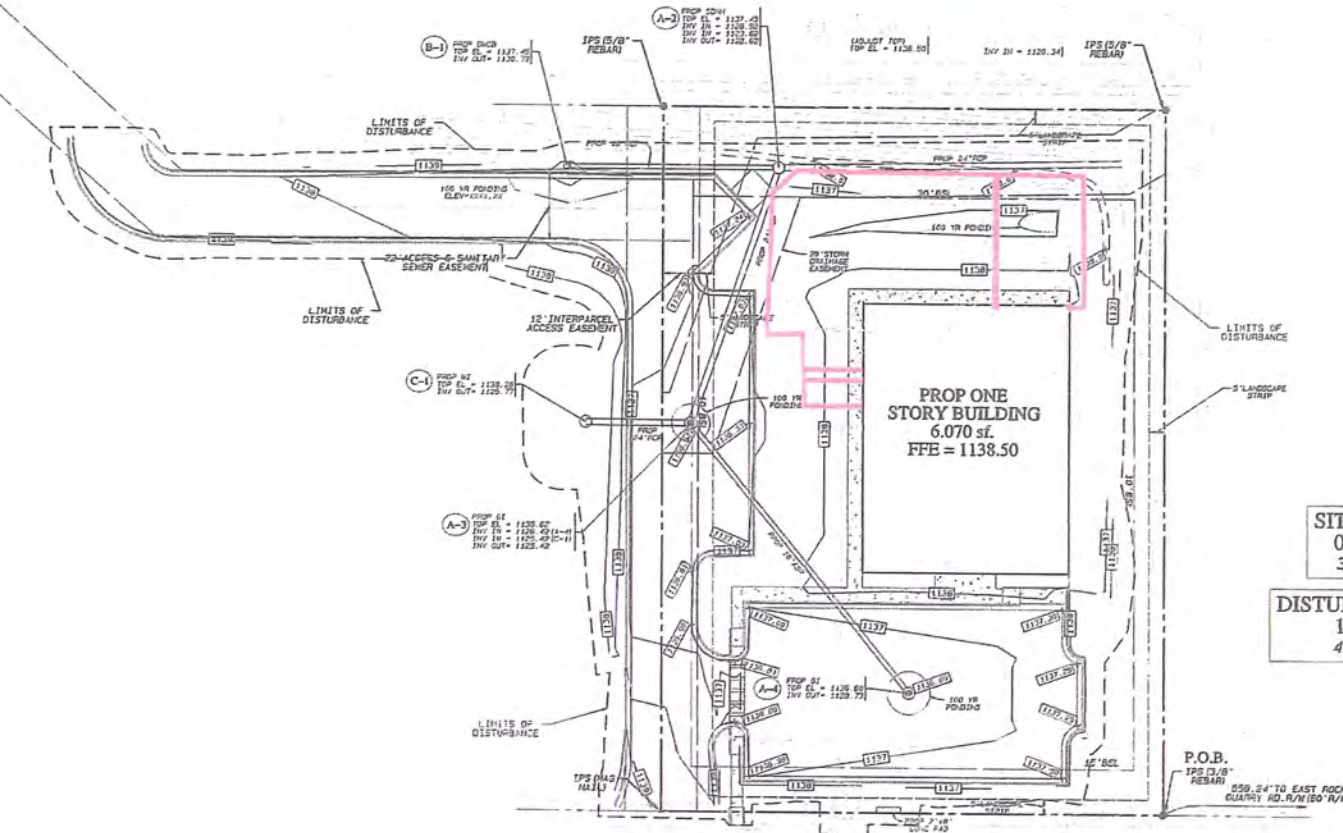
SUP 16042



Urban Engineers, Inc.
 1804 MORRIS DRIVE, N.E., SUITE 100
 ATLANTA, GEORGIA 30384
 PHONE: (404) 875-6854 / FAX: (404) 875-8077



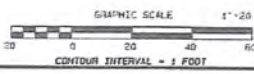
1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDED 100 ACRES OR FLOODPLAIN PER FIRM PANEL 131333001E, DATED MAY 07, 2014.
2. THERE ARE NO STRAINS BEING DISTURBED ON THIS SITE.
3. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED OFF-SITE. THE DEFINITION ROAD FROM THIS SITE IS PROVIDED BY AN INSTRUMENT SURVEY STUDY FOR 12 STONE CANYON, PREPARED BY LEON ASSOCIATES, CASE NO. 2010-03160.
4. THERE ARE NO STREAM BUFFERS ON THIS PROPERTY.
5. THE DESIGN PROFESSIONAL, UNDER SEAL, APPROVES & CERTIFIES THE FOLLOWING: (1) THE INTERPOLAR DISTANCE DISTANCE HAS BEEN CONSIDERED AS BEING APPROPRIATE AND MEETS THE REQUIREMENTS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL NETWORKS.
6. SHANNETT COUNTY ASSIGNED NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL CHANNELS BEYOND THE CENTER OF THE STREET RIGHT-OF-WAY. ON THE EXTENSION OF CHANNELS BEYOND THE POINT SHOWN ON THE RECORD AND ADJACENT PLATS, SHANNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE CHANNELS BEYOND THE COUNTY RIGHT-OF-WAY.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER REMEDIATION FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTION AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT AND DEBRIS, AND OPERATIONAL ACCORDING TO COUNTY REQUIREMENTS.
8. DATA FROM FIELD-SURVEY DATA BY URBAN ENGINEERS, INC. ELEVATION DATA IS 1.50 METER HD.
9. MAINLINE CUT OF PIPES SHALL BE IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY AND STATE OF GEORGIA REGULATIONS. ENVIRONMENTAL PROTECTION AGENCY SHALL BE IN CONTACT WITH FEDERAL AGENCIES TO BE DISCUSSED IN PERMITS SHOULD BE IN COMPLIANCE WITH FEDERAL AND STATE REQUIREMENTS.
10. DEFINITION ROAD DEFINITION CURVE STRUCTURES FROM EXISTING AND TEMPORARY DEFINITION ROAD FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
11. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DEFINITION ROAD AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
12. BEFORE WATER QUALITY AND POST-CONSTRUCTION COMPLIANCE REPORTS WITH THE SUBMITTAL OF THE FINAL PLAN AT LEAST TWO WEEKS PRIOR TO PERMITTING A CERTIFICATE OF OCCUPANCY, SO THAT THE MOST CONSTRUCTION CONDITIONS MAY BE MONITORED AND APPROVED CERTIFIED RECORD DRAWINGS SHALL FOLLOW TOWNSHIP OF FOND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA. BEFORE RECORD DRAWINGS ARE TO BE COPIED, PRODUCE RECORD DRAWINGS VERIFYING FUND VOLUMES AND PEAK OUTFLOW FROM REGULATED STORM EVENTS.
13. ACCESS EASEMENT TO BE CLEANED AND GRASSED.
14. ALL ALUMINUM COATED TYPE 2 ASP PIPES ON ALL MAINLINE BRANCH PIPES WHICH WILL EXCEED A LIST LENGTH SHALL BE PAISED EXCEPT IN ACCORDANCE WITH PERMITS. THE PIPES SHALL BE IN ACCORDANCE WITH SECTION 503 OF THE GEORGIA O.C.G. STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES.
15. ALL RCP PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET OR OTHER TYPE JOINT AS LONG AS THE JOINT IS MANUFACTURED IN ACCORDANCE WITH PERMITS. ALL JOINTS SHALL BE IN ACCORDANCE WITH SECTION 503 OF THE GEORGIA O.C.G. STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES.
16. A SEPARATE BUDGET SHEET SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL WHICH EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A FOOTING WHICH EXCEEDS 1 FOOT IN HEIGHT, AND FOR EACH RETAINING WALL WHICH EXCEEDS 4 FEET IN HEIGHT AND FOR EACH EXISTING OR NEW STRUCTURE WHICH EXCEEDS 4 FEET IN HEIGHT. THE BUDGET SHEET SHALL BE IN ACCORDANCE WITH PERMITS. THE BUDGET SHEET SHALL BE IN ACCORDANCE WITH SECTION 503 OF THE GEORGIA O.C.G. STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES.
17. SHANNETT COUNTY 2.0 2.1 IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 662 7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.



SITE AREA =
 0.90 acres
 39223 sf

 DISTURBED AREA =
 1.12 acres
 47,937 sf

GEORGIA HWY 124 / BRASELTON HWY
 (R/W VARIES)



24-hr CONTACT:
 JAY FULMER
 (770) 932-1616

DATE	DESCRIPTION
02/22/15	FINALIZED FOR SUBMITTAL

GRADING & DRAINAGE PLAN
 HAMILTON MILL
 ANIMAL HOSPITAL
 TAX PARCEL NO. R5002493

PROJECT NO.	21609-2
LAND LOT NO.	SUB 1749
OWNER	SHANNETT COUNTY
DATE	02/22/15
SCALE	1" = 80'

DRAWING NO.:
 C-4

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

- (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:

The current facility is an animal hospital.

- (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, it is an animal hospital

- (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:

Currently zoned for an animal hospital.

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March 29, 2016



Gwinnett County
Department of Planning & Development
Planning Division
First Floor, Suite 250
Lawrenceville, GA 30046

Re: 3818 Braselton Highway

Dear Board,

We are requesting a special use permit for our new animal hospital that is being constructed at 3818 Braselton Highway, Buford, GA 30519. The property is located in the Hamilton Mill overlay district of Gwinnett County. We are seeking to acquire a special use permit for the placement of a chain-link fence in the rear and side of the facility. This fence is strictly for the safety of our clients and their pets and will not be used for kenneling or housing animals outside.

This animal hospital is situated directly on Braselton Highway, which is a main thoroughfare in the area and has a high volume of traffic. Our concern is for the safety of the canine patients that will be in our care at this facility, as they will need to be walked outside in order to use the restroom. For safety reasons, all of these dogs will be individually walked with leashes and will not be allowed to roam freely. Having a fenced in area for the walking of these animals will provide an extra level of safety in the event that a dog gets loose or out of a leash.

For these safety reasons, we are asking for a special use permit to install a fence on the rear and side of this property.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jason Fulmer, DVM". The signature is written in a cursive style.

Jason Fulmer, DVM

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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.

Jason T. Fulmer 3/29/14
Signature of Applicant Date

Jason T. Fulmer
Type or Print Name and Title

Jennifer Greer 3/29/14
Signature of Notary Public Date



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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.

Jason T Fulmer 3/29/14
Signature of Property Owner Date

Jason T. Fulmer
Type or Print Name and Title

Jennifer Greer 3/29/14
Signature of Notary Public 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.

Jason T. Fulmer 3/29/16 Jason T. Fulmer
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Jennifer Green 3/29/16
 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 Jason T. Fulmer (Jason T. Fulmer)
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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:
(Map Reference Number)

_____ - 6MD 1749 - R3002 A49B
District Land Lot Parcel

Jason T. Fulmer _____
Signature of Applicant Date

Jason T. Fulmer - Owner
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

J. Hughes _____ ISAH _____
NAME TITLE

3-29-16 _____
DATE

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