

SUP2016 - 00048

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>George Ratin</u>	NAME: <u>George Ratin</u>
ADDRESS: <u>3550 Hog Mountain Rd</u>	ADDRESS: <u>3550 Hog Mountain Rd</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>678 - 772 - 2626</u>	PHONE: <u>678 - 772 - 2626</u>
CONTACT PERSON: <u>George Ratin</u> PHONE: <u>678 - 772 - 2626</u>	
CONTACT'S E-MAIL: <u>hmillseniorcare@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:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>2400.00</u>
PARCEL NUMBER(S): <u>R 3001 190</u>	ACREAGE: <u>1.001 acre</u>
ADDRESS OF PROPERTY: <u>3550 Hog Mountain Rd Dacula GA 30019</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home - 6 Residents</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**Hamilton Mill**  
Senior Care

Phone: (678)772-2626 • Fax: (678)714-7914

Address: 3550 Hog Mountain Road  
Dacula, GA 30019

## **LEGAL DESCRIPTION**

**APPLICATION FOR SPECIAL USE PERMIT AND CHANGE IN  
CONDITIONS FOR :**

**Hamilton Mill Senior Care  
3550 Hog Mountain Road, Dacula GA 30019**

**OWNERS:  
George Ratiu  
&  
Olimpia Ratiu**

**ALL THAT TRACT OR PARCEL OF LAND LYING IN GMD 1749, GWINNETT COUNTY, GEORGIA, BEING TRACT 1 ON SURVEY FOR MARTY ORR, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 250, GWINNETT COUNTY GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE**

**Attached to the Legal Description you have four Copies of the Site Plan of the property at 3550 Hog Mountain Road, Dacula Georgia, 30019. The property is a corner lot Jim More Road on West side and Hog Mountain Road on South side. Beginning at an iron pin on the NW of Jim More Road to the corner street and continue on South-East to the iron pin at the property line neighbour at East side, continuing North side trough the iron pin at back line of the property than the line is going to the West, riching the iron pin at North point on Jim More Road.**

**Said tract of Land contains 1.001 acres and is more shown on Boundary Survey by V.T.Dunahoo and Associates, LLC dated 04.22.2011.**

This 16 day of May, 2016

George Ratiu- applicant

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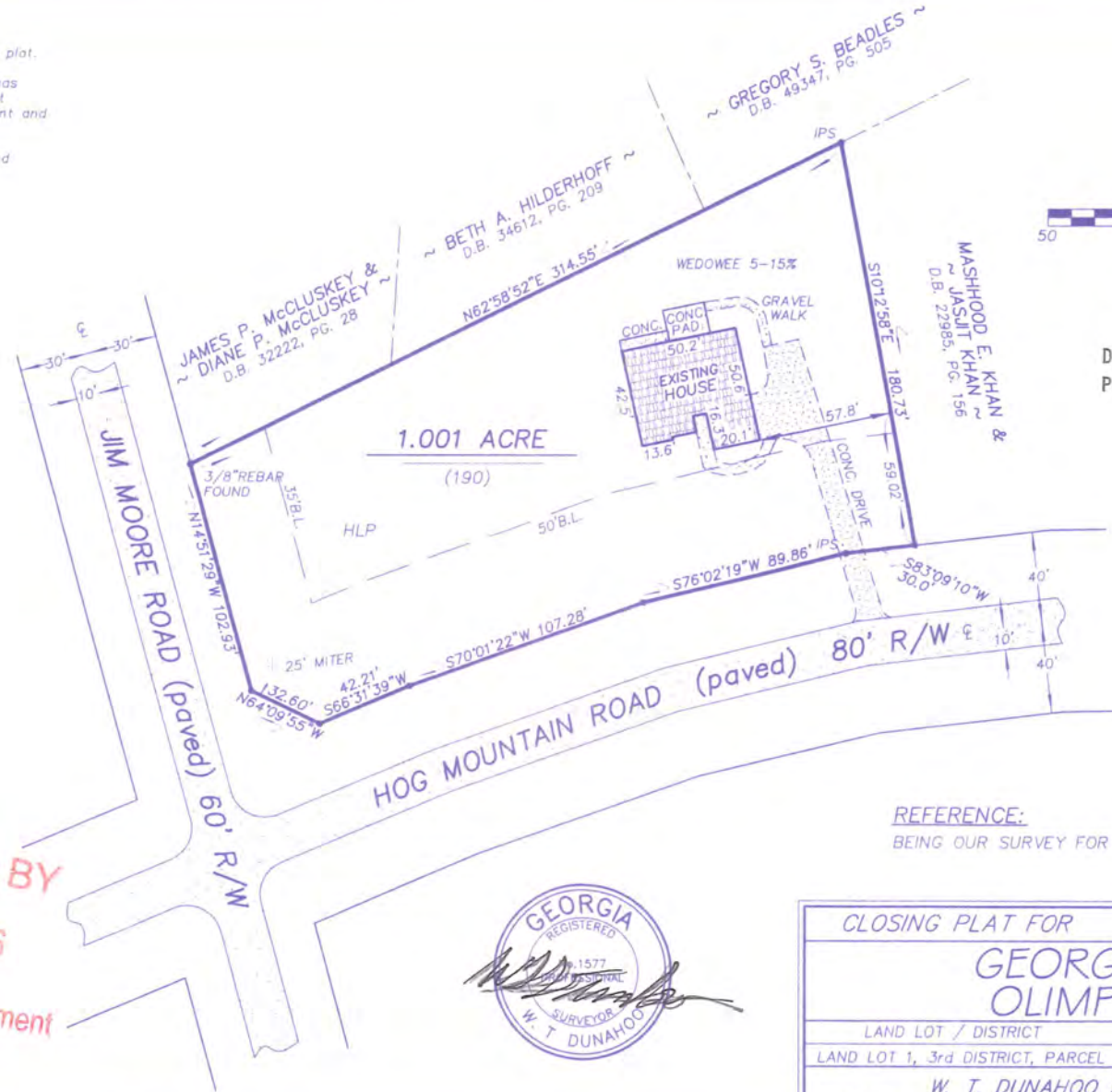
A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 23,000 feet and an angular error of  $\frac{2}{2}$  per angle point and was adjusted using the COMPASS rule.

This survey has been calculated for closure and is found to be accurate within one foot in >154,242 feet.



FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 4-27-11 TIME 11:20am  
PLAT BOOK 127 PAGE 212  
TOM LAWLER, CLERK



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REFERENCE:  
BEING OUR SURVEY FOR MARTY ORR DATED 4/18/2000



CLOSING PLAT FOR			
GEORGE RATIU & OLIMPIA RATIU			
LAND LOT / DISTRICT	COUNTY	SCALE	DATE
LAND LOT 1, 3rd DISTRICT, PARCEL 190	GWINNETT	1"=50'	4/22/2011
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			
P.O. BOX 183 302 W. MAY ST.		(770) 867-3911	WINDER, GEORGIA

~ LEGEND ~  
R/W = RIGHT OF WAY  
IPS = IRON PIN SET (1/2" OPEN TOP)  
IPF = IRON PIN FOUND (1/2" REBAR)

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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:  
yes, but no impact on adjacent and nearby residential property uses.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
No. The proposed uses will not adversely affect the existing use or useability of adjacent or nearby property.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
No. The property has been used for the existing landscaping and similar uses for over seven years.
- (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 continued use would not cause any excessive or burdensome use of existing streets, transportation and no impact on the schools.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
YES. Making this request entirely consistent with the Plan's guidelines for this area (Gwinnett 2036 Unified Plan).
- (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: The changes would increase Revenue for the County  
YES. as well.

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**Hamilton Mill**  
Senior Care

Phone: (678)772-2626 • Fax: (678)714-7914

Address: 3550 Hog Mountain Road  
Dacula, GA 30019

## **LETTER OF INTENT**

### **APPLICATION FOR SPECIAL USE PERMIT AND CHANGE IN CONDITIONS FOR :**

**Hamilton Mill Senior Care  
3550 Hog Mountain Road, Dacula GA 30019**

The property owner and applicant, George Ratiu, submit this request for a Special Use Permit for a daily activities of the small business with the best Quality of Care for the Elderly in needs from Atlanta Area.

At the same location, for the last seven years we was licensed under Heaven's Garden Senior Care, and the name was change under Angels Garden Senior Community- 3 facilities till end of March 2016 when we decide to come with a Governing body changes at the 3rd facility under Hamilton Mill Senior Care. The activities should be exact the same we had in the past seven years, with no disturbance of the street, communities, neighbours, traffic, schools, no impact on any surrounding properties or to the citizens in nearby or surrounding area. 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 to address any concerns.

Respectfully requests your approval of this Application.

This 16 day of May, 2016.

George Ratiu- applicant

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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.

*[Handwritten Signature]*

05.12.2016

Signature of Applicant

Date

GEORGE RATIU - OWNER

Type or Print Name and Title

*[Handwritten Signature]*

5-13-2016

Signature of Notary Public

Date

Notary Seal



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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.



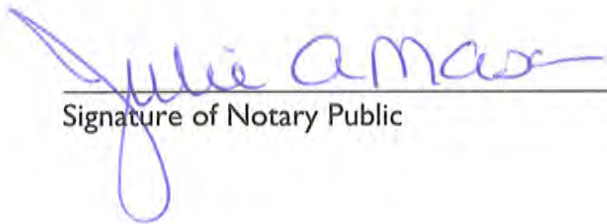
05-12-2016

Signature of Property Owner

Date

George Ratin - owner

Type or Print Name and Title



5-13-2016

Signature of Notary Public

Date



Notary Seal

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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.



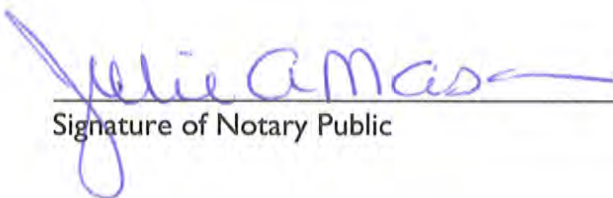
Signature of Applicant

GEORGE RATIU

Type or Print Name

05-12-2016

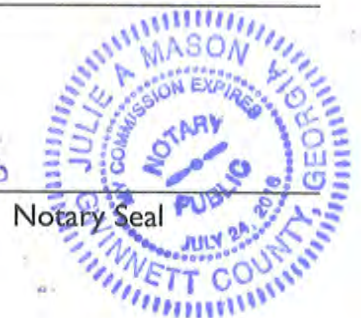
Date



Signature of Notary Public

5-13-2016

Date



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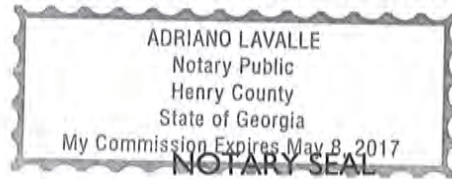
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

George Ratin      05.16.2016      George Ratin - owner  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

Adriano Lavallo      05/16/2016  
 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    George Ratin  
 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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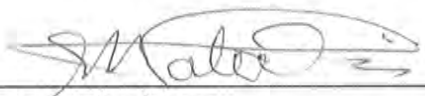
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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

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:** 3rd District - Lot 1 - 190  
(Map Reference Number)      District      Land Lot      Parcel

      05.16.2016  
Signature of Applicant      Date  
George Ratin  
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)

C. Roney      S/L TSA  
NAME      TITLE  
5/16/16      SUP '16 048      **RECEIVED BY**  
DATE      MAY 17 2016

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