

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Georgia Community Support and Solutions, Inc.</u> ADDRESS: <u>1945 Cliff Valley Way, Suite 220</u> CITY: <u>Atlanta</u> STATE: <u>Georgia</u> ZIP: <u>30329</u> PHONE: <u>404-634-4222</u>	NAME: <u>Charles Clontz</u> ADDRESS: <u>4011 Egypt Road</u> CITY: <u>Snellville</u> STATE: <u>GA</u> ZIP: <u>30039</u> PHONE: <u>Unknown</u>
CONTACT PERSON: <u>Zenobia Rainey</u> PHONE: <u>404-634-4222 ext. 249</u> CONTACT'S E-MAIL: <u>zenobia.rainey@gacommunity.org</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 type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R100</u>	BUILDING/LEASED SQUARE FEET: <u>3274</u>
PARCEL NUMBER(S): <u>R6004-043</u>	ACREAGE: <u>4.28</u>
ADDRESS OF PROPERTY: <u>4011 Egypt Road</u>	
SPECIAL USE REQUESTED: <u>Community Living Arrangement (CLA)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

BOOK 6839 PAGE 25

All that tract or parcel of land lying and being in Land Lot #4 of the 5th Land District of Gwinnett County, Georgia containing 4.279 acres, more or less, as per plat made by Land Dev. Co., Jacque L. Williams, Registered Land Surveyor Number 859, dated October 14, 1991, said land being described as follows:

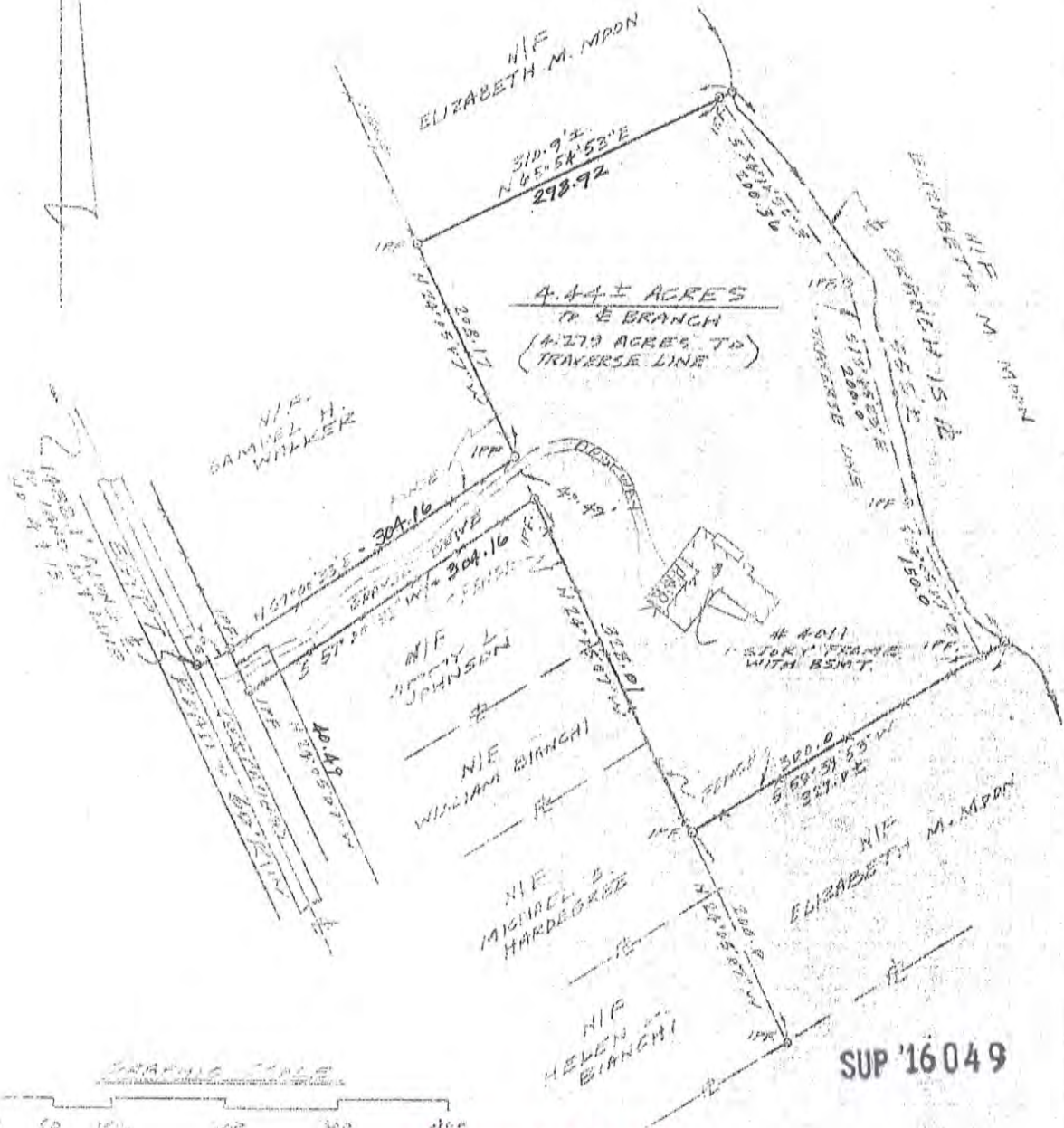
To find the TRUE POINT OF BEGINNING, begin at a point where the center line of Egypt Road (said road having a 60 foot right-of-way) intersects the Land Lot line common to Land Lots 4 and 13; thence in a southeasterly direction along the centerline of Egypt Road 1488.1 feet to a point; thence along a line forming an interior angle of 90 degrees with the previous line, in a northeasterly direction 30 feet to a point, which point is the True Point of Beginning, thence North 57 degrees 00 minutes 33 seconds East 304.16 feet to an iron pin found; thence North 24 degrees 05 minutes 07 seconds West 208.17 feet to an iron pin found; thence North 65 degrees 54 minutes 53 seconds East 298.92 feet to an iron pin found on the traverse line of the center line of a branch being the property line; thence along said traverse line the following courses and distances, South 34 degrees 10 minutes 56 seconds East 200.36 feet to an iron pin found; thence South 13 degrees 45 minutes 23 seconds East 200 feet to an iron pin found; thence South 24 degrees 05 minutes 07 seconds East 150 feet to an iron pin found; thence leaving said traverse line and running South 59 degrees 39 minutes 53 seconds West 300 feet to an iron pin found; thence North 24 degrees 05 minutes 07 seconds West 328.01 feet to an iron pin found; thence South 57 degrees 00 minutes 33 seconds West 304.16 feet to an iron pin found; thence North 24 degrees 05 minutes 07 seconds West 40.49 feet to an iron pin found and the TRUE POINT OF BEGINNING.

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ADDITIONAL MAILED FLOOD MAPS
THE PROPERTY IS NOT IN A SPECIAL
FLOOD HAZARD AREA.

PROPERTY OF
CHARLES B CLONTS &
MILDRED V. CLONTS
#4011 EGYPT ROAD
LOT 4 - 6 DISTRICT
GWINNETT CO., GEORGIA
SURVEYED BY
LAND DEVELOPING CO.
404 223-6691
SCALE 1"=100'
JUN 14, 1991

This survey has been calculated for
closure by bearings and distances
and adjusted to be accurate within
one foot in 19,322 feet.



In my opinion, this plat is a correct
representation of the land plotted and
has been prepared in conformity with
the minimum standardized requirements
of law.
By *J. B. Williams*
Reg. Land Surveyor

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. The proposed usage of the home is consistent with permitted on acres of land.

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

No. The proposed use would be little to no impact on nearby property. The home is located on 4.4 acres and has a private driveway and fence.

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

The property is zoned residential and does not have any reasonable economic use.

- (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 proposed use will not cause any additional or excessive use of existing streets, transportation facilities, utilities or schools. The home is located on 4.2 acres.

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

Yes, it is permissible with a SUP if the property is on more than one acres.

- (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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P 404.634.4222 F 404.634.1324
1945 Cliff Valley Way | Suite 220
Atlanta, GA 30329
www.gacommunity.org



Letter of Intent

June 3, 2016

Department of Planning and Development
Planning Division
Gwinnett County
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

RE: Special Use Permit – Developmental Disabilities
Address: 4011 Egypt Road, Snellville, GA 30039
Acreage: 4.2, R100

Dear Planning and Development:

Georgia Community Support and Solutions (GCSS) is a community based non-profit organization that provides services to people with developmental disabilities, as well as support to their families. Our programs are specifically designed for those living with Autism spectrum disorders, Down syndrome, Cerebral Palsy, and other developmental and intellectual disabilities. GCSS currently operates 23 programs that benefit over 1,300 individuals in 20 counties.

GCSS intend to use the property at 4011 Egypt Rd, Snellville, Ga to operate the intensive support services and will have no more than 4 individuals with special needs admitted to the home at one time and provide 24 hour staffing. The home shall comply with all state and county rules and regulations.

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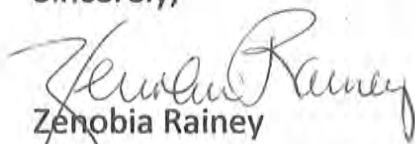
SUP '16049

GCSS is seeking your approval to provide intensive support services for individuals with developmental disabilities (DD) who meet admissions criteria established by the Department of Behavioral Health and Developmental Disabilities (DBHDD). The intensive support services purpose is to stabilize the individual and return the individual back into the system of care with a minimal level of ongoing support. The program will provide temporary around the clock supportive services and temporary housing to the individuals on a time limited basis.

The GCSS Associate Executive Director, will oversee the program whose core team consists of a Clinical Director, Licensed Clinical Social Workers, Behavior Specialists, Registered Nurse, Licensed Practical Nurses and Direct Support Professionals. We also have consultation services provided by a physician and psychiatrist as needed. This entire team of professionals will be readily available to provide support and supervision to the intensive support services home.

Thanks for your review of the enclosed information.

Sincerely,


Zenobia Rainey

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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.

Zenobia Rainey

Signature of Applicant

6/3/16

Date

Zenobia Rainey, Associate Executive Director

Type or Print Name and Title

Halley Dillman

Signature of Notary Public

6.3.16

Date



Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

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.

Mildred W Clonts
Charles B. Clonts

6-6-16

Signature of Property Owner

Date

M

Charles B. Clonts/ Mildred W. Clonts - Owners

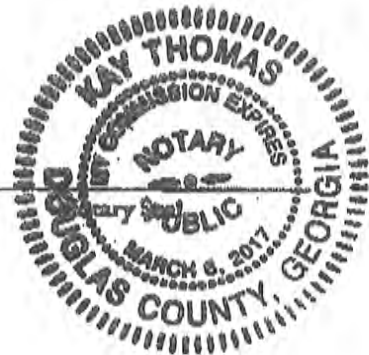
Type or Print Name and Title

Kay Moore

6/6/16

Signature of Notary Public

Date



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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.

Zenobia Rainey
Signature of Applicant

Zenobia Rainey
Type or Print Name

6/3/16
Date

Halcy Dillman 6/3/16
Signature of Notary Public Date



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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: error 8R
(Map Reference Number) 5th 6th - #4 - R6004 043
District Land Lot Parcel

Zenobia Rainey 6-3-16
Signature of Applicant Date

Zenobia Rainey, Associate Executive Director

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)

Debra Smith tax services associate
NAME TITLE

June 3 2016

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