

SUP2016 - 00056

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Nathaleen Ward-Hylton</u>	NAME: <u>AMRKT INVESTMENT LLC</u>
ADDRESS: <u>4554 Michael Jay St.</u>	ADDRESS: <u>2996 Everson Ridge Ct</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>973-207-3201</u>	PHONE: <u>678-849 2884</u>
CONTACT PERSON: <u>Nathaleen Ward-Hylton</u> PHONE: <u>973-207-3201</u>	
CONTACT'S E-MAIL: <u>n_hyl@hotmail.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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>D-F</u>	BUILDING/LEASED SQUARE FEET: <u>1600 sq ft</u>
PARCEL NUMBER(S): <u>6033 018</u>	ACREAGE: <u>1</u>
ADDRESS OF PROPERTY: <u>2704 Centerville Hwy. Snellville GA 30078</u>	
SPECIAL USE REQUESTED: <u>To operate a children day care.</u>	
<u>Hours of operation 6AM to 7:30 P.M.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

All that tract or parcel of land lying and being is Land Lot 33, 6th District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly side of Georgia Highway 124 at its intersection with the northwesterly line of Land Lot 33; run thence south 26 degrees 00 minutes east along the northeasterly side of Georgia Highway 124 one hundred fifty-seven (157) feet to an iron pin and property now or formerly owned by W. R. Hewatt; run thence north 51 degrees 03 minutes east along the northwesterly line of said Hewatt property two hundred seventy-seven and eight tenths (277.8) feet to an iron pin and property now or formerly owned by Mason Bros Coast Co.; run thence north 26 degrees 00 minutes west along the southwesterly line of said Mason Bros. Cont. Co. property one hundred fifty-seven (157) feet to an iron pin and the northwesterly line of said Land Lot 33; run thence south 61 degrees 03 minutes west along the northwesterly line of said Land Lot 33 two hundred seventy-seven and eight tenths (277.8) feet to the northeasterly side of Georgia Highway 124 and the point of beginning, being improved property having a one-story brick house thereon and being more particularly shown on survey prepared by A. S. Giometti & Amoc., Inc., dated January 3, 1973.

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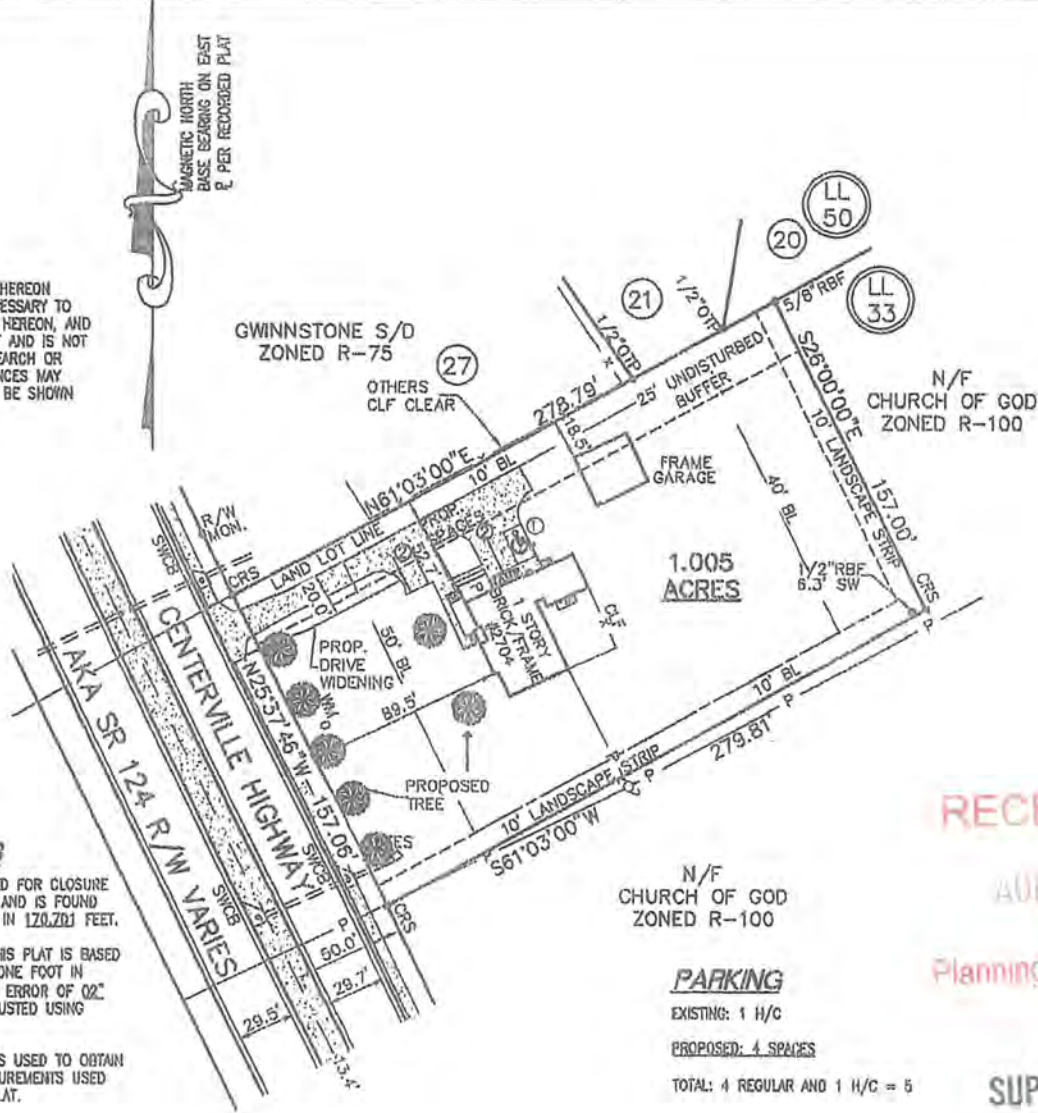
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LEGEND

- RBF REBAR FOUND
- CRS CAPPED REBAR SET
- CLF CHAIN LINK FENCE
- R/W RIGHT OF WAY
- B.L. BUILDING LINE
- CB CATCH BASIN
- S/P SCREEN PORCH
- WM WATER METER
- PP POWER POLE
- CI CURB INLET
- DI DROP INLET
- JB JUNCTION BOX

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR ENCUMBRANCES MAY EXIST ON PUBLIC RECORD AND NOT BE SHOWN HEREON.



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 120,000 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02\"/>

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

N/F
CHURCH OF GOD
ZONED R-100

PARKING

EXISTING: 1 H/C

PROPOSED: 4 SPACES

TOTAL: 4 REGULAR AND 1 H/C = 5

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SCI Development Services

ENGINEERS - SURVEYORS - PLANNERS
2320 HERWAT ROAD - SNELLVILLE, GEORGIA 30039
(770) 736-7865 FAX (770) 736-1625
MAIL@SURVEYCONCEPTS.NET



PROJECT: 50744
DWG BY: DCP
CHKD BY: JAS
DATE: 6/12/12
SCALE: 1" = 80'

SURVEY FOR:
AMRUT INVESTMENT, LLC
LAND LOT 33 6th DIST.
GWINNETT COUNTY, GEORGIA
REC. IN DEED BOOK 48466, P.G.327-328

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:

The permit is suitable for the location, the area has mostly commercial property.

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

The operation of a children day-care will not adversely affect the surrounding property.

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

The property is now vacant, the operation of a daycare would provide the opportunity for reasonable economic use in that area.

- (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:

There would not be a burden on the public from the request. The building has its own driveway which would not interfere with public facilities.

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

This special use permit would be compatible with the other businesses in the area. It was once used as a daycare.

- (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:

This property was once approved for SUP, it's located among other businesses such as daycare, churches and supermarket.

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Re: Letter of intent for a Special use permit

To Whom it may concern:

The property, which is the subject of this request which is located at 2704 Centerville Hwy, Snellville GA 30078 is currently zoned O-I with a Special use permit on a one-acre parcel. I am requesting a special use permit to operate a children daycare center.

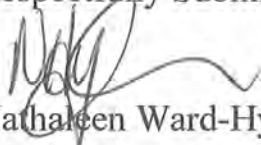
The property was once operated as an adult daycare center but currently is vacant. This facility will be structured with supervision for less than 24 hours. The hours of operation will be 6 AM to 7:30 PM. The center will provide services for children two and a half to 12th grade. There is a need for a center that focuses mainly on afterschool care for our youth, which is where our focus is, to provide a safe, positive place for our youths in this area. Most parents work and need a place where their children can be supervised until they leave work.

The surrounding properties of this location are mainly commercial buildings. The church of God is located next door and the Bosnian Community center is directly across the street.

The property will have a positive impact in the community and will be economic friendly.

I will be happy to meet with the board to answer any questions or address any concerns. Thank you for your time.

Respectfully Submitted


Nathaleen Ward-Hylton

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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.




Signature of Applicant

8/4/16

Date

Nathaleen Ward-Hylton

Type or Print Name and Title



Signature of Notary Public

8/4/16

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.

Nathaleen Ward-Hyton 8/4/16 Nathaleen Ward-Hyton
 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] 8/4/16
 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 Nathaleen Ward-Hyton
 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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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: 64h - 33 - 6033 018
(Map Reference Number) District Land Lot Parcel

[Signature] 8/4/16
Signature of Applicant Date
Nathaleen Ward-Hyfton
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)

[Signature] ISA II
NAME TITLE
8-4-16
DATE

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