

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Tunise Davilmar-Pierre</u>	NAME: <u>Tunise Davilmar-Pierre</u>
ADDRESS: <u>2385 Ewing Chapel Rd</u>	ADDRESS: <u>2385 Ewing Chapel 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>862-668-5796</u>	PHONE: <u>862-668-5796</u>
CONTACT PERSON: <u>Tunise Davilmar-Pierre</u> PHONE: <u>862-668-5796</u>	
CONTACT'S E-MAIL: <u>davilmarjunise@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>3,898 sq. ft</u>
PARCEL NUMBER(S): <u>Lot 2 RS251-078</u>	ACREAGE: <u>1.0</u>
ADDRESS OF PROPERTY: <u>2385 Ewing Chapel Rd, Dacula, GA 30019</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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## LOT 2 LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 251 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the Northerly right-of-way of New Hope Road (Apparent right-of-way varies) and the Westerly right-of-way of Ewing Chapel Road (Apparent 80' right-of-way), if extended to from a Point; THENCE leaving said Point and traveling in a Northwesterly direction 10.30 feet to a Point along the Northerly right-of-way of New Hope Road, said Point being THE TRUE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along said right-of-way, North 64 degrees 55 minutes 23 seconds West for a distance of 259.57 feet to a ½" rebar found; THENCE leaving said right-of-way, North 19 degrees 54 minutes 32 seconds East for a distance of 124.10 feet to a ½" Rebar Found; THENCE North 87 degrees 37 minutes 37 seconds East for a distance of 205.46 feet to a ½" rebar found on the westerly right-of-way of Ewing Chapel road; THENCE along said right-of-way South 12 degrees 42 minutes 25 seconds East for a distance of 5.08 feet; THENCE continuing along said right-of-way, following along a curve to the right having a radius of 494.00 feet and an arc length of 226.54 feet and being subtended by a chord of South 00 degrees 25 minutes 54 seconds West for a distance of 224.56 feet to a Point, said Point being THE TRUE POINT OF BEGINNING.

Said property contains 1.00 acres

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FLOOD STATEMENT  
 NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN  
 A DESIGNATED FLOOD HAZARD AREA PER F.J.R.M.  
 PANEL NO. 13135C0107G DATED MARCH 4, 2013.



N/F  
 EXPO HOMES  
 LOT 1  
 0.80 ACRE  
 PARCEL #  
 5-251-226  
 ZONED R-100

N/F  
 EXPO HOMES  
 LOT 3  
 0.88 ACRE  
 PARCEL #  
 5-251-227  
 ZONED R-100

Concrete Pad  
 2 STORY  
 BRICK/ROCK/SIDING  
 W/ BSMT  
 FFE=921.8'  
 BFE=911.8'

NEW HOPE ROAD  
 APPARENT SO RIGHT-OF-WAY  
 D.B. 8391, PG. 196  
 D.B. 27361, PG. 268

PUNING CHAPEL ROAD  
 APPARENT SO RIGHT-OF-WAY  
 D.B. 28399, PG. 196  
 D.B. 27361, PG. 268

LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR PIN SET
LL	LAND LOT
LLLL	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
PP	POWER/UTILITY POLE
FH	FIRE HYDRANT
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BOC	BACK OF CURB
EP	EDGE OF PAVEMENT
S	SANITARY SEWER LINE/PIPE
SS	STORM SEWER LINE/PIPE
F	FENCE LINE
FM	FORCEMAIN
N/F	NOW OR FORMERLY

A TRIMBLE 5-6 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,722 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 237,007 FEET AND CONTAINS 1.00 ACRES.

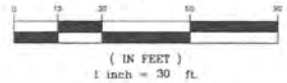
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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 45 SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

2385 EWING CHAPEL ROAD  
 ZELMA JOHNSON EXEMPTION PLAT  
 UNIT 1  
 BLOCK A  
 LOT 2  
 SUBDIVISION FINAL PLAT RECORDED  
 PLAT BOOK 135, PAGE 248-249  
 PARCEL # 5-251-078  
 43,560 SF/ 1.00 AC.

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GRAPHIC SCALE



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECOGNITION BY THE SURVEYOR SIGNING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

AS-BUILT LOCATION SURVEY FOR:

JUNISE DAVILMAR  
 PIERRE



LAND DEVELOPMENT  
 SURVEYORS, INC.  
 P.O. BOX 2050  
 Dacula, GA 30019  
 (770) 652-8206  
 L&S SURVEY @ BELLSOUTH.NET  
 COA LSF#000832

Date: 8/2/16	Land Lot: 251	District: 5th
County: GWINNETT, GA.	Scale: 1"=30'	Sheet No.
Field By: C.J.J.B	Drawn By: J.P.B	Checked By: L.J.J.
Job Number: 14145	File Number: Final/2.dwg	1 of 1

**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 use will definitely be suitable.

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

THAT will not in any way adversely affect the use or usability of nearby or adjacent property

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

Yes, it has reasonable economic use as currently zoned.

- (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 will not be any excessive or burdensome use of existing streets, transportation facilities, utilities or schools

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

Yes, the (permit) proposed special use permit is in conformity with policy and intend of land use 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:

No other existing or changing conditions affect the use and development of the property..

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# TRINITY GARDENS ,PCH

8-5-16

FROM: JUNISE DAVILMAR-PIERRE, FOUNDER AND CEO  
2385 EWING CHAPEL RD, DACULA, GA 30019

TO WHOM IT MAY CONCERN ;

THIS LETTER IS TO PROVIDE DETAILED INFORMATION ON THE PROPOSED USE OF MY PROPERTY, AS KNOWN AS "LETTER OF INTENT".

I INTEND TO OPERATE A PRIVATE RESIDENTIAL PERSONAL CARE HOME IN THE ADDRESS CITED ABOVE.

THE PROPERTY LAYS IN 1.0 ACRE OF LAND, AND HAS A CAPACITY OF UP TO SEVEN PARKING SPACES.

THE PERSONAL CARE HOME CAN ACCOMMODATE UP TO 5 RESIDENTS IN THE DWELLING.

THANK YOU FOR YOUR CONSIDERATION.

BEST REGARDS,

JUNISE DAVILMAR-PIERRE, RN, CHPN

*J. Pierre / 8-5-16*

CELL: 862-668-5796

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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.

*J. Pierre* \_\_\_\_\_ 7-1-16  
Signature of Applicant Date

JUNISE DAVILMAR-PIERRE, RN, CHPN  
Type or Print Name and Title

*[Signature]* \_\_\_\_\_ 07/01/2016  
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.

*Wherie* 7-1-16  
Signature of Property Owner Date

JUNISE DAVILMAR-PIERRE, RN CHPN  
Type or Print Name and Title

*[Signature]* 07/01/2016  
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.

J. Pierre 7-1-16  
Signature of Applicant

JUNISE DAVILMAR-PIERRE  
Type or Print Name

7-1-16  
Date

[Signature] 07/01/2016  
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:** 5 - 251 - 078  
(Map Reference Number) District Land Lot Parcel

J. Pierre Signature of Applicant 4-11-16 Date

JUNISE DAVILMAR-PIERRE, RN  
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)

D. J. ... NAME TSA II TITLE  
4/20/2016 DATE

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