

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Annette Sprewer</u>	NAME: <u>Annette Sprewer</u>
ADDRESS: <u>4462 Saddle Bend Trl</u>	ADDRESS: <u>4462 Saddle Bend Trl</u>
CITY: <u>Snellville, Georgia</u>	CITY: <u>Snellville, GA</u>
STATE: <u>Georgia</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>678 230-5072</u>	PHONE: <u>678 230-5072</u>
CONTACT PERSON: <u>Annette Sprewer</u> PHONE: <u>678 230-5072</u>	
CONTACT'S E-MAIL: <u>adsprewer@Comcast.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>R100</u>	BUILDING/LEASED SQUARE FEET: <u>3,377</u>
PARCEL NUMBER(S): <u>R6037^{CLU} 273</u>	ACREAGE: <u>0.79</u>
ADDRESS OF PROPERTY: <u>4462 Saddle Bend Trl</u>	
SPECIAL USE REQUESTED: <u>In home beauty salon for only a few clients a day.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

BK18481 PG0114

WINNETT CO. GEORGIA
ENCLOSURE TRANSFER TAX
\$ None
Tom Lawler Clerk of
SUPERIOR COURT

GANEK, WRIGHT & DOBKIN, P.C.
3805 Crestwood Parkway, Suite 325
Duluth, Georgia 30136
Phone: (770) 931-9175
Facsimile: (770) 806-0064
EM990899
WARRANTY DEED

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY, GA.
99 JUN -1 AM 8:00
TOM LAWLER, CLERK

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 20TH day of May in the year one thousand nine hundred ninety-nine, between STEPHEN G. SPREWER of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and STEPHEN G. SPREWER and ANNETTE SPREWER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP as defined and created by Ga. Law 1976, pages 1438 and 1439 (O.C.G.A sect 44-6-190) as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee,

THIS CONVEYANCE IS MADE SUBJECT TO STATE AND COUNTY AD VALOREM REAL PROPERTY TAXES AND ASSESSMENTS FOR 1999 NOT YET DUE AND PAYABLE AND SUBSEQUENT YEARS; AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 46, BLOCK B, HORSESHOE CREEK, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 71, PAGE 77, GWINNETT COUNTY, GEORGIA RECORDS.

with all the rights, members and appurtenances to the said described premises in anywise appertaining to or belonging. THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN LOAN DEED FROM GRANTOR, TO FT MORTGAGE COMPANIES d.b.a HOMEBANC MORTGAGE CORPORATION, DATED May 20, 1999, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$164,650.00, AND RECORDED IN THE RECORDS OF GWINNETT COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 20TH day of
May, 1999
in the presence of:

Witness [Signature]

[Signature] (SEAL)
STEPHEN G. SPREWER

[Signature]
Notary Public

My Commission Expires



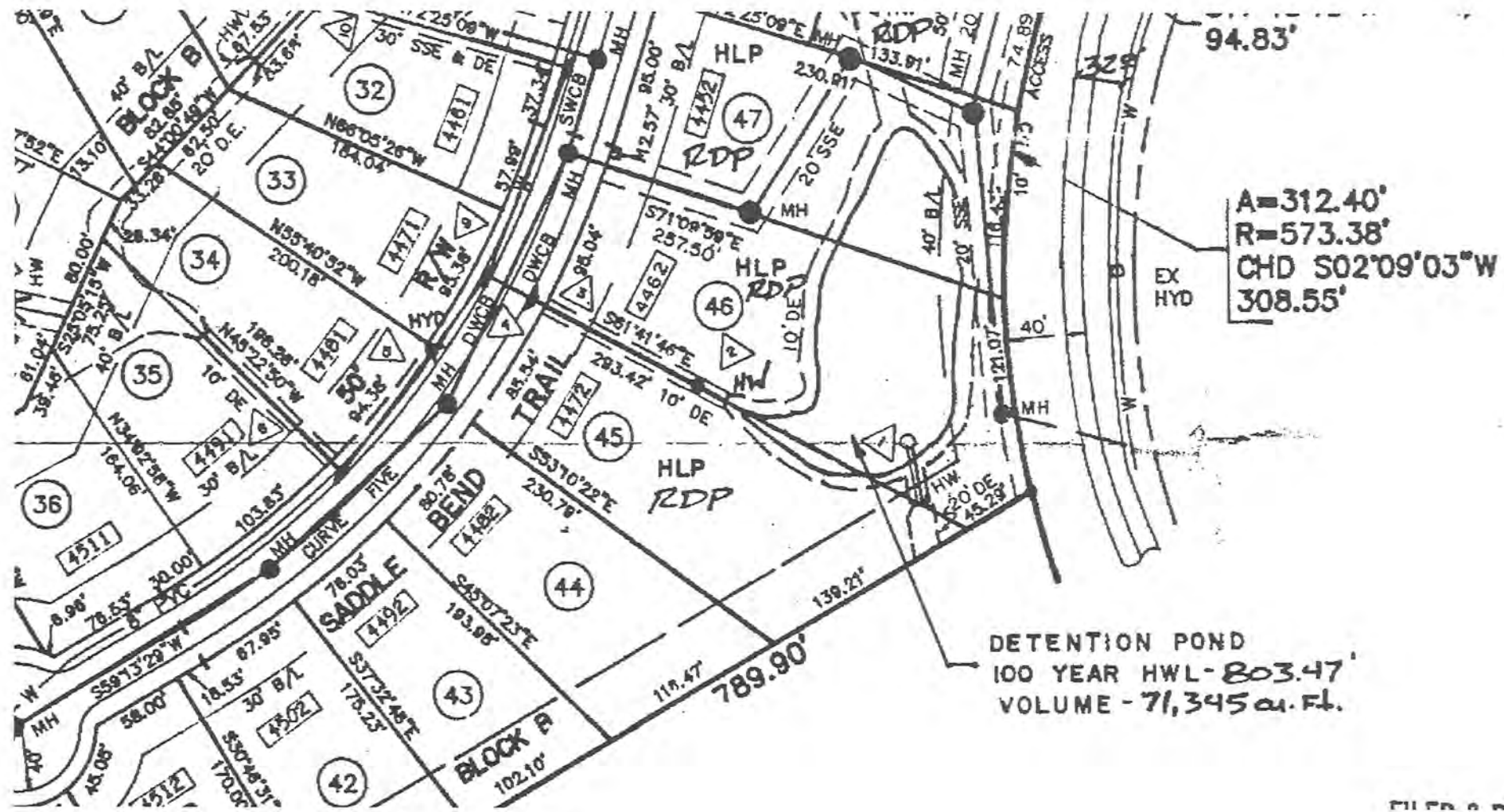
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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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:

I will only have a few cars parked in front of my house at a time.

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

No one will be affected. I wouldn't have clients everyday.

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

? No. I don't think any of my neighbors would be affected by my special use permit

- (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:

Not at All

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

Clients will only park in my drive way or on the street

- (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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July 24th 2017

To whom it may concern

I would like to provide hair services out of the basement of my home. Those services will include shampooing hair, coloring, extensions, and I also make customs wigs for chemo therapy patients. I only would only like to provide service to approximately four clients a day. From 8am to 6pm Monday thru Saturday. After looking at commercial space to lease it is more economical for me to do business out of my home. I will make sure that my appointments are spaced apart to ensure there is no congestion in and around our homes. I will have each client park in the driveway. I currently have a walkway for clients walk down to back where my salon is located. I appreciate if you all consider granting me this opportunity. It would mean a lot to me and especially my chemo therapy patients who would appreciate the privacy being that this a very traumatic experience for them.

Sincerely Yours

Annette Sprewer

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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.

Annette Sprewer

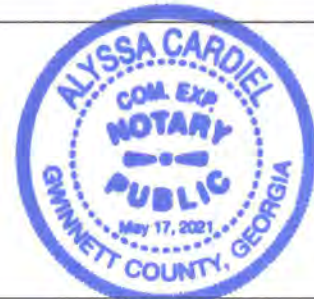
Signature of Applicant

7/19/17

Date

Annette Sprewer

Type or Print Name and Title



Alyssa Cardiel

Signature of Notary Public

7/19/17

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.

Annette Sprewer

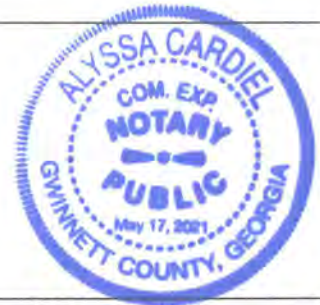
Signature of Property Owner

7/19/17

Date

Annette Sprewer

Type or Print Name and Title



Alyssa Cardiel

Signature of Notary Public

7/19/17

Date

Notary Seal

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IN THE SUPERIOR COURT OF GWINNETT COUNTY

STATE OF GEORGIA

ANNETTE SPREWER,)	
)	
Petitioner,)	
)	CIVIL ACTION
V.)	
)	FILE NO. 16-A-06043-3
STEPHEN G. SPREWER,)	
)	
Respondent.)	

SETTLEMENT AGREEMENT

THIS AGREEMENT made and entered into this 26th day of January, 2017, by and between Annette Sprewer, hereinafter called "Wife" and Stephen G. Sprewer, hereinafter called "Husband", and collectively referred to as "Parties" do hereby agree as follows:

WITNESSETH

WHEREAS, the Parties named above are now Husband and Wife, they having been married on June 16, 1995; and

WHEREAS, the parties are now living in a bona fide state of separation, and acknowledge that there exists no chance of reconciliation; and,

WHEREAS, there are no minor children, and

WHEREAS, the parties desire to settle all matters of equitable division of property, and all other claims each may have against the other arising from the marital relationship; and,

WHEREAS, each party is acting freely and voluntarily, under no compulsion or duress, and in consideration of the present income, earning capacity, and financial circumstances of each of the parties;

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AS

NOW, THEREFORE, in consideration of the premises and the mutual promises herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, IT IS AGREED AS FOLLOWS:

The parties shall continue to live separate and apart, each being free to choose his or her place of residence and employment, and each shall be free from authority and control, direct or indirect, by the other as fully as if sole and unmarried to each other.

1.
DIVISION OF PROPERTY

For and in consideration of the mutual covenants and agreements contained herein and in recognition of the Parties' equitable interest in the following described property:

(a) The Husband agrees that all property real or personal, titled to the Wife prior to the marriage of the parties shall continue to be the exclusive property of the Wife. By execution hereof, the Husband does hereby irrevocably quit-claim, transfer, release, waive and convey to the Wife any and all right, title or interest that he may now have or ever have with respect to the foregoing real and personal property of the Wife.

(b) The Wife agrees that all property real or personal, titled to the Husband prior to the marriage of the parties shall continue to be the exclusive property of the Husband. By execution hereof, the Wife does hereby irrevocably quit-claim, transfer, release, waive and convey to the Husband any and all right, title or interest that she may now have or ever have with respect to the foregoing real and personal property of the Husband.

(c) The Parties own a home located at 4462 Saddle Bend Trail, Snellville, Ga. 30039 which is the "marital residence". The parties agree that Wife shall have exclusive use and possession of the marital residence as soon as Husband moves from the residence. The parties also agree the Husband will continue to pay for the next six months hereof for half the monthly mortgage

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IN THE SUPERIOR COURT OF GWINNETT COUNTY
STATE OF GEORGIA

_____)	
Annette Sprewer,)	
Plaintiff,)	
)	CIVIL ACTION FILE NO.
v.)	
)	16-A-06043-3
Stephen G. Sprewer,)	
Defendant.)	
_____)	

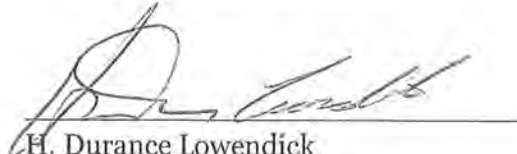
CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the within and foregoing pleading upon all parties to this matter by depositing a true copy of same in the United States Mail, in a properly addressed envelope with adequate postage thereon to the opposing parties as follows:

Raina Nadler
P.O. Box 500773
Atlanta, GA 31150

Steven Reilly
7 Lumpkin Street
Lawrenceville, GA 30046

This 26th day of January, 2017.


H. Durance Lowendick
GA Bar No.: 460075
Attorney for Defendant

4799 Sugarloaf Parkway
Building A
Lawrenceville, Georgia 30044
(770) 338-8300 phone
(770) 338-8399 Facsimile
durance@HDL-LAW.com


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Further affiant say not.

Witness my hand and seal this 26th day of January, 2017.


Annette Sprewer

Sworn to and subscribed before me
this 26th day of January, 2017.


Notary Public,
My commission expires: 01/29/2019



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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.

Annette Spawer

Signature of Applicant

Annette Spawer

Type or Print Name

7/19/17

Date

Alyssa Cardiel

Signature of Notary Public

7/19/17

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.

Annette Sprewer 7/19/17 Annette Sprewer
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Julie Amason 7/19/2017
 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 Annette Sprewer
 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: R - 6037 - 273
(Map Reference Number) District Land Lot Parcel

Annette Sprewer 7/19/17
Signature of Applicant Date
Annette Sprewer
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. Hays TSA II
NAME TITLE
7-19-17
DATE

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