

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|---|
| NAME: <u>Hoang Nguyen</u> | NAME: <u>Beaver Ruin 1550 LLC.</u> |
| ADDRESS: <u>1550 Beaver Ruin Rd.</u> | ADDRESS: <u>3802 Satellite Blvd.202</u> |
| CITY: <u>Norcross</u> | CITY: <u>Duluth</u> |
| STATE: <u>Georgia</u> ZIP: <u>30093</u> | STATE: <u>Georgia</u> ZIP: <u>30096</u> |
| PHONE: <u>(404) 312-4380</u> | PHONE: <u>(404) 312-4380</u> |
| CONTACT PERSON: <u>Hoang Nguyen</u> PHONE: <u>(404) 312-4380</u> | |
| CONTACT'S E-MAIL: <u>thehoang@yahoo.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>M-1</u> | BUILDING/LEASED SQUARE FEET: <u>9,444sf</u> |
| PARCEL NUMBER(S): <u>R6201 055</u> | ACREAGE: <u>1.06 ACRE</u> |
| ADDRESS OF PROPERTY: <u>1550 Beaver Ruin Rd., Norcross, GA 30093</u> | |
| SPECIAL USE REQUESTED: <u>Adult Daycare for Low Income Seniors</u> | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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REVISED LEGAL DESCRIPTION FOR
1550 BEAVER RUIN ROAD

ALL THAT TRACT or parcel of land lying and being in land Lot 201 of the 6th District, Gwinnett County Georgia, and being more particularly described as follows:

Commence at an axle found at the southeast corner of Land Lot 201 (said point also being the common intersection of Land Lots 201, 202, 184, and 183); run thence North 30 degrees 57 minutes 00 seconds West along the common line between Land Lots 201 and 202 a distance of 522.3 feet to an iron pin set; run thence South 58 degrees 58 minutes 21 seconds west a distance of 1511.40 feet to an iron pin set and the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING, run South 29 degrees 56 minutes 9 seconds East a distance of 137.36 feet to an iron pin set; run thence South 58 degrees 58 minutes 21 seconds West a distance of 270.00 feet to an iron pin set at a point located along the eastern right of way line of Beaver Ruin Road; run thence North 74 degrees 5 minutes 50 seconds West along the eastern right of way line a distance of 188.0 feet to an iron pin found; run thence North 58 degrees 58 minutes 21 seconds East a distance of 401.0 feet to an iron pin set and the **TRUE POINT OF BEGINNING,** as shown on that As Built Survey prepared for Habersham Federal Savings Bank & Barton G. Tracy by C. Fred Cannington, Georgia Registered Land Surveyor No. 1433, of Cannington & Associates, dated November 25, 1985, and last revised December 5, 1985.

Said Parcel containing 1.06 acre or 46,173 square feet.

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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, allowing Special Use Permit will let this property having the same use to service the public as is the next adjacent property (R6201 113) Zone C-2

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

NO, the proposed Special Use Permit will conform with or has similar commercial uses with the next adjacent property (R6201 113) Zone C-2 and other nearby properties all Zone C-2 (R-6184 252; R6201 075; R6201 090 and R6201 008B)

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

No adjacent property and all other nearby properties will be adversely affected

- (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, Special Use Permit for Adult Daycare of this property will not or could not cause any excessive or burden some use of existing streets or transportation facilities, utilities or schools at all since there is not much transportation involved

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

Yes, in conformity with all other or similar uses of all other nearby commercial properties and with policy and intent of the 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 and changing conditions affecting the Special Use Permit that give grounds for either approval or disapproval since the property is in a commercial zoning C-2 with most adjacent or nearby properties doing commercial activities with public

AMENDED LETTER OF INTENT
ADULT DAYCARE SERVICE
1550 BEAVER RUIN ROAD, NORCROSS, GA 30093

We are requesting an approval of a Special Use Permit for an Adult Daycare to serve Low Income Seniors in the Gwinnett County communities at 1550 Beaver Ruin Road, Suite 200 and 300, Norcross, GA 30093.

This location is very convenient to all areas, situated in the major roadway and near Highway 85. It is easy accessed by all people living in the area.

We have a lot of low income senior citizens reside in the area and they are in need of the adult daycare center to assist them with daily living in exercising activities, entertainment programs, and health services.

It is our mission to provide opportunities, new experiences and advocacy to all older adults in the area, promoting dignity, personal growth, health, friendship, independence and improving their quality of life.

We will provide exercising activities with our instructor lead fitness program for the active seniors. It will emphasize stretching as well as muscle toning to help them with their health.

We also provide senior Lunch with excellent quality food that help the elders with their diets and ages.

This adult daycare will not affect any business next to it since all of our neighbor buildings are all commercial doing business with the public.

We propose our Adult Daycare's hours of operation from Monday to Friday Every Week From 8:00AM to 5:00PM.

The Daycare will serve about 25 elders and up.

We believe that our daycare is an important project that need to be promoted to help senior citizens who need more assistance with their lives for them to live healthy and have meaningful lives since most of them are having low incomes.

We respectfully request that the Special Use Permit application is granted.

Sincerely,



Hoang Nguyen,
Applicant and Owner
Adult Daycare Service

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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.



08/30/2017

Signature of Applicant

Date

Hoang Nguyen, Owner

Type or Print Name and Title



8/30/2017

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.



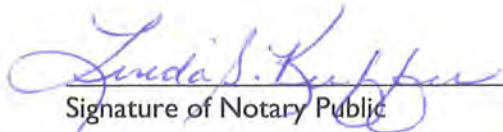
08/30/2017

Signature of Property Owner

Date

Hoang Nguyen, Owner

Type or Print Name and Title



Signature of Notary Public

8/30/2017

Date



Notary Seal

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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.

[Handwritten Signature] 8/30/2017 Hoang Nguyen, 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

[Handwritten Signature] 8/30/2017
 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 Hoang Nguyen
 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: 6 . 201 . 055
(Map Reference Number) District Land Lot Parcel

 _____ 08/30/2017
Signature of Applicant Date

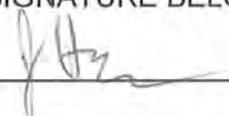
Hoang Nguyen, Owner

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)

 _____ ISA II
NAME TITLE

8-30-17

DATE

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