

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Camelia C Greau</u>	NAME: <u>Camelia C Greau</u>
ADDRESS: <u>3020 Hamilton mill rd.</u>	ADDRESS: <u>3020 Hamilton mill rd.</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>(470) 238-3013</u>	PHONE: <u>(470) 238-3013</u>
CONTACT PERSON: <u>Camelia C Greau</u> PHONE: <u>(470) 238-3013</u>	
CONTACT'S E-MAIL: <u>Camiafh@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>RA 200</u>	BUILDING/LEASED SQUARE FEET: <u>2343 SF.</u>
PARCEL NUMBER(S): <u>R1001-442</u>	ACREAGE: <u>2.279 Acres</u>
ADDRESS OF PROPERTY: <u>3020 Hamilton Mill rd.</u>	
<u>Buford GA 30519</u>	
SPECIAL USE REQUESTED: <u>I Am requesting a special use permit to open A Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED In my Home.

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Legal Description

3020 Hamilton Mill Road

All that tract or parcel of land lying and being in G.M.D. 1397, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the centerline of Tuggle Road and the westerly right of way of Hamilton Mill Road (8/0' right of way); THENCE traveling on said westerly right of way of Hamilton Mill Road for a distance of 1630.83 feet to a point, said point marked by a ¼ inch crimp top pip found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way South 06 Degrees 08 Minutes 32 Seconds East for a distance of 125.70 feet to a point; THENCE on said right of way South 08 Degrees 31 Minutes 36 Seconds East for a distance of 67.72 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling on the property line common to Ronald Rodriguez and Pamela D. Rodriguez North 82 Degrees 00 Minutes 15 Seconds West for a distance of 557.21 feet to a point, said point marked by a ½ inch rebar pin set; THENCE continuing on said property line common to Ronald Rodriguez and Pamela D. Rodriguez North 08 Degrees 00 Minutes 35 Seconds East for a distance of 186.90 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to D. G. Darracott South 81 Degrees 59 Minutes 41 Seconds East for a distance of 507.20 feet to a point, said point marked by a ¾ inch crimp top pipe found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 2.279 Acres

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GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

A TOPCON ES-105 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 20,840 FEET AND AN ANGULAR ERROR OF 02" 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 624,239 FEET AND CONTAINS 2.279 ACRES.

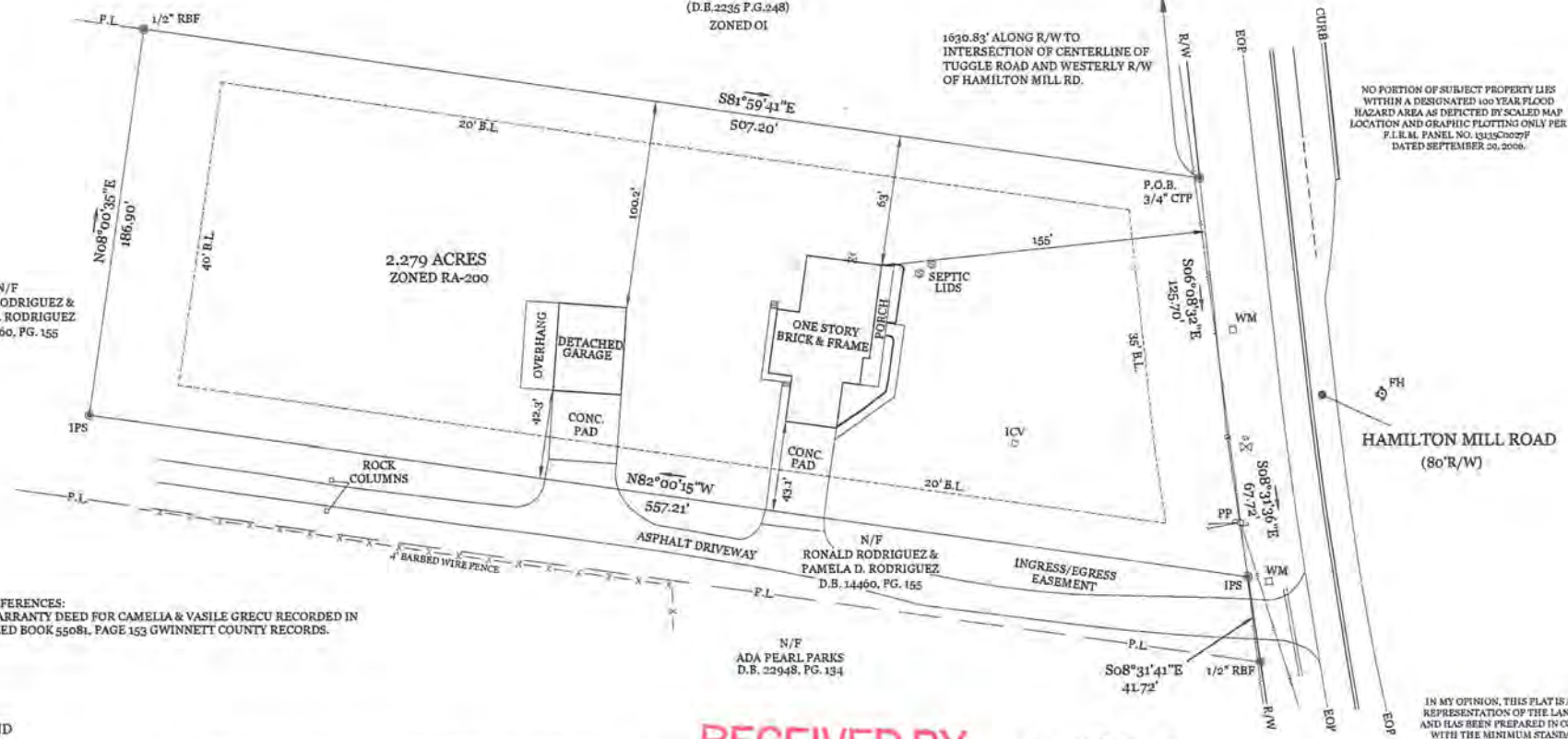
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.L.R.M. PANEL NO. 13135C0027P DATED SEPTEMBER 20, 2006.

N/F RONALD RODRIGUEZ & PAMELA D. RODRIGUEZ D.B. 14460, PG. 155

N/F G.D. DARRACOTT (D.B. 2235 P.G. 248) ZONED OI

N/F ADA PEARL PARKS D.B. 22948, PG. 134

1630.83' ALONG R/W TO INTERSECTION OF CENTERLINE OF TUGGLE ROAD AND WESTERLY R/W OF HAMILTON MILL RD.



REFERENCES:
1. WARRANTY DEED FOR CAMELIA & VASILE GRECU RECORDED IN DEED BOOK 55081, PAGE 153 GWINNETT COUNTY RECORDS.

LEGEND

- NTS = NOT TO SCALE
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- IFP = IRON PIN FOUND
- RFB = REBAR FOUND
- CTP = CRIMP TOP PIPE
- OTF = OPEN TOP PIPE
- BSL = BUILDING SETBACK 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
- PH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FTE = FIRST FLOOR ELEVATION
- BFE = BASEMENT FLOOR ELEVATION
- GFE = GARAGE FLOOR ELEVATION
- UTP = UNDERGROUND TELE. PED.
- S = SANITARY SEWER LINE/PFPE
- SS = STORM SEWER LINE/PFPE
- F-L = FENCE LINE
- N/F = NOW OR FORMERLY
- TOE = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

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

GRAPHIC SCALE



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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 THE LAW.
BRIAN K. SUTHERLAND, R.L.S.

RETRACEMENT SURVEY FOR:
CAMELIA CAMMY GRECU & VASILE STELLAN GRECU
3020 HAMILTON MILL ROAD
GEORGIA PREMIER LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
3020 HAMILTON MILL ROAD
BUPORD, GEORGIA 30509
(770) 642-3004 FAX (770) 642-3956
LAND SURVEY PERM OGA 4147

Date:	08.16.2017	G.M.D.	1397	Sheet No.
County:	GWINNETT, GEORGIA	Scale:	1" = 40'	1 of 1
Project:	P-268	Drawn By:	AS	

FIELD DATE: 08.15.2017

No.	By	Date	Revision
ACAD FILE: 17\17268\3020HamiltonMillRoad\268FNL.DWG			

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

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

No it will not affect it

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

yes

- (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 it should not

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

yes

- (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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I Camelia C Greco

9.21.2017

Located at 3020 Hamilton Mill Rd.
Buford G.A. 30519 I am trying
to obtain a special use permit to
open a Personal Care Home at my
Home for 3 residents I have 3 bedrooms
1 of them will be for 2 residents
so it will be a shared one. The other
bedroom will be for 1 resident and the
last bedroom will be for myself and
my husband. I have many years of
experience I opened up a personal care
Home in Washington State in 2003. I
worked there from 2003 December
until 2017 April I have sold that home
along with the business so it still operates.
I would be so thankful if I would be
able to open up a personal care Home
It would mean so much to me to be able
to open the business.

Thankyou.

Camelia C Greco.

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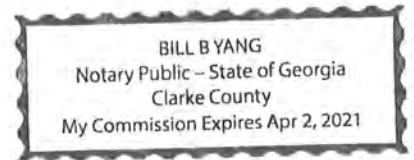
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

Camelia C Green
Signature of Applicant

08-28-2017
Date

Camelia C Green
C and S Personal Care Home
Type or Print Name and Title



Bill B Yang
Signature of Notary Public

8/28/2017
Date

Notary Seal

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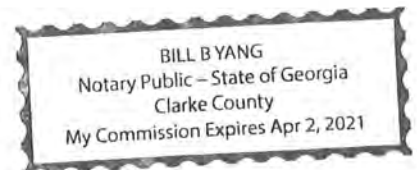
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

Camelia C Green 08-28-2017
Signature of Property Owner Date

Camelia C Green
C and S Personal Care home
Type or Print Name and Title

Bill B Yang 8/28/2017
Signature of Notary Public Date



Notary Seal

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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.

Camelia C Green

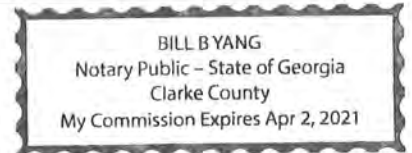
Signature of Applicant

*Camelia C Green
C and S Personal Care home*

Type or Print Name

08-28-2017

Date



Bill Byang

Signature of Notary Public

8/28/2017

Date

Notary Seal

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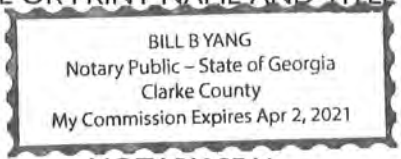
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Camelia C Greau 08-28-2017 Camelia C Greau
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Camelia C Greau 08-28-17 Camelia C Greau
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE



Bill B Yang 8/28/2017
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

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 Camelia C Greau
 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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