

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JUSTINA ORODE</u>	NAME: <u>JUSTINA ORODE</u>
ADDRESS: <u>1698 NEW HOPE RD</u>	ADDRESS: <u>2940 Dominion Walk LN</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>Smellville</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30078</u>
PHONE: <u>678-520-2837</u>	PHONE: <u>678-520-2837</u>
CONTACT PERSON: <u>JUSTINA ORODE</u> PHONE: _____	
CONTACT'S E-MAIL: <u>Metrocommunity@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>26848 sq ft</u>
PARCEL NUMBER(S): <u>R5201061</u>	ACREAGE: <u>1.0477</u>
ADDRESS OF PROPERTY: <u>1698 NEW HOPE ROAD LAWRENCEVILLE, GA 30045</u>	
SPECIAL USE REQUESTED: <u>Community Living Arrangement (CLA)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 201 and 216 of the 5th Land District, Gwinnett County, Georgia, being that tract designated as Lot 2 and shown to contain 1.0477 acres, according to that exemption plat for Bobby E. Mooney, by B&B Surveying, recorded in Plat Book 79, page 288, Gwinnett County, Georgia Plat Records, which reference to said plat is hereby made for a more full and complete description of said property, being also known as 1698 New Hope Road according to the present system of numbering property in Gwinnett County, Georgia.

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13-046448-REG

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Exhibit "A" Legal Description

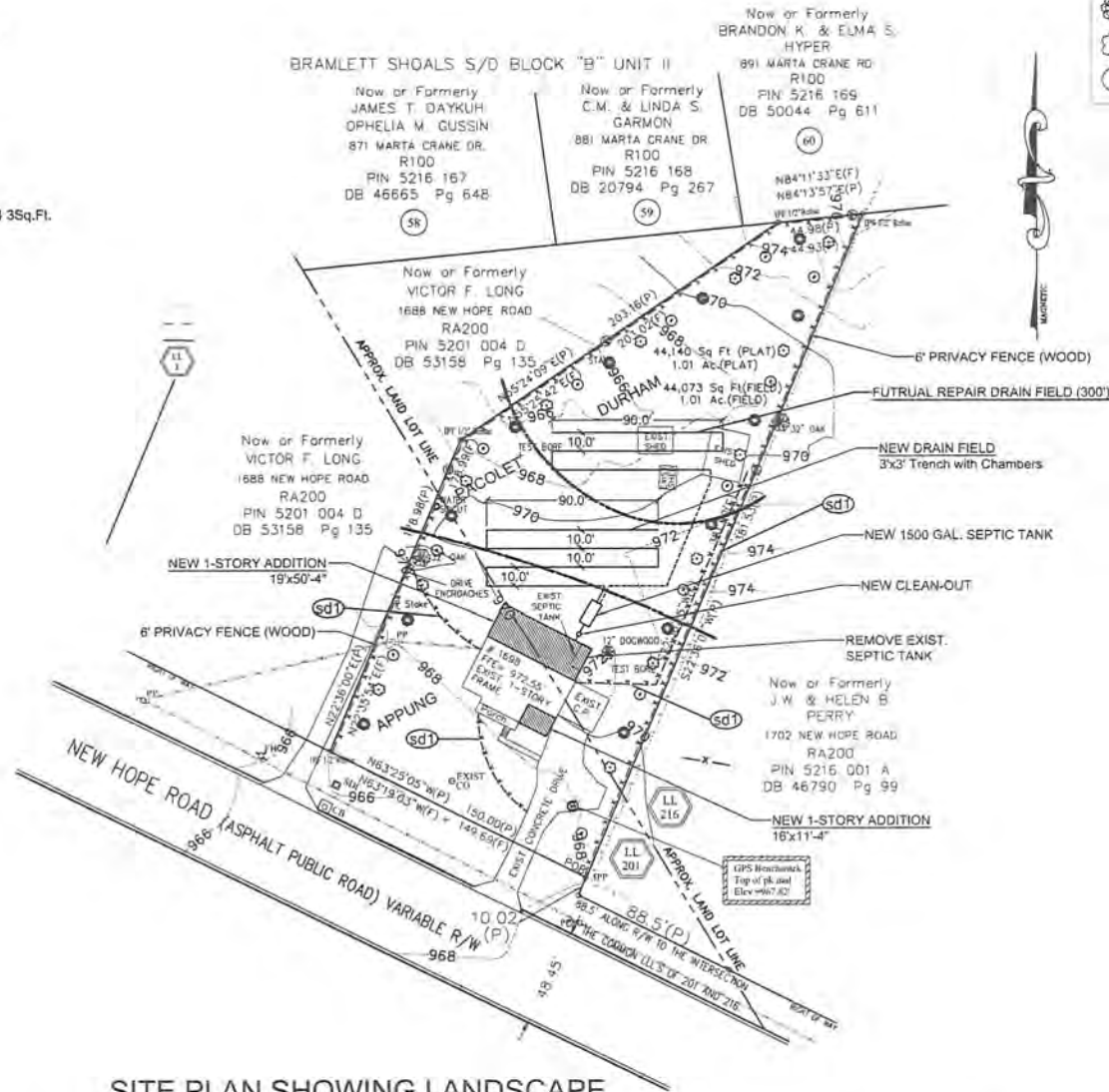
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**EXISTING ONE STORY RESIDENTIAL  
EXISTING HOUSE**  
1547 Sq.Ft.

**REAR ADDITION**  
956 Sq.Ft.

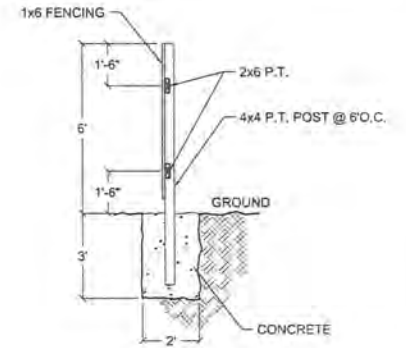
**FRONT ADDITION (Right Corner)**  
181 Sq.Ft.

**TOTAL**  
1547 Sq.Ft.+956 Sq.Ft.+181 Sq.Ft.= 2684 3Sq.Ft.



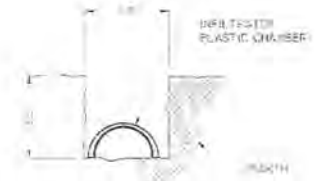
**LANDSCAPE AND TREE LEGEND**

- 12- 6' HI. CRYPTOMERIA @ 20' O.C., 10' from FENCE
- 12- 6' HI. HOLLY, AMERICAN @ 20' O.C., 10' from FENCE
- 12- 6' HI. HOLLY, YAUPON @ 20' O.C., 10' from FENCE

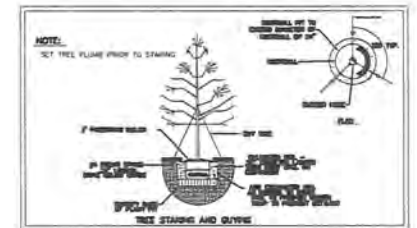


**PRIVATE FENCE DETAIL**

SCALE: 1/8" = 1'



**DRAIN FIELD TRENCH W/  
CHAMBER SECTION**



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**SITE PLAN SHOWING LANDSCAPE**



	ALL CONSTRUCTION 1888 NEW HOPE ROAD LAWRENCEVILLE, GA	DRAWN: [blank] CHECKED: [blank] DATE: 11/29/17
	Site Plan showing Landscape	SHEET C1.0

- LEGEND**
- X-X- = FENCE
  - SS = Sanitary Sewer
  - FH = Fire Hydrant
  - CP = Power Pole
  - IPP = Iron Pin Placed
  - OPF = Iron Pin Found
  - MON = Monument Found
  - LP = Light Pole
  - EP = Edge Pavement
  - POB = Point of Beginning
  - CP = Car Port
  - CB = Catch Basin
  - SDI = Storm Drain Inlet
  - CLF = Chain Link Fence
  - SSMH = Sewer Manhole
  - SSE = Sanitary Sewer Easement
  - JB = Junction Box
  - DI = Drop Inlet
  - PL = Property Line
  - CMP = Corrugated Metal Pipe
  - RCP = Reinforced Conc. Pipe
  - DE = Drainage Easement
  - WV = Water Valve
  - WM = Water Meter
  - RW = Right of Way
  - OL = Power Line
  - DB = DEED BOOK
  - PG = PAGE
  - SD = SUBDIVISION
  - (P) = PLAT CALL
  - (F) = FIELD LOCATED
  - - - = 2' contours
  - - - - - = 10' contours
  - - - - - (LL) = (LL) Land Lot Line
  - LL I = Land Lot Number

**BRAMLETT SHOALS S/D BLOCK "B" UNIT II**

Now or Formerly  
**BRANDON K. & ELMA S. HYPER**  
 891 MARTA CRANE RD.  
 R100  
 PIN 5216 169  
 DB 50044 Pg 611

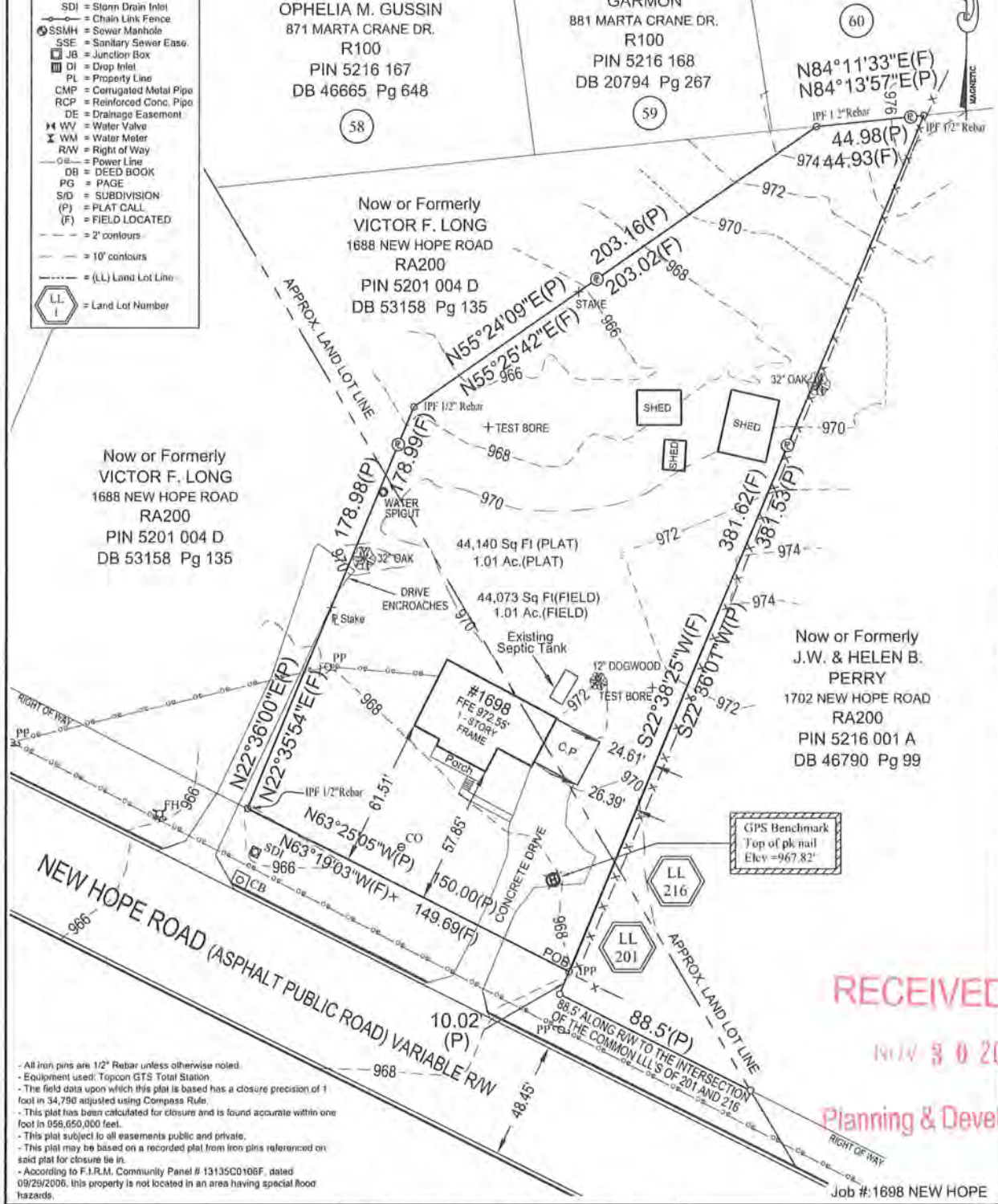
Now or Formerly  
**JAMES T. DAYKUH**  
**OPHELIA M. GUSSIN**  
 871 MARTA CRANE DR.  
 R100  
 PIN 5216 167  
 DB 46665 Pg 648

Now or Formerly  
**C.M. & LINDA S. GARMON**  
 881 MARTA CRANE DR.  
 R100  
 PIN 5216 168  
 DB 20794 Pg 267

Now or Formerly  
**VICTOR F. LONG**  
 1688 NEW HOPE ROAD  
 RA200  
 PIN 5201 004 D  
 DB 53158 Pg 135

Now or Formerly  
**VICTOR F. LONG**  
 1688 NEW HOPE ROAD  
 RA200  
 PIN 5201 004 D  
 DB 53158 Pg 135

Now or Formerly  
**J.W. & HELEN B. PERRY**  
 1702 NEW HOPE ROAD  
 RA200  
 PIN 5216 001 A  
 DB 46790 Pg 99



- All iron pins are 1/2" Rebar unless otherwise noted.  
 - Equipment used: Topcon GTS Total Station.  
 - The field data upon which this plat is based has a closure precision of 1 foot in 34,790 adjusted using Compass Rule.  
 - This plat has been calculated for closure and is found accurate within one foot in 958,650,000 feet.  
 - This plat subject to all easements public and private.  
 - This plat may be based on a recorded plat from iron pins referenced on said plat for closure be in.  
 - According to F.I.R.M. Community Panel # 13135C0108F, dated 09/29/2008, this property is not located in an area having special flood hazards.

**Perimeter Surveying Co., Inc**  
 1065 Sanddown Road, SW  
 Marietta, GA 30008  
 Phone: (770) 421-1186  
 Fax: (770) 425-6768  
 kencoper@aol.com  
 Kenneth L. Nutt, Ga. R.L.S. #2104  
 COA Application Pending

**Boundary, Trees AND Topo Survey for:**  
**JAMES LAIRD & A J CONSTRUCTION**  
 1698 NEW HOPE ROAD - ZONED RA200  
 LAND LOTS 216 & 201, 5TH DISTRICT  
 GWINNETT COUNTY GEORGIA

Area =  
 44,140(P)SqFt 1.01Ac.(P)  
 44,073(F)SqFt 1.01 Ac.(F)

Plat Book: 79 Page: 288  
 Dead Book: 153, 199, 53844 Page: 575, 569, 324

This survey was prepared in conformity with the Technical Standards for Property Surveying 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 as set forth in the Georgia Plat Act O.C.G.A 15-6-67.

GRAPHIC SCALE  
 0 10' 20' 30' 40' 60' 80'  
 SCALE: 1"=40'

Computed by: RNUTT  
 Checked by: KLN  
 Date Surveyed: 11/13/2015

Drawn by: RNUTT  
 Party Chg'd: KLN  
 Date Drawn: 11/16/2015

**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

- (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

- (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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**TINA OBODE**

**LETTER OF INTENT**

November 28, 2017

I, Tina Obode, am a business owner who provides services for our most fragile population, individuals with special needs. I am currently expanding the services I deliver to the special needs population and provide secured and quality housing.

I have the intentions of using the property located at 1698 New Hope Road, Lawrenceville, GA 30045 to operate a community living arrangement. I am seeking to have no more than 4 individuals with special needs reside at the home and provide 24 hour staffing.

The agency currently has a day program in Lawrenceville where individuals with development disabilities go and spend the day doing a variety of community integration and activities. The individuals who will be residing at the home, shall attend the day program Monday to Friday from 7:00 am to 3:00 pm.


The residents who will be living at the home shall be no-aggressive adults who have been diagnosed with an intellectual disability. The disability may range from mild intellectual disability to severe intellectual disability. There shall be at least one staff on duty at all times for the maximum of 4 residents. If a resident is in need of more care, the agency shall hire extra staff to oversee the services to the individual.

All the residents are assigned a Support Coordinator from the state of Georgia who shall visit them at least once a month to ensure they are being properly serviced and their needs are all being met.

The agency shall hire a Developmental Disability Professional in accordance with the state standards to make regularly assessments on the residents to determine their level of care. A nurse shall visit monthly to make sure the medications are available for the residents as applicable and their medical needs are being met.

All staff members must be first aid and CPR certified and pass a nationwide background check prior to being employed by the agency. Staff members must be at least 21 years old and have at least two years experience working with the DD population and be a Certified Nursing Assistant.

Sincerely,

Signature of Tina Obode: 

Date: 11/28/2017 NOV 30 2017

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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.

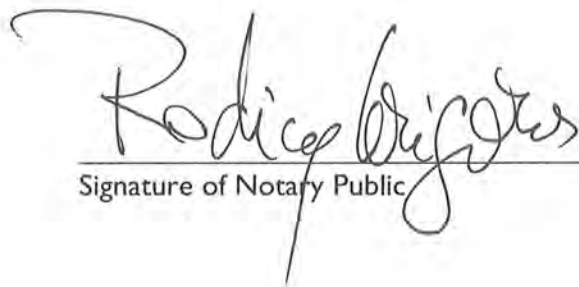


Signature of Applicant

11/20/2017  
Date

JUSTINA ORSODE / OWNER

Type or Print Name and Title



Signature of Notary Public

11-30-17  
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.



Signature of Property Owner

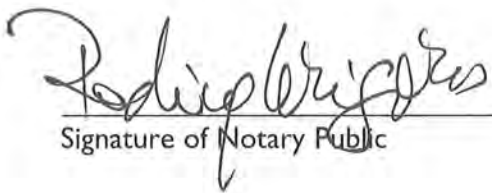


11/30/2017

Date

JUSTINA OBORE / OWNER

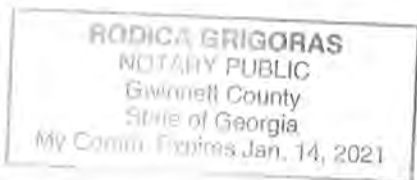
Type or Print Name and Title



Signature of Notary Public

11.30.17

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)

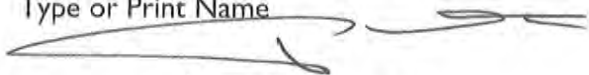
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



Signature of Applicant

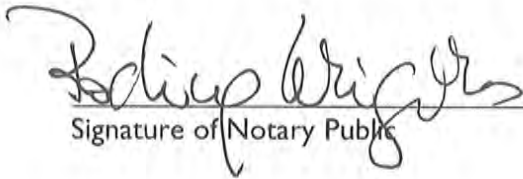
JUSTINA ORODE

Type or Print Name



11/30/2017

Date



Signature of Notary Public

11.30.17

Date

RODICA GRIGORAS  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Jan. 14, 2021

Notary Seal

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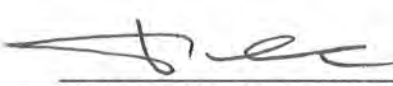
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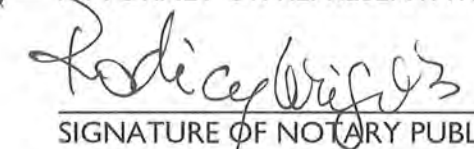
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

  
 SIGNATURE OF APPLICANT      11/30/2017      JUSTINA ORODE/OWNER  
 DATE      TYPE OR PRINT NAME AND TITLE

  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      11/30/2017      JUSTINA ORODE/OWNER  
 DATE      TYPE OR PRINT NAME AND TITLE

  
 SIGNATURE OF NOTARY PUBLIC      11/30/17      DATE

RODICA GRIGORAS  
 NOTARY PUBLIC  
 Gwinnett County  
 NOTARY SEAL  
 My Comm Expires Jan. 14, 2021

**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    JUSTINA ORODE  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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:** 5<sup>th</sup> - 2019216 - R5201061  
(Map Reference Number) District Land Lot Parcel

[Signature] 11/28/2017  
Signature of Applicant Date

JUSTINA ORBDE / 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)

Kate H Murphy KHM TSA  
NAME TITLE

11-29-17  
DATE

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CASE NUMBER SUP2016-00009  
GCID 2016-0158

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HUNTER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by JUSTINA OBODE for the proposed use of an COMMUNITY LIVING ARRANGEMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

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WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 23, 2016 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 23<sup>rd</sup> day of FEBRUARY 2016 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed Community Living Arrangement providing residence and care for up to a maximum of four developmentally disable adults residing in the home.
2. All outdoor activities shall be supervised by an employee of the home.
3. Exterior signage advertising the Community Living Arrangement shall be prohibited.
4. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. Provide fencing and/or evergreen plantings along the side and rear property lines to screen the property from view of neighboring residences. Screening design and materials shall be subject to review and approval of the Director of Planning and Development.
6. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 2/29/16

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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Exhibit "A" Legal Description

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