

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>MOHAMED KUYATEH</u> ADDRESS: <u>2865 CENTERVILLE HIGHWAY</u> CITY: <u>SNELLVILLE</u> STATE: <u>GEORGIA</u> ZIP: <u>30078</u> PHONE: <u>770 309 7669</u>	NAME: <u>MOHAMED KUYATEH</u> ADDRESS: <u>2865 CENTERVILLE HIGHWAY</u> CITY: <u>SNELLVILLE</u> STATE: <u>GEORGIA</u> ZIP: <u>30078</u> PHONE: <u>770 309 7669</u>
CONTACT PERSON: <u>MOHAMED KUYATEH</u> PHONE: <u>770 309 7669</u> CONTACT'S E-MAIL: <u>mohamed.kuyateh@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>O&I</u> BUILDING/LEASED SQUARE FEET: <u>+/- 4265</u>
LAND DISTRICT(S): <u>R6033</u> LAND LOT(S): <u>028</u> ACREAGE: <u>1.77</u>
ADDRESS OF PROPERTY: <u>2865 CENTERVILLE HIGHWAY SNELLVILLE GA 30078</u>
SPECIAL USE REQUESTED: <u>PERSONAL CARE HOME</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 Lot 33 of the 6th Land District of Gwinnett County, Georgia, being designated as Tract No. 4, containing 1.740 acres on a plat of survey for Ja-Way Investment Company, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated November 25, 1974, revised January 9, 1976, and being more particularly described as follows: BEGINNING at an iron pin on the Western right of way of Georgia Highway No. 124 (shown on said plat to have a 100-Foot right of way) located a distance of 1,332.36 feet in a Northwesterly direction as measured along said right of way from the point where said right of way is intersected by the center line of Park Circle (shown on said plat to have a 30-foot easement); thence run South 62 degrees 27 minutes West 375.8 feet to an iron pin; thence run North 28 degrees 14 minutes West 184.2 feet to an iron pin; thence run North 60 degrees 56 minutes East 420.0 feet to an iron pin; thence run South 17 degrees 08 minutes East 151.0 feet to an iron pin on the Western right of way of Georgia Highway No. 124; thence run along said right of way in a generally Southeasterly direction and following the curvature thereof a distance of 49.00 feet to an iron pin, being the point of beginning. LESS AND EXCEPT that Right of Way Deed to the Georgia Department of Transportation recorded at Deed Book 33908, pages 52 and 55, aforesaid records.

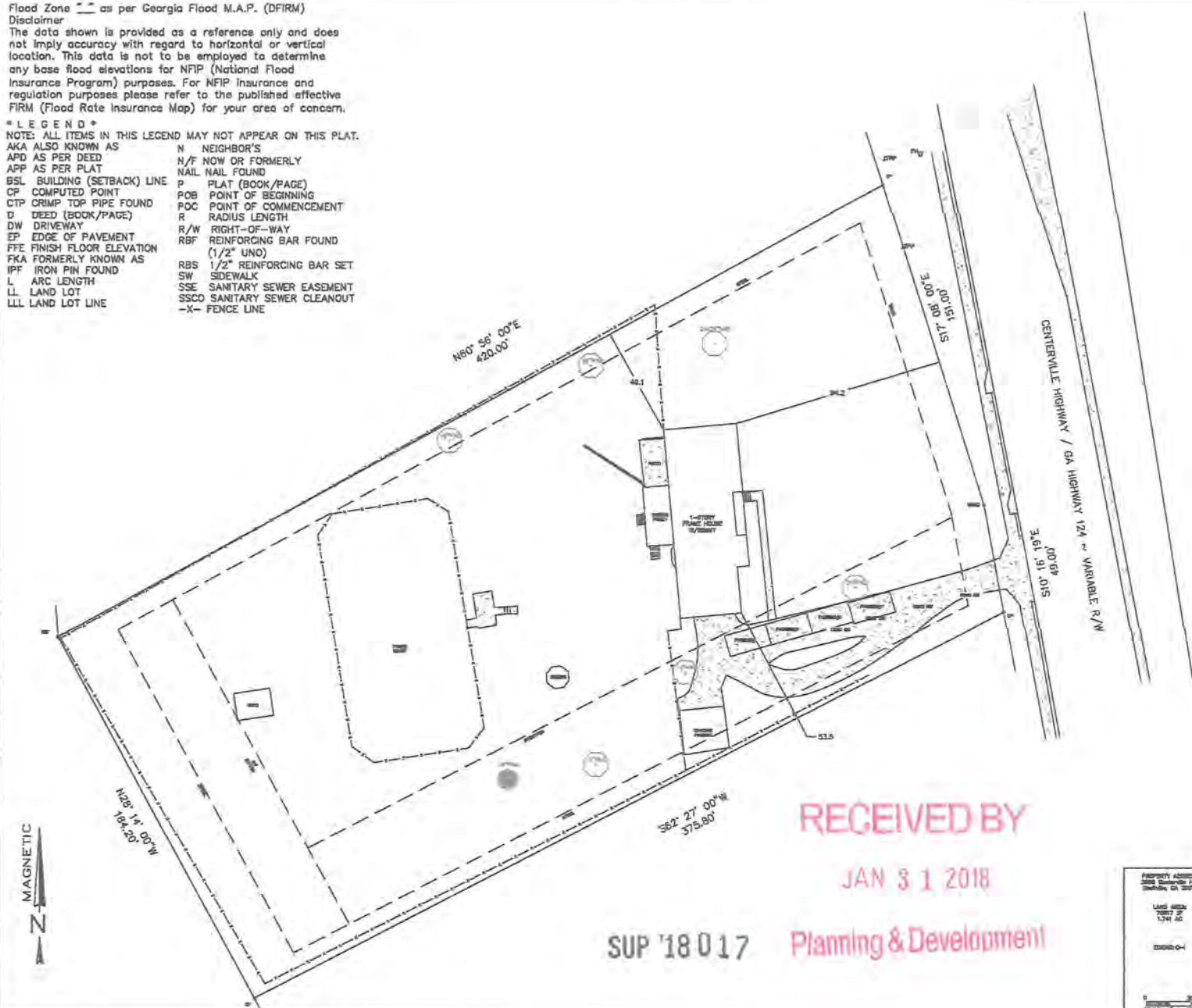
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Flood Zone as per Georgia Flood M.A.P. (DFIRM)

Disclaimer
 The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for NFIP (National Flood Insurance Program) purposes. For NFIP insurance and regulation purposes please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern.

- * L E G E N D ***
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N NEIGHBOR'S
 APD AS PER DEED N/F NOW OR FORMERLY
 APP AS PER PLAT NAIL NAIL FOUND
 BSL BUILDING (SETBACK) LINE P PLAT (BOOK/PAGE)
 CP COMPUTED POINT POB POINT OF BEGINNING
 CTP CRIMP TOP PIPE FOUND POC POINT OF COMMENCEMENT
 D DEED (BOOK/PAGE) R RADIUS LENGTH
 DW DRIVEWAY R/W RIGHT-OF-WAY
 EP EDGE OF PAVEMENT RBF REINFORCING BAR FOUND
 FFE FINISH FLOOR ELEVATION (1/2" UNO)
 FKA FORMERLY KNOWN AS RBS 1/2" REINFORCING BAR SET
 IFF IRON PIN FOUND SW SIDEWALK
 L ARC LENGTH SSE SANITARY SEWER EASEMENT
 LL LAND LOT SSCO SANITARY SEWER CLEANOUT
 LLL LAND LOT LINE -X- FENCE LINE



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.
 TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).
 PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER.

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PROPERTY ADDRESS: 1245 S. GARDNER ST MARIETTA, GA 30067	PLAT PREPARED FOR: MOHAMED KUYATEH		
LAND AREA: 1.91 AC	LOT: _____ PLUG: _____ UNIT: _____ LAND LOT 20 ~ 20A BOUNDARY SURVEY SYSTEMS & ASSOC., INC. 807 LAW ST., SUITE 101, MARIETTA, GA 30067 • COA # 1 LICENSED IN GEORGIA EXPIRES: 1-31-2019 TEL: 770-425-7333 • FAX: 770-425-7333 SURVEYOR: _____		
DATE: _____	FIELD DATE: 1-28-2018 DRAWN DATE: 1-28-2018 CHECKED BY: _____ SURVEYOR: _____ PLAT BOOK: _____ PAGE: 11 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WERE OBTAINED BY A SURVEYOR WITH AN APPROXIMATE ERROR OF 1/10000 PART PER HUNDRED (1/10000) USING THE LEICER DISTANCE MEASUREMENT SYSTEM. THIS PLAT HAS BEEN CALCULATED FOR ACCURACY AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE MEASUREMENT OF THIS PLAT. NO DATA POINTS WERE OBTAINED FROM OUTSIDE OF THIS PROPERTY. THIS SURVEY WAS PREPARED IN CONFORMANCE 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 SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-2-2.		

Anchor Personal Care Home
2865 Centerville Highway
Snellville, GA 30078

January 4, 2018

Gwinnett County
Dept. of Planning & Development
446 West Crogan St, Suite 250
Lawrenceville, GA 30046

Re: **Letter of Intent**

To Whom It May Concern:


Anchor Personal Care Home is submitting this letter of intent to apply for a Special Use Permit to establish and operate a congregate Personal Care Home Facility to accommodate ten (10) patients in five (5) bed rooms and one bed room for the owner/manager residing on the property. The facility will be located at 2865 Centerville Highway, Snellville, GA 30078.

The facility will provide the needs of the Elderly needing assistance with their essential daily living activities including assistance with eating, bathing, grooming, dressing, and supervision of medications. Qualified professional personnel will provide all services. The facility will work closely with family members to provide any external social or health care needs of clients.

The acreage of the facility is approximately 4,256 sq. ft. on a 1.77-acre lot. The facility is zoned as O & I use with 3 car garage a 2 car covered parking shed, 4 parking spots and 1 dwelling unit.

Mr. Mohamed Kuyateh, owner of Anchor Personal Care Home will be the point of contact to answer any questions or provide any documentation needed regarding this application. He can be reached at 770-309-7669 or by email at anchorpch@gmail.com

Sincerely,


Mohamed Kuyateh
Owner

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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

(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:

NONE

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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

12/29/2017

Date

MOHAMED KUYATEH

Type or Print Name and Title



Signature of Notary Public

12/29/2017

Date



Notary Seal

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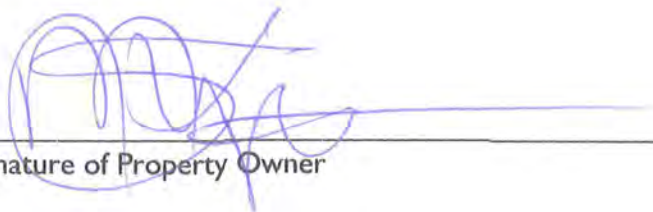
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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

12/29/2017

Date

MOHAMED KUYATEH

Type or Print Name and Title



Signature of Notary Public

12/29/2017

Date


Notary Seal

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