

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Margaret Owusu</u>	NAME: <u>Margaret Owusu</u>
ADDRESS: <u>430 Chandler bluff</u>	ADDRESS: <u>Chandler bluff Ct</u>
CITY: <u>grayson</u>	CITY: <u>grayson</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>240 476 1049</u>	PHONE: <u>240 476 1049</u>
CONTACT PERSON: <u>Margaret Owusu</u> PHONE: <u>240 476 1049</u>	
CONTACT'S E-MAIL: <u>dopayowusu@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>R100</u>	BUILDING/LEASED SQUARE FEET: _____
PARCEL NUMBER(S): <u>R516-8011</u>	ACREAGE: <u>1.778</u>
ADDRESS OF PROPERTY: <u>1894 Round Rd. Grayson GA 30017</u>	
SPECIAL USE REQUESTED: <u>To use the above address as a personal care home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

The Beginning at a nail placed on the center line of round road 826.12 feet northerly as measured along the center line of Round Road, from the intersection of the center line of Round Road and the center line of Grayson-New Hope Road; running thence from the center line of Round road north 64 degrees 44 minutes 00 seconds East a distance of 31.17 feet to an iron pin set, said point being the TRUE POINT BEGINNING; thence north 00 degree 53 minutes 32 seconds west a distance of 11.72feet ; thence north 7 degrees 13 minutes 55 seconds East a distance of 44 feet; thence north 14 degrees 31 minutes 49 seconds east a distance of 41.70 feet; thence north16 degrees 43 minutes 38 seconds east a distance 41.87 feet; thence north 17 degrees 19 minutes 48 seconds east a distance of 146.85 feet; thence north 14 degrees 46 minutes 32 seconds east a distance of 75.74 feet; thence north 9 degrees 00 minutes 32 seconds east a distance of 35.04 feet to an iron pin set; thence north 59 degrees 57 minutes 00 seconds east a distance of 179.49 feet to an iron set; thence south 6 degree 4 minutes 0 seconds east a distance of 339.86 feet to an iron pin set; thence south 64 degrees 44 minutes 00 seconds west a distance of 318.15 feet to an iron pin set and the POINT OF BEGINNING.

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[MO] [AM]

Exhibit C

01/17/18
2:30PM EST

SPV
NRV

SURVEYORS CERTIFICATION: (i)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W.T. Dunahoo
W.T. Dunahoo (GA RLS #1577)
5-24-17
Date



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES:

- 1.) This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- 2.) This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title survey would reveal.
- 2.) This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
- 4.) This plat represents part of that tract of land designated as Map & Parcel R516B 011 & R516B 012, according to Gwinnett County Tax Assessors.
- 5.) No National Geodetic Survey monuments found within 500 feet of subject property.
- 6.) **Building Setbacks:**
Front: 35 feet Side: 10 feet (one yard) Rear: 40 feet
35 feet (two yards)



LOCATION MAP : NOT TO SCALE
REFERENCE : AERO ATLAS

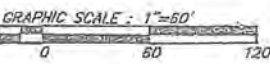
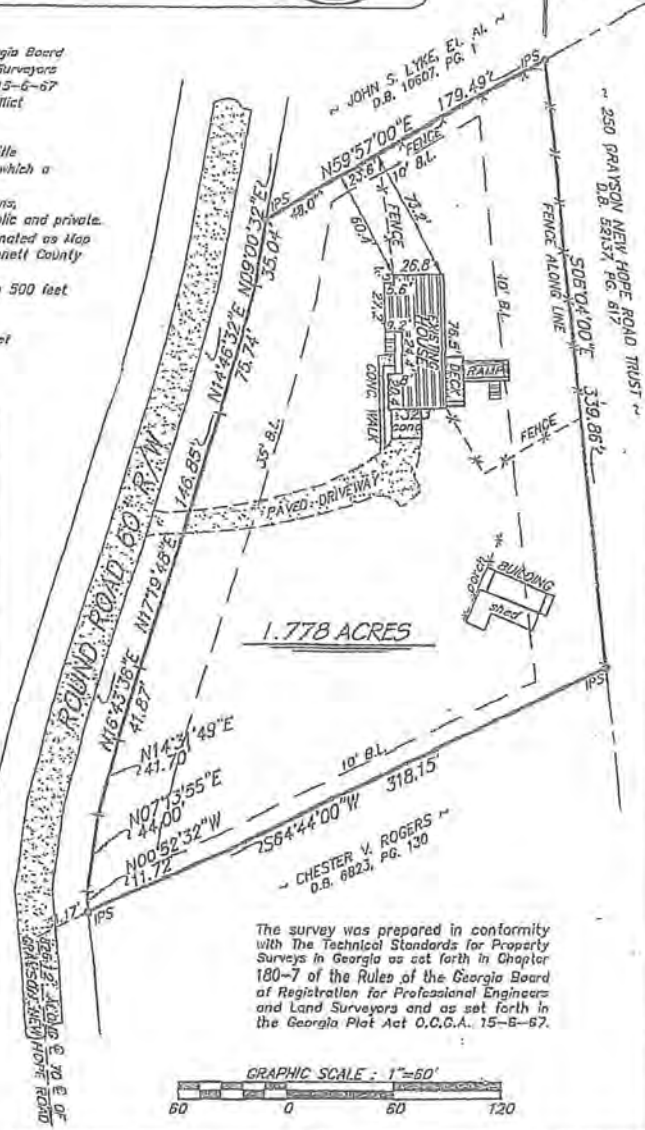
A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat. The field data upon which this plat is based has a closure precision of one foot in 21000 feet and an angular error of 2" per angle point and was adjusted using the compass rule. This survey has been calculated for closure and is found to be accurate within one foot in 22000 feet.

REFERENCES:

- 1.) SURVEY FOR LOREN R. VAUGHN BY GEORGIA LAND SURVEYING CO., INC., DATED 10/2/1975.
- 2.) SURVEY FOR SAMMY LEACH BY HANNON & MEERS, DATED 3/28/1968, RECORDED IN PLAT BOOK D, PAGE 217.
- 3.) OUR SURVEY FOR D. A. REEDY, DATED 7/1/1972.
- 4.) DEED BOOK 6823, PAGE 130.
- 5.) DEED BOOK 34401, PAGE 50.
- 6.) DEED BOOK 15816, PAGE 244.
- 7.) DEED BOOK 10607, PAGE 2.

LEGEND

- R/W = RIGHT OF WAY
- IPS = IRON PIN SET (1/2" OPEN TOP)
- IPF = IRON PIN FOUND (1/2" REBAR)



The survey was prepared in conformity 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 Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY FOR		STATE OF GEORGIA	
LOREN RANDALL VAUGHN & NANCY KATHRYN VAUGHN			
LAND LOT / DISTRICT	COUNTY	SCALE	DATE
LL 168 ~ 310 DIST.	GWINNETT	1"=60'	5/24/2017
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			
P.O. BOX 753 305 16 MAY ST.		MILLEDGEVILLE, GEORGIA	

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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:

NO

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Gwinnett County Department of
Planning & Development
446 West Crogan Street, suite 250
Lawrenceville, Ga 30046

Margaret Owusu
1894 round Rd
Grayson Ga 30017

Letter of Intent (REQUESTING FOR SPECIAL USE PERMIT)

The house 1894 on round road is a single family home located in Grayson, GA. This is a single family ranch style home and it is 1,815 sqft and on a lot of 54,450 sqft (or 1.25 acres) with 4 bedrooms, 3 baths and was built in 1973. The house also has a basement which is half way finished and 2 car garage attached. The house also has a shed and a space that can accommodate 4 additional parking for residents and guest. The house also has a ramp for wheel chair accessibility.

The purpose of requesting the SPECIAL USE PERMIT is to be able to use the house for PERSONAL CARE HOME. What I intend to use the Personal Care Home for is to provide housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. "Personal Services" includes individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and assistance with essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. The plan is to accommodate at least seven individual residence.

Margaret Owusu

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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.

Margaret Eosu

Signature of Applicant

02/5/18

Date

Margaret Eosu

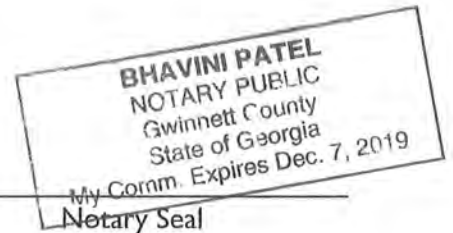
Type or Print Name and Title

Bhuv Patel

Signature of Notary Public

2/5/18

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.

Margaret Chase

Signature of Property Owner

02/05/17

Date

Margaret Chase

Type or Print Name and Title

Bhavani Patel

Signature of Notary Public

2/5/17

Date

BHAVANI PATEL
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 7, 2019

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)

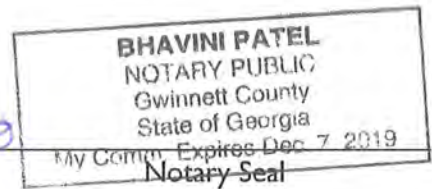
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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

Margaret Owsen
Signature of Applicant

Margaret Owsen
Type or Print Name

02/05/18
Date

Bhavani Patel 2/5/18
Signature of Notary Public Date



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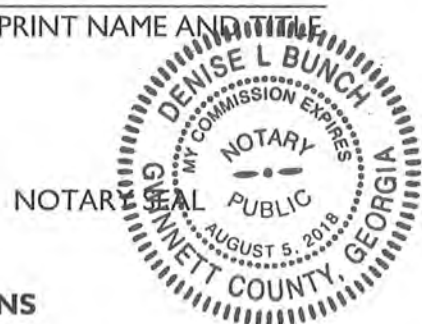
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

Margaret Owens 02/5/18 Margaret Owens
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 2/5/18
 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

 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 - 168 - 011
(Map Reference Number) District Land Lot Parcel

Margaret Owen 02/05/18
Signature of Applicant Date

Margaret Owen
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)

Debra Smith tax service associate
NAME TITLE

2.5.2018
DATE

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