

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME <u>KIAOCO MCGHEE</u>	NAME <u>KIAOCO MCGHEE</u>
ADDRESS <u>3616 KILLARNEY TRI.</u>	ADDRESS <u>3616 KILLARNEY TRI.</u>
CITY: <u>SNELLVILLE</u>	CITY: <u>SNELLVILLE</u>
STATE <u>GA.</u> ZIP: <u>30039</u>	STATE <u>GA.</u> ZIP: <u>30039</u>
PHONE <u>404-664-5687</u>	PHONE <u>(4) 664-5687</u>
CONTACT PERSON: <u>KIAOCO MCGHEE</u> PHONE <u>404-664-5687</u>	
CONTACT'S E-MAIL: <u>ORGANIXPCHO@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>R10</u>	BUILDING/LEASED SQUARE FEET: <u>3000</u>
PARCEL NUMBER(S): <u>6015 121</u>	ACREAGE: <u>1.04</u>
ADDRESS OF PROPERTY: <u>3616 Killarney Trail Snellville GA 30039</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home (Family)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK52168 PG0894

Please return to: MCMANAMY MCLEOD HELLER, LLC
621 NORTH AVENUE NE, STE C-100, ATLANTA, GA 30308
File # 13-03-3454

McManamy McLeod Heller, LLC
3520 Piedmont Road
Suite 110
Atlanta, GA 30305

PT-61 # 067-2013-016139
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 280.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2013 APR 19 PM 4:28
RICHARD ALEXANDER, CLERK

304340 +41

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this 12th day of April, 2013 between

PAIGE NEWTON-JONES NKA PAIGE NEWTON COX

as party or parties of the first part, hereinafter called Grantor, and

KIAOCO T. MCGHEE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, LOCHWOLDE AT OLDS MILL SUBDIVISION, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 107, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

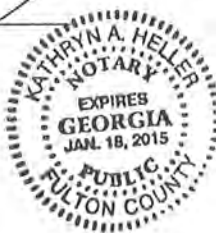
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Deanne Moore
Witness

Paige Newton-Jones
Notary Public
My commission expires



Paige Newton-Jones
PAIGE NEWTON-JONES NKA PAIGE
NEWTON COX

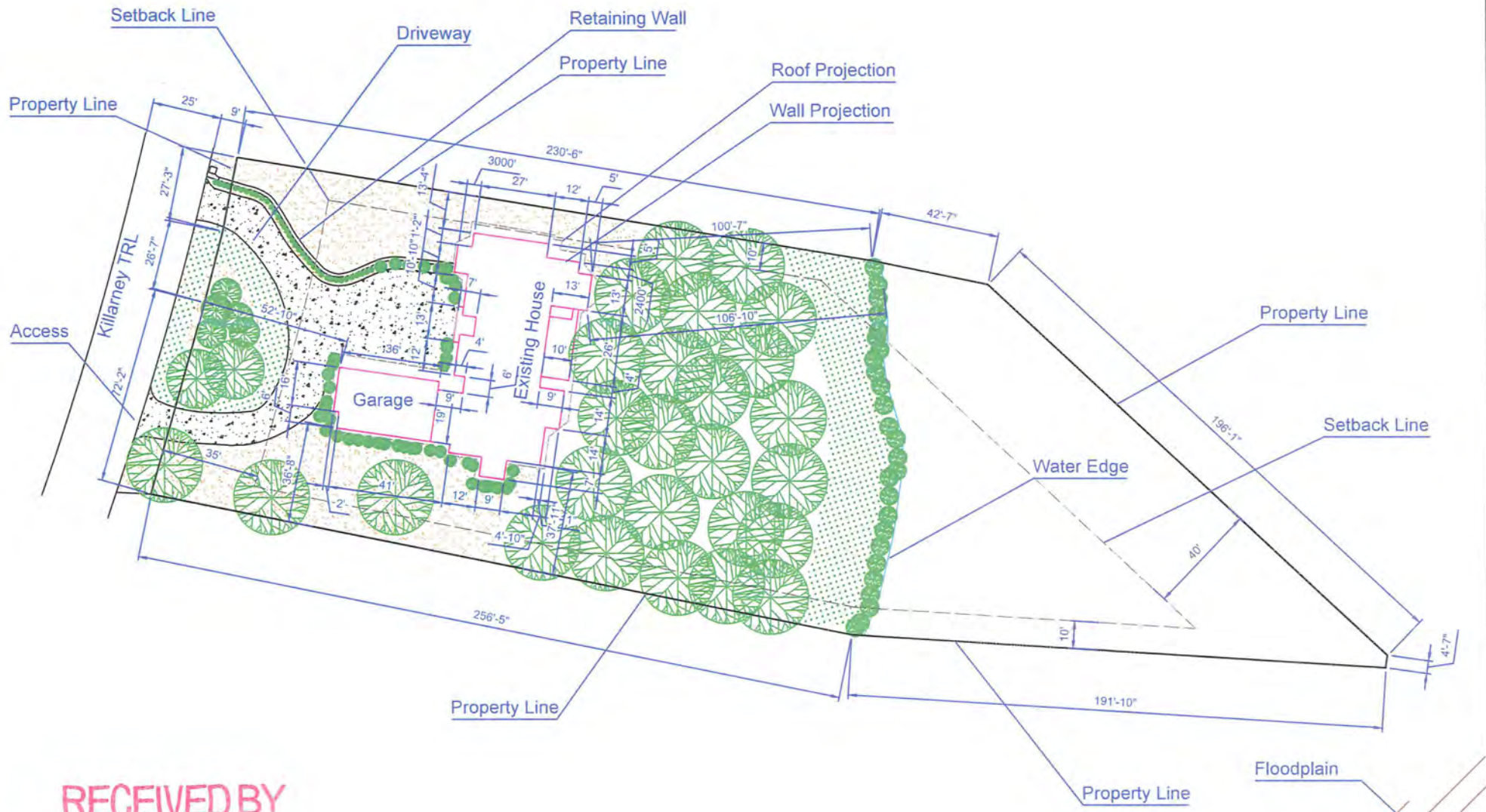
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Parcel No. (APN)
 Land Use Cat.
 Land Use Desc.
 Building Area
 Lot Area
 Building/Lot Ratio

6-015 -121
 RESIDENTIAL
 SINGLE FAMILY RESIDENCE
 3,018 SF
 45,302 SF (1.04 ACRES)
 0.07

3616 KILLARNEY TRL
 SNELLVILLE, GA 30039
 Scale: 1"=50'

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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June 11, 2018

Organix Personal Care Home

3616 Killarney Trail
Snellville Ga 30039

Re: Letter of Intent

To Whom it may concern, We are seeking to establish a full time personal care home at the above listed property. The home is 3000 sqft of finished living space and an additional 3000 of unfinished sqft in the daylight basement, on a 1.04 Acre lot in Snellville Ga. We are seeking to accommodate 2-3 Residents in hour home for long term care.

Best Regards,

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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.



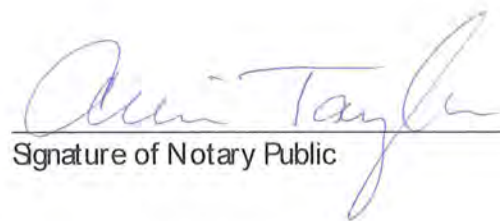
Signature of Applicant

6/9/2018

Date

KIAOCO MCGHEE OWNER

Type or Print Name and Title



Signature of Notary Public

6/9/2018

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.

K. MCGEE / OWNER 6/9/2018
Signature of Property Owner Date

KIAOOD MCGHEE / OWNER
Type or Print Name and Title

Allison Taylor 6/9/2018 
Signature of Notary Public Date Notary Seal

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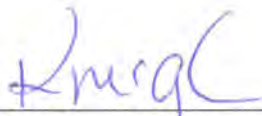
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SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT

(Only submit with Special Use Permit Application for a use within a residence)

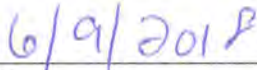
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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



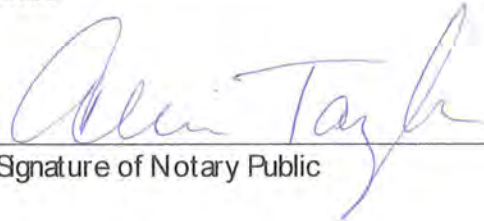
Signature of Applicant



Type or Print Name



Date



Signature of Notary Public



Date



Notary Seal


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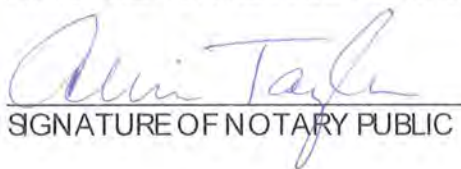
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 6/9/2018 KLISCO MCGHEE/OWNER
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 6/9/2018
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 Klisco McGhee
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: R60 - 015 - 121
(Map Reference Number) District Land Lot Parcel

[Signature] 6/11/2018
Signature of Applicant Date

 Riardo T McGhee
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)

 Cordrick Remy Senior TSA
NAME TITLE

 6/11/18
DATE

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