

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|------------------------------------|
| NAME: <u>MEKDES ASSEFA</u> | NAME: <u>MEKDES ASSEFA</u> |
| ADDRESS: <u>2331 SUNNY HILL RD</u> | ADDRESS: <u>2331 SUNNY HILL RD</u> |
| CITY: <u>LAWRENCEVILLE</u> | CITY: <u>LAWRENCEVILLE</u> |
| STATE: <u>GA</u> ZIP: <u>30043</u> | STATE: <u>GA</u> ZIP: <u>30043</u> |
| PHONE: <u>404-831-5201</u> | PHONE: <u>404-831-5201</u> |
| CONTACT PERSON: <u>MEKDES ASSEFA</u> PHONE: <u>404-831-5201</u> | |
| CONTACT'S E-MAIL: <u>MASSEFA131@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>RA200</u> BUILDING/LEASED SQUARE FEET: <u>3400 Sqr.</u> | |
| PARCEL NUMBER(S): <u>7101-016</u> ACREAGE: <u>1.14</u> | |
| ADDRESS OF PROPERTY: <u>2331 SUNNY HILL RD</u> | |
| SPECIAL USE REQUESTED: <u>PERSONAL CARE HOME</u> | |
| | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
 SEP 07 2018
 Planning & Development

BK 55971 PG 0745

EXHIBIT "A"

Beginning at an iron pin on the northwesterly right of way of Sunny Hill Road (80 feet right of way) at its intersection with the northeasterly right of way of Lena Carter Road (f/k/a Willard Road) thence north 12 degrees 23 minutes 37 seconds west along the northeasterly right of way of Sunny Hill Road 200.00 feet to an iron pin; thence south 75 degrees 29 minutes 12 seconds east 280.36 feet to an iron pin; thence south 12 degrees 23 minutes 37 seconds east 200.00 feet to an iron pin and the northeasterly right of way of Lena Carter Road; thence north 75 degrees 29 minutes 12 seconds west along the northeasterly right of way of the said Lena Carter Road 280.36 feet to an iron pin on the northeasterly right of way of said Sunny Hill and the true point of beginning, according to a plat of survey prepared by McNalley and Patrick, certified by LLOYD C. McNALLY, Jr., Georgia Registered Surveyor No. 2040 dated 02/02/88, last revised 10/05/92, entitled "Survey for Timothy L. Wheeler and Beverly A. Wheeler", said plat being of record in the office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book 57, Page 80-B, which said plat and recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

BK55971PG0744

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 01-096325-REG

18 JUN 27 PM 2:00

RICHARD ALEXANDER, CLERK

PT-61 # 067-2018-016778
GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ 293.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF Georgia
COUNTY OF Gwinnett

LIMITED WARRANTY DEED

THIS INDENTURE, made on 25th day of June, 2018, between

George L. Almasan

(hereinafter referred to as "Grantor") and

Mekdes Assefa

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 101 of the 7th District, Gwinnett County, Georgia, containing 1.148 acres according to a plat of survey for Timothy L. Wheeler and prepared by McNally & Patrick, Registered Land Surveyors, dated February 2, 1988, said plat being incorporated herein by reference and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed this 25 day of June, 2018 in the presence of:

[Signature]
Unofficial Witness

[Signature]
George L. Almasan

[Signature]
Notary Public
Commission expires:



0056516-22

LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- C.L. = CENTER LINE
- R/W = RIGHT OF WAY
- B.L. = BUILDING LINE
- - - = POWER OR TELEPHONE
- R = RADES
- M.T. = MARKED TREE
- L.L.L. = LAND LOT LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,661 FEET AND AN ANGULAR ERROR OF .06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80 FEET.

THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA.

COPY

SUNNY HILL ROAD 80' R/W

MAGNETIC NORTH



REFERENCES

1. PLAT OF SURVEY FOR LEONARD KNOTTS BY HENRY BAILEY, DATED 12-19-77.
2. WARRANTY DEED FOR LEONARD KNOTTS DATED 12-20-77, RECORDED IN DEED BOOK 1396, PAGE 172.

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 10/14/92 TIME 12:00P
 PLAT BOOK 57 PAGE 80-B
 CLERK

38982
 38983

SURVEY FOR: **TIMOTHY L. WHEELER & BEVERLY A. WHEELER**

- 1 REVISED 12-21-89 TO SHOW IMPROVEMENTS.
- 2 REVISED 10-5-82 TO CHANGE CAPTION.



TAPE 151 / FILE 36 DISC 29 'LENA'



1505 Highway 29 South
 Lawrenceville, GA 30245 • 404/963-8520

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF GA. LAW.

LAND LOT 101 of the 7th. DISTRICT
 GWINNETT COUNTY, GEORGIA 1.148 ACRES

DATE: 2-2-88

SCALE: 1" = 50'

FILE NO. 10183

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:

No

- (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:

fit with residential area.

09/07/2018

To Whom It May Concern

Letter of Intent regarding to get special use permit

PURPOSE: To use property 2331 sunny Hill Rd, Lawrenceville Ga 30043 as Personal Care Home. The property will occupied by owner and will give above and beyond assistant for those unable to stay by themselves in their home. I will like to provide care for elderly and/ or handicapped persons. To enhance the quality of living standards of personal Care Homes in order to protect the health, safety and integrity of the residents.

Home is located off street parking. The home design and build for standard for Personal Care Homes. The location of the house is not inside subdivision. The bedrooms and private living spaces have more than 100 square feet of usable floor space per individual. The property Legal Acres is 1.1400. Zoning RA200-Agriculture/Residence. The Home has more car parking spaces. Story height is 1.0. Basement $\frac{3}{4}$. 5 Bedrooms at the mean level and 2 bedrooms at the basement. 3 full baths and 2 $\frac{1}{2}$ baths.

The home have handrails, grab bars, doorways and corridors accommodate permitted mobility devises, such as walkers, motorized scooters, wheel chairs and crutches or canes as the residents require for their safety and allows the residents to move about the home freely. The driveway of the house go all the way to the back of the house and has more spaces for parking.

Please let me now if you need more document.

Thank you for time and help

Mekdes Assefa



Cell # 4048315201

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.

Mekdes Assefa
Signature of Applicant

09/07/18
Date

MEKDES ASSEFA
Type or Print Name and Title

Frankie Pompey
Signature of Notary Public

09/07/18
Date



Notary Seal

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.

Mekdes Assefa
Signature of Property Owner

09/07/18
Date

MEKDES ASSEFA
Type or Print Name and Title

Frankie Pompey
Signature of Notary Public

09/07/18
Date



Notary Seal

**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.

Mekdes Assefa
Signature of Applicant

MERDES ASSEFA
Type or Print Name

09/07/18
Date

Frankie Pompey
Signature of Notary Public

09/07/18
Date



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.

Mekdes Assefa 09/07/18 MEKDES ASSEFA OWNER
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Cathy A. Moore 9-7-18
 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 MEKDES ASSEFA
 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.

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: 7 - 101 - 016
(Map Reference Number) District Land Lot Parcel

Mekdes Assefa 08/29/2018
Signature of Applicant Date

MEKDES ASSEFA 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)

Debra Smith tax services associate
NAME TITLE
August 29, 2018 2018 property taxes are due
DATE October 15, 2018
