

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Scott Smith</u>	NAME: <u>Erica Campos</u>
ADDRESS: <u>2700 Braselton Hwy Suite 10-430</u>	ADDRESS: <u>695 Old Peachtree Rd</u>
CITY: <u>Dacula</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>770-652-4448</u>	PHONE: <u>404-723-2246</u>
CONTACT PERSON: <u>Scott Smith</u> PHONE: <u>770-652-4448</u>	
CONTACT'S E-MAIL: <u>DtgSurvey@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>1,381</u>
PARCEL NUMBER(S): <u>7-131-158</u>	ACREAGE: <u>1.27</u>
ADDRESS OF PROPERTY: <u>695 Old Peachtree Road</u>	
SPECIAL USE REQUESTED: <u>Allow Additional Accessory Structures per code MAX 600 - Ex. 1381 SF</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

695 Old Peachtree Road

PIN: 7-131-158

All that tract or parcel of land lying and being in Land Lot 131, District 7, Gwinnett County Georgia and more particularly described as follows:

Beginning at the intersection of the Northerly Right of Way of Old Peachtree Road with its intersection of the Westerly right of Way of Sandstone Drive; Thence continue in a Westerly direction along the Right of Way of Old Peachtree Road 58.82 feet to the TRUE POINT OF BEGINNING

Thence continue along said Right of Way N 81°00'28" W a distance of 200.00 feet to a point; Thence leaving said Right of Way N 12°04'48" W a distance of 297.92 feet to a point; Thence S 80°31'48" E a distance of 200.02 feet to a point; Thence S 12°11'37" E a distance of 296.36 to a point on the Northerly Right of Way of Old Peachtree Road and the point of beginning.

Said Tract is Lot 2 and Lot 3 of a Plat for Terry Cohron recorded in Plat Book 56, Page 42, and contains 55,345 Sq. Ft/1.27 Acres

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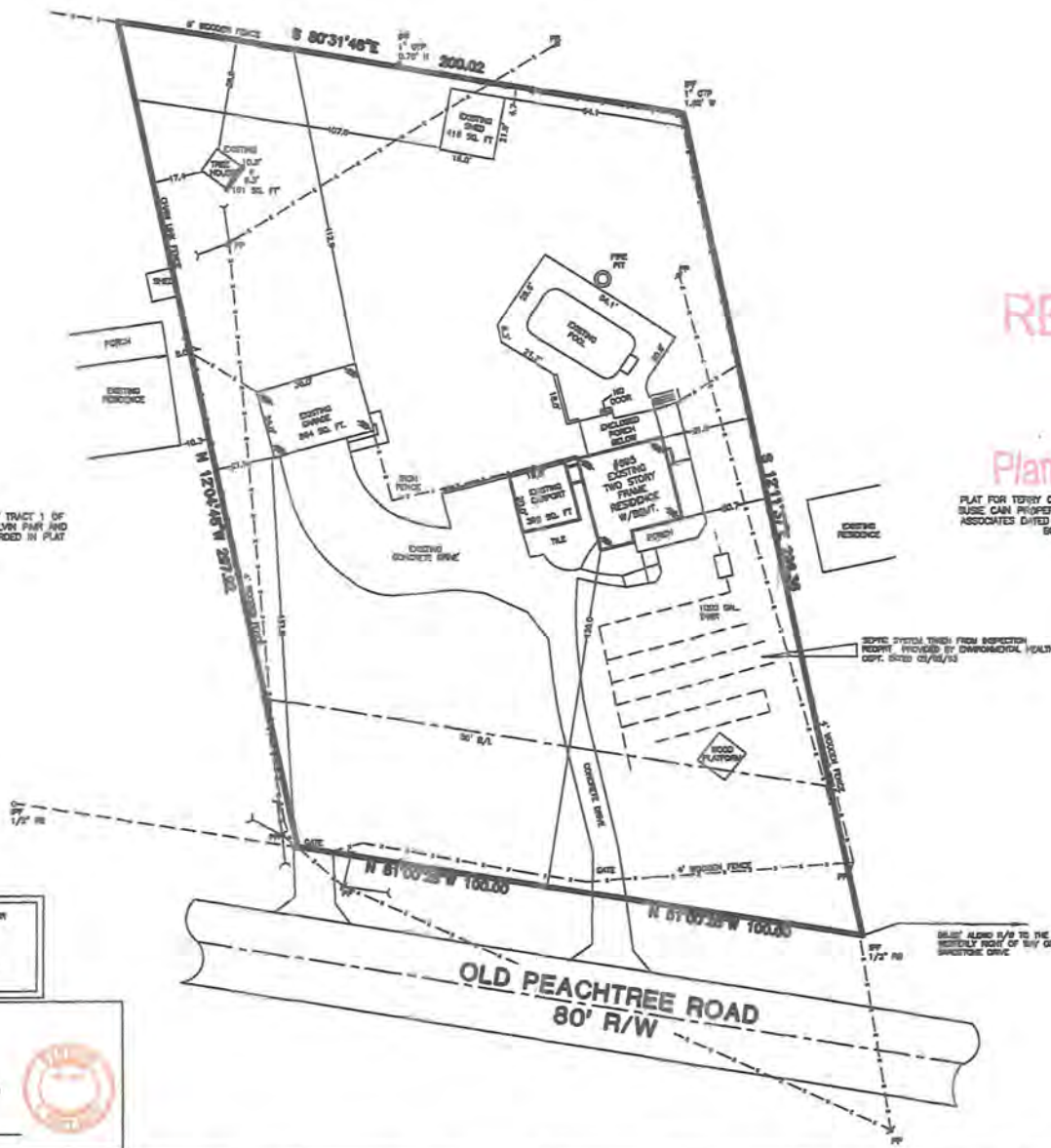
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HOW TO FORMALLY  
RECORD A SURVEY



**LOT 1**  
PLAT FOR TERRY COHORN OF A S/D OF TRACT 1 OF  
SLICE CAN PROPERTY PREPARED BY MELVIN PAIR AND  
ASSOCIATES DATED 3-12-82 AND RECORDED IN PLAT  
BOOK 56, PAGE 42.

**LOT 4**  
PLAT FOR TERRY COHORN OF A S/D OF TRACT 1 OF  
SLICE CAN PROPERTY PREPARED BY MELVIN PAIR AND  
ASSOCIATES DATED 3-12-82 AND RECORDED IN PLAT  
BOOK 56, PAGE 42.

**LEGEND**

S/D	RIGHT OF WAY	1/8"	PLAT D-D SECTION
W/L	WATER MAIN	1/8"	ANCHOR BOX
S/L	SEWER LINE	1/8"	SEWER MANHOLE
P/L	PROPERTY LINE	1/8"	CENTER LINE
E	ELEPHANT	1/8"	DRAINAGE SECTION
W	WALK	1/8"	HOUSE NUMBER
W/W	WATER MAIN	1/8"	ROCK PER FOUND
M/W	MANHOLE	1/8"	ROCK PER SET
W/L	WATER LINE	1/8"	ELECTRIC POWER
D/S	DRAINAGE SECTION	1/8"	ROCK OF CURBURE
S/W	SEWER W/STREET	1/8"	DOUBLE W/STREET CURB
S/L	SEWER LINE	1/8"	SINGLE W/STREET CURB
S/W	SEWER W/STREET	1/8"	POUR CURB
S/L	SEWER LINE	1/8"	ARC OF CURB
S/W	SEWER W/STREET	1/8"	BRICK
S/L	SEWER LINE	1/8"	ROCK PAVT
S/W	SEWER W/STREET	1/8"	PROPOSED ELEVATION
S/L	SEWER LINE	1/8"	POINT OF BEGINNING

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**General Notes:**

- SURVEY AS PER IRON PINS FOUND AND A PLAT FOR TERRY COHORN OF A S/D OF TRACT 1 OF SLICE CAN PROPERTY PREPARED BY MELVIN PAIR AND ASSOCIATES DATED 3-12-82 AND RECORDED IN PLAT BOOK 56, PAGE 42.
- SUBJECT TRACT IS LOTS 2 AND 3 OF TERRY COHORN PLAT (SEE NOTE 1).
- SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.
- SUBTRACT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER FJALM, PANEL NO. 1313500619, EFFECTIVE DATE 9/29/2008.

**SURVEY DATA**  
 TOTAL AREA 28,343 SQ. FT. / 1.27 ACRES  
 ORDER OF CLOSURE PLAT 2,001,218  
 ORDER OF CLOSURE FIELD 2,001,218  
 ANGULAR ERROR 1" PER ANGLE POINT  
 ADJUSTED BY LEAST SQUARES  
 EQUIPMENT USED: TOPCON GS-1000 TOTAL STATION  
 FIELD BOOK COMPLETED ON OCTOBER 29, 2018



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREIN AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-COMMISSION BY THE SURVEYOR REGARDING SAID PERSONS.

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This plat is a representation of an existing parcel or parcels of land and does not establish or create a new parcel or make any change to any real property boundaries. The recording information of this document, maps, plans, or other instruments which created the parcel or parcels are subject to the recording of this plat does not imply approval of any local government, jurisdiction of records, compliance with local regulations or restrictions, or suitability for any use on purpose of the land. Performance, the established standards for surveyors which this document complies with the minimum professional standards for practice 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 13-2-47.

10/29/19  
 DATE

J. SCOTT SMITH, P.L.S. 2014

NO.	DATE	BY	REVISION

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
 LAND SURVEYING - LAND PLANNING  
 Land Surveyors Firm Licensed 887  
 2700 BRANSTATER PARKWAY  
 SUITE 200  
 KENNESAW, GEORGIA 30144  
 PHONE: 770-412-7888  
 FAX: 770-412-7888



Boundary Survey  
 Erinda Vanessa Brunan Campos  
 LAND LOTS(S): 131  
 DISTRICT: 7  
 GWINNETT COUNTY, GEORGIA

DATE: 10/29/19  
 SCALE: 1" = 40'  
 SHEET NO.: 1  
 OF: 1

PROJ. NO.: 19-025  
 1



**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:

yes - see letter of intent

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## Letter of Intent

695 Old Peachtree Road

This property is currently a residential property (R-100) and no changes are proposed regarding the use and no change in zoning is requested. This property has several accessory structures and the total existing exceeds the max. allowed for the lot size. The lot size is 55,345 Sq Ft./ 1.27 Acres. The max. allowed accessory structure is 600 Sq. Ft. The property currently has a total of 1,381 Sq. Ft. of accessory structures some were constructed prior to the purchase by the current owner.

No requested change in buffers.

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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.

x 

Signature of Applicant

01/4/19

Date

x Ericka Vanessa Braun Campos

Type or Print Name and Title

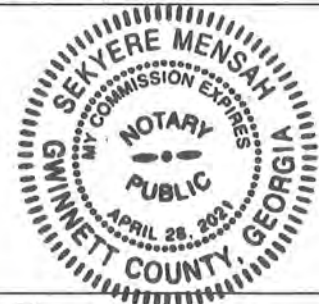
Owner.

x 

Signature of Notary Public

01/04/2019

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.

X  \_\_\_\_\_ Date 01/17/19

Signature of Property Owner

X Erica Vanessa Braun Campos \_\_\_\_\_ Owner

Type or Print Name and Title

X  \_\_\_\_\_ Date 01/04/2019

Signature of Notary Public



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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.

x [Signature]                      01/17/19      Ericka Vanessa Brown Campos/owner.  
 SIGNATURE OF APPLICANT              DATE                      TYPE OR PRINT NAME AND TITLE

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

y [Signature]                      01/04/19  
 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    ERICKA CAMPOS  
 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.

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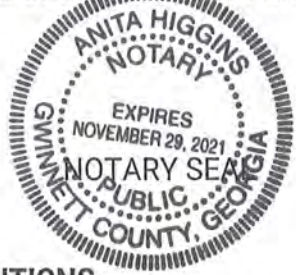
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

*J. Scott Smith*                      1/4/19                      J. Scott Smith

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

Notarizing signature of J. Scott Smith 1/4/19  
*Mike Higgins*                      1/4/19

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    J. Scott Smith  
 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.

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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: 7 - 131 - 158  
(Map Reference Number) District Land Lot Parcel

  
Signature of Applicant

01/03/19  
Date

Ericka Vanessa Braun Campos  
Type or Print Name and Title

Owner

**\*\*\*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)

Vickie Scholey TSA #  
NAME TITLE  
1/4/2019  
DATE