

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Shawn Rainey</u>	NAME: <u>WILLIAM R. DRAPER, JR.</u>
ADDRESS: <u>3011 Sutton Gate Dr. #120</u>	ADDRESS: <u>1227 ROCKBRIDGE RD, #300</u>
CITY: <u>Swanee</u>	CITY: <u>STONE MOUNTAIN</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30087</u>
PHONE: <u>404-422-3412</u>	PHONE: <u>404-285-3398</u>
CONTACT PERSON: <u>Shawn Rainey</u> PHONE: <u>(404) 422-3412</u>	
CONTACT'S E-MAIL: <u>srainey@bfrog.net</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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>11,657</u>
PARCEL NUMBER(S): <u>R6078-039</u>	ACREAGE: <u>1.146</u>
ADDRESS OF PROPERTY: <u>5460 FIVE FORKS TRICKUM RD</u>	
SPECIAL USE REQUESTED: <u>EXTERIOR FENCED AREA FOR ANIMALS FOR A VETERINARY HOSPITAL</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 78, 46th District, City of Mountain Park, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar-bent) at the mitered intersection of the Southwestern Right-of-Way line of Rockbridge Road (Right-of-Way Varies) and Northern Right-of-Way line of Bowers Road (Right of Way Varies), said pin being the POINT OF BEGINNING; Thence leaving said intersection and traveling along the Right-of-Way line of Bowers Road, South 15 degrees 22 minutes 48 seconds West, a distance of 27.15 feet to an iron pin found (1/2" rebar); Thence continuing along said Right-of-Way, South 78 degrees 57 minutes 08 seconds West, a distance of 211.77 feet to an iron pin found (1/2" rebar); Thence leaving the Northern Right-of-Way line of Bowers Road (Right of Way Varies), North 31 degrees 38 minutes 43 seconds West, a distance of 156.05 feet to a PK nail in wall; Thence North 65 degrees 59 minutes 54 seconds West, a distance of 117.12 feet to an iron pin found (1/2" rebar) on the Southeastern Right-of-Way line of Five Forks Trickum Road (Right-of-Way Varies); Thence continuing along said Right-of-Way, North 28 degrees 45 minutes 21 seconds East, a distance of 42.24 feet to a mag nail w/ Baily LG washer; Thence leaving the Southeastern Right-of-Way line of Five Forks Trickum Road (Right-of-Way Varies), South 66 degrees 07 minutes 13 seconds East, a distance of 76.29 feet to an "X" in concrete; Thence South 31 degrees 19 minutes 31 seconds East, a distance of 43.84 feet to an "X" in concrete; Thence North 58 degrees 19 minutes 29 seconds East, a distance of 204.89 feet to a mag nail w/ Baily LG washer on the Southwestern Right-of-Way line of Rockbridge Road (Right-of-Way Varies); Thence continuing along said Right-of-Way, along an arc of a curve to the left, an arc length of 223.10 feet, having a radius of 1967.86 feet, being subtended by a chord bearing South 31 degrees 32 minutes 55 seconds East, a chord distance of 222.98 feet to an iron pin found (1/2" rebar-bent) said pin being the POINT OF BEGINNING.

Said tract containing 1.146 acres or 49,899 square feet.

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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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Letter of Intent

The Village Vets

5640 Five Forks Trickum Road, Stone Mountain GA

5479 Bowers Road SW, Stone Mountain, GA

Existing Property Size: 1.146 acres

Existing Building Size: 11,657 sq. ft.

Parking Spaces shown: 39

Building Height: 15'

Special Use Request to add 1,025 s.f. of Outside dog areas.

Areas to be enclosed by 6' wood fence with gates with closers.

Surface of areas to be artificial turf for cleaning reasons.

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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

2/1/19

Date

Shawn Rainey, Director of Design, Blue Frog, LLC

Type or Print Name and Title



Signature of Notary Public

2-1-19


Date

Nicole Mancuso
NOTARY PUBLIC
Gwinnett County, GEORGIA
Commission Expires 08/31/2022

Notary Seal

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

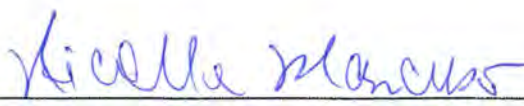
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.



Signature of Property Owner 31 JAN 2019
Date

WILLIAM R. DRAPER, JR. PRES./CEO

Type or Print Name and Title



Signature of Notary Public 1-31-19
Date

Nicolle Mancuso
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/31/2022

Notary Seal

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