

SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|--|---------------------------------------|
| NAME: <u>Durke Sewell</u> | NAME: <u>Gordon Campbell</u> |
| ADDRESS: <u>1205 River Cove Road</u> | ADDRESS: <u>853 Martins Chapel Rd</u> |
| CITY: <u>Social Circle</u> | CITY: <u>Lawrenceville</u> |
| STATE: <u>GA</u> ZIP: <u>30025</u> | STATE: <u>GA</u> ZIP: <u>30045</u> |
| PHONE: <u>470-342-5800</u> | PHONE: <u>770-331-0082</u> |
| CONTACT PERSON: <u>Durke Sewell</u> PHONE: <u>470-342-5800</u> | |
| CONTACT'S E-MAIL: <u>durke@rivercovedev.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>992 SF</u> |
| PARCEL NUMBER(S): <u>Parcel-001^{5213 001}</u> ACREAGE: <u>6.00</u> |
| ADDRESS OF PROPERTY: <u>853 Martins Chapel Rd</u> |
| SPECIAL USE REQUESTED: <u>For accessory garage with cumulative total of all</u> <u>garages in excess of 1,000 SF</u> |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

BK 50467 PG 0342

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

10 DEC 30 PM 2:00
TOM LAWLER, CLERK

GANEK WRIGHT MINSK PC

Bill Wright, Esquire

4170 Ashford Dunwoody Road, Ste 285

Atlanta, GA 30319

PHONE: (770)391-0073

FAX: (770)395-9610

File Number: BW100870

Gordon H. Campbell

PT-61 # 067-2010-031562

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ NONE

TOM LAWLER CLERK OF
SUPERIOR COURT
QUITCLAIM DEED SPOUSAL

STATE OF GEORGIA

COUNTY OF Dekalb

THIS INDENTURE, made September 24, 2010 between

GORDON H. CAMPBELL, II,

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

**GORDON H. CAMPBELL, II and JERRI LOUISE CAMPBELL
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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 AND NO/100 ---- (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION 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, remise, release and quitclaim unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 15TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING SHOWN AS TRACT 1 CONTAINING 6.00 ACRES ON EXEMPTION PLAT FOR CHARLES A. RUTTER AND RITA C. RUTTER, PREPARED BY R & V LAND SURVEYING, INC., DATED November 11, 1998, AS PER PLAT RECORDED IN PLAT BOOK 72, PAGE 126, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

1. This conveyance is made subject to those certain Deed(s) to Secure Debt between Grantor of even date herewith regardless of the order of recording of same. By acceptance of this deed, Grantees subordinate this conveyance to the priority of those security instruments.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

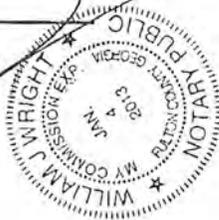
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
UNOFFICIAL WITNESS

[Signature]
GORDON H. CAMPBELL, II
(Seal)

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(NOTARY SEAL)



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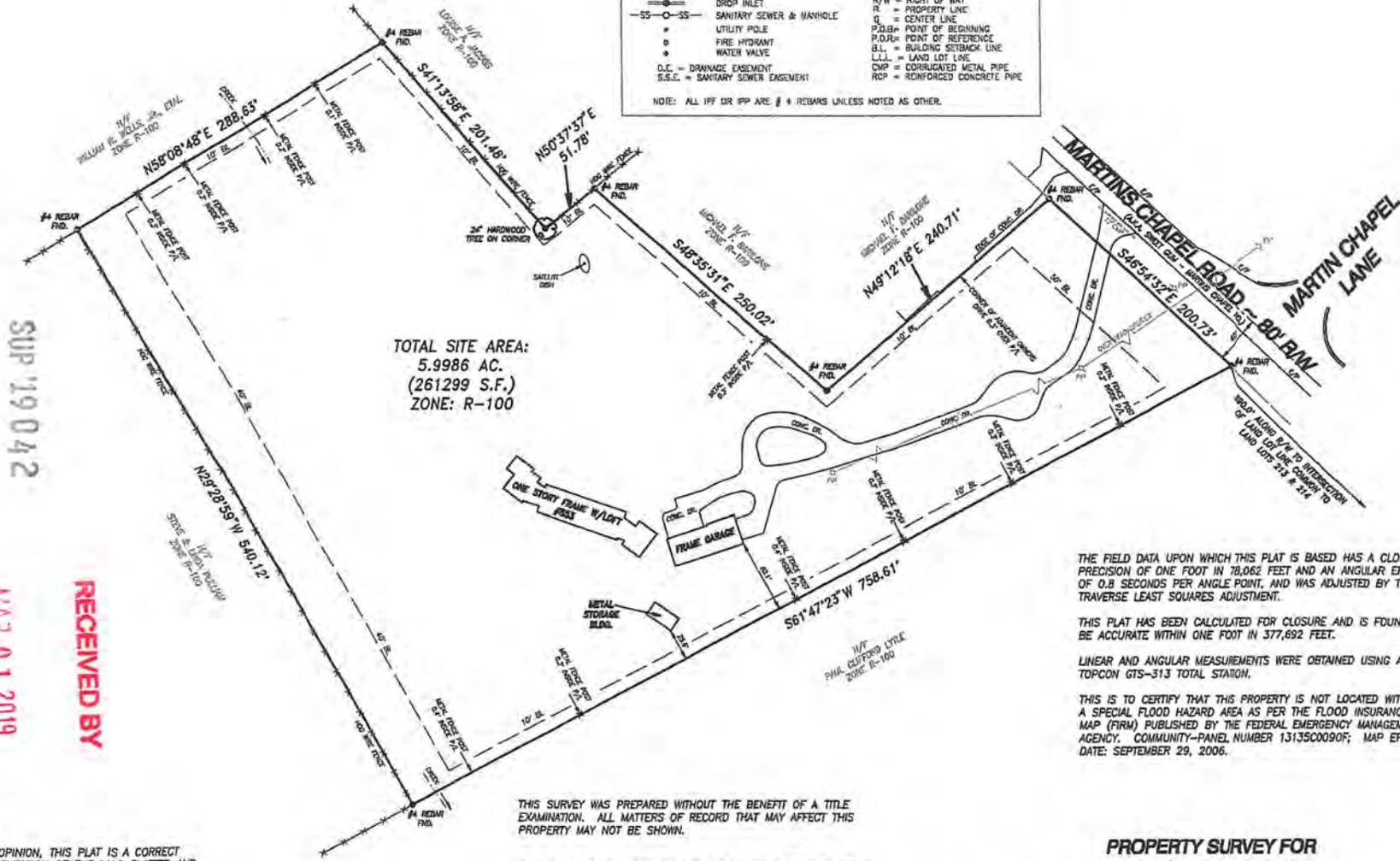
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SUP '19 042

0107761

| LEGEND | | |
|--------|----------------------------------|--------------------------------|
| | SINGLE WING CATCH BASIN | IPF = IRON PIN FOUND |
| | DOUBLE WING CATCH BASIN | IPP = IRON PIN PLACED |
| | HEADWALL | CMF = CONCRETE MONUMENT FOUND |
| | JUNCTION BOX | CT = CRIMP TOP PIN |
| | DROP INLET | CLF = CHAIN LINK FENCE |
| | SANITARY SEWER & MANHOLE | R/W = RIGHT OF WAY |
| | UTILITY POLE | PL = PROPERTY LINE |
| | FIRE HYDRANT | CL = CENTER LINE |
| | WATER VALVE | P.O.B. = POINT OF BEGINNING |
| | D.E. = DRAINAGE EASEMENT | P.O.R. = POINT OF REFERENCE |
| | S.S.E. = SANITARY SEWER EASEMENT | B.L. = BUILDING SETBACK LINE |
| | | L.L. = LAND LOT LINE |
| | | CMP = CORRUGATED METAL PIPE |
| | | RCP = REINFORCED CONCRETE PIPE |

NOTE: ALL IPF OR IPP ARE # & REBAR UNLESS NOTED AS OTHER.



TOTAL SITE AREA:
5.9986 AC.
(261299 S.F.)
ZONE: R-100

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 78,062 FEET AND AN ANGULAR ERROR OF 0.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED BY THE TRAVERSE LEAST SQUARES ADJUSTMENT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 377,692 FEET.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-313 TOTAL STATION.

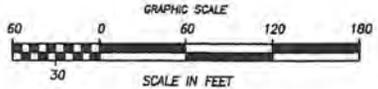
THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 13135C0090F; MAP EFFECTIVE DATE: SEPTEMBER 29, 2006.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. ALL MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.

EXISTING UTILITIES SHOWN ON THIS SURVEY WERE OBTAINED FROM VARIOUS SOURCES AND ABOVE GROUND OBSERVATION. THE SURVEYOR OR ENGINEER MAKES NO CLAIM TO THE COMPLETENESS OR ACCURACY OF THIS INFORMATION AS TO SIZE, MATERIAL OR LOCATION. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN. THE OWNER, HIS EMPLOYEES, CONSULTANTS, AND CONTRACTORS SHALL HEREBY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA SHALL BE NOTIFIED.

PROPERTY SURVEY FOR
Gordon Campbell, II
Branch Banking & Trust Co., successor in interest to Colonial Bank
by asset acquisition from the F.D.I.C. as Receiver for Colonial Bank
Ganek, Wright & Dobkin, P.C.
American Land Title Association
Chicago Title Insurance Company

TRACT 1 OF EXEMPTION PLAT FOR: CHARLES A. RUTTER & RITA C. RUTTER
LOCATED IN
LAND LOT 213 ~ 5TH DISTRICT
GWINNETT COUNTY, GEORGIA
DATE: JUNE 24, 2010 SCALE: 1" = 60'
PROJECT # 2010-106.PRO



P. J. KRUEGER ENGINEERS & SURVEYORS, INC.
(SURVEYING - ENGINEERING - LAND PLANNING)
364 SCENIC HIGHWAY
LAWRENCEVILLE, GEORGIA 30046
PHONE: (770) 238-9240



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

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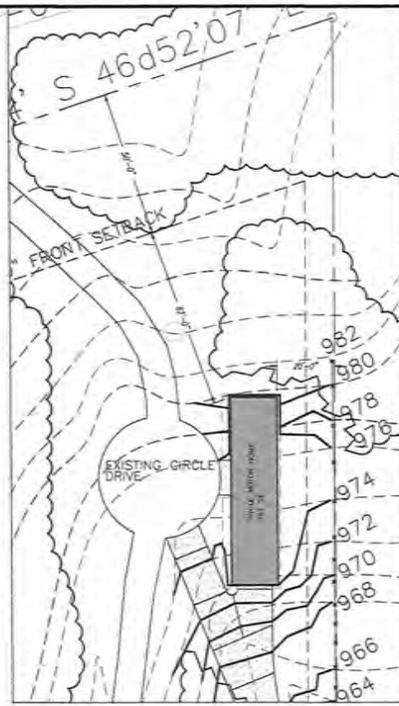
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DO NOT SCALE DRAWING
 CONTRACTOR SHALL VERIFY ALL
 DIMENSIONS AND LOCATIONS OF THE
 WORK AND VERIFY THE ACCURACY
 OF ANY ORIGINAL SURVEY
 INFORMATION OR DISCONTINUED SURVEY
 RECORDS OR RECORDING ANY WORK

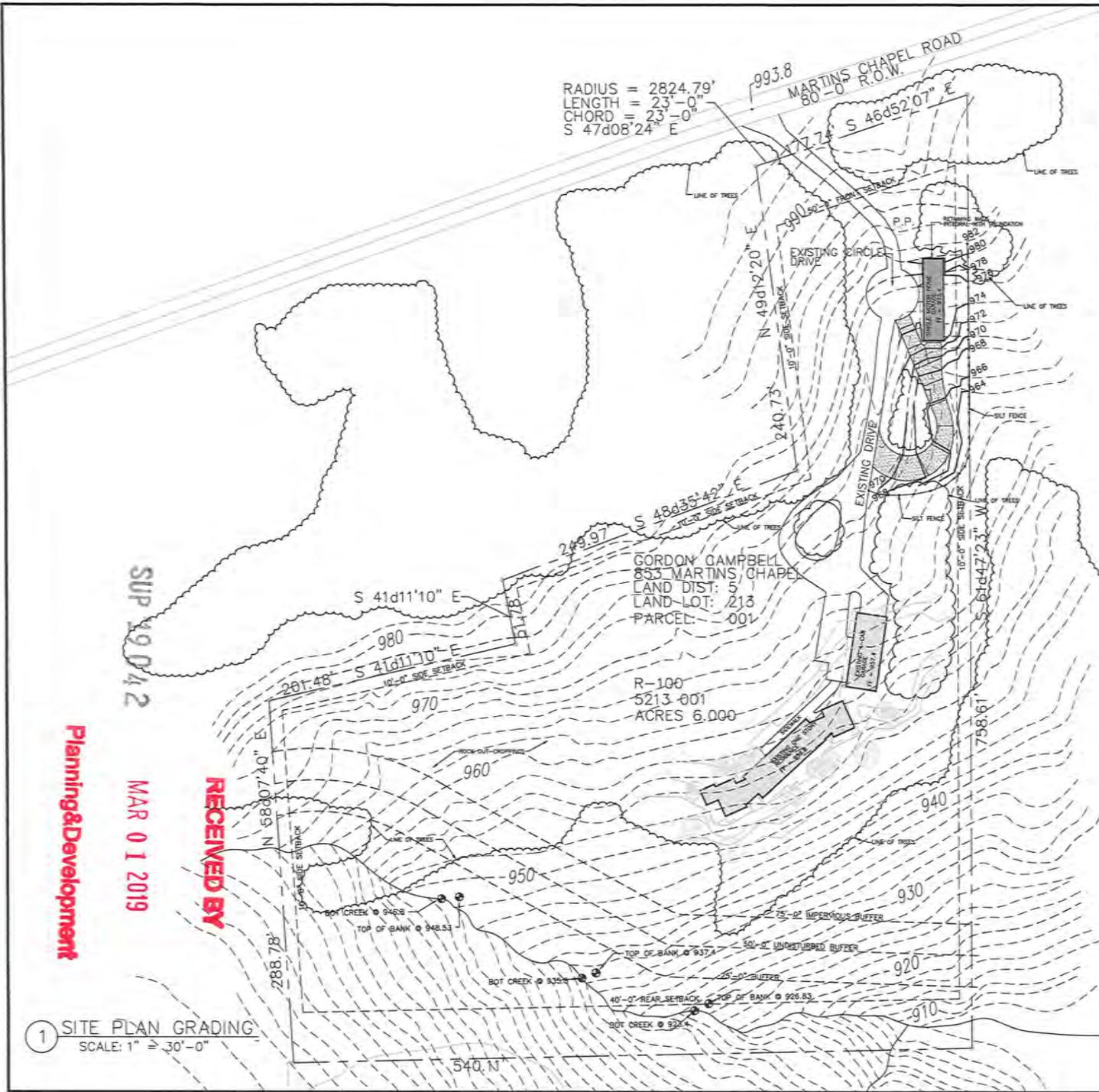
Campbell Garage
 853 MARTINS CHAPEL ROAD
 LAWRENCEVILLE, GA 30045

SITE PLAN



2 ENLARGED PLAN
 SCALE: NTS

RADIUS = 2824.79'
 LENGTH = 23'-0"
 CHORD = 23'-0"
 S 47°08'24" E



GORDON CAMPBELL
 853 MARTINS CHAPEL
 LAND DIST: 5
 LAND LOT: 213
 PARCEL: 001

R-100
 5213-001
 ACRES 6.000

SUP 1904/2

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1 SITE PLAN GRADING
 SCALE: 1" = 30'-0"

TOPOGRAPHY IS BASED ON FIELD SURVEY DATA BY RAY LAND SURVEYING, INC.
 ON 12-23-96.
 NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD
 AS PER PANEL NUMBER 130322 2210C DATED MAY 4, 1992
 NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.

GORDON CAMPBELL
 853 MARTINS CHAPEL ROAD
 PHONE: 770-331-0082



DATE: 9-23-2018
 REVISION:

GA018026
 JOB NUMBER

SP1
 OF 1 SHEETS

ORDERING ISSUE 9-23-2018

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:

A garage for owner's motor home is suitable

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The garage for owner's motor home will not affect the usability of adjacent or nearby property

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The garage for owner's motor home is a reasonable use for R-100 zone.
The parcel acreage is large enough to support an additional garage.

- (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:

The garage for owner's motor home will not affect streets, transportation, utilities, or schools

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The garage for owner's motor home is in conformity with the land use plan

- (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:

There are no existing or changing conditions.

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RIVER COVE DEVELOPMENT

TO:

Planning Division
One Justice Square
446 West Crogan St., Lawrenceville, GA 30046

Letter of Intent

DATE:

28-Feb-19

Project:

Campbell accessory structure
853 Martins Chapel Rd
Lawrenceville, GA 30045

FROM:

Durke L Sewell
470-342-5800

GA Lic. GCC0004729 durke@rivercovedev.com

We respectfully request a Special Use Permit for an accessory Garage for the property owner's motor home. SUP is required in compliance with accessory building or cumulative total over 1,000 SF.

The currently zoned R-100, 6 acre site is uniquely situated where adjacent property will not be adversely affected. The site is heavily wooded and the proposed location of the accessory garage will not be seen from the right of way, or adjacent properties. The topography drop makes it visually hidden from the roadway. The accessory structure is 162 feet back from the front yard property line and 20 feet from the side yard which is heavily wooded.

Thank you,

Durke Sewell



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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.

Durke Sewell

Signature of Applicant

DURKE SEWELL

Type or Print Name

2.28.2019

Date

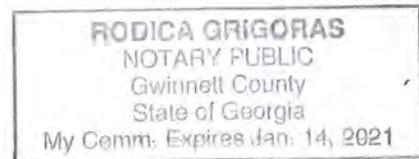
Rodica Grigoras

Signature of Notary Public

02.28.2019

Date

Notary Seal



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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.

Durke Sewell 3.1.2019
Signature of Applicant Date

DURKE SEWELL / CEO
Type or Print Name and Title

Rodica Grigoras 3.01.2019
Signature of Notary Public Date Notary Seal

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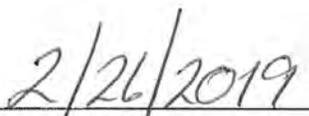
RODICA GRIGORAS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 14, 2021

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

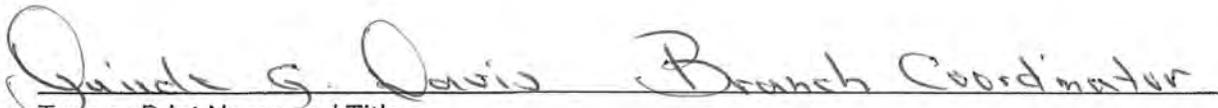
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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



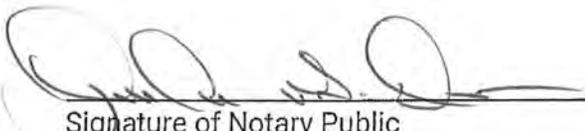
Signature of Property Owner



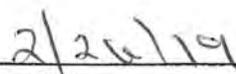
Date



Type or Print Name and Title



Signature of Notary Public



Date

QUINDA G DAVIS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 10, 2020

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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.

Durke Sewell 2.28.2019 DURKE SEWELL / CEO / AGENT
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Rodica Grigoras 02.28.2019
 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 DURKE SEWELL
 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: 5 - 213 - 001
(Map Reference Number) District Land Lot Parcel

Durke Sewell 2.28.2019
Signature of Applicant Date

DURKE SEWELL / AGENT
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)

Julie Smith TSA II
NAME TITLE
2-28-19
DATE

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