

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>VERONICA ILENRE</u>	NAME: <u>VERONICA ILENRE</u>
ADDRESS: <u>478 PATTERSON RD</u>	ADDRESS: <u>478 PATTERSON RD</u>
CITY: <u>L'ville</u>	CITY: <u>L'ville</u>
STATE: <u>G</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>678 755 9449</u>	PHONE: <u>678 755 9449</u>
CONTACT PERSON: <u>VERONICA ILENRE</u> PHONE: <u>678 755 9449</u>	
CONTACT'S E-MAIL: <u>aalvg10@aol.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 checked="" type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R100</u>	BUILDING/LEASED SQUARE FEET: <u>1840</u>
PARCEL NUMBER(S): <u>R5052-023</u>	ACREAGE: <u>1.06</u>
ADDRESS OF PROPERTY: <u>478 PATTERSON Rd L'ville GA 30044</u>	
SPECIAL USE REQUESTED: <u>PERSONAL CARE HOME</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 52 of the 5th District, Gwinnett County, Georgia, being Lot 16, Block A, Patterson East Subdivision, Unit One; as per plat recorded at Plat Book X: Page 112, Gwinnett County, Georgia Records, said plat incorporated herein and made a part of by reference

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16 OCT -7 PM 2:00

RICHARD ALEXANDER, CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

STATE OF GEORGIA  
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

PT-61 # 07-2010-025957  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 90.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

THIS INDENTURE, made on 15th day of September, 2016, between

Paula Zitello

(hereinafter referred to as "Grantor") and

ACM 3, LLC

(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 52 of the 5th District, Gwinnett County, Georgia, being Lot 16, Block A, Patterson East Subdivision, Unit One; as per plat recorded at Plat Book X; Page 112, Gwinnett County, Georgia Records, said plat incorporated herein and made a part of by reference

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 15 day of September 2016 In the presence of

[Signature]  
Unofficial Witness

[Signature]  
Paula Zitello n/k/a Paula J. Johnston

Notary Public  
Commission expires: 10/14/18



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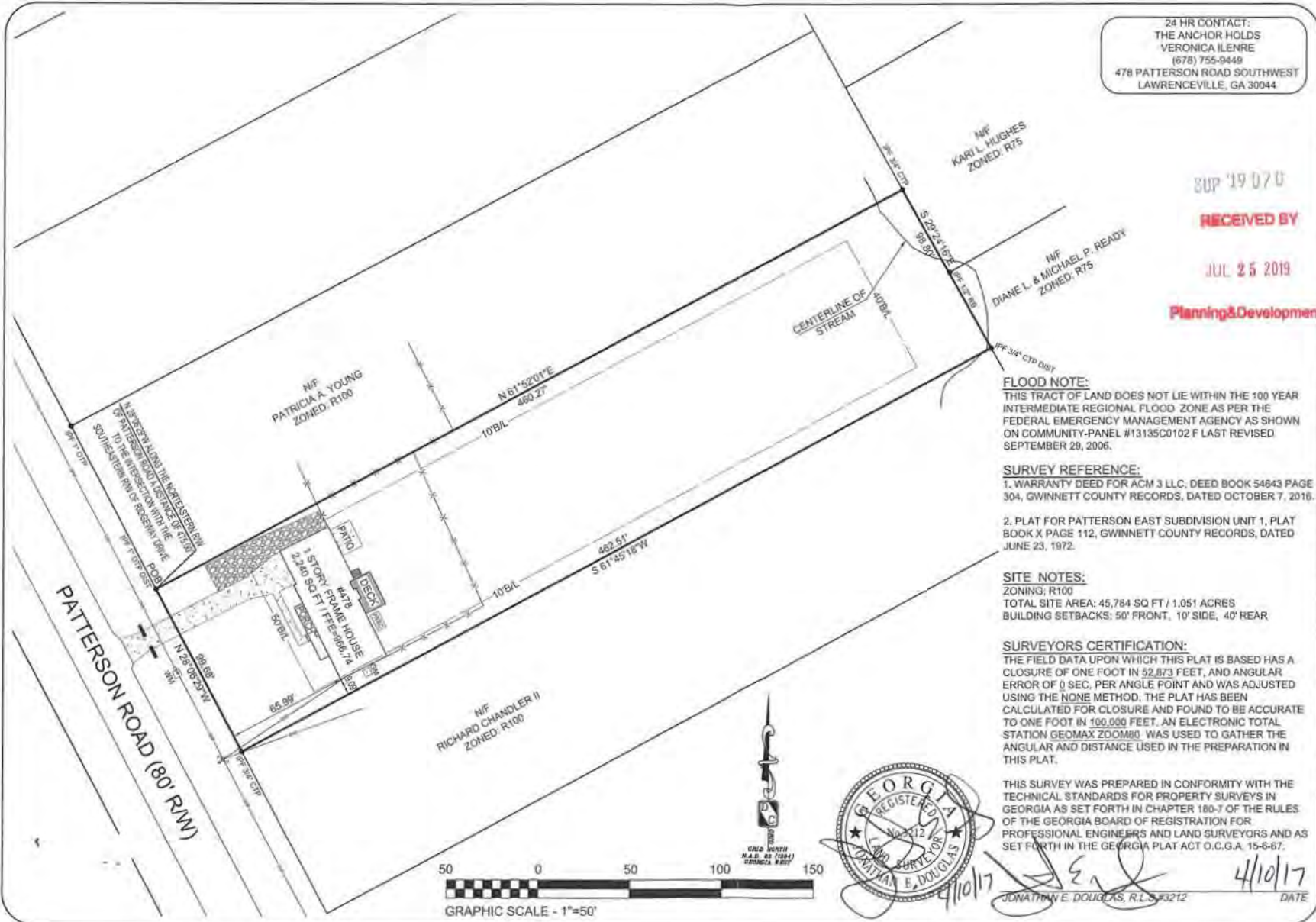
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0094101





24 HR CONTACT:  
 THE ANCHOR HOLDS  
 VERONICA ILENRE  
 (678) 755-9449  
 478 PATTERSON ROAD SOUTHWEST  
 LAWRENCEVILLE, GA 30044

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**FLOOD NOTE:**  
 THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #13135C0102 F LAST REVISED SEPTEMBER 29, 2006.

**SURVEY REFERENCE:**  
 1. WARRANTY DEED FOR ACM 3 LLC, DEED BOOK 54843 PAGE 304, GWINNETT COUNTY RECORDS, DATED OCTOBER 7, 2016.  
 2. PLAT FOR PATTERSON EAST SUBDIVISION UNIT 1, PLAT BOOK X PAGE 112, GWINNETT COUNTY RECORDS, DATED JUNE 23, 1972.

**SITE NOTES:**  
 ZONING: R100  
 TOTAL SITE AREA: 45,784 SQ FT / 1.051 ACRES  
 BUILDING SETBACKS: 50' FRONT, 10' SIDE, 40' REAR

**SURVEYORS CERTIFICATION:**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 52,873 FEET, AND ANGULAR ERROR OF 0 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NONE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOOM80 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



JONATHAN E. DOUGLAS, R.L.S. #3212  
 4/10/17  
 DATE

NO.	REVISION	DATE
1		
2		
3		
4		

**SURVEY FOR:**  
 THE ANCHOR HOLDS  
 478 PATTERSON ROAD SOUTHWEST  
 LAWRENCEVILLE, GA 30044  
 PATTERSON EAST SUBDIVISION  
 UNIT 1, BLOCK A, LOT 16  
 LAND LOT 52 OF THE 5TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

**DOUGLAS CONSULTING LLC**  
 248 Gilting Ct.  
 Lawrenceville, GA 30046  
 LS#001174  
 (770) 962-1597  
 (770) 962-3111  
 Fax: (770) 962-3117  
 douglas@dcollc.com



CHECKED: JED
DRAWN: LMB
SCALE: 1"=50'
FIELD DATE: 04-09-2017
DWG. DATE: 04-10-2017
JOB NO.: 478 PATTERSON RD

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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

### APPLICATION FOR SPECIAL USE PERMIT

The Applicant, Veronica Ilenre The Anchor Holds Personal care home Inc. request the renewal of a special use permit , that was approved by Gwinnett county Board of commissioners sept 26<sup>th</sup> 2017.

CASE NUMBER SUP2017-00027

GCID 2017-0544

GCID 2017-5013

With some conditions that the SUP be valid for no more than two yrs. period at which time the special use permit must be reapplied for and approved by the Board to continue the use. Accordingly, the Applicant now request the renewal of this SUP pursuant to section 270-30.7A of the Gwinnett county unified Development ordinance (UDO) and waiver of any subsequent time limitation in order to continue to operate a successful family personal care home on the subject.

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Veronica Ilenre have operated personal care home for a long time, purposely to care, show love and concern, treatment of the elderly with dignity and respect and for the elderly to be able to live in residential communities just like everyone else.

The Anchor holds was operated on 1757 scholar drive for eight years, this location is less than a mile to 478 Patterson road the new location approved by the Gwinnett county Board of commissioners. The home was approved for the care of not more than three residents by the state of Georgia. The home is peaceful, quiet with no complain from neighbors.

For the above reasons and concern we beg that Gwinnett county board of commissioners approve the continuation with a special use permit, The Anchor holds personal care home on 478 Patterson road, Lawrenceville Georgia 30044.

Sincerely

Veronica Ilenre



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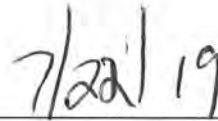
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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

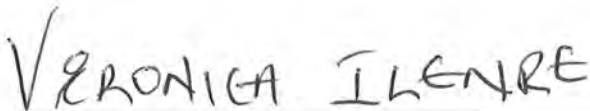
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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



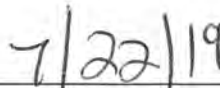
Date



Type or Print Name and Title



Signature of Notary Public



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.

7/22/19

Signature of Property Owner

Date

VERONICA TLENZE

Type or Print Name and Title

7/22/19

Signature of Notary Public

Date



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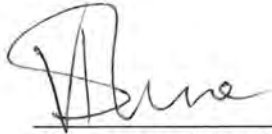
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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(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.



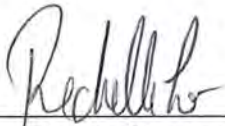
Signature of Applicant

VERONICA ILENRE

Type or Print Name

7/22/19

Date



Signature of Notary Public

7/22/19

Date



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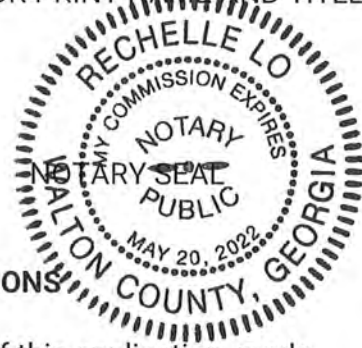
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

*Blene*                      7/22/19                      VERONICA ILENRE  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

*Rechelle Lo*                      7/22/19  
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

*Blene*  
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:     R5     -     052     -     023      
(Map Reference Number)                      District                      Land Lot                      Parcel



Signature of Applicant

    7/21/19    

Date

    VERONICA ILENRE    

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.\*\*\***

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**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)

    Ingrid Espinal      
NAME

    TSA #      
TITLE

    07/24/2019    

DATE

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**JUL 25 2019**