

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kate Bell</u>	NAME: <u>C. E. Smith</u>
ADDRESS: <u>3154 Lawrenceville Suwanee Rd Suite 103</u>	ADDRESS: <u>963C Buford Dr.</u>
CITY: <u>Suwanee</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-232-8401</u>	PHONE: <u>770-312-1133</u>
CONTACT PERSON: <u>Kate Bell</u> PHONE: <u>678-232-8401</u>	
CONTACT'S E-MAIL: <u>joebell0131@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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>O-1/C2</u>	BUILDING/LEASED SQUARE FEET: <u>1701</u>
PARCEL NUMBER(S): <u>R7013 005</u>	ACREAGE: <u>1.02</u> <del>1.01</del>
ADDRESS OF PROPERTY: <u>815<sup>A</sup> Hi Hope Rd Lawrenceville GA, 30043,</u>	
SPECIAL USE REQUESTED: <u>To operate a bail bonding company</u>	

unit  
A  
\*only

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

SUP '19 07 3

AUG 13 2019

# WARRANTY DEED

STATE OF GEORGIA COUNTY OF GUINNETT

THIS INDENTURE, Made the 31ST day of MARCH, in the year one thousand nine hundred EIGHTY-SIX, between

RICHARD D. CORBIN

of the County of GUINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

C. E. SMITH

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 DOLLARS AND OTHER VALUABLE CONSIDERATIONS----- (\$10.00---) DOLLARS 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, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 13 of the 7th Land District, Guinnett County, Georgia, containing 1.01 acres as shown on a plot of survey for GEORGE ROBINSON by S. R. Fields, Surveyor, dated May 18, 1983, revised July 7, 1983, and more particularly described as follows:

BEGINNING at an iron pin on the easterly right of way of Hi-Hope Road, formerly Prison Camp Road (80-foot right of way), located a distance of .844.9 feet in a southerly direction along right of way from the point where said right of way is intersected by the land lot line common to Land Lots 13 and 27 of said district; thence North 59 degrees 29 minutes 52 seconds East a distance of 290.62 feet to an iron pin; run thence South 27 degrees 51 minutes 07 seconds East a distance of 151.27 feet to an iron pin; run thence South 61 degrees 04 minutes 56 seconds West 313.80 feet to a point on the easterly right of way of Hi-Hope Road; thence in a northerly and northwesterly direction along the easterly right of way of Hi-Hope Road, a distance of 145.69 feet to an iron pin and the point of beginning.

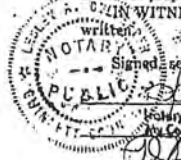
GUINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 25.00  
Date 4-11-86  
A. R. [Signature]  
Clerk of Superior Court

FILED  
CLERK OF SUPERIOR COURT  
GUINNETT COUNTY, GEORGIA  
APR 11 1986 4:07  
GARY R. WILSON, CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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



Signed, sealed and delivered in presence of:  
[Signature] Richard D. Corbin (Seal)  
[Signature] [Name] (Seal)  
[Signature] Patricia R. Mendenhall (Seal)

23539

RECEIVED BY



LEGEND:  
 R.W. = RIGHT OF WAY  
 I.P.S. = IRON PIN SET  
 I.P.F. = IRON PIN FOUND  
 C.L. = CENTER LINE  
 P.L. = PROPERTY LINE  
 S.L. = BUILDING LINE  
 T.M. = TEST MOUND  
 T. = TELEPHONE LINE  
 P. = POWER LINE  
 G. = GAS LINE  
 L.L. = LAND LOT LINE

868

FOR PLANNING PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION  
 10' 10' 10' 10' 10' 10' 10' 10' 10' 10'

COOK, ET AL  
 356 / 267

290.52'

N 59° 29' 52" E

COOK, ET AL  
 1373 / 313

S 27° 51' 07" E

Georgia, Gwinnett County,  
 Clerk's Office — Superior Court  
 I hereby certify that the within  
 instrument was filed for Record  
 at 3:00 P.M. 2-8-1980  
 and recorded in Book 12  
 Page 164-B 2-8-1980

1.014 ACRES

Millard Gearty Clerk

FOR PLANNING PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

N 18° 35' 18" W  
 145.69'

145.69'

313.80'

S 61° 04' 56" W

ROBINSON, N.O.F.  
 318 / 197

SUP '19 073

E.C. OF TRAVERSE = 1' IN 30,244'  
 A 100' STEELTAPE AND A  
 20" TRANSIT WERE USED

RECEIVED BY

GEORGE G. ROBINSON AUG 13 2019

Planning & Development

IT IS THE OPINION OF THE PLAT THAT THIS IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTEED  
 AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE HIGHEST STANDARDS AND  
 REQUIREMENTS OF LAW

L.R. Fields

REGISTERED PROFESSIONAL LAND SURVEYORS



LAND LOT 13

CITY:

COUNTY: GWINNETT

STATE: GEORGIA

DATE: 12-27-79

SCALE: 1" = 50'

S. R. FIELDS, GWINNETT COUNTY SURVEYOR, REG. NO. 739

LAWRENCEVILLE

GEORGIA

J.C. CK'D DRW. JOB NUMBER

FILE NUMBER





**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

---

RECEIVED BY

SUP '19 073

3

AUG 13 2019

Planning&Development

8/2/2019

To: Gwinnett Zoning

From: Kate Adams Bell

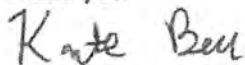
3154 Lawrenceville Suwanee Rd. Suite 103

Suwanee, GA 30024

Subject: Letter of Intent

I am proposing to use the said property located at 815 Hi Hope Rd Lawrenceville, GA 30043 for the operation of a bail bonding company. The bail bonds company will be providing bail bonds services to the community. Over the past several years, Northeast Bail Bonds has operated in the same capacity at the proposed location. The property is currently zoned O-I; we are proposing change the zoning to C-2 so that we provide bail bonds service from this location. The business will provide services from this location 365 days a year and will be open 24 hours a day. A total of 6 employees will be providing bail bonds services. In addition, there will be 6 customer parking spaces. I earnestly beg and pray that your committee take into consideration the aforementioned.

Thank you.



Kate Adams Bell

Buckhead Bail Bonding, LLC

SUP '19 073

**RECEIVED BY**

**AUG 13 2019**

**Planning&Development**

**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.

*Kate A. Bell*

Signature of Applicant

*8/7/19*

Date

**Kate Adams Bell President, Buckhead Bail Bonding LLC**

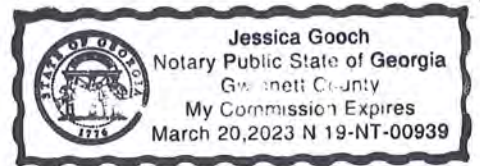
Type or Print Name and Title

*Jessica Gooch*

Signature of Notary Public

*8/7/19*

Date



Notary Seal

**RECEIVED BY**

SUP '19 073

**AUG 13 2019**



**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.

*This is a violation of my constitutional rights  
as a U.S. Citizen.*

*[Handwritten Signature]*

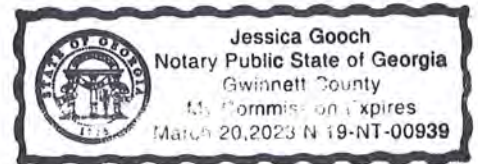
*8-7-19*

Signature of Property Owner

Date

**C. E. Smith Property Owner**

Type or Print Name and Title



*Jessica Gooch*

*8/7/19*

Signature of Notary Public

Date

Notary Seal

**RECEIVED BY**

**AUG 13 2019**

SUP 19 073





**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 - 13 - R7013 005  
(Map Reference Number)      District      Land Lot      Parcel

Kate A. Bell  
Signature of Applicant

8/7/19  
Date

Kate Adams Bell    President, Buckhead Bail Bonding LLC  
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)

Ingrid Espinal  
NAME  
8/7/19  
DATE

TSA #  
TITLE

**RECEIVED BY**

SUP '19 073

**AUG 13 2019**