

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Woodvalley Landscape Inc</u>	NAME: <u>Woodvalley Landscape Inc</u>
ADDRESS: <u>1886 Lawrenceville Hwy</u>	ADDRESS: <u>1886 Lawrenceville Hwy</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>770-527-9011</u>	PHONE: <u>770-527-9011</u>
CONTACT PERSON: <u>Monika Gonzalez</u> PHONE: <u>770-527-9011</u>	
CONTACT'S E-MAIL: <u>monika.g.santaella@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 checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>3,900</u>
PARCEL NUMBER(S): <u>R5050132</u>	ACREAGE: <u>.99</u>
ADDRESS OF PROPERTY: <u>1886 Lawrenceville Hwy, Lawrenceville GA 30044</u>	
SPECIAL USE REQUESTED: <u>Landscape Company</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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ACCEPTANCE DATE. The Acceptance Date of this Agreement is the date upon which the last party executes or initials the last change in this Agreement and is May 17th 2019. The party last executing this Agreement shall promptly deliver executed counterparts of this Agreement to all parties in accordance with the notice provisions of this Agreement.

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EXHIBIT "A"
Legal Description

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Exhibit "A"

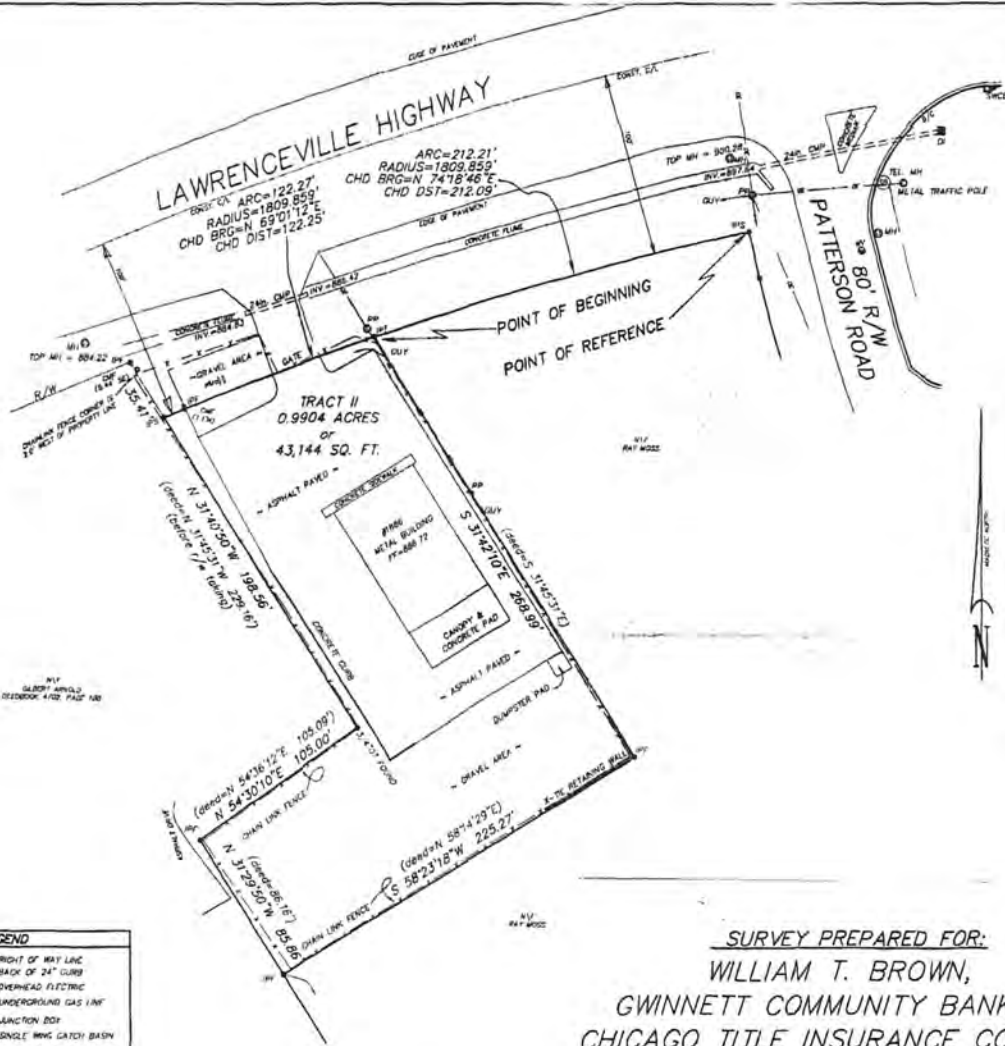
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLIAM T. BROWN, ET AL, DATED JULY 28, 2000, PREPARED BY JACK R. BUSBEE, GRLS NO. 1875, RODENBERGER & ASSOCIATES, INC., PLANNERS, ENGINEERS & SURVEYORS, SAID PLAT BEING RECORDED IN PLAT BOOK 87, PAGE 131, GWINNETT COUNTY, GEORGIA PLAT RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN SET AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY EDGE OF THE RIGHT OF WAY LINE OF PATTERSON ROAD (HAVING AN 80 FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY LINE OF US HIGHWAY 29 (LOCATED 100 FEET FROM THE CONSTRUCTION CENTERLINE OF HIGHWAY 29 (ALSO KNOWN AS LAWRENCEVILLE HIGHWAY)); RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY LINE OF US HIGHWAY 29, ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE 212.21 FEET, SAID ARC HAVING A RADIUS OF 1809.859 FEET AND BEING SUBTENDED BY A CHORD BEARING F SOUTH 74 DEGREES 18 MINUTES 46 SECONDS WEST AND A CHORD DISTANCE OF 212.09 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OR PLACE OF BEGINNING; RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED SOUTH 31 DEGREES 42 MINUTES 10 SECONDS EAST A DISTANCE OF 268.99 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 58 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 225.27 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 31 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 85.86 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 54 DEGREES 30 MINUTES 10 SECONDS EAST A DISTANCE OF 105.00 FEET TO A 3/4 INCH OPEN TOP TUBE FOUND; RUNNING THENCE NORTH 31 DEGREES 40 MINUTES 50 SECONDS WEST A DISTANCE OF 198.56 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY OF US HIGHWAY 29; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY OF US HIGHWAY 29 ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 122.27 FEET, SAID ARC HAVING A RADIUS OF 1809.859 FEET AN BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 01 MINUTES 12 SECONDS EAST A CHORD DISTANCE OF 122.25 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OR PLACE OF BEGINNING. SAID PROPERTY BEING IMPROVED PROPERTY KNOWN AS 1886 LAWRENCEVILLE HIGHWAY ACCORDING TO THE PRESENT SYSTEM OF NUMBERING FOR EFFECT IN GWINNETT COUNTY, GEORGIA, AND HAVING SITUATE THEREON A COMMERCIAL BUILDING.

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GENERAL NOTES ~

BEARINGS SHOWN ARE BASED ON A MAGNETIC OBSERVATION AND CALCULATED FROM ANGLES TURNED.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,322 FEET AND AN ANGULAR ERROR OF .02 PER ANGLE POINT AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 108,661.

THE EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS WAS A TOPCON GTS-303 TOTAL STATION.

I HAVE THIS DATE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COVERING GWINNETT COUNTY, GEORGIA COMMUNITY - PANEL NUMBER 130122 0195 B LAST REVISED JUNE 15, 1981 AND FIND THIS PROPERTY IS NOT SITUATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS, AS PER MAP.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO EXISTING EASEMENTS AND RIGHTS OF WAYS WRITTEN OR UNWRITTEN.

THIS PROPERTY ENJOYS CERTAIN RIGHTS, TITLE, INTEREST TO SANITARY SEWER AS PER DEED BOOK 278A, PAGE 396 OF GWINNETT COUNTY RECORDS.

(deed=) INDICATES BEARING OR DISTANCE DIFFER FROM THOSE WRITTEN IN DESCRIPTION AS RECORDED IN DEED BOOK 4696, PAGE 218 OF GWINNETT COUNTY RECORDS.

REFERENCES ~

SURVEY FOR R & F LAND CO. BY McNALLY & PATRICK, INC. GA R.L.S. No. 2040 LLOYD C. McNALLY, JR. DATED: 05-21-85.

COMPILED PLAT FOR R & F LAND CO. BY McNALLY & PATRICK, GA R.L.S. No. 2040 LLOYD C. McNALLY, JR. DATED: 05-21-85.

D.O.T. RIGHT-OF-WAY PLANS RECORDED IN PLAT BOOK 1, PAGE 171A OF GWINNETT COUNTY RECORDS.

D.O.T. RIGHT-OF-WAY PLANS RECORDED IN PLAT BOOK 1, PAGE 165B OF GWINNETT COUNTY RECORDS.

SURVEY FOR CITATIONAL DEVELOPMENT TRUST BY TRAVIS FRUITT DATED: JULY 13, 1984.

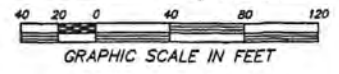
SURVEY FOR LARRY SPIELBERGER BY HANNON & MEEDS, DATED: 12-7-71.

- DEEDBOOK 237, PAGE 320
- DEEDBOOK 4550, PAGE 65
- DEEDBOOK 4696, PAGE 218
- DEEDBOOK 4702, PAGE 100
- DEEDBOOK 6010, PAGE 72
- DEEDBOOK 10063, PAGE 37
- DEEDBOOK 297, PAGE 590

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE TIME 1:01 PM
JUL 27 2000
TOM LAMLER, CLERK

SURVEY PREPARED FOR:
WILLIAM T. BROWN,
GWINNETT COMMUNITY BANK AND
CHICAGO TITLE INSURANCE COMPANY

LOCATED IN LAND LOT 50
5th DISTRICT
GWINNETT COUNTY, GEORGIA.
DATE: JULY 28, 2000 SCALE: 1"=40'



CERTIFICATION OF BOUNDARY ONLY
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.
Jack R. Bauls, Jr.
GEORGIA REGISTERED SURVEYOR NO. 1875



LEGEND	
— R/W	RIGHT OF WAY LINE
— B/C	BACK OF 24" CURB
— O/E	OVERHEAD ELECTRIC
— G	UNDERGROUND GAS LINE
— J	JUNCTION BOX
— SWCB	SINGLE WING CATCH BASIN
— DWCB	DOUBLE WING CATCH BASIN
— WM	WATER METER
— WV	WATER VALVE
— PF	POWER POLE
— GUY	GUY ANCHOR
— SB	SOUTHERN BELL MAN HOLE
— MH	SANITARY SEWER MAN HOLE
— DI	DISH INLET
— P	PROPERTY LINE
— FH	FIRE HYDRANT
— H/W	CONCRETE HEADWALL
— S/S	1/2" RE-BAR SET
— R/S	1/2" RE-BAR FOUND

Rodenberger & Associates, Inc.
2130-C Kingston Court
Marietta, Georgia 30067
(770) 956-1670 Fax 952-7710
Professional Engineers & Surveyors

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SITE PLAN

Address: 1886 Lawrenceville Hwy
City, State, ZIP: Lawrenceville, GA 30044
County: USA
Total acreage: 0.98 acres
Scale 1":40'

..north arrow.png



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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, IT IS CONSISTENT WITH USE AND ZONING OF NEARBY PROPERTIES

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

YES, OUR COMPANY AS A LANDSCAPE BUSINESS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED

- (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, IT IS CURRENTLY ZONED C-2

- (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, PERHAPS THE OPPOSITE - AS A LANDSCAPE COMPANY WE WILL MAINTAIN THE PROPERTY MANICURED AND LANDSCAPED

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Letter of Intent

To: Gwinnett County Planning Division
Special Use Permit Application

Date: August 25th, 2019

Re: 1886 Lawrenceville Hwy Lawrenceville GA 30044

I am the owner of Woodvalley Landscape. We intend to use the above property to operate our Landscape Business. We are not planning on being open to the public. We are mainly looking for a secure place to storage our vehicles, equipment and machinery and to also provide parking spaces to our contractors since the start point for our work routes would be this place.

We currently have 13 contractors that would arrive to the property every morning and need to park their personal vehicles.

Since the property has an office building, we plan on leasing it out to a business that complies with C-2 use standards per Unified Development Ordinance and doesn't require any special use permit.

I recently purchased the property and previous owner had made renovations and enhancements to the building, which has a very appropriate division between the front and back part of the building that will allow us to lease the front and use the back that has a huge garage and two offices from where we can run our Landscape business.

We plan on closing the back fence of property that has an open space towards a wild area on the back-right hand side.

As mentioned above our business is not going to be open to the public. Our guys arrive around 6:30 AM, leave around 7:30 AM and come back to drop trucks and equipment around 6:00 PM. This schedule varies based on the weather and/or winter time.

The business leasing the main building will operate on regular business hours, Monday to Friday 8:00 AM to 6:00 PM.

We request a buffer reduction to 0 because of the existing parking that extends all the way to the property line.

We want to be able to use the parking spaces as they currently are.

The acreage of the property is .99 acres and square footage of building 3,900 sq. ft.

Sincerely,

Monika Gonzalez Santaella

A handwritten signature in black ink, appearing to read "Monika Gonzalez Santaella", written over a light blue horizontal line.

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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.

Monika Gonzalez

Signature of Applicant

8-28-19

Date

MONIKA GONZALEZ SANTAELLA - OWNER

Type or Print Name and Title

Bertila Soto

Signature of Notary Public

08-28-19

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.


Signature of Property Owner


8-28-19
Date

MONIKA GONZALEZ SANTAELLA - OWNER

Type or Print Name and Title


Signature of Notary Public

8-28-19.
Date


Notary Seal

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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.

Monika Gonzalez 8-28-19 Monika Gonzalez Santaella - Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Urcina Bertila Soto 8-28-19
 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

MONIKA GONZALEZ SANTAELLA

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 - 050 - 132
(Map Reference Number) District Land Lot Parcel

Monika Gonzalez 8-28-19
Signature of Applicant Date

MONIKA GONZALEZ SANTAELLA

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)

Lovell Hunley Tax Service Associate
NAME TITLE

8-29-19

DATE
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