

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carole Valentin</u>	NAME: <u>Carole Valentin</u>
ADDRESS: <u>5215 Lake Carlton rd S</u>	ADDRESS: <u>5215 Lake Carlton rd S.</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>Georgia</u> ZIP: <u>30052</u>	STATE: <u>Georgia</u> ZIP: <u>30052</u>
PHONE: <u>678-574-1418</u>	PHONE: <u>678-574-1418</u>
CONTACT PERSON: <u>Carole Valentin</u> PHONE: <u>678-574-1418</u>	
CONTACT'S E-MAIL: <u>Caroletbr@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 type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: 196 <u>3107</u>
PARCEL NUMBER(S): <u>5129 032</u>	ACREAGE: <u>1.96</u>
ADDRESS OF PROPERTY: <u>5215 Lake Carlton rd. S Loganville</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home Services</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

16-056594

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 129 AND 130 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND ENCOMPASSING 1.96 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY VON ITTER & ASSOCIATES, CERTIFIED BY ROBERT W. VON ITTER, GEORGIA REGISTERED SURVEYOR NO. 2251, DATED APRIL 18, 1984 AND REVISED DECEMBER 10, 1986, ENTITLED "SURVEY FOR HENRY D. MARTIN & PATRICIA A. MARTIN," SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 38, PAGE 300B AND REVISED IN PLAT BOOK 57, PAGE 67, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

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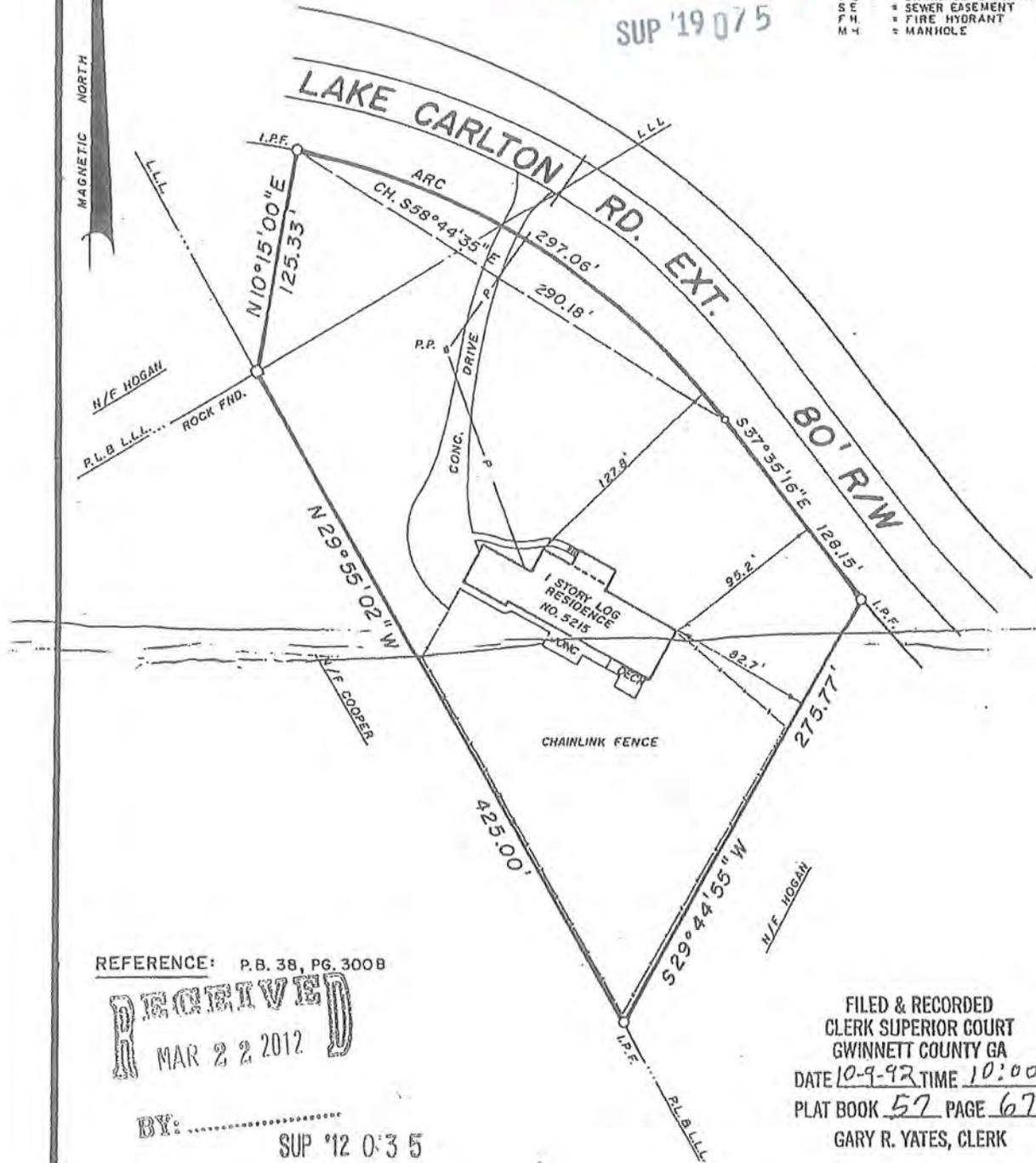
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- LEGEND
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTERLINE
 - L.L.L. = LAND LOT LINE
 - B.L. = BUILDING LINE
 - P.P. = POWER POLE
 - P- = POWER LINE
 - F- = FENCE LINE
 - R = RADIUS
 - H/F = NOW OR FORMERLY
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - M.H. = MANHOLE



REFERENCE: P.B. 38, PG. 300B

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MAR 22 2012

BY:
SUP '12 0:3 5

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10-9-92 TIME 10:00 AM
PLAT BOOK 57 PAGE 67
GARY R. YATES, CLERK

1.96 ACRES

38955-56

NOTE: THE DESCRIBED PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA



SURVEY FOR: HENRY D. MARTIN & PATRICIA A. MARTIN

LAND LOT(S) 129 & 130 5th. DISTRICT GWINNETT COUNTY, GEORGIA

SCALE: 1" = 60' DATE: 9-30-92

Von Itter & Associates

1829 Youth-Jersey Road

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.

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PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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- (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, as there will be no change to the property, we will proceed with State License for Residential Live In Services

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

There will not be any adverse affects to the nearby or adjacent properties and no visible changes

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

There will be nothing but economic value, we will provide services to people who cannot care for themselves

- (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:

There will be no burden or excessive traffic or any disruption in the normal functioning of the surrounding areas to include the schools, utility usage or other facilities

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

The special use permit is in conformity as there will be no structural changes and the usage will remain the same

- (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 that will affect the use or development of the said property. The home will be used to provide services to the disabled and elderly population with a capacity of 8 people.



8-26-2018

Gwinnett County Department of Planning and Development Planning Division
446 West Croghan St. Suite 250
Lawrenceville, GA 30046

RE: 5215 Lake Carlton Rd. , Loganville, GA 30052

To whom it may concern:

The purpose of this letter is to ask for a special use permit for the property located at 5215 Lake Carlton Rd. S. in Loganville, GA 30052.

We would like to obtain the special use permit to operate a personal care home residential facility.

We feel that because the lot size is almost 2 acres 1.96 to be exact, we are well within the zoning requirements for the I 100 zoning classification as set forth by the county.

We are not requesting a new classification, but we are asking to be granted a special use permit for the purposes intended at this property.

The number of lots and dwelling units will remain the same one law and one dwelling unit which will include 3107 ft.² for the residential property size.

The home as it stands now has room to allow 6 parked cars for parking needs and that would remain the same.

The building is a one-story ranch style home and there would be no requests for a change in buffers.

By granting a special use permit to us it will allow us to care for ^{5d} up to eight elderly or handicapped individuals that cannot care for themselves and need assistance in a residential like setting.

Our company will be Providing a more traditional intimate level of care then a bigger facility and that would be a great benefit for the population in which we serve because it would be a home-based environment.

A Special Use Permit would be within the purpose of the land use as indicated in the ordinance because it would not be injurious to the area or otherwise detrimental to the public welfare of any of the surrounding people and or facilities.

We therefore respectfully question you grant us a special use permit for the purposes as listed above.

Sincerely

Carole Valentin, Facility Owner and Operator

If you have any questions @678-574-1418

Carole Valetin
Carole Valetin

Sincerely,

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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.

Carole Valeri

Signature of Applicant

08/21/2019

Carole Valeri

Type or Print Name

08-21-19

Date



Joseph W. Valme

Signature of Notary Public

08/21/2019

Date

Notary Seal

Exp: 10-18-2019

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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.

Carol Dabel

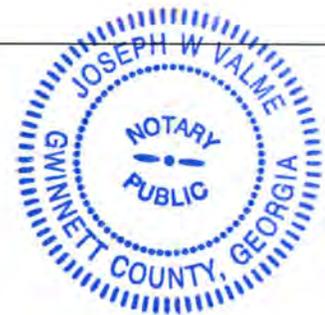
Signature of Applicant

08/21/2019

Date

Carol Valentin / owner

Type or Print Name and Title



Joseph W. Valme
Exp: 10-18-2019

Signature of Notary Public

08/21/2019

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.

Carol Valentine

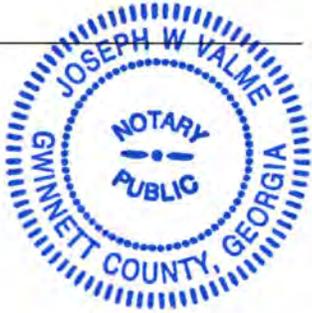
Signature of Property Owner

08/21/2019

Date

Carol Valentine / owner

Type or Print Name and Title



Joseph W. Valme

Signature of Notary Public

08/21/2019

Date

Notary Seal

SUP '19 075

Exp: 10-18-2019

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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.

Carole Valentin 08/21/2019 Carole Valentin/owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

N/A 8-21-19 _____
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Joseph W. Valme 08/21/2019
 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 Carole Valentin
 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 - 129 - 032
(Map Reference Number) District Land Lot Parcel

Carole Valentin

Signature of Applicant

08-21-19

Date

Carole Valentin / owner

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

TSA II

TITLE

SUP 19 075

8/30/19

DATE

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