

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LIDIA BUSUIOC</u>	NAME: <u>SAME</u>
ADDRESS: <u>3332 JOHNSON DR.</u>	ADDRESS: _____
CITY: <u>SNELLVILLE</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: _____ ZIP: _____
PHONE: <u>678.848.4033</u>	PHONE: _____
CONTACT PERSON: <u>LIDIA BUSUIOC</u> PHONE: <u>678.848.4033</u>	
CONTACT'S E-MAIL: <u>LIDIA.BUSUIOC22@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: _____	BUILDING/LEASED SQUARE FEET: <u>3,461</u>
PARCEL NUMBER(S): <u>R6021-035</u>	ACREAGE: <u>2.34</u>
ADDRESS OF PROPERTY: <u>3332 JOHNSON DR.</u> <u>SNELLVILLE, GA 30039</u>	
SPECIAL USE REQUESTED: <u>PERSONAL CARE HOME</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP 19078

Legal Description - 3332 Johnson Drive, Snellville, Georgia 30039

All of that tract or parcel of land lying and being in Land Lot 21 of the 6th Magisterial District, Gwinnett County, Georgia, and being in the name of Lidia Busuioc as acquired in Deed Book 56673 at Page 599 of the land records of Gwinnett County, Georgia.

Commencing at the intersection of the southeasterly right-of-way of Johnson Road, a 60-foot right-of-way, with the south right-of-way of Annistown Road, a variable width right-of-way:

Thence southwesterly and southeasterly with the said right-of-way line of Johnson Road, a distance of 880.15 feet to a 1-inch iron pipe found marking the division line between Samuel Jiho Han and Huldah Han as recorded in Deed Book 55666 at Page 89 of the said land records on the north and said Lidia Busuioc on the south;

Thence departing the said right-of-way line of Johnson Road and with said division line North 60°28'57" East, passing a 1-inch iron pipe found at a distance of 218.48 feet, a total distance of 518.67 feet to a 1-inch iron pipe found in the southwest line of Lot 3, Block "A", Monterey Acres as recorded in Plat Book 3 at Page 4 of the said land records;

Thence with said Lot 3 and continuing with Lots 4 and 5 of said Block "A", Monterey Acres on the east and said Lidia Busuioc on the west South 26°22'47" East, passing a 1/2-inch rebar found at a distance of 21.50 feet, passing a 1/2-inch rebar found at a distance of 138.54 feet, a total distance of 200.31 feet to a 1/2-inch rebar found marking the division line of the said Lidia Busuioc on the North and Charles R. Whitt, Jr. and Susan H. Whitt, Trustees, as recorded in Deed Book 13024 at Page 40 of the said land records on the south;

Thence with the said division line South 60°26'45" West a distance of 501.44 feet to a 1/2-inch rebar found in the said right-of-way of Johnson Road;

Thence with the said right-of-way of Johnson Road North 31°18'41" West a distance of 200.43 feet to the point of beginning;

Said parcel contains 102,097 Square Feet or 2.344 Acres of land, more or less.

Prepared for Lidia Busuioc



By Karie L. Colburn, PLS GA-2963

GeoTerra USA, LLC
678-697-7044
760 North Roswell Road,
Suite 234
Roswell, GA 30076

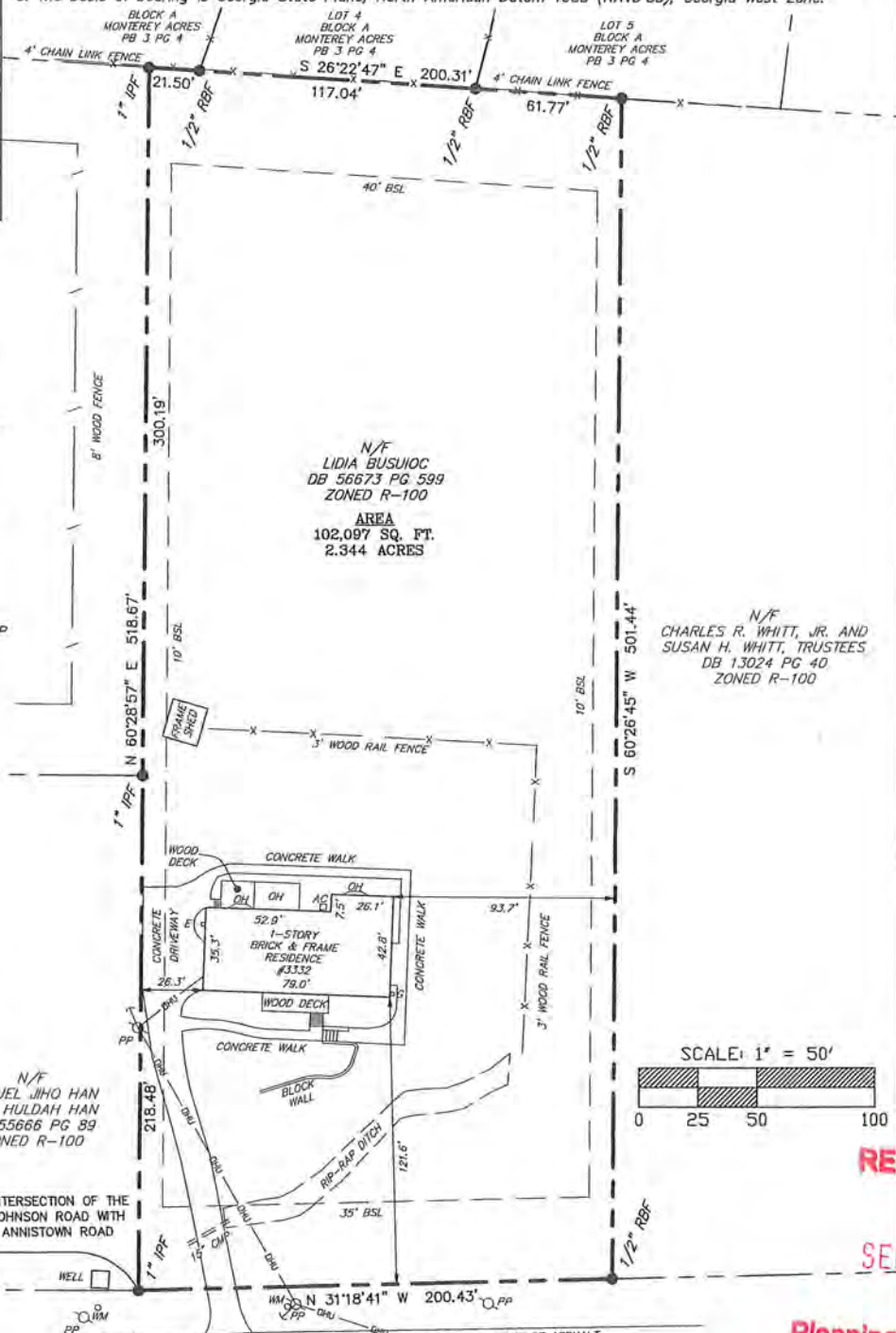
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- NOTES:
1. The public records referenced on this plat were used for the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private.
 2. This plat or survey is intended for the sole use of the parties listed hereon, any other use is strictly prohibited.
 3. The basis of bearing is Georgia State Plane, North American Datum 1983 (NAVD'83), Georgia West Zone.



AREA RESERVED FOR CLERK OF SUPERIOR COURT STAMP

GRID NORTH
(GA WEST NAD'83)

N/F
GEORGIA-ALABAMA
COMMERCIAL INVESTMENTS, LLC
DB 47874 PG 585
ZONED O-1

NOTES:

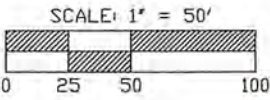
PER THE GWINNETT COUNTY GIS ZONING MAP THIS PROPERTY IS ZONED "R-100" (SINGLE-FAMILY RESIDENTIAL DISTRICT).

SETBACKS:
FRONT YARD: 35 FEET.
SIDE YARD: 10 FEET.
REAR YARD: 40 FEET.

N/F
CHARLES R. WHITT, JR. AND
SUSAN H. WHITT, TRUSTEES
DB 13024 PG 40
ZONED R-100

- CORNER LEGEND**
- IPF = IRON PIPE FOUND
 - RBF = REBAR FOUND
- LEGEND**
- AC = AIR CONDITIONING UNIT
 - BSL = BUILDING SETBACK LINE
 - CMP = CORRUGATED METAL PIPE
 - E = ELECTRIC METER
 - G = GAS METER
 - OH = OVERHANG (1ST LEVEL)
 - PP = POWER POLE
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - WM = WATER METER
 - DHU = OVERHEAD UTILITY LINE

N/F
SAMUEL JIHO HAN
AND HULDAH HAN
DB 55666 PG 89
ZONED R-100



880.15 FEET TO THE INTERSECTION OF THE SOUTHEAST R/W OF JOHNSON ROAD WITH THE SOUTH R/W OF ANNISTOWN ROAD

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CLOSURE:
Error of Closure Plat: 1 / 163,806
Error of Closure Field: 1 / 29,109
Angular Error: 00.1"
Adjusted by: Compass Rule
Field Date: August 27, 2019
Plat Date: August 28, 2019

EQUIPMENT:

- Trimble 5600 Total Station
- Trimble R10 GPS unit
- Trimble TSc3 Data Collector
- Trimble VRS Network

CERTIFICATION:
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Karie L. Colburn
KARIE L. COLBURN, GAPS #2963
08/28/2019
DATE



Survey for
LIDIA BUSUIOC
DB 56673, PG 599

Land Lot 21, 6th District
Gwinnett County, Georgia
GeoTerra USA, LLC

760 Old Roswell Road, Suite 234
Roswell, Georgia 30076
kcolburn@geoterrausa.net
678-697-7044

COA: LSF001283
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G2019-116

SEP 19 07 8
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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:

N/A

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SUP '19 078

Lidia Busuioc
3332 Johnson Dr
Snellville, GA 30039
Tel: 678 848 4033
Email: lidia.busuioc22@gmail.com

August 29, 2019

To whom it may concern at the Gwinnett County
Planning Division:

Dear Sir/Madam,

I am respectfully requesting a special use permit for my home located at 3332 Johnson Dr, Snellville, Ga 30039 from residential to special use so I may be able to open and operate a Personal Care Home for 4-6 residents.

The house layout and location is extremely suitable for a Personal Care Home, the land lot is 12.37 acres, the house has two floors, and I intend to use the entire lower level exclusively for this purpose, the location is serene, a park-like setting, and I personally have a lot of experience in this field, I have worked as a Personal Care Home Manager for several years, and I always wanted to become an owner and open and operate my very own Personal Care Home.

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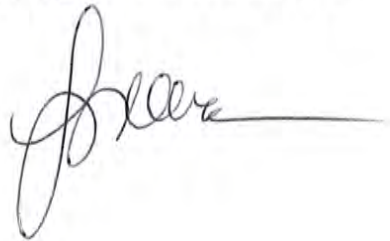
SUP '19 078

I am very determined, eager for this new endeavor, I feel like I can participate and contribute to the area and offer the community and people of Snellville a great opportunity to have their dear

ones nearby if need be. I have no doubts that my expertise, my dedication and hard work will make a positive impact in the life of the community. I welcome the opportunity to tell you more about myself, my business plans and dreams, and I look forward inviting you to the official opening of my very own Personal Care Home.

Respectfully you,

Lidia Busuico



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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.



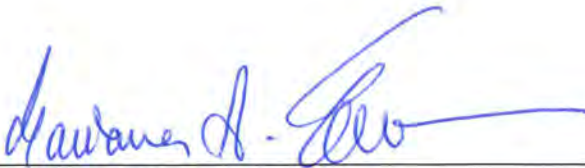
Signature of Applicant

8/1/2019

Date

LIDIA BUSUIOC

Type or Print Name and Title



Signature of Notary Public

8/1/2019

Date

Mariana A Circlu
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
June 8, 2021

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

8/1/2019

Date

LIDIA BUSUIOC

Type or Print Name and Title



Signature of Notary Public

8/1/2019

Date

Mariana A Circiu
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
June 8, 2021

Notary Seal

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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

8/11/2019

LIDIA BUSUIOC

Type or Print Name

8/11/2019

Date



Signature of Notary Public

8/11/2019

Date

Marlana A Circiu
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
June 8, 2021

Notary Seal

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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: 6th - 21 - 035
(Map Reference Number) District Land Lot Parcel

[Signature] 8/1/2019
Signature of Applicant Date
LIDIA BUSUIOC
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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AUG 30 2019

TAX COMMISSIONERS USE ONLY PROPERTY TAX DIVISION
TAX COMMISSIONER'S OFFICE

(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)

Judy M Angelo Senior Tax Services Associate
NAME TITLE
8/30/19
DATE

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