

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Elsa Cely-Jairo Arriaga</u>	NAME: <u>Elsa Cely -Jairo Arriaga</u>
ADDRESS: <u>685 Bethesda School Rd.</u>	ADDRESS: <u>685 Bethesda School Rd.</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>404-432 5287</u>	PHONE: <u>404 432 5287</u>
CONTACT PERSON: <u>Jairo Arriaga</u> PHONE: <u>404 432 5287</u>	
CONTACT'S E-MAIL: <u>Jairoarr3@msn.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): R75 PRIOR ZONING CASE: SUP2015-00030

PARCEL NUMBER(S): 7001 051 ACREAGE: 1.05

ADDRESS OF PROPERTY: 685 Bethesda School Rd. Lawrenceville, GA 30044.

PROPOSED CHANGE IN CONDITIONS: Increase the number of children in the day care

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>1</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>1.138</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>0,0249</u>	DENSITY: _____
NET DENSITY: <u>0,0249</u>	

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 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

JUL 31 2019

CIC '19 018

LEGAL DESCRIPTION

*All that tract or parcel of land lying and being in land Lot 1, of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:
Beginning at a iron pin set at the intersection of the Westerly right-of-way of Bethesda School Road (r/w varies) with the Northernly side of a 60' road easement, said point being the POINT OF BEGINNING; thence along said road easement S80°29'00"W, a distance of 305.86' to a iron pin set; thence N32°59'07"W, a distance of 73.13' to a 3/4" open top found; thence N52°19'23"E, a distance of 282.02' to a 2" crimp top found; thence S45°17'05"E, a distance of 197.33' to a iron pin set on the right-of-way of Bethesda School Road; thence along a curve to the left, a distance of 48.89', said curve having a radius of 948.92' and being subtended by a chord bearing of S25°25'20"W a distance of 48.88' to the POINT OF BEGINNING.
Said tract or parcel of land contains 1.05 acres.*

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CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 6.03" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
TYPE EQUIPMENT USED : LEICA-805 TOTAL STATION

I HEREBY CERTIFY THIS PLAN IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED WITH THE USUAL STANDARDS AND REQUIREMENTS OF THE LAW.

GEORGIA REGISTERED LAND SURVEYOR NO. 2331
CHARLES H. JACKSON, P.L.S.
300 LANIER AVENUE WEST SUITE 413
FAYETTEVILLE, GEORGIA 30214
770-718-7911



FLOOD CERTIFICATION

ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 131350000A1 DATED 9/26/08 THE SUBJECT PROPERTY LIES IN A ZONE "X" AREA AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN.

SITE SUMMARY

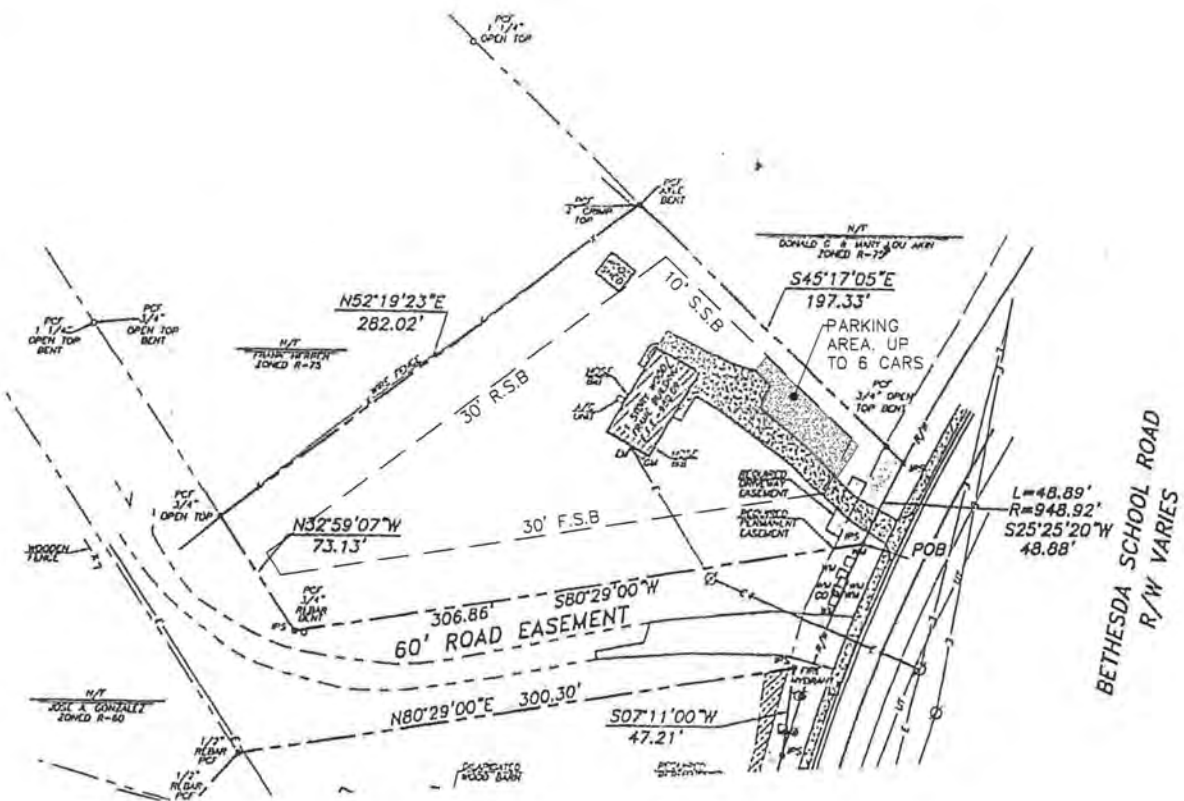
1.05 ACRES
45532.09 S.F.

UTILITY NOTE

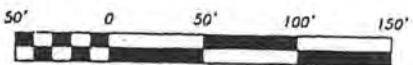
The Surveyor and/or Engineer whose name and seal appear herein do not certify in the existence, location, size or type of material of any and all of the underground utilities indicated on this drawing. Utility information shown is based on either field markings by others or information of record provided by utility companies or other information either discovered or provided to said Surveyor or Engineer. All utilities should be field located and verified by either the Contractor or any person with either a vested interest in subject property or who may be interested in purchasing subject property.

LEGEND

- POWER POLE
- OVERHEAD ELECTRIC
- STORM DRAINAGE PIPES
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- CURBS AND GUTTERS
- PROPERTY CORNER FOUND
- IRON PIN SET
- JUNCTION BOX
- WATER METER
- GAS METER
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- LAND LOT LINE
- NOW OR FORMERLY
- CONCRETE VALVE MARKER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- PIPE DIRECTION ONLY



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GRAPHIC SCALE
SCALE 1" = 50'

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LEGAL DESCRIPTION

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Beginning at a iron pin set at the intersection of the westerly right-of-way of Bethesda School Road (r/w varies) with the northerly side of a 60' road easement, said point being the POINT OF BEGINNING; thence along said road easement S80°29'00"W, a distance of 306.86' to an iron pin set; thence N32°59'07"W, a distance of 73.13' to a 3/4" open top found; thence N52°19'23"E, a distance of 282.02' to a 2" crown top found; thence S45°17'05"E, a distance of 197.33' to a 2" iron pin set on the right-of-way of Bethesda School Road; thence along a curve to the left, a distance of 48.89', said curve having a radius of 948.92' and being subtended by a chord bearing of S25°25'20"W a distance of 48.88' to the POINT OF BEGINNING.
Said tract or parcel of land contains 1.05 acres.



**BROCK
DESIGN
GROUP**

300
LANIER AVENUE WEST
SUITE 413
FAYETTEVILLE, GA
30214
770.718.7911
770.718.2913



BOUNDARY SURVEY
for

WAYNE DAVIS

PROJECT NO:	WDS001	SHEET NO:	1
DATE:	8/26/18		
PROJECT NAME: BOUNDARY SURVEY			
SHEET TITLE: BOUNDARY SURVEY			

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed development will allow a use that is consistent with the use and development of the adjacent and nearby properties.

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

The proposed use will not adversely affect either the existing use or usability of adjacent or nearby properties.

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

There is an economic value as currently zoned more consistent with surrounding properties.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed to increase capacity of children will not be excessive or burden some on transportation facilities, utilities or school.

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

The future land use plan recommends residential for this property.

- (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 CHANGE IN CONDITIONS:

A number of properties along Bethesda School Road are still residential.

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LETTER OF INTENT

**GWINNETT COUNTY DEPARTMENT
OF PLANNING AND DEVELOPMENT
PLANNING DIVISION.**

We Elsa Cely and Jairo Arriaga, respectfully request to increase the number of children in our daycare to 18. A Bachelor's Degree in Early Childhood Education, a Bachelor's Degree in Physical Education, a Child Development Associate (CDA) and 19 years of experience, have given us the knowledge to create an appropriate space and structure.

Our daycare is licensed by Georgia's Department of Early Care and Learning (Bright from the Star).

We have been awarded the highest rating a daycare is able to receive which is 3 star from Quality Rated (Georgia's Quality Rating and improvement System), which evaluates quality standards in the care and education of young children and their families.

Hours of operation 7:30 am to 6:00 p.m. The facility has a minimum of four parking spaces.

The property has a 1, 05 acres and is located on Bethesda School Rd. and is found in the 7th District, Land lot 001 and Zoning District R75

The Building will be a 45532, 09 Square Foot with a playground at the near of the facility.

It is our desire to continue offering our quality services to more children and families living in the area.

Thank You so Much.

Respectfully,

Elsa Cely *Jairo Arriaga*
Elsa Cely and Jairo Arriaga

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CHANGE IN CONDITIONS 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.

Elsa Cely - Jairo Amriaga

Signature of Applicant

07/30/19

Date

Elsa Cely - Jairo Amriaga

Type or Print Name and Title

V. Patel

Signature of Notary Public

07/30/2019

Date



Notary Seal

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CHANGE IN CONDITIONS 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.

Elsa Cely - Jairo Arriaga
Signature of Property Owner

07/30/19
Date

Elsa Cely - Jairo Arriaga
Type or Print Name and Title

V. Patel
Signature of Notary Public

07/30/2019
Date



Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

Elsa Cely-Jairo Arriaga 07/30/19 Elsa Cely-Jairo Arriaga.
 Signature of Applicant Date Type of Print Name and Title

N/A
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

V. Patel 07/30/2019
 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 Elsa Cely -Jairo Arriaga
 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 CHANGE IN CONDITIONS

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R7 - 001 - 051
(Map Reference Number) District Land Lot Parcel

Elsa Cely 07/30/19
Signature of Applicant Date

Elsa Cely
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 TSA II
NAME TITLE

7/30/2019
DATE

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