

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Camelia C Grecu</u>	NAME: <u>Camelia C, Grecu</u>
ADDRESS: <u>3020 Hamilton Hill Rd. Buford</u>	ADDRESS: <u>3020 Hamilton Hill Rd. Buford</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA.</u> ZIP: <u>30519</u>	STATE: <u>GA.</u> ZIP: <u>30519</u>
PHONE: <u>(470) 238-3013</u>	PHONE: <u>(470) 238-3013</u>
CONTACT PERSON: <u>Camelia Grecu</u> PHONE: <u>(470) 238-3013</u>	
CONTACT'S E-MAIL: <u>camiafh@yahoo.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>RA-200</u>	BUILDING/LEASED SQUARE FEET: <u>2,343</u> sqft.
PARCEL NUMBER(S): <u>1001 442</u>	ACREAGE: <u>2.27</u> acres.
ADDRESS OF PROPERTY: <u>3020 Hamilton Hill Rd Buford 30519</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

3020 Hamilton Mill Road

All that tract or parcel of land lying and being in G.M.D. 1397, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the centerline of Tuggle Road and the westerly right of way of Hamilton Mill Road (8/0' right of way); THENCE traveling on said westerly right of way of Hamilton Mill Road for a distance of 1630.83 feet to a point, said point marked by a 3/4 inch crimp top pip found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way South 06 Degrees 08 Minutes 32 Seconds East for a distance of 125.70 feet to a point; THENCE on said right of way South 08 Degrees 31 Minutes 36 Seconds East for a distance of 67.72 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right of way and traveling on the property line common to Ronald Rodriguez and Pamela D. Rodriguez North 82 Degrees 00 Minutes 15 Seconds West for a distance of 557.21 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE continuing on said property line common to Ronald Rodriguez and Pamela D. Rodriguez North 08 Degrees 00 Minutes 35 Seconds East for a distance of 186.90 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE traveling on the property line common to D. G. Darracott South 81 Degrees 59 Minutes 41 Seconds East for a distance of 507.20 feet to a point, said point marked by a 3/4 inch crimp top pipe found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 2.279 Acres

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GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

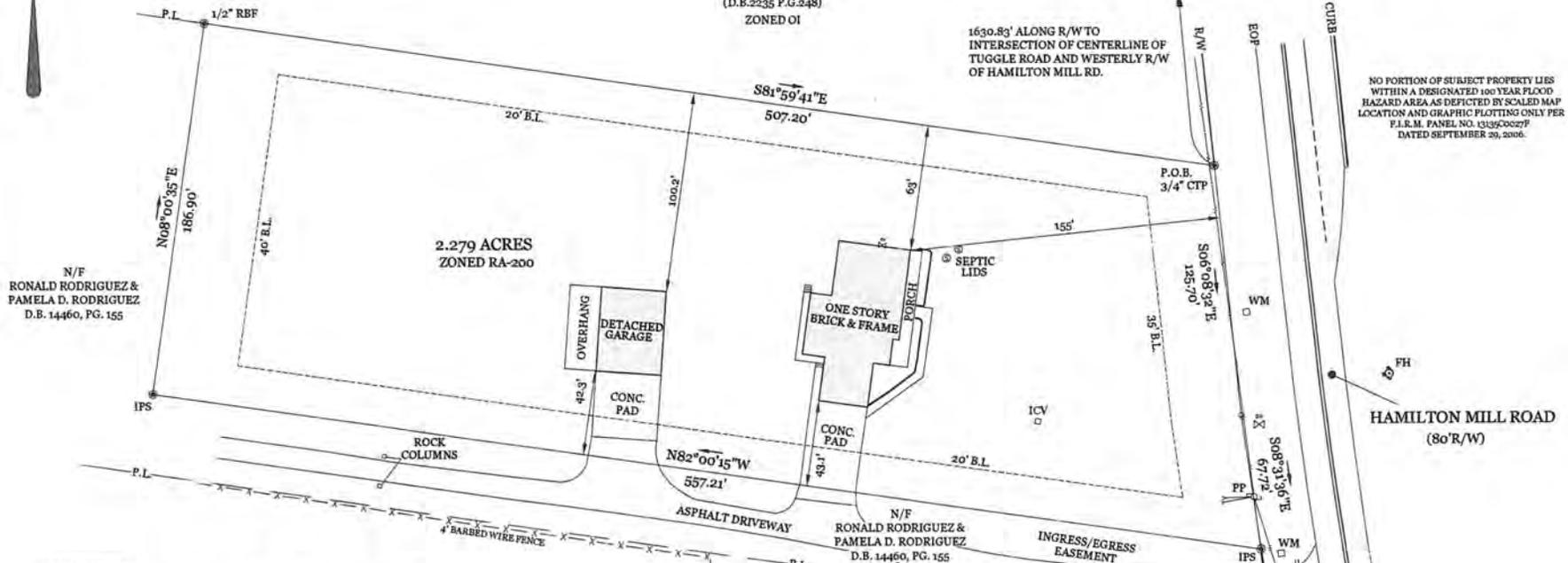
STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,846 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 624,239 FEET AND CONTAINS 2.279 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.L.S.M. PANEL NO. 131350027 DATED SEPTEMBER 29, 2006.

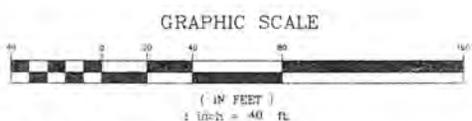


REFERENCES:
1. WARRANTY DEED FOR CAMELIA & VASILE GRECU RECORDED IN DEED BOOK 55081, PAGE 153 GWINNETT COUNTY RECORDS.

- LEGEND**
- NTS = NOT TO SCALE
 - IPS = 1/2" REBAR PIN SET
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - C.L. = CENTERLINE
 - IFP = IRON PIN FOUND
 - RFP = REBAR FOUND
 - CTP = CRIMP TOP PIPE
 - OTF = OPEN TOP PIPE
 - BSL = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - MH = MANHOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - HW = HEADWALL
 - DI = DROP INLET
 - PP = POWER/UTILITY POLE
 - FH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - F1E = FIRST FLOOR ELEVATION
 - BFE = BASEMENT FLOOR ELEVATION
 - GFE = GARAGE FLOOR ELEVATION
 - UTP = UNDERGROUND TELE. PIPE
 - SFL = SANITARY SEWER LINE/PIPE
 - SLSL = STORM SEWER LINE/PIPE
 - F.L. = FENCE LINE
 - N/F = NOW OR FORMERLY
 - FOB = POINT OF BEGINNING
 - INC = POINT OF COMMENCEMENT

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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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 THE LAW.
Brian R. Sutherland
BRIAN R. SUTHERLAND, R.L.S.

FIELD DATE: 08.15.2017

No.	By	Date	Revision

ACAD FILE: 17\17268\3020HamiltonMillRoad\268FNL.DWG

RETRACEMENT SURVEY FOR:

CAMELIA CAMMY GRECU & VASILE STELIAN GRECU

3020 HAMILTON MILL ROAD

GEORGIA PREMIER LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUPORD, GEORGIA 30099
(770) 644-3004 FAX (770) 644-2956
LAND SURVEY FIRM CO# 4127

Date: 08.16.2017	G.M.D. 1397	Sheet No.
County: GWINNETT, GEORGIA	Scale: 1" = 40'	1 of 1
Project: 17268	Drawn By: AS	

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:

will be used for Personal Care home.

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

No it will not effect anything

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

NO

(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

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Letter of Intent.

I Camelia C, Grecu
at 3020 Hamilton Mill Rd
Buford Georgia 30519,

Am trying to apply for A
Special use permit to open up
a personal Care Home I have
many yrs. of experience as a
Certified Nursing Assistant had a
personal Care home in Washington
State open from 2003-2017
I am trying to open for 3
Residents I hope to get this
Special use permit my telephone
number is (470) 238-3013

Thankyou Sincerely

Camelia C Grecu

Camelia C Grecu
Signature

10-21-2019
Date

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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.

Camelia C Green 10-21-2019
Signature of Applicant Date

Camelia C Green CGS Personal Care Home
Type or Print Name and Title

[Signature] 10/21/19 
Signature of Notary Public 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.

Camelia C Gray 10-21-2019
Signature of Property Owner Date

Camelia C Gray CFS Personal Care
Type or Print Name and Title

[Signature] 10/21/2019 [Seal]
Signature of Notary Public Date 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.

Camelia C Green
Signature of Applicant

Camelia C Green
Type or Print Name

10-21-2019
Date

[Signature] 10/21/2019 Notary Seal
Signature of Notary Public Date



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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: 81 - 001 - 442
(Map Reference Number) District Land Lot Parcel

Camelia C. Green 10-21-2019
Signature of Applicant Date

Camelia C. Green C & S Personal
Type or Print Name and Title Care Home

*****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 #
NAME TITLE
10/21/2019
DATE

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