

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>XIAO JUN WEN</u>	NAME: <u>G. Todd Tyson</u>
ADDRESS: <u>2905 Olde Twon Park Dr</u>	ADDRESS: <u>2001 Lantern Hill Lane</u>
CITY: <u>Norcross</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>678-232-6957</u>	PHONE: <u>678-618-1321</u>
CONTACT PERSON: <u>Xiao Jun Wen</u> PHONE: <u>678-232-6957</u>	
CONTACT'S E-MAIL: <u>jmwinternational@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 checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M1</u> BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>6210 026</u> ACREAGE: <u>1.76</u>	
ADDRESS OF PROPERTY: <u>1805 Shackelford Rd Xn, Norcross, GA 30093</u>	
SPECIAL USE REQUESTED: <u>Adult day care center</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.758 ACRES LYING AND BEING IN LAND LOTS 201 AND 210 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR PIN FOUND AT THE SOUTHERLY END OF A 12-FOOT FILLET OF THE RIGHT OF WAY INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD COURT, AN 80 FOOT RIGHT OF WAY, WITH THE NORTHWESTERLY RIGHT OF WAY OF SHACKLEFORD ROAD, AN 80 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY OF SHACKLEFORD ROAD SOUTH 47 DEGREES 29 MINUTES 58 SECONDS WEST A DISTANCE OF 252.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 984.58 FEET AN ARC DISTANCE OF 145.62 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 51 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 145.49 FEET) TO A 1/2 INCH REBAR PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 29 DEGREES 33 MINUTES 20 SECONDS WEST A DISTANCE OF 196.00 FEET TO A 1/2 INCH REBAR PIN FOUND; THENCE NORTH 48 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 366.17 FEET TO A 1/2 INCH REBAR PIN FOUND ON AFORESAID SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD COURT; THENCE ALONG SAID RIGHT OF WAY SOUTH 42 DEGREES 30 MINUTES 02 SECONDS EAST A DISTANCE OF 182.01 FEET TO A 1/2 INCH REBAR PIN FOUND AT THE NORTHERLY END OF AFORESAID FILLET OF THE RIGHT OF WAY INTERSECTION OF SHACKLEFORD COURT AND SHACKLEFORD ROAD; THENCE ALONG SAID FILLET AND RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET AN ARC DISTANCE OF 18.85 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 02 DEGREES 29 MINUTES 58 SECONDS WEST A DISTANCE OF 16.97 FEET) TO A 1/2 INCH REBAR PIN FOUND AND THE POINT OF BEGINNING.



LOCATION MAP

PROJ. DATA table with columns for Project Name, Location, Date, and other project details.

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SHACKLEFORD ROAD OFFICE WAREHOUSE for GARRARD DEVELOPMENT

Table with columns for Project Name, Location, Date, and other project details.

PROJECT NAME: SHACKLEFORD ROAD OFFICE WAREHOUSE DEVELOPMENT

SHEET TITLE: SITE PLAN

PROJECT NO: GT1701 SHEET NO: C-1

GENERAL NOTES

- 1. The project is subject to all applicable codes and regulations...

ADDITIONAL NOTES

- 1. The project is subject to all applicable codes and regulations...

PERMITS

- 1. The project is subject to all applicable codes and regulations...

ADDITIONAL NOTES

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ADDITIONAL NOTES

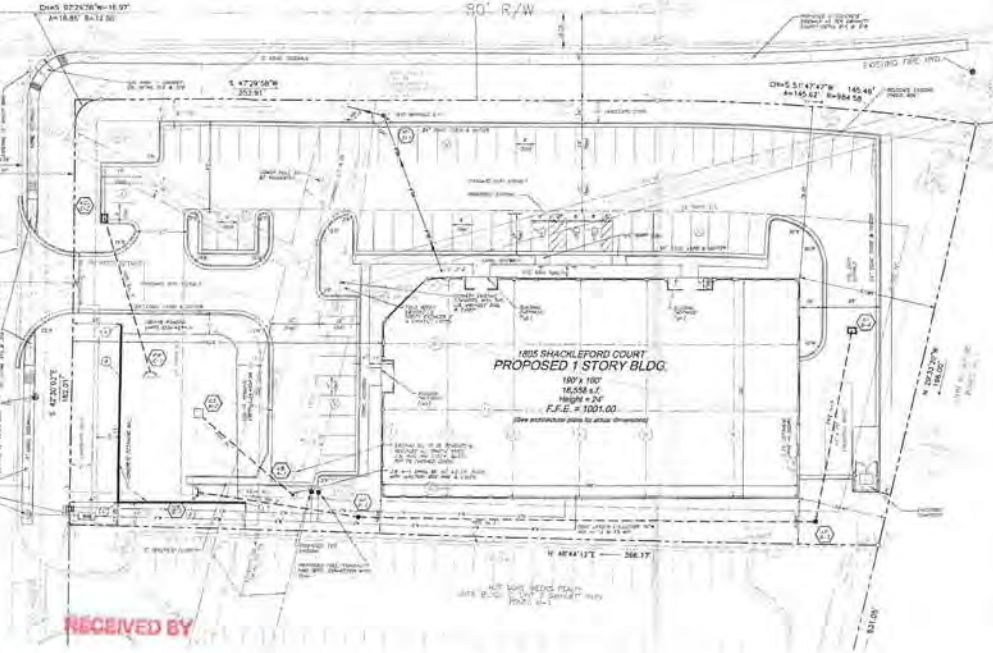
- 1. The project is subject to all applicable codes and regulations...



SHACKLEFORD ROAD FKA SHACKLEFORD ROAD 80' RIGHT OF WAY

80' R/W

SHACKLEFORD COURT FKA SHACKLEFORD COURT 80' RIGHT OF WAY



1805 SHACKLEFORD COURT PROPOSED 1 STORY BLDG. 180' x 180' 16,500 sq. ft. F.F.E. = 1001.00

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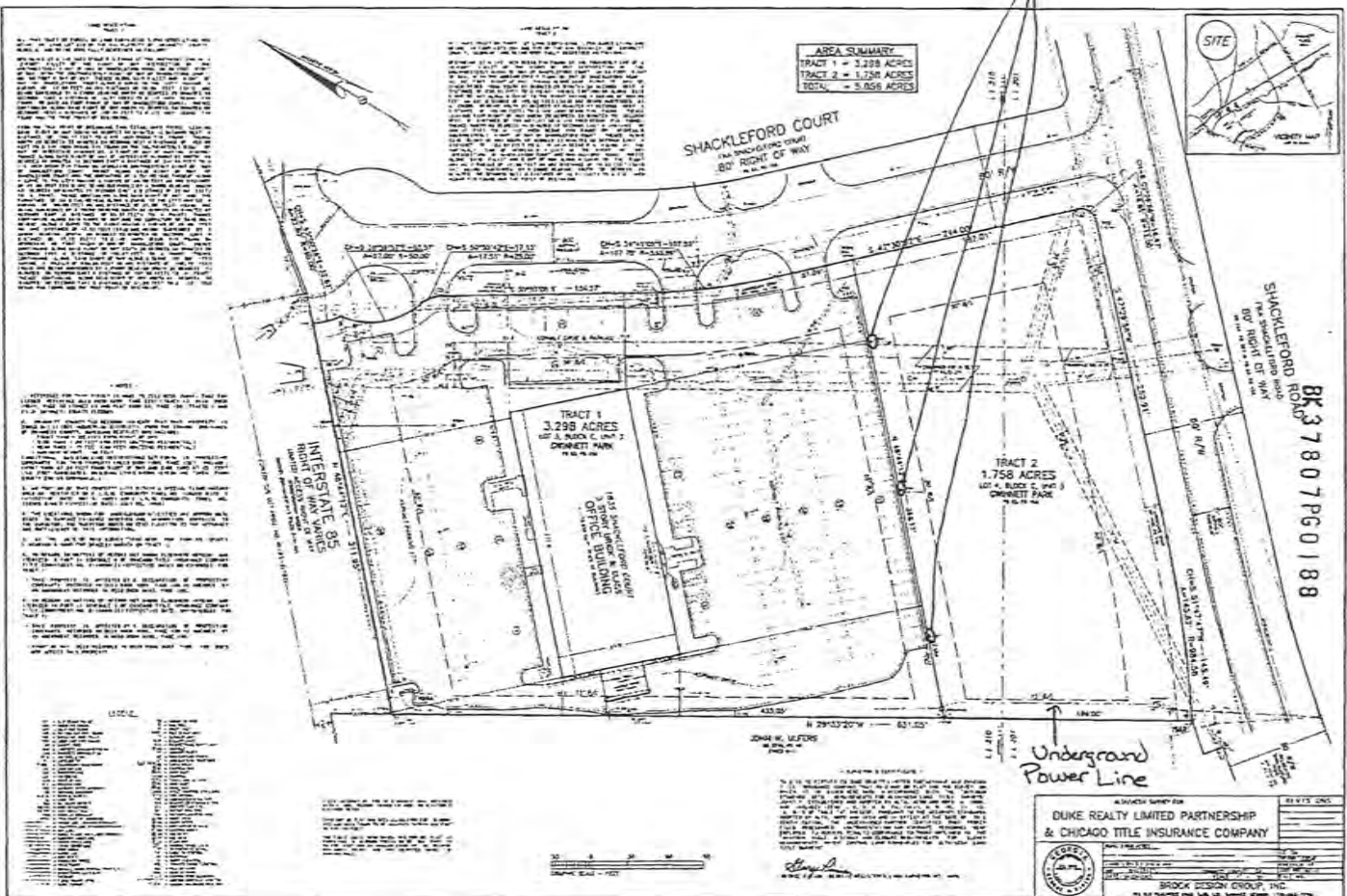


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GRAPHIC SCALE SCALE 1" = 40'

Exhibit A



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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:

Yes. The use and development will give supporting ground for the approval of the proposed special use permit.

Letter of Intent

To:

Department of Planning & Development
Planning Division,
Gwinnett County, Georgia
446 West Crogan St. Suite 250
Lawrenceville GA 30046

December 6, 2019

Dear Planning Official,

This letter of intent has been entered between Xiao Jun Wen (XJW, the Applicant) and the Department of Planning & Development (DPD) of Gwinnett County, the county planning authority. XJW is submitting an application for the special use permit for proposed use of the property located at 1805 Shackelford Ct. Norcross, GA 30093 to DPD for its approval.

The proposed use of this property is for an adult day care center to serve about 100 seniors for the daily activities from 9:00 am to 2:00 pm or five hours a day and five days a week.

The property has 1.76 acres in size, an office building of 18,000 gross square feet, and 78 parking spaces. The building is one story with a height of 16 feet. There are about 6,000 square feet rented out to a church. The remaining 12,000 square feet is vacant right now and will be used for the proposed adult day care center. The application for the special use permit is for this remaining 12,000 square feet.

Proposed adult day care center will hire 10 to 15 employees should the special use permit be approved. The community will be benefited economically from this center. It will not have any impact on the traffic of the adjacent roads since there will be only small increase in the number of vehicles to the property.

Your review for this application is highly appreciated.

Best regards,



Xiao Jun Wen,
Owner Agent
2905 Olde Town Park Dr.
Norcross, GA 30071
Phone: 678-232-6957
Email: jmwinternational@yahoo.com

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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.



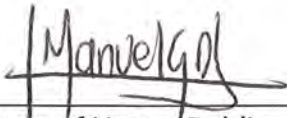
Signature of Applicant

Dec 6, 2019

Date

XIAO JUN WEN

Type or Print Name and Title



Signature of Notary Public

12/06/2019

Date



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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.



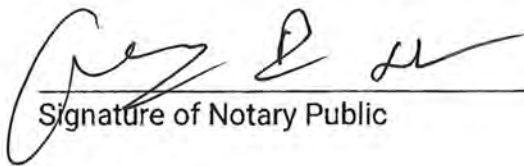
Signature of Property Owner

12-4-19

Date

G. Todd Tyson, Owner

Type or Print Name and Title



Signature of Notary Public

12/04/2019

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.

[Signature] 12-4-19 G. Todd Tyson, Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 12/04/2019
SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL



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 Todd Tyson
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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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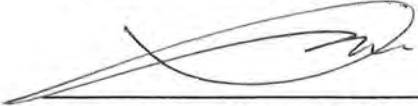
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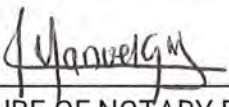
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The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 Dec. 6, 2019 XIAO JUN WEN
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 12/06/2019
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 XIAO JUN WEN
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: R6210026 201 2210
(Map Reference Number) 6th - 4 - 026
District Land Lot Parcel

[Signature] Dec. 4. 2019
Signature of Applicant Date

XIAO JUN WEN
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 #
NAME TITLE
12/4/19

DATE
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