

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Gem Robinson</u>	NAME: <u>Gem Robinson</u>
ADDRESS: <u>3204 Lee Road</u>	ADDRESS: <u>3204 Lee Road</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>678-467-4254</u>	PHONE: <u>678-467-4254</u>
CONTACT PERSON: <u>Gem Robinson</u> PHONE: <u>678-467-4254</u>	
CONTACT'S E-MAIL: <u>gemrobinson2000@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>R100</u>	BUILDING/LEASED SQUARE FEET: <u>1657</u>
PARCEL NUMBER(S): <u>4318 043</u>	ACREAGE: <u>0.98</u>
ADDRESS OF PROPERTY: <u>3204 Lee Road Snellville Ga 30039</u>	
SPECIAL USE REQUESTED: <u>Family Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land Lot 318 of the 4th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at the intersection of the Southwesterly right of way line of Lenora Church Road and the Southeasterly right of way line of Lee Road; running thence in a Southwesterly direction along the Southeasterly right of way of Lee Road 629.51 feet to an iron pin, which is the true point of beginning; Running thence Southeasterly along a course which forms an angle of 94 degrees, 32 minutes with the previous course a distance of 300.0 feet to an iron pin; running thence in a Southwesterly direction along a course which forms an angle of 94 degrees, 32 minutes with the previous course a distance of 145.2 feet to an iron pin; running thence in a Northwesterly direction along a course which forms an angle of 85 degrees, 28 minutes with the previous course a distance of 300 feet to an iron pin on the Southeasterly right of way of Lee Road; running thence in a Northeasterly direction along the Southeasterly, right of way of Lee Road which forms an angle of 94 degree, 32 minutes with the previous course a distance of 145.20 feet to an iron pin which is the true point of beginning.

The conveyance is subject to the Permanent Construction Easement recorded on 10/5/2007 in Deed Book 48332, page 547, and the Driveway Easement recorded on 10/5/2007 in Deed Book 48332, page 552, aforesaid records.

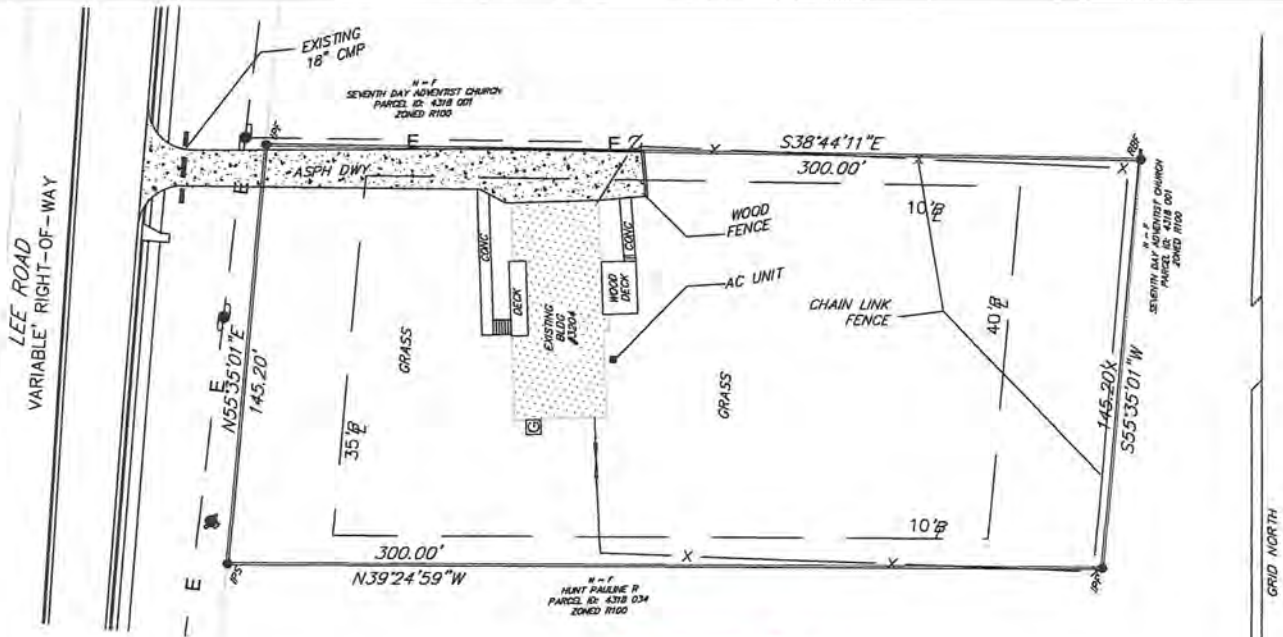
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LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.S. - REINFORCING BAR SET
	R.B.F. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	H.W. - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE



SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF GWINNETT COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

CORNELIUS ANI REGISTERED LAND SURVEYOR #3253 _____ DATE _____

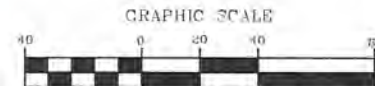
ZONING: R100

TOTAL AREA
0.98 AC.
42,881 sq ft

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(IN FEET)
1 inch = 40 ft

SURVEY REFERENCE
DEED BOOK 56559 PAGE 605
DEED BOOK 13135 PAGE 168

TAX ID: 4318 043

BOUNDARY SURVEY FOR:

ROSEBERRY GLENNA

3204 LEE ROAD SW
SNELLVILLE, GA. 30039

LOCATED IN L.L. 318
4TH DISTRICT,
GWINNETT COUNTY, GA.

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THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER # 130322, MAP NUMBER # 13135C0152F DATED 09/29/2006.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,975; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/59,266. MATTERS OF TITLE ARE EXCEPTED.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

DATE	: 12.10.2019	REVISIONS	
SCALE	: 1"=40'		
DRAWN BY	: JMK		
CHECKED BY	: COA		
PROJECT ID:	1912153		

LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, Georgia 30045

Phone: (404) 396-0192
land_engineering@yahoo.com

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:

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:

Yes

- (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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3204 Lee Road
Snellville
Georgia 30039

Letter of Intent

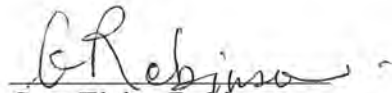
I am Gem Elaine Robinson, a Registered Nurse who has been working in Long Term Care for over fourteen years. I am desirous of establishing a Family Personal Care Home at my home located at 3204 Lee Road Snellville, GA30039.

This is a one story, single family home with 3 Bedrooms, 2 Bathrooms a 2 car garage sitting on one acre.

There is a great need for housing to satisfy the needs of the elderly population. Therefore, I am requesting a Rezoning for Special Use Permit. The property is currently zoned R100.

Should I be granted this opportunity I will operate the Family Personal Care Home in accordance with all relevant codes and regulations.

Attached is my application along with the requisite documentations as per the checklist.


Gem Elaine Robinson

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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.

Let Robinson
Signature of Applicant

12.30.2019.
Date

GEM Robinson RW.
Type or Print Name and Title

Reneta Motieram
Signature of Notary Public

12/30/19
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.

ll Robinson

Signature of Property Owner

12.30.2019.

Date

Gem Robinson RW

Type or Print Name and Title



Reneta Motieram

Signature of Notary Public

12/30/19

Date

Notary Seal

**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.

Q.R. Robinson

Signature of Applicant

Q.R. Robinson

Type or Print Name

12.30.2019

Date

Reneta Motieram

Signature of Notary Public

12/30/19

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.

Gem Robinson 12.30.2019 Gem Robinson
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 12/30/19
 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

Gem Robinson

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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