SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Kimberly Woods	NAME: Randy & Wanda Keller
ADDRESS: 515 Jewell Slaton Rd.	ADDRESS: 1187 Chatham Rd.
CITY: Dawsonville	CITY: Buford
STATE: Ga ZIP: 30534	STATE: Ga ZIP: 30518
PHONE: 706-344-8468	PHONE: 678-516-6230
CONTACT PERSON: Kimberly Woods PHONE: 706-344-8468	
CONTACT'S E-MAIL: permit.xpressllc@gmail.com	

*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:

☒ OWNER'S AGENT ☐ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: R-75 BUILDING/LEASED SQUARE FEET: 1,727 Sqft

PARCEL NUMBER(S): 7257 388 ACREAGE: 2.060

ADDRESS OF PROPERTY: 1172 Castleberry Rd. Buford Ga, 30518

SPECIAL USE REQUESTED: Accessory Structure Exceeding 1,000 Square Feet

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
Tract 2, WANDA KELLER, Plat Book 147, Page 210

All that tract or parcel of land located in Land Lots 231 & 257, 7th District, Gwinnett County, Georgia, being Tract 2 as shown in Plat Book 147, Page 210, being more particularly described as follows:

Beginning at the corner common to Land Lots 230, 231, 257 & 258, said corner being on the Southwest R/W of Castleberry Drive (50' R/W); thence, S29°51'32"E a distance of 161.31 feet to an axle; thence, S60°07'57"W a distance of 266.15 feet to an axle; thence, N30°44'47"W a distance of 161.72 feet to a 1/2" re-bar at an axle; thence, N34°01'44"W a distance of 158.97 feet to a 1/2" re-bar; thence, N70°21'32"E a distance of 73.26 feet to a 1/2" re-bar; thence, N50°34'59"E a distance of 43.92 feet to a1/2" re-bar; thence, S87°29'31"E a distance of 23.09 feet to a 1/2" re-bar; thence, N49°35'37"E a distance of 37.30 feet to a 1/2" re-bar; thence, N29°41'48"W a distance of 53.58 feet to a 1/2" re-bar; thence, N60°16'10"E a distance of 108.90 feet to a 1/2" re-bar on the Southwesterly R/W of Castleberry Drive;thence, along said R/W, S29°44'27"E a distance of 201.00 feet to the Point of Beginning.

Said Tract 2 contains 2.060 Acres, more or less.

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LAND SURVEYING & CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
nam@mga-se.com
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FILE: 12040

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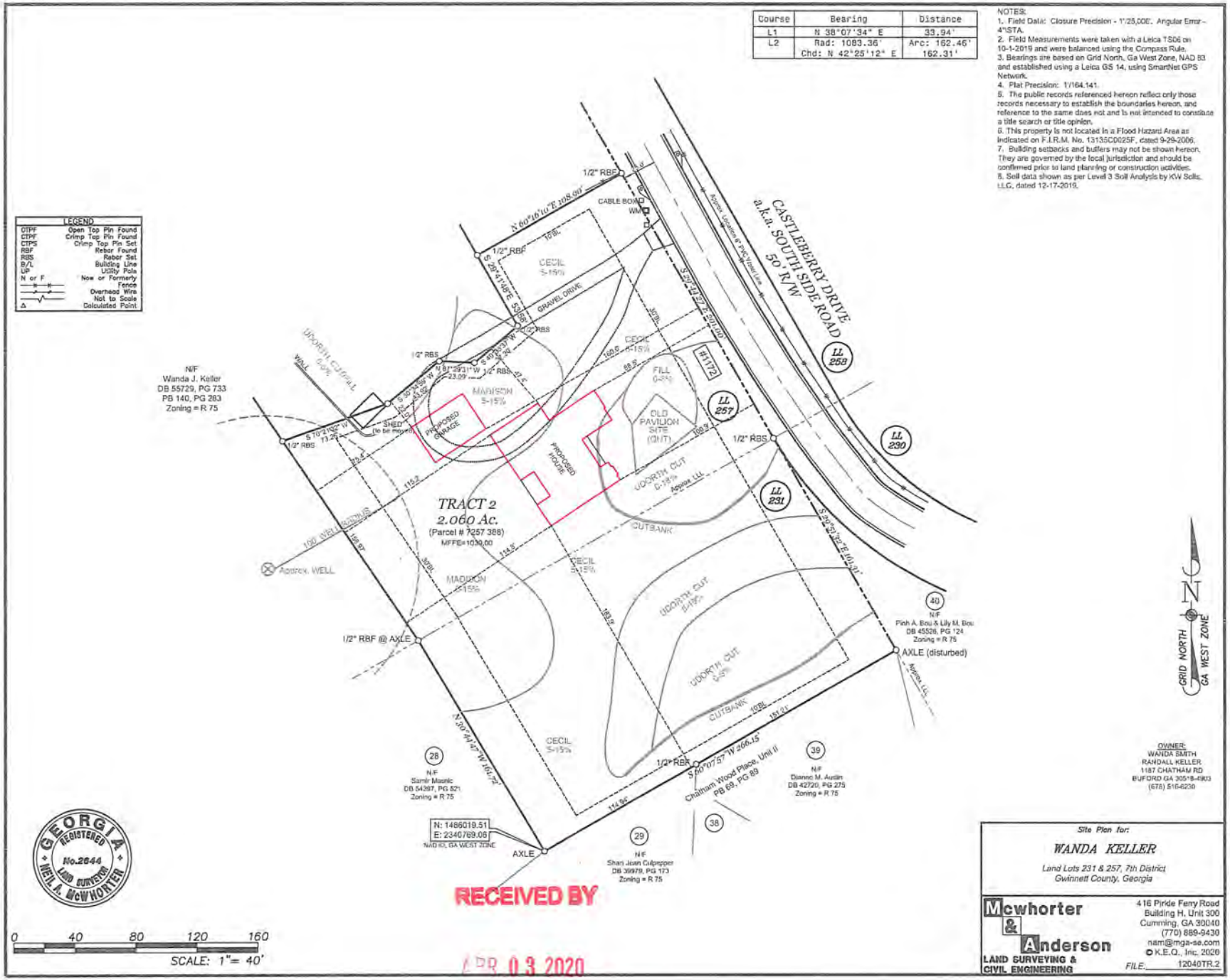

GEORGIA REGISTERED No.2644 LAND SURVEYOR NEIL A. McWHORTER

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OWNER:
WANDA SMITH
RANDALL KELLER
1187 CHATHAM RD
BUFORD GA 305*8-4903
(678) 516-6230

Site Plan for:

WANDA KELLER

Land Lots 231 & 257, 7th District
Gwinnett County, Georgia

Mcwhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
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Cumming, GA 30040
(770) 889-9430
nam@mga-se.com

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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:

No

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To whom it may concern,

I am requesting a special use permit for a detached garage that will be located at 1172 Castleberry Road Buford Ga, 30518. The detached garage will be a total of 1,727 Square Feet this includes an upstairs storage area. The detached garage will be used for storing gardening tools, a tractor, truck, boat, and riding lawn mower. The upstairs area will be used to store Christmas decorations, other tools, and items. The detached garage will be stick built with fibercement lap siding on the sides and rear of the garage. The front will be covered with brick. The roof will be Landmark standard roof shingles, and Landmarks Heather Bend color. The siding will be the Sherwin Williams SW6066 sand trap color, and the brick will be Ortega Queen brick. Which is a Brown heavy textured clay brick. The garage door and trim will be Sherwin Williams SW7000 Iris White color. The detached garages outside exterior will match the outside exterior of the home. I am requesting this permit so that my property can look clean and conform to the aesthetics of the surrounding neighbors. This build will be built by Southland Homes Corporation. It will be done professionally, and in a timely manor.

Thank you for all of your time.
Sincerely,
Wanda Keller
Wanda Keller

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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.

Wanda Keller

Signature of Applicant

Wanda Keller

Type or Print Name

3-22-2020

Date

Signature of Notary Public

3-22-2020

Date

Notary Seal

JODI HUGGINS NOTARY PUBLIC DAWSON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 23, 2021

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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.

Wanda Keller 3-22-2020

Signature of Property Owner Date

Wanda Keller owner

Type or Print Name and Title

3-22-2020

Signature of Notary Public Date Notary Seal

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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.

Wanda Keller 3-22-2020

Signature of Applicant Date

Wanda Keller owner

Type or Print Name and Title

7-22-2020

Signature of Notary Public 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.

Wanda Keller 3-22-2020 Wanda Keller / Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Kim J Woods 3-22-2020 Kim Woods / Authorized Agent
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

3-22-20
SIGNATURE OF NOTARY PUBLIC DATE

JODI HUGGINS NOTARY PUBLIC DAWSON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 23, 2021
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 _____
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: (Map Reference Number) 7th (District) - 257 (Land Lot) - 7257 (Parcel) 388

Wanda Keller — 3-22-2020

Signature of Applicant — Date

Wanda Keller owner

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)

Megan Kittrell — NAME

Assistant Manager — TITLE

4-1-20

DATE

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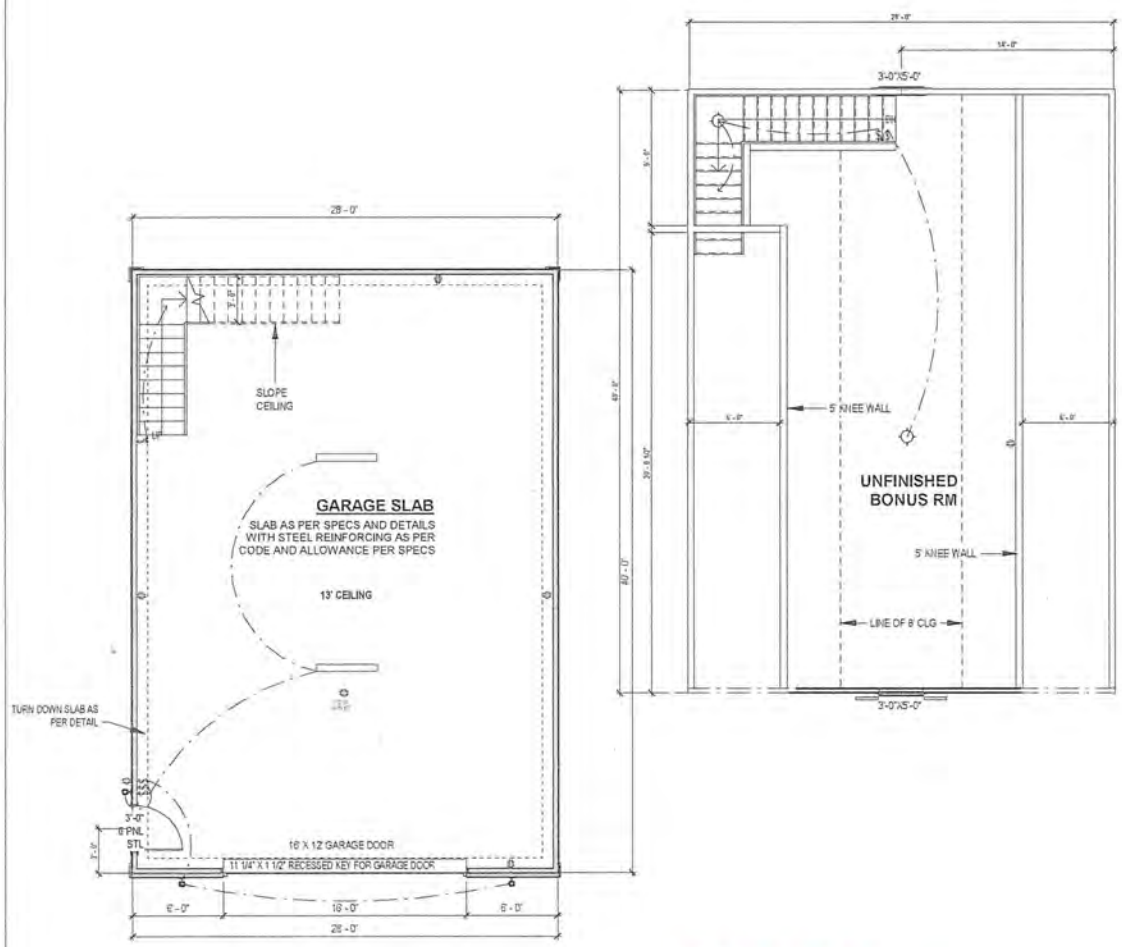
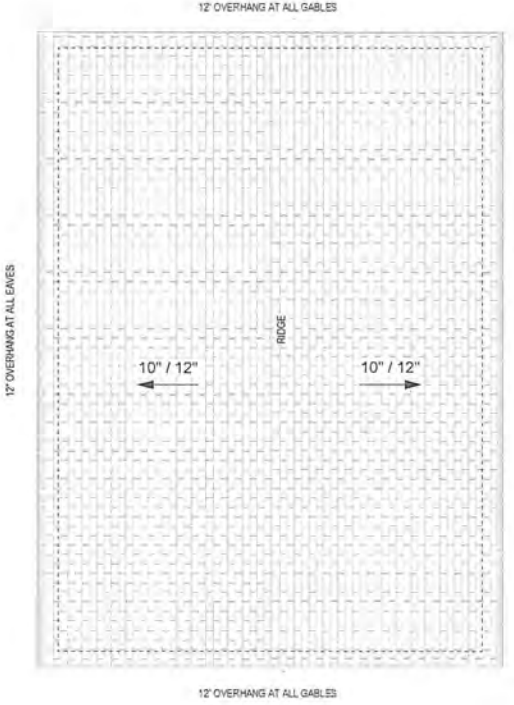


FIRST FLOOR PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

DETACHED GARAGE:	1120 S.F.
UNFIN. BONUS RM OVER DETACHED GARAGE:	607 S.F.

NOTE TO ALL PLANS: (1) FOUNDATION/UTILITIES: Crawlspace foundation vents shall be 8"x16". Crawl access shall be located by/HC at site. Subcontractors shall verify exact location of any water, sewer, electric and/or gas lines prior to any work. (2) FRAMING: All window and door rough opening sizes to be verified by subcontractor prior to any work. ,dormer walls to have double member beneath. All winder stairs to have min. 6" tread width. (3) HVAC: Subcontractor to verify system size, gas line, and A/C location prior to any work. (4) ELECTRICAL: Subcontractor to verieaxct location of meter and panel prior to any work. Install all electrical devices as drawn PLUS any additional devices required by codes (5) SQUARE FOOTAGE: Square footages are estimated and the actual square footage shall be as msured to the outside edge of exterior walls or structures.

PRINT ON 11X17

APPROVED ON _____ BY:
SOUTHLAND HOMES CORPORATION
(X) _____
PRESIDENT

ACCEPTED ON _____ BY:
(X) _____
CLIENT
(X) _____
CLIENT

SPECIALLY MODIFIED FOR:
KELLER, RANDY & WANDA

PREMIERE SERIES

Garage Plans
A9
Scale 1/8" = 1'-0"

11/03/2018

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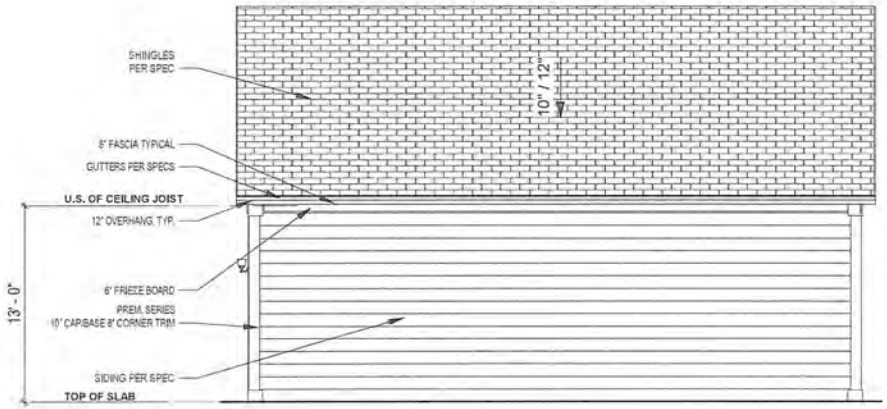
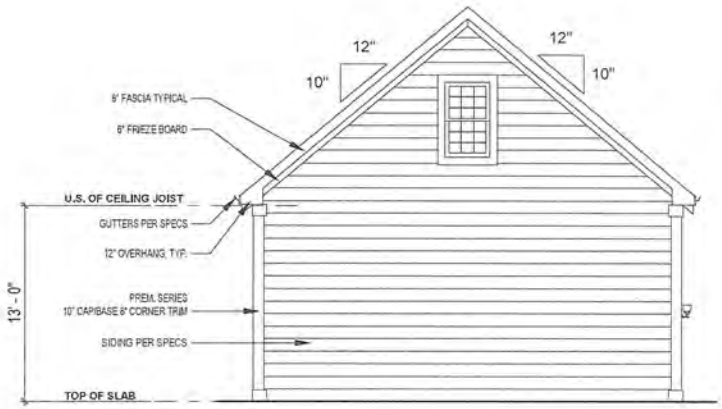
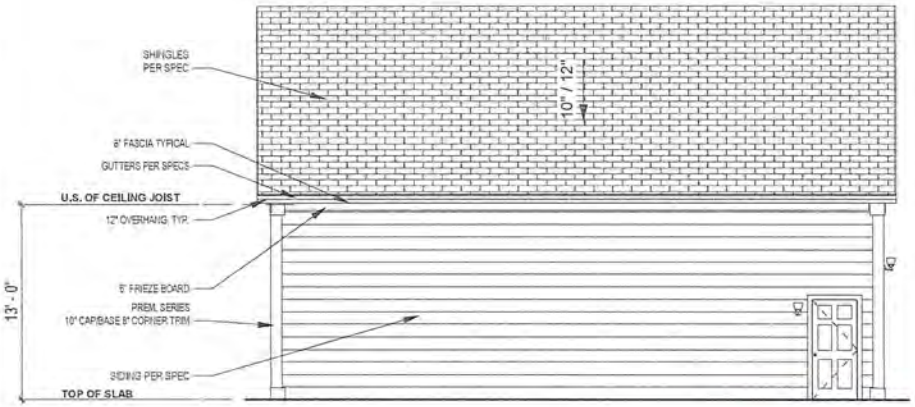


LEFT GARAGE
1/8" = 1'-0"

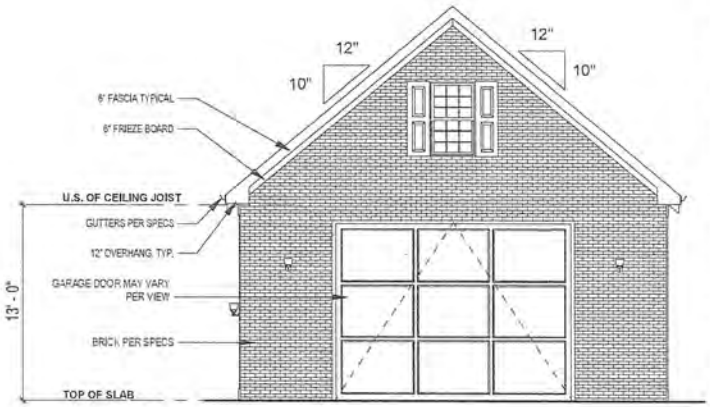


REAR GARAGE
1/8" = 1'-0"



RIGHT GARAGE
1/8" = 1'-0"

RECEIVED BY



FRONT GARAGE
1/8" = 1'-0"

PRINT ON 11X17

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APPROVED ON _____ BY:
SOUTHLAND HOMES CORPORATION
(X) _____
PRESIDENT

ACCEPTED ON _____ BY:
(X) _____
CLIENT
(X) _____
CLIENT

SPECIALLY MODIFIED FOR:
KELLER, RANDY & WANDA

PREMIERE SERIES

Garage Elevations
A10
Scale 1/8" = 1'-0"

11/03/2018

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