

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Angela Bailey</u>	NAME: <u>Angela Bailey</u>
ADDRESS: <u>691 Sonoma Drive</u>	ADDRESS: <u>691 Sonoma Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
PHONE: <u>770.374.5339</u>	PHONE: <u>770.374.5339</u>
CONTACT PERSON: <u>Angela Bailey</u> PHONE: <u>770.374.5339</u>	
CONTACT'S E-MAIL: <u>angelabailey65@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>3,431</u>
PARCEL NUMBER(S): <u>R5065 026</u>	ACREAGE: <u>1.99</u>
ADDRESS OF PROPERTY: <u>3960 Rosebud Road</u>	
SPECIAL USE REQUESTED: <u>Family personal care home for up to 8 residents</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL  
3960 ROSEBUD

ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING  
IN LAND LOT 65 OF THE 5TH DISTRICT OF GWINNETTE COUNTY  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ;

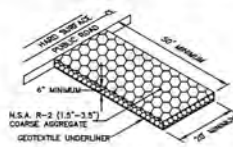
TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A POINT ON THE  
SOUTHERN R\W OF OLD LOGANVILLE RD AND THE EASTERN R\W OF  
ROSEBUD RD (80' R\W) AND THENCE RUNNING SOUTHERLY A DISTANCE  
OF 1,209.61' TO A 1" OPEN TOP PIPE FOUND AND BEING THE TRUE POINT  
OF BEGINNING; THENCE RUNNING S 75°22'31" E A DISTANCE OF 576.59' TO  
A 3/4" IPF; THENCE RUNNING S 14°37'08" W A DISTANCE OF 149.86" TO  
A 3/4" IPF; THENCE RUNNING N 75°22'31" W A DISTANCE OF 577.22' TO  
A 3/4" IPF ON THE EASTERN R\W OF ROSEBUD RD; THENCE RUNNING  
N 14°51'35" E A DISTANCE OF 149.86' TO A 1" OPEN TOP PIPE AND  
BEING THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 1.985 AC.

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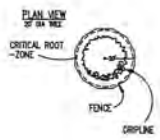
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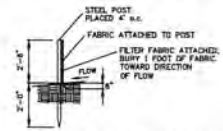
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(C) CRUSHED STONE CONSTRUCTION EXIT  
NOT TO SCALE



INDICATES SILT FENCE-TYPE C



(Sd1-C) SILT FENCE -TYPE C DETAIL  
(NOT TO SCALE)

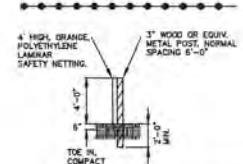
NOTE: USE D.O.T. APPROVED FABRIC  
USE STEEL POSTS- ONLY.

THIS PROPERTY DOES NOT LIE WITHIN  
A 100 YEAR FLOOD PLAIN ACCORDING  
TO REFERENCE PLAT.

PRE CONSTRUCTION  
IMPERVIOUS AREA  
HOUSE 1805 S.F.  
PATIO 6125.F.  
PORCH 80 S.F.  
TOTAL 2497 SF  
2.8 % IMPERVIOUS

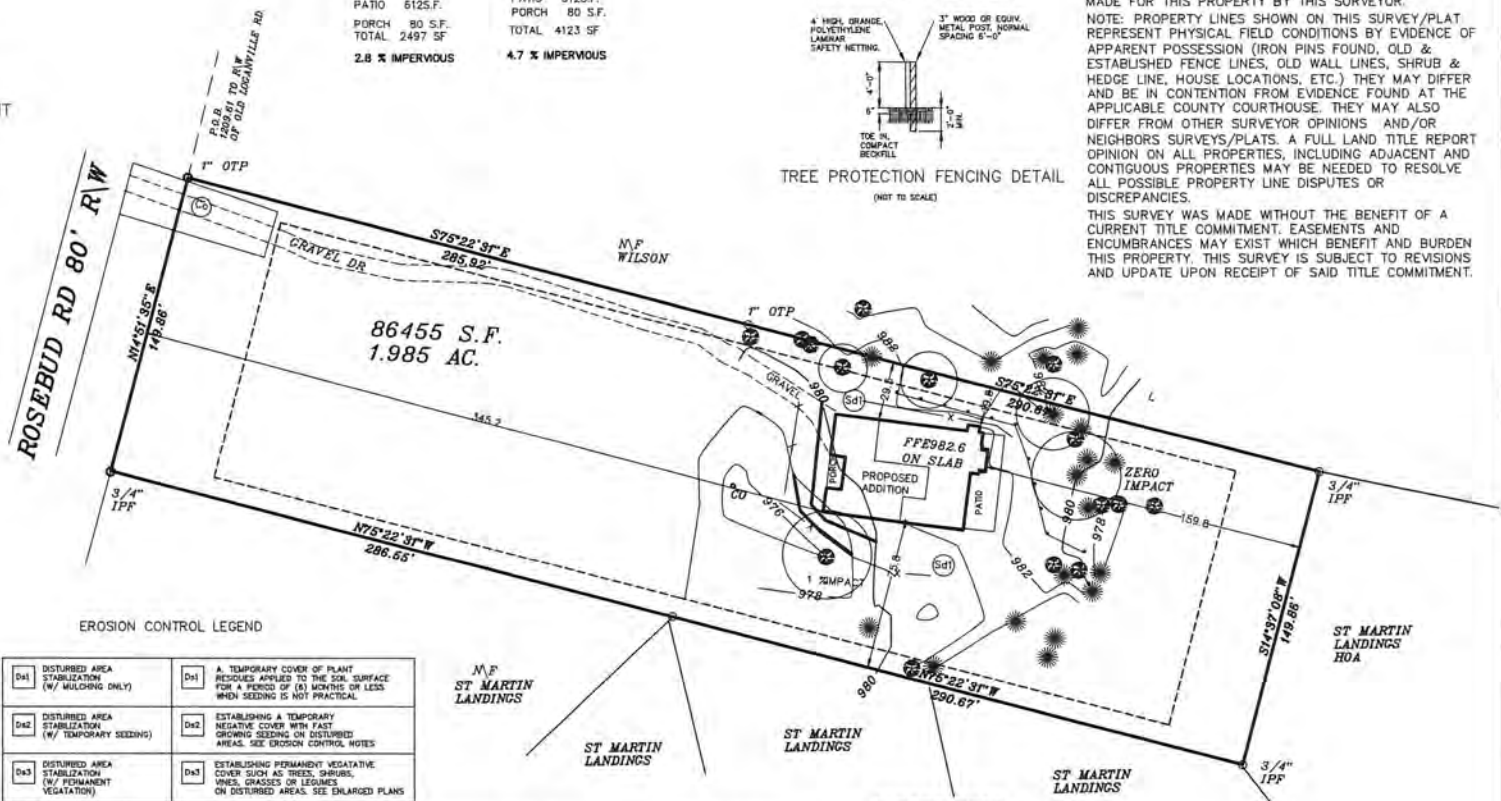
POST CONSTRUCTION  
IMPERVIOUS AREA  
HOUSE 3431 S.F.  
PATIO 6125.F.  
PORCH 80 S.F.  
TOTAL 4123 SF  
4.7 % IMPERVIOUS

INDICATES TREE PROTECTION FENCE



TREE PROTECTION FENCING DETAIL  
(NOT TO SCALE)

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS  
SUBJECT TO ALL LEGAL EASEMENTS AND  
RIGHTS-OF-WAY PUBLIC OR PRIVATE.  
NO DETERMINATION OF FLOOD HAZARD HAS BEEN  
MADE FOR THIS PROPERTY BY THIS SURVEYOR.  
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT  
REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF  
APPARENT POSSESSION (IRON PINS FOUND, OLD &  
ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB &  
HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER  
AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE  
APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO  
DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR  
NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT  
OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND  
CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE  
ALL POSSIBLE PROPERTY LINE DISPUTES OR  
DISCREPANCIES.  
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A  
CURRENT TITLE COMMITMENT. EASEMENTS AND  
ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN  
THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS  
AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.



EROSION CONTROL LEGEND

D41	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	D41	A. TEMPORARY COVER OF PLANT RESOURCES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
D42	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	D42	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
D43	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	D43	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

PREPARED FOR:  
**ANGELA BAILEY**

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 LAW.

*LL Sawhney*

SUBDIVISION:	3960 ROSEBUD RD	P.B. 31	Pg.238
LOT:	N/A	LAND LOT:	65
BLOCK:		DISTRICT:	5TH
SCALE:	1" = 60'	COUNTY:	WINNETTE, GA
		DATE:	04/21/20
		REV:	
		JOB NO.:	3960 ROSE

**SAWHNEY AND ASSOCIATES**  
523 HASTINGS DR PH.# (678)-500-4356



SET BACKS  
FRONT 50'  
SIDE 10'  
REAR 40'



LEGEND  
IPF=IRON PIN FOUND  
IPS=IRON PIN SET  
R/W=RIGHT OF WAY  
MAG= MAGNETIC  
P.O.B.=POINT OF BEGINNING  
B/L=BUILDING LINE  
D.E.=DRAINAGE EASEMENT  
N/F=NEW OR FORMERLY  
P = PREVIOUS  
E = EXISTING  
P/P = POWER POLE

CLOSURE DATA  
FIELD CLOSURE=1"IN 10,000+  
ANGLE POINT ERROR=< 20"  
EQUIPMENT USED=E.D.M. & THEODOLITE  
ADJUSTMENT METHOD=COMPASS RULE  
PLAT CLOSURE=1"IN 100,000+

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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:

There are no existing conditions to affect the use of the property.

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Angela Bailey  
3960 Rosebud Road,  
Loganville, GA 30052  
04/30/2020

### **Letter of intent for special use permit**

Angela Bailey is hereby submitting this letter of intent and attached special use permit Application (The "Application") for the purpose of requesting a special use permit for an approximately 1.95-acre tract of land located on 3960 Rosebud road between old Loganville road and Fredericksburg drive.

The property is currently zone residential and will remain residential.

The applicant is proposing an attractive expanded residential construction upgrading from a 1805 sq. ft. 3-bedroom, 2-bathroom with family room and eat in kitchen to a 3431 sq. ft. 6-bedroom, 6-bathroom with formal living room/sitting room, formal dining room, eat in kitchen. The home will have front and back porch with a well-manicured yard, which will greatly enhance the property and the community.

This proposed construction would take place in 2020 and will be used as a Residential personal care home for seniors. The home will be able to provide accommodation for up to 8 seniors/residents with no obvious signs of being use as a business.

I have been successfully managing g a personal care home (All partners in care/All partners for you) in Lilburn for 16 years and would like to get the chance to do it again in Loganville.

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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.

Angela Bailey 4/28/20  
Signature of Applicant Date

**Angela Bailey**

Type or Print Name and Title

Arlene C McKoy 4/28/20 \_\_\_\_\_  
Signature of Notary Public Date Notary Seal

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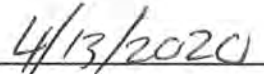
Arlene C McKoy  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Comm. Expires 4/9/2021

**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.



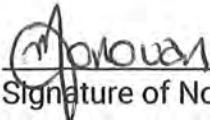
Signature of Property Owner



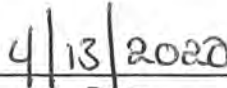
Date

**Sean Lawson**

Type or Print Name and Title



Signature of Notary Public



Date



Notary Seal

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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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Angela Bailey 4/28/20  
Signature of Property Owner Date

**Angela Bailey**

Type or Print Name and Title

A. McKay 4/28/20  
Signature of Notary Public Date Notary Seal

Arlene C McKay  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Comm. Expires 4/9/2021

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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

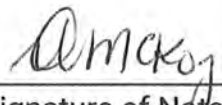
(Only submit with Special Use Permit Application for a use within a residence)

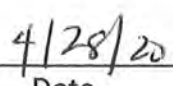
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

  
\_\_\_\_\_  
Signature of Applicant


**Angela Bailey**  
\_\_\_\_\_  
Type or Print Name

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Notary Public

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

 **Arlene C McKoy**  
**NOTARY PUBLIC**  
Gwinnett County, GEORGIA  
My Comm. Expires 4/9/2021

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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.

Angela Bailey 4/28/20 Angela Bailey  
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Amckey 4/28/20  
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

Arlene C McKoy  
NOTARY PUBLIC

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Gwinnett County, GEORGIA

My Comm. Expires 4/1/2021

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

Angela Bailey

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: 5<sup>th</sup> - 65 - \_\_\_\_\_  
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

4/28/20  
Date

Angela Bailey

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)

NAME

TITLE

DATE

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**In-person services suspended indefinitely. Utilize e-services, kiosks and drop boxes.**

**Customer service is available 8 a.m. to 5 p.m. weekdays.**

**[Click here for the vehicle registration extension bulletin for your vehicle\(s\).](#)**

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## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

**Mailing Address:**

LAWSON SEAN  
3960 ROSEBUD RD  
LOGANVILLE, GA 30052-4604

**SITUS:**

3960 ROSEBUD RD

**Tax District:**

COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R5065 026	Real Property	4/30/2020 11:50:15 AM

**Legal Description**

ROSEBUD ROAD

### Tax Values

Description	Market Value	Assessed Value
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Description	Market Value	Assessed Value
Land	\$37,400.00	\$14,960.00
Improvement	\$89,000.00	\$35,600.00
Total	\$126,400.00	\$50,560.00
Class Codes	101-Residential SFR	

## Assessments

Operation	Net Tax	Savings
<u>County Unincorporated Taxes</u>	\$673.41	\$0.00
<u>School Taxes</u>	\$996.03	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
Sub Total	\$1,669.44	\$0.00
Bond	Net Tax	Savings
<u>County Unincorporated Taxes</u>	\$0.00	\$0.00
<u>School Taxes</u>	\$96.06	\$0.00
Sub Total	\$96.06	\$0.00
Special Assessment	Net Tax	Savings
<u>Stormwater Service Fee</u>	\$73.80	\$0.00
<u>Solid Waste Service Fee</u>	\$218.76	\$0.00
Sub Total	\$292.56	\$0.00
Total Tax	\$2,058.06	\$0.00

## Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23733323	10/15/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

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## Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	23733323	B19.75326	\$2,058.06	10/8/2019

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