

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Roan Fennell</u>	NAME: <u>Josephine Fennell Williams</u>
ADDRESS: <u>2176 Ridgedale Drive</u>	ADDRESS: <u>2176 Ridgedale Drive</u>
CITY: <u>Grayson</u>	CITY: <u>Grayson</u>
STATE: <u>Georgia</u> ZIP: <u>30017</u>	STATE: <u>Georgia</u> ZIP: <u>30017</u>
PHONE: <u>347-992-0746</u>	PHONE: <u>347-992-0746</u>
CONTACT PERSON: <u>Roan Fennell</u> PHONE: <u>347-992-0746</u>	
CONTACT'S E-MAIL: <u>JRtentndereares@gmail.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>R100</u>	BUILDING/LEASED SQUARE FEET: <u>2,913</u>
PARCEL NUMBER(S): <u>R5071-012</u>	ACREAGE: <u>1.01</u>
ADDRESS OF PROPERTY: <u>2176 Ridgedale Drive</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home (Family)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

SUP '20 048

JUL 01 2020

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 71 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, Commence from a Point at the Northerly right-of-way line of Ridgedale Drive (80' R/W) with the centerline of Pinehurst Road (80' R/W); THENCE North 60 degrees 46 minutes 45 seconds West along said right-of-way line of Ridgedale Drive 52.64 feet to an Iron Pin Found(1/2" Rebar) said point being the POINT OF BEGINNING; THENCE continue North 60 degrees 46 minutes 45 seconds West along said right-of-way line of Ridgedale Drive 343.36 feet to an Iron Pin Found (1/2" open top pipe); leaving said right-of-way line North 42 degrees 06 minutes 27 seconds East a distance of 264.03 feet to an Iron Pin Found (1/2" Rebar); THENCE South 18 degrees 38 minutes 30 seconds East a distance of 383.63 feet to the POINT OF BEGINNING.

Said tract of parcel of land containing 1.01 acres.

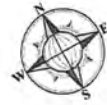


RECEIVED BY

SUP '20 048

JUL 01 2020

Planning&Development



MAGNETIC NORTH

SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		



THIS SURVEY IS A REFRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT ORIGINAL SIGNATURE

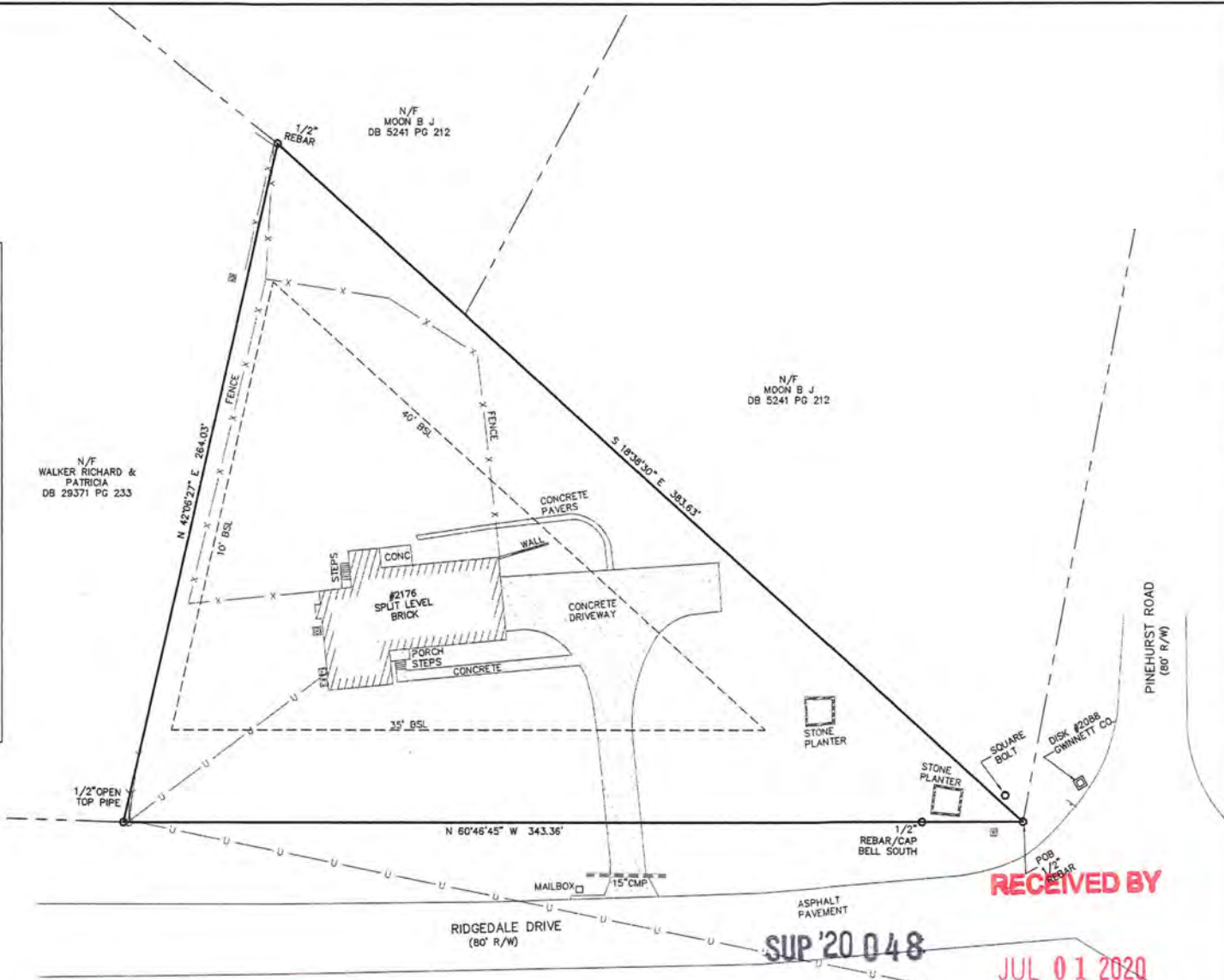
Daniel F. Conroy
DANIEL F. CONROY PLS #2350 DATE 06/22/2020

ZONING SUMMARY: R-100
SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 35'
SIDE SETBACK 10'
REAR SETBACK 40'

INFORMATION OBTAINED FROM GWINNETT COUNTY RECORDS

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.



RECEIVED BY

JUL 01 2020

SUP '20 048

Planning & Development

○ PROPERTY CORNER FOUND (AS NOTED)	○ MANHOLE	□ A/C UNIT	□ GAS VALVE	□ L.L. LAND LOT	□ C.B. CATCH BASIN	-S- SEWER LINE	BSL BUILDING SETBACK LINE	DB DEED BOOK	F.K.A. FORMERLY KNOWN AS
● 1/2" REBAR WITH CAP SET LSF# 839	○ CLEAN OUT	- GUY WIRE	□ CABLE BOX	N/F NOW OR FORMERLY R/W RIGHT-OF-WAY	□ CNT CANTILEVER	-G- GAS LINE	CONC. CONCRETE	PB PLAT BOOK	NAD NORTH AMERICAN DATUM
□ R/W MONUMENT	○ WATER METER	○ JUNCTION BOX	□ POWER METER	P/L PROPERTY LINE	□ TELEPHONE BOX	-C- CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE	NAVD NORTH AMERICAN VERTICAL DATUM
□ FIRE HYDRANT	○ WATER VALVE	○ OUTFLOW STRUCTURE	□ REGULAR PARKING	OH OVERHANG	□ SIGN	-T- TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	
	○ POWER POLE	○ DRAINAGE INLET	○ HANDICAP	GM GAS METER	-W- WATER LINE	-X- FENCE LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	
	○ LIGHT POLE	○ POWER/LIGHT POLE			-U- OVERHEAD UTILITY LINE	-920- CONTOUR LINE	GFE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS	○ HARDWOOD TREE
									○ PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

© COPYRIGHT 2020 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.01 ACRES / 44,187 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 1589, PAGE 225.
FIELDWORK PERFORMED ON 06/11/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 451,984 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

811
Know what's below.
Call before you dig.

BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 446-8130
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 720-4393
975 COBB PLACE BLVD., SUITE 101
KENNESAW, GA 30144

BOUNDARY SURVEY
PREPARED FOR: ROAN FENNEL
LAND LOT 71, 5 TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 06/22/2020

PROJECT
22188 01

SHEET
1 OF 1

DWN AR

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

RECEIVED BY

JUL 01 2020



June 8th, 2020

To Whom It May Concern:

I am writing this letter to present my intentions to open for service, an assisted living facility under the banner of J & R Tender Care, LLC located at 2176 Riggedale Drive, Grayson GA 30017.

I present to you J & R Tender Care, LLC purpose: It is to make provisions for long term care, providing a combination of housing and personal care with some health care services. This will be designed for individuals who need assistance with normal daily activities in a way that promotes independence.

J & R Tender Care, LLC will offer a housing alternative for a total of eight (8) adult residents who may need help with dressing, bathing, eating, and toileting. This care is intended to present a home-like environment for each resident. They would not require the intensive medical and nursing care services provided in nursing homes.

J & R Tender Care, LLC will provide the following: private or shared living personal space, three (3) meals per day including healthy snacks, some toiletries, and household products inclusive with an on-site laundry room. The resident will have the opportunities to purchase their personal items of choice for daily living including snacks.

The monthly fee for the service can range up to \$ 1,500.00 per resident. There will be someone on staff 24 hours a day, indoor on-site recreation, scheduled outings for recreation, shopping for items used for daily consumption, with access to transportation provided by the facility.

J & R Tender Cares, LLC will accept payments from the individual families or certified/license programs looking for help with a family member / patient needing long term care. This may include working with residents who are assisted by Medicaid programs providing financial assistance for assisted living.

If you have any further questions, you may contact me, Roan Fennell at 347 - 992 - 0746.

Regards,

Roan Fennell
Manager

RECEIVED BY

SUP '20 048

JUL 01 2020

Planning&Development



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

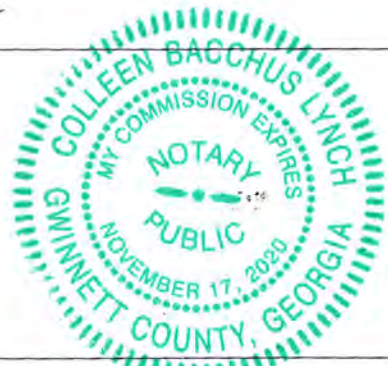
5/10/2020

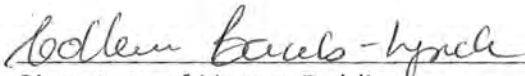
Date

Roan Fennell

Type or Print Name and Title

Owner





Signature of Notary Public

05-10-2020

Date

Notary Seal

RECEIVED BY

SUP '20 048

JUL 01 2020

Planning&Development

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.



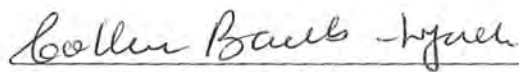
Signature of Property Owner

05/10/2020

Date

Roan Fennell

Type or Print Name and Title



Signature of Notary Public

5/10/2020

Date



SUP '20 048

Planning & Development

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] 05/10/2020 Roan Fennell
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 5/10/2020
 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 Roan Fennell
 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.

RECEIVED BY

SUP '20 048

JUL 01 2020

**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

Roan Fennell

Type or Print Name

05/10/2020

Date

Colleen Bacchus Lynch

Signature of Notary Public

05-10-2020

Date



Notary Seal

RECEIVED BY

SUP '20 048


JUL 01 2020

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 - 071 - R5071-012
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

05/10/2020
Date

Roan Fennell
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)

Vukie Schoby
NAME

TSA II
TITLE

6/30/2020
DATE

SUP '20 048

RECEIVED BY

JUL 01 2020

Planning&Development



Upper Floor Plan



Front

Floor Plan



RECEIVED BY
 SUP'20 048 JUL 01 2020
 Planning&Development