

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carole Valentin</u>	NAME: <u>Carole Valentin</u>
ADDRESS: <u>5215 Lake Carlton Road</u>	ADDRESS: <u>5215 Lake Carlton Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> ZIP: <u>30052</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>678.574.1418</u>	PHONE: <u>678.574.1418</u>
CONTACT PERSON: <u>Carole Valentin</u> PHONE: <u>678.574.1418</u>	
CONTACT'S E-MAIL: <u>caroletbr@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): R-100 PRIOR ZONING CASE: SUP2020-00004

PARCEL NUMBER(S): 5129 032 ACREAGE: 1.96

ADDRESS OF PROPERTY: 5215 Lake Carlton Road, Loganville, GA 30052

PROPOSED CHANGE IN CONDITIONS: #1: increase number of clients from six to eight

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>1</u>	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): <u>3,107</u>	TOTAL GROSS SQUARE FEET: <u>3,107</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED **RECEIVED BY 7**

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EXHIBIT "A"

16-050594

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 129 AND 130 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND ENCOMPASSING 1.96 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY VON ITTER & ASSOCIATES, CERTIFIED BY ROBERT W. VON ITTER, GEORGIA REGISTERED SURVEYOR NO. 2251, DATED APRIL 18, 1984 AND REVISED DECEMBER 10, 1986, ENTITLED "SURVEY FOR HENRY D. MARTIN & PATRICIA A. MARTIN," SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 33, PAGE 3008 AND REVISED IN PLAT BOOK 57, PAGE 67, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

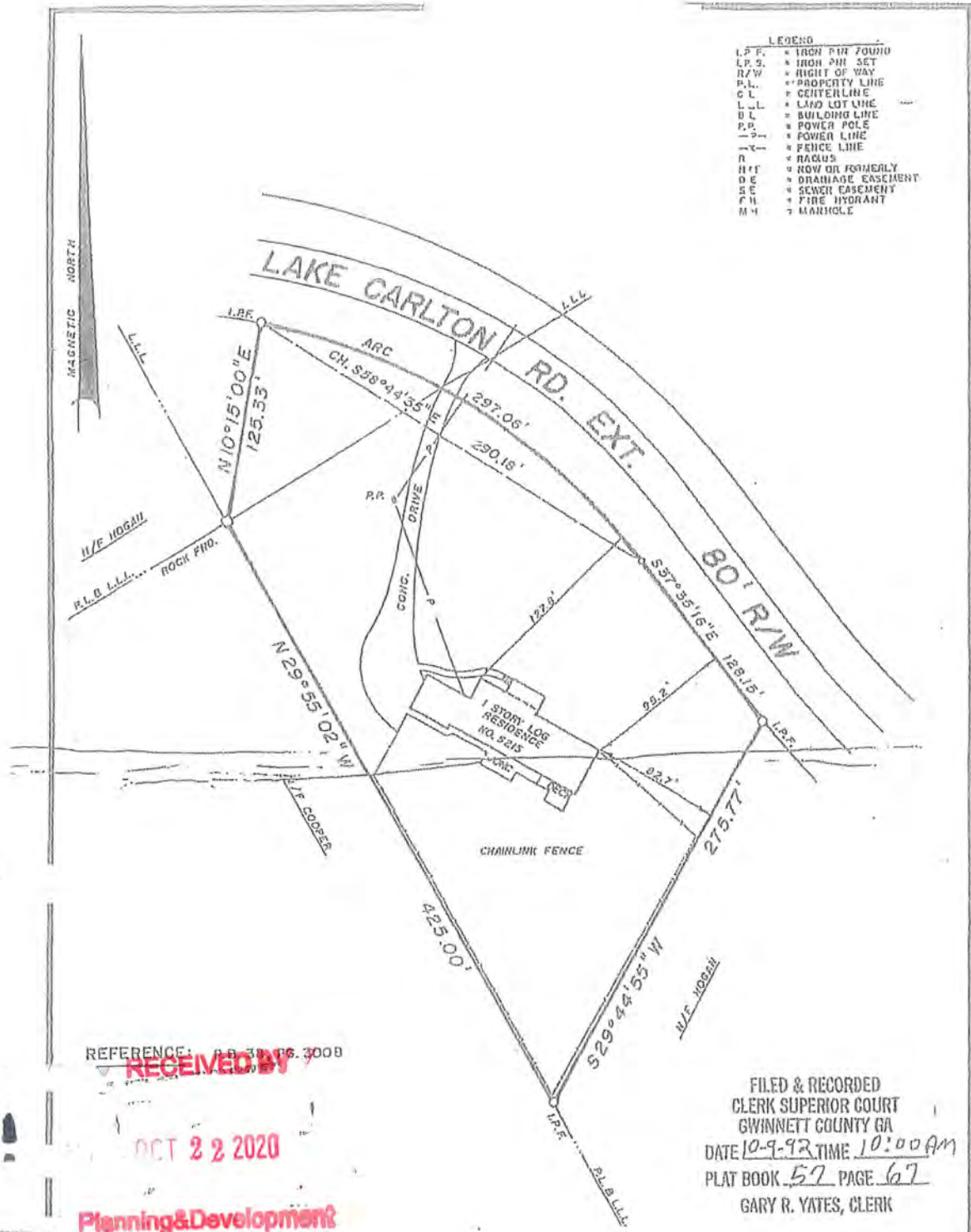
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- LEGEND**
- L.P.F. * IRON PIN FOUND
 - L.P.S. * IRON PIN SET
 - R/W * RIGHT OF WAY
 - P.L. * PROPERTY LINE
 - C.L. * CENTERLINE
 - L.L. * LAND LOT LINE
 - B.L. * BUILDING LINE
 - P.P. * POWER POLE
 - P- * POWER LINE
 - F- * FENCE LINE
 - R * RADIUS
 - R/F * ROW OR FORMERLY
 - D.E. * DRAINAGE EASEMENT
 - S.E. * SEWER EASEMENT
 - F.H. * FIRE HYDRANT
 - M.H. * MARKER



REFERENCE: A.D. 3016.3008

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FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 10-9-92 TIME 10:00 AM
 PLAT BOOK 57 PAGE 67
 GARY R. YATES, CLERK

1.96 ACRES

38955-56

NOTE: THE DESCRIBED PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA



SURVEY FOR: HENRY D. MARTIN & PATRICIA A. MARTIN

LAND LOT(S) 129 & 130 5th. DISTRICT GWINNETT COUNTY, GEORGIA

SCALE: 1" = 60' DATE: 9 - 30 - 92

VON ITER & ASSOCIATES

1029 Youth-Jersey Road

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

yes, as there will be no change to the property

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

there will not be any adverse affects to the ~~property~~ ^{nearby} or adjacent properties and no visible changes

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

there will be nothing but economic value we will provide services to the people who cannot care for themselves.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

there will be no Burden or excessive traffic or any disruption in the normal function at surrounding areas to include school utility use or other facility

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

the special use permit is in conformity as there will be no structural change and the use will remain the same.

- (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 CHANGE IN CONDITIONS:

there are no existing condition that will affect the use or development of the said property the Home will be used to provide services to the disabled and elderly population with a capacity of 8 Residents.

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10/20/2020

Gwinnett County Department of Planning and Development Planning Division
446 West Croghan St. Suite 250
Lawrenceville, GA 30046

RE:5215 Lake Carlton Rd., Loganville, GA 30052

To Whom it may concern:

The purpose of this letter is to ask for changing of condition for the property located at 5215 Lake Carlton Rd. S. in Loganville, GA 30052.

We would like to increase from 6 to 8 in the personal care home residential facility.

We feel that because the lot size is almost 2 acres 1.96 to be exact, we are well within the zoning requirements for me | 100 zoning classification as set forth by the county.

We are not requesting in a new classification, but we are asking to be granted an increase capacity for the purposes intended at this property.

The number of lots and dwelling units will remain the same one law and one dwelling unit which will include 3107 ft for residential property size.

The home as it stands now has room to allow 6 parked cars needs and that would remain the same.

The building is a one-story ranch style home and there would be no requests for a change in buffers.

By granting an increase capacity to us it will allow us to care eight instead of six elderly or handicapped individuals that cannot care for themselves a need assistance in a residential like setting.

Our company will be providing a more traditional intimate level of care then a bigger facility and that would be a great benefit for the population in which we serve because it would be a home-based environment.

An increase capacity would be within the purpose of the land use as indicated in the ordinance because it would not be injurious to the area or otherwise detrimental to the public welfare of any of the surrounding people and or facilities.

Sincerely

Carole Valentine, Facility Owner and Operator
If you have any questions@678-574-1418

Carole Valentin

Sincerely,

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CHANGE IN CONDITIONS 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.

Carole Valentin

Signature of Applicant

10/15/2020

Date

Carole Valentin owner

Type or Print Name and Title



P. J. Desai

Signature of Notary Public

10/15/2020

Date

Notary Seal

CHANGE IN CONDITIONS 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.

Carole Valentin

Signature of Property Owner

10-5-20

Date

Carole Valentin owner

Type or Print Name and Title

[Signature]

Signature of Notary Public

10-5-2020

Date



Notary Seal

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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

Carole Valentin 10-5-20 Carole Valentin owner
 Signature of Applicant Date Type of Print Name and Title

N/A N/A N/A
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 10-05-2020 [Notary Seal]
 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 _____
 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 CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R - 5129 - 032
(Map Reference Number) District Land Lot Parcel

Carole Valentin
Signature of Applicant

10-14-20
Date

Carole Valentin
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)

Jessilyn MS Duffie
NAME
10/14/20
DATE

TSA
TITLE

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7 Property Taxes up to date
No delinquent taxes due
2020 Property Taxes ARE Due
12/01/20