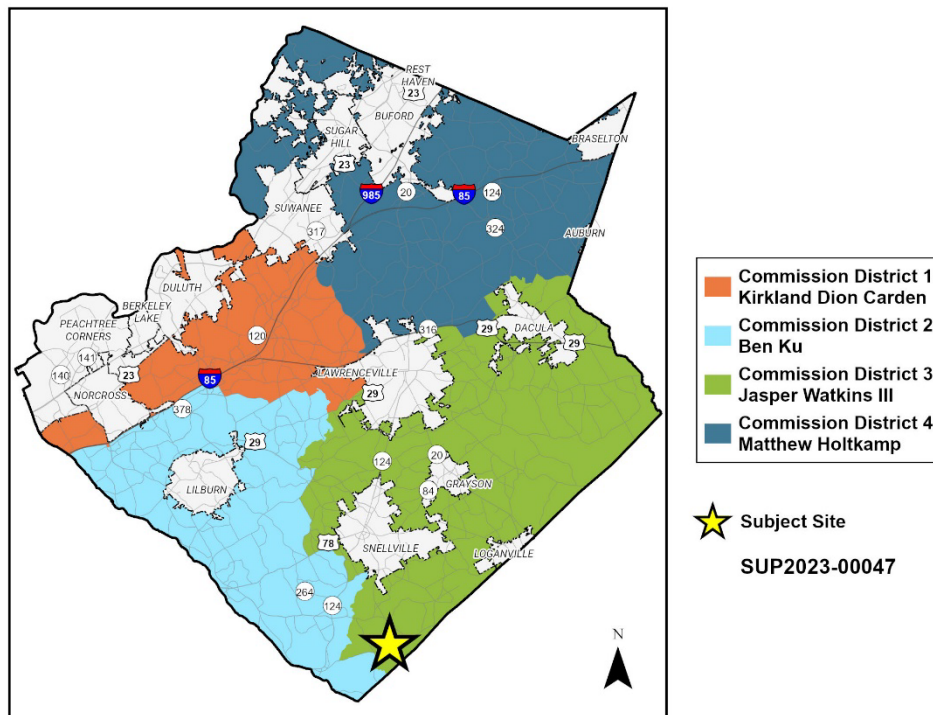


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00047
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 3214 Lee Road
Map Number: R4318 034
Site Area: 1.00 acre
Proposed Development: Community Living Arrangement (Renewal)
Commission District: District 3 – Watkins
Character Area: Suburban Estate Living

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/5/2023
Board of Commissioners Advertised Public Hearing Date: 9/26/2023 (Public Hearing Tabled to 10/24/2023)

Applicant: Cecilyn Murray-Barrett
3214 Lee Road SW
Snellville, GA 30039

Owners: Cecilyn Murray-Barrett
3214 Lee Road SW
Snellville, GA 30039

Contact: Tanesia Robb

Contact Phone: 404.438.1513

Zoning History

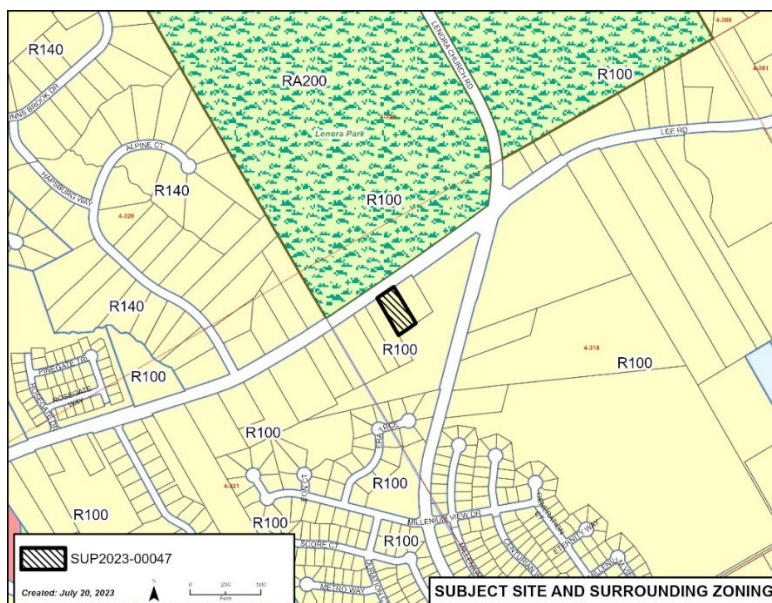
The subject property is zoned R-100 (Single-Family Residence District). As part of an areawide rezoning, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 in 1973. In 2015, a special use permit for a personal care home was approved, pursuant to SUP2015-00015. In 2021, special use permit SUP2021-00016 for a community living arrangement was denied. Later that year, a special use permit for a community living arrangement was approved pursuant to SUP2021-00055. This application under consideration is a renewal request of this special use permit.

Existing Site Condition

The subject property is a one-acre parcel located on the south side of Lee Road, west of its intersection with Lenora Church Road. The property contains a 2,752 square foot residence with an accessory building in the rear yard. The site is accessed by two driveways on Lee Road. There are several mature trees scattered around the property. The front yard is generally flat and the rear yard rises 10 feet towards the rear property line. There are sidewalks located along both sides of Lee Road. The nearest Gwinnett County Transit stop is approximately 10.3 miles from the subject site.

Surrounding Use and Zoning

The subject property is located in a low-density residential area and is surrounded by single-family residences and institutional uses. Single-family residences are located to the east and west along Lee Road. Lenora Park is located across Lee Road to the north. A place of worship is located to the south of the property. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Community Living Arrangement	R-100	1 unit per acre
North	Lenora Park	R-100	N/A
East	Single-Family Residential (Personal Care Home)	R-100	1 unit per acre
South	Place of Worship	R-100	N/A
West	Single-Family Residential	R-100	0.82 units per acre

Project Summary

The applicant requests a renewal of a special use permit for a community living arrangement, including:

- The continued use of an existing 2,752 square foot single-family residence as a community living arrangement.
- Access provided via two driveways on Lee Road.
- 24-hour care for three individuals with developmental disabilities. Services include protective care and oversight, assistance with daily living activities, assistance with medical decisions and issues, and a continuous assessment of needs and condition.
- Three licensed employees operating in eight-hour shifts.
- There have been no code enforcement violations on the property since the previous 2021 special use permit approval.

Zoning and Development Standards

The applicant is requesting renewal of a special use permit to operate a community living arrangement on a property zoned R-100 (Single-Family Residence District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	25 ft. two yards	25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Size (CLA)	Minimum 1 acre	1 acre	YES
Resident Number (CLA)	Maximum 8 residents	3 residents	YES
Off-Street Parking (CLA)	Minimum 1 Spaces Maximum 2 Spaces	2 Parking Spaces	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After the evaluation, staff makes the following findings based on the standards of the UDO:

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.

The subject property is surrounded by single-family residences and institutional uses. Multiple single-family residences along Lee Road have been approved to operate community living arrangements. The neighboring property to the east is also a family personal care home. Therefore, the request to renew the special use permit would be suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

Adjacent and nearby properties have been approved to operate similar community living arrangements or personal care homes. This request is a renewal for a community living arrangement and is not adding a new use to the area. The applicant is using the existing residence and is not proposing any additions or changes to the property. This request will not adversely affect the existing use or usability of adjacent or nearby property.

C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

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.

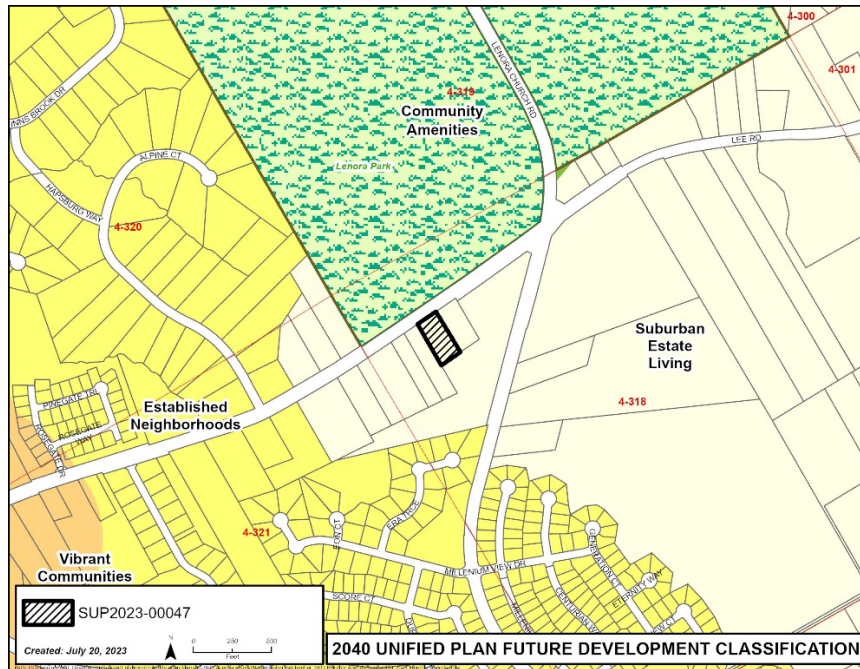
A slight increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request are attached (Exhibit F).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The subject property is located within the Suburban Estate Living which is one of the last remaining Character Area types that would provide large tracts of land for greenfield development and includes some remnants of agricultural uses. This area includes areas where there is a desire to preserve the historical and agricultural character so that new development is low in intensity and consists primarily of large residential lots and executive-style housing.

These areas have less intense infrastructure, such as less sewer service and road capacity, and are more suitable for large lot residential development.

The proposed use will remain within the existing residence on the property with no exterior renovations or alterations. The Suburban Estate Living envisions low-density residential development. A community living arrangement with three clients will not detract from the character of the area. The proposed special use permit renewal is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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.

This request is a renewal for a community living arrangement with no proposed changes from the previous special use permit approval in 2021. The property and its surrounding area are low density residential with a cluster of personal care homes along this stretch of Lee Road. One such personal care home is located on the neighboring property to the east of this site. Since 2021, there have been no code enforcement violations on the property and prior zoning conditions have been followed. Renewal of this special use permit would allow three individuals with developmental disabilities to continue living in their own home with supervised care.

Staff Recommendation

Based on the staff’s evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a community living arrangement subject to the following conditions:

1. Limited to a state-licensed Community Living Arrangement, providing residence and care for a maximum of three individuals (clients) residing in the home.
2. Any new building(s) or building renovations shall be of a traditional residential style and compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
3. Exterior signage advertising the community living arrangement shall be prohibited.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Resolution SUP2021-00055
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

Exhibit A: Site Visit Photos



View of the Community Living Arrangement from Lee Road



View of the second driveway



View from the rear yard facing the rear of the residence



View of Lee Road facing west

Exhibit B: Site Plan

[attached]

RECEIVED

6.20.2023

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Symbols & Abbreviations

	POWERPOLE	(R)	RECORD DATA
	GUY WIRE	(M)	MEASURED DATA
	LIGHT POLE	(C)	CALCULATED DATA
	STREET LIGHT POLE	R/W	RIGHT OF WAY
	ELEC. TRANSFORMER	BSL	BLDG SETBACK LINE
	OVERHEAD ELECTRIC	BC	BACK OF CURB
	WATER VALVE	EP	EDGE OF PAVEMENT
	WATER METER	EC	EDGE OF CONCRETE
	FIRE HYDRANT	R	PROPERTY LINE
	SANITARY SEWER PIPING	D.E.	DRAINAGE EASEMENT
	SEWER MANHOLE	L.E.	LANDSCAPE EASEMENT
	CLEAN OUT	S.S.E.	SANITARY SEWER EWT
	STORM DRAIN PIPING	IPS	IRON PIN SET
	STORM DRAIN MANHOLE	RBF	REBAR FOUND
	STORM INLET	CTP	CRIMP TOP PIPE
	CURB INLET	OTF	OPEN TOP PIPE
	DROP INLET	P.O.C.	POINT OF COMMENCEMENT
	FENCE LINE	P.O.B.	POINT OF BEGINNING
	SW SIDEWALK		IRON PIN FOUND
	TREE		IRON PIN SET
	T.B.M.		P.K. NAIL FOUND
	TEMPORARY BENCH MARK		P.K. NAIL SET
			FWD X MARK / SCRIBE
			SET X MARK / SCRIBE

Graphic Scale



Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 45-6-47.

PRESENTED BEFORE ME THIS 20 DAY OF MARCH, IN THE YEAR OF 2020.

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., GA RLS No. 2136



DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION
No. 1	03/20/2020 - MRS	SUBMITTAL
No. 2	09/09/2021 - MRS	REVISION

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 662,606 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON SAID PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "SITE PLAN", AND COMPLETED ON 03/18/2020 UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMBERLAIN PRO GPS NETWORK KIT (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE cGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
3. THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,795 FEET, AND WAS NOT ADJUSTED.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
6. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

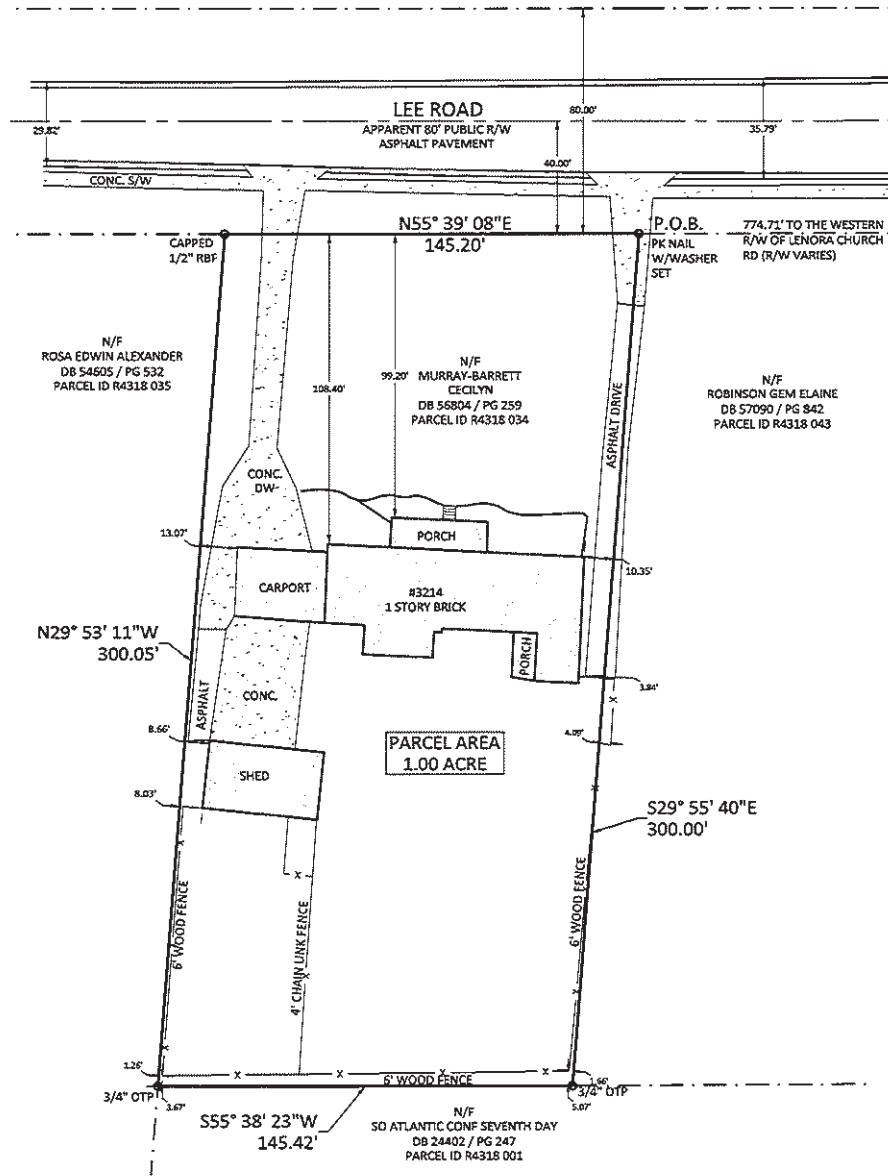
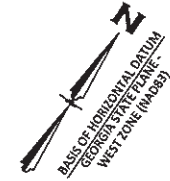
Project Scope

Existing structure to be used as Home Care Facility



FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0152P, CONTAINING A LATEST DATE OF 09/29/2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.



GRANT SHEPHERD & ASSOCIATES, INC.
 Registered Land Surveyor
 Land Surveying • Subdivisions
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.9823 FAX: 770.418.9289
 WWW.GSASURVEYING.COM
 COA / LST: 000459

Site Plan
 For: Touching Lives Personal Care
 Site Address: 3214 Lee Road, Snellville, GA 30039
 Land Lot 318 of the 14th Land District
 Gwinnett County, Georgia

Sheet / Drawing Scale	1" = 30'
	Unless Otherwise Noted
GSA Project No.	20-03-100
Drawn By / Field Crew	Crew No. 3
	MRS 03/18/2020
Sheet No.	01 OF 01

Exhibit C: Resolution SUP2021-00055

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 28, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried a 5-0 vote, the following was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by Cecilyn Murray-Barrett for the proposed use of a Community Living Arrangement on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on September 28, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28th day of September 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Limited to a state-licensed Community Living Arrangement, providing residence and care for a maximum of three individuals (clients) residing in the home.
2. Any new building(s) or building renovations shall be of a traditional residential style and compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
3. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal.

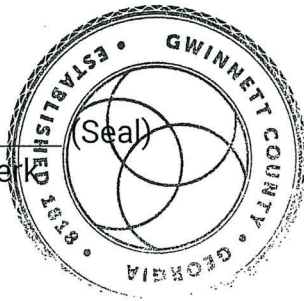
WINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 10/19/2021

ATTEST:

By: Diane Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
06/09/2021 @ 11:00 AM

DEED B: 56804 P: 00259
08/12/2019 04:25 PM Pgs: 1 Fees: \$10.00
TTax: \$235.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672019020271

Return Recorded Document to:
MEREDITH SHEARER & ASSOCIATES, LLC
1225 JOHNSON FERRY RD BLDG 100, STE 100
MARIETTA, GA 30068

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

FILE #: 19-673

This Indenture made this 31st day of July, 2019 between PAULINE R. HUNT, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor and CECILYN MURRAY-BARRETT, as party or parties of the second part, hereinafter called Grantee. (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

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

Beginning at an iron pin on the Southeasterly side of Lee Road (based on an 80 foot right of way), 774.71 feet Southwesterly as measured along the Southeasterly side of Lee Road from the intersection formed by the Southeasterly side of Lee Road and the Westerly side of Lenora Church Road; thence Southeasterly 300 feet to an iron pin; thence Southwesterly and forming an interior angle of 94 degrees 32 minutes with the preceding course, 145.2 feet to an iron pin; thence Northwesterly and forming an interior angle of 89 degrees 28 minutes with the preceding courses, 300 feet to an iron pin on the Southeasterly side of Lee Road; thence Northeasterly along the Southeasterly side of Lee Road and forming an interior angle of 94 degrees 32 minutes with the preceding course; 145.2 feet to the iron pin at the point of beginning, said parcel containing 1.0 acre, more or less, and described according to the plat of survey made by Noel W. Cook, Land Surveyor, dated June 7, 1979.

Parcel ID: R4318 034

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

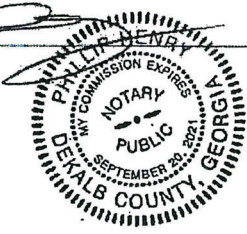
Signed, sealed and delivered in presence of:


Witness

 (Seal)
PAULINE R. HUNT


Notary Public

(Seal)



11/10

Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

6.20.2023

Cecilyn Murray-Barrett
3214 Lee Road, SW
Snellville, GA 30039

June 06, 2023

To Whom It May Concern:

The intent of 3214 Lee Road, Snellville, GA 30039 with a square footage of 2752 is to be used to provide residential services for adults with special needs (Developmentally Delayed). These will be adults who are developmentally delayed and need the support of a staff person 24 hours a day seven days a week. A staff member will be on duty at all times to ensure the residents have assistance with daily living skills, medication management and meal preparations. Under no circumstances the residents can be left unsupervised. The home will be licensed for 3 individuals through Healthcare Facility Regulations and must comply with all rules and regulations implemented in order to maintain the license. There will be 3 staff members, all staff members must complete a criminal background check and yearly physical and TB screening in order to work in the home. There will be a three shift system eight hours for each shift with one staff on each shift. Staff will provide the following services:

- 24 hour protective care and watchful oversight
- Assistance and supervision with daily living activities
- Continuous assessment of needs and condition
- To provide medical and personal appropriate services and decision making according to their needs.
- assist with decision making including medical and recreational services.

There is no difference in this request than the one that was filed in 2021.

Thank you,


Cecilyn Murray-Barrett

RECEIVED

6.20.2023

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, the special use permit will not cause the property to differentiate from other properties

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

The special use permit will not adversely affect the existing property. There is no need to do any do any physical changes to the property. Everything remains the same.

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

Yes, the property will operate as a regular residence

- (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, the home will operate as a regular residence

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

Yes, the home will operate as a regular home with the individuals living there.

There will be staff on site at all times to help with meals and medication, and other daily activities

- (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, the home will be operating as a regular home no special changes will need to be made

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

6.20.2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Cecilyn Murray - Barrett</u>	NAME: <u>Cecilyn Murray - Barrett</u>
ADDRESS: <u>3214 Lee Road SW</u>	ADDRESS: <u>3214 Lee Road SW</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>404-993-7544</u>	PHONE: <u>404-993-7544</u>
EMAIL: <u>cecrichy@aol.com</u>	EMAIL: <u>cecrichy@aol.com</u>
CONTACT PERSON: <u>Tanesia Robb</u> PHONE: <u>404-438-1513</u>	
CONTACT'S E-MAIL: <u>cecrichy@aol.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>R-100</u> BUILDING/LEASED SQUARE FEET: <u>43,465</u>	
PARCEL NUMBER(S): <u>R4318 034</u> ACREAGE: <u>1</u>	
ADDRESS OF PROPERTY: <u>3214 Lee Road SW</u> <u>Snellville, GA 30039</u>	
SPECIAL USE REQUESTED: <u>Community Living Arrangement</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED


RECEIVED

6.20.2023

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.

Yes, the special use permit will 1414not cause the property to differntiate from other properties



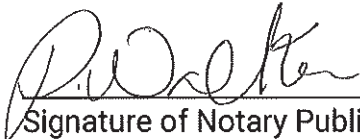
Signature of Applicant

6-7-23

Date

Cecilyn Murray-Barrett - CEO/Owner

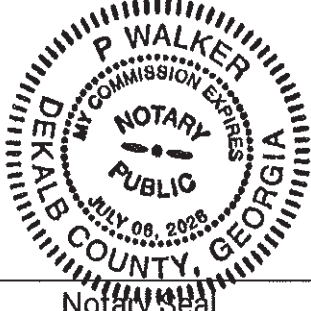
Type or Print Name and Title



Signature of Notary Public

6-7-23

Date



Notary Seal


RECEIVED

6.20.2023

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.

Yes, the special use permit will not cause the property to differentiate from other properties



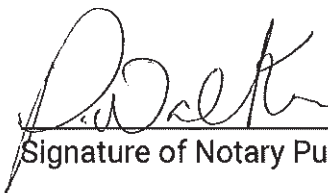
Signature of Property Owner

6-7-23

Date

Cecilyn Murray - Barrett- CEO/Owner

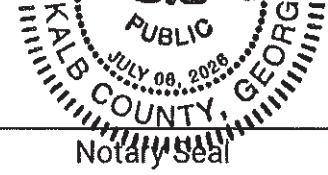
Type or Print Name and Title



Signature of Notary Public

6-7-23

Date



Notary Seal

RECEIVED

6.20.2023

**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

Cecilyn Murray - Barrett- CEO/Owner

Type or Print Name

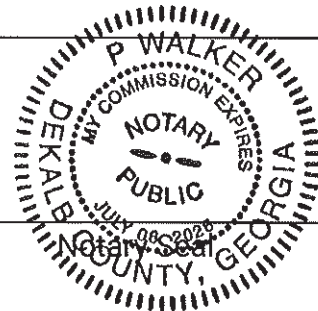
6-7-23

Date

Signature of Notary Public

6-7-23

Date



RECEIVED

6.20.2023

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: R4 - 318 - 034
(Map Reference Number) District Land Lot Parcel

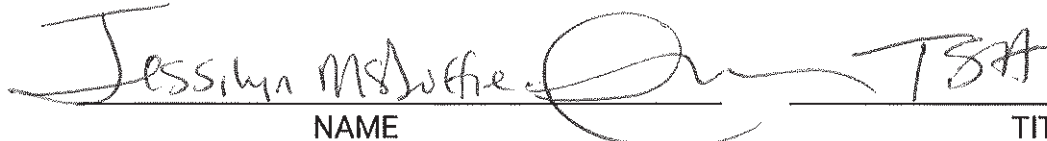
 _____ Date 6-7-23
Signature of Applicant

Cecilyn Murray - Barrett- CEO/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)

 _____ TITLE TSA
NAME


 6/12/23
DATE

RECEIVED

6.20.2023

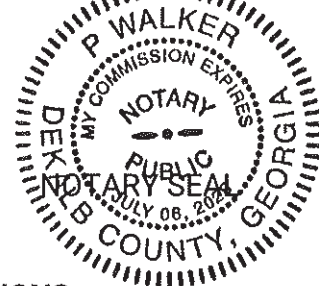
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 6-7-23 Cecilyn Murray - Barrett- CEO/Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 6-7-23 Cecilyn Murray - Barrett- CEO/Owner
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 6-7-23
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 Cecilyn Murray - Barrett
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.

Exhibit F: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		08.09.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00047	
Case Address:		3214 Lee Road, Snellville, 30039	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Lee Road is a major collector. ADT = 1,986.		
2	10.3 miles to the nearest transit facility (#2335042) Johnson Road and Sugarloaf Landing Plaza.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2023-00047			
Case Address:		3214 Lee Road SW			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1					
2					
3					
4					
5					
6					
7					

Note: Attach additional pages, if needed

Revised 7/26/2021

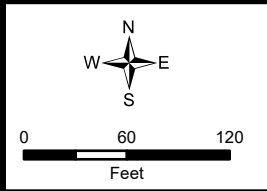


LEGEND

- Water Main
- Hydrant
- Sewer Force Main

3214 Lee Road SW
R-100

Water & Sewer Utility Map



LOCATION

An inset map of Gwinnett County, Georgia, with a red dot indicating the location of the site. The number '3' is visible on the map.

Water Comments: GCDWR does not have comments for this Special Use Permit. The existing building is connected to public water.

Sewer Comments: GCDWR does not have comments for this Special Use Permit. The existing building is on septic and will remain on septic.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit G: Maps

[attached]



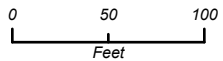
LEE RD

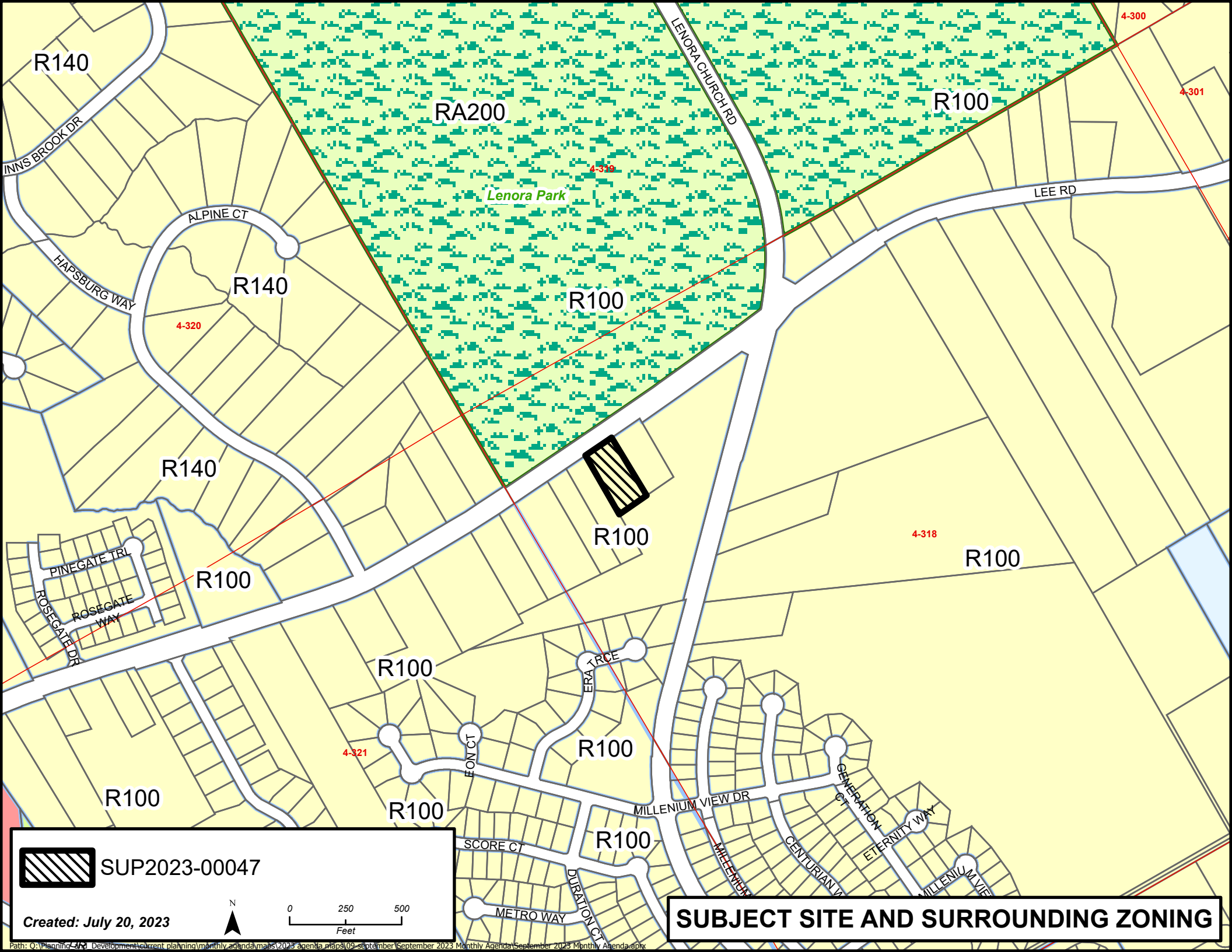
LENORA CHURCH RD



SUP2023-00047

Created: July 20, 2023





R140

RA200

R100

R140

R100

R140

R100

R100

R100

R100

R100

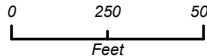
R100

R100

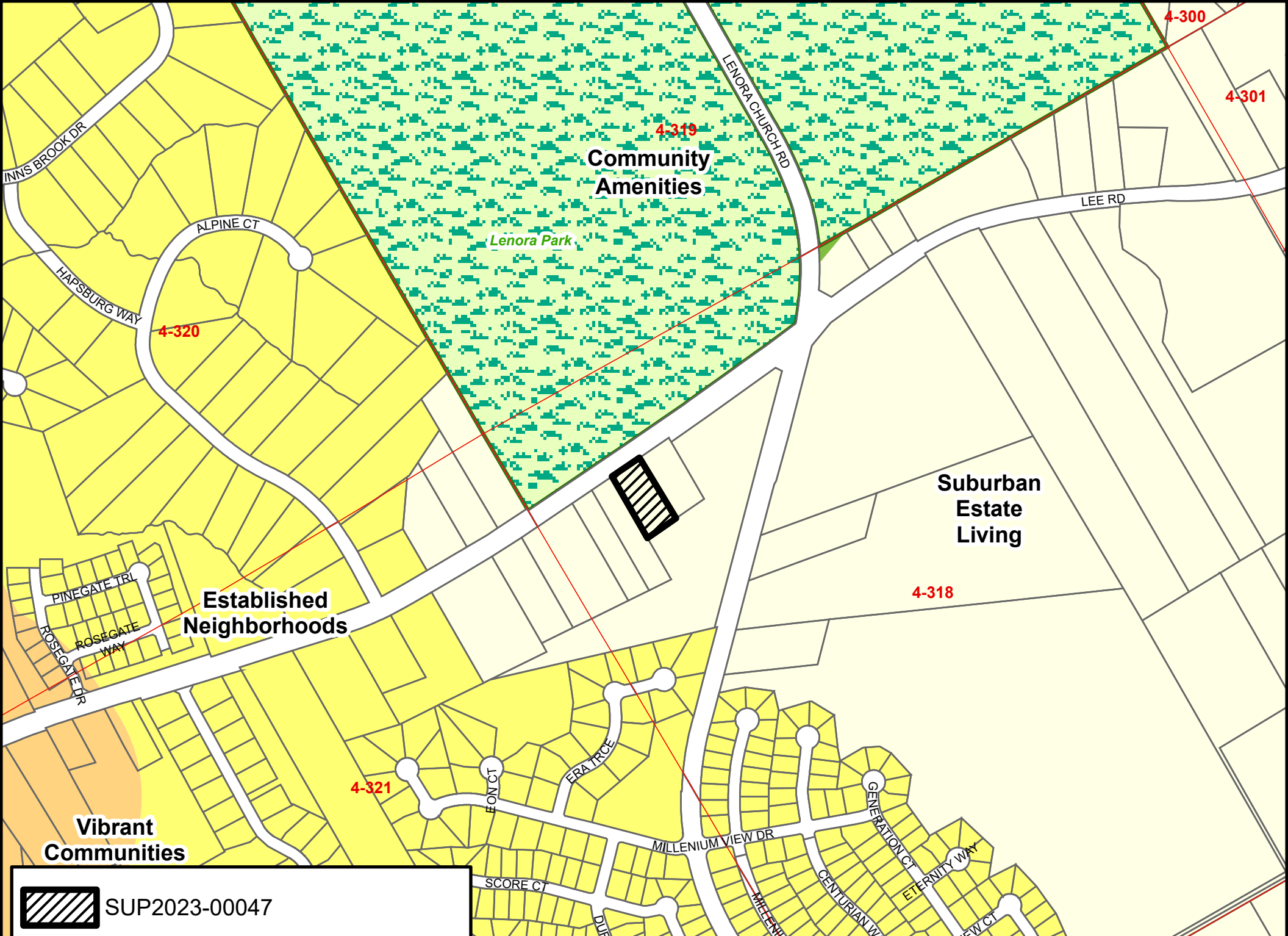
R100

 SUP2023-00047

Created: July 20, 2023



SUBJECT SITE AND SURROUNDING ZONING



 SUP2023-00047

Created: July 20, 2023




2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION