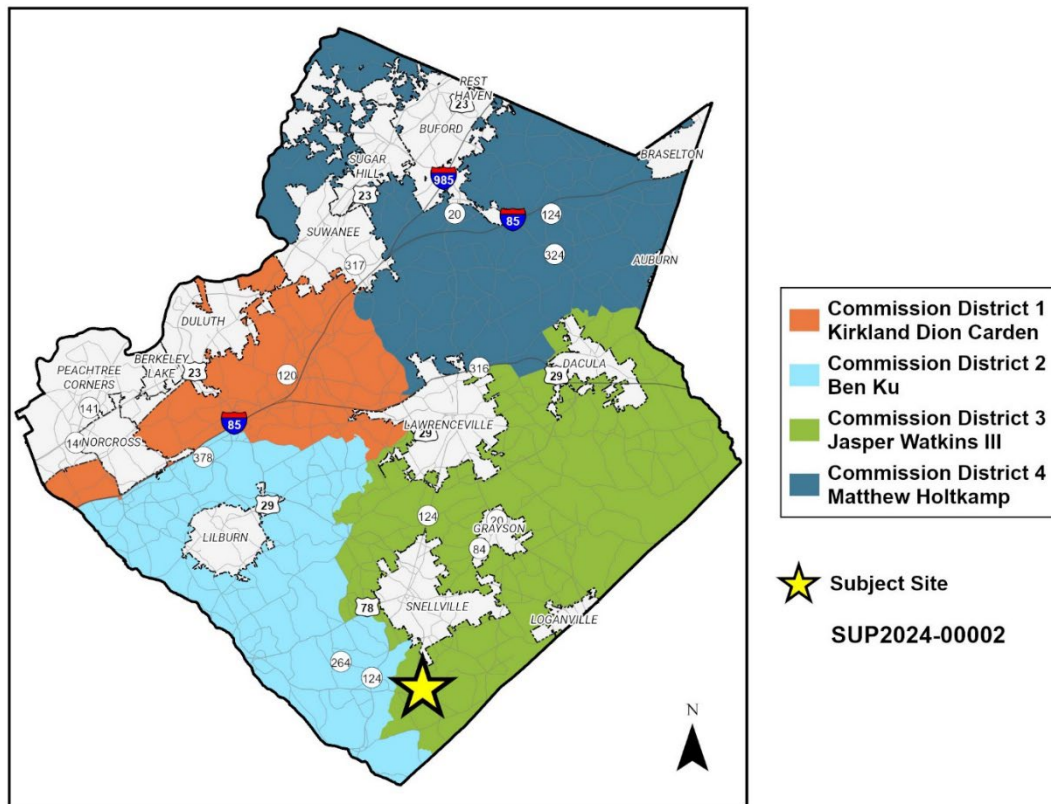


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2024-00002  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Special Use Permit  
**Address:** 3866 Lenora Church Road  
**Map Number:** R5002 015  
**Site Area:** 2.00 acres  
**Proposed Development:** Group Home (Renewal)  
**Commission District:** District 3 – Commissioner Watkins  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** APPROVAL WITH CONDITIONS



**Applicant:** Ashley Ramsey  
3866 Lenora Church Road  
Snellville, GA 30039

**Owners:** Ashley Ramsey  
3866 Lenora Church Road  
Snellville, GA 30039

**Contact:** Ashley Ramsey

**Contact Phone:** 678.523.8914

### Zoning History

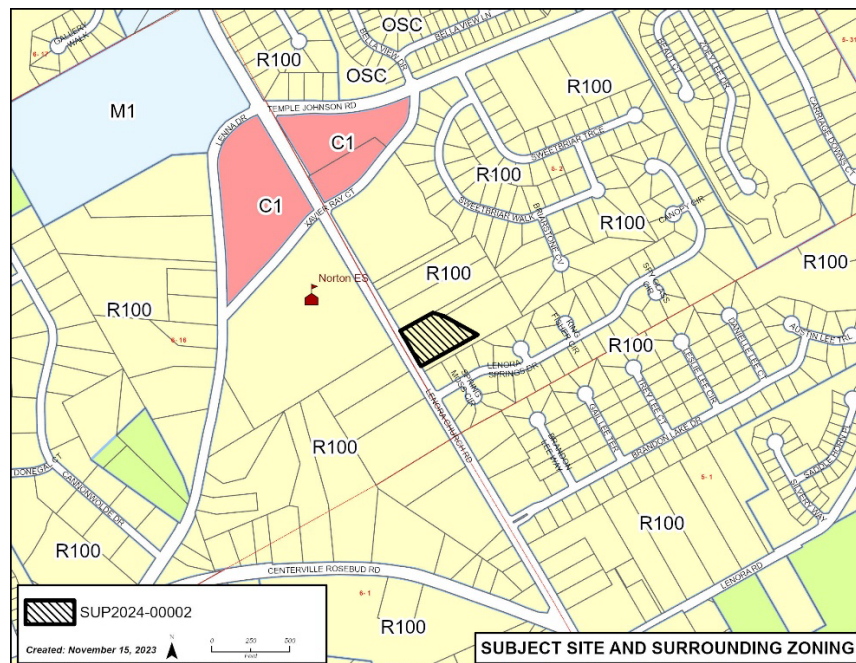
The subject property is zoned R-100 (Single-Family Residence District). In 1973, the property was rezoned from RA-200 (Agriculture-Residence District) to R-100 as part of an areawide rezoning. A special use permit for a group home was approved with conditions in 2021, pursuant to SUP2020-00064. This application under consideration is a renewal request of that special use permit.

### Existing Site Condition

The subject property is a two-acre parcel located on the east side of Lenora Church Road between Lenna Drive and Centerville Rosebud Road. The property contains a 2,392 square foot one-and-a-half story residence with a two-car garage. The property is accessed by a driveway on Lenora Church Road. The lot is generally flat, rising gradually approximately 10 feet from the property lines towards the center of the property and the house. There are several mature trees scattered around the property in the front and side yards, and many trees in the rear. The nearest Gwinnett County Transit stop is approximately 3.8 miles from the subject property.

### Surrounding Use and Zoning

The subject property is located in a low-density residential area and is surrounded by parcels zoned R-100, all of which contain a single-family detached residential structure except for the large parcel directly to the northwest across Lenora Church Road where Norton Elementary School is located. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Group Home	R-100	0.50 unit per acre
North	Single-Family Residential	R-100	0.40 unit per acre
East	Single-Family Residential	R-100	0.40 unit per acre
South	Single-Family Residential	R-100	1.87 units per acre
West	GCPS (Norton Elementary School)	R-100	N/A
	Single-Family Residential	R-100	0.40 unit per acre

## Project Summary

The applicant requests renewal of a special use permit for a group home, including:

- The use of an existing 2,392 square foot single-family residence as a group home for six to eight residents.
- One to two staff members on-site.
- Residential accommodations, and educational and development services will be provided on-site.
- Therapy, medical, and dental services will be provided to residents off-site.
- The program would not provide on-site drug or alcohol rehabilitation services nor accept residents in need of these services.
- Parking for one resident's vehicle, two employee vehicles, and one visitor vehicle on the existing driveway.
- No code enforcement violations are recorded for the site. Therefore, an additional sunset period is not included in the staff recommended conditions.

## Zoning and Development Standards

The applicant is requesting renewal of a special use permit to operate a group home 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	10' one yard 25' two yards	25'	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Size (Group Home)	Minimum 1 acre	1 acre	YES
Resident Number	Maximum 8 residents	Up to 8 residents	YES
Off-Street Parking	Minimum 2 Space Maximum 6 Spaces	4 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 group home is residential in nature and consistent with other residential uses in the surrounding area. Any potential impact on surrounding neighbors would be limited considering the existing home is setback from Lenora Church Road and the large size of the lot. This location on a large lot, with adequate separation from adjacent residential uses and Lenora Church Road is appropriate. The request to renew the special use permit is 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.**

This request will not adversely affect the existing use or usability of adjacent or nearby property due to size of the property and the location of the residence on the property. The residence will provide housing for up to eight residents and two employees. Adequate parking is provided in the driveway to accommodate four vehicles. The home will retain the residential character of the area as there is no external evidence of a group home.

**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.**

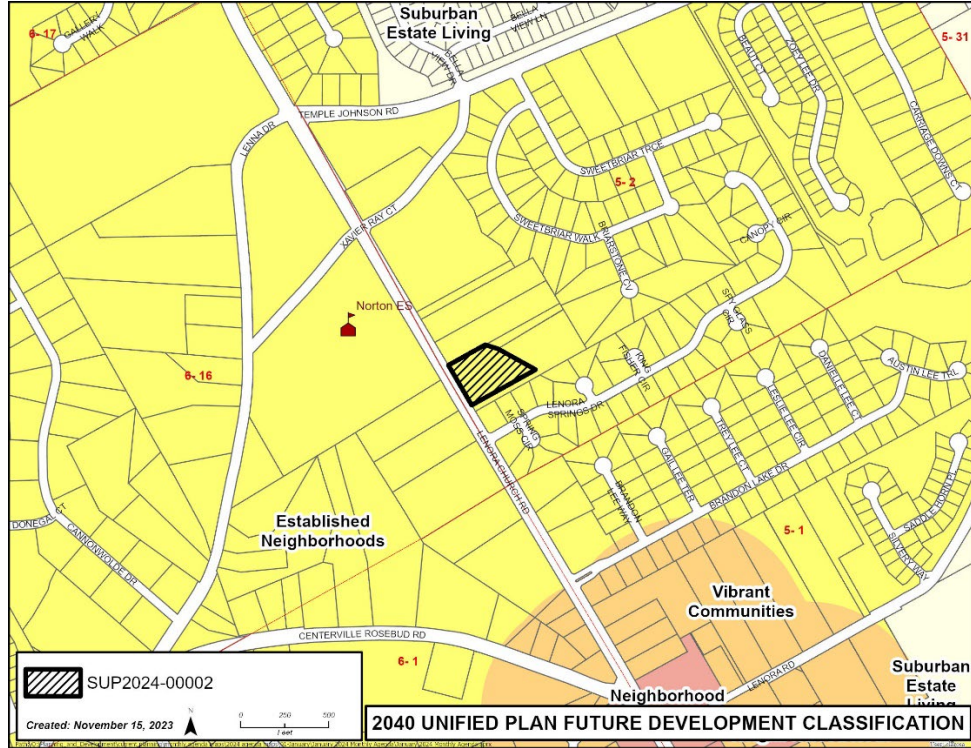
A minimal increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff, and school enrollment; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. Agency review comments related 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 property is located in the Established Neighborhoods Character Area of the 2040 Unified Plan Future Development Map. The intent of the character area is to underscore areas where



properties. Policies of the 2040 Unified Plan encourage providing more housing choices by preserving and expanding housing for all income levels and phases of life. No external modifications are proposed to the residence. With recommended conditions of zoning, the proposed group home could be compatible with the 2040 Unified Plan.



**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 of a special use for a group home with no proposed changes from the previous special use permit approval in 2021. Renewal of this special use permit would allow six to eight individuals in need of care to live in a home with supervision and receive services off-site. There have been no code enforcement violations on the property since the original special use approval. The continued use of this property for a group home is appropriate at this location.

**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 rezoning change in conditions special use permit request.

### **Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)**

1. Limited to a state-licensed group home, providing residence and care for a maximum of ~~eight~~ **15** individuals (clients) residing in the home.
2. Exterior signage advertising the group home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style. Any new buildings shall be setback a distance equal to or greater than the existing structure from Lenora Church Road. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to issuance of a building permit.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Resolution SUP2020-00064
- 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 front of the property from across Lenora Church Road**



**View from the driveway facing the side and rear of the residence**





**View of Lenora Church Road facing North**



**View of Lenora Church Road facing South**



**Exhibit B: Site Plan**

**[attached]**

**WINNETT COUNTY  
PLANNING AND DEVELOPMENT**

**RECEIVED**

10/31/2023

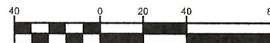
RESERVED FOR CLERK OF COURT

THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

**CURRENT ZONING**

ZONED: R-100 (WINNETT COUNTY)  
MIN. YARD ADJACENT TO PUBLIC STREET  
FRONT YARD: 35 FT OR 50 FT  
SIDE YARD: 10 FT (1 YARD), 25 FT (2 YARDS)  
REAR YARD: 40 FT

**GRAPHIC SCALE**



(IN FEET)

1 inch = 40 ft.

**LEGEND**

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DRIP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- FLARED END SECTION
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE FEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (PPS)
- REBAR FOUND (RFB)
- CONC. MONUMENT SET (CMS)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- EXISTING FENCE
- C.L.F. CHAIN LINK FENCE
- C.T.F. CRIMP TOP PIPE FOUND
- O.T.F. OPEN TOP PIPE FOUND
- I.P.F. IRON PIN OR ROD FOUND

NF NOOR KHAN & MARIA KHAN (DB 54442, PG 715)

NF ALSO NOOR KHAN & MARIA KHAN (DB 54442, PG 715)

NF CHRIS HOMES PROPERTIES, INC. (DB 43779, PG 64)

**AREA**  
87,118 sq.ft.  
2.00 acres

LENORA CHURCH RD.  
(80' R/W)

NF CHRIS HOMES PROPERTIES, INC. (DB 43779, PG 64)

LENORA SPRINGS DRIVE

**SURVEY LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 2 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, BEING PART OF TRACT 6A ON A SURVEY OF THE R. SMITH ESTATE FOR TRUNG LE BY B.L. BRUNER & ASSOCIATES, INC., DATED AUGUST 8, 1991, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT A ONE HALF INCH REBAR SET ON THE NORTHEASTERLY SIDE OF LENORA CHURCH ROAD (80' FOOT R/W), A DISTANCE OF 500 FEET NORTHWESTERLY FROM THE LAND LOT LINE DIVIDING LAND LOTS 1 AND 2, THENCE, PROCEED NORTH 29 DEGREES 06 MINUTES 52 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROAD A DISTANCE OF 280.00 FEET TO A ONE HALF INCH REBAR FOUND; THENCE, LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 62 DEGREES 22 MINUTES 52 SECONDS EAST A DISTANCE OF 240.00 FEET TO A ONE HALF INCH REBAR FOUND; THENCE, SOUTH 72 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 74.51 FEET TO A ONE HALF INCH REBAR FOUND; THENCE, SOUTH 59 DEGREES 29 MINUTES 08 SECONDS EAST A DISTANCE OF 243.89 FEET TO A ONE HALF INCH REBAR FOUND; THENCE, SOUTH 62 DEGREES 22 MINUTES 33 SECONDS WEST A DISTANCE OF 414.58 FEET TO THE POINT OF BEGINNING.  
  
SAID TRACT OR PARCEL CONTAINING **2.00 ACRES** (87,118 SQ. FT.)

**SURVEYORS 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 HEREON. 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 LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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. SECTION 15-6-67.

*Cullen Preston Hardee*  
CULLEN PRESTON HARDEE  
REGISTERED LAND SURVEYOR #3144, LSF 001321  
DATE: 9/29/2020

**PLAT CERTIFICATION NOTICE**

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

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 THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1867 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-9, 43-15-22.

**CERTIFICATE OF AUTHORIZATION**

NO. LSF001321

**SURVEY NOTES**

- EQUIPMENT USED - TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF WINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0146F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

**ASHLEY RAMSEY**

SCALE: 1" = 40' LAND LOT: 2 DISTRICT: 5TH SECTION: N/A UNIT: N/A  
DATE: 9/29/2020 SUBDIVISION: PART OF TRACT 6A R. SMITH ESTATE LOT: N/A  
FIELD DATE: 9/22/2020 COUNTY: WINNETT GEORGIA

LEGAL REFERENCES:  
DEEDS: DB 55639 PG 237  
PLATS: PB -- PG --

JOB REF: #20-766

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 800.954.1111

**UNITED LAND SURVEYING**

PHONE: 678-293-5232  
1258 CONCORD ROAD SUITE #103  
SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL  
CERTIFICATE OF AUTHORIZATION  
NO. LSF001321

REVISIONS	
1.	
2.	
3.	
4.	

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

SHEET NUMBER:  
**1 OF 1**

**Exhibit C: Resolution SUP2020-00064**

**[attached]**

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 26, 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 5-0, the following Resolution 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 ASHLEY RAMSEY for the proposed use of GROUP HOME 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 JANUARY 26, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26<sup>th</sup> day of JANUARY 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed group home, providing residence and care for a maximum of eight individuals (clients) residing in the home.
2. Exterior signage advertising the group home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style. Any new buildings shall be setback distance equal to or greater than the existing structure from Lenora Church Road. 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.
4. 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 of the Special Use Permit.



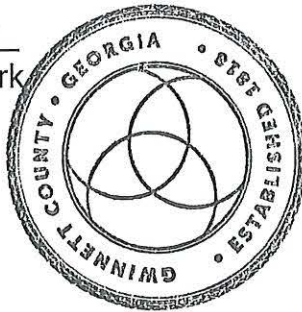
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: February 22, 2021

ATTEST:

Jina M. King  
County Clerk/Deputy County Clerk



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

**[attached]**

RECEIVED

10/31/2023

**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 standards will continue to be well-kept.

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

No, there will continue to not be any negative effects to any nearby properties.

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

It will continue to be viable in use with the current zoning in place.

- (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, there is adequate parking, land, space, & services onsite of the property.

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

Yes, it has continued to keep a residential & family style appearance.

- (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:

The conditions have improved the curb appeal of the property and is offering a home like atmosphere in the area & being utilized to build up our community through our youth.

**RECEIVED**

10/31/2023

October 31, 2023

To Whom It May Concern:

On the heels of the pandemic, the county, licensing, and DFACS procedures took a tremendous amount of time to receive all the approvals. Although it has stretched our timeline out considerably, we still have been moving along and have not had any negative occurrences. Along with that we have kept our property up in appearance and built positive relationships with our neighbors and others within the community. We would like to ask for the Special Permit to be a permanent permit for our property. Our goal is to give adolescent girls who have been abused and sex-trafficked the ability to feel secure in having a place that is a permanent fixture of love, safety, and resources in our community.

Thanks,

Ashley Ramsey

678-523-8914



**RECEIVED**

10/31/2023

To Whom It May Concern:

I have attached the permit documentation and I was asked to provide an explanation about the program, I plan to have at 3866 Lenora Church Road, Snellville, Ga 30039. The purpose of my program is to provide services for young adolescent girls who are ages 11-18 who have been abused or exploited. I want to give them a home that they can feel safe, loved, and valued in. A place that can provide educational, therapeutic, and career development services. This program is designed to stop a cycle of young girls becoming lost in the system and products of abusive environments. My personal mission of the program is to provide resources via residential accommodations, mental health counseling, intervention, and career development to make a positive impact on young girls' lives. Giving them the opportunity to beat the odds of death, teen pregnancy, sexually transmitted diseases, becoming abusers, drug problems, or going into incarceration due to committing crimes. It's easy for people in the system to just cycle these abused girls through and not give them the tools in life that can help empower and improve their lives. I plan to do that and help them see that with God anything is possible! I am going to get them involved in the community and provide them with great resources so they can see that there are adults who they can trust and won't abandon or abuse them. I am passionate about giving back to the community and aim to make a difference with these young girls. Also, I would like to let you know that parking, multiple visitors, or noise issues will not be an issue. Visitation from family and guests outside of employees and the children who live there will be limited. The therapy, doctor, and dental visits will be held offsite. Visitation will be set by appointments and limited to one visitation at a time. There will be 6-8 girls in the program and 1-2 staff members will be onsite overseeing the girls. This means that 1 vehicle for the girls will always be onsite, along with 2 staff member vehicles. Aside from these vehicles, there will only be 1 visitor vehicle. The program will not provide drug or alcohol rehabilitation services, so we will not take in any children in need of detox or issues related to those types of things. The program will meet all state, environmental health, and fire department requirements. Please feel free to reach out to me if there are any further questions or information that is needed. Thank you for your time and consideration. I look forward to partnering with the community to make a successful impact on the lives of these adolescent girls!

Sincerely,

Ashley Ramsey





**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

**RECEIVED**

10/31/2023

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Anthony Ramsey</u> ADDRESS: <u>3866 Lenora Church Rd</u> CITY: <u>Snellville</u> STATE: <u>GA</u> ZIP: <u>30039</u> PHONE: <u>678-523-8914</u>	NAME: <u>Anthony Ramsey</u> ADDRESS: <u>3866 Lenora Church Rd</u> CITY: <u>Snellville</u> STATE: <u>GA</u> ZIP: <u>30039</u> PHONE: <u>678-523-8914</u>
CONTACT PERSON: <u>Anthony Ramsey</u> PHONE: <u>678-523-8914</u> CONTACT'S E-MAIL: <u>AIRAMS1086@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).

<b>APPLICANT IS THE:</b>	
<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>2,392 sq ft</u>
PARCEL NUMBER(S): <u>R25002 015</u>	ACREAGE: <u>2</u>
ADDRESS OF PROPERTY: <u>3866 Lenora Church Rd, Snellville, GA 30039</u>	
SPECIAL USE REQUESTED: <u>GROUP HOME CONTINUANCE FOR SEX TRAFFICKED &amp; ABUSED ADOLESCENT GIRLS!</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**





RECEIVED

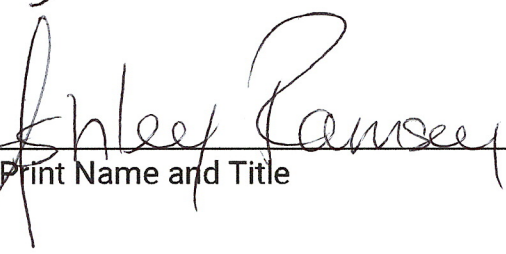
10/31/2023

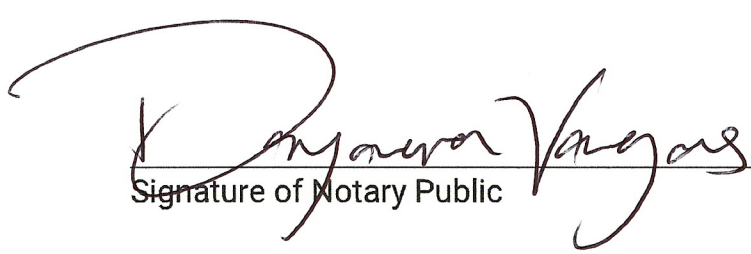
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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.

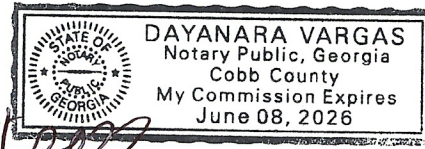
  
\_\_\_\_\_  
Signature of Applicant

11/21/22  
\_\_\_\_\_  
Date

 OWNER  
\_\_\_\_\_  
Type or Print Name and Title

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

NOV 21 2022  
\_\_\_\_\_  
Date

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

RECEIVED

10/31/2023

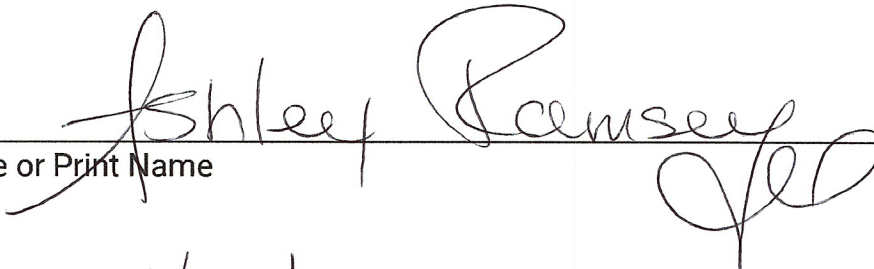
**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

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

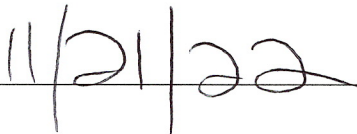
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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



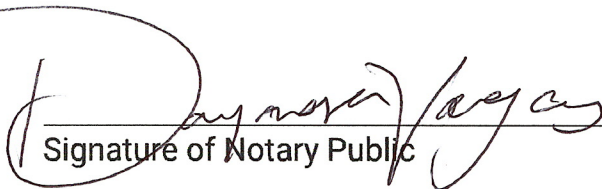
Signature of Applicant



Type or Print Name

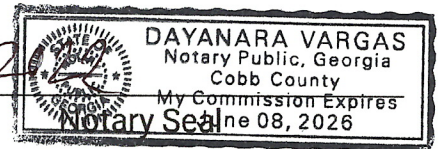


Date



Signature of Notary Public

NOV 21 2022  
Date





RECEIVED

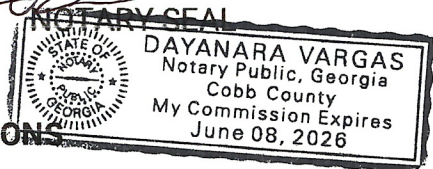
10/31/2023

**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.

[Signature]      11/21/22      Ashley Ramsey Owner  
SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

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

[Signature]      Nov 21<sup>st</sup> 2022      \_\_\_\_\_  
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

[Signature]  
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]**



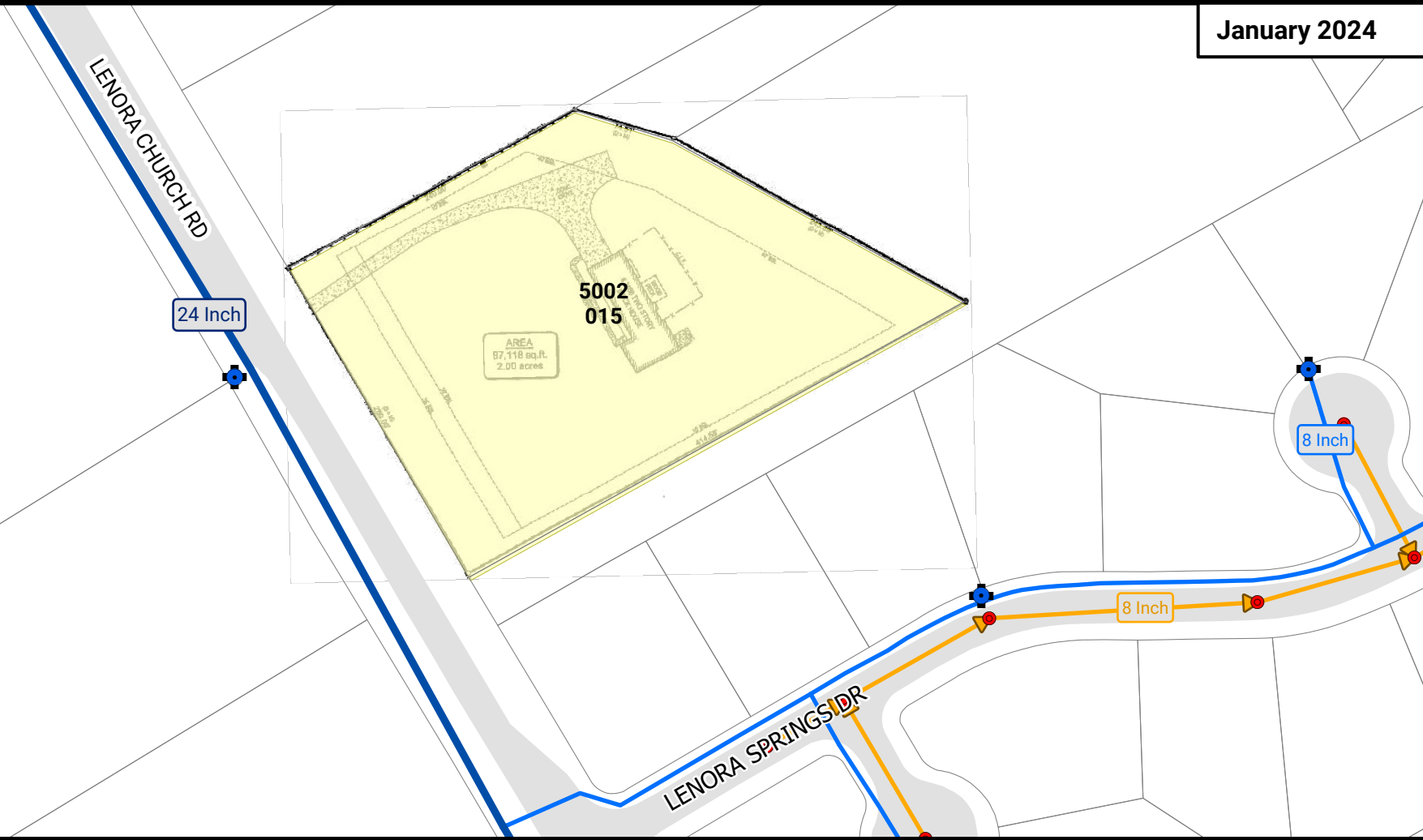
**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		12.01.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number:		SUP2024-00002	
Case Address:		3866 Lenora Church Road, Snellville, 30039	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Lenora Church Road is a minor arterial. ADT = 11,074.		
2	3.8 miles to the nearest transit facility, which is located at the new route (70) at Wisteria Drive and E. Main Street.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			



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

<b>TRC Meeting Date:</b>					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		SUP2024-00002			
Case Address:		3866 Lenora Church Rd			
<b>Comments:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1	Water: GCDWR does not have comments for this Special Use Permit. The existing facility is connected to public water.				
2	Sewer: GCDWR does not have comments for this Special Use Permit. The existing facility is on septic and will remain on septic.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					

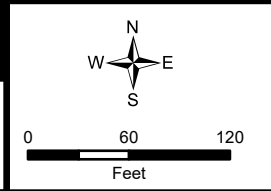


**LEGEND**

- Water Main
- Hydrant
- Manhole
- Sewer Collector

**3866 Lenora Church Rd**  
R-100

## Water & Sewer Utility Map



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

**Sewer Comments:** GCDWR does not have comments for this Special Use Permit. The existing facility 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]**





LENORA CHURCH RD

LENORA SPRINGS DR

SPRING MOSS CIR

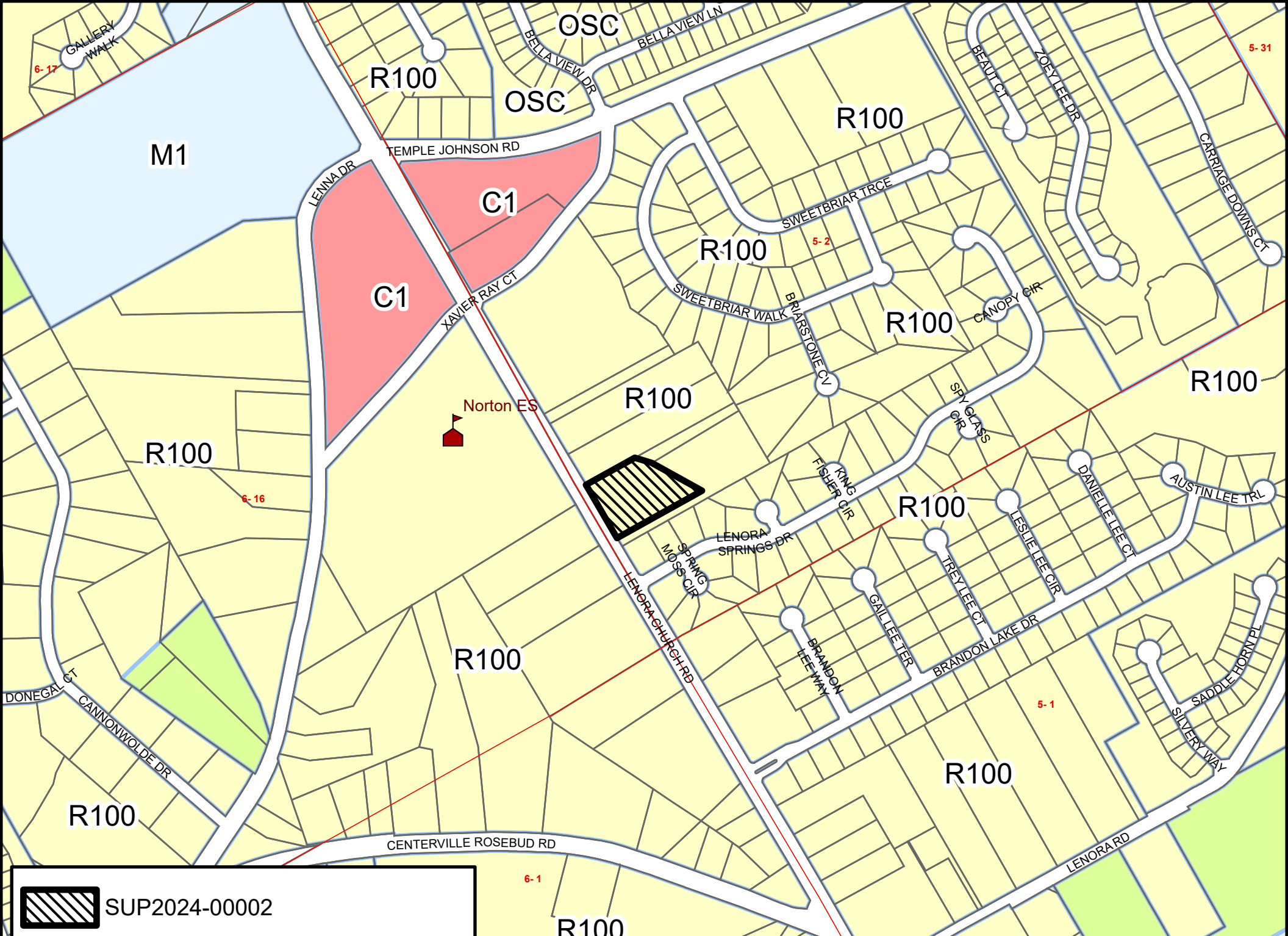
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0 50 100  
Feet





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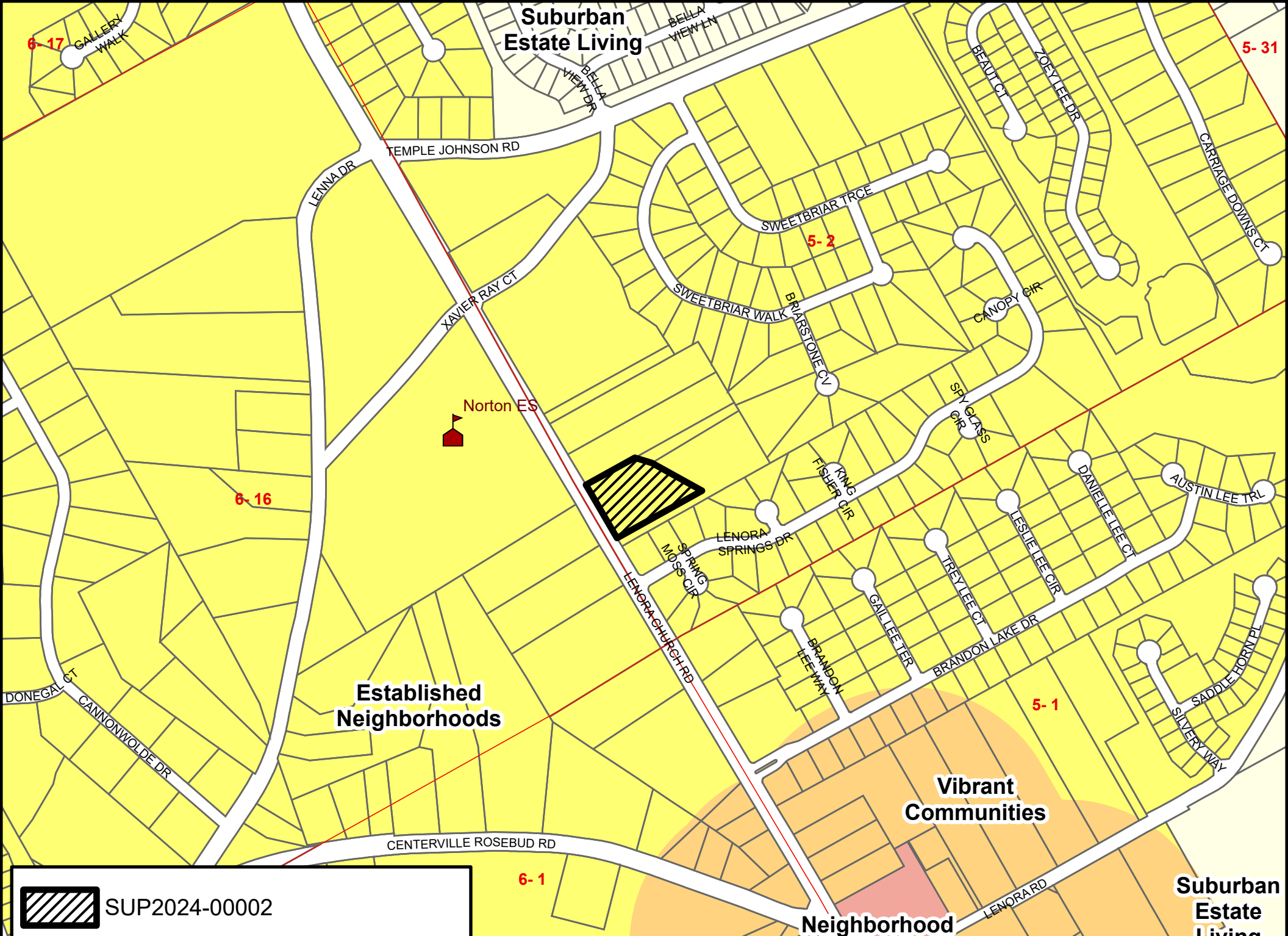
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**SUBJECT SITE AND SURROUNDING ZONING**





 SUP2024-00002

Created: November 15, 2023

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 0 250 500 Feet

**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**