

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Pauline R. Hunt</u>	NAME: <u>Pauline R. Hunt</u>
ADDRESS: <u>3020 Forbes Trl</u>	ADDRESS: <u>3020 Forbes Trl</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>770-982-9357</u>	PHONE: <u>770-982-9357</u>
CONTACT PERSON: <u>Pauline R. Hunt</u> PHONE: <u>770-982-9357</u>	
CONTACT'S E-MAIL: <u>APHunt9@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 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>2806</u>
LAND DISTRICT(S): <u>4</u>	LAND LOT(S): <u><del>318</del> 318</u> ACREAGE: <u>1.0ac</u>
ADDRESS OF PROPERTY: <u>3214 Lee Road</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u> <u>(Assisted living)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 318 of the 4<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way of Lee Road, a variable-width right-of-way, being 100 feet wide at this point, with the northwesterly corner of the mitered right-of-way of Lenora Church Road; THENCE southwesterly along the right-of-way of Lee Road 538.35 feet to a point; THENCE continuing along said right-of-way North 31 degrees 13 minutes 35 seconds West for a distance of 10.04 feet to a 1/2" re-bar found; THENCE continuing along said right-of-way, being 80 feet wide at this point, South 54 degrees 10 minutes 38 seconds West for a distance of 144.97 feet to a scribe mark made in a concrete drive and THE TRUE POINT OF BEGINNING;

THENCE leaving said right-of-way South 31 degrees 16 minutes 49 seconds East for a distance of 300.36 feet to a 3/4" open-top pipe found;

THENCE South 54 degrees 19 minutes 55 seconds West for a distance of 145.41 feet to a 3/4" open-top pipe found;

THENCE North 31 degrees 11 minutes 26 seconds West for a distance of 300.00 feet to a 1/2" re-bar set on the right-of-way of Lee Road being 80 feet wide at this point;

THENCE along said right-of-way North 54 degrees 10 minutes 38 seconds East for a distance of 144.97 feet to a scribe mark made in a concrete drive and THE TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.00 acres more or less as shown on that certain plat titled "BOUNDARY SURVEY FOR PAULINE R. HUNT" by Mark B. Lincoln, Georgia R.L.S. No. 2625, dated March 25, 2015, which survey is hereby made part of this legal description by this reference.



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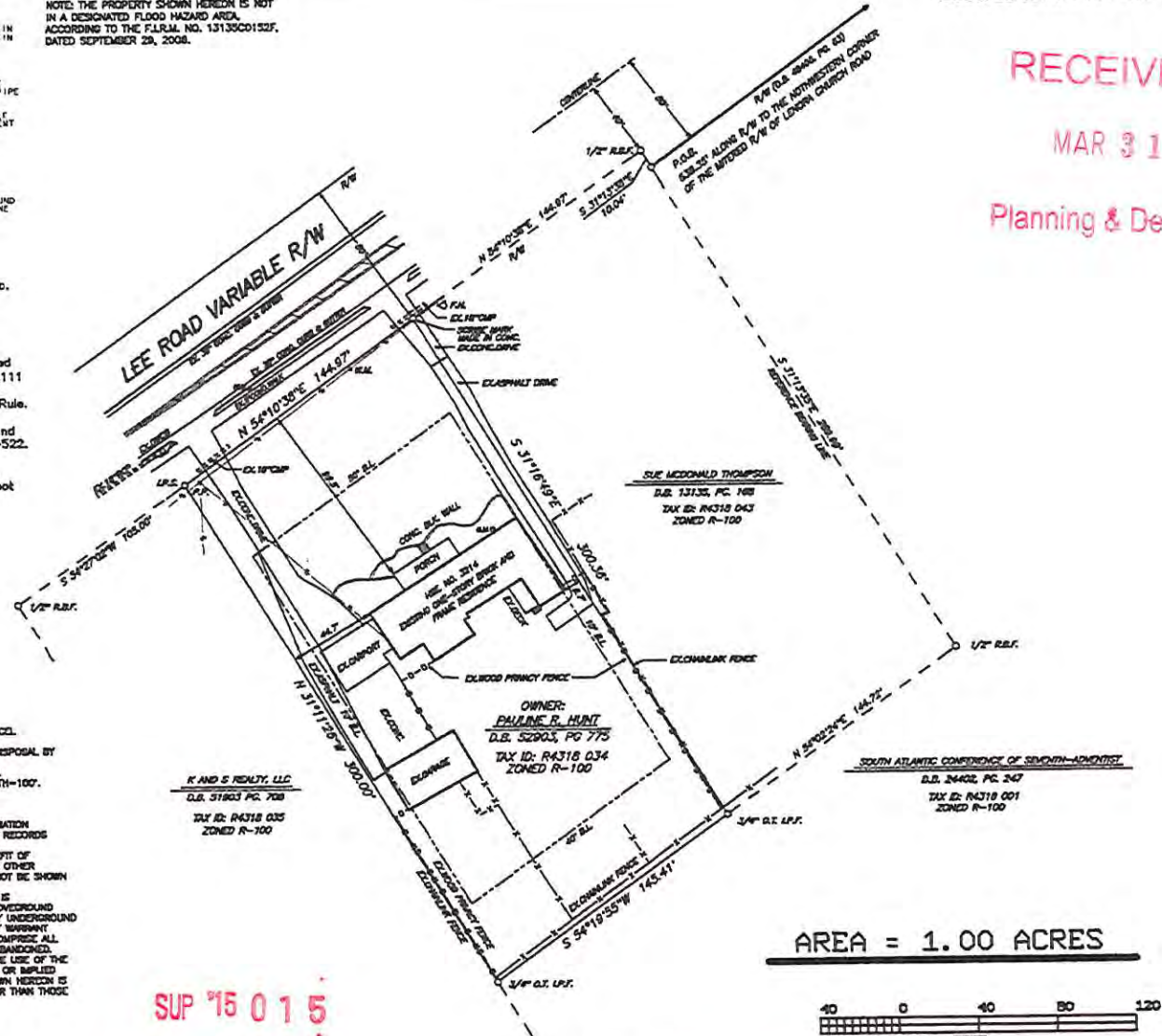
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REFERENCE NORTH

**LEGEND**

- I.P.F. - IRON PIN FOUND
- L.P.F. - IRON PIN FOUND
- R.F. - RE-FAST FOUND
- O.L. - OPEN TOP
- C.L. - CURB LEDGE
- P.W. - PROPERTY WALL
- R.W. - RIGHT-OF-WAY
- P.L. - PROPERTY LINE
- S.L. - SEWER LINE
- B.L. - BUILDING LINE
- L.L. - LAND LOT LINE
- L.L.L. - LAND LOT LINE
- W.L. - WATER LINE
- T.L. - TRAFFIC LIGHT
- W.L. - WATER VALVE
- P.L. - POWER LINE
- J.V. - JOINT VALVE
- C.V. - COVERHEAD VALVE
- H.V. - HYDRA-VALVE
- U.P. - UTILITY POLE
- A.A. - AIR ANCHOR
- C.A. - CONCRETE ANCHOR
- C.M.F. - CONCRETE MONUMENT FOUND
- T.M. - TAMPON
- U.T. - UNDERGROUND TELECOMMUNICATIONS LINE
- W.P. - WIRELESS PHONE LINE
- T.C. - TRAFFIC SIGNAL CONTROL BOX
- O.C. - OUTLET CONTROL STRUCTURE
- I.C. - IRRIGATION CONTROL VALVE
- S.E. - SAFETY END SECTION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.
- C.B. - CATCH BASIN
- W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- J.B. - JOINT BOX
- C.I. - CURB INLET
- F.I. - FANG INLET
- M.W. - MANHOLE
- M.C.P. - REINFORCED CONCRETE PIPE
- D.I.P. - DUCTILE IRON PIPE
- D.L.E. - DRAINAGE EASEMENT
- S.W. - SANITARY SEWER MANHOLE
- P.D.E. - PARTIAL SEWER EASEMENT
- H.P. - HUB
- W.V. - WATER VALVE
- H.M. - HAS METE
- D.V. - GAS VALVE
- H.M. - HAS METE
- H.O. - HOW OR FORMERLY
- D.B. - DECK DOOR
- P.D. - PLAT BOOK
- M.L. - MARK
- C.M.F. - CONCRETE MONUMENT FOUND
- O.P. - OPEN
- U.G.P. - UNDERGROUND POWER LINE

NOTE: THE PROPERTY SHOWN HEREON IS NOT IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE FLRA, NO. 1313500132F, DATED SEPTEMBER 29, 2008.



- CLOSURE NOTES:**
1. The field data upon which this plat is based has a closure precision of one foot in 28,111 feet and an angular error of 7" per angle point, and was adjusted by the Compass Rule.
  2. The equipment used to obtain the linear and angular measurements was a NIKON NPL-522.
  3. This plat has been calculated for closure and is found to be accurate within one foot in 233,185 feet.

- GENERAL NOTES:**
1. THIS TRACT IS DESIGNATED GWINNETT COUNTY TAX PARCEL RA318 034 AND IS ZONED R-100.
  2. WATER PROVIDED BY GWINNETT COUNTY AND SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM.
  3. BUILDING SETBACKS: FRONT-50', SIDE-10', REAR-40'.
  4. MINIMUM LOT AREA=25,000 SQ. FT. MINIMUM LOT WIDTH=100'.
  5. OWNER: PAULINE R. HUNT, 3020 FOREST TRAIL, SHELLEVILLE, GA 30288
  6. ADJOINING PROPERTY OWNER NAMES AND TITLE INFORMATION OBTAINED FROM TAX ASSESSOR AND CLERK OF COURT RECORDS AT THE TIME OF COMMENCEMENT OF THIS SURVEY.
  7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
  8. ALL UNDERGROUND UTILITY LOCATION SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE LOCATION OF ABOVEGROUND APPLIANCE, PLACES AND PAINT MARKS PLACED BY UNDERGROUND UTILITY LOCATION SERVICES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
  9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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AREA = 1.00 ACRES



NOTE: THIS PLAT REPRESENTS A SURVEY OF EXISTING GWINNETT COUNTY TAX PARCEL RA318 034, AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-87(D).

**SURVEYOR'S CERTIFICATION**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

BY: MARK B. LINCOLN GA. L.S. NO. 2620 DATE:

BOUNDARY SURVEY FOR

**PAULINE R. HUNT**

LAND LOT(S) 318	4th DISTRICT	LINCOLN SURVEYING, INC. CERTIFICATE OF AUTHORIZATION NO. L5790273
GWINNETT COUNTY, GEORGIA		
LOT: BLOCK: S/D:	4290 UNION SPRINGS ROAD	
UNIT: PHASE: SCALE: 1"=40'	STOCKBRIDGE, GA 30281	
DATE(S) OF FIELD SURVEY: 3/23/15	770-922-1753	
DATE OF PLAT PREPARATION: 3/25/15	JOB: 1322	



**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:  
The Church in the rear of the facility can accommodate the citizens
- (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 aide in the existing Community through park usage and Church attendance
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:  
Yes! it has use as a private residence and was and can be used as a rental property
- (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:  
There will be additional transportation on site with little on going traffic merge
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
The building on laere of land enclosed by a high wooden fence conform well in the Community w/a park + Church on opposite sides
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:  
There are child care facilities + parks in the area which can Support and aide this Home.

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March 26, 2015

SPECIAL USE PERMIT

GWINNETT COUNTY PLANNING DIVISION:

LETTER OF INTENT: - is to use this ranch style home as a Personal Care - *Family*

The Intent is to make available living quarters for older adults who are able to manage their lives on a daily base with some assistance from an assistant, offering daily meals and comfort in an environment suitable with private resting, bathing and sleeping areas. In addition to the private comforts community activities will be encouraged; such as parks church and other group involvement. This residential location sits on one (1) acre of land and the zoning classification is R-100 the dimensions of the structure are as follows: - 142'X302'X304' approx. The parking spaces on this one (1) lot location include a garage a two (2) car port and two (2) driveway access.

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Pauline Hunt*

Signature of Applicant

*3/27/15*  
Date

*Pauline Hunt*

Type or Print Name and Title

*Dayna Mooneyhan*

Signature of Notary Public

*3/27/15*  
Date



Notary Seal

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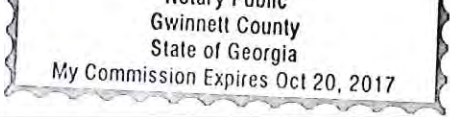
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

Pauline Hunt 3/27/15  
Signature of Property Owner Date

Pauline Hunt  
Type or Print Name and Title

Dayna Mooneyhan 3/27/15   
Signature of Notary Public Date Notary Seal

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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

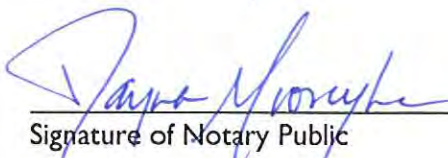
(Only submit with Special Use Permit Application for a use within a residence)

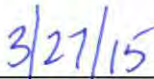
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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

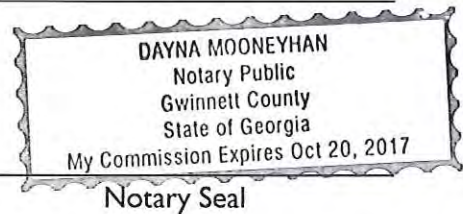
  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Type or Print Name

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date



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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

*Pauline Hunt*      3/27/15      Pauline Hunt, 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

*Dayna Mooneyhan*      3/27/15  
 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    *Pauline R Hunt*    *Pauline Hunt*  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**      4      -      34      -      R 4318-034  
(Map Reference Number)      District      Land Lot      Parcel

Pauline Hunt      3/27/15  
Signature of Applicant      Date

Pauline Hunt, Owner  
Type or Print Name and Title

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**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)

MARIA WINDAM      Tax Service Associate  
NAME      TITLE  
03/13/2015      **GWINNETT COUNTY**  
DATE      **TAX COMMISSIONER**

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