

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Marisol C. Angelini</u>	NAME: <u>Marisol C. Angelini - See attachments</u>
ADDRESS: <u>2140 Muscovy Court</u>	ADDRESS: <u>582 Rockbridge Road</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lilburn</u>
STATE: <u>Georgia</u> ZIP: <u>30044</u>	STATE: <u>Georgia</u> ZIP: <u>30047</u>
PHONE: <u>404-345-8172</u>	PHONE: <u>404-345-8172</u>
CONTACT PERSON: <u>Marisol C. Angelini</u> PHONE: <u>404-345-8172</u>	
CONTACT'S E-MAIL: <u>marisol.angelini@gmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O&I REQUESTED ZONING DISTRICT: R-100

PARCEL NUMBER(S): R6-114015 ACREAGE: 1,181

ADDRESS OF PROPERTY: 582 Rockbridge Road, Lilburn, Georgia 30047

PROPOSED DEVELOPMENT: For Personal Care Home

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1,415 sq ft</u>	Total Building Sq. Ft. _____
Gross Density: <u>n/a</u>	Density: _____
Net Density: <u>n/a</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Return Recorded Document to:
Ohlson & Medlock, LLC
6335 Amherst Court
Peachtree Corners, GA 30092
OM18.672

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made the 2nd day of May, 2018, between

John W. Hickinbotham and Jacqueline J. Hickinbotham,

party of the first part, and

**Marisol C. Angelini and Martha Elena Chacon and Zoilamar Chacon,
as Joint Tenants with Right of Survivorship**

party of the second part.

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING LOT 14, SURVEY FOR C. B. WHITMIRE AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 296-B OF THE GWINNETT COUNTY, GEORGIA, RECORDS, AND BEING KNOWN AS 582 ROCKBRIDGE ROAD, LILBURN, GA 30247.

LESS AND EXCEPT THE PROPERTY CONVEYED TO GWINNETT BY VIRTUE OF THE FOLLOWING RIGHT-OF-WAY DEEDS (A) DATED NOVEMBER 9, 1988, AND RECORDED IN DEED BOOK 5200, PAGE 44; (B) DATED DECEMBER 21, 1988, AND RECORDED IN DEED BOOK 5255, PAGE 85; (C) DATED APRIL 17, 1990, AND RECORDED IN DEED BOOK 5990, PAGE 214, AND (D) DATED OCTOBER 31, 1994, AND RECORDED IN DEED BOOK 10865, PAGE 26, ALL GWINNETT COUNTY, GEORGIA RECORDS

TO HAVE AND TO HOLD the said tract or parcel of land, 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 party of the second part, his heirs and assigns, forever, in **FEE SIMPLE.**

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All that certain piece, parcel or lot of land lying and being in Land Lot 114 of the 6th District Gwinnett County, Georgia and being Lot 14 Survey for C.B. Whitmire recorded in Plat Book 296-B and more fully shown and designated on Boundary Survey for Marisol Angelini, dated 05/21/18 prepared by LRS Surveying (project 18-055) and having the following metes and bounds to wit.

Commencing at the centerline intersection of Rockbridge Road at Lilburn Stone Mountain Road, thence S 15°11'14" E 475.81' to a point on the Northern Right of Way of Rockbridge Road (R/W varies) and being the Point of Beginning

thence turning and continuing along the Northern Right of Way of Rockbridge Road (R/W varies) NORTH 21 DEGREES 25 MINUTES 30 SECONDS WEST a distance of 100.15' to a #5 rebar found;

thence turning and leaving said right of way and continuing along the line of N/F Smith (Deed Book 127 Page 204) NORTH 70 DEGREES 44 MINUTES 21 SECONDS EAST a distance of 512.49' to a #4 rebar found;

thence turning and continuing along the line of The Arbors, Block A (Plat Book 6 Page 263) SOUTH 25 DEGREES 01 MINUTES 20 SECONDS EAST a distance of 100.00';

thence turning and continuing along the line of N/F Shew (Deed Book 30862 page 102) SOUTH 70 DEGREES 40 MINUTES 23 SECONDS WEST a distance of 518.75' to the point of beginning and having an area of 1.181 acres (51,458 sq.ft.)

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RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

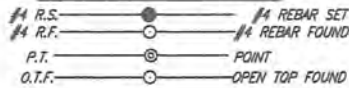
LINE TYPES



ABBREVIATIONS

DB	DEED BOOK	P/L	PROPERTY LINE
PG.	PAGE	PB	PLAT BOOK
R/W	RIGHT OF WAY	N/F	NOW OR FORMERLY

PROPERTY CORNERS



SYMBOLS

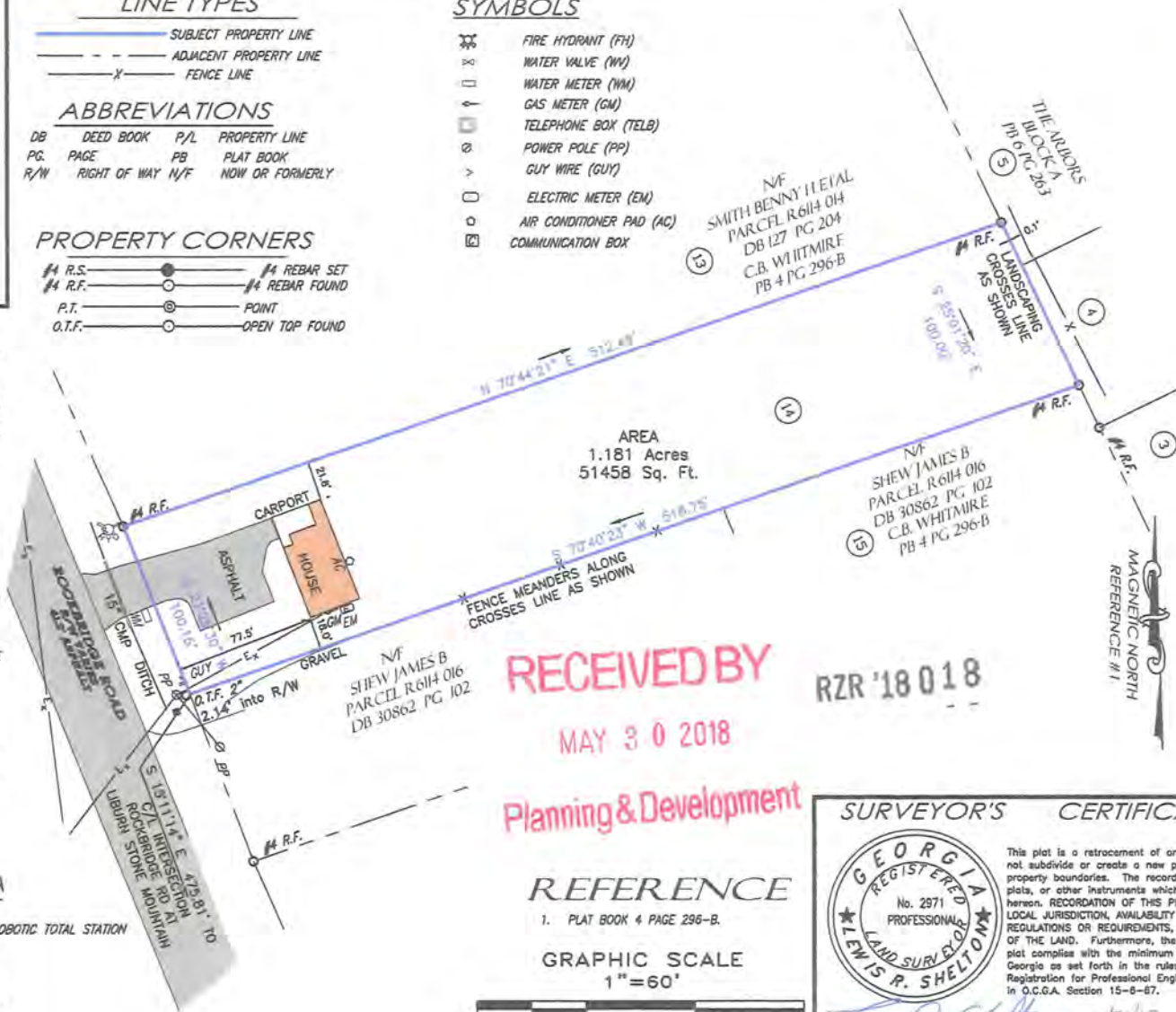


NOTES

1. THE UTILITIES SHOWN HEREDON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
3. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PROPERTY DESCRIBED IN DEED BOOK 48868 PAGE 81 GWINNETT COUNTY RECORDS.
4. BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY; NO PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 13135C0125F DATED 09/29/2006.

TECHNICAL DATA

DATE OF FIELD SURVEY:	03-22-05
EQUIPMENT USED:	CARLSON CR5 ROBOTIC TOTAL STATION
APPROXIMATE ERROR:	3" PER POINT
	1 in 12,444
TYPE OF ADJUSTMENT:	LEAST SQUARES
PLAT CLOSURE:	1:81,228



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REFERENCE

1. PLAT BOOK 4 PAGE 296-B.

GRAPHIC SCALE

1" = 60'



LRS

LRS Surveying, LLC
 29 MAPLE RIDGE DR., STE 104
 CARTERSVILLE, GA. 30121
 Tel: (770) 235-3610
 email: L.Shelton@LRSsurveying.com
 LSF001008

Client

 Marisol Angelini

REVISIONS

No	Revision	Date
1		
2		

© Copyright 2018 LRS Surveying
 This survey is the property of LRS Surveying and is loaned to the client for their use only.

Boundary Survey of
 582 Rockbridge Road
 Liburn, Georgia 30047
 Tax Parcel
 R 6114 015

Land Lot 114
 6th District
 Gwinnett County, Georgia

Date:	05/21/18
Scale:	1" = 60'
Surveyed By:	A.S./R.B.
Drawn By:	L.R.S.
Checked By:	L.R.S.
Project No.:	18-055
DWG. No.:	18-055
FBK. No.:	na

SURVEYOR'S CERTIFICATE

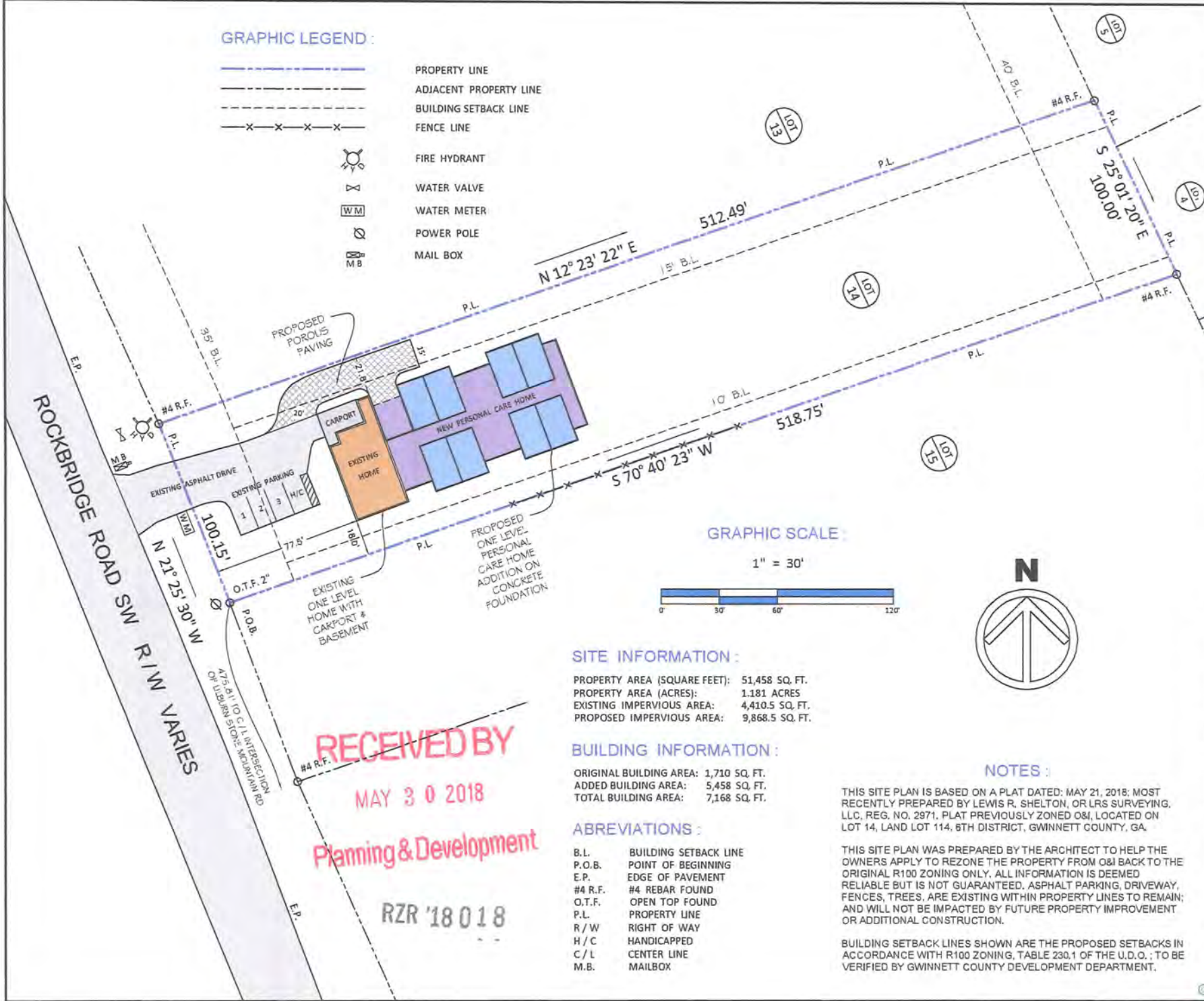


This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 15-8-87.

L.R.S. Shelton 5/21/18
 LEWIS R. SHELTON GEORGIA REGISTERED LAND SURVEYOR NO. 2971

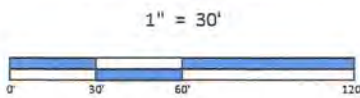
GRAPHIC LEGEND :

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- MAIL BOX



ROCKBRIDGE ROAD SW R/W VARIES

GRAPHIC SCALE :



SITE INFORMATION :

PROPERTY AREA (SQ. FT.): 51,458 SQ. FT.
 PROPERTY AREA (ACRES): 1.181 ACRES
 EXISTING IMPERVIOUS AREA: 4,410.5 SQ. FT.
 PROPOSED IMPERVIOUS AREA: 9,868.5 SQ. FT.

BUILDING INFORMATION :

ORIGINAL BUILDING AREA: 1,710 SQ. FT.
 ADDED BUILDING AREA: 5,458 SQ. FT.
 TOTAL BUILDING AREA: 7,168 SQ. FT.

ABBREVIATIONS :

- B.L. BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- E.P. EDGE OF PAVEMENT
- #4 R.F. #4 REBAR FOUND
- O.T.F. OPEN TOP FOUND
- P.L. PROPERTY LINE
- R/W RIGHT OF WAY
- H/C HANDICAPPED
- C/L CENTER LINE
- M.B. MAILBOX

NOTES :

THIS SITE PLAN IS BASED ON A PLAT DATED: MAY 21, 2018; MOST RECENTLY PREPARED BY LEWIS R. SHELTON, OR LRS SURVEYING, LLC, REG. NO. 2971. PLAT PREVIOUSLY ZONED O&I, LOCATED ON LOT 14, LAND NO. 114, 6TH DISTRICT, GWINNETT COUNTY, GA.

THIS SITE PLAN WAS PREPARED BY THE ARCHITECT TO HELP THE OWNERS APPLY TO REZONE THE PROPERTY FROM O&I BACK TO THE ORIGINAL R100 ZONING ONLY. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. ASPHALT PARKING, DRIVEWAY, FENCES, TREES, ARE EXISTING WITHIN PROPERTY LINES TO REMAIN; AND WILL NOT BE IMPACTED BY FUTURE PROPERTY IMPROVEMENT OR ADDITIONAL CONSTRUCTION.

BUILDING SETBACK LINES SHOWN ARE THE PROPOSED SETBACKS IN ACCORDANCE WITH R100 ZONING, TABLE 230.1 OF THE U.D.O. ; TO BE VERIFIED BY GWINNETT COUNTY DEVELOPMENT DEPARTMENT.

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CLIENT:
 TONY / MARISOL
 ANGELINI
 582 ROCKBRIDGE RD SW,
 LILBURN, GA
 30047-6559

Received By:
 MARISOL ANGELINI

PROJECT :
 ALTERATION
 &
 ADDITION
 TO
 EXISTING HOME

ARCHITECT :

SEAL:
 SAMI FREIJI ARCHITECT
 NCARB LEED AP
 2844 Delcourt Drive,
 Decatur, GA
 30033-2440
 T/F: 404-728-8840
 C: 404-242-2142

This drawing is the legal property of SAMI, LLC. It shall not be reproduced or copied in whole or in part. It is to be used for the specific project/ site identified herein. It shall not be used in any other project. It shall be returned at architect's request.
 This drawing is a legal instrument of record to document the owner's intention and shall fulfill the same requirements of the project as the herein.
 This drawing does not warrant the appropriateness or accuracy for a particular purpose of the building. It is an engineering task to guide the building team in its construction of the building through the process and/or process of constructing the building.
 Contractors must verify all existing conditions, setbacks, all necessary permits required by state, federal, and local to all building especially structural work, necessary drawings, approvals & inspections, before starting any construction work.

SUBMITTAL DATES	DESCRIPTION
MAY 21 2018	AS-BUILT SITE PLAN
MAY 22 2018	AS-BUILT SITE PLAN
MAY 23 2018	AS-BUILT SITE PLAN
MAY 24 2018	AS-BUILT SITE PLAN
MAY 25 2018	AS-BUILT SITE PLAN

Scale: 1" = 30'

PROPOSED
 SITE PLAN

Project No: 1804
 Date: MAY 28 2018
 Drawn by: S.F.
 Checked by: M.A.
G-1

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

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

No

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

Yes

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

No

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

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

No

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Gwinnett County

Department of Planning & Development - Planning Division

446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046

To whom it may concern:

This requests a "Special Use Permit" to operate a Personal Care Home in 582 Rockbridge Road, Lilburn, Georgia 30047. This property is considered O&I Zoning, so we are also requesting a "Rezoning" of that land back to Residential. We registered this business under the name Cared by Sisters, and it will be run by the three sisters in the application. We are in the process of completing all legal and accounting matters.

Our mission is to provide a loving care environment for senior people that will accompany their life journey with dignity and respect. We aim to assist these residents not only with physical needs but also emotional support to ensure a complete and happy life. Their integrated wellbeing is at the core of our promise and to deliver on this mission, the staff has the skills and certifications needed. Apart from this, collectively, we have more than 25 years of experience assisting people with disabilities and related needs.

The owners have previous experience in Business Management, Marketing, IT, Montessori Certification, and Medical fields. Besides, we operated a Home Day Care in Dekalb County and are all actively involved in volunteering and heavily involved at church in the community.

We will offer the following specific services:

- A place to call "home" and surrounded by "family"
- Independent accommodations and cleaning (private room and bathroom)
- Personal care (bathing, grooming, continence assistance, medication assistance, laundry services, etc.)
- Healthy and balanced nutrition throughout the day
- Transportation to errands (medical, entertainment, family, church)
- Community and entertainment activities during the week (physical, emotional, social)
- Bilingual (Spanish and English)

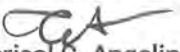
The residents will live on the property and have visiting hours for family/friends from 9:00 am to 6:00pm everyday.

As per the attachments in the application, the lot measures 1,181 acres, and consists of one building of 1,416 square feet (one floor) and an unfinished basement. We plan to maintain the current footprint of that building and build an addition to the house that will allow us to house up to 8 residents. We will have one staff person in the dwelling at all times, back up on call, and we will add more staff as needed when residents join.

The house has a parking space in the carport, and there are 3 more parking spaces measuring each 9 feet x 17.5 feet, and an additional Handicap parking space, which measures 13 feet x 17.5 feet. We intend to maintain the undisturbed buffers that exist in the lot.

We are planning to request a License to the State of Georgia for the Personal Care and it is our intention to abide by the regulations and norms established by Gwinnet County and the State of Georgia.

Thanks for your approval,


Marisol C. Angelini

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RZR 18018

REZONING 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.

OCA
Signature of Applicant

May 25, 2018
Date

MARISOL C. Angelini
Type or Print Name and Title

Julie A Mason
Signature of Notary Public

5-25-18
Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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



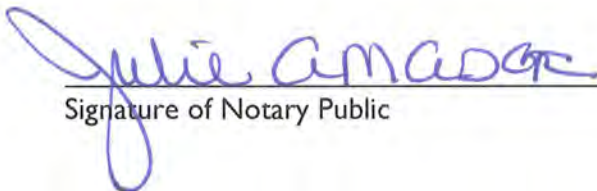
Signature of Property Owner

5-25-18

Date

Zoilamar Chacon

Type or Print Name and Title



Signature of Notary Public

5-25-18

Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

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Martha E Chacon 05/22/18
Signature of Property Owner Date

Martha E Chacon
Type or Print Name and Title

Julie A Mason 5-22-18
Signature of Notary Public Date



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