

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Roan Fennell</u>	NAME: <u>Roan Fennell</u>
ADDRESS: <u>2176 Ridgedale Dr</u>	ADDRESS: <u>2176 Ridgedale Dr</u>
CITY: <u>Grayson</u>	CITY: <u>Grayson</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>347-992-0746</u>	PHONE: <u>347-992-0746</u>
CONTACT PERSON: <u>Roan Fennell</u> PHONE: <u>347-992-0746</u>	
CONTACT'S E-MAIL: <u>JRtendercares@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 _____	BUILDING/LEASED SQUARE FEET: <u>2,913</u>
PARCEL NUMBER(S): <u>R5071-012</u>	ACREAGE: <u>1.01</u>
ADDRESS OF PROPERTY: <u>2176 Ridgedale Dr Grayson GA 30017</u>	
SPECIAL USE REQUESTED: <u>Personal care home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 71 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

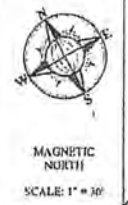
To find the POINT OF BEGINNING, Commence from a Point at the Northerly right-of-way line of Ridgedale Drive (80' R/W) with the centerline of Pinehurst Road (80' R/W); THENCE North 60 degrees 46 minutes 45 seconds West along said right-of-way line of Ridgedale Drive 52.64 feet to an Iron Pin Found(1/2" Rebar) said point being the POINT OF BEGINNING; THENCE continue North 60 degrees 46 minutes 45 seconds West along said right-of-way line of Ridgedale Drive 343.36 feet to an Iron Pin Found (1/2" open top pipe); leaving said right-of-way line North 42 degrees 06 minutes 27 seconds East a distance of 264.03 feet to an Iron Pin Found (1/2" Rebar); THENCE South 18 degrees 38 minutes 30 seconds East a distance of 383.63 feet to the POINT OF BEGINNING.

Said tract of parcel of land containing 1.01 acres.



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NO.	REVISION	DATE
1		
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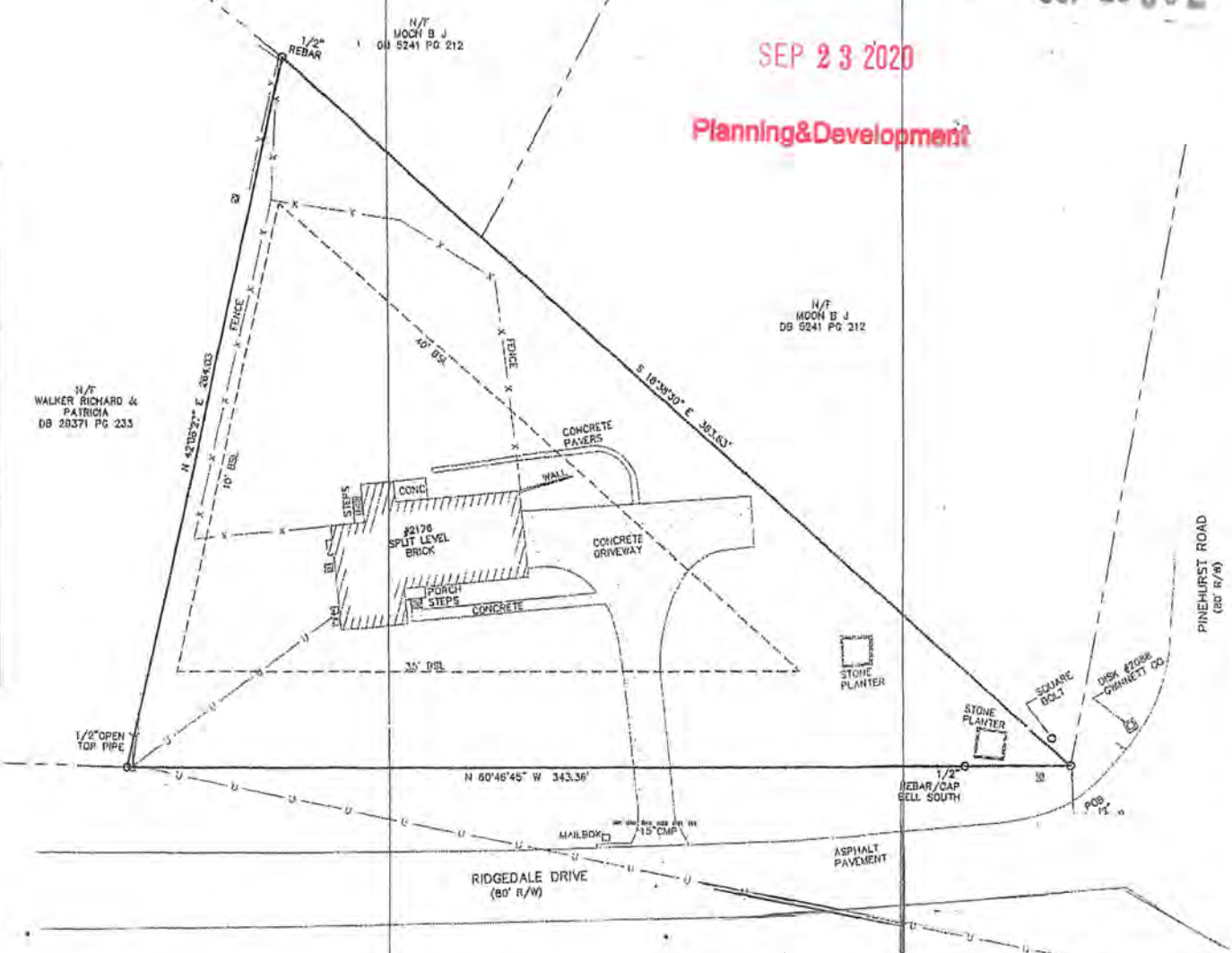
GRAPHIC SCALE - IN FEET
 0 15 30 60

THIS SURVEY IS A RETRACTION OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THIS PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-61.



FOR THE FIRM
 BOUNDARY ZONE, INC.
 LSF #839
 NOT VALID WITHOUT ORIGINAL SIGNATURE
Daniel F. Conroy
 DANIEL F. CONROY PLS 2350 DATE 06/22/2020

N/F WALKER RICHARD & PATRICIA DB 20371 PG 233



ZONING SUBDIVISION R-107 SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 35'
 SIDE SETBACK 0'
 REAR SETBACK 40'

INFORMATION OBTAINED FROM GWINNETT COUNTY RECORDS

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.

○ PROPERTY CORNER FOUND (AS NOTED)	○ MANHOLE	○ A/C UNIT	○ GAS VALVE	○ L.L. LAND LOT	○ CATCH BASIN	—S— SEWER LINE	○ DB DEED BOOK	F.K.A. FORMERLY KNOWN AS NAD NORTH AMERICAN DATUM HAD NORTH AMERICAN VERTICAL DATUM
○ 1/2" REBAR WITH CAP SET LSF# 839	○ CLEAN OUT	○ GUY WIRE	○ CABLE BOX	○ H/F NOW OR FORMERLY R/W RIGHT-OF-WAY	○ CANTILEVER	—G— GAS LINE	○ FB PLAT BOOK	
○ R/W MONUMENT	○ WATER METER	○ JUNCTION BOX	○ POWER METER	○ P.A. PROPERTY LINE	○ TELEPHONE BOX	—C— CABLE LINE	○ PG PAGE	○ HARDWOOD TREE ○ PINE TREE
○ FIRE HYDRANT	○ WATER VALVE	○ OUTFLOW STRUCTURE	○ POWER BOX	○ REGULAR PARKING	○ SIGN	—T— TELEPHONE LINE	○ POB POINT OF BEGINNING	
	○ POWER POLE	○ DRAINAGE INLET	○ REGULAR PARKING	○ OH OVERHANG	—W— WATER LINE	—X— FENCE LINE	○ POC POINT OF COMMENCEMENT	
	○ LIGHT POLE	○ POWER/LIGHT POLE	○ HANDICAP	○ GAS METER	—U— OVERHEAD UTILITY LINE	—O— OVERHEAD UTILITY LINE	○ A.K.A. ALSO KNOWN AS	

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

© COPYRIGHT 2020 - BOUNDARY ZONE, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.01 ACRES / 44,187 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 1539, PAGE 225. FIELDWORK PERFORMED ON 06/11/2020

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 451,994 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
 WWW.BOUNDARYZONE.COM (770) 271-5772

SYLVANEE (770) 271-5772
 124 SATELLITE BLVD, SUITE 200
 SYLVANEE, GA 30021

ATLANTA (404) 440-8110
 100 PEACHTREE STREET, SUITE 200
 ATLANTA, GA 30306

KENNESAW (678) 720-3243
 915 CROWN PLAZA BLVD., SUITE 104
 KENNESAW, GA 30144

BOUNDARY SURVEY
 PREPARED FOR: ROAN FENNEL
 LAND LOT 71, 5 TH DISTRICT,
 GWINNETT COUNTY, GEORGIA - 06/22/2020

PROJECT 22158 01
 SHEET 1 OF 1
 DWG: AS

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

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

no

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

yes

- (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

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT 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 SPECIAL USE PERMIT:

no

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September 8th, 2020

To Whom It May Concern:

I am writing this letter to present my intentions to open for service, an assisted living facility under the banner of J & R Tender Care, LLC located at 2176 Rigdedale Drive, Grayson GA 30017.

I present to you J & R Tender Care, LLC purpose: It is to make provisions for long term care, providing a combination of housing and personal care with some health care services. This will be designed for individuals who need assistance with normal daily activities in a way that promotes independence.

J & R Tender Care, LLC will offer a housing alternative for a total of eight (8) adult residents who may need help with dressing, bathing, eating, and toileting. This care is intended to present a home-like environment for each resident. They would not require the intensive medical and nursing care services provided in nursing homes.

J & R Tender Care, LLC will provide the following: private or shared living personal space, three (3) meals per day including healthy snacks, some toiletries, and household products inclusive with an on-site laundry room. The resident will have the opportunities to purchase their personal items of choice for daily living including snacks.

The monthly fee for the service can range up to \$ 1,500.00 per resident. There will be someone on staff 24 hours a day, indoor on-site recreation, scheduled outings for recreation, shopping for items used for daily consumption, with access to transportation provided by the facility.

J & R Tender Cares, LLC will accept payments from the individual families or certified/license programs looking for help with a family member / patient needing long term care. This may include working with residents who are assisted by Medicaid programs providing financial assistance for assisted living.

If you have any further questions, you may contact me, Roan Fennell at 347 - 992 - 0746.

Regards,

Roan Fennell
Manager

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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.

Signature of Applicant

9/3/2020

Date

Roan Fennell

Type or Print Name and Title

Owner

Colleen Bacchus-Lynch

Signature of Notary Public

09-3-2020

Date



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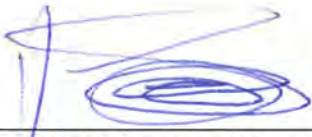
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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.

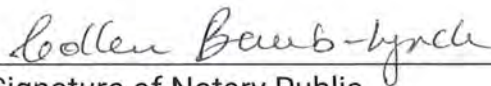


Signature of Property Owner

9/3/2020
Date

Roan Fennell

Type or Print Name and Title



Signature of Notary Public

09-3-2020
Date



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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

Roan Fennell

Type or Print Name

9/3/2020

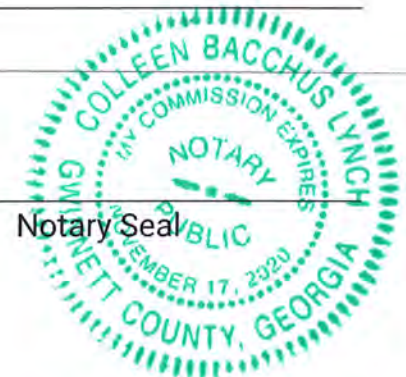
Date

Colleen Bacchus Lynch

Signature of Notary Public

09-03-2020

Date



Notary Seal

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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.

[Signature] 9/3/2020 Roan Fennell
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Colleen Baucus Lynch 9-3-2020
 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

 YOUR NAME

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR 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:
(Map Reference Number)

01 - - B0071-012
District Land Lot Parcel


Signature of Applicant

9/3/2020
Date

Roan Fennell
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)

Vickie Sahoby
NAME

TSA II
TITLE

9/23/2020
DATE

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