

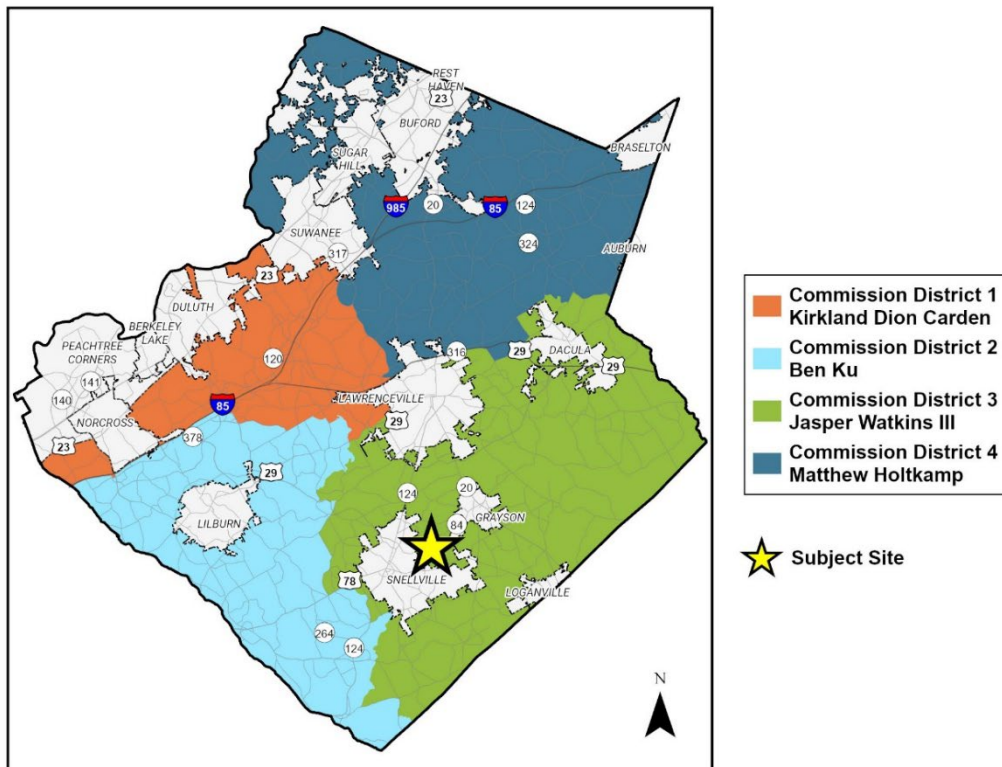


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2023-00007
Current Zoning: R-100 (Single-Family Residence District)
Request: Special Use Permit
Address: 2300 Ridgedale Drive
Map Number: R5071 188
Site Area: 3.0 acres
Square Feet: 1,830
Proposed Development: Accessory Buildings
Commission District: District 3 – Commissioner Watkins
Character Area: Established Neighborhoods

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 2/8/2023
Board of Commissioners Advertised Public Hearing Date: 2/28/2023

Applicant: Jessica Becerra
2300 Ridgedale Drive
Grayson, GA 30017

Owner: Jessica Becerra
Jose Cano
2300 Ridgedale Drive
Grayson, GA 30017

Contact: Jessica Becerra

Contact Phone: 678.343.7185

Zoning History

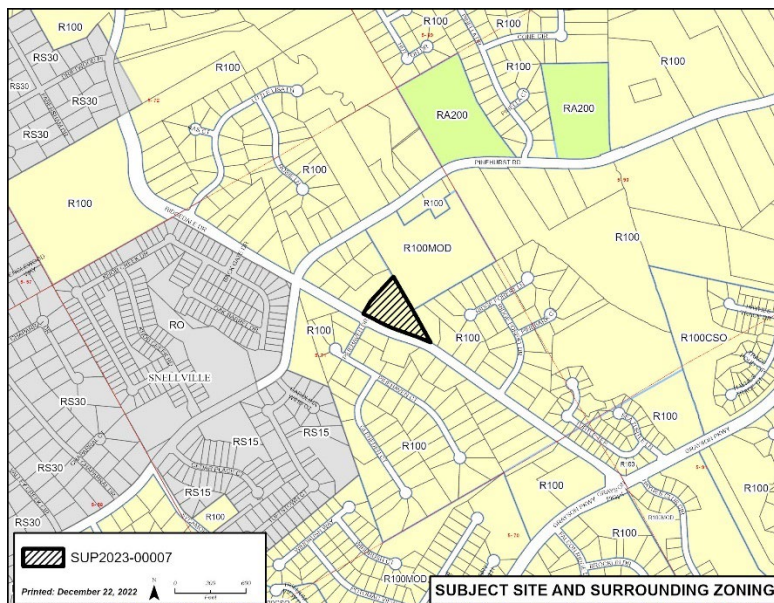
The subject property is zoned R-100 (Single-Family Residence District). In 1993, as part of an areawide rezoning, the property was rezoned from RA-200 (Agricultural-Residence District) to R-100.

Existing Site Condition

The subject property is a 3.0 acre lot located at 2300 Ridgedale Drive, east of its intersection with Pinehurst Road. The property contains a 4,845 square-foot single-family home constructed in 2002. The site is accessed by a paved driveway off Ridgedale Drive, south of the primary structure. The property has been largely cleared; however, there are areas of dense, mature tree canopy located to the east of the residence and along the rear property line. The site slopes upward four feet from the road frontage to the center of the property where it then slopes down approximately 12 feet to the northern corner of the property. There are no sidewalks along Ridgedale Drive. The nearest Gwinnett County Transit stop is approximately 4.3 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by single-family residences on large lots and within single-family detached subdivisions. Single-family residential uses are located to the east, south, and west of the property. A heavily wooded undeveloped parcel is located north of the subject property, which received zoning approval for 25 lots in 2006, but was never constructed. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Existing	Single-Family Residential	R-100	0.33 units per acre
North	Undeveloped	R-100 MOD	N/A
East	Single-Family Residential	R-100	1.00 unit per acre
South	Single-Family Residential	R-100	1.27 units per acre
West	Single-Family Residential	R-100	0.66 units per acre

Project Summary

The applicant requests a special use permit for two accessory structures on a 3.0 acre property zoned R-100, including:

- A 1,200 square-foot detached three-car garage, north of the primary structure. The letter of intent states that the exterior building material of the garage will be brick on all four sides to match the architectural style of the primary structure, as required by the UDO.
- A 630 square-foot gazebo located north of the primary structure. No elevations were submitted with the application.
- Extension of the existing concrete driveway from the eastern side of the house to the northern back portion of the property.
- A gravel driveway connecting the concrete driveway to the proposed detached garage, located north of the primary structure.

Zoning and Development Standards

The applicant is requesting a special use permit for two accessory buildings in the R-100, Single-Family Residential District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing/Proposed	Meets Standard?
Lot Size	Minimum 25,500 square feet (septic)	130,680 square feet (3 acres)	YES
Lot Width	Minimum 100'	>100'	YES
Accessory Building Height	Maximum: 12'	12' (Garage) 10' (Gazebo)	YES
Accessory Building Size	Maximum 1,000 square feet	1,830 square feet	NO*
Property Line Setback	Minimum: 20' (Structures Greater than 500 square feet)	≥25' (Garage) 25' (Gazebo)	YES
Location	Rear Yard	Rear Yard	YES
Exterior Building Material	Brick with materials and colors similar to that of the principal building	Accessory building exterior color and materials to match principal building	YES

* For lots three acres or greater, a special use permit is required for cumulative square footage of accessory structures greater than 1,000 square feet.

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 E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, 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 this evaluation, staff makes the following findings based on the standards from 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 surrounding area is characterized by similar single-family residential uses. The proposed accessory structures will meet all UDO requirements regarding location and architecture. Given that all the surrounding properties have substantially similar land uses, the proposed accessory buildings are suitable with the surrounding uses.

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

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the approval of the special use permit. Surrounding uses adjacent to the property are substantially similar. The proposed buildings are located behind the residence making them difficult, if not impossible, to view from Ridgedale Drive. Additionally, the proposed location of the accessory buildings is closest to the undeveloped property, therefore not affecting any existing residence.

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

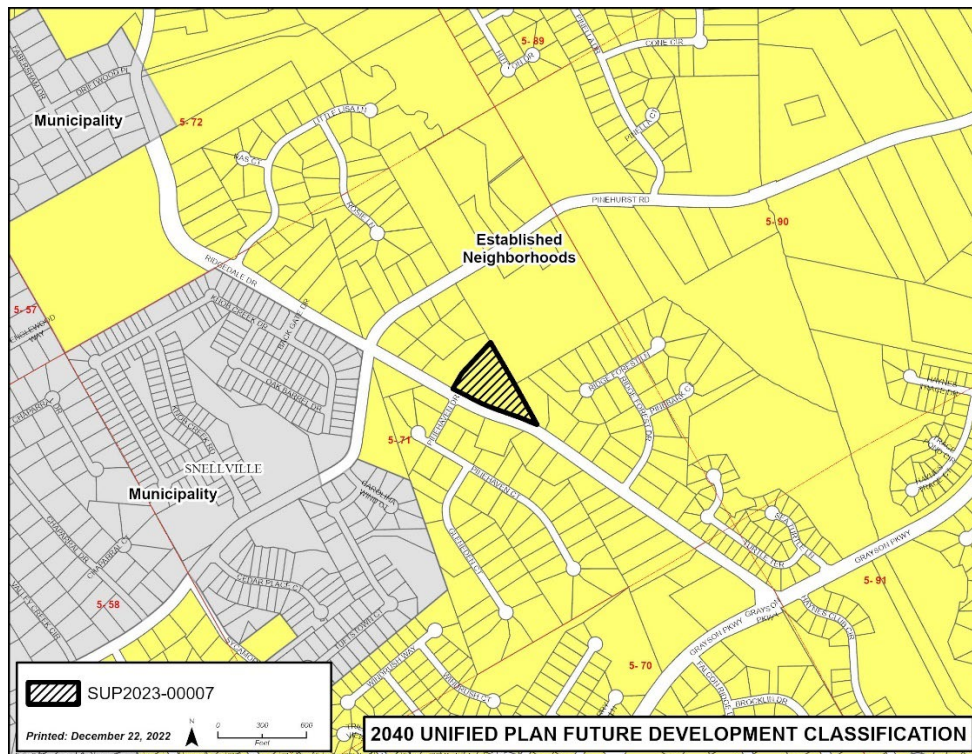
The property has a reasonable economic use as currently zoned.

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.

Minimal impact 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 is attached (Exhibit E).

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

The 2040 Unified Plan and Future Development Map indicates that the subject property is within the Established Neighborhoods Character Area. This Character Area includes those areas where changes in land use are not anticipated or encouraged, and any new development - including residential infill properties - should be consistent in scale, architecture, and use with surrounding properties. Therefore, the proposed special use permit for two accessory buildings on a large residential lot that meet the requirements for size, location, and architectural style 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.

The proposed accessory buildings are surrounded by single-family residential uses. The subject property has no history of code enforcement violations. The proposed accessory buildings will meet all requirements of the UDO. Additionally, it is not uncommon for large residential lots to have large accessory buildings to store equipment and vehicles. Approval of the special use permit for a detached garage and gazebo would be appropriate, given the surrounding land uses and size of the property.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing 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, as Amended)

Approval of a special use permit for accessory buildings exceeding 1,000 square feet, subject to the following condition:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received December 1, 2022, by the Department of Planning and Development, with revisions and as required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Total square footage of accessory structures on the property shall not exceed 1,900 square feet.
3. The proposed detached garage shall be constructed with ~~façades primarily of four sides brick matching the principal structure. No more than 25 percent of each façade shall be constructed with wood siding, wood shakes, or fiber cement siding.~~ ~~façades primarily of four sides brick matching the principal structure. No more than 25 percent of each façade shall be constructed with wood siding, wood shakes, or fiber cement siding.~~

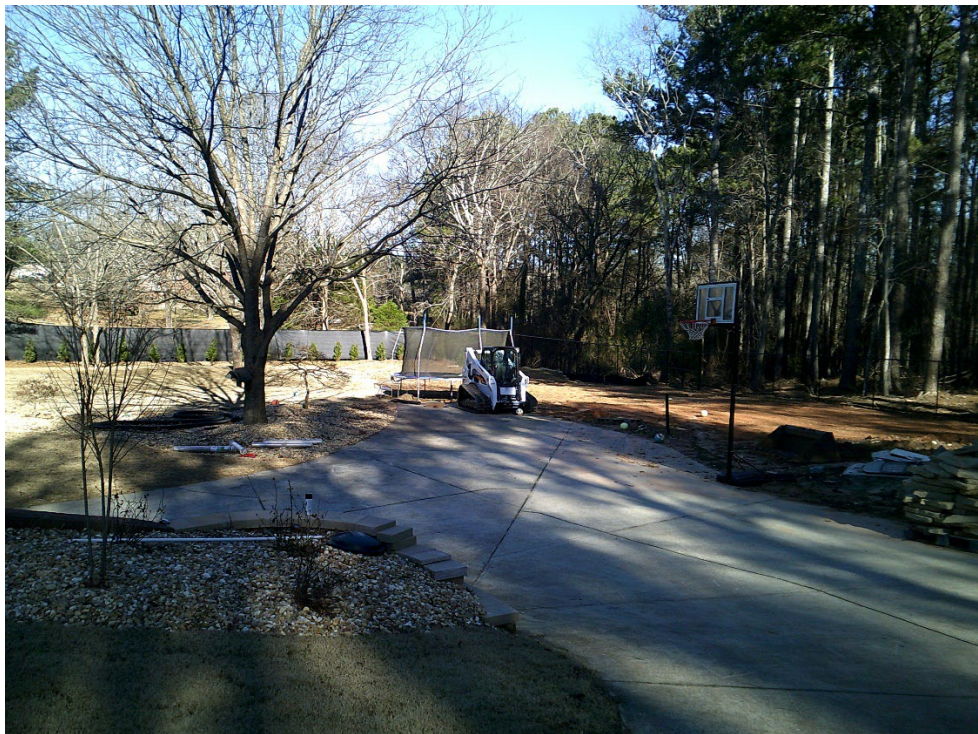
Exhibits:

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

Exhibit A: Site Visit Photos



Street View of Site



Backyard/Location of Accessory Structures

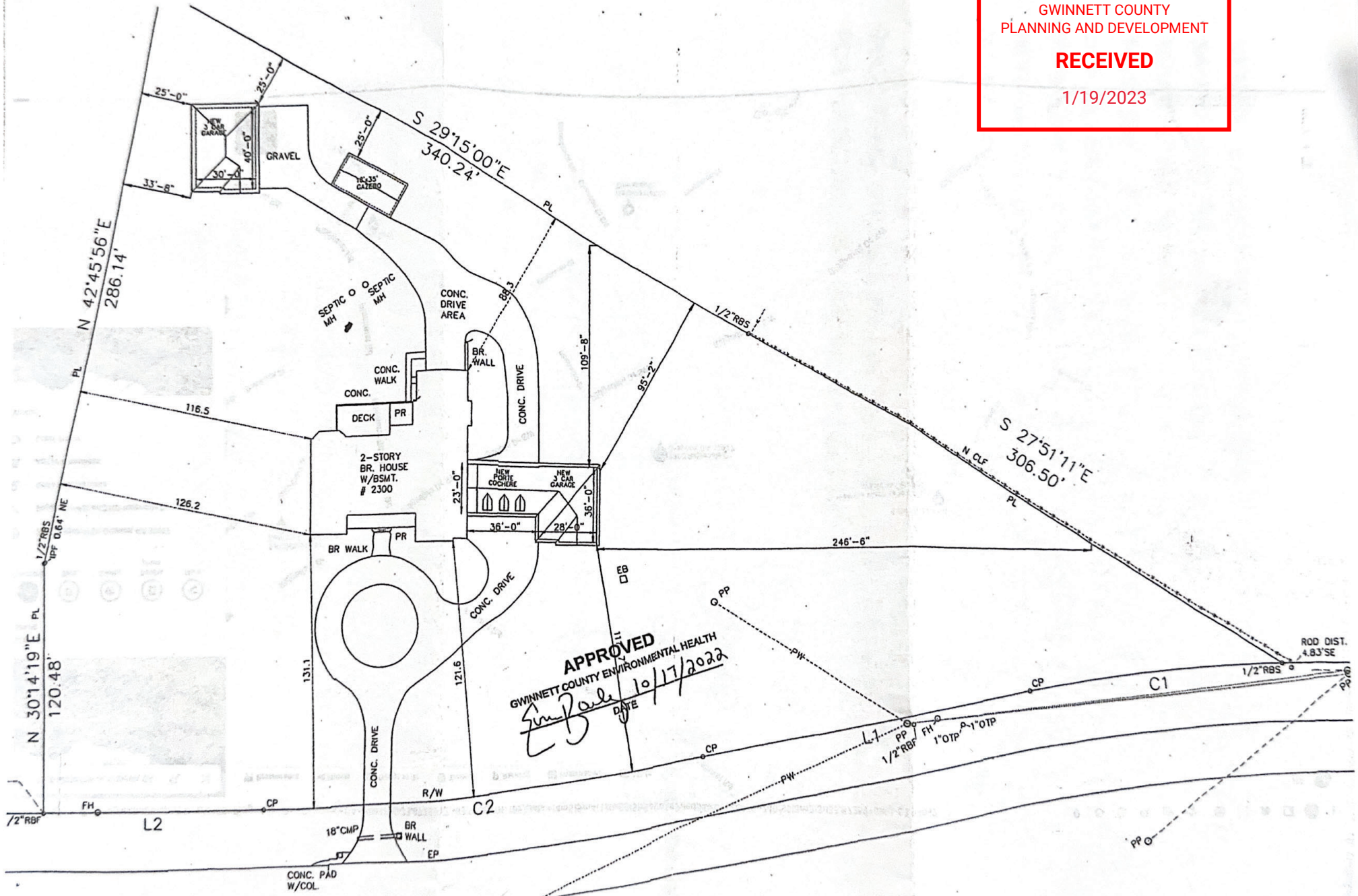
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

1/19/2023



APPROVED
GWINNETT COUNTY ENVIRONMENTAL HEALTH
[Signature]
DATE 10/17/2022

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

[attached]

RECEIVED

12/14/2022

LETTER OF INTENT

December 13, 2022

TO WHOM IT MAY CONCERN:

OUR NAME JESSICA BECERRA & JOSE CANO

OUR ADRESS IS 2300 RIDGEDALE DR. GRAYSON GA 30019.

PARCEL ID R5071 188

Application Type: Special Use Permit

Case Number: SUP2023-00007

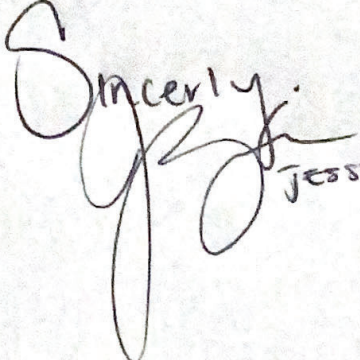
DEAR GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.THE INTENT TO WRITE THIS LETTER IS BECAUSE I WANT TO BUILD A DETACHED 12 FT. TALL 3 CAR GARAGE MY PROPERTY HAS 3 ACRE. THE THREE CAR GARAGE IS FOR PERSONAL USE SO I CAN PUT AWAY MY DAUGHTER'S GO KARTS AND MY FUTURE CLASSIC CARS AND RV. THE DETACHED GARAGE MEASURES 30' X 40' THE EXTERIOR OF IT WILL BE ALL 4 SIDE BRICK JUST LIKE THE PRIMARY STRUCTURE THE ROOF WILL BE LIKE THE PRIMARY STRUCTURE. ALSO IM DOING A GAZEBO 18' X 35' .THE HEIGHT OF THE GAZEBO IS 10 FT. TALL.

IN THE BACKYARD SO THAT ME AND MY FAMILY CAN KEEP MAKING MORE MEMORIES AND BONDING TIME WITH MY FAMILY. I HAVE 5

RECEIVED

12/14/2022

BEAUTIFULL DAUGHTERS AND I LOVE TO ENJOY THEM LIKE THE SAYING SAYS YOU HAVE A LIFETIME TO WORK , BUT CHILDREN ARE YOUNG ONCE, HONESTLY ITS TRUE IM JUST TRYING TO MAKE MEMORIES WITH THEM BECAUSE THAT'S ALL THAT THEY WILL ALWAYS HAVE IN THEIR HEARTS .WITH EVERYTHING IM DOING TO MY PROPERTY THIS WILL HELP INCREASED THE PROPERTY VALUES AND NEIGHBORHOODS VALUES.TO WHOM READING MY LETTER OF INTENT, IM WRITING THIS LETTER TO HOPE THAT THIS PERMIT GOES THROUGH SO THAT I CAN KEEP MAKING MEMORIES WITH MY DAUGHTER'S AND FAMILY. CAN'T WAIT TO HAVE EVERYTHING DONE AND ENJOY SOME GOOD FOOD AND GOOD TIME WITH MY FAMILY.THANKS SO MUCH FOR YOUR TIME AND FOR THE WORK YOU DO.

Sincerely,

JESSICA BERETTA

RECEIVED

12/1/2022

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:

NO

- (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

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

12/1/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JESSICA BECERRA</u>	NAME: <u>Jessica B. + Jose Ocano</u>
ADDRESS: <u>2300 Ridgedale Dr.</u>	ADDRESS: <u>Same</u>
CITY: <u>Grayson</u>	CITY: <u>Same</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>Same</u> ZIP: <u>Same</u>
PHONE: <u>478-343-7185</u>	PHONE: <u>Same</u>
EMAIL: <u>rangelmasonry@hotmail.com</u>	EMAIL: <u>Same</u>
CONTACT PERSON: <u>JESSICA BECERRA</u> PHONE: <u>678 343 7185</u>	
CONTACT'S E-MAIL: <u>rangelmasonry@hotmail.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: _____
PARCEL NUMBER(S): _____	ACREAGE: _____
ADDRESS OF PROPERTY: <u>2300 Ridgedale Dr. Grayson GA 30017</u>	
SPECIAL USE REQUESTED: _____	


PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/1/2022

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

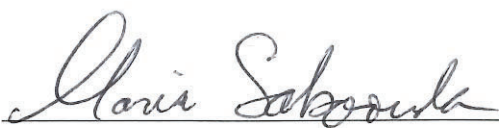
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL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

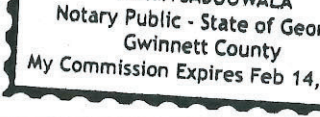
11.22.22
Date

JESSICA BECERRA
Type or Print Name and Title

OWNER/APPLICANT
Title


Signature of Notary Public

11/22/2022
Date


Notary Seal

RECEIVED

12/1/2022

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

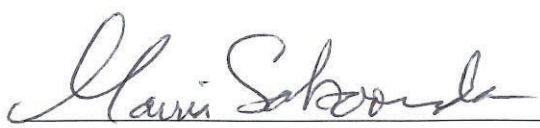
11-22-22

Date

JESSICA BECERRA

Type or Print Name and Title

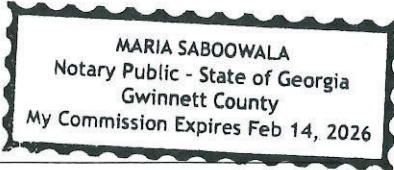
owner / Applicant



Signature of Notary Public

11/22/2022

Date



Notary Seal

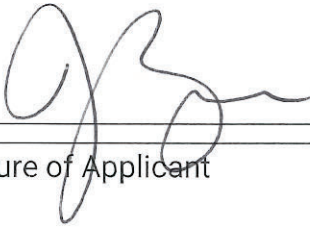
RECEIVED

12/1/2022

**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.



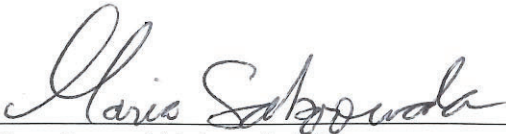
Signature of Applicant

JESSICA BEGERIA

Type or Print Name

11.22.22

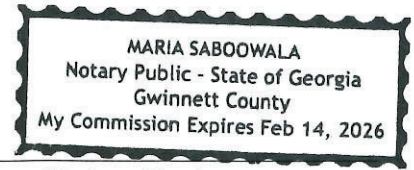
Date



Signature of Notary Public

11/22/2022

Date



Notary Seal

RECEIVED

12/1/2022

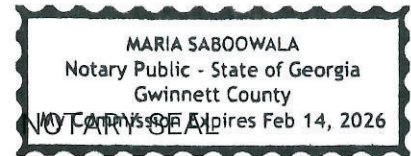
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] 11.22.22 JESSICA BECERRA 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] 11/24/2022
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 JESSICA BECERRA
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.

RECEIVED

12/1/2022

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: _____ - _____ - R5071 188
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

11.22.2022
Date

JESSICA BECERRA OWNER / Applicant
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)

Kathleen M Lyles
NAME

TSA
TITLE

11/22/2022
DATE

Exhibit E: Internal and External Agency Review Comments

[attached]



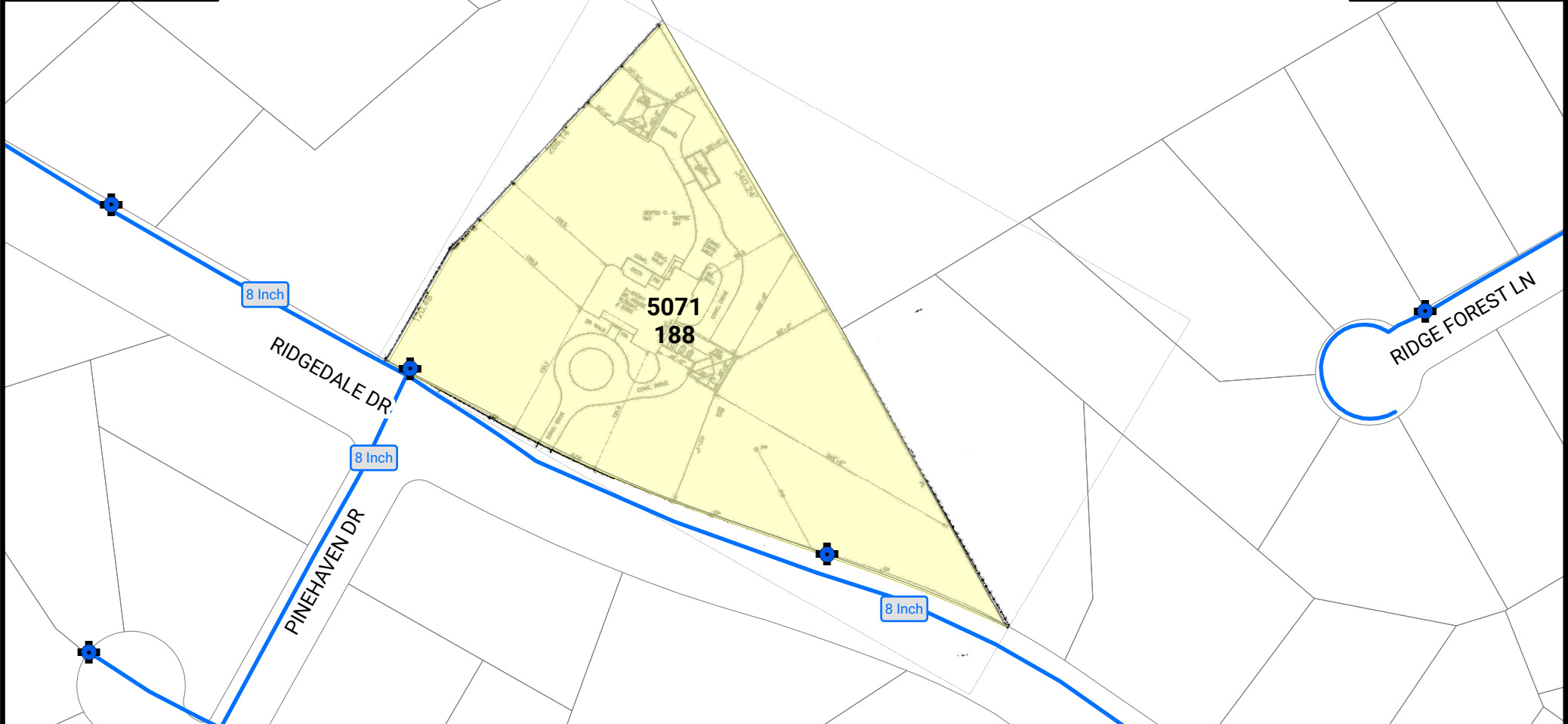
**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		1.18.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		SUP2023-00007	
Case Address:		2300 Ridgedale Drive, Grayson, 30017	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Ridgedale Drive is a minor collector. ADT = 5,854.		
2	4.3 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			



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

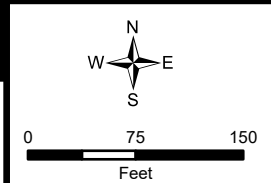
TRC Meeting Date:					
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcounty.com			
Case Number:		SUP2023-00007			
Case Address:		2300 Ridgedale Drive			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
1	Water: DWR does not have comments for this development. The existing building is connected to public water.				
2	Sewer: DWR does not have comments for this development. The existing building is connected to 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					



LEGEND

	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

2300 Ridgedale Dr
Water & Sewer
Utility Map



LOCATION



Water Comments: DWR does not have comments for this development. The existing building is connected to public water.

Sewer Comments: DWR does not have comments for this development. The existing building is connected to 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.

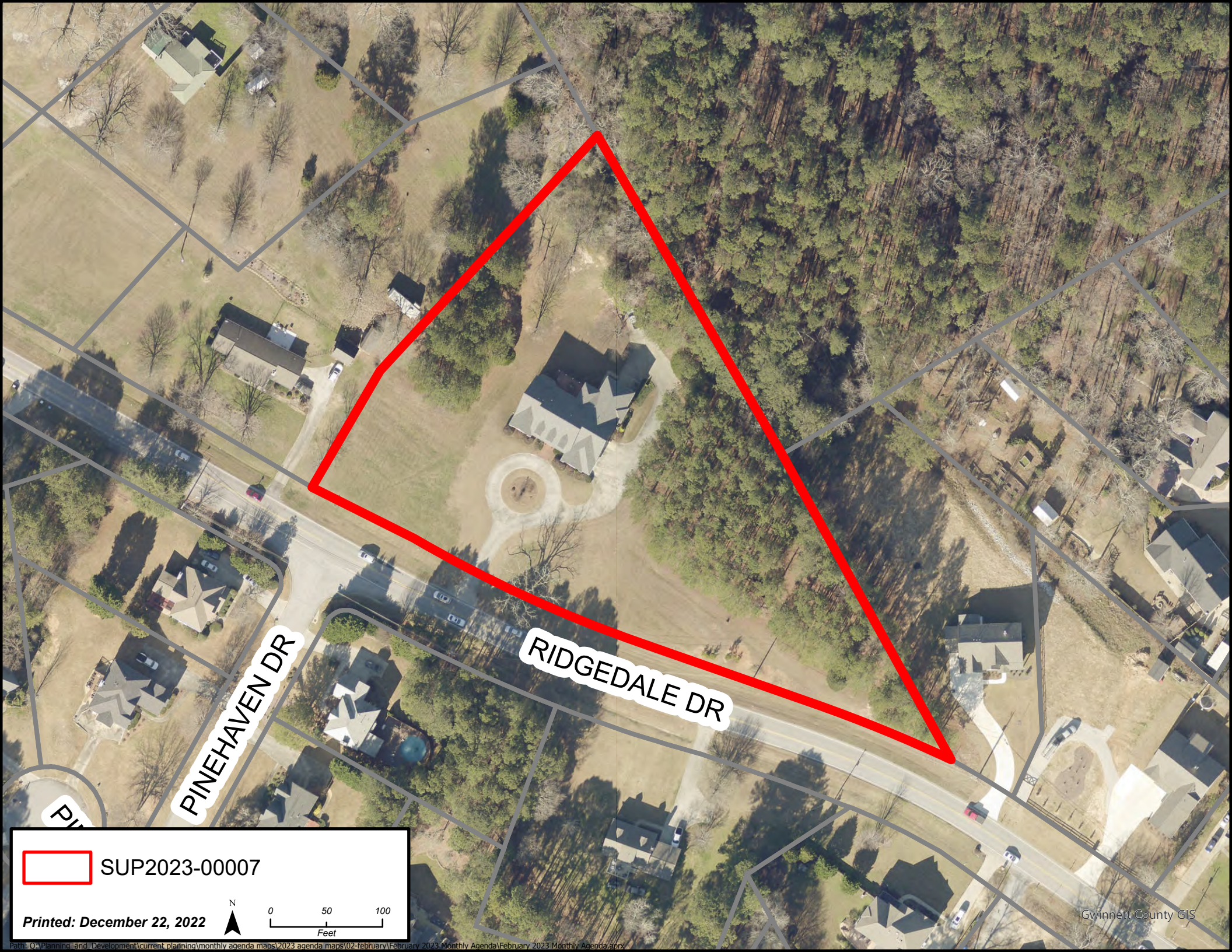
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, 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 F: Maps

[attached]



PINEHAVEN DR

RIDGEDALE DR

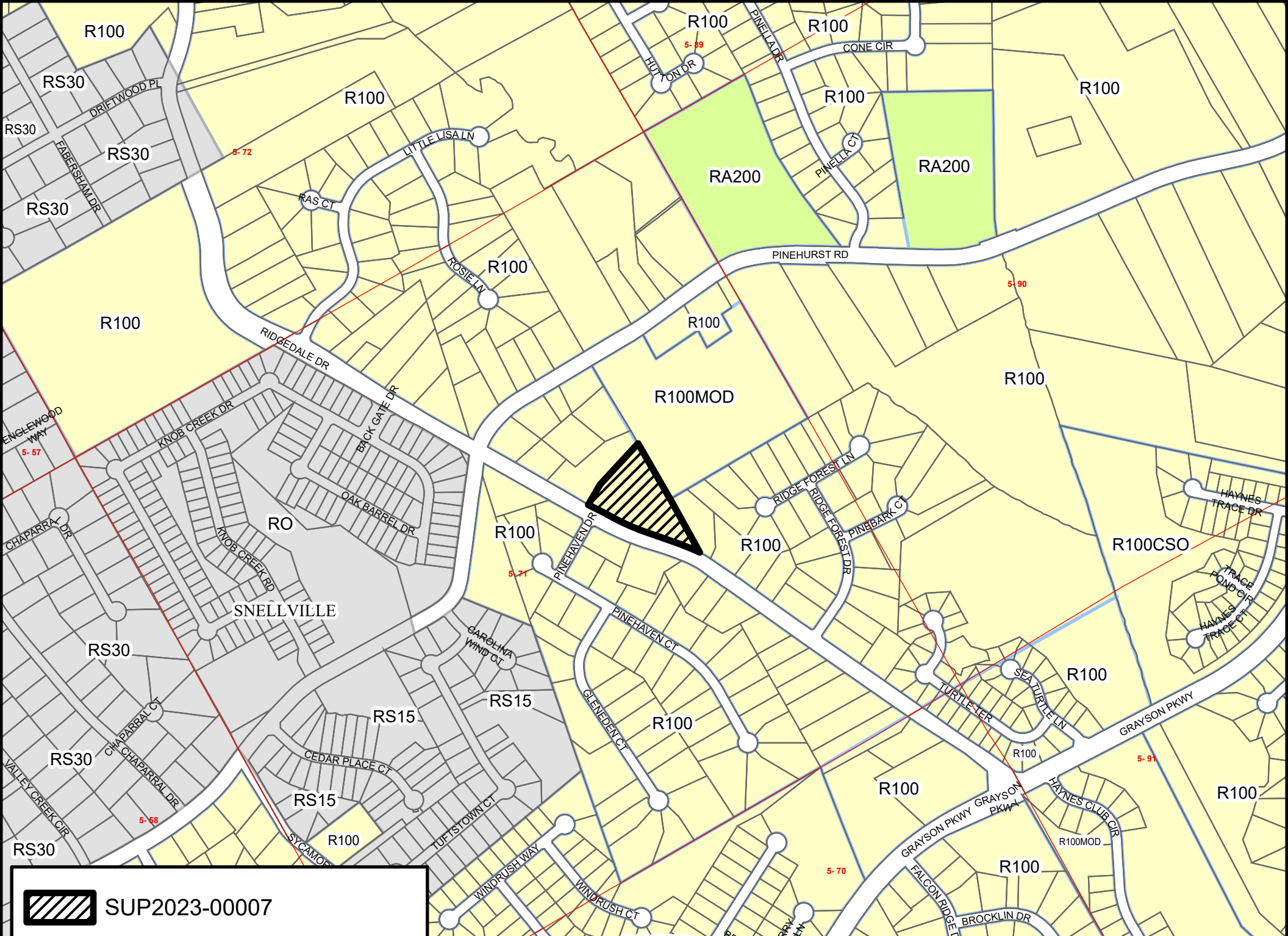
 SUP2023-00007


Printed: December 22, 2022



0 50 100
Feet

Gwinnett County GIS

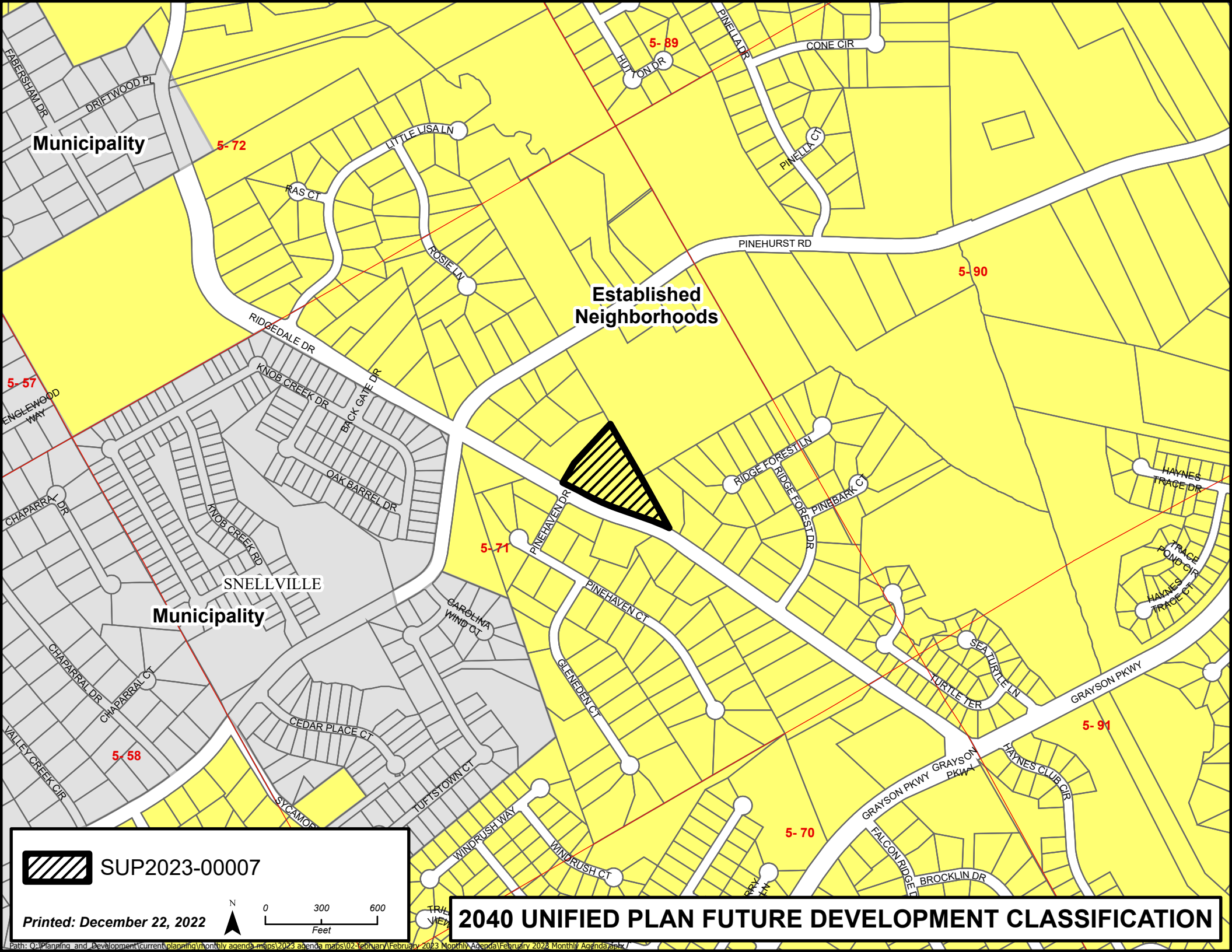


 SUP2023-00007

Printed: December 22, 2022




SUBJECT SITE AND SURROUNDING ZONING




Municipality

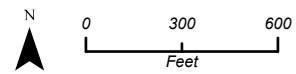
Established Neighborhoods

Municipality

SNELLVILLE

 SUP203-00007

Printed: December 22, 2022



2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION

RECEIVED

12/1/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JESSICA BECERRA</u>	NAME: <u>Jessica B. + Jose Ocano</u>
ADDRESS: <u>2300 Ridgedale Dr.</u>	ADDRESS: <u>Same</u>
CITY: <u>Grayson</u>	CITY: <u>Same</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>Same</u> ZIP: <u>Same</u>
PHONE: <u>478-343-7185</u>	PHONE: <u>Same</u>
EMAIL: <u>rangelmasonry@hotmail.com</u>	EMAIL: <u>Same</u>
CONTACT PERSON: <u>JESSICA BECERRA</u> PHONE: <u>678 343 7185</u>	
CONTACT'S E-MAIL: <u>rangelmasonry@hotmail.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: _____		
PARCEL NUMBER(S): _____ ACREAGE: _____		
ADDRESS OF PROPERTY: <u>2300 Ridgedale Dr. Grayson GA 30017</u>		
SPECIAL USE REQUESTED: _____		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

12/1/2022

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:

NO

- (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

RECEIVED

12/14/2022

LETTER OF INTENT

December 13, 2022

TO WHOM IT MAY CONCERN:

OUR NAME JESSICA BECERRA & JOSE CANO

OUR ADRESS IS 2300 RIDGEDALE DR. GRAYSON GA 30019.

PARCEL ID R5071 188

Application Type: Special Use Permit

Case Number: SUP2023-00007

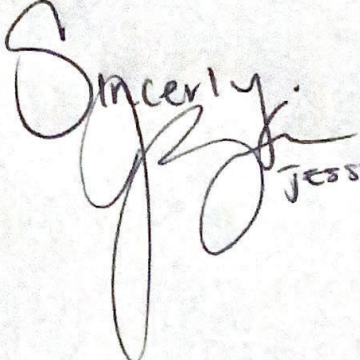
DEAR GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT. THE INTENT TO WRITE THIS LETTER IS BECAUSE I WANT TO BUILD A DETACHED 12 FT. TALL 3 CAR GARAGE MY PROPERTY HAS 3 ACRE. THE THREE CAR GARAGE IS FOR PERSONAL USE SO I CAN PUT AWAY MY DAUGHTER'S GO KARTS AND MY FUTURE CLASSIC CARS AND RV. THE DETACHED GARAGE MEASURES 30' X 40' THE EXTERIOR OF IT WILL BE ALL 4 SIDE BRICK JUST LIKE THE PRIMARY STRUCTURE THE ROOF WILL BE LIKE THE PRIMARY STRUCTURE. ALSO IM DOING A GAZEBO 18' X 35' .THE HEIGHT OF THE GAZEBO IS 10 FT. TALL.

IN THE BACKYARD SO THAT ME AND MY FAMILY CAN KEEP MAKING MORE MEMORIES AND BONDING TIME WITH MY FAMILY. I HAVE 5

RECEIVED

12/14/2022

BEAUTIFULL DAUGHTERS AND I LOVE TO ENJOY THEM LIKE THE SAYING SAYS YOU HAVE A LIFETIME TO WORK , BUT CHILDREN ARE YOUNG ONCE, HONESTLY ITS TRUE IM JUST TRYING TO MAKE MEMORIES WITH THEM BECAUSE THAT'S ALL THAT THEY WILL ALWAYS HAVE IN THEIR HEARTS .WITH EVERYTHING IM DOING TO MY PROPERTY THIS WILL HELP INCREASED THE PROPERTY VALUES AND NEIGHBORHOODS VALUES.TO WHOM READING MY LETTER OF INTENT, IM WRITING THIS LETTER TO HOPE THAT THIS PERMIT GOES THROUGH SO THAT I CAN KEEP MAKING MEMORIES WITH MY DAUGHTER'S AND FAMILY. CAN'T WAIT TO HAVE EVERYTHING DONE AND ENJOY SOME GOOD FOOD AND GOOD TIME WITH MY FAMILY.THANKS SO MUCH FOR YOUR TIME AND FOR THE WORK YOU DO.


Sincerely,

JESSICA BERERA

RECEIVED

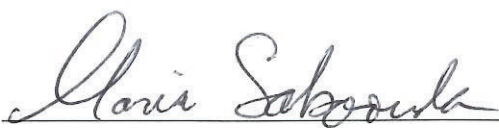
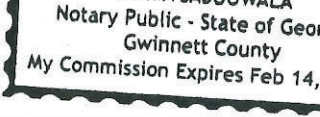
12/1/2022

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 11.22.22
Date

JESSICA BECERRA OWNER/APPLICANT
Type or Print Name and Title


 _____
Signature of Notary Public 11/22/2022
Date 
Notary Seal

RECEIVED

12/1/2022

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

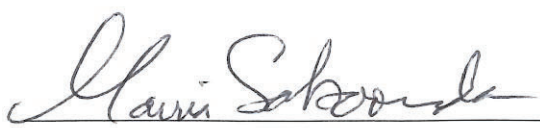
11.22.22

Date

JESSICA BECERRA

Type or Print Name and Title

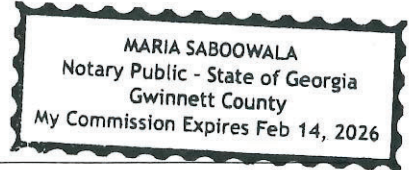
owner / Applicant



Signature of Notary Public

11/22/2022

Date



Notary Seal

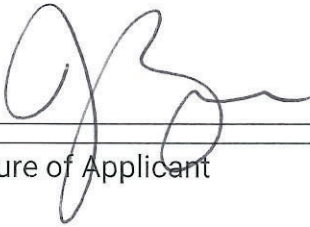
RECEIVED

12/1/2022

**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.



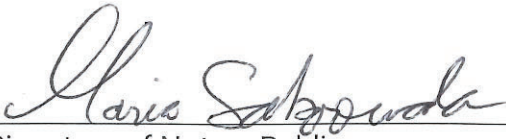
Signature of Applicant

JESSICA BEGERIA

Type or Print Name

11.22.22

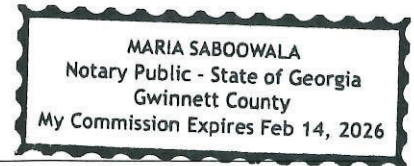
Date



Signature of Notary Public

11/22/2022

Date



Notary Seal

RECEIVED

12/1/2022

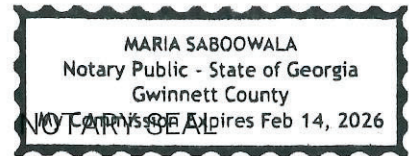
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] 11.22.22 JESSICA BECERRA 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] 11/24/2022
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 JESSICA BECERRA
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.

RECEIVED

12/1/2022

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: _____ - _____ - R5071 188
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

11.22.2022
Date

JESSICA BECERRA OWNER / Applicant
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)

Kathleen M Lyles
NAME

TSA
TITLE

11/22/2022
DATE



PAYMENT RECEIPT - DUPLICATE

Department of Property Tax
 Denise R. Mitchell, MPA
 75 Langley Dr
 Lawrenceville, GA 30046
 770-822-8800

Receipt Number: B22.85414
Date Received: 10/22/2022
Received By: txbatch
Location: GJAC

www.GwinnettTaxCommissioner.com

Description	Balance	Net Tax	Interest	Fees/Late Charges	Current Due	Current Paid	Balance Remaining
Bill Number: 25028676 Bill Year: 2022 PIN: R5071 188 Primary Owner: BECERRA JESSICA M Property Addr: 2300 RIDGEDALE DR Property Desc: RIDGEDALE DRIVE	7,716.41	7,716.41	0.00	0.00	7,716.41	7,716.41	0.00
Totals:	7,716.41	7,716.41	0.00	0.00	7,716.41	7,716.41	0.00

Tender Information:	Charge Summary:		
Check	41,986,204.08	Real Property	7,716.41
Total Tendered	41,986,204.08	Total Charges	7,716.41

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

By Whom Paid:

CORELOGIC
 REFUND DEPT
 PO BOX 9202
 COPPELL TX 75019-9208

CHARGES	7,716.41
PAID	7,716.41
BALANCE REMAINING	0.00
AMOUNT TENDERED	41,986,204.08
CHANGE	0.00

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5071 188	2022	MOON TIMOTHY N & JENNIFER H
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated	2300 RIDGEDALE DR RIDGEDALE DRIVE	

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
 Your Solid Waste Credit reflects a credit for 2021. Please direct questions about Solid Waste to 770.822.7141.

APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	84,000		
BUILDING VALUE:	419,900		
TOTAL VALUE:	503,900		
ASSESSED VALUE:	201,560		
ACREAGE:	3.0000		

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 41.60% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	201,560		0		0		201,560		0.006950		1,400.84
DEVELOPMENT/CODE ENFORCEMENT	201,560		0		0		201,560		0.000360		72.56
ECONOMIC DEVELOPMENT	201,560		0		0		201,560		0.000300		60.47
FIRE & EMS	201,560		0		0		201,560		0.003200		644.99
POLICE	201,560		0		0		201,560		0.002900		584.52
RECREATION	201,560		0		0		201,560		0.001000		201.56
TOTAL COUNTY TAXES									0.014710		2,964.94

SCHOOL TAXES - Levied by the Board of Education and representing 58.40% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	201,560		0		0		201,560		0.019200		3,869.95
SCHOOL BOND	201,560		0		0		201,560		0.001450		292.26
TOTAL SCHOOL TAXES									0.020650		4,162.21

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 0.00% of your total ad valorem tax amount.

TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
TOTAL OTHER TAXES											0.00

TOTAL MILLAGE RATE: 0.035360

TOTAL AD VALOREM TAXES: 7,127.15

OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
COUNTY SOLID WASTE	\$20.50/month	246.00	AD VALOREM TAXES:	7,127.15
COUNTY SOLID WASTE CREDIT	FLAT RATE	-6.06	ASSESSMENTS:	589.26
STORMWATER SERVICE	\$2.46/100 sq.ft. X 14200 sq.ft.	349.32	TOTAL AMOUNT DUE	7,716.41
			LESS PAYMENTS RECEIVED:	7,716.41
TOTAL OTHER ASSESSMENTS:		589.26	GRAND TOTAL DUE THIS BILLING:	0.00

11/22/2022

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2022	R5071 188	11-22-2022	\$0.00	



R5071 188 N 1
 JESSICA M BECERRA
 2300 RIDGEDALE DR
 GRAYSON GA 30017-1153

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



1111

1 22 185071001880000 6 0000000000 0000000000 0

RECEIVED

12/1/2022

DEED B: 59878 P: 00691

04/19/2022 10:28 AM Pgs: 2 Fees: \$25.00

TTax: \$0.00

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0672022012030

ERECORDED

eFile Participant IDs: 8846450835,7067927936

Record and Return to:
Lueder, Larkin & Hunter, LLC
2700 N. Berkeley Lake Road, Suite 220
Duluth, GA 30096
File No.: GA-DL-22-0127-PUR

**LIMITED WARRANTY DEED
DEED PREP ONLY- NO TITLE EXAM**

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL #: R5071 188

THIS INDENTURE, made this 18th day of April, 2022, between

JESSICA M. BECERRA

as party or parties of the first part, hereinafter called Grantor, and

JESSICA M. BECERRA AND JOSE OSCAR CANO RANGEL
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

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).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 71 of the 5th Land District, Gwinnett County, Georgia, being more fully described by that plat of survey entitled, "Survey For Timothy N. Moon Tract III-Virginia M. Canup Property and a 1.175 Acre Tract to the South" prepared by Carter Land Surveyors and Planners, Surveyor James H. Carter RLS #1999, dated August 7, 2001, recorded in Plat Book 90, page 175, in the Office of the Clerk of Superior Court for Gwinnett County, Georgia, said plat being incorporated herein by reference and being made a part of this description.

Subject to all easements and restrictions of record.

This conveyance is made subject to that certain security deed from Jessica M. Becerra to First Option Mortgage, LLC, dated April 18, 2022, in the original amount of \$647,200.00 of even date and recorded simultaneously herewith, Gwinnett County, Georgia records.

RECEIVED

12/1/2022


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 whomsoever.

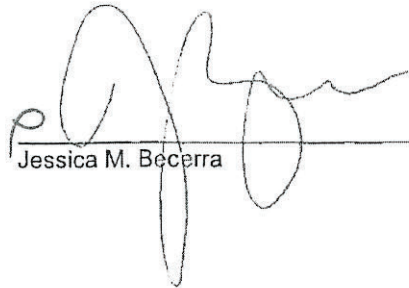
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

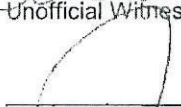
GRANTOR:



Unofficial Witness



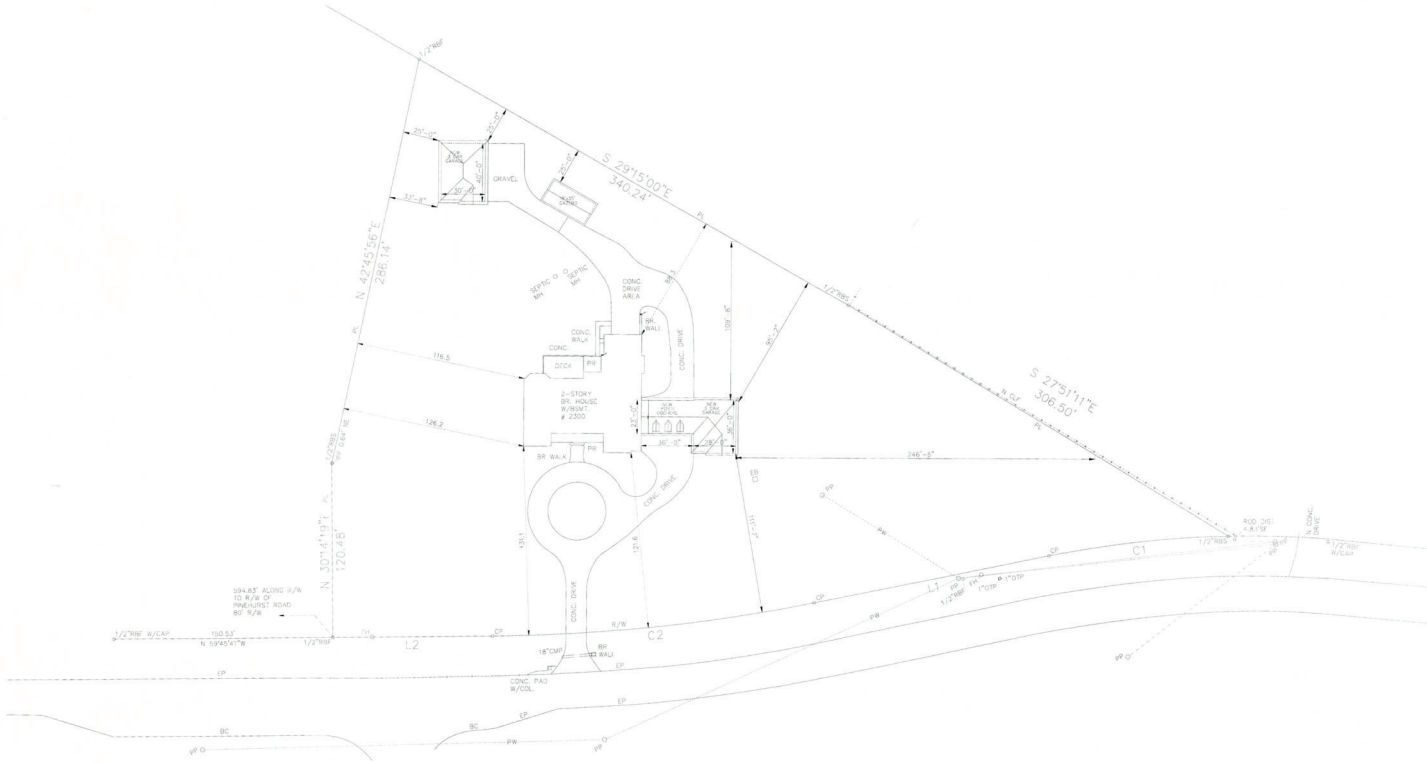
Jessica M. Becerra (SEAL)



Pilar Gigante
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
06/07/2022
[Notary Seal]

RECEIVED

12/1/2022



1 NEW SURVEY
A1 SCALE 1:40



ATRIUM DESIGN LLC
RESIDENTIAL ARCHITECTURE
ALPHARETTA - GEORGIA 30005
2022
© atriumdesign.net

2300 RIDGEDALE DR
GREYSON GA 30017

ATRIUM DESIGN LLC
RESIDENTIAL ARCHITECTURE
ALPHARETTA - GEORGIA 30005
adedsign@ballsofuth.net

REVISIONS:

DATE: 5/18/2022
JOB NO: 0916

SHEET NO:
S

ISSUED FOR CONSTRUCTION