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6/17/2024

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Eunice and Valeriu Pamfile</u>	Name: <u>Eunice and Valeriu Pamfile</u>
Address: <u>2130 Atalea Dr. Pamfile</u>	Address: <u>2130 Atalea Dr.</u>
City: <u>Lawrenceville</u>	City: <u>Lawrenceville</u>
State: <u>GA</u> ZIP: <u>30043</u>	State: <u>GA</u> ZIP: <u>30043</u>
Phone: <u>770-401-9252</u>	Phone: <u>770-401-9252</u>
Email: <u>epamfile05@gmail.com</u>	Email: <u>epamfile05@gmail.com</u>
Contact Person: <u>Eunice Pamfile</u> Phone: <u>770-401-9252</u>	
Contact's Email: <u>epamfile05@gmail.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>R-100</u>	
Parcel Number(s): <u>R 7106415</u> Acreage: <u>1.36 acres</u>	
Property Address(es): <u>2130 Atalea Dr. Lawrenceville, GA 30043</u>	
Proposed Development: <u>SUP (renewal)</u>	
Variance(s): _____ Waiver(s): _____	
Building/Leased Sq. Ft.: <u>6,200 sq. ft.</u> Floor Area Ratio: <u>0.10</u>	

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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 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:

The requested use under the modified conditions will permit a more suitable and appropriate development.

- (D) Whether the proposed special use permit will result in a use which 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 Unified Plan and Future Development Map:

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:

The property is currently zoned for proposed usage w/SEP.

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April 22nd, 2024

Letter of Intent for Special Use Permit to Continue the Use

Dear Gwinnett County Planning and Development Department,

Eunice Pamfile and Valeriu Pamfile are writing to express our intent to continue to operate as a Personal Care Home located at 2130 Azalea Dr. Lawrenceville, GA 30043. Our care community is licensed as a Personal Care Home by the State of Georgia permit number PCH0122136. We provide care for eight residents, with two caregivers on duty during the first shift and one caregiver available throughout the night. We have greatly appreciated the opportunity to contribute positively to the community over the past two years serving our elderly in need of loving tender care. Additionally, we kindly request the consideration of waiving the condition related to signage outlined in the permit. While we understand the importance of adhering to regulations, we believe that flexibility in this matter will allow us to better meet the evolving needs of our business without compromising the aesthetic harmony of the surrounding area. We are committed to continuing our responsible and beneficial presence in Gwinnett County and appreciate your time and consideration in this matter.

Sincerely,

Eunice Pamfile-Azalea Senior Care Administrator



Valeriu Pamfile



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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 six (6) months from the date of last action by the Board of Commissioners.

  2/15/24
Signature of Applicant Date

EUNICE PAMFILE & VALERIU PAMFILE
Type or Print Name and Title

 2/15/24
Signature of Notary Public Date




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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 six (6) months from the date of last action by the Board of Commissioners.



Signature of Property Owner



2/15/24

Date

EUNICE PAMFILE & VALEEN PAMFILE

Type or Print Name and Title



Signature of Notary Public

2/15/24

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.

[Signature] 2/15/24 EUNICE PAMFILE & VALERIU PAMFILE
Signature of Applicant Date Type of Print Name and Title

N/A
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 2/15/24
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?

Yes No EUNICE PAMFILE & VALERIU PAMFILE (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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

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

Parcel I.D. Number: R 7106415
(Map Reference Number)



Signature of Applicant

2/15/24

Date

EUNICE PAMFILE & VALERIU PAMFILE
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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Kathy Lyles
Name

TSA
Title

2/15/2024
Date

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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6/17/2024

April 7, 2022

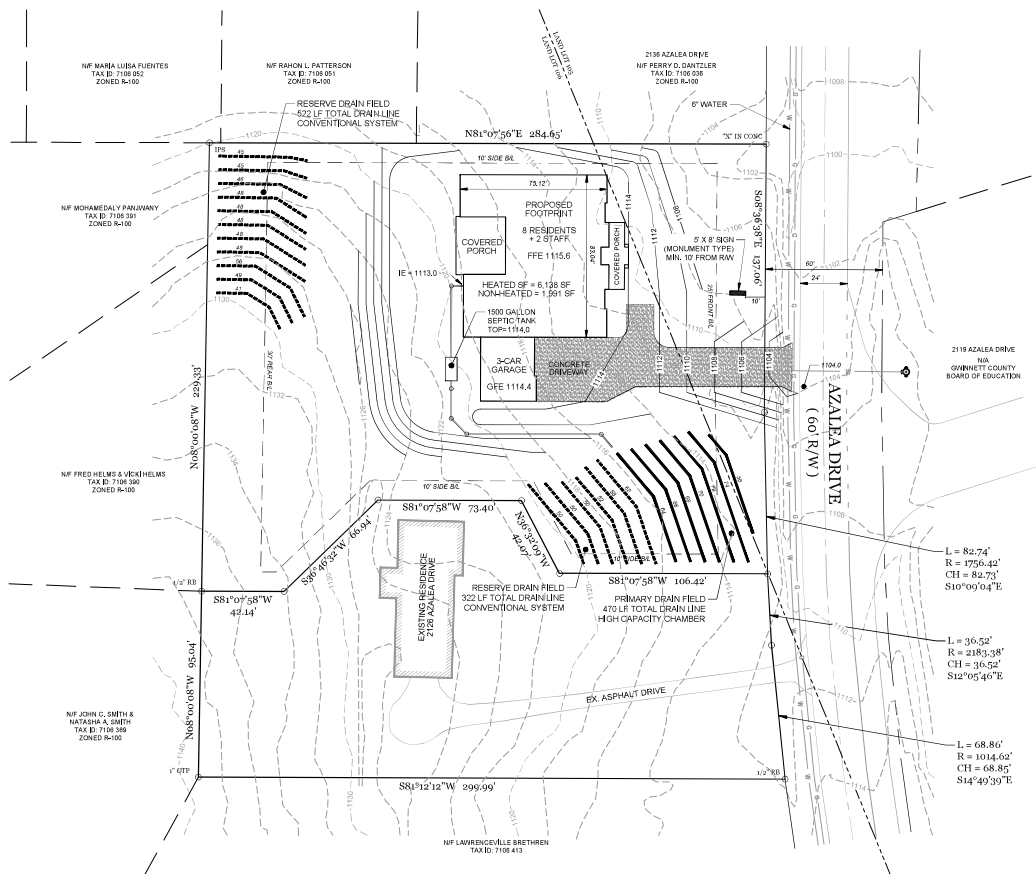
2130 Azalea Drive
Lot 2

All that tract or parcel of land lying and being in Land Lots 105 and 106 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the northerly right of way of Camp Perrin Road (80' right of way) and the westerly right of way of Azalea Drive (60' right of way); THENCE traveling in a northwesterly direction on said Azalea Drive, 514.38 feet to a point, said point being the common corner of Lot 1 and Lot 2 as shown on Exemption Plat for Valeriu and Eunice Pamfile (Recorded in Plat Book 151, page 186 – Gwinnett County records), said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right of way and traveling on the property line common to Lots 1 and 2, South 81 Degrees 07 Minutes 58 Seconds West for a distance of 106.42 feet to a point; THENCE continuing on said property line North 36 Degrees 32 Minutes 09 Seconds West for a distance of 42.07 feet to a point; THENCE South 81 Degrees 07 Minutes 58 Seconds West for a distance of 73.40 feet to a point; THENCE South 36 Degrees 46 Minutes 32 Seconds West for a distance of 66.94 feet to a point; THENCE South 81 Degrees 07 Minutes 58 Seconds West for a distance of 42.14 feet to a point, said point marked by a ½ inch rebar; THENCE leaving said property line and traveling North 08 Degrees 00 Minutes 08 Seconds West for a distance of 229.32 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 81 Degrees 07 Minutes 58 Seconds East for a distance of 284.65 feet to a point on the westerly right of way of Azalea Drive (60' right of way), said point marked by a 'X' in concrete; THENCE on said right of way South 08 Degrees 36 Minutes 38 Seconds East for a distance of 137.06 feet to a point; THENCE continuing on said right of way along a curve to the left having a radius of 1756.42 feet and an arc length of 82.74 feet being subtended by a chord bearing of South 10 Degrees 09 Minutes 04 Seconds East and a chord distance of 82.73 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.366 Acres.



SITE SUMMARY
 PARCEL ID = 07-106-415
 ADDRESS = 2130 AZALEA DRIVE
 TOTAL SITE AREA = 1.37 AC.
 PROPOSED ZONING = R-100
 USE = PERSONAL CARE HOME
 MIN. LOT SIZE = 15,000 SF
 MIN. LOT WIDTH = 100 FT
 PROPOSED COVERAGE = 20%
 MAX. LOT COVERAGE = 45%
 MAX. BUILDING HEIGHT = 35 FT
 LOT SETBACKS
 FRONT = 25'
 SIDE = 10'
 REAR = 30'
 WATER SERVICE = GWINNETT COUNTY
 SEWER SERVICE = ONSITE SEPTIC SYSTEM

**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
 RECEIVED
 6/17/2024**

REED
 PLANNING & DESIGN
 100 Old Dawson Village Rd
 Suite 110
 Dawsonville, GA 30534
 Phone: 706-531-8428

REED PLANNING & DESIGN, INC.
 ALL RIGHTS RESERVED

REED PLANNING & DESIGN, INC. HAS CONDUCTED VISUAL ANALYSIS AND PHOTOGRAPHY IN ACCORDANCE WITH THE VISUAL QUALITY IMPROVEMENT ACT (VQIA) AND THE VISUAL QUALITY IMPROVEMENT REGULATIONS (VQIR) IN ORDER TO IDENTIFY AND AVOID VISUAL IMPACTS. THIS ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE VQIA AND VQIR. THE ANALYSIS WAS CONDUCTED BY REED PLANNING & DESIGN, INC. ON 06/17/2024. THE ANALYSIS WAS CONDUCTED BY REED PLANNING & DESIGN, INC.



OSWCC LEVEL 2
 CERTIFIED DESIGN
 PROFESSIONAL
 CERTIFICATION NO. 1639
 EXPIRES 10/27/2021

**EUNICE PAMFILE
 2130 AZALEA DRIVE**

PARCEL	7+106-415
LAND LOT	106
DISTRICT	7
CITY	-
COUNTY	GWINNETT
STATE	GEORGIA

**CONCEPT PLAN
 + SEPTIC SYSTEM**

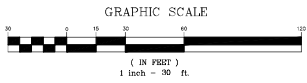
JOB NUMBER	DATE
21105	5-14-2021

DATE	NO.	REVISION
8-18-2022	1	REVISE - NEW TEST
4-19-2024	2	ADD SIGN LOCATION UPDATE SETBACKS

C-1.1

LEGEND

1/8" = 1' (1" = 30')
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ALL SURVEY INFORMATION SHOWN FOR EXEMPTION PLAT FOR VALERIE AND EUNICE PAMFILE PREPARED BY GWINNETT LAND SURVEYS, L.L.C. DATED 02-12-2020 AND LAST REVISED 04-05-2024 - AS RECORDED IN PLAT BOOK 0015, PAGE 0048B.

TOP SURVEY INFORMATION SHOWN FOR EXEMPTION PLAT FOR VALERIE AND EUNICE PAMFILE PREPARED BY GWINNETT LAND SURVEYS, L.L.C. DATED 02-12-2020 AND LAST REVISED 04-05-2024 - AS RECORDED IN PLAT BOOK 0015, PAGE 0048B.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS INDICATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.L.R.M. PARCEL NO. 124325706-49, DATED SEPTEMBER 29, 2006.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THE USER AT HIS OWN RISK. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. ALSO, UTILITIES ARE NOT SHOWN IF THEY ARE NOT RECORDED. LACKING OF RECORDATION OF UTILITIES DOES NOT GUARANTEE THAT UTILITIES ARE NOT PRESENT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONSULTANT AND HIS CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

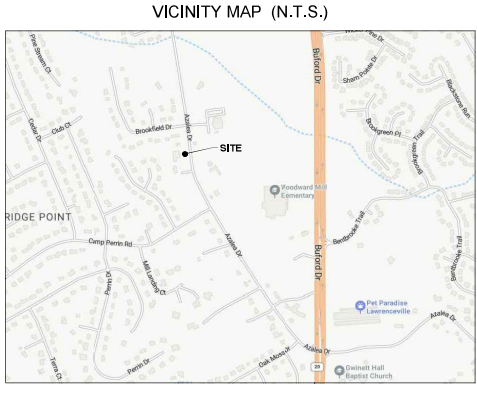
- GENERAL NOTES:**
- ANY DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY THE GWINNETT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE DESIGN ENGINEER.
 - THERE SHALL BE NO GRADING, FILLING, OR OTHER ALTERATIONS OR CONSTRUCTION ACTIVITIES ON THE FIELD LINE AREA SUBSEQUENT TO THE FINAL INSPECTION BY THE COUNTY.
 - PRECAST CONCRETE SEPTIC TANK MUST BE WATERTIGHT. RECOMMEND APPLYING SEALANT ON INTERIOR & EXTERIOR WALLS.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY REQUIREMENTS FOR EXCAVATION & CONSTRUCTION IN ACCORDANCE WITH O.S.H.A., STATE & LOCAL LAWS.
 - ANY ABANDONED WELL SHALL BE PROPERLY CLOSED AS PER WELL WATER STANDARDS ACT.
 - ANY ABANDONED SEPTIC TANK SHALL BE PUMPED BY A STATE CERTIFIED PUMP/SHALLER AND THEN GROUND AND/OR FILLED.

SEPTIC CALCULATIONS

ESTIMATED LOAD
 8 RESIDENTS * 150 GPD = 1,200 GPD
 2 STAFF * 100 GPD = 200 GPD
 TOTAL LOAD = 1,400 GPD

PRIMARY DRAIN FIELD
 ESTIMATED PERC RATE = 60 MNIN
 PERC COEFFICIENT = 1.548 (TABLE DT-1)
 ABSORPTION AREA = 1,400 / 1.548 = 2,169 SF
 TOTAL DRAIN LINE FOR 3' TRENCH = 723 LF
 65% FOR HIGH CAPACITY CHAMBER = 470 LF

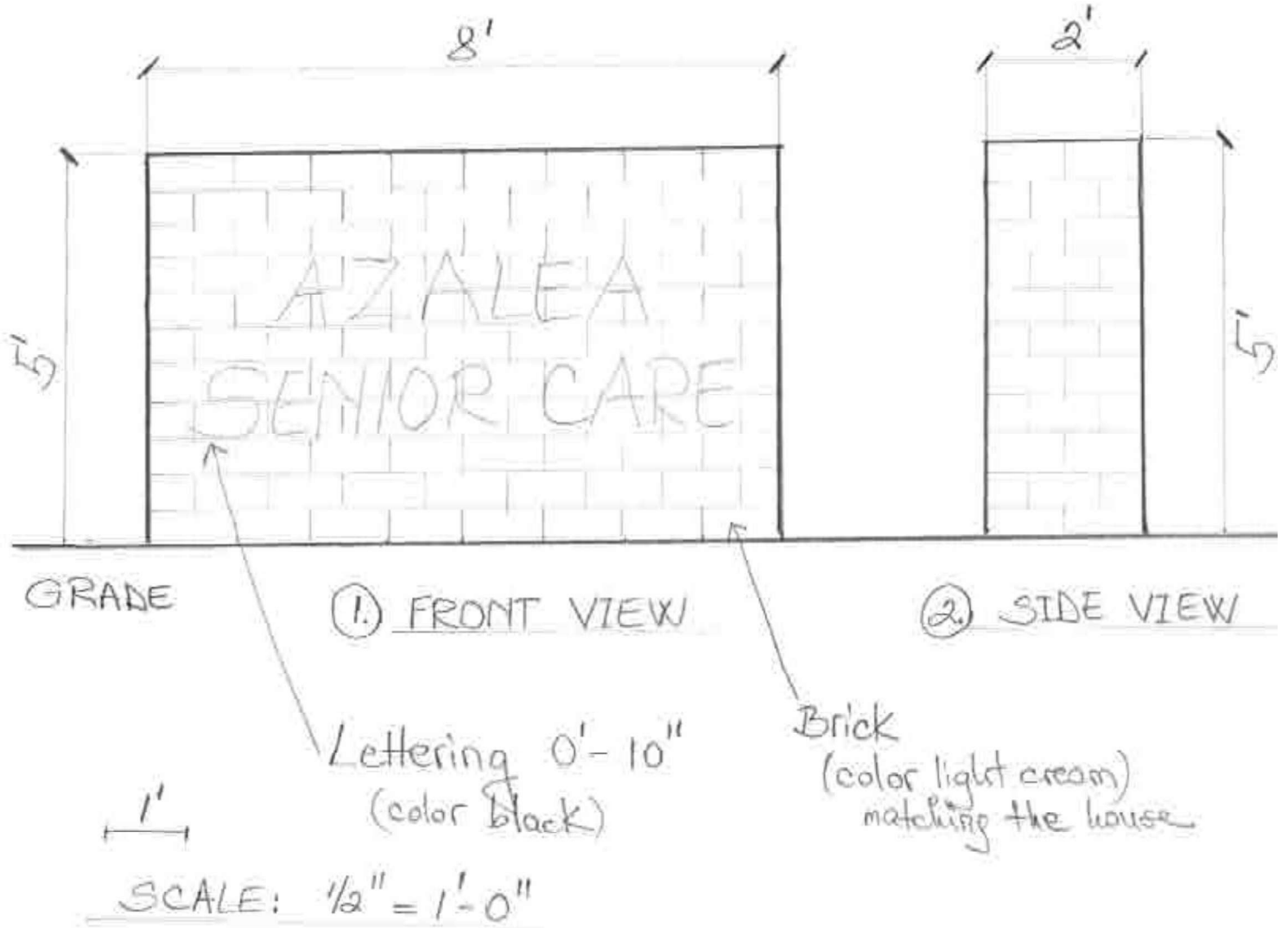
RESERVE DRAIN FIELD
 ESTIMATED PERC RATE = 60 MNIN
 PERC COEFFICIENT = 1.548 (TABLE DT-1)
 ABSORPTION AREA = 1,400 / 1.548 = 2,169 SF
 TOTAL DRAIN LINE FOR 3' TRENCH = 723 LF



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PROPOSED SIGNAGE



6/17/2024

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: JUNE 28, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried a 5-0 vote, the following Resolution was:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by Eunice Pamfile, for the proposed use of a Family Personal Care Home, on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

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CASE NUMBER SUP2022-00030

GCID 2022-0668

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on June 28, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28th day of June 2022, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Special uses on the property shall be limited to a state-licensed family personal care home, providing residence and care for a maximum of eight individuals (clients) residing in the home.
2. Exterior signage advertising the family personal care home shall be prohibited.
3. The special use permit shall be valid for no more than a two-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/2/2022

ATTEST:

By: Jina M. King
County Clerk/Deputy County Clerk

