



Special Use Permit Application

CASE NUMBER: SUP-2020-02

Date Received: 1/23/2020

Please type or print using BLACK ink

Applicant: <u>Tiffany Rayford Jackson</u>	Property Owner: <u>Tiffany Rayford Jackson</u>
Address: <u>735 Jacksons Mill Way NW</u>	Address: <u>724 Hennepin Terrace</u>
City, State & Zip: <u>Lilburn, GA 30047</u>	City, State & Zip: <u>McDonough, GA 30253</u>
Contact Person: <u>Tiffany Jackson</u>	Owner Contact: <u>Tiffany Jackson</u>
Business Phone: <u>678-548-0616</u>	Business Phone: <u>678-548-0616</u>
Email: <u>stoneandglam@gmail.com</u>	Email: <u>stoneandglam@gmail.com</u>
Cell Phone: <u>678-548-0616</u>	Cell Phone: <u>678-548-0616</u>

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

ADDRESS OF PROPERTY: 735 Jacksons Mill Way NW Lilburn, GA 30047

LAND DISTRICT: 6 LAND LOT(S): 159 PARCEL(S): R6159161 ACRE(S): 0.300

CURRENT ZONING: R-1 PROPOSED ZONING DISTRICT(S): R-1 with SUP

SPECIAL USE PERMIT REQUESTED: Personal Care Home

Has Applicant filed or intend to file, any other variance, rezoning or waiver applications? YES NO.

If YES, please describe: _____

Please attach all REQUIRED documents. Refer to Rezoning, SUP and CIC Instructions for fees, deadlines and hearing schedule.

- STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached)
- CONFLICT OF INTEREST CERTIFICATION/DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (attached)
- APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached)
- TYPED LEGAL DESCRIPTION OF PROPERTY
- TYPED LETTER OF INTENT – explain what is proposed
- SITE PLAN/ BOUNDARY SURVEY – 1 full size (to scale) copy and 5 reductions (8.5" x 11") or electronic file
- LIST OF ADJOINING PROPERTY OWNERS – names and mailing addresses

City of Lilburn Planning and Economic Development Department (770) 638-2198 • Fax (770) 921-8854
340 Main St. • Lilburn, Georgia 30047 • www.CityofLilburn.com

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Christen Rodriguez

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to Section 1702 of the 1985 Zoning Resolution, the Mayor and Council of the City of Lilburn find that the following standards are relevant in balancing interest in promoting the public health, safety, unrestricted use of property and shall govern the exercise of the zoning power.

(A) Whether a proposed rezoning (or Special Use Permit) will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, this will be a Home Based Personal Care Home Providing care for adults that need assistance. Nearby homes have same or similar special use permits.

(B) Whether a proposed rezoning (or Special Use Permit) will adversely affect the existing use or usability of adjacent or nearby property:

No, this permit will not adversely affect existing use or usability of adjacent or nearby property.

(C) Whether the property to be affected by a proposed rezoning (or Special Use Permit) has a reasonable economic use as currently zoned:

No, this property does not have any reasonable economic use as currently zoned.

(D) Whether the proposed rezoning (or 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, the approval of this special use permit will not cause an excessive or burdensome use of streets, utilities, schools or any other systems.

(E) Whether the proposed rezoning (or Special Use Permit) is in conformity with the policy and intent of the Land Use Plan:

Yes, the special use permit is in conformity with the policy and intent of the land use plan.

(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 (or Special Use Permit):

No. Please see the Letter of Intent.

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CHAPTER 67A
CONFLICT OF INTEREST IN ZONING ACTIONS

SECTION 36-37A-1: DEFINITIONS

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

SECTION 36-37A-4: PENALTIES

Effective Date: This Chapter became effective July 1, 1984.

Cross References: Codes of ethics and conflicts of interest, T. 45, Ch. 10.

Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, p. 1496, Sec. 1, both enacted as Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

SECTION 36-37A-1: DEFINITIONS

As used in this chapter, the term:

- (1) "Applicant" means any individual or business entity applying for rezoning action.
- (2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.
- (3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
- (4) "Local government" means any County or municipality of this State.
- (5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
- (6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
- (7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
- (8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.
- (9) "Rezoning action" means action by local government adopting an amendment to a zoning ordinance which has the effect of rezoning real property from one zoning classification to another. (Code 1981, Sec. 36-67A-1, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS

A local government official who:

- (1) Has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote;
- (2) Has a financial interest in any business entity which has a property interest in any real property affected by a rezoning action upon which that official is authorized to vote; or
- (3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code Section shall immediately disclose the nature and extent of such interest, in writing of the governing authority of the local government in which the local government official is a member. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, Section 36-67A-2, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(A) When any applicant for rezoning action has made within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (1) The name of the local government official to whom the campaign contribution or gift was made; and
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

(B) The disclosure required by subsection (1) of this Code section shall be filed within ten days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

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SECTION 36-37A-4: PENALTIES

Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosures as required by Code Section 36-83-3 shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, 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.

Lupita Pacheco
Signature of Applicant/Applicant's Attorney or Representative

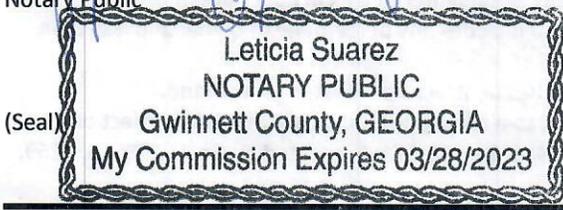
1/16/2020
Date

Tiffney D. Jackson
Type or Print Name

Owner/Applicant
Title

Leticia Suarez
Notary Public

1/16/2020
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission? YES NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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Linda Rodriguez

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Tiffney D. Jackson
Signature of Applicant

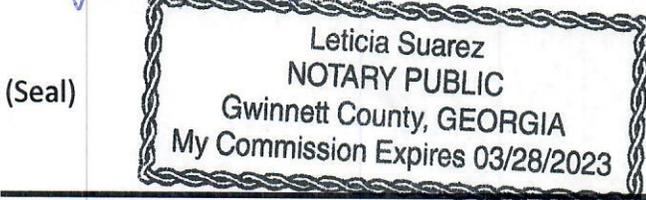
1/16/2020
Date

Tiffney D. Jackson
Type or Print Name

owner / Applicant
Title

Leticia Suarez
Notary Public

1/16/2020
Date



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. 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 Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Tiffney D. Jackson
Signature of Owner

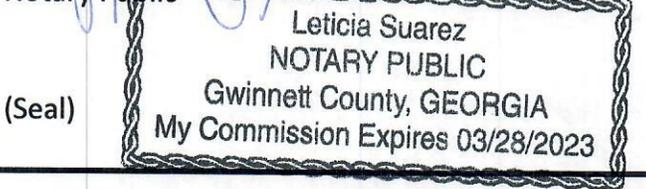
1/16/2020
Date

Tiffney D. Jackson
Type or Print Name

owner / Applicant
Title

Leticia Suarez
Notary Public

1/16/2020
Date



ADMINISTRATIVE USE ONLY

CASE NUMBER: SUP-2020-02 DATE COMPLETE: 1/23/2020 RECEIVED BY: KR
APPLICATION FEE: \$500 PAID BY/RECEIPT#: CHK# 1147 HEARING DATES: PC 2/27/2020 EC 3/2/2020

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Kristen Rodriguez

LETTER OF INTENT FOR SPECIAL USE PERMIT

January 15, 2020

Dear City of Lilburn,

I am the applicant, Mrs. Tiffney D. Rayford Jackson. I am also the current home owner of 735 Jacksons Mill Way NW Lilburn, GA 30047. I desire to establish my home as a family Personal Care Home. I desire to serve adults who need personal care such as feeding, bathing, grooming etc. My Personal Care home will serve up to five (5) adults, have one (1) site manager/care giver, operate 7 days per week and 24 hours per day.

I purchased my home in 2001. Since then I have had the pleasure of providing some care for my Father who passed away in 2016. I also nourished my mother back to health in that very home. I see the need in our community for a Personal Care Home that will be operated with the highest level of Integrity, Compassion, Care, Safety and Love.

I respectfully request the Application for Special Use Permit be granted for 735 Jacksons Mill Way Lilburn, GA 30047

Sincerely,

Tiffney Jackson

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ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

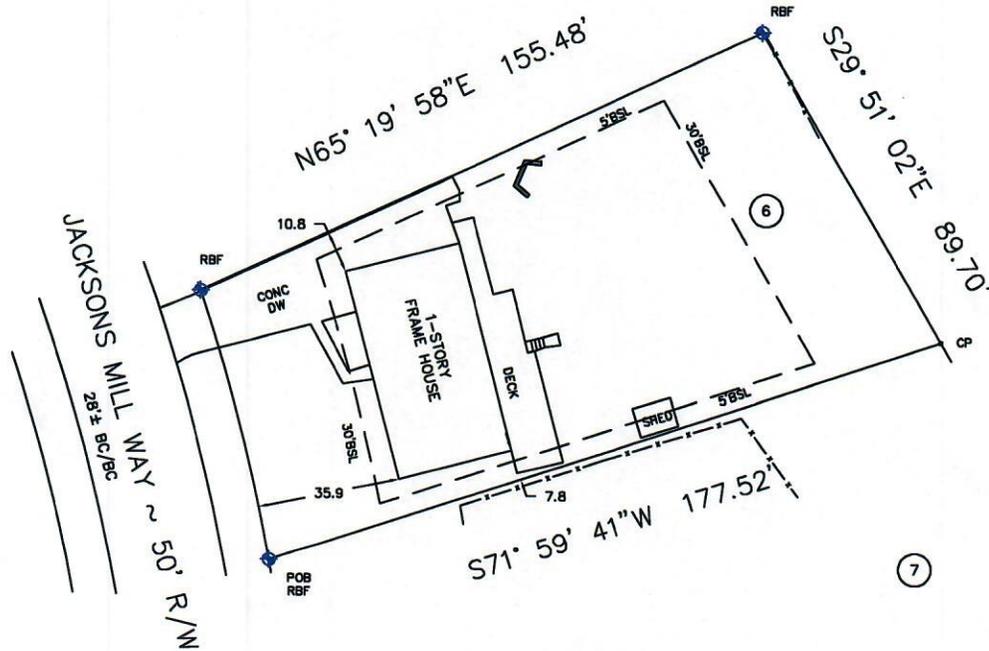


NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

*** L E G E N D ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND
 EP EDGE OF PAVEMENT (1/2" UNO)
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
 FKA FORMERLY KNOWN AS SW SIDEWALK
 IFF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE WALL
 N NEIGHBOR'S

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	475.00'	69.97'	69.91'	N 14°10'07"W



PROPERTY ADDRESS:
 735 Jacksons Mill Way NW
 Lilburn, GA 30047

LAND AREA:
 13076 SF
 0.300 AC

ZONING: R-1

SCALE 1" = 30'

PLAT PREPARED FOR:

735 Jacksons Mill Way NW

LOT 6 BLOCK C UNIT 2 JACKSON'S MILL SUBDIVISION

LAND LOT 159 6th DISTRICT

GWINNETT COUNTY, GEORGIA

FIELD DATE: 12-31-2019 NS

LOCATED IN LILBURN

DRAWN DATE: 1-02-2020 SS

REFERENCE: PLAT BOOK 14, PAGE 249
 REFERENCE: DEED BOOK 22225, PAGE 75

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSF000867, info@SurveySystemsAtlanta.com
 Cell 678-591-6064 ~ Office 404-760-0010

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Charles W. Lovless

Adjoining Property Owners

Mary C Fisher
725 Jacksons Mill Way NW
Lilburn, GA 30047

Artemio and Ricardo Aguilar
745 Jacksons Mill Way NW
Lilburn, GA 30047

Zerouali Adil
763 Silvercreek Ct NW
Lilburn, GA 30047

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Justin Rodriguez