



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Angelique Lundy</u>	NAME: <u>Angelique Lundy + Mark Lundy</u>
ADDRESS: <u>3639 Derringer Ridge</u>	ADDRESS: <u>187 Old Timber Road</u>
CITY: <u>Loganville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga.</u> ZIP: <u>30052</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
PHONE: <u>(404) 680-2598</u>	PHONE: <u>(404) 680-2598</u>
CONTACT PERSON: <u>Angelique Lundy</u> PHONE: <u>(404) 680-2598</u>	
CONTACT'S E-MAIL: <u>gentlerosepch@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>RS180</u> ACREAGE: <u>1.2</u>	
PARCEL NUMBER(S): <u>R5116 031</u>	
ADDRESS OF PROPERTY: <u>187 Old Timber Road Lawrenceville, Ga. 30046</u>	
PROPOSED SPECIAL USE: <u>personal care home for 6 residents</u>	

<u>Angelique Lundy</u>	<u>03/06/25</u>	<u>Angelique Lundy</u>	<u>03/06/2052</u>
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF OWNER	DATE
<u>Angelique Lundy</u>		<u>Angelique Lundy</u>	
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
<u>[Signature]</u>	<u>3/6/25</u>	<u>[Signature]</u>	<u>3/6/25</u>
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE

SUP2025-00104

70 S Clayton St • PO Box 1222 • Lawrenceville, Georgia 30046-2200

RECEIVED MARCH 10, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mark Lundy</u>	NAME: <u>Mark Lundy + Angelique Lundy</u>
ADDRESS: <u>3639 Derringer Ridge</u>	ADDRESS: <u>187 Old Timber Road</u>
CITY: <u>Loganville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga.</u> ZIP: <u>30052</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
PHONE: <u>470-331-5463</u>	PHONE: <u>470-331-5463</u>
CONTACT PERSON: <u>Mark Lundy</u> PHONE: <u>470-331-5463</u>	
CONTACT'S E-MAIL: <u>gentlerosepch@gmail.com</u>	
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<u>Mark Lundy</u>	<u>03/06/2025</u>	<u>Mark Lundy</u>	<u>03/06/2025</u>
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
	<u>3/6/25</u>		<u>3/6/25</u>
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE

70 S Clayton St. PO Box 1000 Lawrenceville, Georgia 30046-2200
770.963.2414 www.lawrencevillega.org

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LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE CITY OF LAWRENCEVILLE, GEORGIA. IN NO CASE SHALL AN APPLICATION 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)

5 - 4 - R 5116 031
District Land Lot Parcel

Angelique Lundy
Signature of Applicant

03/06/2025
Date

Angelique Lundy, Owner
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

REVENUE TECHNICIAN'S 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 Schoby
NAME

TSA II
TITLE

3/6/2025
DATE

For: Angelique Lundy



LAWRENCEVILLE GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

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

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

NAME 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/gifts.

For: Mark Lundy



LAWRENCEVILLE

GEORGIA

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 the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
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770-962-1000

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PLANNING & DEVELOPMENT DEPARTMENT

From: Angelique Rose Lundy

Owner, Gentle Rose Personal Care Home

187 Old Timber Road

Lawrenceville, GA 30046

Phone: 404-680-2598

Email: gentlerosepch@gmail.com

03/01/2025

To: Lawrenceville Planning & Development Department

City of Lawrenceville

70 S. Clayton Street

Lawrenceville, GA 30046

**Subject: Letter of Intent for Zoning Change Request –
Special Use Permit for a Personal Care Home**

Dear Planning & Development Department,

I am writing to formally submit a request for a **special use permit** to allow the operation of a **personal care home** at **187 Old Timber Road, Lawrenceville, GA 30046**. This property is currently zoned **Single-Family Residential (RS-180)**, and I am requesting a zoning modification to permit its use as a **small personal care home** serving up to **six elderly residents** in need of assisted living services.

Project Overview

The proposed **Gentle Rose Personal Care Home** will be a **state-licensed, family-style residential facility** that provides a safe and nurturing environment for elderly individuals who require daily assistance. The home will be operated in compliance with all applicable state and local regulations and will offer services such as, but not limited to: meal preparation, medication assistance, daily living assistance, exercise classes, physical therapy, weekly field trips, and companionship.

Justification for Special Use Permit

1. **Community Need:** The demand for quality personal care homes in Lawrenceville is increasing due to the aging population. This facility will provide a much-needed local resource for families seeking compassionate, small-scale assisted living options.
2. **Minimal Neighborhood Impact:** The property will retain its residential character and will not generate excessive traffic or noise. Only one to two full-time caregivers will be on duty at any given time, ensuring minimal impact on surrounding residences. The property also includes sufficient parking accommodations, with designated covered parking beneath the house for staff and additional on-site parking available for occasional visitors. Given the small-scale nature of the personal care home, traffic impact will be minimal and consistent with typical residential use.

3. **Compliance & Safety:** The home will adhere to **all city, county, and state regulations** for personal care homes, including safety standards, parking requirements, and health inspections.
4. **Economic & Social Benefits:** The facility will create local **job opportunities** and support **aging-in-place initiatives**, allowing seniors to remain in a home-like setting rather than institutional care.

Site & Operational Details

- **Property Size & Use:** The home is a single-story residential structure with adequate living space for six residents. The total property square footage is approximately 5,015 square feet, including the daylight basement. Additionally, the lot size is 1.2 acres, providing ample space for safe and comfortable residential use. This exceeds the current government standards for resident space, ensuring a high-quality living environment for all occupants.
- **Staffing:** The facility will be operated by a team of three experienced nurses with a collective 60+ years in healthcare. In addition, a licensed caregiver will provide 24/7 assistance, ensuring high-quality care while maintaining a low impact on neighborhood activity. Staff qualifications will far exceed the minimum government standards for certification and training, ensuring residents receive exceptional care in a safe and professional environment.
- **Traffic & Parking:** Parking will be limited to staff and visitors, with no significant increase in traffic patterns.
- **Safety Compliance:** The home will undergo all required inspections to meet fire, health, and building safety standards.

I respectfully request consideration of this zoning modification and look forward to working with the City of Lawrenceville to ensure compliance with all requirements. Please let me know if any additional information is needed to process this request.

Thank you for your time and consideration. I appreciate the opportunity to contribute positively to the Lawrenceville community through this development.

Sincerely,

Angelique Rose Lundy

Owner, Gentle Rose Personal Care Home

404-680-2598

gentlerosepch@gmail.com

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PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

187 Old Timber Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 116 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the right of way intersection of the northeasterly right of way of Old Timber Road (50-foot right of way) and the southeasterly right of way of Pine Forest Drive (50-foot right of way); thence, following southeasterly along the right of way of Old Timber Road a distance of 443.9 feet to a 1/2-inch rebar set, said point being the POINT OF BEGINNING.

From said point as thus established;

North 61 degrees 16 minutes 30 seconds East, a distance of 424.80 feet to a 1/2-inch rebar set;

Thence South 28 degrees 53 minutes 49 seconds East, a distance of 125.00 feet to a 1/2-inch rebar set;

Thence South 61 degrees 22 minutes 22 seconds West, a distance of 411.93 feet to a 1/2-inch rebar found;

Thence, following along the right of way of Old Timber Road;

North 34 degrees 48 minutes 21 seconds West, a distance of 125.00 feet to a 1/2-inch rebar set;

said point being the true POINT OF BEGINNING.

Shown as 187 Old Timber Road and being Parcel R5116 031 being approximately 1.197 acres on a survey for Angelique Lundy by Keystone Land Surveying Inc. dated February 27, 2025.

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GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

CITY OF LAWRENCEVILLE
ZONING: RS-180
MINIMUM FRONT SETBACK - 50'
MINIMUM SIDE SETBACK - 10'
MINIMUM REAR SETBACK - 40'

FIELD DATA:

DATE OF FIELD SURVEY 2-25-25.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12X
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 52,146 SQ FT, 1.197 AC

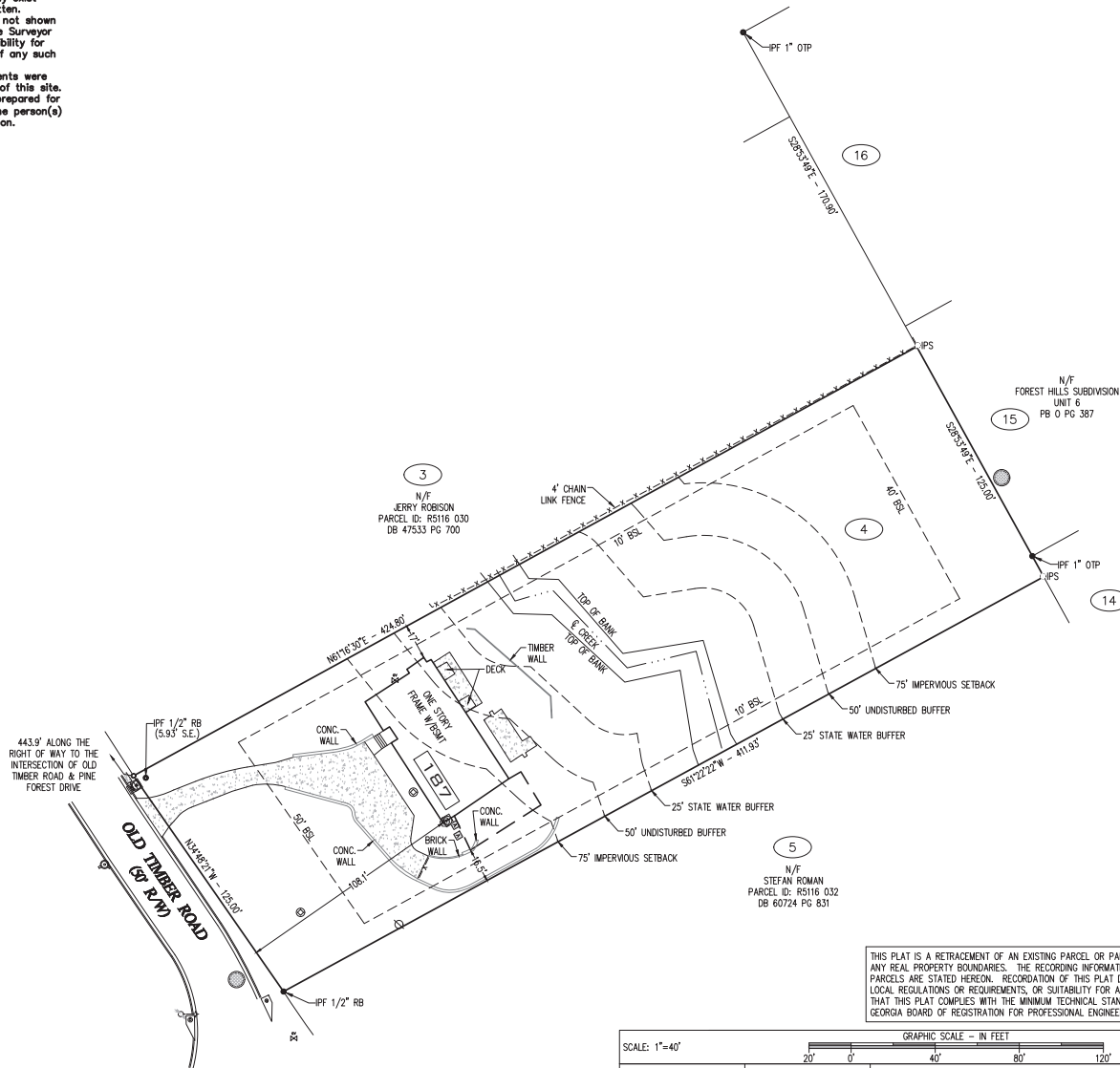
CALCULATED PLAT CLOSURE: 1 FOOT IN 252,747 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 59343 PG 558
PROPERTY OWNER AT TIME OF SURVEY:
SFR 10 OWNER 3 LP
PARCEL NUMBER: R5116 031

REFERENCE: PB 0 PG 387
PB N PG 285A
DB 59343 PG 558

FLOOD HAZARD NOTE: THIS PROPERTY IS
NOT LOCATED IN A FLOOD HAZARD AREA
AS DEFINED BY FIRM MAP OF GWINNETT
COUNTY, GEORGIA 13135C0088F EFFECTIVE
DATE SEPTEMBER 29, 2006



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

SCALE: 1"=40'		GRAPHIC SCALE - IN FEET		CLIENT: ANGELIQUE LUNDY	
DESIGNED BY: JTF		SHEET NUMBER: 1 of 1		DATE: 2-27-25	
Copyright-2025 These drawings and their 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.		FILE NAME: 187 OLD TIMBER ROAD_R1		JOB NUMBER: SURV-2803	
BOUNDARY SURVEY FOR					
FOREST HILLS SUBDIVISION					
LOT 4, BLOCK J					
187 OLD TIMBER ROAD					
LAND LOT 116, 5TH DISTRICT					
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA					
R E V I S I O N S					
1					
2					
3					
4					
5					

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

2-27-25
REGISTERED
No. 3077
LAND SURVEYOR
PATRICK F. CHAFFIN
FOR
KEYSTONE LAND SURVEYING, INC.
www.keystonelandsurveying.com

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PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2025-00104

Applicant:
Angelique Lundy

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



0 62.5 125 250 Feet



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0 125 250 500 Feet



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 Subject Property

 Lawrenceville City Limits

Zoning Districts

 **RS-180** Single-Family Residential



0 62.5 125 250 Feet



Location Map & Surrounding Areas

Applicant:
Angelique Lundy

 Lawrenceville City Limits

Zoning Districts

	AR	Agricultural Residential
	OI	Office/Institutional
	ON	Office/Neighborhood
	RS-150	Single-Family Residential
	RS-180	Single-Family Residential



0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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Applicant:
Angelique Lundy

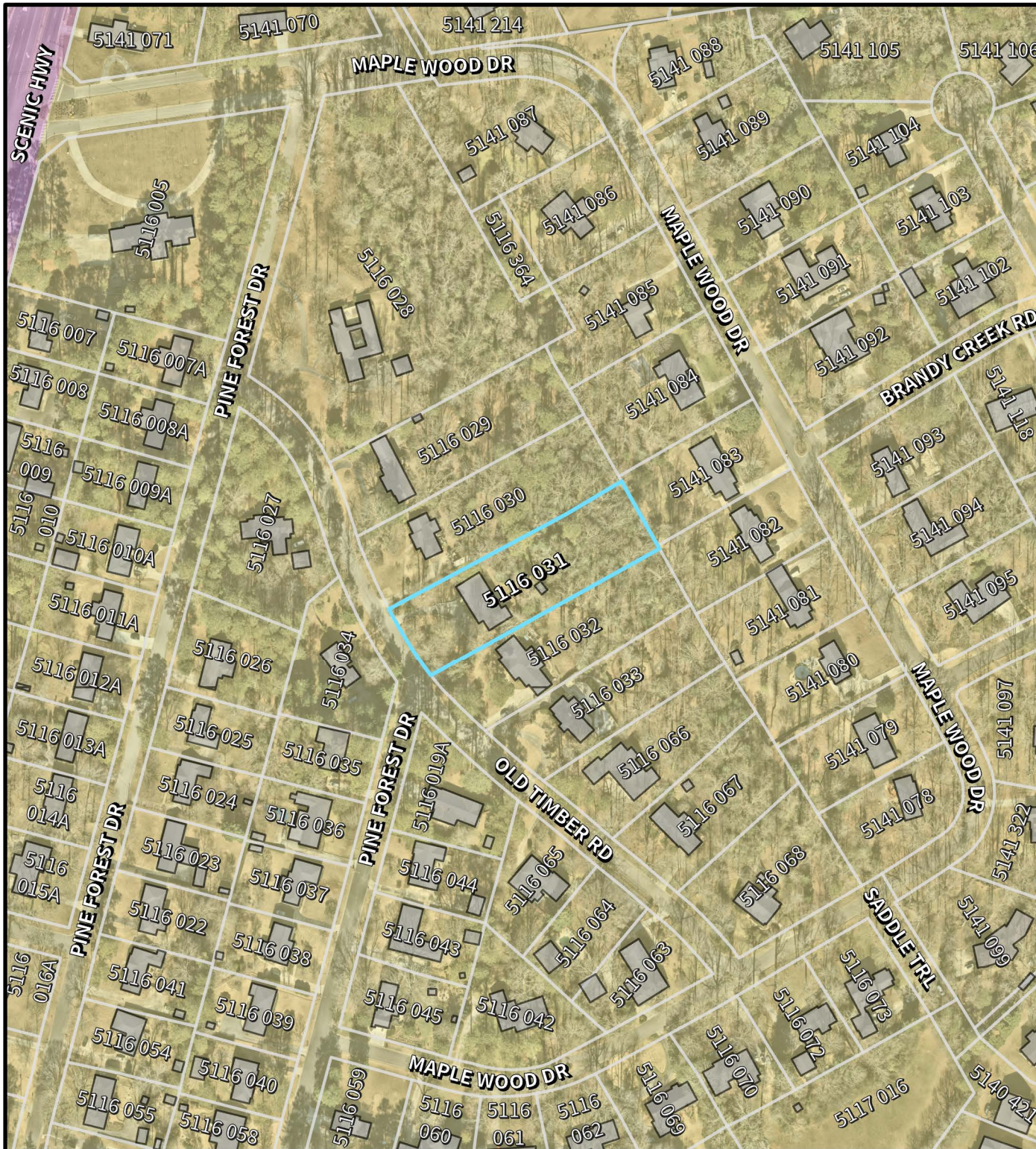
-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential



0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development



Location Map & Surrounding Areas

SUP2025-00104

Applicant:
Angelique Lundy

-  Subject Property
-  Lawrenceville City Limits

2045 Character Areas

-  Traditional Residential
-  Office



0 125 250 500 Feet