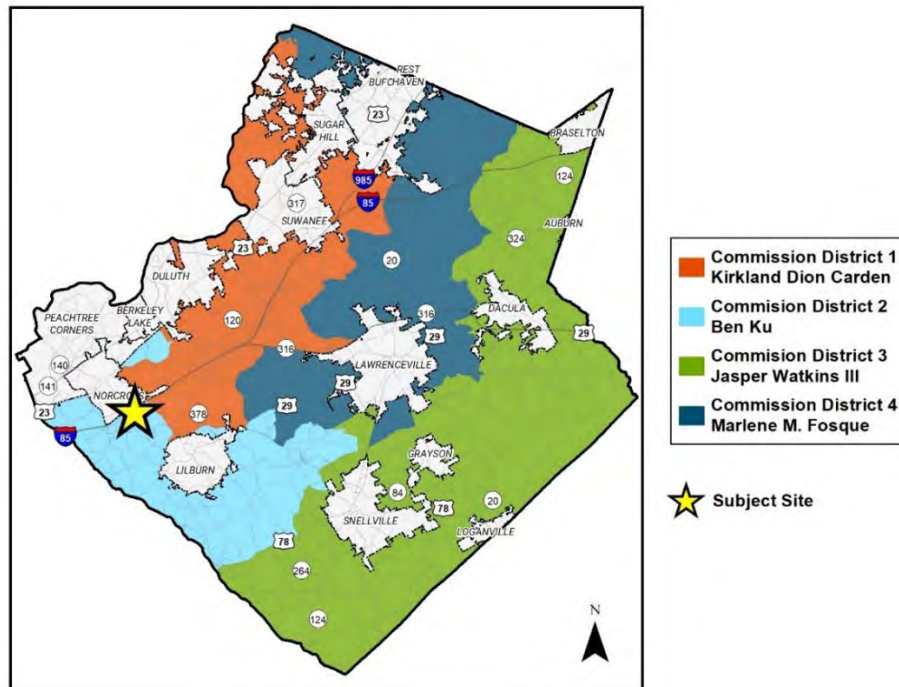


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00060
Current Zoning: M-1 (Light Industry District)
Overlay District: Gateway 85
Request: Special Use Permit
Additional Request: Variance
Address: 5555 Oakbrook Parkway, Building 500
Map Number: R6197 143
Site Area: 10.26 acres
Square Feet: 25,217
Proposed Development: Adult Day Care
Commission District: District 2 – Commissioner Ku
Character Area: Workplace Center

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 11/2/2022
Board of Commissioners Advertised Public Hearing Date: 11/15/2022

Applicant: FSC Healthcare LLC jointly with First Senior Center, LLC
5555 Oakbrook Parkway, Building 500
Norcross, GA 30093

Owner: Norcross Park, LLC
3 West Main Street Suite 303
Irvington-on-Hudson, NY 10533

Contact: Van Tran

Contact Phone: 770.289.2665

Zoning History

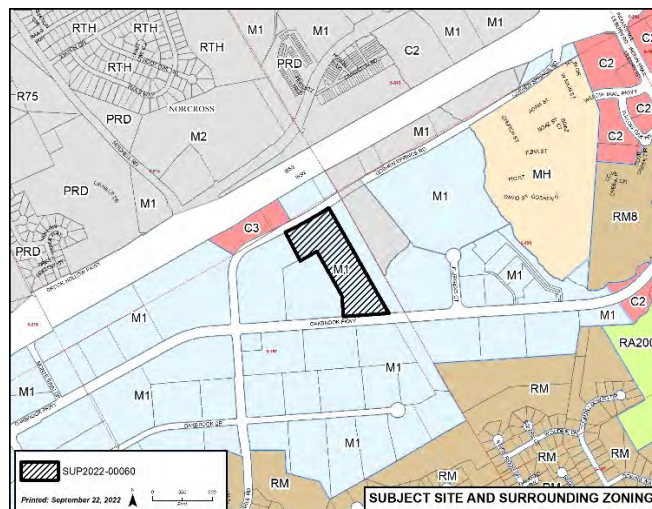
The subject property is zoned M-1 (Light Industry District). There are no previous zoning cases on record for this property.

Existing Site Condition

The subject site is a 10.26-acre parcel located on Oakbrook Parkway east of its intersection with Goshen Springs Road/Pirkle Road. The parcel is part of the Norcross Corporate Park and contains a 97,048 square foot multi-tenant office/warehouse building. The building is constructed of brick and is one story. Employee and customer parking is located along the front of the building and truck parking and loading docks are located to the rear of the building. There are mature trees and shrubbery located within the parking islands and landscape strips on the site. The subject site is accessible from a full access driveway onto Oakbrook Parkway. The site can also be accessed by three additional driveways serving the business park, two on Oakbrook Parkway and one on Goshen Springs Road. The parcel is located in the Gateway 85 Overlay District. The nearest Gwinnett County Transit stop is 0.7 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by light industrial uses. The site is adjacent to other buildings within the Norcross Corporate Park to the north and west. An overhead powerline easement is located directly to the east of the subject property. Industrial uses are located across Oakbrook Parkway to the south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Adult Day Care	M-1	N/A
North	Light Industrial	M-1	N/A
	Commercial	C-3	N/A
East	Utility Easement	M-1	N/A
South	Light Industrial	M-1	N/A
West	Light Industrial	M-1	N/A

Project Summary

The applicant requests a special use permit on a 10.26-acre property zoned M-1 to allow an adult day care facility, including:

- A 25,217-square foot adult daycare facility located within an existing office/warehouse building.
- Services for seniors including physical and occupational therapy and recreational and social opportunities.
- A food pantry to serve clients at the day care center as well as meal deliveries.
- No external changes proposed to the site or building.
- The applicant states that the organization has outgrown its current 11,000 square foot location located in Norcross.

Zoning and Development Standards

The applicant is requesting a special use permit for an adult day care in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 45'	One story	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 25'	>25'	YES
Rear Yard Setback	Minimum 50'	>50'	YES
Landscape setback	Minimum: 10'	>10'	YES

In addition, the following standards apply to development in the Gateway 85 Overlay District:

Standard	Meets Standard?
Parcels 2 acres or larger shall provide a walkway with a minimum width of 5 feet and a landscape strip with a minimum width of 5 feet along both sides of the required walkway.	NO

The property is located within the Gateway 85 Overlay District. The Overlay District has additional requirements over and above the base zoning requirements. When a change of use is proposed for a property within the Overlay, required items such as lighting, pedestrian access, building design, and screening must be met. The table above lists items that are not met on the proposed site plan.

Variance Request

In addition to the special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 220-50.7 Pedestrian Access

A. A walkway shall be provided from all buildings to an adjacent public right of way.

The applicant is proposing no changes to the exterior of the site which currently does not have a walkway from the building to the public right of way.

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 D). 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 primarily consists of light industrial uses. The requested special use permit within an existing office park is suitable considering the adjacent and nearby uses.

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

The requested special use permit will not adversely affect the existing use or usability of adjacent or nearby property. The subject property is located along an intensely developed light industrial corridor containing other office and office warehouse uses. The suite where the proposed day care center will occupy is located directly adjacent to the shared driveway, which will minimize vehicular conflicts with other uses.

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

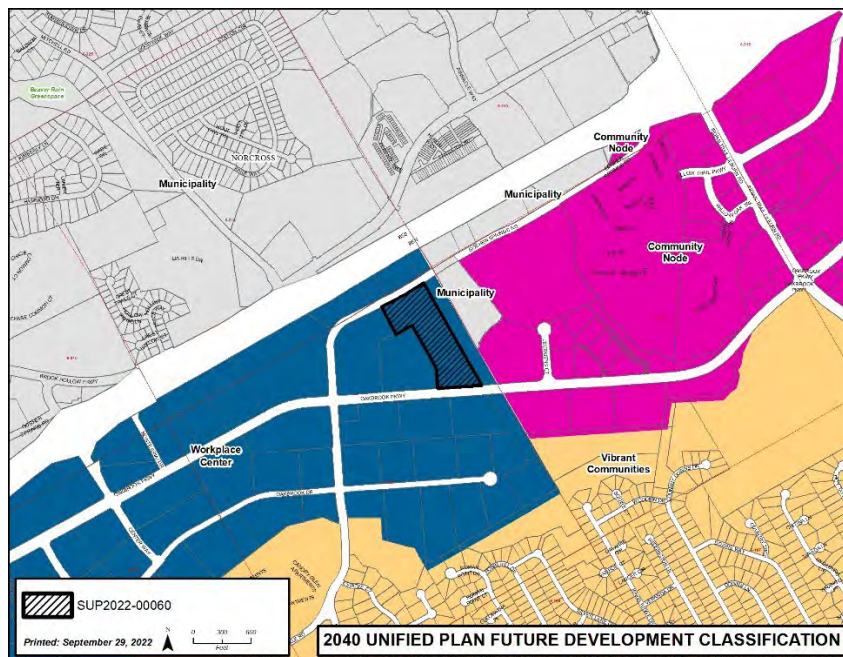
The property has a reasonable economic use as currently zoned.

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.

The proposed special use would create minimal impacts on public facilities in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this request are attached (Exhibit D).

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 indicate the subject property lies within the Workplace Center Character Area. This designation includes office parks, industrial parks, freight-oriented, and logistic uses. The character area encourages service uses to offset the anticipated reduction in manufacturing and light industry. The requested special use permit for an adult day care would conform 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 use is within an existing industrial office park, which is a land use that is experiencing higher tenant vacancy rates than in previous decades. The Unified Plan encourages attracting service activities to these spaces to offset the projected decline in manufacturing and light industrial uses. Services, such as an adult day care, can help replace uses that would traditionally occupy industrial office parks to support their vitality.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. Staff makes the following findings related to the variance request:

The applicant requests a variance from Section 220-50.7 of the Unified Development Ordinance. This section requires a walkway from all buildings to an adjacent right of way. There are no sidewalks along Oakbrook Parkway. Therefore, it is unlikely that the addition of walkway to the building will increase pedestrian use on the street. Furthermore, the adult day care will serve seniors who will not be walking to the establishment. Clients will be dropped off or drive themselves to the day care. The location of the subject site is within a large industrial area and not providing a walkway when there is no adjacent sidewalk does not undermine the intent of the Unified Development Ordinance.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

In addition, staff recommends **APPROVAL** of the following Variance request:

1. To not install a walkway from the building to the adjacent right of way.

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.

In addition, the Planning Commission recommends **APPROVAL** of the following Variance request:

1. To not install a walkway from the building to the adjacent right of way.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for an adult day care, subject to the following conditions:

1. The adult day care facility shall be limited to 25,217 square feet within Building 500.
2. Pick-up and drop-off shall occur on-site and shall not impede traffic along Oakbrook Parkway or the internal drives of the Norcross Corporate Park.

Exhibits:

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

Exhibit A: Site Visit Photos



Front of Building 500



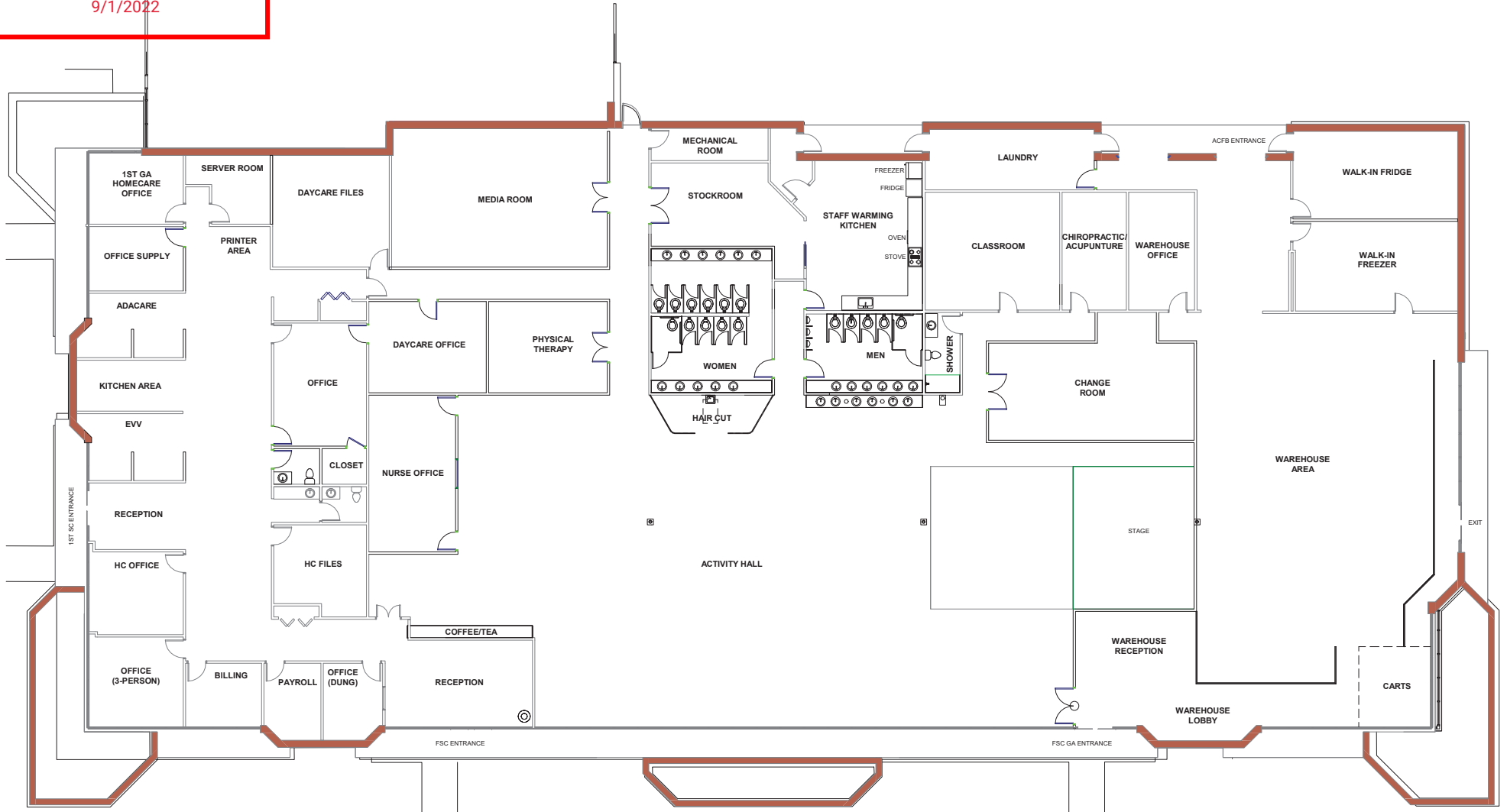
Existing Driveway to Serve Proposed Adult Day Care Facility

Exhibit B: Floor Plan

[attached]

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9/1/2022



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9/1/2022

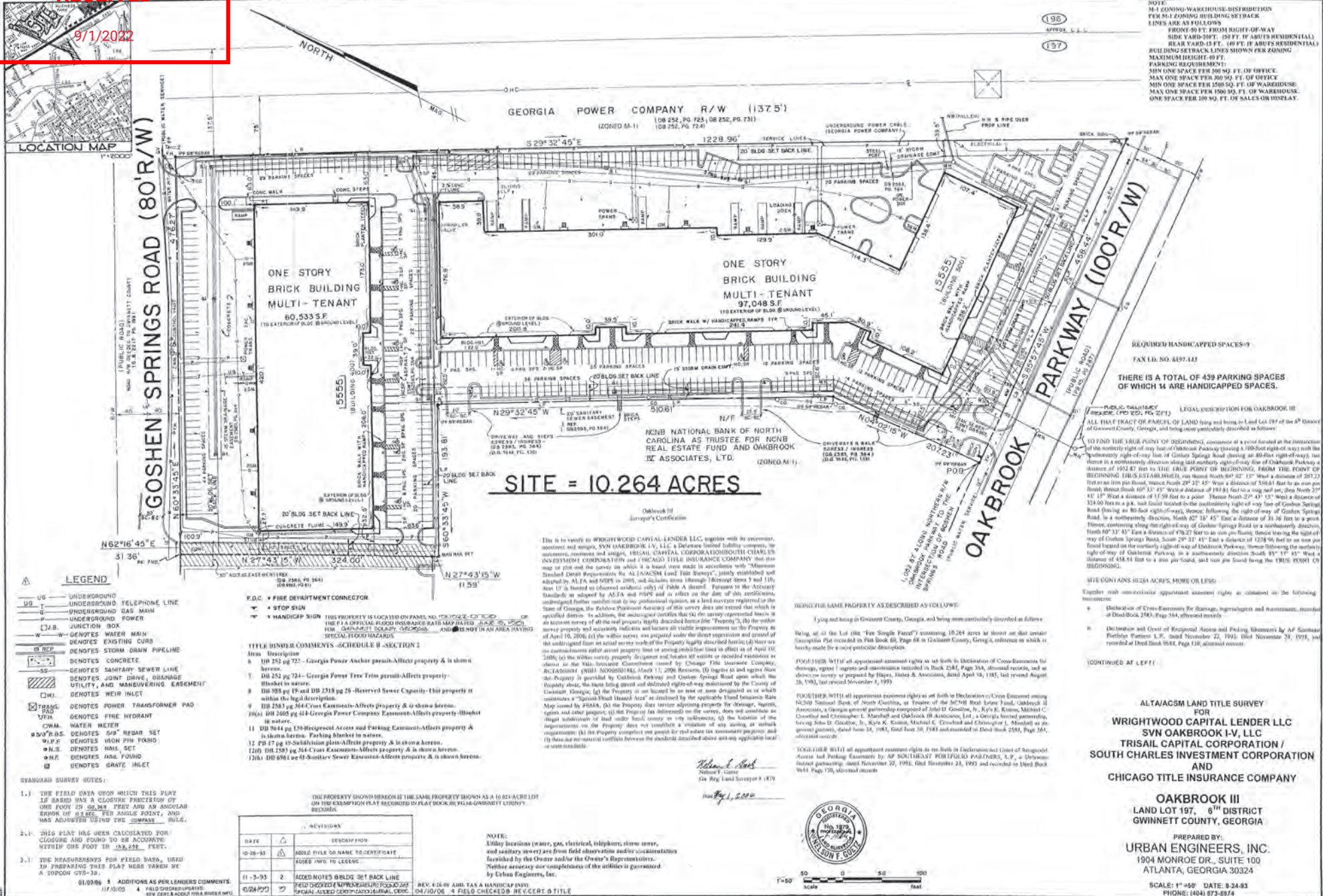


Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

RECEIVED

9/1/2022

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:

The proposed use will not affect the exterior of the building or adjacent properties. Exterior will be maintained as is without any alteration except business signage added.

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

No the proposed special use will not adversely affect the existing use or usability of adjacent or nearby property because there are nearby properties that are of same usage within 1-2 mile radius of subject properties.

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

Subject property zoned M-1 sat vacant last 5 years unable to rent out due to its lack of demand for use plus its large size only fitting for a data center which no longer is in demand. Only by changing its use can this 26,000 large, open space can be rented out to a viable use now.

- (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. Senior daycare usage will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools because we partner with a transportation provider to pick up and drop off all our members daily so there is no added traffic from driving to affect traffic.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes because property will be used primarily as office space which is most tenants at this office complexes are. A portion of the space will be used for daycare for only half a day.

- (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:

There are no existing and changing condstions that would affect the use and development of subject property at this time or future. This 11 buildings office complex will remain vital to the Norcross area to tenant many businesses vital to the economic growth and prevent crime due to vacant buildings. Taxes Gwinnett collected on properties in use add value to maintain this area.



7116 Peachtree Industrial Blvd. Bldg. 4 Peachtree Corners, GA 30071
P: 470-289-2222 Fax: 678-897-4145 Email: Info@FirstSeniorCenter.com

10/3/2022

RE: Updated Letter of Intent written 8/202/22 seeking approval for Special Use of Adult Daycare at 5555 Oakbrook Pkwy Building 500 Norcross, GA 30093

Dear Gwinnett County Commissioners and Planners and Zoning Board Members:

I am writing this letter to seek your approval to allow **Special Use Permit for Adult Daycare** at address **5555 Oakbrook Pkwy Building 500 Norcross, GA 30093** which currently zoned M-1.

I would like to update my letter of intent written on August 20,2022 to seek for a variance from Section 220-50.7 Pedestrian Access and Section 220-50.12 Common Area.

#7 Variances requested. Variances from Sections 220-50.7 and 220-50.12 are requested. The additional pedestrian access and common space requirements for Gateway 85 are not applicable to this proposal. There are no sidewalks along Oakbrook Parkway so a walkway leading from the building to the right-of-way is unnecessary. Also, this use is for seniors who will not be walking to the day care. The common space requirement should be for new developments. This site is completely developed. We are not proposing any changes to the exterior of the building or to the site.

There are six reasons why we are seeking this special use permit are as follow:

1. **Need Space, Increase Services:** We have outgrown our current 11,000 SF location at 7116 Peachtree Industrial Blvd. Building 4 Norcross, GA 30071 which we have operated for the last five years. We are needing additional space to serve our clients in adult day health service as licensed and regulated by the Georgia Department of Community Health as Community Care Providers. We also need additional office space for our growing office personnel to better serve our growing clientele. In an effort to add additional services to our adult daycare service, we are needing more space to expand our services to meet our member's needs (i.e., physical therapy, occupational therapy, and additional recreational and activity areas). This location will meet our needs because it is an ideal size (25,217 SF) that is hard to find in the

city of Norcross which is conveniently located and central to serve our clients who comprised mainly of Gwinnett County residents residing mostly in Norcross, Lilburn, and Lawrenceville cities.

2. **Limited availability of location with large SF for lease:** Availability of such large space in an ideal location such as this is hard to come by and therefore approval of special use permit for this site is much needed to allow us to better serve our elderly members who cannot commute long distance.
3. **A norm, not an exception:** Being that there are other adult daycare facilities in existence already in nearby office complexes similar to us a short distance from our new site, we will not be an exception but rather a norm therefore approving special use of daycare for our new site is not an exception but a norm. These nine adult daycares are stone throw away from us. They are adult daycare such as these with short driving distance from subject property:
 - **MDC Healthcare** (4.1 mi) 4165 Shackelford Rd, Norcross, GA 30093
 - **Seva Adult Daycare** (1.7 mi) 5675 Jimmy Carter Blvd Suite Norcross, GA 30093
 - **Atlanta Adult Day Health Care Center** (1.8 mi) 6000 Live Oak Pkwy Norcross, GA 30093
 - **King David Senior Center** (1.9 mi) 5054 Singleton Road Norcross, GA 30093
 - **Ebenezer Healthcare Services** (2.8 mi) 1750 Beaver Ruin Rd suite 100, Norcross, GA 30093
 - **Loving Hands Senior Center** (3.6 mi) 4155 Shackelford Rd #200, Norcross, GA 30093
 - **Rainbow Healthcare** (3.4 mi) 4405 International Blvd NW Ste B101, Norcross, GA 30093
 - **Senior Wisdom Adult Daycare** (3 mi) 4845 Jimmy Carter Blvd. Norcross, GA 30093
 - **Joynus Care** (5 mi) 3120 Crossing Park NW, Norcross, GA 30071 and
 - **Wholecare Wellness Adult Daycare Center** (5 mi) 3120 Crossing Park NW, Norcross, GA 30071
4. **Food delivery service:** At the commencement of the state of emergency due to COVID-19 in February 2020, when quarantine was strictly enforced and seniors were discouraged from congregating and from shopping in grocery stores, First Senior Center rise to the occasion and saved the lives of hundreds of seniors by delivered restaurant bought lunches and free groceries at no cost to them especially those who have mobility issues and limited access to transportation. FSC became essential to keep seniors fed and safe at home. As of July 2022, over 110,000 portions of lunch and snacks have been delivered to seniors' houses. Over half a million pounds of groceries have also been delivered by our six drivers once a week to the front doors of seniors. FSC grew into a food delivery center addressing the immediate needs of the most vulnerable population: over 65 years old, immune compromised seniors at nursing level of care.
5. **Public facility -Vaccination site.** When FDA approved Pfizer vaccines in January 2021, FSC rise to the occasion and became the to-go place for COVID-19 vaccination when COVID-19 vaccine was still scare. FSC got its first 500 Pfizer vaccines in February 3,2022, through collaboration with healthcare professionals as referred by Gwinnett County Health Department, through eight clinics hosted, over 4,000 immune compromised individuals were vaccinated at FSC. In addition, FSC offered its site at no cost for healthcare providers to conduct COVID-19 testing and COVID-19 antibody testing too at no cost to the community. FSC became a public facility saving many lives in the process. FSC not only was essential

but critical to help stop the spread of COVID-19 within Gwinnett County where most participants in our COVID 19 vaccination clinics were Gwinnett residents.

6. **Food Pantry Services.** As the pandemic dragged on with many variants of COVID-19 viruses still infecting our community, FSC stay committed to the community it serves and the many lives it saved by turning once a daycare full time to a food pantry full time partnering with Gwinnett County Community and Senior Services for the distribution of hundreds of produce boxes monthly, to partnering with Department of Family and Children Services through partnering with the Atlanta Community Food Bank for the USDA senior supplement dry food boxes to obtaining emergency funds from Gwinnett County in the Emergency Relief Fund subsidize the cost of buying food from the Atlanta Community Food Bank at deep discount so our food pantry can meet the needs of 3,100 food in-secured households it currently serves monthly through its weekly food distribution. In the last ten months, we have distributed close to 2.5 million pounds of food. According to the Atlanta Community Food Bank, we rank 2nd out of 600 food pantries in Georgia with the highest pounds distributed monthly in the last 10 months consistently.

In preparation for Telehealth phasing out slowly, First Senior Center needs its space back to operate its daycare service in full operation leaving our food pantry operation in jeopardy of termination. We cannot fail to meet the needs of thousands of households which have depended on us weekly for food. Our decision to move to a larger facility to accommodate both the daycare and food pantry service was a hard decision to make both from the logistic side to financially too but a much-needed solution to address the needs of the many who lives depend on us daily.

It is my hope that Gwinnett County see the good that First Senior Center has done and still does through the services we provided to the community as written above and provide us much needed support by quickly approve this Special Use for Daycare for this site so we can move forward to complete a buildout for this site on a timely basis because our Landlord has given us a hard deadline to obtain approval of a special use permit by **November 15, 2022** or our lease which we just executed will be terminated after this date if Gwinnett County does not approve this special use permit by then. Therefore, time is of essence and critical to us. Please help us so we can help thousands of lives depend on us daily.

Thank you in advance for your assistance to this important matter. It is much needed and appreciated. We look forward to favorable response from you soon.

Kindest regards,



Van Tran
Executive Director
First Senior Center, LLC
FSC Healthcare, LLC

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		10.7.2022	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		SUP2022-00060	
Case Address:		5555 Oakbrook Parkway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Oakbrook Parkway is a minor arterial. ADT = 17,646.		
2	0.7 mile to nearest transit facility (#2334937) Center Way and Reece Supply.		
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

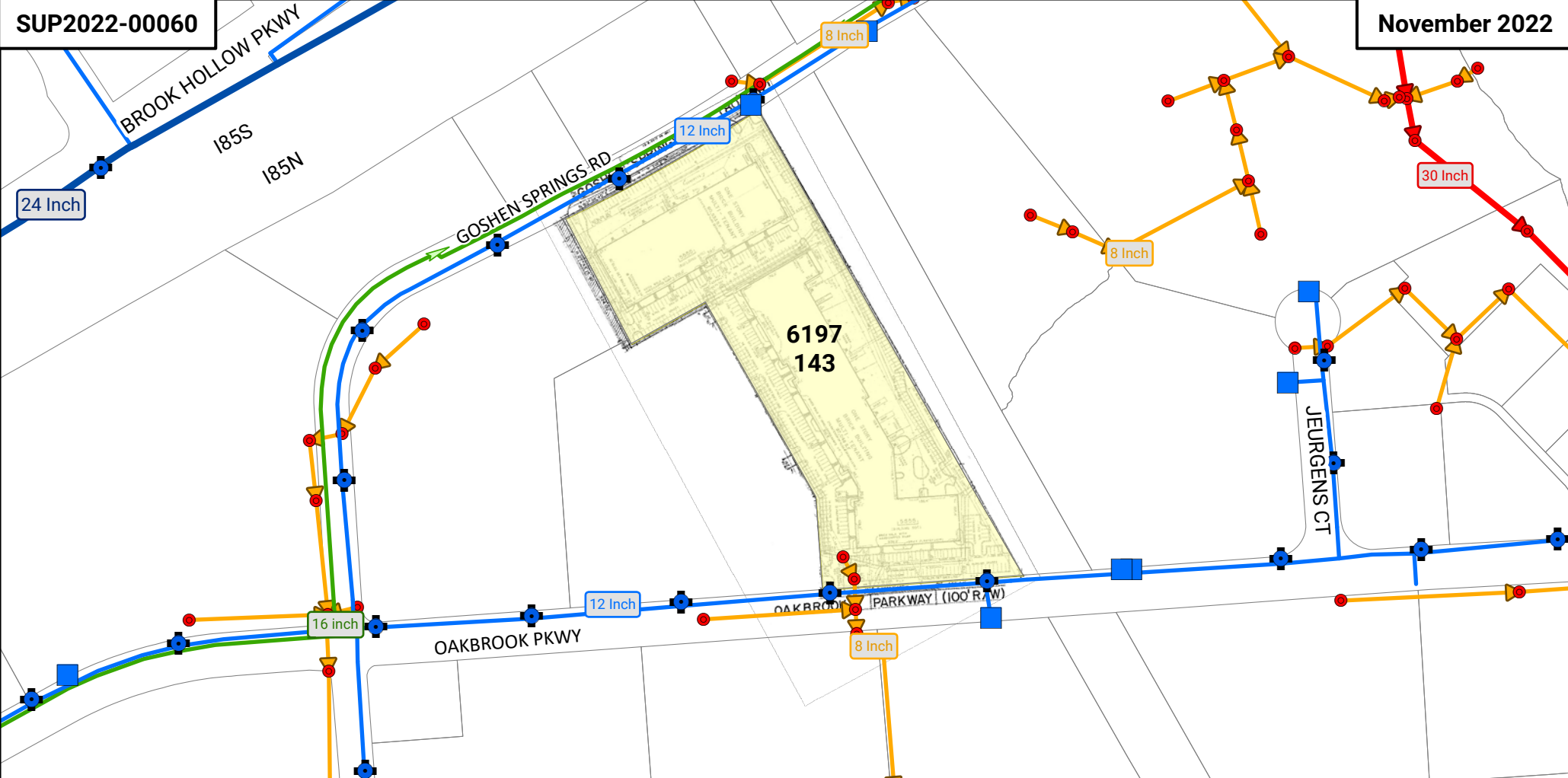


Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		November Cases			
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		Michael.pappas@gwinnettcountry.com			
Case Number:		SUP2022-00060			
Case Address:		5555 Oakbrook Parkway			
Comments:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1	Water: There are no DWR comments for this case, the existing building is already connected to water.				
2	Sewer: There are no DWR comments for this case, the existing building is already connected to sewer.				
3					
4					
5					
6					
7					
Recommended Zoning Conditions:		<input type="checkbox"/>	YES	<input checked="" type="checkbox"/> X	<input type="checkbox"/> NO
1					
2					
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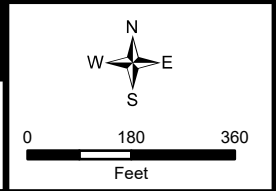
Note: Attach additional pages, if needed

Revised 7/26/2021



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

5555 Oakbrook Parkway
M-1
Water & Sewer
Utility Map



Water Comments: There are no DWR comments for this case, the existing building is already connected to water.

Sewer Comments: There are no DWR comments for this case, the existing building is already connected to sewer.

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.

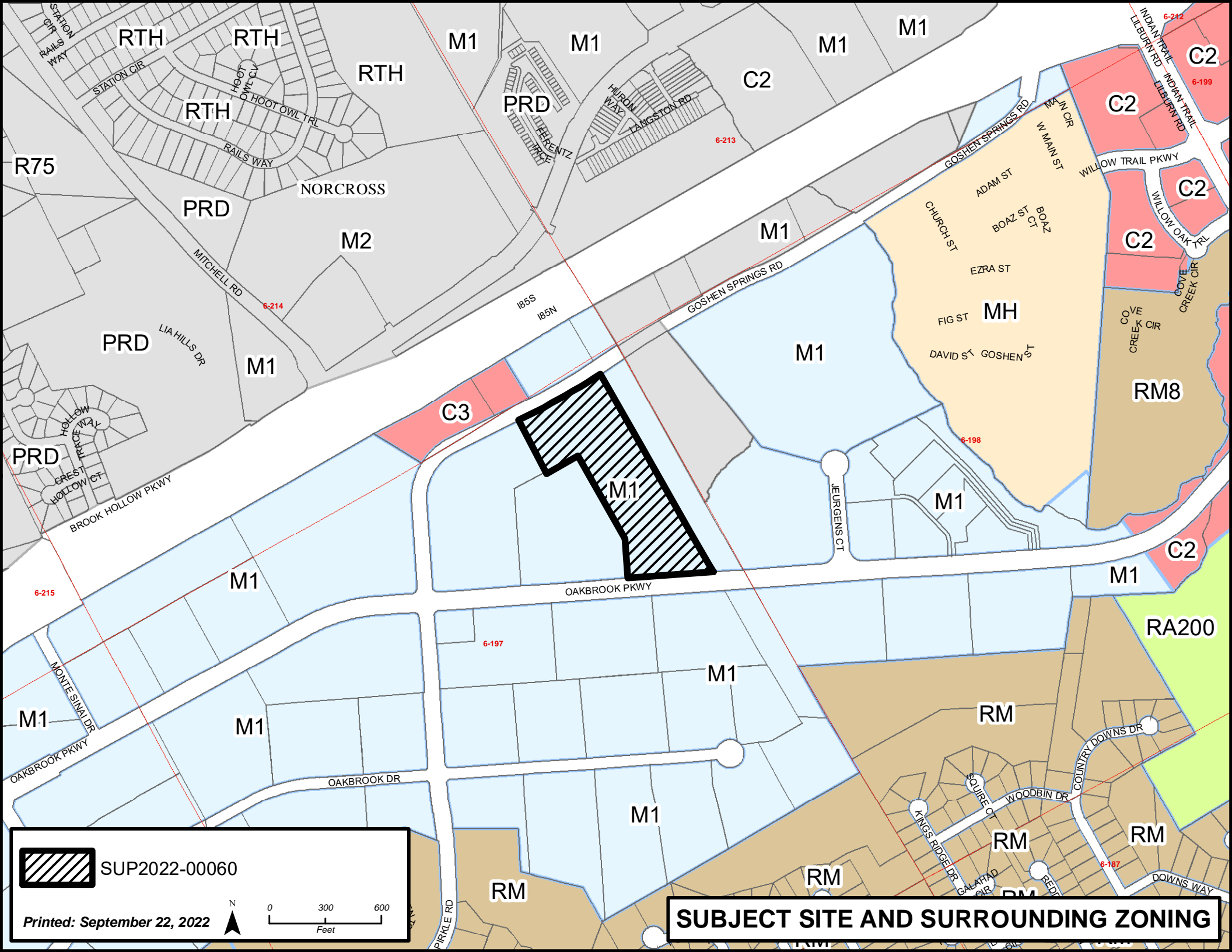
Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station,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

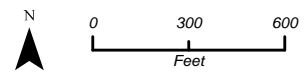
Exhibit E: Maps

[attached]

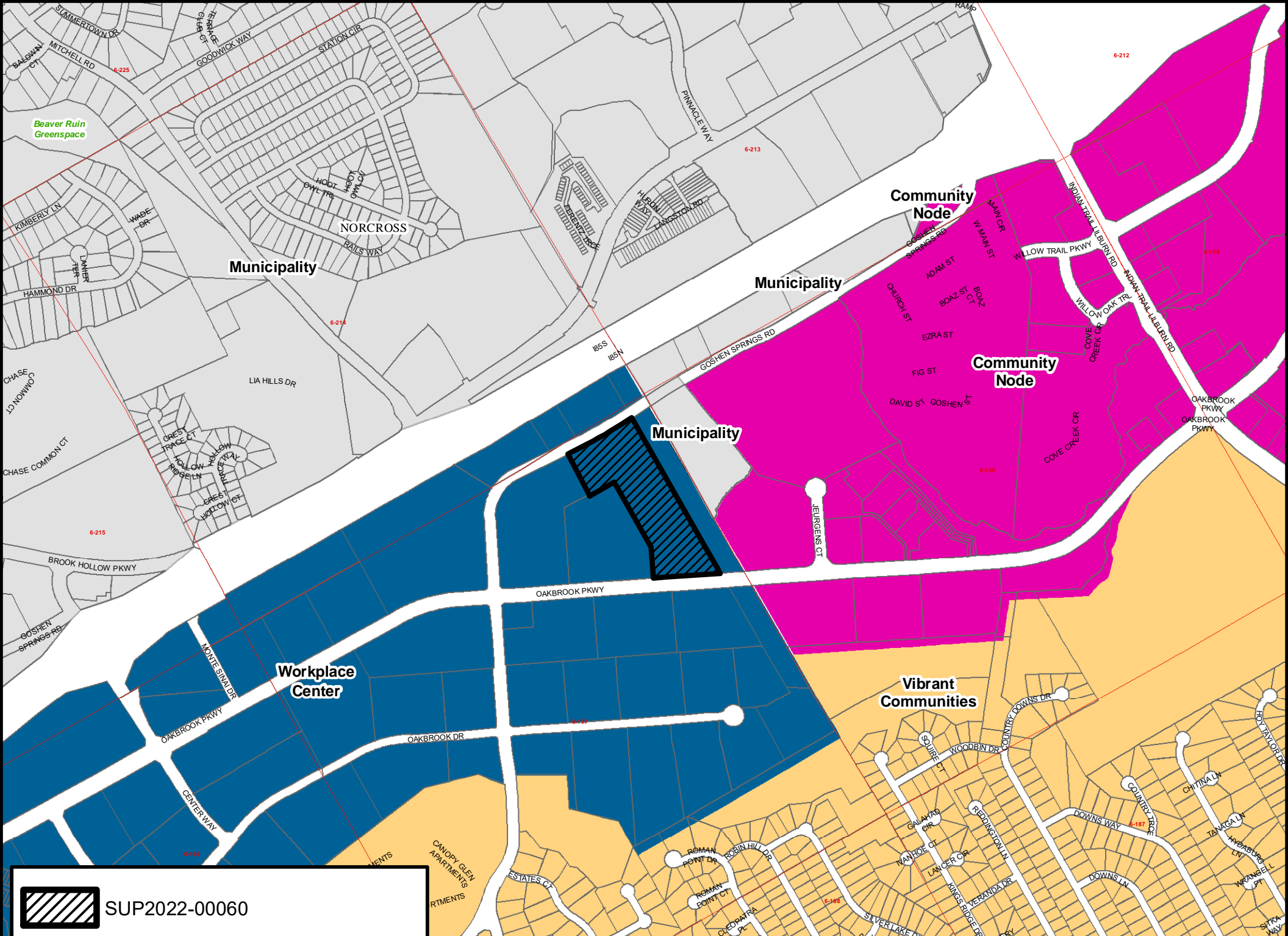


 SUP2022-00060

Printed: September 22, 2022



SUBJECT SITE AND SURROUNDING ZONING



 SUP2022-00060

Printed: September 29, 2022

0 300 600
Feet

2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION



I85S

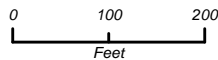
I85N

GOSHEN SPRINGS RD

OAKBROOK PKWY



SUP2022-00060



Printed: September 22, 2022

Exhibit F: Application and Disclosure of Campaign Contribution

[attached]

RECEIVED

9/1/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>FSC Healthcare LLC jointly with First Senior Center, LLC</u>	NAME: <u>Norcross Park, LLC</u>
ADDRESS: <u>5555 Oakbrook Pkwy Bldg 500</u>	ADDRESS: <u>3 West Main St. Ste. 303</u>
CITY: <u>Norcross</u>	CITY: <u>Irvington-on-Hudson</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>NY</u> ZIP: <u>10533</u>
PHONE: <u>770-289-2665</u>	PHONE: <u>678-223-9890</u>
EMAIL: <u>Von@FirstSeniorCenter.com</u>	EMAIL: <u>Dori.Bellina@Colliers.com</u>
CONTACT PERSON: <u>Van Tran</u> PHONE: <u>770-289-2665</u>	
CONTACT'S E-MAIL: <u>Von@FirstSeniorCenter.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 checked="" type="checkbox"/> <u>Leasee/Tenant</u>	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: _____	BUILDING/LEASED SQUARE FEET: <u>25,217</u>
PARCEL NUMBER(S): <u>R6197 143</u>	ACREAGE: <u>10.624</u>
ADDRESS OF PROPERTY: <u>5555 Oakbrook Pkwy Building 500 Norcross, GA 30093</u>	
SPECIAL USE REQUESTED: <u>Adult Daycare</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/1/2022

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.

[Handwritten Signature]

Signature of Applicant

8/15/22

Date

Van Tran, Managing Member

Type or Print Name and Title

X *Susan Dinh*
Signature of Notary Public

8/15/22
Date



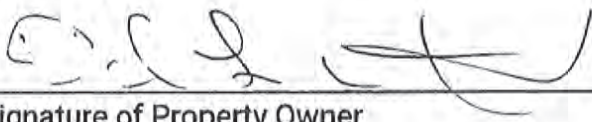
Notary Seal

RECEIVED

9/1/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

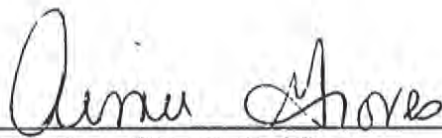
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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 8/18/22
Date

David L. Rosenfield Manager 12-12 Novcross Inc.

Type or Print Name and Title *President*



Signature of Notary Public 8/18/22
Date

AIMEE GROVES
Notary Public, State of New York
No. 01GR6051888
Qualified in Richmond County
Commission Expires December 4, 2022
Notary Seal

RECEIVED

9/1/2022

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: 6th - 197 - 6197-143
(Map Reference Number) District Land Lot Parcel

[Handwritten Signature]

Signature of Applicant

8/15/2

Date

Van Tran, Managing Member

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 Lyles *[Handwritten Signature]*
NAME

TSA
TITLE

9/9/2022
DATE

2022 Taxes Due
11/1/2022

RECEIVED

9/1/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<p>FSC Healthcare LLC jointly with NAME: <u>First Senior Center, LLC</u></p> <p>ADDRESS: <u>5555 Oakbrook Pkwy</u> <u>Bldg 500</u></p> <p>CITY: <u>Norcross</u></p> <p>STATE: <u>GA</u> ZIP: <u>30093</u></p> <p>PHONE: <u>770-289-2665</u></p> <p>EMAIL: <u>Von@FirstSeniorCenter.com</u></p>	<p>NAME: <u>Norcross Park, LLC</u></p> <p>ADDRESS: <u>3 West Main St. Ste. 303</u></p> <p>CITY: <u>Irvington-on-Hudson</u></p> <p>STATE: <u>NY</u> ZIP: <u>10533</u></p> <p>PHONE: <u>678-223-9890</u></p> <p>EMAIL: <u>Dori.Bellina@Colliers.com</u></p>
<p>CONTACT PERSON: <u>Van Tran</u> PHONE: <u>770-289-2665</u></p> <p>CONTACT'S E-MAIL: <u>Von@FirstSeniorCenter.com</u></p>	

*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).

<p>APPLICANT IS THE: (X) <u>Leasee/Tenant</u></p>		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
<p>EXISTING/PROPOSED ZONING: _____ BUILDING/LEASED SQUARE FEET: <u>25,217</u></p>		
<p>PARCEL NUMBER(S): <u>R6197 143</u> ACREAGE: <u>10.624</u></p>		
<p>ADDRESS OF PROPERTY: <u>5555 Oakbrook Pkwy Building 500 Norcross, GA 30093</u></p>		
<p>SPECIAL USE REQUESTED: <u>Adult Daycare</u></p>		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

9/1/2022

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:

The proposed use will not affect the exterior of the building or adjacent properties. Exterior will be maintained as is without any alteration except business signage added.

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

No the proposed special use will not adversely affect the existing use or usability of adjacent or nearby property because there are nearby properties that are of same usage within 1-2 mile radius of subject properties.

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

Subject property zoned M-1 sat vacant last 5 years unable to rent out due to its lack of demand for use plus its large size only fitting for a data center which no longer is in demand. Only by changing its use can this 26,000 large, open space can be rented out to a viable use now.

- (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. Senior daycare usage will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools because we partner with a transportation provider to pick up and drop off all our members daily so there is no added traffic from driving to affect traffic.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes because property will be used primarily as office space which is most tenants at this office complexes are. A portion of the space will be used for daycare for only half a day.

- (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:

There are no existing and changing consditions that would affect the use and development of subject property at this time or future. This 11 buildings office complex will remain vital to the Norcross area to tenant many businesses vital to the economic growth and prevent crime due to vacant buildings. Taxes Gwinnett collected on properties in use add value to maintain this area.

RECEIVED

9/1/2022

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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[Handwritten Signature]

Signature of Applicant

8/15/22

Date

Van Tran, Managing Member

Type or Print Name and Title

X *Susan Dinh*

Signature of Notary Public

8/15/22

Date



Notary Seal

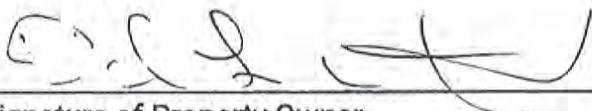
RECEIVED

9/1/2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner 8/18/22
Date

David L. Rosenfield Manager 12-12 Novcross Inc.

Type or Print Name and Title *President*



Signature of Notary Public 8/18/22
Date

AIMEE GROVES
Notary Public, State of New York
No. 01GR6051888
Qualified in Richmond County
Commission Expires December 4, 2022
Notary Seal

RECEIVED

9/1/2022

**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

Type or Print Name

Date

Signature of Notary Public

Date

Notary Seal

RECEIVED

9/1/2022

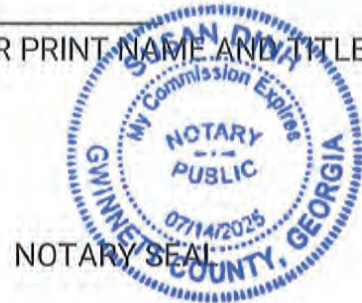
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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] 8/15/22 Van Tran, Managing Member
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

X *[Signature]* 8/15/22
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 Van Tran
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

9/1/2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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PARCEL I.D. NUMBER: 6th - 197 - 6197-143
(Map Reference Number) District Land Lot Parcel

[Handwritten Signature]

Signature of Applicant

8/15/2

Date

Van Tran, Managing Member

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 Lyles
NAME

TSA
TITLE

9/9/2022
DATE

2022 Taxes Due
11/1/2022

RECEIVED

9/1/2022

SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form
- Legal Description
- Boundary Survey and Existing Conditions
- Site Plan (One (1) digital copy)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Applicant Certification with Notarized Signature
- Property Owner Certification with Notarized Signature
- Conflict of Interest Certification/Campaign Contributions
- Verification of Paid Property Taxes (most recent year)
- Application Fee – make checks payable to Gwinnett County

Additional Exhibits (if required):

- Additional site plan requirements for OSC, TND, R-SR, R-TH, MU-N, MU-C, MU-R and HRR rezoning requests
- Traffic Study
- Review Form for Development of Regional Impact
- Building Compliance Inspection

Please bring this checklist when filing for a Special Use Permit.



Attention Gwinnett Property Owners: Tax Bills will be mailed/available online Sept. 1 and Due Nov. 1.



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

NORCROSS PARK LLC
289 S CULVER ST
LAWRENCEVILLE, GA 30046-4805

SITUS:

5555 OAKBROOK PKW 400 &500

Tax District:

Gateway85 CID 01 Taxable

Parcel ID	Property Type	Last Update
R6197 143	Real Property	8/3/2022 8:09:41 PM

Legal Description

GOSHEN SPRING RD

Tax Values

Description	Market Value	Assessed Value
-------------	--------------	----------------

Description	Market Value	Assessed Value
Land	\$1,251,400.00	\$500,560.00
Improvement	\$7,795,500.00	\$3,118,200.00
Total	\$9,046,900.00	\$3,618,760.00
Class Codes	397-Office Warehouse	



Assessments

	Net Tax	Savings
<u>TAD County 2 Indian Trail</u>	\$44,473.97	\$0.00
<u>County Unincorporated Taxes</u>	\$37,157.89	\$0.00
<u>School Taxes</u>	\$48,860.61	\$0.00
<u>Commercial Street Lights</u>	\$425.94	\$0.00
<u>GATEWAY85 CID Taxes</u>	\$18,093.80	\$0.00
<u>Stormwater Service Fee</u>	\$9,060.18	\$0.00
Total Tax	\$158,072.39	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24556830	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24556830	B21.59575	\$158,072.39	9/15/2021



Select Language | ▼





RECEIVED

9/1/2022

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 197 of the 6 of Gwinnett County, Georgia, and being more particularly described as follows:

20BLDG SET BACK LINE GJ

REQUIRED HANDICAPPED SPACES=9 TAX I.D. NO. 6197-143

THERE IS A TOTAL OF 439 PARKING SPACES OF WHICH 14 ARE HANDICAPPED SPACES.

(137. 5') (DB252, PG.723 5DB252, PG.731)

(DB253, PG. 724) 1228.96

BLDG.SET BACK LINE

ONE STORY

BRICK BUILDING

MULTI - TENANT

97,048 S.F.

(TO EXTERIOR OF 8LD6.@GROUND LEVEL)

BUILDING SETBACK LINES SHOWN PER ZONING MAXIMUM IIEIGIIT-40 FT.

PARKING REQUIREMENT:

MIN ONE SPACE PER 500 SQ. FT. OF OFFICE. MAX ONE SPACE PER 300 SQ. FT. OF OFFICE

MIN ONE SPACE PER 2500 SQ. FT. OF WAREHOUSE. MAX ONE SPACE PER 1500 SQ. FT. OF WAREHOUSE.

ONE SPACE PER 200 SQ. FT. OF SALES OR DISPLAY.

IFF 5/8"REBAR

COMPANY R/W

UNDERGROUND POWER CABLE (GEORGIA POWER COMPANY)

H.W. a PIPE OVER PROP LINE

Being

Exemption Plat recorded in Plat Book 60, Page 68 in Gwinnett County, Georgia, reference to which is hereby made for a more particular description.

TOGETHER WITH all appurtenant easement rights as set forth in Declaration of Cross-Easements for drainage, egress / ingress and maintenance recorded in Book 2583, Page 364, aforesaid records, and as shown on survey as prepared by Hayes, James & Associates, dated April 16, 1985, last revised August 26, 1993, last revised November 1, 1993.

TOGETHER WITH all appurtenant easement rights as set forth in Declaration oi'Cross Easement among NCNB National Bank of North Carolina, as Trustee of the NCNB Real Estate Fund, Oakbrook II Associates, a Georgia general partnership composed of John D. Goodloe, Jr., Kyle K. Kinton, Michael C. Crawford and Christopher L. Marshall and Oakbrook 111 Associates, Ltd., a Georgia limited partnership, having John D. Goodloe, Jr., Kyle K. Kinton, Michael C. Crawford and Christopher L. Marshall as its general partners, dated June 24, 1983, filed June 30, 1983 and recorded in Deed Book 2583, Page 364, aforesaid records.

TOGETHER WITH all appurtenant easement rights as set forth in Declaration and Grant of Reciprocal Access and Parking Easements by AP SOUTHEAST PORTFOLIO PARTNERS, L.P., a Delaware limited partnership, dated November 22, 1993, filed November 24, 1993 and recorded in Deed Book 9644, Page

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

130, aforesaid records.

9/1/2022

NOTE:

M-1 ZONING-WAREHOUSE-DISTRIBUTION PER M-1 ZONING BUILDING SETBACK LINES ARE AS FOLLOWS
FRONT-50FT.FROM RIGHT-OF-WAY SIDE YARD-20FT. (50 FT. IF ABUTS RESIDENTIAL) REAR YARD-15 FT.

(40 FT. IF ABUTS RESIDENTIAL)

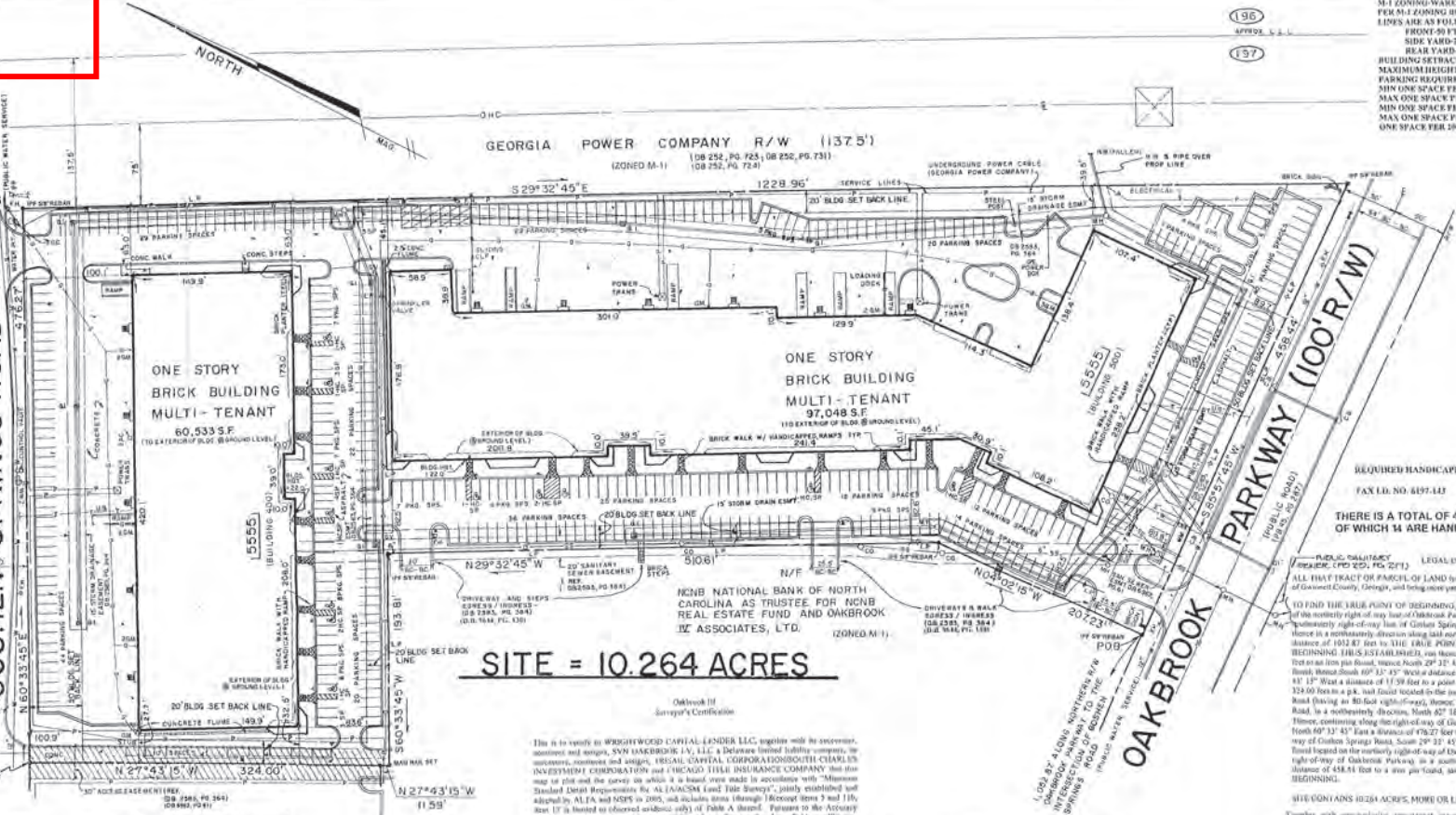
LAND LOT 197, GWINNETT COUNTY, GEORGIA

RECEIVED

9/1/2022



GOSHEN SPRINGS ROAD (80'R/W)



SITE = 10.264 ACRES

THIS IS A SURVEY BY WRIGHTWOOD CAPITAL LENDER LLC... THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY SHOWN AS A 62 ACRES LOT ON THE EXEMPTION PLAT RECORDED IN PLAT BOOK 86, PAGE 46 GWINNETT COUNTY RECORDS.

- LEGEND
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS MAIN
- UNDERGROUND POWER
- JUNCTION BOX
- DENOTES WATER MAIN
- DENOTES EXISTING CURB
- DENOTES STORM DRAIN PIPELINE
- DENOTES CONCRETE
- DENOTES SANITARY SEWER LINE
- DENOTES JOINT DRIVE, DRAINAGE UTILITY, AND MANEUVERING EASEMENT
- DENOTES WEIR INLET
- DENOTES POWER TRANSFORMER PAD
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES SANITARY REAR SET
- DENOTES IRON PIN FANGS
- DENOTES MAIL SET
- DENOTES MAIL FOUNT
- DENOTES GRAVE INLET

- F.D.C. FIRE DEPARTMENT CONNECTOR
- STOP SIGN
- HANDICAP SIGN
- TITLE BINDER COMMENTS - SCHEDULE B - SECTION 2
- 1) 101 152 pg 722 - Georgia Power Anchor permit-Affects property & is shown in blue.
- 2) 101 252 pg 724 - Georgia Power Tree Trim permit-Affects property - Shaded in orange.
- 3) 101 288 pg 19 and 101 218 pg 25 - Revised Sewer Capacity - This property is within the legal jurisdiction.
- 4) 101 233 pg 164 - Crawl Space Easement-Affects property & is shown in blue.
- 5) 101 205 pg 414 - Georgia Power Company Easement-Affects property - Shaded in orange.
- 6) 101 944 pg 118 - Recreational Access and Parking Easement-Affects property & is shown in blue. Parking shown in orange.
- 7) 101 27 pg 10 - Subdivision plat-Affects property & is shown in blue.
- 8) 101 253 pg 34 - Crawl Space Easement-Affects property & is shown in blue.
- 9) 101 891 pg 41 - Sanitary Sewer Easement-Affects property & is shown in blue.

- STANDARD SURVEY NOTES:
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 500.00 FEET AND AN ANGLE OF ERROR OF 0.15 SEC. PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 531.58 FEET.
3. THE MEASUREMENTS FOR FIELD DATA, USED IN PREPARING THIS PLAT WERE TAKEN BY A 2000M GTS-30.
4. ADDITIONS AS PER LENDER'S COMMENTS.
11/15/00 4 FIELD CHECKED/RECORDED
REV 02/15/01 4 FIELD CHECKED/RECORDED

Table with 2 columns: DATE, REVISIONS. Includes entries for adding file to name to correlate and adding notes to back set back line.

NOTE: Utility locations (water, gas, electrical, telephone, storm sewer, and sanitary sewer) are from field observations and are approximate furnished by the Owner and/or the Owner's Representatives. Neither accuracy nor completeness of the utilities is guaranteed by Urban Engineers, Inc.

Urban Engineers, Inc.
Surveyor's License
No. 1010
Exp. 12/31/2022



Scale: 1"=50'
Scale: 1"=100'

- NOTE:
M-1 ZONING: WAREHOUSE-DISTRIBUTION
PER M-1 ZONING BUILDING SET BACK LINES ARE AS FOLLOWS:
FRONT-30 FT. FROM RIGHT-OF-WAY
SIDE YARD-30 FT. (60 FT. IF ABUTS RESIDENTIAL)
REAR YARD-15 FT. (40 FT. IF ABUTS RESIDENTIAL)
BUILDING SETBACK LINES SHOWN PER ZONING
MAXIMUM HEIGHT 40 FT.
PARKING REQUIREMENT:
MIN ONE SPACE PER 300 SQ. FT. OF OFFICE
MAX ONE SPACE PER 300 SQ. FT. OF OFFICE
MIN ONE SPACE PER 250 SQ. FT. OF WAREHOUSE
MAX ONE SPACE PER 100 SQ. FT. OF WAREHOUSE
ONE SPACE PER 100 SQ. FT. OF SALES OR DISPLAY

REQUIRED HANDICAPPED SPACES: 9
FAX LD. NO. 4897-443
THERE IS A TOTAL OF 439 PARKING SPACES OF WHICH 14 ARE HANDICAPPED SPACES.

LEGAL DESCRIPTION FOR OAKBROOK III
ALL THAT TRACT OR PARCEL OF LAND being and being in Lot 197 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the westerly right-of-way line of Oakbrook Parkway (having a 100-foot right-of-way) with the westerly right-of-way line of Goshen Springs Road (having a 80-foot right-of-way), run thence in a southerly direction along said westerly right-of-way line of Oakbrook Parkway a distance of 102.87 feet to the TRUE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, RUN S 15° 15' 00" E, 100.00 feet to a point, thence North 29° 32' 45" West a distance of 207.23 feet to an iron pin found, thence North 29° 32' 45" West a distance of 510.61 feet to an iron pin found, thence South 60° 32' 45" West a distance of 193.81 feet to an iron pin found, thence North 27° 43' 12" West a distance of 11.08 feet to a point, thence North 29° 32' 45" West a distance of 324.00 feet to a point, said point located in the westerly right-of-way line of Goshen Springs Road (having a 80-foot right-of-way), thence following the right-of-way of Goshen Springs Road, in a southerly direction, North 60° 32' 45" East a distance of 13.46 feet to a point, thence following the right-of-way of Goshen Springs Road in a southerly direction, thence following the right-of-way of Goshen Springs Road, South 29° 32' 45" East a distance of 128.04 feet to an iron pin found located on the westerly right-of-way of Oakbrook Parkway, thence following the westerly right-of-way of Oakbrook Parkway in a southerly direction, South 85° 11' 45" West a distance of 63.81 feet to a iron pin found, said iron pin found being the TRUE POINT OF BEGINNING.

NOTE: CONVEYANCE RIGHTS AS DESCRIBED ABOVE ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
1. Declaration of Cross-Easements for Storage, Inspection and Maintenance, recorded as Deed Book 234, Page 314, attached hereto.
2. Declaration and Grant of Reciprocal Access and Parking Easements by AP Southern Berthel Partners L.P. and November 22, 1991, 1011 November 23, 1991, and recorded as Deed Book 1954, Page 118, attached hereto.

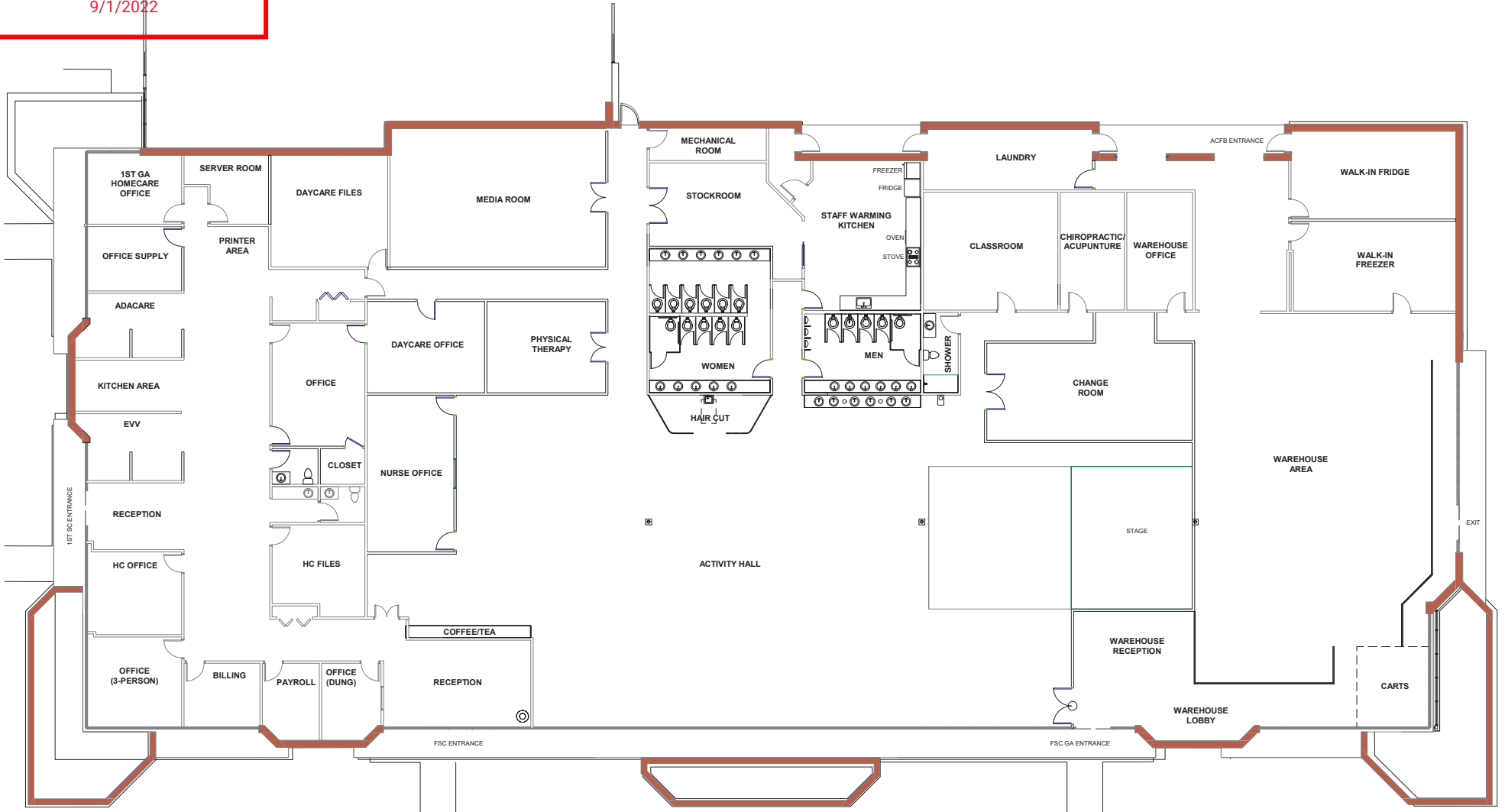
(CONTINUED AT LEFT)

ALTA/ACSM LAND TITLE SURVEY
WRIGHTWOOD CAPITAL LENDER LLC
SVN OAKBROOK I-V, LLC
TRISAIL CAPITAL CORPORATION / SOUTH CHARLES INVESTMENT CORPORATION AND CHICAGO TITLE INSURANCE COMPANY

OAKBROOK III
LAND LOT 197, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA
PREPARED BY:
URBAN ENGINEERS, INC.
1904 MONROE DR., SUITE 100
ATLANTA, GEORGIA 30324
SCALE: 1"=50' DATE: 8-24-03
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20th August, 2022

RE: Letter of Intent seeking approval for Special Use of Adult Daycare
at 5555 Oakbrook Pkwy Building 500 Norcross, GA 30093

Dear Madam Commissioner and Gwinnett County Planners and Zoning Board:

I am writing this letter to seek your approval to allow Special Use Permit for Adult Daycare at address 5555 Oakbrook Pkwy Building 500 Norcross, GA 30093 which currently zoned M-1. There are six reasons why we are seeking this special use permit are as follow:

1. **Need Space, Increase Services:** We have outgrown our current 11,000 SF location at 7116 Peachtree Industrial Blvd. Building 4 Norcross, GA 30071 which we have operated for the last five years. We are needing additional space to serve our clients in adult day health service as licensed and regulated by the Georgia Department of Community Health as Community Care Providers. We also need additional office space for our growing office personnel to better serve our growing clientele. In an effort to add additional services to our adult daycare service, we are needing more space to expand our services to meet our members needs (i.e. physical therapy, occupational therapy and additional recreational and activity areas). This location will meet our needs because it is an ideal size (25,217 SF) that is hard to find in the city of Norcross which is conveniently located and central to serve our clients who comprised mainly of Gwinnett County residents residing mostly in Norcross, Lilburn and Lawrenceville cities.
2. **Limited availability of location with large SF for lease:** Availability of such large space in an ideal location such as this is hard to come by and therefore approval of special use permit for this site is much needed to allow us to better serve our elderly members who can not commute long distance.
3. **A norm, not an exception:** Being that there are other adult daycare facilities in existence already in nearby office complexes similar to us a short distance from our new site, we will not be an exception but rather a norm therefore approving special use of daycare for our new site is not an exception but a norm. These adult daycares are stone throw away from us. They are:
 - Adult daycare such as MDC Healthcare 4165 Shackleford Rd, Norcross, GA 30093,
 - Seva Adult Daycare locates at 5675 Jimmy Carter Blvd Suite Norcross, GA 30093,
 - Atlanta Adult Day Health Care Center locates at 6000 Live Oak Pkwy Norcross, GA 30093,
 - Wholecare Wellness Adult Daycare Center 5390 Peachtree Industrial Blvd, Norcross, GA 30071,
 - Ebenezer Healthcare Services 1750 Beaver Run Rd suite 100, Norcross, GA 30093,
 - Loving Hands Senior Center 4155 Shackleford Rd #200, Norcross, GA 30093 and
 - Joynus Care 3120 Crossing Park NW, Norcross, GA 30071.
4. **Food delivery service:** At the commencement of the state of emergency due to COVID-19 in February 2020, when quarantine was strictly enforced and seniors were discouraged from congregating and from shopping in grocery stores, First Senior Center rise to the occasion and saved the lives of hundreds of seniors by delivered restaurant bought lunches and free groceries at no cost to them especially those who have mobility issues and limited access to transportation. FSC became essential to keep seniors fed and safe at home. As of July 2022, over 110,000 portions of lunch and snacks have been delivered to seniors houses. Over half a million pounds of groceries have also been delivered by our six drivers once a week to the front doors of seniors. FSC grew into a food delivery center addressing the immediate needs of the most vulnerable population: over 65 years old, immune compromised seniors at nursing level of care.
5. **Public facility -Vaccination site.** When FDA approved Pfizer vaccines in January 2021, FSC rise to the occasion and became the to-go place for COVID-19 vaccination when COVID-19 vaccine was still scare. FSC got its first 500 Pfizer vaccines in February 3,2022, through collaboration with healthcare professionals as referred by Gwinnett County Health Department, through eight clinics hosted, over 4,000 immune compromised individuals were vaccinated at FSC. In

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In addition FSC offered its site at no cost for healthcare providers to conduct COVID-19 testing and COVID-19 antibody testing too at no cost to the community. FSC became a public facility saving many lives in the process. FSC not only was essential but critical to help stop the spread of COVID-19 within Gwinnett County where most participants in our COVID-19 vaccination clinics were Gwinnett residents.

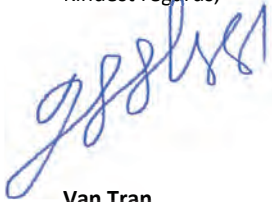
6. **Food Pantry Services.** As the pandemic dragged on with many variants of COVID-19 viruses still infecting our community, FSC stay committed to the community it serves and the many lives it saved by turning once a daycare full time to a food pantry full time partnering with Gwinnett County Community and Senior Services for the distribution of hundreds of produce boxes monthly, to partnering with Department of Family and Children Services through partnering with the Atlanta Community Food Bank for the USDA senior supplement dry food boxes to obtaining emergency funds from Gwinnett County in the Emergency Relief Fund subsidize the cost of buying food from the Atlanta Community Food Bank at deep discount so our food pantry can meet the needs of 3,100 food insecure households it currently serves monthly through its weekly food distribution. In the last ten months, we have distributed close to 2.5 million pounds of food. According to the Atlanta Community Food Bank, we rank 2nd out of 600 food pantries in Georgia with the highest pounds distributed monthly in the last 10 months consistently.

In preparation for Telehealth phasing out slowly, First Senior Center needs its space back to operate its daycare service in full operation leaving our food pantry operation in jeopardy of termination. We can not fail to meet the needs of thousands of households which have depended on us weekly for food. Our decision to move to a larger facility to accommodate both the daycare and food pantry service was a hard decision to make both from the logistic side to financially too but a much needed solution to address the needs of the many who lives depend on us daily.

It is my hope that Gwinnett County see the good that First Senior Center has done and still does through the services we provided to the community as written above and provide us much needed support by quickly approve this Special Use for Daycare for this site so we can move forward to complete a buildout for this site on a timely basis because our Landlord has given us a hard deadline to obtain approval of a special use permit by November 15, 2022 or our lease which we just executed will be terminated after this date if Gwinnett County does not approve this special use permit by then. Therefore time is of essence and critical to us. Please help us so we can help thousands of lives depend on us daily.

Thank you in advance for your assistance to this important matter. It is much needed and appreciated. We look forward to favorable response from you soon.

Kindest regards,



Van Tran
Executive Director
First Senior Center, LLC
FSC Healthcare, LLC