

REZONING APPLICATION

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|--|---|
| NAME: <u>ANATOLIY ISKHAKOV</u> | NAME: <u>ANATOLIY ISKHAKOV</u> |
| ADDRESS: <u>5054 SINGLETON RD</u> | ADDRESS: <u>5054 SINGLETON RD</u> |
| CITY: <u>NORCROSS</u> | CITY: <u>NORCROSS</u> |
| STATE: <u>GEORGIA</u> ZIP: <u>30093</u> | STATE: <u>GEORGIA</u> ZIP: <u>30093</u> |
| PHONE: <u>770-912-4044</u> | PHONE: <u>770-912-4044</u> |
| CONTACT PERSON: <u>Sinh Bui</u> PHONE: <u>404-906-8430</u> | |
| CONTACT'S E-MAIL: <u>sinh_bui@yahoo.com</u> | |

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 REQUESTED ZONING DISTRICT: O-1

LAND DISTRICT(S): 6 LAND LOT(S): 186 ACREAGE: 1.9818

ADDRESS OF PROPERTY: 5064 Singleton Rd., Norcross, GA 30093

PROPOSED DEVELOPMENT: Low Income Senior Housing Center (continuing care retirement community)

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|---|------------------------------|
| No. of Lots/Dwelling Units <u>up to 530</u> | No. of Buildings/Lots: _____ |
| Dwelling Unit Size (Sq. Ft.): <u>mostly 540 sq ft per</u> | Total Building Sq. Ft. _____ |
| Gross Density: <u>up to 267 units/acre</u> | Density: _____ |
| Net Density: <u>up to 267 units/acre</u> | |

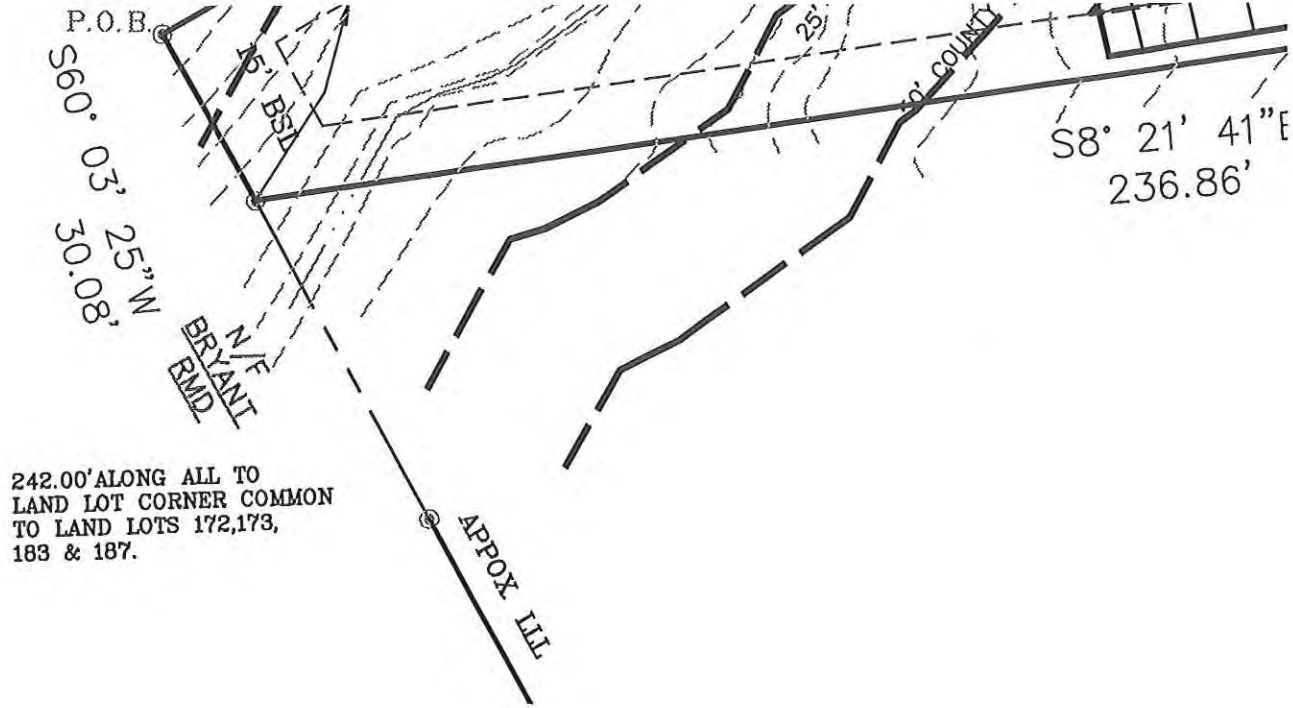
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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RZC '14 0 1 2

MAY 02 2014

Planning & Development



RZC '14 0 1 2

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

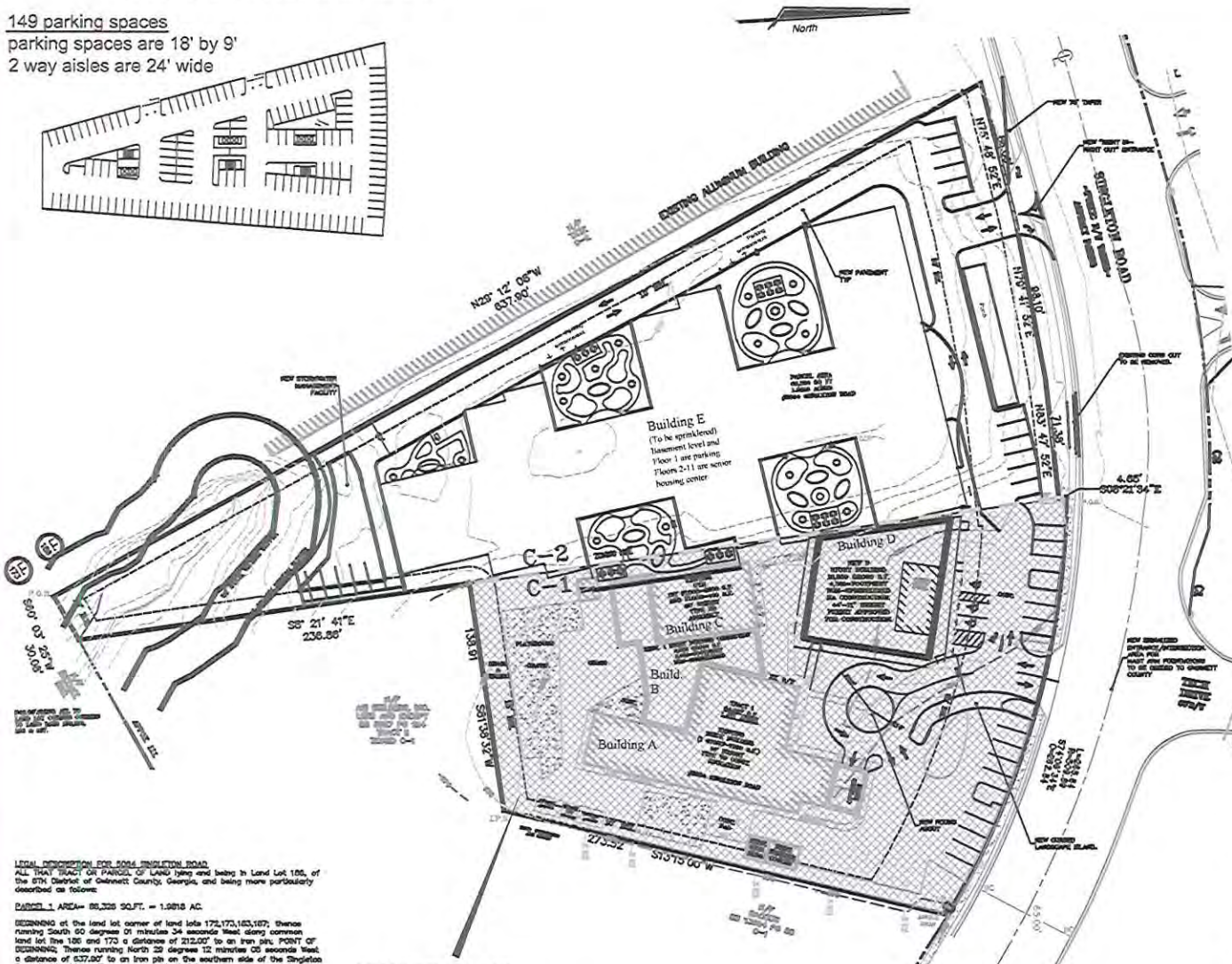
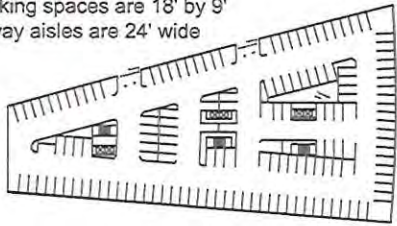
PARCEL 1 AREA= 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 minutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates, inc. dated 11/14/08.

RZC-2014-00012

UNDERGROUND PARKING SCHEMATIC

149 parking spaces
parking spaces are 18' by 9'
2 way aisles are 24' wide



ZONING:
COMMERCIAL C-1 - 5054 SINGLETON ROAD
RETRACTED C-1 & C-2 FRONT: 50'
SIDE: 10'
REAR: 15'

C-2 - 5054 SINGLETON ROAD
TOTAL AREA:
TOTAL PARCEL AREA(5054) = 1.28 AC. (56,238 S.F.)
EXISTING BRICK BUILDING AREA (A) = 7,200 S.F.
CONCRETE DRIVE AREA (D) = 552 S.F.
APPROVED/UNDER CONSTRUCTION (B) = 3,622 S.F.
EXISTING GYM AREA (C) = 2,700 SQ. FT.
APPROVED POOL BUILDING (D) = 16,138 S.F.
EXISTING APPROVED AREAS = 33,003 S.F.)

PROPOSED BUILDING ON 5054 SINGLETON ROAD
NEW BRICK BUILDING (A) AREA = 35,000 S.F. (PLANNED)
CONCRETE DRIVE AREA (D) = 552 S.F. (EXISTING)
LEVEL 1 = LEVEL 1 = 15 SPACES OF NEW SPACES
INCREASED FROM 103 SPACES/LEVEL = 210 SPACES TOTAL
TOTAL UNDER AREA = 50,000 S.F. OF NEW SPACE.

PARKING TOTAL:
C-1 PARKING CALCULATIONS (BUILDINGS A-D)
18'x9' SPACES (MINIMUM) 21,000 / 200 = 105
18'x9' SPACES (MAXIMUM) 21,000 / 100 = 210
OVERALL TOTALS - 315 (105-210)

C-2 PARKING CALCULATIONS (BUILDING E)
BUILDING E PARKING CALCULATIONS
210 SPACES (18'x9' SPACES/210 = 10 SPACES
OR SPACES FOR GARAGE AND DRIVE)

= 105+210 = 315 SPACES
= 105+210 = 315 SPACES

LEGEND
These standard symbols will be found in the drawings.

- ▲ TRANSFER POINT
- FIRE ALARM POINT
- DIM PILE SET
- DIM PILE FOUND
- COUCH MARK
- CURB MARK
- CITY TREE
- LIGHT POLE
- SIGN
- TRUCK SIGN
- SPOT ELEVATION
- SAND WOOD (S.W.)
- FIRE SIGN
- DIM. OVER ELEVATION
- ONE SIGN
- WATER SIGN
- ELECTRICAL, FIRE
- FIRE ELEVATION
- POWER SIGN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- OVERHEAD WATER LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- UNDERGROUND PIPELINE

SURVEY DATA:
AS-BUILT SURVEY BY GRANT SHEPHERD & ASSOCIATES
FOR AGI BUILDERS, INC. DATED 11-14-2008.

NO REPRODUCTIONS OF THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF AGI BUILDERS, INC.



LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD.
ALL THAT TRACT OR PARCEL OF LAND being and being in Land Lot 105, of the 5TH District of Chatham County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA = 86,238 SQ.FT. = 1.2818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 00 degree 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; thence running North 22 degree 12 minutes 05 seconds West a distance of 637.00' to an iron pin on the southern side of the Singleton Road Right of Way; thence running North 75 degree 48 minutes 22 seconds West 30.00 feet; thence running North 75 degree 41 minutes 22 seconds 30.10 feet; thence North 33 degree 47 minutes 52 seconds East a distance of 71.25 feet to a 1/2" rebar; thence running South 8 degree 21 minutes 34 seconds east a distance of 357.00' to an iron pin; thence South 8 degree 21 minutes 41 seconds a distance of 226.25 feet; to an iron pin; thence running North 00 degree 3 minutes 22 seconds east a distance of 30.00' to the POINT OF BEGINNING according to a survey by Grant Sheppard and Associates, Inc. dated 11/14/08.

5054 Singleton Rd. is not part of this rezoning, however, the round about will be constructed as shown to support 5064 Singleton Rd.

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL SPECIALTY
PREPARED BY:
Abbott
Contact: Chuck Abbott P.E.
770-815-7160
chuck@abbottconcepts.com

OWNER/DEVELOPER:
AGI BUILDERS, INC.
1450 Elm Creek Lane
Norcross, GA 30093
24 Hr. Contact: Mr. Anthony Ishakovic
P: 770-912-4044 / F: 770-931-8591

ZONING SITE PLAN NO.:
K.D. TOWERS
NEW SENIOR HOUSING CENTER

GANNETT COUNTY, GEORGIA
LAND LOT 105 OF THE 5TH DISTRICT, PARCEL 1&1B 012
CITY Address: 5054 Singleton Rd. COUNTY
PROJECT #



Scale: for the first 3000'
Date: none
Calc: JWS
Title: 10050BC
Sheet: 4-07
Sheet: **C1**

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MAY 0 2 2014
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MAY 02 2014

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RZC '14 0 1 2



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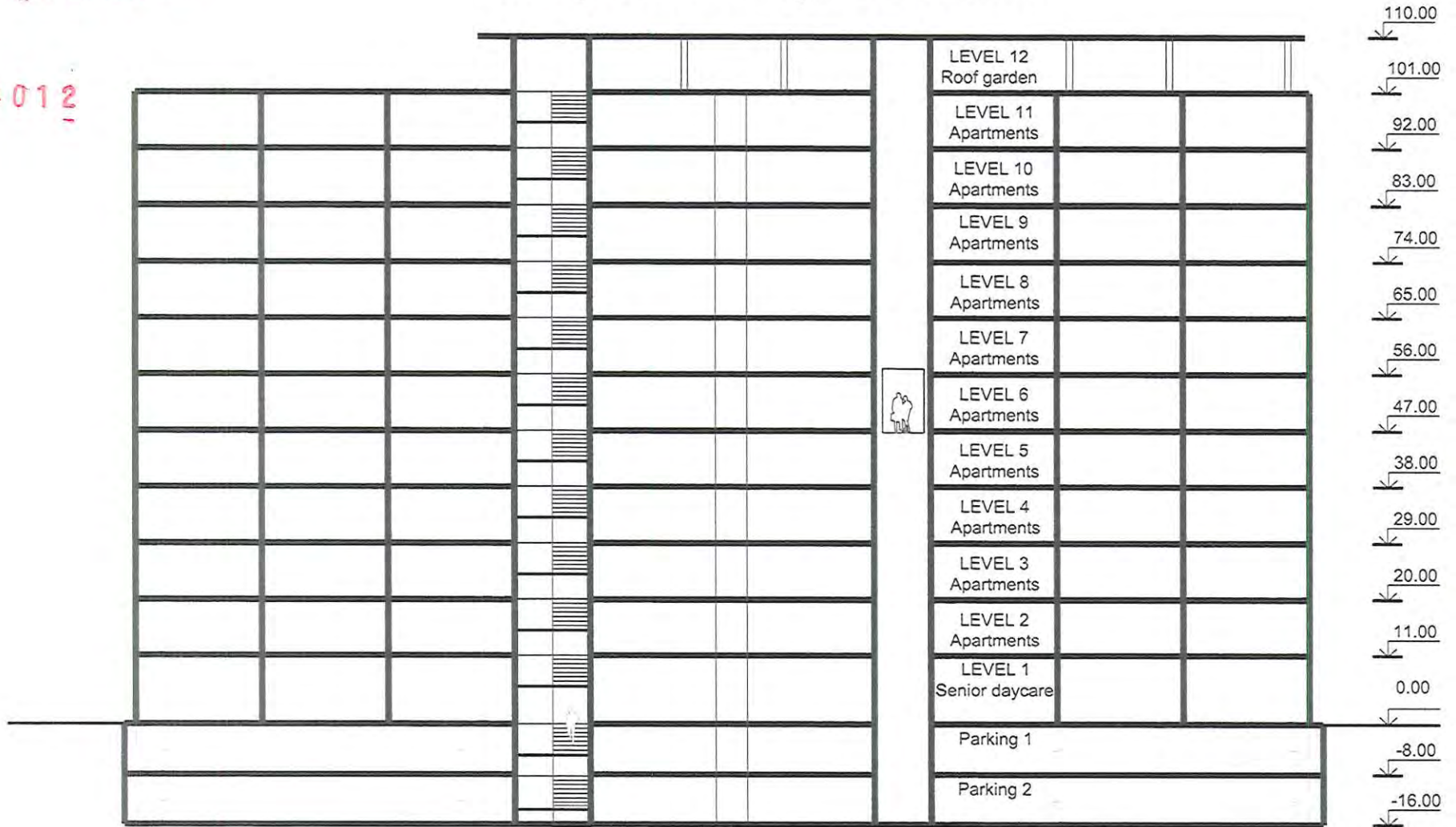
MAY 02 2014

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KD TOWERS – SENIOR HOUSING CENTER PROJECT

Proposed Height Increase

RZC '14 012



186'

1

8

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, it ties into existing adjacent King David Community Center (part of our integrated vision)

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

No, we believe it will not adversely affect adjacent or nearby property

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

The property to be affected has optimal economic use if proposed special use permit is approved

as it will facilitate an integrated vision of caring for low income elderly

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Due to the in-house population being elderly (62+ but most likely will be much older), the proposed use will not cause excessive use.

We have already factored in a new traffic light planned by Gwinnett County DOT.

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

We believe it is.

- (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:

We believe this proposed use - together with our adjacent property at 5054 Singleton - can be

developed to realize an integrated vision to everyone's benefit.

LETTER OF INTENT

King David Community Center (KDCC) is requesting the approval of a rezoning (to O-I) application and two special use permits (low income senior housing center, maximum height increase) for the development on our site at 5064 Singleton Road.

King David Community Center is a non-profit organization that has been caring for low income seniors through a variety of services since 1998. In Gwinnett County (and throughout metro Atlanta), there is - and projects to be - a substantial shortage of adequate low income senior housing. Many of today's elderly must blend in to 'non-senior friendly' living arrangements. The facilities that do exist are outdated and ill-fitted. KDCC is qualified to meet this need.

Our vision for this project is for an integrated community offering integrated care – an 'International Village' serving all low income seniors but especially those of diverse cultural background. At this integrated community, low income seniors will be able to 'live, play and age' in place. The project includes Section 8 senior housing apartments, facilities for our other services such as adult day care, and a small retail component (such as pharmacy, gift shop, salon) serving the in-house population. Our project will incorporate the latest knowledge on facility and programming to serve low income seniors. Moreover, we plan to utilize the most forward-looking construction principles (energy efficiency, green technology, water usage, etc). It is our hope that this modern, high profile project will spearhead the revitalization of the area.

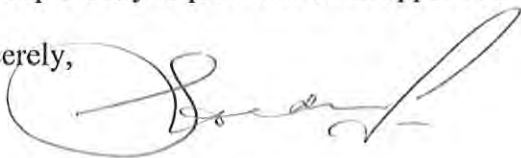
The details of the proposed use include:

- The acreage of this site is 1.98 acres (86,326 sq ft)
- Our requests:
 - Current zoning is C-2. Requesting a rezoning classification to O-I
 - Special use as Low Income Senior Housing Center (continuing care)
 - Special use increase from 35ft to 110ft maximum height
 - Elimination of 25 ft impervious buffer adjacent to stream located on property
- Resulting in:
 - up to 530 senior housing units
 - gross density up to 267 units per acre
 - number of parking spaces up to 191

This is an important project that underscores multiple items on Gwinnett County's development agenda. It serves as a prime example of Gwinnett County's efforts to care for low income, for the elderly, for the environment, for economic development and cultivating our international image.

We respectfully request that these applications are granted.

Sincerely,



Anatoliy Iskhakov – President
King David Community Center

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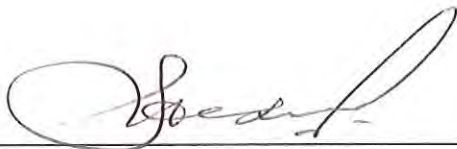
MAY 02 2014

RZC '14 012

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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

05.02.14

Date

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title



Signature of Notary Public

Date

Notary Seal



RZC '14 0 1 2

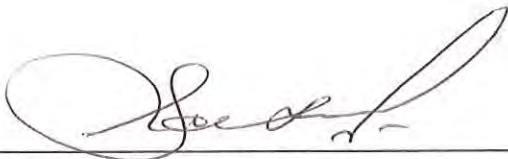
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MAY 02 2014

Planning & Development

REZONING 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.



05.02.14.

Signature of Property Owner

Date

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title



05/02/2014

Signature of Notary Public

Date



Notary Public

RZC '14 012

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MAY 02 2014

Planning & Development

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a 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.

Anatoliy Iskhakov 05.02.14 ANATOLIY ISKHAKOV -- PRESIDENT
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Helizaveta Kusayeva 05/02/2014
 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 ANATOLIY ISKHAKOV -- PRESIDENT
 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. RZC '14 0 1 2

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 186 - 012
 (Map Reference Number) District Land Lot Parcel



 Signature of Applicant _____ Date 05.02.14

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title

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)


 NAME _____ TITLE TSA II

5-2-2014
 DATE

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RZC '14 012

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SPECIAL USE PERMIT APPLICATION

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

| APPLICANT INFORMATION | OWNER INFORMATION* |
|--|---|
| NAME: <u>ANATOLIY ISKHAKOV</u> | NAME: <u>ANATOLIY ISKHAKOV</u> |
| ADDRESS: <u>5054 SINGLETON RD</u> | ADDRESS: <u>5054 SINGLETON RD</u> |
| CITY: <u>NORCROSS</u> | CITY: <u>NORCROSS</u> |
| STATE: <u>GEORGIA</u> ZIP: <u>30093</u> | STATE: <u>GEORGIA</u> ZIP: <u>30093</u> |
| PHONE: <u>770-912-4044</u> | PHONE: <u>770-912-4044</u> |
| CONTACT PERSON: <u>Sinh Bui</u> PHONE: <u>404-906-8430</u> | |
| CONTACT'S E-MAIL: <u>sinh_bui@yahoo.com</u> | |

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

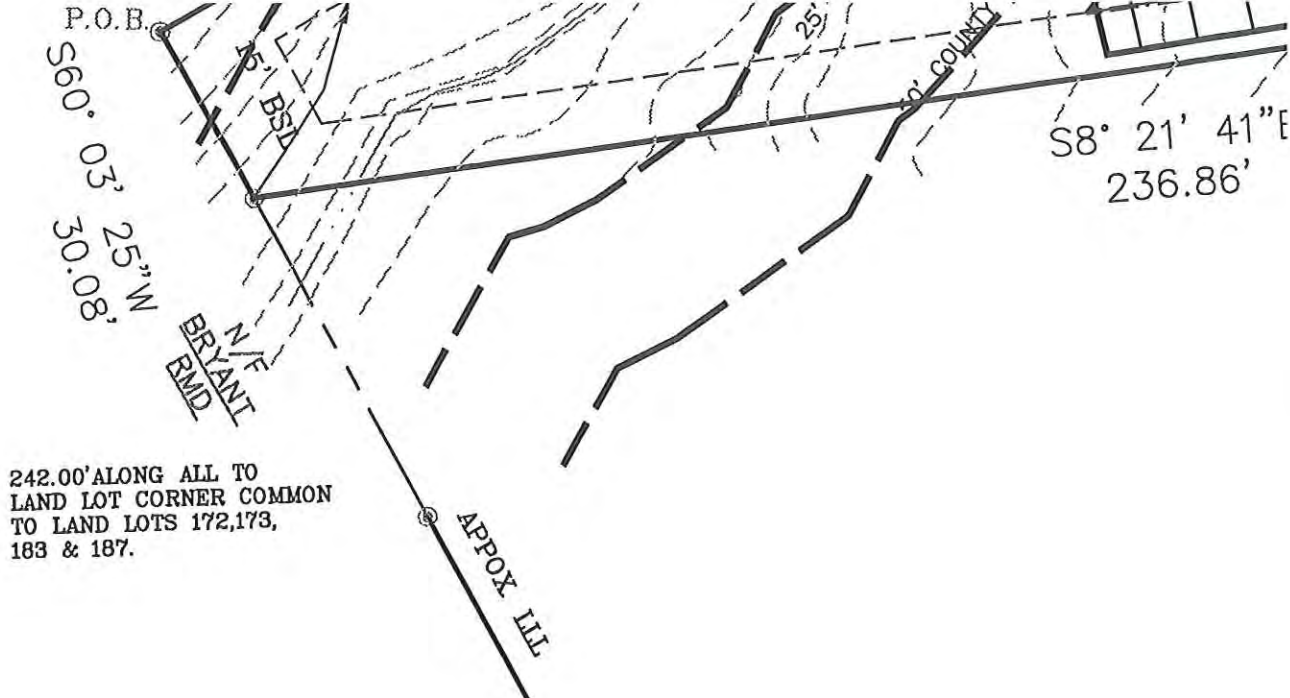
| APPLICANT IS THE: | |
|---|--|
| <input type="checkbox"/> OWNER'S AGENT | <input checked="" type="checkbox"/> PROPERTY OWNER |
| <input type="checkbox"/> CONTRACT PURCHASER | |
| EXISTING/PROPOSED ZONING: <u>C-2/O-I</u> BUILDING/LEASED SQUARE FEET: _____ | |
| LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>186</u> ACREAGE: <u>1.9818</u> | |
| ADDRESS OF PROPERTY: <u>5064 Singleton Rd., Norcross, GA 30093</u> | |
| SPECIAL USE REQUESTED: <u>Low Income Senior Housing Center (continuing care)</u> (also requesting: rezoning to O-I; special use height increase to 110 ft maximum) | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP '14 0 2 7

MAY 0 2 2014



242.00' ALONG ALL TO
 LAND LOT CORNER COMMON
 TO LAND LOTS 172,173,
 183 & 187.

RZC '14 0 1 2

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 minutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates , inc. dated 11/14/08.

SUP 2014-00027

Abbott
&
Concepts
Design, Inc.

4171 Sims Ct.
Tucker, GA 30084

CONTACT: Chuck Abbott P.E.
770-615-7160
chuck@abbottconcepts.com

PREPARED BY
Abbott
&
Concepts
Design, Inc.

4171 Sims Ct.
Tucker, GA 30084

OWNER/DEVELOPER:
AGI BUILDERS, INC.
1450 Elm Creek Lane
Norcross, GA 30093
P: 770-912-4044 / F: 770-931-8591

PROJ. #
CITY
COUNTY

NEW SENIOR HOUSING CENTER
K.D. TOWERS

PROJ. #
CITY
COUNTY

NEW SENIOR HOUSING CENTER
K.D. TOWERS

PROJ. #
CITY
COUNTY

NEW SENIOR HOUSING CENTER
K.D. TOWERS

PROJ. #
CITY
COUNTY

NEW SENIOR HOUSING CENTER
K.D. TOWERS

PROJ. #
CITY
COUNTY

NEW SENIOR HOUSING CENTER
K.D. TOWERS



ZONING:
COMMERCIAL C-1 - 5004 SINGLETON ROAD

SETBACKS C-1 & C-2 FRONT: 20' REAR: 15'

C-2 - 5004 SINGLETON ROAD

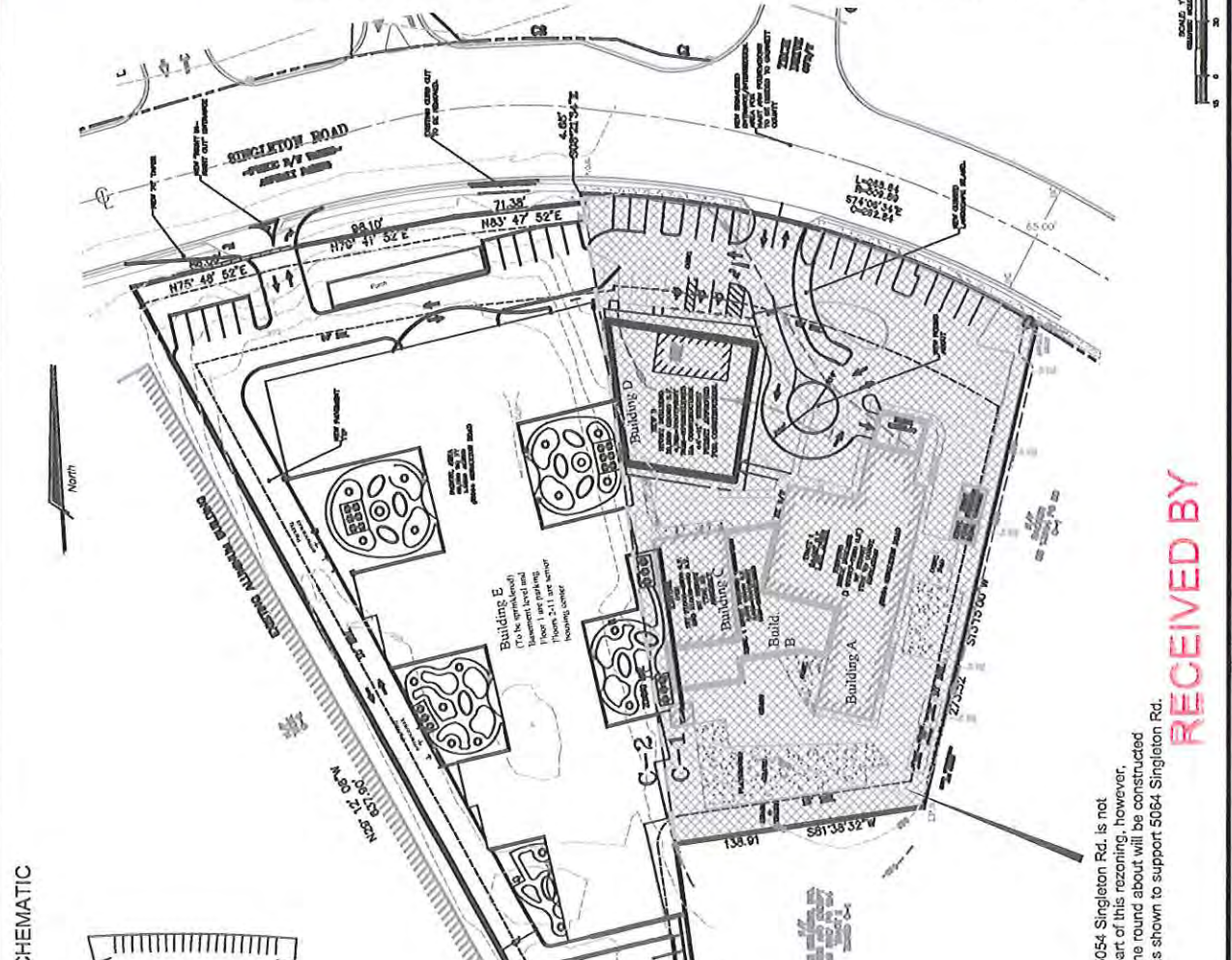
TOTAL AREA:
TOTAL PARCEL AREA/USEABLE TOE AC. (64,200 S.F.)
CONTRIBUTED STRUCTURES 5004 SINGLETON RD.
AND REAR BELIEVE AREA (147,720 S.F.)
APPROVED/UNDER CONSTRUCTION (50) - 1,400 S.F.
CONTRIBUTED STRUCTURES 5004 SINGLETON RD.
AND REAR BELIEVE AREA (147,720 S.F.)
APPROVED/UNDER CONSTRUCTION (50) - 1,400 S.F.

PARKING TOTALS:
C-1 PARKING CALCULATIONS (BUILDINGS A-D)
5004 SINGLETON ROAD 3000 / 200 = 15
5004 SINGLETON ROAD 3000 / 200 = 15
5004 SINGLETON ROAD 3000 / 200 = 15
5004 SINGLETON ROAD 3000 / 200 = 15
TOTAL PARKING SPACES = 60

LEGEND

These standard symbols of the Georgia Department of Transportation are used in this drawing:

- 1 - 1" = 10' CURB
- 2 - 1" = 10' SIDEWALK
- 3 - 1" = 10' DRIVEWAY
- 4 - 1" = 10' DRIVEWAY
- 5 - 1" = 10' DRIVEWAY
- 6 - 1" = 10' DRIVEWAY
- 7 - 1" = 10' DRIVEWAY
- 8 - 1" = 10' DRIVEWAY
- 9 - 1" = 10' DRIVEWAY
- 10 - 1" = 10' DRIVEWAY
- 11 - 1" = 10' DRIVEWAY
- 12 - 1" = 10' DRIVEWAY
- 13 - 1" = 10' DRIVEWAY
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- 21 - 1" = 10' DRIVEWAY
- 22 - 1" = 10' DRIVEWAY
- 23 - 1" = 10' DRIVEWAY
- 24 - 1" = 10' DRIVEWAY
- 25 - 1" = 10' DRIVEWAY
- 26 - 1" = 10' DRIVEWAY
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- 36 - 1" = 10' DRIVEWAY
- 37 - 1" = 10' DRIVEWAY
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- 41 - 1" = 10' DRIVEWAY
- 42 - 1" = 10' DRIVEWAY
- 43 - 1" = 10' DRIVEWAY
- 44 - 1" = 10' DRIVEWAY
- 45 - 1" = 10' DRIVEWAY
- 46 - 1" = 10' DRIVEWAY
- 47 - 1" = 10' DRIVEWAY
- 48 - 1" = 10' DRIVEWAY
- 49 - 1" = 10' DRIVEWAY
- 50 - 1" = 10' DRIVEWAY



UNDERGROUND PARKING SCHEMATIC

149 parking spaces
parking spaces are 18' by 9'
2 way aisles are 24' wide

5054 Singleton Rd. is not part of this rezoning, however, the round about will be constructed as shown to support 5064 Singleton Rd.

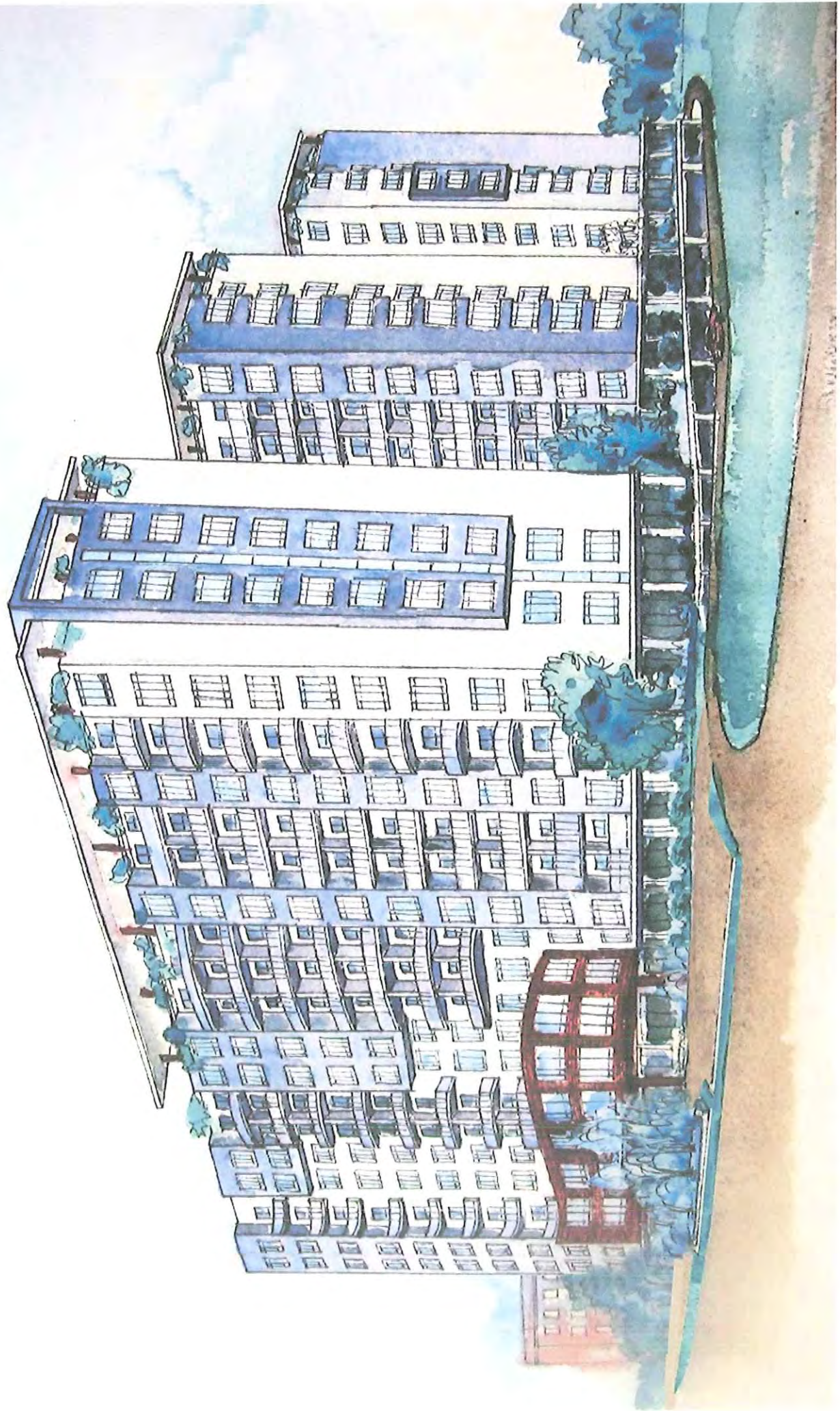
LEGEND

These standard symbols of the Georgia Department of Transportation are used in this drawing:

- 1 - 1" = 10' CURB
- 2 - 1" = 10' SIDEWALK
- 3 - 1" = 10' DRIVEWAY
- 4 - 1" = 10' DRIVEWAY
- 5 - 1" = 10' DRIVEWAY
- 6 - 1" = 10' DRIVEWAY
- 7 - 1" = 10' DRIVEWAY
- 8 - 1" = 10' DRIVEWAY
- 9 - 1" = 10' DRIVEWAY
- 10 - 1" = 10' DRIVEWAY
- 11 - 1" = 10' DRIVEWAY
- 12 - 1" = 10' DRIVEWAY
- 13 - 1" = 10' DRIVEWAY
- 14 - 1" = 10' DRIVEWAY
- 15 - 1" = 10' DRIVEWAY
- 16 - 1" = 10' DRIVEWAY
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- 45 - 1" = 10' DRIVEWAY
- 46 - 1" = 10' DRIVEWAY
- 47 - 1" = 10' DRIVEWAY
- 48 - 1" = 10' DRIVEWAY
- 49 - 1" = 10' DRIVEWAY
- 50 - 1" = 10' DRIVEWAY

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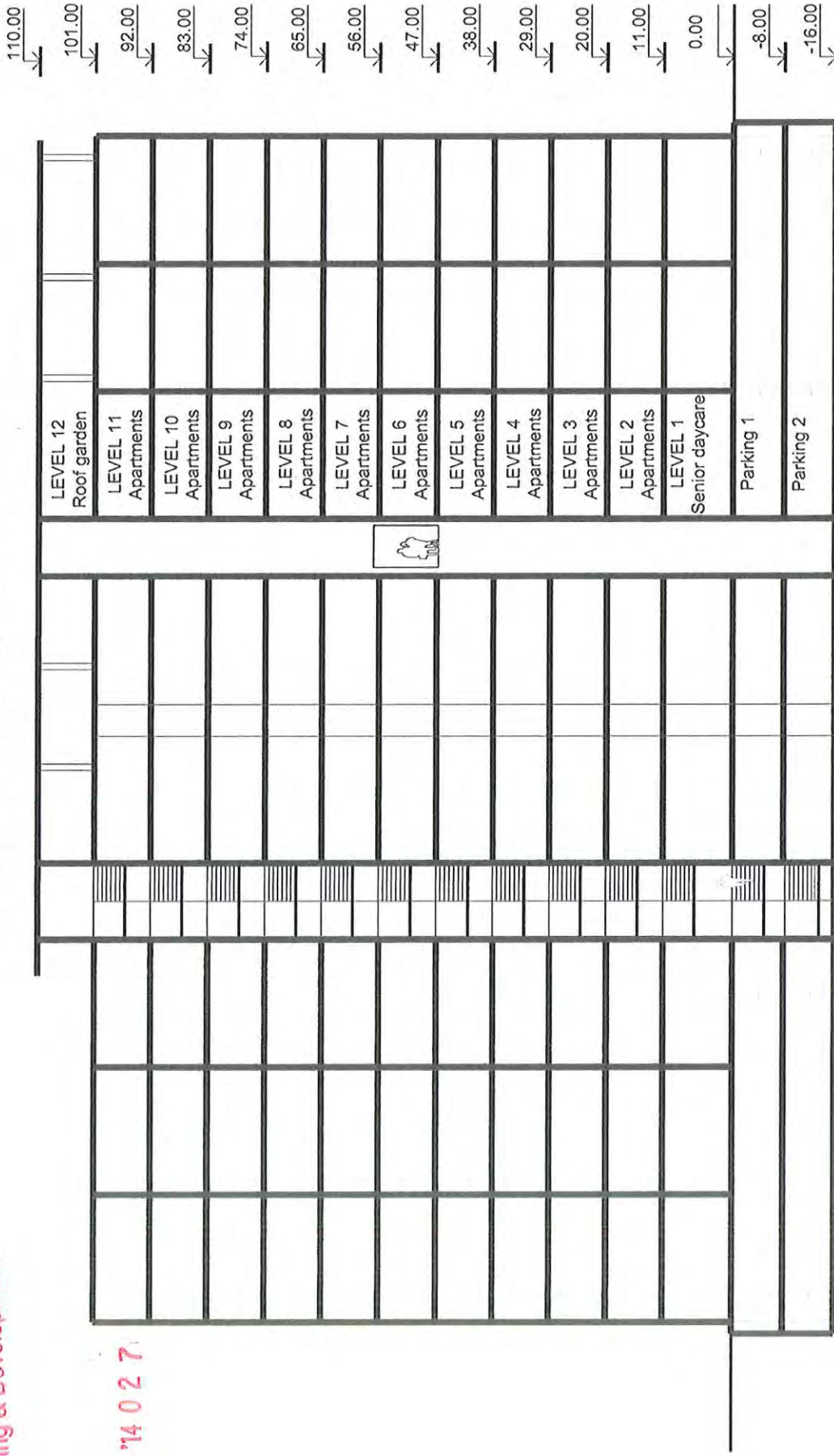
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Planning & Development

KD TOWERS – SENIOR HOUSING CENTER PROJECT

Proposed Height Increase



SUP '14 027

186'

1

8

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, it ties into existing adjacent King David Community Center (part of our integrated vision)

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

No, we believe it will not adversely affect adjacent or nearby property

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

The property to be affected has optimal economic use if proposed special use permit is approved
as it will facilitate an integrated vision of caring for low income elderly

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Due to the in-house population being elderly (62+ but most likely to be much older), the proposed use will not cause excessive use.
We have already factored in a new traffic light planned by Gwinnett County DOT.

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

We believe it is in conformity.

- (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:

We believe this proposed use - together with our adjacent property at 5054 Singleton - can be
developed to realize an integrated vision to everyone's benefit.

RECEIVED BY

MAY 02 2014

SUP '14 027

Planning & Development

LETTER OF INTENT

King David Community Center (KDCC) is requesting the approval of a rezoning (to O-I) application and two special use permits (low income senior housing center, maximum height increase) for the development on our site at 5064 Singleton Road.

King David Community Center is a non-profit organization that has been caring for low income seniors through a variety of services since 1998. In Gwinnett County (and throughout metro Atlanta), there is - and projects to be - a substantial shortage of adequate low income senior housing. Many of today's elderly must blend in to 'non-senior friendly' living arrangements. The facilities that do exist are outdated and ill-fitted. KDCC is qualified to meet this need.

Our vision for this project is for an integrated community offering integrated care – an 'International Village' serving all low income seniors but especially those of diverse cultural background. At this integrated community, low income seniors will be able to 'live, play and age' in place. The project includes Section 8 senior housing apartments, facilities for our other services such as adult day care, and a small retail component (such as pharmacy, gift shop, salon) serving the in-house population. Our project will incorporate the latest knowledge on facility and programming to serve low income seniors. Moreover, we plan to utilize the most forward-looking construction principles (energy efficiency, green technology, water usage, etc). It is our hope that this modern, high profile project will spearhead the revitalization of the area.

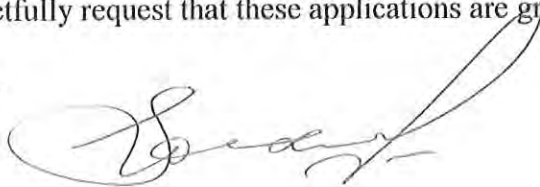
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- Our requests:
 - Current zoning is C-2. Requesting a rezoning classification to O-I
 - Special use as Low Income Senior Housing Center (continuing care)
 - Special use increase from 35ft to 110ft maximum height
 - Elimination of 25 ft impervious buffer adjacent to stream located on property
- Resulting in:
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This is an important project that underscores multiple items on Gwinnett County's development agenda. It serves as a prime example of Gwinnett County's efforts to care for low income, for the elderly, for the environment, for economic development and cultivating our international image.

We respectfully request that these applications are granted.

Sincerely,



Anatoliy Iskhakov – President
King David Community Center

SUP '14 0 2 7

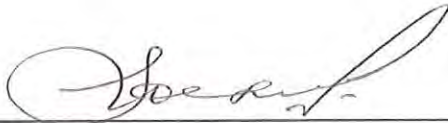
RECEIVED BY

MAY 0 2 2014

Planning & Development

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.



05.02.14.

Signature of Applicant

Date

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title



05/02/2014

Signature of Notary Public

Date



SUP '14 0 2 7.

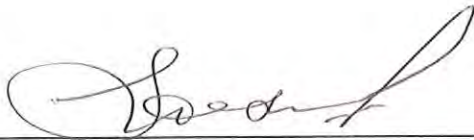
RECEIVED BY

MAY 0 2 2014

Planning & Development

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.



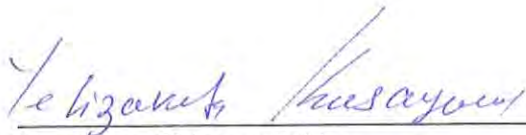
05/02/14

Signature of Property Owner

Date

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title



05/02/2014

Signature of Notary Public

Date



SUP '14 0 2 7

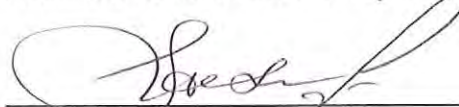
RECEIVED BY

MAY 0 2 2014

Planning & Development

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.

 05.02.14. ANATOLIY ISKHAKOV -- PRESIDENT
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 05/02/2014
 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 ANATOLIY ISKHAKOV -- PRESIDENT
 YOUR NAME

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

| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|--|---|--|
| | | |
| | | |
| | | |

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

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MAY 02 2014

SUP '14 027

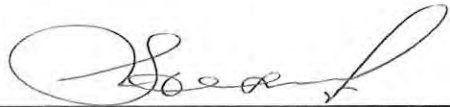
Planning & Development

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.**

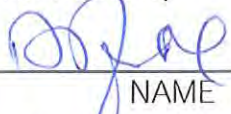
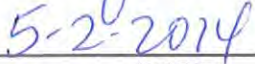
PARCEL I.D. NUMBER: 6 - 186 - 012
(Map Reference Number) District Land Lot Parcel

 _____ 05.02.14
Signature of Applicant Date
ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title

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)

 _____ TSA II
NAME TITLE
 _____
DATE

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MAY 02 2014
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SUP '14 0 2 7
8



SPECIAL USE PERMIT APPLICATION

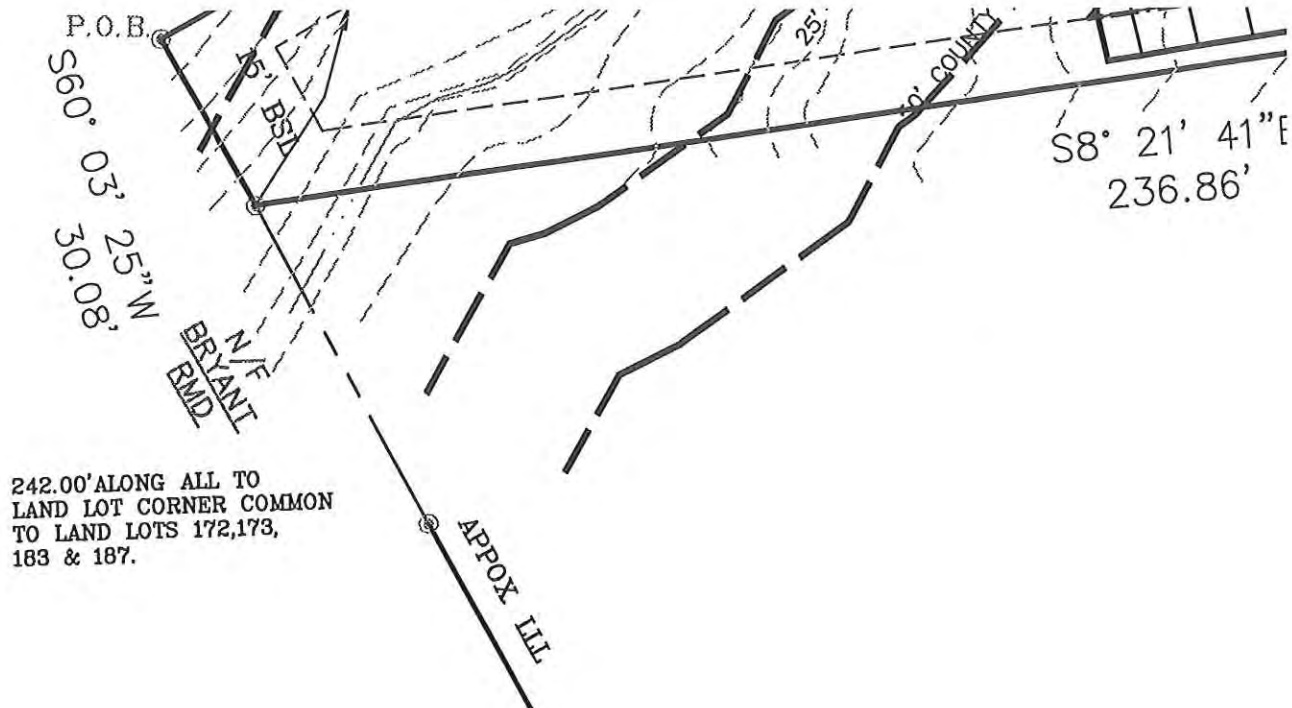
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

| APPLICANT INFORMATION | OWNER INFORMATION* |
|--|---|
| NAME: <u>ANATOLIY ISKHAKOV</u> | NAME: <u>ANATOLIY ISKHAKOV</u> |
| ADDRESS: <u>5054 SINGLETON RD</u> | ADDRESS: <u>5054 SINGLETON RD</u> |
| CITY: <u>NORCROSS</u> | CITY: <u>NORCROSS</u> |
| STATE: <u>GEORGIA</u> ZIP: <u>30093</u> | STATE: <u>GEORGIA</u> ZIP: <u>30093</u> |
| PHONE: <u>770-912-4044</u> | PHONE: <u>770-912-4044</u> |
| CONTACT PERSON: <u>Sinh Bui</u> PHONE: <u>404-906-8430</u> | |
| CONTACT'S E-MAIL: <u>sinh_bui@yahoo.com</u> | |

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

| APPLICANT IS THE: | |
|--|--|
| <input type="checkbox"/> OWNER'S AGENT | <input checked="" type="checkbox"/> PROPERTY OWNER |
| <input type="checkbox"/> CONTRACT PURCHASER | |
| EXISTING/PROPOSED ZONING: <u>C-2/O-1</u> BUILDING/LEASED SQUARE FEET: _____ | |
| LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>186</u> ACREAGE: <u>1.9818</u> | |
| ADDRESS OF PROPERTY: <u>5064 Singleton Rd., Norcross, GA 30093</u> | |
| SPECIAL USE REQUESTED: <u>special use height increase to 110 ft maximum</u> | |
| (also requesting: rezoning to O-I; special use Low Income Senior Housing Center (continuing care)) | |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



RZC '14 0 1 2

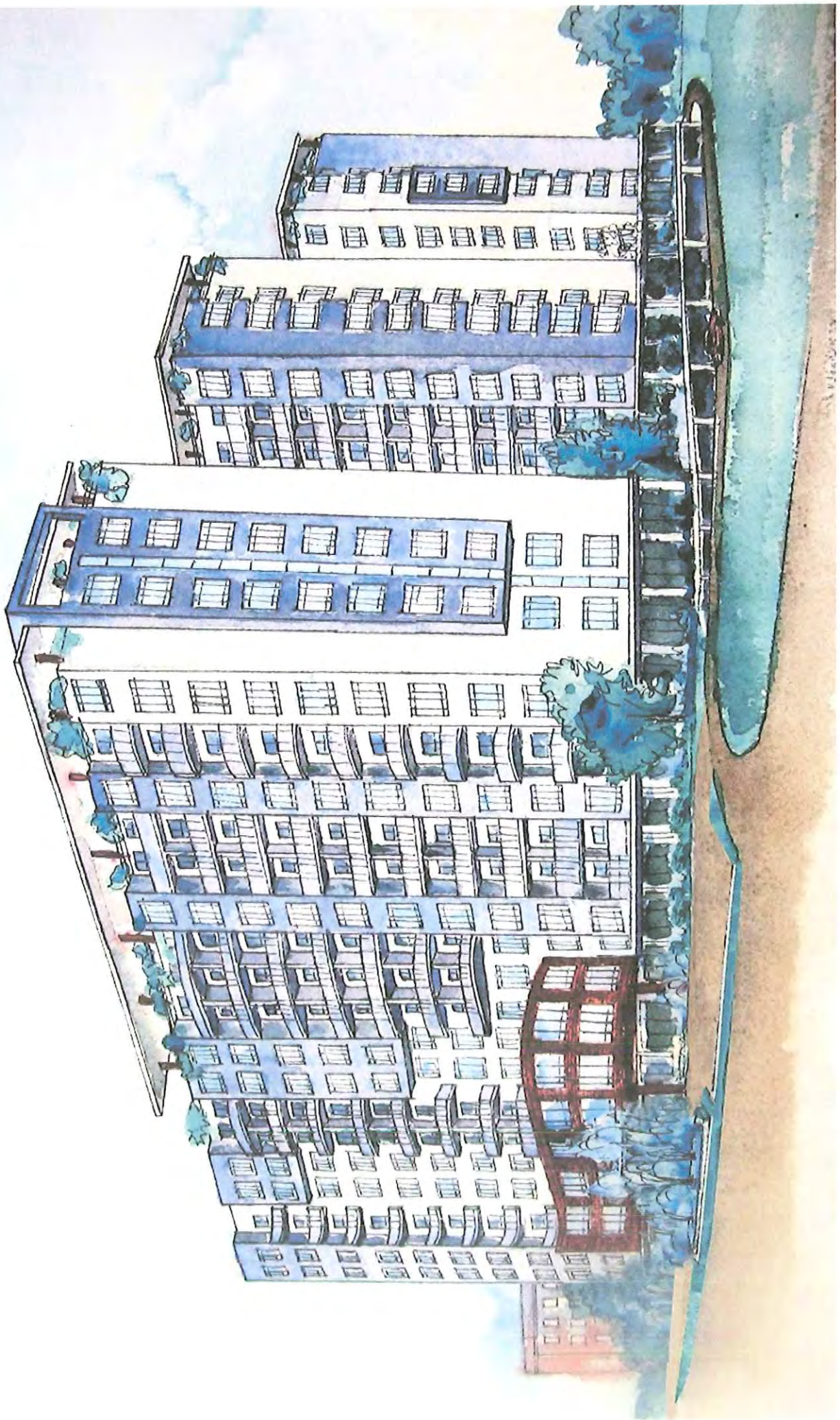
LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 186, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9818 AC.

BEGINNING at the land lot corner of land lots 172,173,183,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' to an iron pin on the southern side of the Singleton Road Right of Way; Thence running North 75 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 357.60' to an iron pin, Thence South 8 degrees 21 minutes 41 seconds a distance of 236.86 feet to an iron pin; Thence running north 60 degrees 3 minutes 25 seconds east a distance of 30.08' to the POINT OF BEGINNING, as according to a survey by Grant Sheppard and Associates, inc. dated 11/14/08.

SUP2014-00028



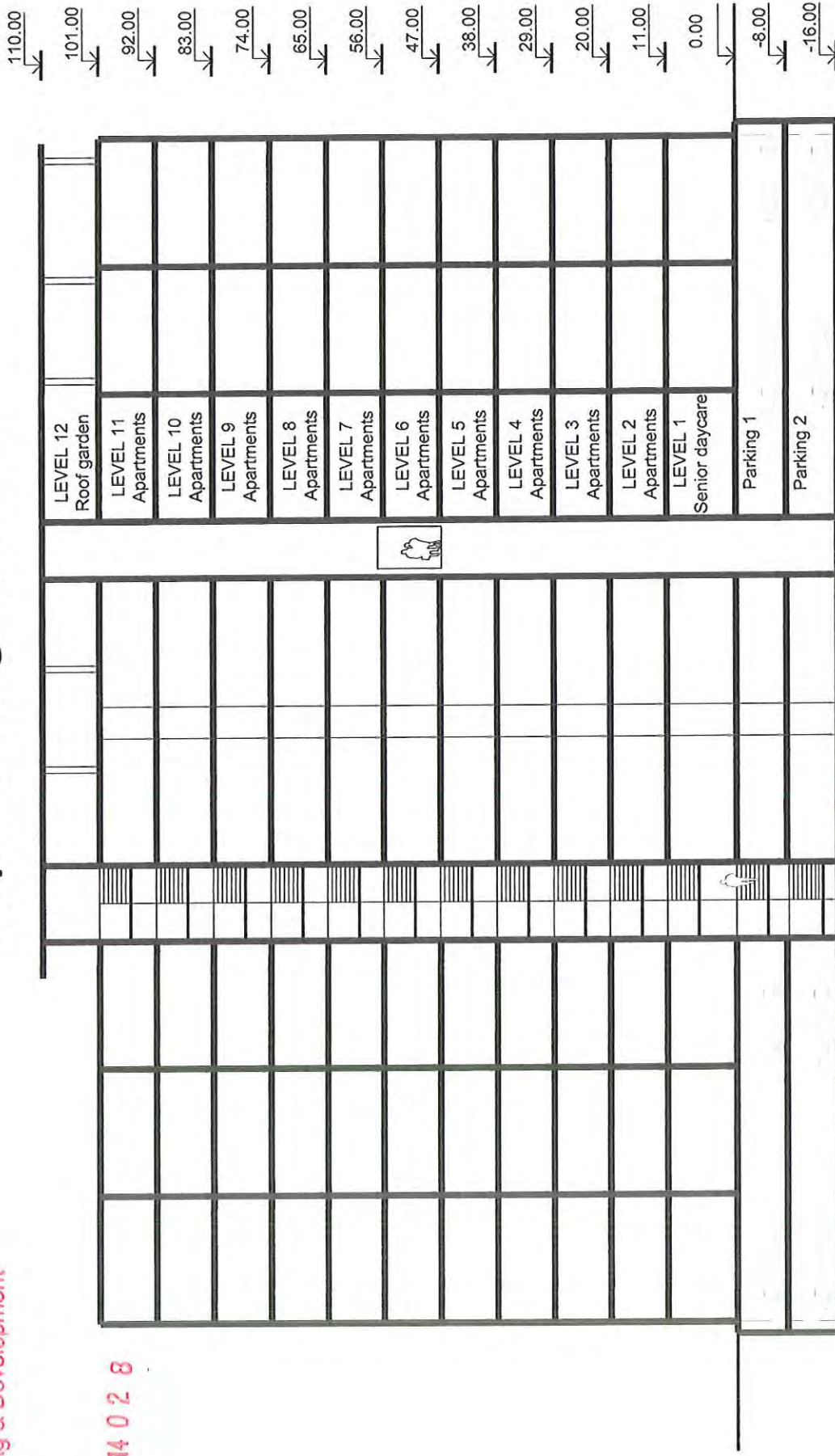
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MAY 02 2014

Planning & Development

KD TOWERS – SENIOR HOUSING CENTER PROJECT

Proposed Height Increase



SUF '14 0 2 8

186'

8

1

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

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Yes, it ties into existing adjacent King David Community Center (part of our integrated vision)

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King David Community Center

SUP '14 0 2 8

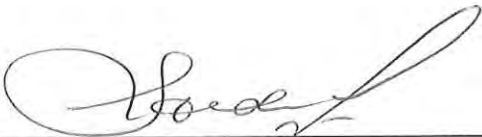
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MAY 0 2 2014

Planning & Development

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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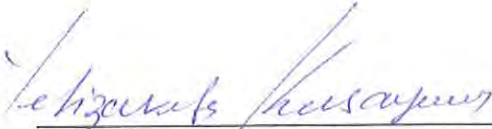
05.02.14

Signature of Applicant

Date

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title



05/02/2014

Signature of Notary Public

Date



SUP '14 02 8

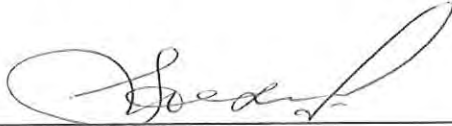
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Planning & Development

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

05.02.14

Date

ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title



Signature of Notary Public

05/02/2014

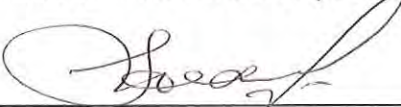
Date



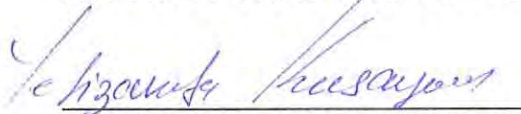
SUP '14 0 2 8
RECEIVED BY
MAY 0 2 2014
Planning & Development

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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 05.02.14 ANATOLIY ISKHAKOV -- PRESIDENT
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 05/02/2014
 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 ANATOLIY ISKHAKOV -- PRESIDENT
 YOUR NAME

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

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

SUP '14 0 2 8

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

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MAY 02 2014

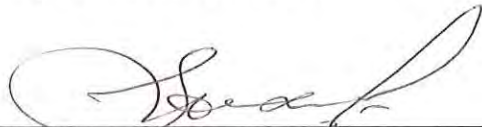
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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE 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: 6 - 186 - 012
(Map Reference Number) District Land Lot Parcel

 _____ 05.02.14
Signature of Applicant Date
ANATOLIY ISKHAKOV -- PRESIDENT

Type or Print Name and Title

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)

 _____ TSA #
NAME TITLE
5-2-2014
DATE

RECEIVED BY

MAY 02 2014

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SUP '14 02 8

