

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Sunrise Senior Center, Inc.</u> ADDRESS: <u>2780 Sugarloaf Club Dr.</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>6786878288</u>	NAME: <u>CLLC, Inc.</u> ADDRESS: <u>2780 Sugarloaf Club Dr.</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30097</u> PHONE: <u>6786878288</u>
CONTACT PERSON: <u>Mike Cai</u> PHONE: <u>6786878288</u> CONTACT'S E-MAIL: <u>xmikecai@gmail.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>M-1</u> BUILDING/LEASED SQUARE FEET: <u>11580</u>	
LAND DISTRICT(S): <u>6th</u> LAND LOT(S): <u>198</u> ACREAGE: <u>1.521</u>	
ADDRESS OF PROPERTY: <u>5335 Oakbrook Pkwy Norcross GA 30093</u>	
SPECIAL USE REQUESTED: <u>Day Care Facility For Senior-Adult Community</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 198 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCE from the point of intersection of the easterly right of way line of Jurgens Court (having a 80 foot right of way) and the northerly right of way line of Oakbrook Parkway (having a 100 foot right of way) if the right of way lines were extended to form a point of intersection rather than a curve; thence along the northerly right of way line of Oakbrook Parkway the following two courses and distances north 84 degrees, 52 minutes, 43 seconds east, a distance of 75.00 feet to an iron pin found (one-half inch rebar); thence north 84 degrees, 52 minutes, 43 seconds east, a distance of 909.19 feet to an iron pin set (one-half inch rebar), said point being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence departing said northerly right of way line of Oakbrook Parkway north 05 degrees, 18 minutes, 05 seconds west a distance of 102.59 feet to a point; thence north 72 degrees, 01 minutes, 04 seconds west a distance of 132.58 feet to a point; thence north 42 degrees, 12 minutes, 21 seconds west a distance of 325.91 feet to a point; thence north 45 degrees, 36 minutes, 36 seconds west a distance of 101.86 feet to an iron pin set (one-half inch rebar); thence south 44 degrees, 58 minutes, 39 seconds west a distance of 284.59 feet to an iron pin set (one-half inch rebar); thence along a curve to the left having a radius of 123.64 feet, an arc length of 93.20 feet, being subtended by a chord bearing of north 74 degrees, 02 minutes, 07 seconds west and a chord distance of 91.01 feet to a point; thence south 84 degrees, 27 minutes, 26 seconds west a distance of 22.06 feet to a nail set; thence north 05 degrees, 12 minutes, 44 seconds west a distance of 86.13 feet to a nail set; thence north 44 degrees, 51 minutes, 44 seconds east a distance of 308.97 feet to an iron pin set (one-half inch rebar); thence south 45 degrees, 36 minutes, 36 seconds east a distance of 262.65 feet to a point; thence south 42 degrees, 12 minutes, 21 seconds east a distance of 321.18 feet to a point; thence south 72 degrees, 01 minutes, 04 seconds east a distance of 140.42 feet to a point; thence south 05 degrees, 18 minutes, 05 seconds east a distance of 115.81 feet to a point; thence south 84 degrees, 52 minutes, 43 seconds west a distance of 20.00 feet to an iron pin set (one-half inch rebar) and the TRUE POINT OF BEGINNING; said tract or parcel of land containing approximately 1.521 acres or 66,245 square feet.

TOGETHER WITH easement rights contained in the following:

Reciprocal Easement Agreement by and between Transwestern Oakbrook Corners, LLC and Oakbrook Corners, LLLP dated April X, 2003, filed April 16, 2003, recorded in Deed Book 32005, page 235, refiled May 7, 2003, recorded in Deed Book 32379, page 59, Gwinnett County, Georgia records; as affected by Declaration Regarding Allocations With Respect To Reciprocal Easement Agreement by Oakbrook Corners, LLLP, dated May 2, 2006, filed May 5, 2006, recorded in Deed Book 46462, page 214, aforesaid records; and

Reciprocal Access and Easement Agreement by and between Oakbrook Corners, LLLP and Busker Enterprises, LLC, dated January 18, 2007, filed January 19, 2007, recorded in Deed Book 47493, page 310, aforesaid records.

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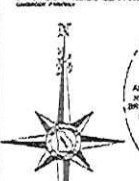
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GENERAL NOTES

1. REFER TO SHEET 2 OF THIS SET FOR THE PROPERTY LINE AND BUILDING SETBACK LINE DATA ARE SHOWN ON SHEET 2 OF 2.
2. THE PROPERTY LINE IS TO BE THE CENTERLINE OF THE ROAD OR HIGHWAY AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
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PROPERTY LINE AND BUILDING SETBACK LINE DATA ARE SHOWN ON SHEET 2 OF 2.

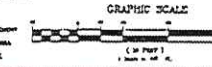
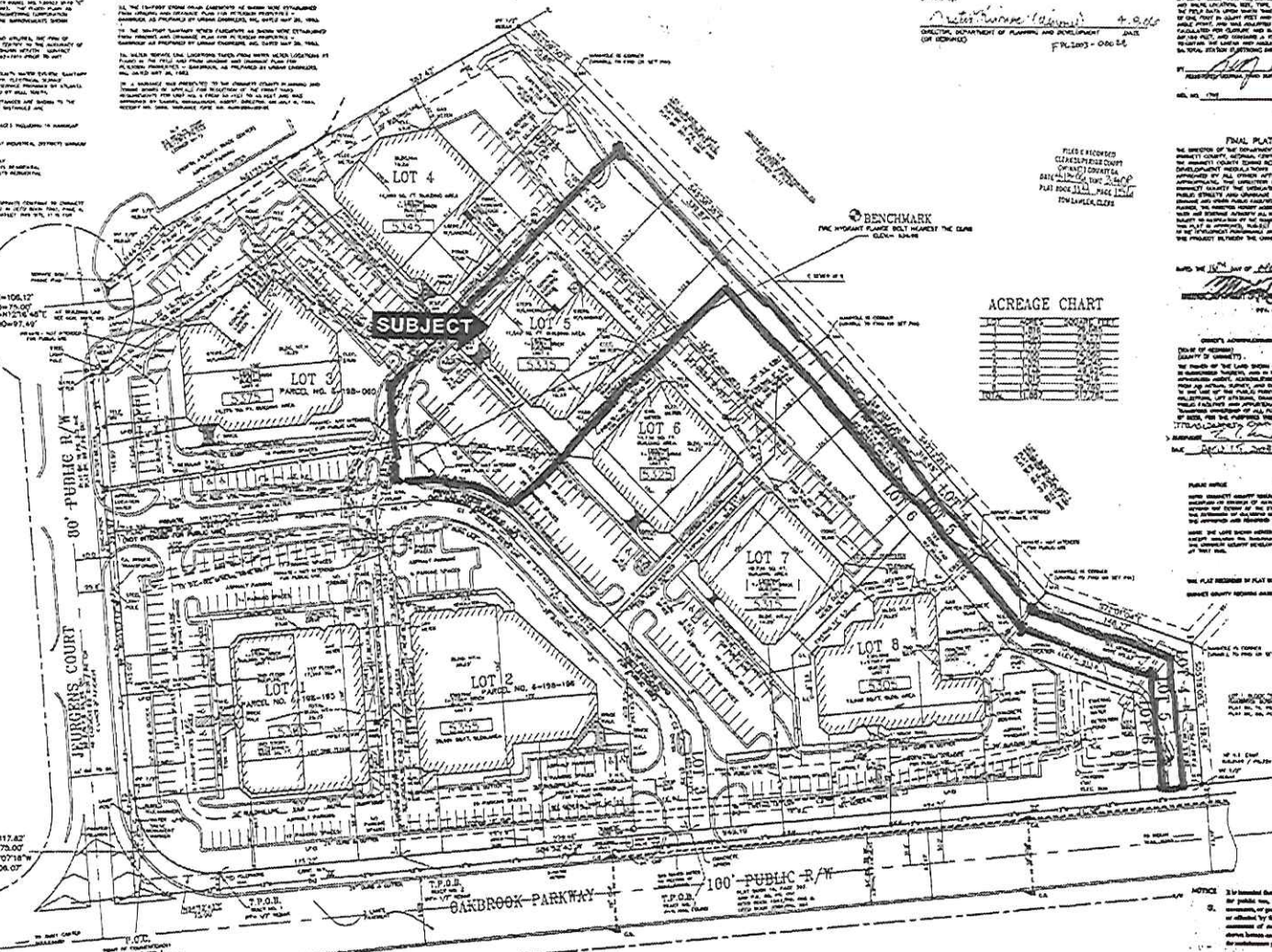


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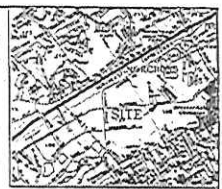
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ACREAGE CHART

LOT NO.	ACREAGE
LOT 2	0.15
LOT 3	0.15
LOT 4	0.15
LOT 5	0.15
LOT 6	0.15
LOT 7	0.15
LOT 8	0.15
TOTAL	1.20



VICINITY MAP NOT TO SCALE

APR 23, 2008. THE PLAN SUPERVISES A PORTION OF THE PLAN RECORDED IN PLAT BOOK 87, PAGE 276 OF GARLAND COUNTY RECORDS. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE PROPERTY INTO LOTS (LOTS 2 THRU 8).

DESIGNER:
 PLANNING & DEVELOPMENT, INC.
 1111 SOUTH MAIN STREET, SUITE 100
 GARLAND, TEXAS 75042

DATE: 4-23-2008

BY: [Signature]

CHECKED BY: [Signature]

DATE: 4-23-2008

The plat has been resubmitted to the Board of Commissioners, County Records Book 87, Page 276, of Garland County Records.

FINAL SURVEYORS CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed Surveyor in the State of Texas, and that I have examined the above described plat and the records of the Surveyors Office, and I find that the same conform to the requirements of the laws of the State of Texas, and that the same are correct and true.

DATE: 4/23/2008

BY: [Signature]

FINAL PLAT APPROVAL

I, the undersigned, being duly sworn, depose and say that I am a duly licensed Surveyor in the State of Texas, and that I have examined the above described plat and the records of the Surveyors Office, and I find that the same conform to the requirements of the laws of the State of Texas, and that the same are correct and true.

DATE: 4/23/2008

BY: [Signature]

NOTICE

THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, AND THE PLAT SUPERVISES THE SUBDIVISION OF THE PROPERTY INTO LOTS (LOTS 2 THRU 8).

DATE: 4/23/2008

PLANNING & DEVELOPMENT, INC.

1111 SOUTH MAIN STREET, SUITE 100
 GARLAND, TEXAS 75042

DATE: 4/23/2008

NOTICE

THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, AND THE PLAT SUPERVISES THE SUBDIVISION OF THE PROPERTY INTO LOTS (LOTS 2 THRU 8).

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MAP 1-5: PLAT

N/F PRESERVATION
LAND / PG. 239
2,970 (ZONED M-1)

R6198-199

SUP 14 03 9

BLDG. HI = 16.25'

LOT 4

14,490 SQ. FT. BUILDING AREA

EXISTING 1-STORY BRICK BUILDING UNIT 7

5345

11,540 SQ. FT. BUILDING AREA

LOT 5

EXISTING 1-STORY BRICK BUILDING UNIT 6

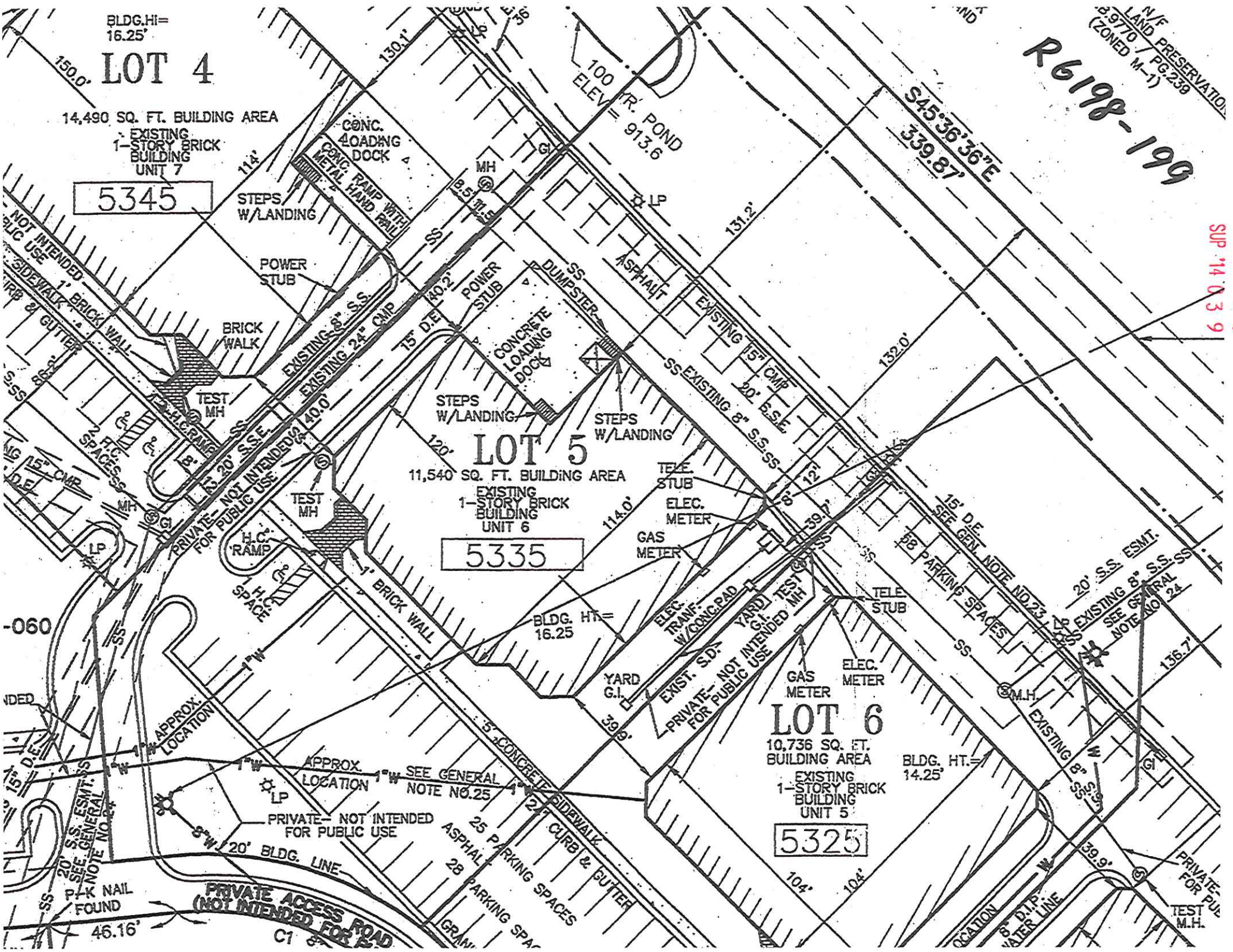
5335

LOT 6

10,736 SQ. FT. BUILDING AREA
EXISTING 1-STORY BRICK BUILDING UNIT 5

5325

BLDG. HT. = 14.25'



NOT INTENDED FOR PUBLIC USE
1' BRICK WALL
1' SIDEWALK
1' GUTTER

PRIVATE ACCESS ROAD
(NOT INTENDED FOR PUBLIC USE)

-060

VIDED

20' S.S. ESMT. SEE GENERAL NOTE NO. 24
P-K NAIL FOUND

46.16'

APPROX. LOCATION

APPROX. LOCATION

SEE GENERAL NOTE NO. 25

PRIVATE - NOT INTENDED FOR PUBLIC USE

25' ASPHALT PARKING SPACES
28' ASPHALT PARKING SPACES
CURB & GUTTER

BLDG. HT. = 16.25'

YARD G.I.

EXIST. S.D. PRIVATE - NOT INTENDED FOR PUBLIC USE

GAS METER
ELEC. METER

15' D.E. NOTE NO. 23
28' PARKING SPACES

20' S.S. ESMT. SEE GENERAL NOTE NO. 24

EXISTING 8' S.S. ESMT.

PRIVATE FOR PUBLIC USE
TEST M.H.

8' D.I.P. WATER LINE

CONC. LOADING DOCK
CONC. RAMP WITH METAL HAND RAIL

CONCRETE LOADING DOCK

100' R. POND
ELEV. = 913.6

STEPS W/LANDING

STEPS W/LANDING

TELE. STUB

ELEC. METER

GAS METER

ELEC. TRANS. W/CONC. PAD

YARD G.I. TEST MH

TELE. STUB

ELEC. METER

GAS METER

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8' D.I.P. WATER LINE

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

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

NO

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

YES

- (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

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

YES

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

NO

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Letter of Intent for SUP (Special Use Permit) :

The vacant property which is the subject to this application is currently zoned M-1, The property was used as an office and is located on 5335 Oakbrook Pkwy, Norcross in Gwinnett County. Zoning classification allows this property to be used as a senior day care facility for seniors and adults under the fact that the applicant for such development is granted a Special Use Permit by the board of commissioners.

This vacant property has potential of becoming used once again under reasonable economic use for the senior community where they are provided care and supervision while away from their place of residence for less than Eight (8) hours per day. Such a facility would support the nearby commercial properties and retail amenities. In addition to taking care of the mental and physical well being of senior adults, such a senior day care facility will keep them healthy and active. The provider has experience within the health care field and holds license.

The applicant respectfully request the county commissioner and planning department for approval of SUP and herby offers to meet with any Gwinnett county officials to address any concerns that they may have.

Regards,
Sunrise Senior Center, Inc.



06/30/2014

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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.



06/30/2014

Signature of Applicant

Date

Xing mike Cai

Type or Print Name and Title

KILSY IVELISSE RAMOS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Mar. 13, 2016



Signature of Notary Public

6/30/2014

Date

Notary Seal

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 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.



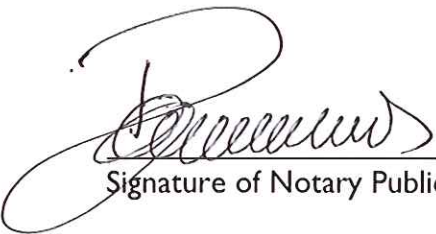
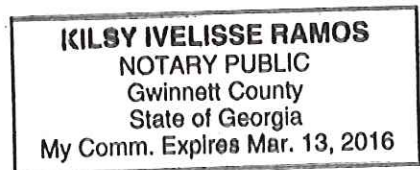
06/30/2014

Signature of Property Owner

Date

Xing Mike Cai

Type or Print Name and Title



6/30/2014

Signature of Notary Public

Date

Notary Seal

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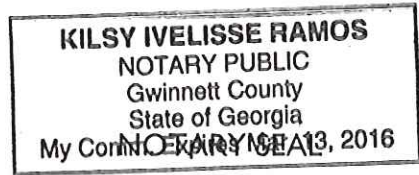
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 06/30/2014 Xingm. Cai
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 6/30/2014
 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 Xing Mike Cai
 YOUR NAME

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE 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.**

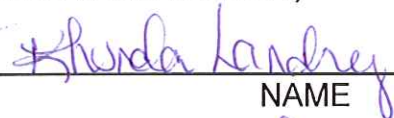
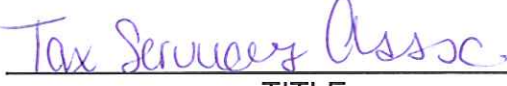
PARCEL I.D. NUMBER: 6th - 198 - R6198-199
(Map Reference Number) District Land Lot Parcel

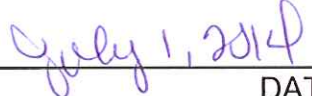
 _____ 06/30/2014 _____
Signature of Applicant Date

Xing Mike Cai _____
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

 _____
DATE

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