REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: ANATOLIY ISKHAKOV	NAME: ANATOLIY ISKHAKOV
ADDRESS: 5054 Singleton Rd	ADDRESS: 5054 Singleton Rd
CITY: Norcross	CITY: Norcross
STATE: Georgia ZIP: 30093	STATE: Georgia ZIP: 30093
PHONE: 770-912-4044	PHONE: 770-912-4044

CONTACT PERSON: Sinh Bui PHONE: 404-906-8430

CONTACT'S E-MAIL: sinh.bui@kingdavidcenter.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

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

LAND DISTRICT(S): 6 LAND LOT(S): 186 ACREAGE: 1.48

ADDRESS OF PROPERTY: 5054 Singleton Road, Norcross, GA 30093

PROPOSED DEVELOPMENT: Low income Senior Housing Development (Ind. Living+Community Center)

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: up to 448 (total project)	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): mostly 650 sq ft	Total Building Sq. Ft.
Gross Density: 130 units per acre(total project)	Density:
Net Density:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

OCT 0 2 2015

Planning & Development

RZC '15 0 1 8

LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD

All that tract or parcel of land lying and being in Land Lot 186 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at the intersection of Land Lots 172, 173, 186 and 187; Thence along Land Lot line common to Land Lot 173 and 186 in a northeasterly direction a distance of 242.00' to a ½ rebar found, said point being known as the TRUE POINT OF BEGINNING; Thence North 08°21'41" West a distance of 236.86' to an ½ inch rebar; Thence North 08°21'34"West a distance of 357.60' to an iron pin set; Thence along the right-of-way of Singleton Road (Right-of-Way Varies) an arc distance of 265.84' (said arc being subtended by a chord bearing South 74°06'34" East and a chord distance of 262.84' and having a radius of 509.89') to an iron pin set; Thence South 13°15'00" West a distance of 273.52' to an iron pin set; Thence South 81°38'32"West a distance of 138.91 to ½ rebar found, said point being known as the TRUE POINT OF BEGINNING.

Said parcel containing 1.471 acres or 64,097 square feet

RECEIVED BY

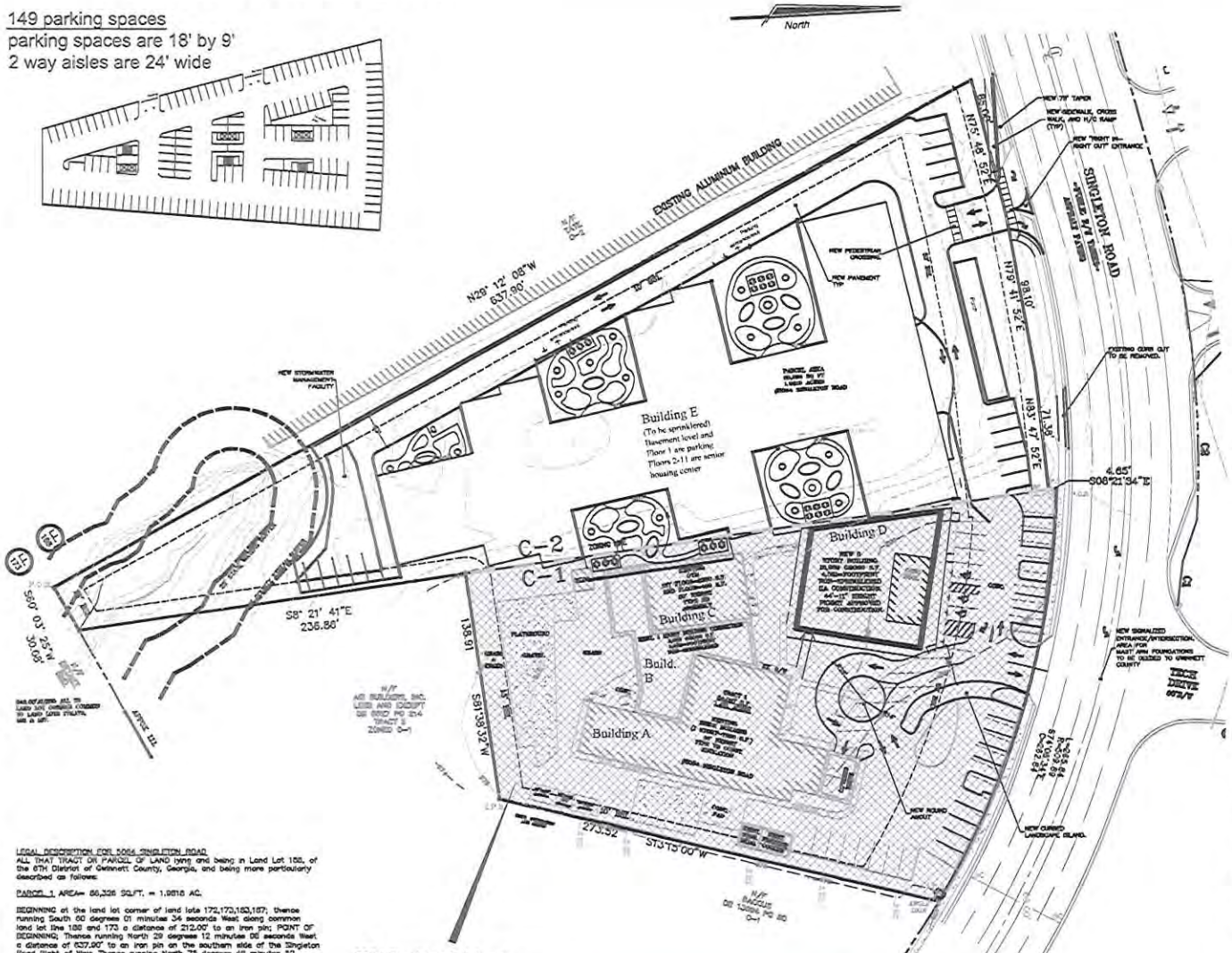
OCT 0 2 2015

Planning & Development

RZC '15 018

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.

VICINITY MAP
1" = 1000'

ZONING:

COMMERCIAL: C-1 –5054 SINGLETON ROAD

SETBACKS: C-1 & C-2: FRONT: 50'
SIDE: 10'
REAR: 15'

C-2 – 5064 SINGLETON ROAD.

TOTAL AREA:

TOTAL PARCEL AREA(5064)= 1.98 AC. (86,326 S.F.)

EXISTING/APPROVED STRUCTURES 5054 SINGLETON RD.
EXISTING BRICK BUILDING AREA (A)= 7,200 SQ.FT.
COVERED DRIVE AREA (PART (A)) = 562 S.F.
APPROVED/UNDER CONSTRUCTION (B) = 3,652 S.F.
EXISTING GYM AREA (C) = 2,700 SQ. FT.
APPROVED POOL BUILDING (D) = 18,930 S.F.
EXISTING APPROVED AREAS = 33,053 S.F.)

PROPOSED BUILDINGS ON 5064 SINGLETON ROAD
NEW BUILDING "E" AREA – 33,837 S.F./FLOOR
BASEMENT AND LEVEL 1 = PARKING STRUCTURE.
LEVEL 2 – LEVEL 11 = 10 LEVELS OF NEW SENIOR HOUSING UNITS AT 53 UNITS/LEVEL = 530 UNITS TOTAL
TOTAL LIVING AREA = 338,370 S.F. OF NEW SPACE.

PARKING TOTAL:

C-1 PARKING CALCULATIONS (BUILDINGS A–D)

MIN SPOTS REQUIRED: 33,053 / 300 = 111
MAX SPOTS REQUIRED: 33,053 / 100 = 330
(PERMIT WITHDRAWN – CDP 2010–0080)

C-2 PARKING CALCULATIONS (BUILDING E)
BUILDING E PARKING CALCULATIONS:
530 UNITS / 1 UNIT/2.77 SPACE/UNIT = 191 SPACES
41 SPACES FOR GUESTS AND STAFF

= MINIMUM REQ'D PARKING = 111+191+41 = 343 SPACES.
MINIMUM PROVIDED PARKING = 343 SPACES.

LEGEND

These standard symbols will be found in the drawing.

- TRAVERSE POINT
- PK NAIL FOUND
- IRON PIN SET
- IRON PIN FOUND
- CATCH BASIN
- DRAIN
- GUY WIRE
- LIGHT POLE
- MANHOLE
- JUNCTION BOX
- POWER POLE
- HVAC UNIT
- SPOT ELEVATION
- HARD WOOD (OAK)
- PINE TREES
- SAN. SEWER CLEANOUT
- GAS METER
- WATER METER
- ELECTRICAL BOX
- FIRE HYDRANT
- POWER METER
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER
- UNDERGROUND ELECTRIC LINE
- FENCE
- UNDERGROUND PIPELINE
- 1030.10 PROPOSED FINISH GRADE ELEVATION
- 1030.20 EXISTING ELEVATION

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

SCALE: 1" = 30'

NO REPRODUCTIONS OF THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ABBOTT CONCEPTS & DESIGN, INC.

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 155, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1, AREA= 86,326 SQ.FT. = 1.9816 AC.

BEGINNING at the land lot corner of land lots 172,173,153,157; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 155 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 55.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 92.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.36 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 257.60' 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 30.05' to the POINT OF BEGINNING,as according to a survey by Grant Sheppard and Associates , Inc. dated 11/14/08.

RECEIVED BY
OCT 0 2 2015
RZC '15 018
Planning & Development

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL SPECIALTY

PREPARED BY:
Abbott Concepts & Design, Inc.
4471 Sims Ct.
Tucker, Ga 30084
Contact: Chuck Abbott P.E.
Contact No: 770-815-7160
chuck@abbottconcepts.com

OWNER/DEVELOPER:
AGI BUILDER'S, INC.
1450 Elm Creek Lane
Norcross, GA 30093
24 hr. Contact: Mr. Anatoliy Ishakov
P: 770-912-4044 / F:770-931-5591

INITIAL RELEASE: April 28, 2014

REVISIONS:

No.	Date:	Description:
1	09-30-14	DRC COM.

ZONING SITE PLAN FOR:
K.D. TOWERS
NEW SENIOR HOUSING CENTER
GWINNETT COUNTY, GEORGIA
LAND LOT 155 OF THE 6th DISTRICT, PARCEL 6156 012
Address: 5054 Singleton Rd.
CITY COUNTY
PROJ. # PROJ. #

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 21876 CHARLES M. ABBOTT

Seal: for the firm ACKD

Job #: 10010
Cad File: 1001.DSC
Plot Scale: 0-97

Sheet: C1

Summary
+/- 448 Total Units
Building Height: +/- 165'

Phase 1 140 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 2 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 3 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

+/- 320 Garage Spaces
+/- 18 Surface Spaces

N

0 30 60

Site Data
Total Site Area = 3.45 Acres

Setbacks = 50' Front
10' Side
15' Rear

RECEIVED BY
OCT 0 2 2015
Planning & Development

King David Center

Conceptual Site Plan

THW DESIGN

RZC '15 0 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 - Rezoning will allow this property to be included with adjacent property (5064 Singleton) in a master planned, multi-development

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

No - the proposed rezoning will follow the approved, existing use of an adjacent property (5064 Singleton)

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

No adjacent property will be adversely affected.

(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:

No. In rezoning and including this property in the approved senior housing project,
the overall density per acre of the total project will be lowered substantially.

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

Yes -- in conformity with approved adjacent senior housing project

(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:

In rezoning and including this property in the approved senior housing project, improves financial feasibility. Future residents' lifestyle will be improved.
The development's real estate features will likely help the revitalization of the area.

RECEIVED BY
OCT 0 2 2015
Planning & Development

RZC '15 018

LETTER OF INTENT

King David Community Center (KDCC) is requesting the approval of a master planned, multi-phase senior housing development on our adjacent parcels at 5064 Singleton Road AND 5054 Singleton Road.

We appreciated Gwinnett County's support of our concept and our previous applications for rezoning and special uses for 5064 Singleton (RZC2014-00012, SUP2014-00027, SUP2014-00028). Due to changes in financing approach, we are including our adjacent property (5054 Singleton) to the project scope, redesigning the structure to be built, and re-organizing into three financing/construction phases. Our commitment to our concept remains the same. We believe our revised development will attract the necessary financing while improving residents' lifestyle as well as opportunities for revitalizing the surrounding areas.

The details of the proposed use include:

- The total acreage included in the project is 3.45 acres (vs. 1.98 from the previous application)
- Resulting in:
  - up to 448 senior housing units (vs. 530 units previously)
  - most unit size will be 650 sq ft (vs. 540 sq ft previously)
  - gross density revised to maximum 130 units per acre (vs. 267 units per acre previously)
  - number of parking spaces up to 338 (vs. 149 previously)

Our requests / applications:

- For 5064 Singleton
  - Change in condition – special use increase from 110ft to 165ft maximum height (from street level)

- For 5054 Singleton (resulting in same conditions as 5064 Singleton)
  - Rezoning classification from C-1 to O-I
  - Special use as age 55+ Retirement Community – Independent Living
  - Special use increase from 35ft to 165ft maximum height from street level

The maximum height increase is necessary to meet our objectives across multiple fronts. It represents an absolute maximum and includes structural allowances and provisions for potential roof gardens. The final height will be determined by the number of units/residential floors necessary to the make the project financially feasible. We believe the additional height does not negatively impact the surroundings.

Our project will help alleviate the severe shortage of affordable senior housing in Gwinnett County. The vision for this project continues to be an innovative, integrated community with different levels of care – an 'International Village' serving all low income seniors but especially those of diverse cultural background. The project includes senior housing (independent living: Low Income Housing Tax Credit, Section 8 Housing Vouchers & Market Rate), the Senior Center (to be managed by KDCC) for adult day care, daily meals, and a retail component (with

RECEIVED BY

OCT 0 2 2015

Planning & Development

RZC '15 0 1 8

pharmacy, gift shop, salon) serving primarily the in-house population. Our project will incorporate the latest knowledge on programming to serve low income seniors.

Since our previous application, we have been working aggressively towards the implementation this ambitious vision. Given the size, scope and complexity of this endeavor, we have chosen to collaborate with Michaels Development Company – a national leader in developing affordable senior housing. They will provide the additional experience and expertise to help ensure that our project is successfully financed, constructed and managed.

We continue to believe that ours is an important project that underscores multiple items on Gwinnett County's development agenda. It serves as a prime example of Gwinnett County's unique diversity and its efforts to care for low income, for the elderly, and for the revitalization of communities.

We respectfully request that these applications are granted.

Sincerely,

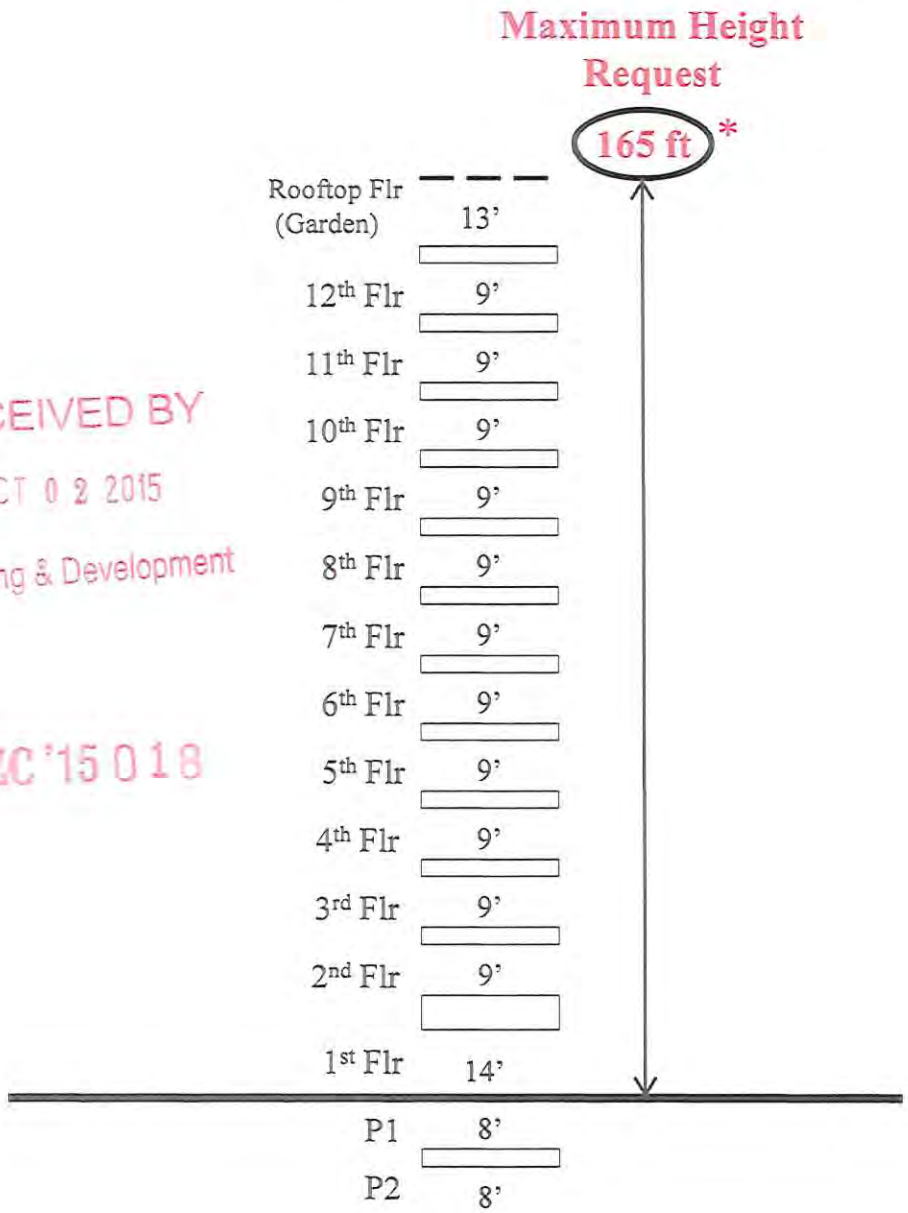
X

Anatoliy Iskhakov – President
King David Community Center

RECEIVED BY
OCT 0 2 2015
Planning & Development

RZC '15 0 1 8

EXPLAINING THE MAXIMUM HEIGHT REQUEST



RECEIVED BY
OCT 0 2 2015
Planning & Development
RZC '15 018

MAXIMUM HEIGHT

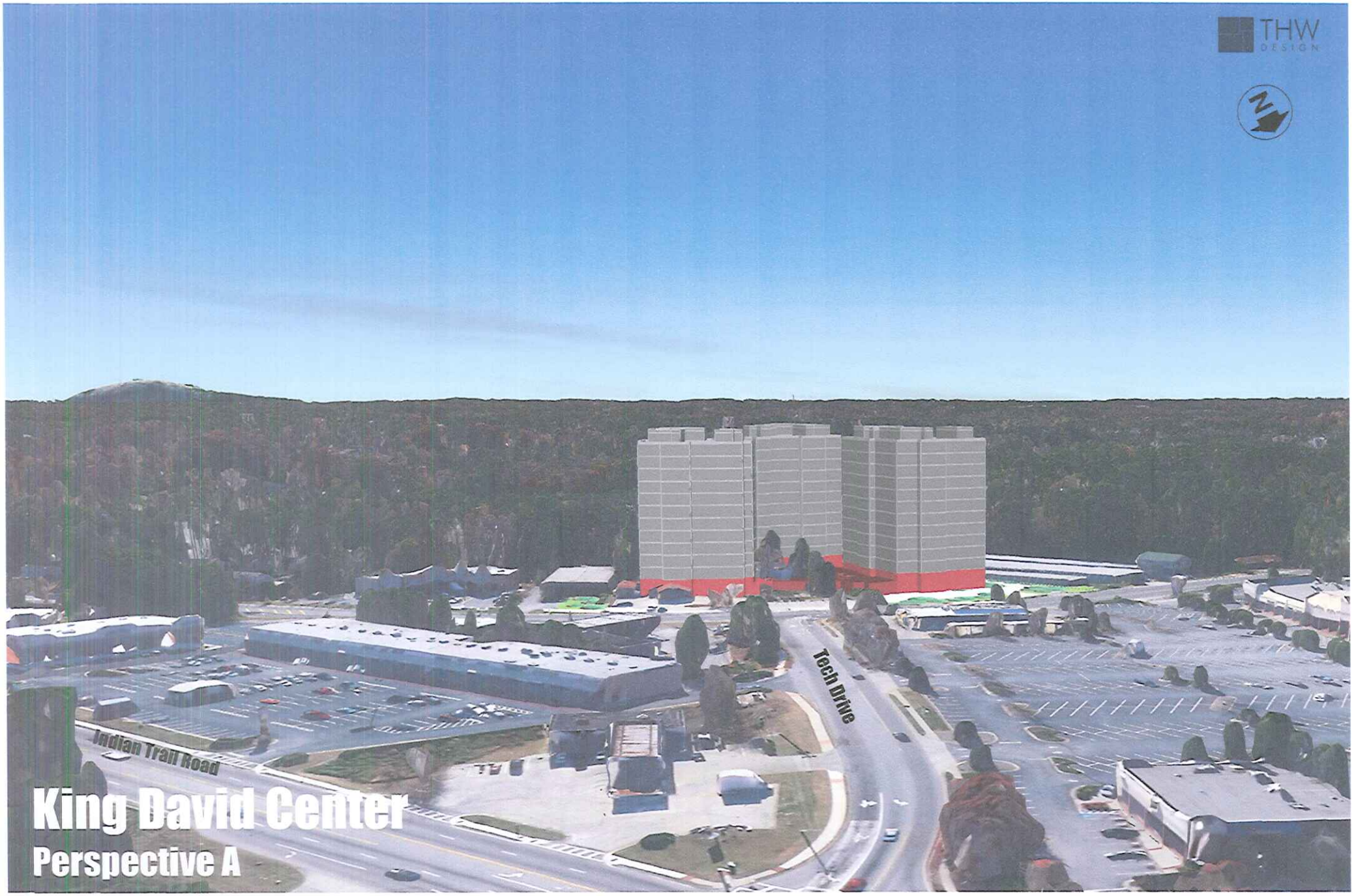
Maintain 9ft Clear Ceiling Heights + *3ft structural allowance per floor* (11 flrs)	132 ft
Increasing Community Center / Common Area -- Clear Ceiling Heights from 11ft→14ft; with 6ft structural allowance (1 flr)	20 ft
-- Add 1 Floor (using Rooftop Flr Height)	+ 13ft
	165ft

NUMBER OF STORIES

	Current Application
Residential Floors	10
Community Center / Common Areas	2 (1st & 2nd Flrs)
TOTAL	**12**

+ 1 Rooftop Floor (Garden)

* Sonesta Gwinnett Place Hotel is at 191 ft above ground; 16 stories


THW
DESIGN
Indian Trail Road
Tech Drive
King David Center
Perspective A

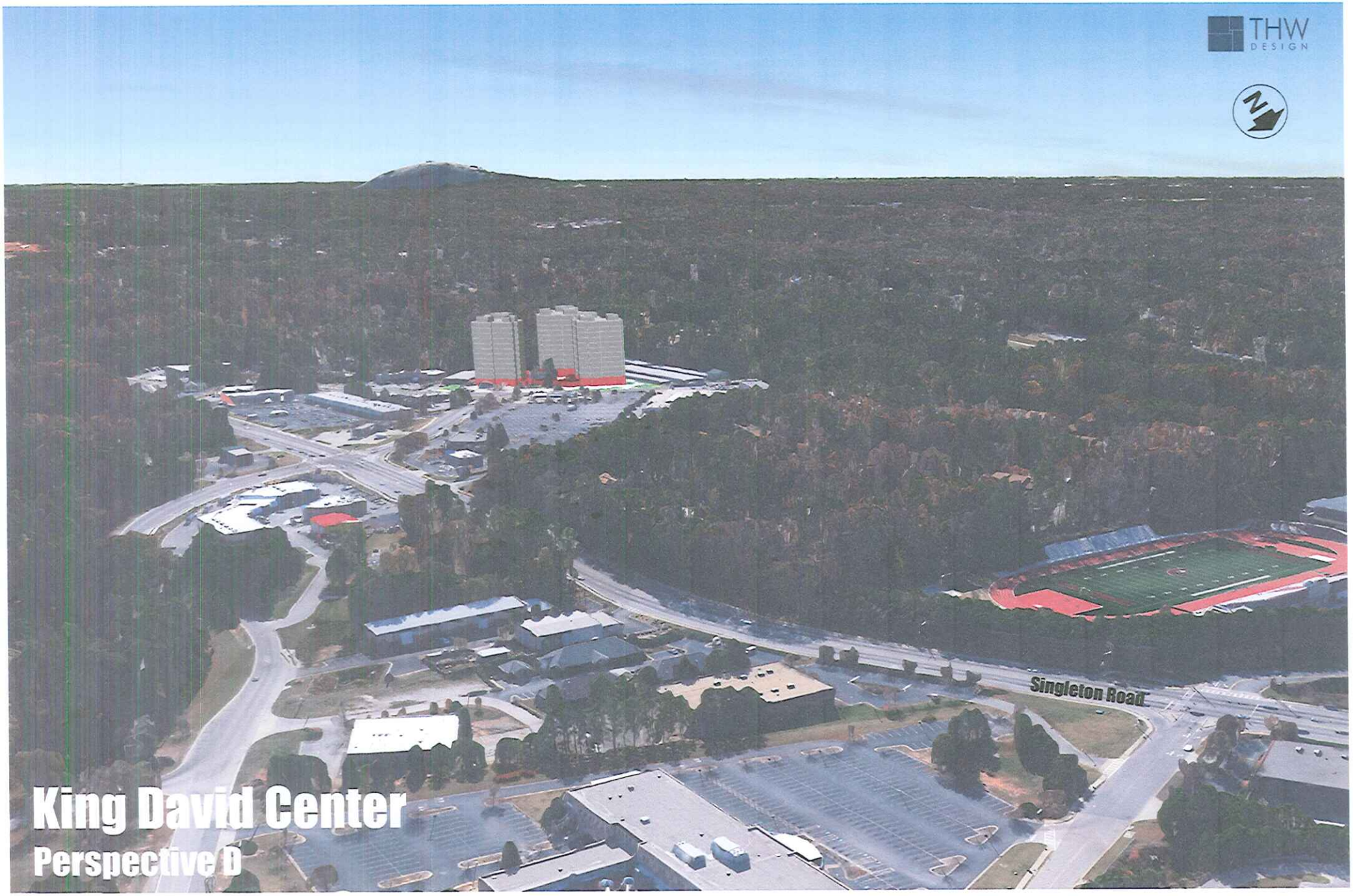
RZC '15 0 1 8

THW
DESIGN
N
Singleton Road
King David Center
Perspective B

RZC '15 018

THW
DESIGN
N
Singleton Road
King David Center
Perspective C

RZC'15 018



RZC '15 018

THW
DESIGN
N
Steve Reynolds Blvd
Indian Trail Road
King David Center
Perspective E

RZC '15 018

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.

X _____ October 1, 2015

Signature of Applicant — Date

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Yelizaveta Kusayeva 10/01/2015

Signature of Notary Public — Date — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

RZC '15 018

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.

X _____ October 1, 2015

Signature of Property Owner — Date

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Yelizaveta Kusayeva 10/01/2015

Signature of Notary Public — Date — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 02 2015
Planning & Development

RZC '15 018

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.

x	October 1, 2015	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
Yelizaveta Kusayeva	10/01 2015	
SIGNATURE OF NOTARY PUBLIC	DATE	

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 25 2017
NOTARY SEAL
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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
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 BY
OCT 02 2015
Planning & Development

RZC '15 018

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: (Map Reference Number) 6 (District) - 186 (Land Lot) - 013 (Parcel)

x _____ October 1, 2015
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 I
NAME — TITLE

9-28-15
DATE

RECEIVED BY
OCT 0 2 2015
Planning & Development

RZC '15 018

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: ANATOLIY ISKHAKOV	NAME: ANATOLIY ISKHAKOV
ADDRESS: 5054 Singleton Rd	ADDRESS: 5054 Singleton Rd
CITY: Norcross	CITY: Norcross
STATE: Georgia ZIP: 30093	STATE: Georgia ZIP: 30093
PHONE: 770-912-4044	PHONE: 770-912-4044

CONTACT PERSON: Sinh Bui PHONE: 404-906-8430

CONTACT'S E-MAIL: sinh.bui@kingdavidcenter.com

*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:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C-1/O-I BUILDING/LEASED SQUARE FEET: ~450,000 sq ft total project

LAND DISTRICT(S): 6 LAND LOT(S): 186 ACREAGE: 1.48

ADDRESS OF PROPERTY: 5054 Singleton Road, Norcross, GA 30093

SPECIAL USE REQUESTED: 55+ Retirement Community - Independent Living + Community Center

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD

All that tract or parcel of land lying and being in Land Lot 186 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at the intersection of Land Lots 172, 173, 186 and 187; Thence along Land Lot line common to Land Lot 173 and 186 in a northeasterly direction a distance of 242.00' to a ½ rebar found, said point being known as the TRUE POINT OF BEGINNING; Thence North 08°21'41" West a distance of 236.86' to an ½ inch rebar; Thence North 08°21'34"West a distance of 357.60' to an iron pin set; Thence along the right-of-way of Singleton Road (Right-of-Way Varies) an arc distance of 265.84' (said arc being subtended by a chord bearing South 74°06'34" East and a chord distance of 262.84' and having a radius of 509.89') to an iron pin set; Thence South 13°15'00" West a distance of 273.52' to an iron pin set; Thence South 81°38'32"West a distance of 138.91 to ½ rebar found, said point being known as the TRUE POINT OF BEGINNING.

Said parcel containing 1.471 acres or 64,097 square feet

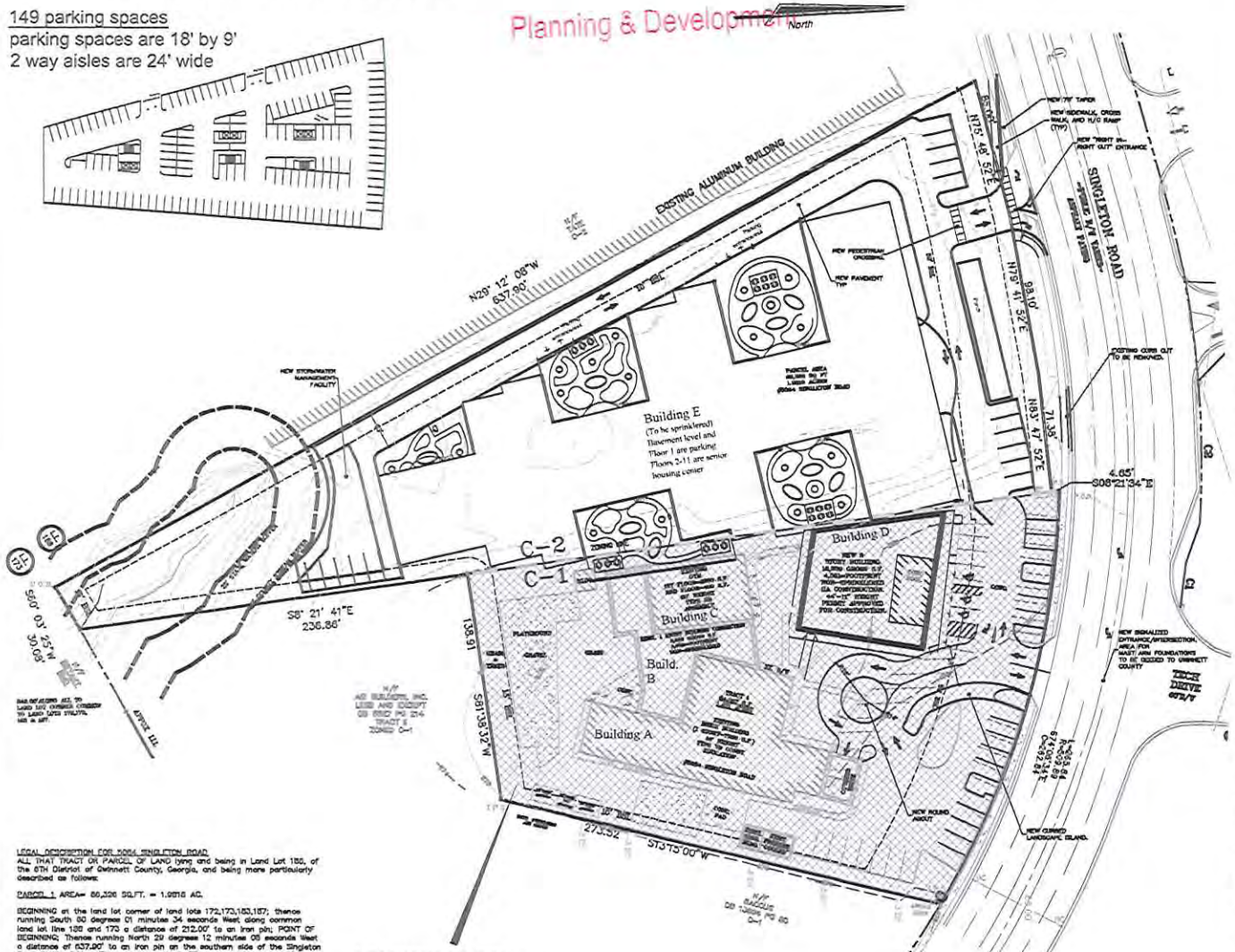
RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

RECEIVED BY
OCT 0 2 2015
Planning & Development

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.

VICINITY MAP
1" = 1000'

ZONING:

COMMERCIAL: C-1 -5054 SINGLETON ROAD

SETBACKS C-1 & C-2: FRONT: 30'
SIDE: 10'
REAR: 15'

C-2 - 5064 SINGLETON ROAD.

TOTAL AREA:

TOTAL PARCEL AREA(5064)= 1.98 AC. (86,326 S.F.)

EXISTING/APPROVED STRUCTURES 5054 SINGLETON RD.
EXISTING BRICK BUILDING AREA (A)= 7,200 SQ.FT.
COVERED DRIVE AREA (PART (A)) = 562 S.F.
APPROVED/UNDER CONSTRUCTION (B) = 3,652 S.F.
EXISTING GYM AREA (C) = 2,700 SQ. FT.
APPROVED POOL BUILDING (D) = 18,939 S.F.
EXISTING APPROVED AREAS = 33,053 S.F.)

PROPOSED BUILDINGS ON 5064 SINGLETON ROAD
NEW BUILDING "E" AREA - 33,637 S.F./FLOOR
BASEMENT AND LEVEL 1 = PARKING STRUCTURE.
LEVEL 2 - LEVEL 11 = 10 LEVELS OF NEW SENIOR HOUSING UNITS AT 53 UNITS/LEVEL = 530 UNITS TOTAL.
TOTAL LIVING AREA = 336,370 S.F. OF NEW SPACE.

PARKING TOTAL:

C-1 PARKING CALCULATIONS (BUILDINGS A-D)

MIN SPOTS REQUIRED: 33,053 / 300 = 111
MAX SPOTS REQUIRED: 33,053 / 100 = 330
(PERMIT WITHDRAWN - CDP 2010-0088)

C-2 PARKING CALCULATIONS (BUILDING E)
BUILDING E PARKING CALCULATIONS
530 UNITS / 1 UNIT/2.77 SPACE/UNIT = 191 SPACES
41 SPACES FOR GUESTS AND STAFF

= MINIMUM REQ'D PARKING = 111+191+41 = 343 SPACES.
MINIMUM PROVIDED PARKING = 343 SPACES.

LEGEND

These standard symbols will be found in the drawing.

- TRAVERSE POINT
- PK NAIL FOUND
- IRON PIN SET
- IRON PIN FOUND
- CATCH BASIN
- DRAIN
- GUY WIRE
- LIGHT POLE
- MANHOLE
- JUNCTION BOX
- POWER POLE
- HVAC UNIT
- SPOT ELEVATION
- HARD WOOD (OAK)
- PINE TREES
- SAN. SEWER CLEANOUT
- GAS METER
- WATER METER
- ELECTRICAL BOX
- FIRE HYDRANT
- POWER METER
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER
- UNDERGROUND ELECTRIC LINE
- FENCE
- UNDERGROUND PIPELINE
- 1032.10 PROPOSED FINISH GRADE ELEVATION
- 1032.20 EXISTING ELEVATION

SURVEY DATA:

AS-BUILT SURVEY BY GRANT SHEPHERD & ASSOCIATES FOR AGI BUILDERS, INC. DATED 11-14-2006.

SCALE: 1" = 30'
GRAPHIC SCALE (FEET)
15 0 30 60 90

NO REPRODUCTIONS OF THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ABBOTT CONCEPTS & DESIGN, INC.

LEGAL DESCRIPTION FOR 5064 SINGLETON ROAD
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 180, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9816 AC.

BEGINNING at the land lot corner of land lots 172,173,180,187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 180 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 98.10 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 83 degree 47 minutes 52 seconds East a distance of 71.38 feet to a 1/2" rebar; Thence running South 5 degrees 21 minutes 34 seconds east a distance of 257.60' 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 11/14/06.

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL SPECIALTY

PREPARED BY:
Abbott Concepts & Design, Inc.
4471 Sims Ct.
Tucker, Ga 30084
Contact: Chuck Abbott P.E.
Contact No: 770-815-7160
chuck@abbottconcepts.com

OWNER/DEVELOPER:
AGI BUILDER'S, INC.
1450 Elm Creek Lane
Norcross, GA 30093
24 hr. Contact: Mr. Anatoliy Ishkalov
P: 770-912-4014 / F:770-931-8591

INITIAL ISSUE DATE: April 02, 2014

REVISIONS:

No.	Date	Description
1	09-08-14	DRC COM.
2		
3		
4		
5		

ZONING SITE PLAN FOR:
K.D. TOWERS
NEW SENIOR HOUSING CENTER
GWINNETT COUNTY, GEORGIA
LAND LOT 180 OF THE 6th DISTRICT PARCEL 6190 012
Address: 5054 Singleton Rd.
CITY
PROJ. #
COUNTY
PROJ. #

Seal: for the firm ACAD

Job #: 10018
Cad File: 10018SC
Plot File: 6-07

Sheet:
C1

SUP '15 05 1

Summary
+/- 448 Total Units
Building Height: +/- 165'

Phase 1 140 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 2 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 3 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

+/- 320 Garage Spaces
+/- 18 Surface Spaces

N

0 30 60

Site Data
Total Site Area = 3.45 Acres

Setbacks = 50' Front
10' Side
15' Rear

SUP '15 05 1

RECEIVED BY
OCT 0 2 2015
Planning & Development

King David Center
Conceptual Site Plan

THW DESIGN

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 - Special use permit will allow this property to be included with adjacent property (5064 Singleton) in a master planned, multi-development

(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 permit will follow the approved, existing use of an adjacent property (5064 Singleton)

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

No adjacent property will be adversely affected.

(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. In granting the Special Use Permit and including this property in the approved senior housing project,
the overall density per acre of the total project will be lowered substantially.

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

Yes -- in conformity with approved adjacent senior housing project

(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:

In ranting the Special Use Permit and including this property in the approved senior housing project, this will help its financial feasibility.
Future residents' lifestyle will be improved. The development's real estate features will likely help the revitalization of the area.

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

LETTER OF INTENT

King David Community Center (KDCC) is requesting the approval of a master planned, multi-phase senior housing development on our adjacent parcels at 5064 Singleton Road AND 5054 Singleton Road.

We appreciated Gwinnett County's support of our concept and our previous applications for rezoning and special uses for 5064 Singleton (RZC2014-00012, SUP2014-00027, SUP2014-00028). Due to changes in financing approach, we are including our adjacent property (5054 Singleton) to the project scope, redesigning the structure to be built, and re-organizing into three financing/construction phases. Our commitment to our concept remains the same. We believe our revised development will attract the necessary financing while improving residents' lifestyle as well as opportunities for revitalizing the surrounding areas.

The details of the proposed use include:

- The total acreage included in the project is 3.45 acres (vs. 1.98 from the previous application)
- Resulting in:
  - up to 448 senior housing units (vs. 530 units previously)
  - most unit size will be 650 sq ft (vs. 540 sq ft previously)
  - gross density revised to maximum 130 units per acre (vs. 267 units per acre previously)
  - number of parking spaces up to 338 (vs. 149 previously)

Our requests / applications:

- For 5064 Singleton
  - Change in condition – special use increase from 110ft to 165ft maximum height (from street level)

- For 5054 Singleton (resulting in same conditions as 5064 Singleton)
  - Rezoning classification from C-1 to O-I
  - Special use as age 55+ Retirement Community – Independent Living
  - Special use increase from 35ft to 165ft maximum height from street level

The maximum height increase is necessary to meet our objectives across multiple fronts. It represents an absolute maximum and includes structural allowances and provisions for potential roof gardens. The final height will be determined by the number of units/residential floors necessary to the make the project financially feasible. We believe the additional height does not negatively impact the surroundings.

Our project will help alleviate the severe shortage of affordable senior housing in Gwinnett County. The vision for this project continues to be an innovative, integrated community with different levels of care – an 'International Village' serving all low income seniors but especially those of diverse cultural background. The project includes senior housing (independent living: Low Income Housing Tax Credit, Section 8 Housing Vouchers & Market Rate), the Senior Center (to be managed by KDCC) for adult day care, daily meals, and a retail component (with

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

pharmacy, gift shop, salon) serving primarily the in-house population. Our project will incorporate the latest knowledge on programming to serve low income seniors.

Since our previous application, we have been working aggressively towards the implementation this ambitious vision. Given the size, scope and complexity of this endeavor, we have chosen to collaborate with Michaels Development Company – a national leader in developing affordable senior housing. They will provide the additional experience and expertise to help ensure that our project is successfully financed, constructed and managed.

We continue to believe that ours is an important project that underscores multiple items on Gwinnett County's development agenda. It serves as a prime example of Gwinnett County's unique diversity and its efforts to care for low income, for the elderly, and for the revitalization of communities.

We respectfully request that these applications are granted.

Sincerely,

X

Anatoliy Iskhakov – President
King David Community Center

SUP'15 05 1

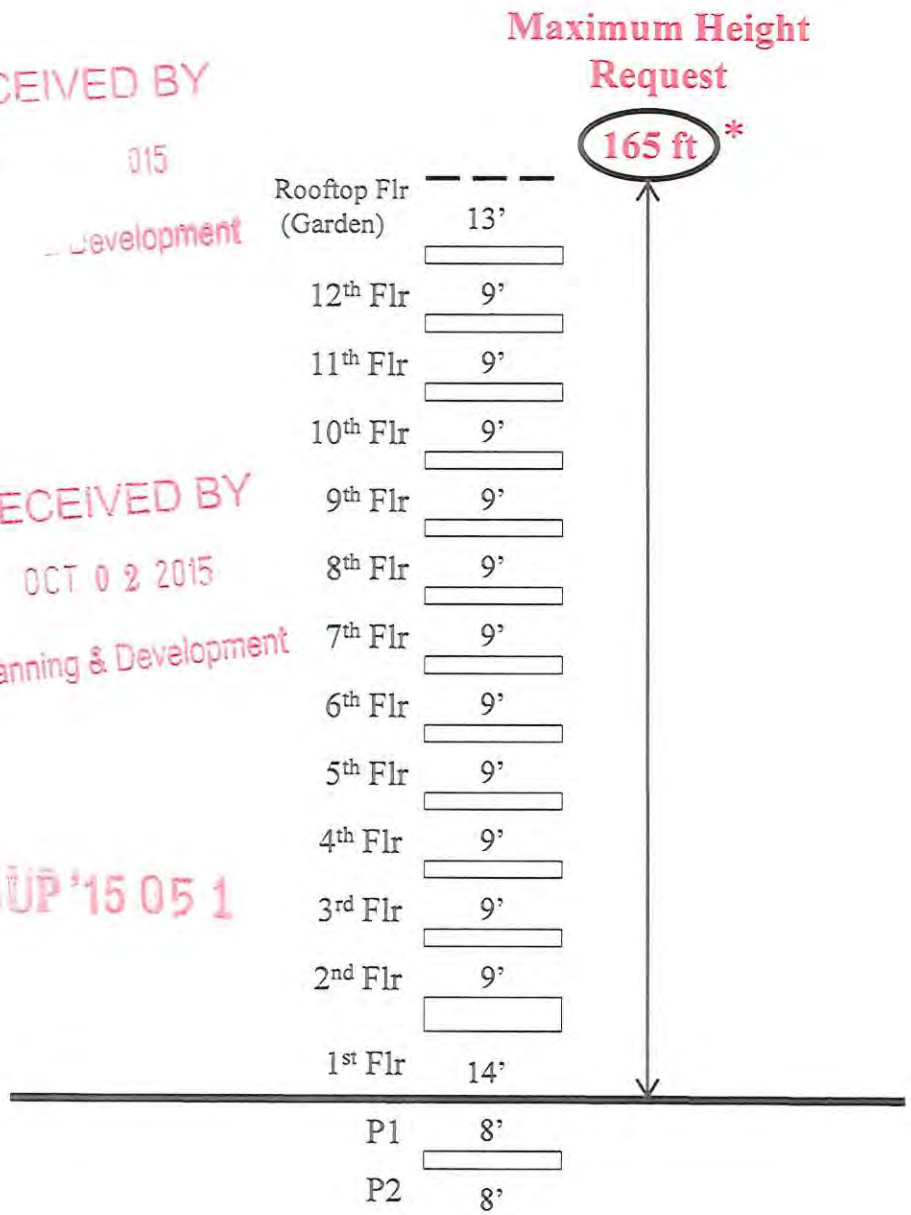
RECEIVED BY

OCT 0 2 2015

Planning & Development

EXPLAINING THE MAXIMUM HEIGHT REQUEST

RECEIVED BY
015
Development



RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

MAXIMUM HEIGHT

Maintain 9ft Clear Ceiling Heights + ***3ft structural allowance per floor*** (11 flrs)	132 ft
Increasing Community Center / Common Area	
-- Clear Ceiling Heights from 11ft→14ft; with 6ft structural allowance (1 flr)	20 ft
-- Add 1 Floor (using Rooftop Flr Height)	+ 13ft
	165ft

NUMBER OF STORIES

	Current Application
Residential Floors	**10**
Community Center / Common Areas	**2** (1st & 2nd Flrs)
TOTAL	**12**

+ 1 Rooftop Floor (Garden)

* Sonesta Gwinnett Place Hotel is at 191 ft above ground; 16 stories

King David Center

Perspective A

King David Center

Perspective B

King David Center

Perspective C

King David Center

Perspective D

King David Center

Perspective E

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.

X

Signature of Applicant — Date: October 1, 2015

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Signature of Notary Public — Date: 10/01/2015 — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

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.

X

Signature of Property Owner — Date: October 1, 2015

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Signature of Notary Public — Date: 10/01/2015 — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

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.

October 1, 2015 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

Yelizaveta Kusayeva 10/01/2015

SIGNATURE OF NOTARY PUBLIC | DATE

NOTARY SEAL

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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

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 BY

OCT 0 2 2015

Planning & Development

SUP '15 05 1

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: (Map Reference Number) 6 (District) - 186 (Land Lot) - 013 (Parcel)

x _____ October 1, 2015
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)

_____ NAME

Tax I TITLE

4-28-15
DATE

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 1

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: ANATOLIY ISKHAKOV	NAME: ANATOLIY ISKHAKOV
ADDRESS: 5054 Singleton Rd	ADDRESS: 5054 Singleton Rd
CITY: Norcross	CITY: Norcross
STATE: Georgia ZIP: 30093	STATE: Georgia ZIP: 30093
PHONE: 770-912-4044	PHONE: 770-912-4044

CONTACT PERSON: Sinh Bui PHONE: 404-906-8430

CONTACT'S E-MAIL: sinh.bui@kingdavidcenter.com

*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:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

EXISTING/PROPOSED ZONING: C-1/O-I BUILDING/LEASED SQUARE FEET: ~450,000 sqft total project

LAND DISTRICT(S): 6 LAND LOT(S): 186 ACREAGE: 1.48

ADDRESS OF PROPERTY: 5054 Singleton Road, Norcross, GA 30093

SPECIAL USE REQUESTED: Maximum height increase to 165ft including Rooftop floor (garden)

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 2

LEGAL DESCRIPTION FOR 5054 SINGLETON ROAD

All that tract or parcel of land lying and being in Land Lot 186 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at the intersection of Land Lots 172, 173, 186 and 187; Thence along Land Lot line common to Land Lot 173 and 186 in a northeasterly direction a distance of 242.00' to a ½ rebar found, said point being known as the TRUE POINT OF BEGINNING; Thence North 08°21'41" West a distance of 236.86' to an ½ inch rebar; Thence North 08°21'34"West a distance of 357.60' to an iron pin set; Thence along the right-of-way of Singleton Road (Right-of-Way Varies) an arc distance of 265.84' (said arc being subtended by a chord bearing South 74°06'34" East and a chord distance of 262.84' and having a radius of 509.89') to an iron pin set; Thence South 13°15'00" West a distance of 273.52' to an iron pin set; Thence South 81°38'32"West a distance of 138.91 to ½ rebar found, said point being known as the TRUE POINT OF BEGINNING.

Said parcel containing 1.471 acres or 64,097 square feet

RECEIVED BY

OCT 0 2 2015

Planning & Development

SUP '15 05 2

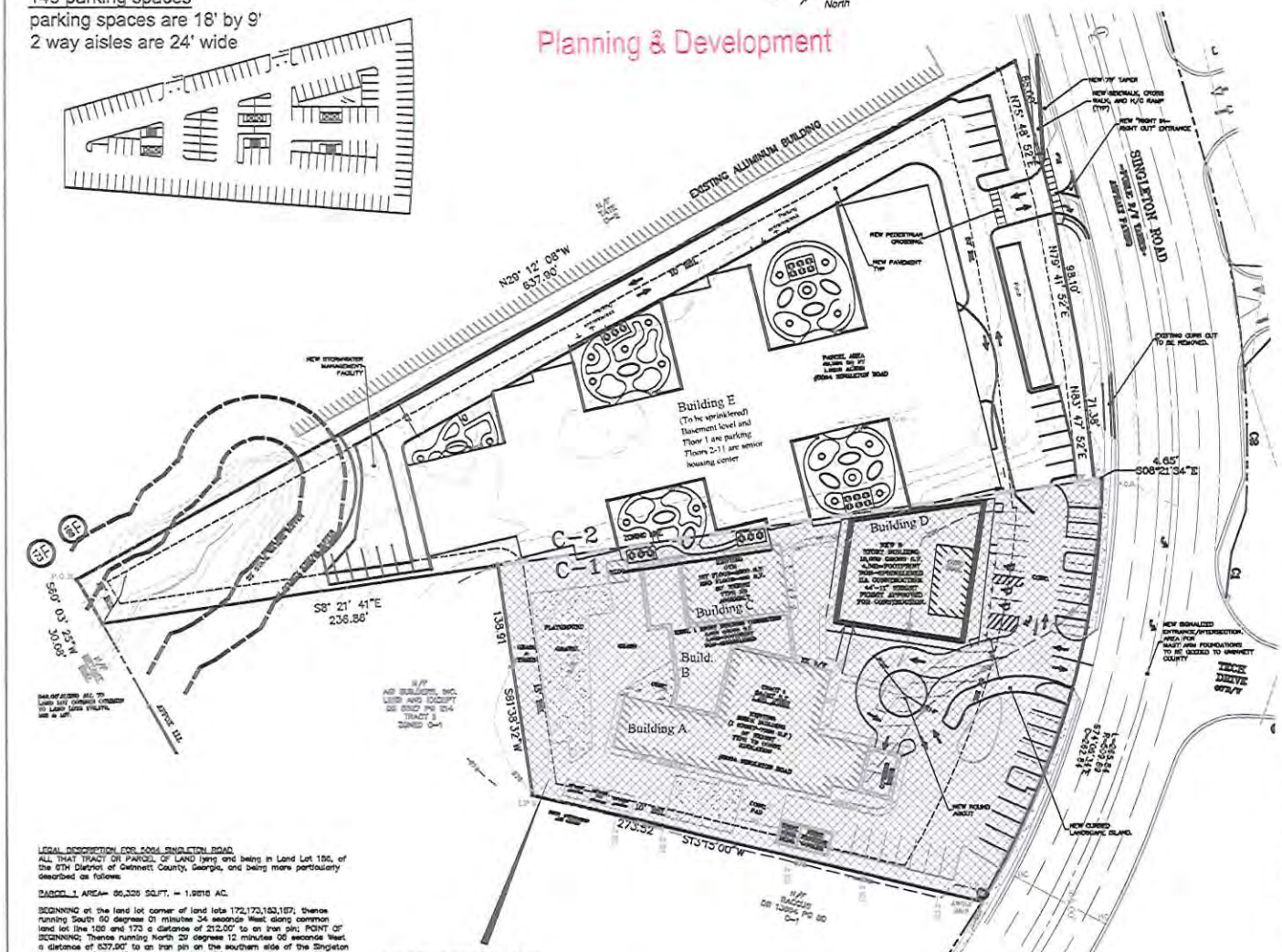
RECEIVED BY

OCT 0 2 2015

Planning & Development

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.

VICINITY MAP
1" = 1000'

ZONING:

COMMERCIAL: C-1 -5064 SINGLETON ROAD

SETBACKS C-1 & C-2: FRONT: 50'
SIDE: 10'
REAR: 15'

C-2 - 5064 SINGLETON ROAD.

TOTAL AREA:

TOTAL PARCEL AREA(5064)= 1.98 AC. (86,326 S.F.)

EXISTING/APPROVED STRUCTURES 5054 SINGLETON RD.
EXISTING BRICK BUILDING AREA (A)= 7,200 SQ.FT.
COVERED DRIVE AREA (PART (A)) = 562 S.F.
APPROVED/UNDER CONSTRUCTION (B) = 3,632 S.F.
EXISTING GYM AREA (C) = 2,700 SQ. FT.
APPROVED POOL BUILDING (D) = 16,936 S.F.
EXISTING APPROVED AREAS = 33,053 S.F.)

PROPOSED BUILDINGS ON 5064 SINGLETON ROAD
NEW BUILDING "E" AREA = 33,637 S.F./FLOOR
BASEMENT AND LEVEL 1 = PARKING STRUCTURE.
LEVEL 2 - LEVEL 11 = 10 LEVELS OF NEW SENIOR HOUSING UNITS AT 53 UNITS/LEVEL = 530 UNITS TOTAL.
TOTAL LIVING AREA = 338,370 S.F. OF NEW SPACE.

PARKING TOTAL:

C-1 PARKING CALCULATIONS (BUILDINGS A-D)

MIN SPOTS REQUIRED: 33,053 / 300 = 111
MAX SPOTS REQUIRED: 33,053 / 100 = 330
(PERMIT WITHDRAWN - CDP 2010-0088)

C-2 PARKING CALCULATIONS (BUILDING E)
BUILDING E PARKING CALCULATIONS:
530 UNITS / 1 UNIT/2.77 SPACE/UNIT = 191 SPACES
41 SPACES FOR GUESTS AND STAFF

= MINIMUM REQ'D PARKING = 111+191+41 = 343 SPACES.
MINIMUM PROVIDED PARKING = 343 SPACES.

LEGEND

These standard symbols will be found in the drawing.

- TRAVERSE POINT
- PK NAIL FOUND
- IRON PIN SET
- IRON PIN FOUND
- CATCH BASIN
- DRAIN
- GUY WIRE
- LIGHT POLE
- MANHOLE
- JUNCTION BOX
- POWER POLE
- HVAC UNIT
- SPOT ELEVATION
- HARD WOOD (OAK)
- PINE TREES
- SAN. SEWER CLEANOUT
- GAS METER
- WATER METER
- ELECTRICAL BOX
- FIRE HYDRANT
- POWER METER
- —T—T— UNDERGROUND TELEPHONE LINE
- —G—G— UNDERGROUND GAS LINE
- —W—W— UNDERGROUND WATER LINE
- —OHP—OHP— OVERHEAD POWER LINE
- —SS—SS— SANITARY SEWER
- —E—E— UNDERGROUND ELECTRIC LINE
- —X—X— FENCE
- UNDERGROUND PIPELINE
- 1032.10 PROPOSED FINISH GRADE ELEVATION
- 1032.20 EXISTING ELEVATION

SURVEY DATA:

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

SCALE: 1" = 30'
GRAPHIC SCALE (FEET)
15 0 30 60 90

NO REPRODUCTIONS OF THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ABBOTT CONCEPTS & DESIGN, INC.

LEGAL DESCRIPTION CDD 5064 SINGLETON ROAD
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 156, of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

PARCEL 1 AREA= 86,326 SQ.FT. = 1.9816 AC.

BEGINNING at the land lot corner of land lots 172,173,153,157; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 156 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 50.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 93.10 feet; Thence North 83 degrees 47 minutes 52 seconds East a distance of 71.36 feet to a 1/2" rebar; Thence running South 8 degrees 21 minutes 34 seconds east a distance of 237.60' to an iron pin, Thence South 6 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.

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL SPECIALTY

PREPARED BY:
Abbott Concepts & Design, Inc.
4471 Silva Ct.
Tucker, Ga 30084
Contact: Chuck Abbott P.E.
Contact No: 770-815-7160
chuck@abbottconcepts.com

OWNER/DEVELOPER:
AGI BUILDER'S, INC.
1450 Elm Creek Lane
Norcross, GA 30093
24 hr. Contact: Mr. Anatoly Ishakov
P: 770-912-4044 / F:770-931-6591

INITIAL RELEASED: April 25, 2014

REVISIONS:

No.	Date	Description
1	08-20-14	SUP CONC.
2		
3		
4		
5		

ZONING SITE PLAN FOR:
K.D. TOWERS
NEW SENIOR HOUSING CENTER

GWINNETT COUNTY, GEORGIA
LAND LOT 156 OF THE 6th DISTRICT, PARCEL 6156 012
Address: 5064 Singleton Rd.

CITY
PROJ. #

COUNTY
PROJ. #

Seal for the firm (ACD)

Job #: 10000
Cad File: 1001.DWG
Plot File: 6-07

Sheet:
C1

SUP '15 05 2

Summary
+/- 448 Total Units
Building Height: +/- 165'

Phase 1 140 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 2 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 3 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

+/- 320 Garage Spaces
+/- 18 Surface Spaces

N

0 30 60

Site Data
Total Site Area = 3.45 Acres

Setbacks = 50' Front
10' Side
15' Rear

RECEIVED BY
OCT 0 2 2015
Planning & Development

King David Center

Conceptual Site Plan

THW DESIGN

SUP '15 05 2

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 - Special use permit will allow this property to be included with adjacent property (5064 Singleton) in a master planned, multi-development

(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 permit will follow the approved, existing use of an adjacent property (5064 Singleton)

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

No adjacent property will be adversely affected.

(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. In granting the Special Use Permit and including this property in the approved senior housing project,
the overall density per acre of the total project will be lowered substantially.

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

Yes -- in conformity with approved adjacent senior housing project

(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:

In ranting the Special Use Permit and including this property in the approved senior housing project, will enable the financial feasibility of the project.
Future residents' lifestyle will be improved. The development's real estate features will likely help the revitalization of the area.

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 2

LETTER OF INTENT

King David Community Center (KDCC) is requesting the approval of a master planned, multi-phase senior housing development on our adjacent parcels at 5064 Singleton Road AND 5054 Singleton Road.

We appreciated Gwinnett County's support of our concept and our previous applications for rezoning and special uses for 5064 Singleton (RZC2014-00012, SUP2014-00027, SUP2014-00028). Due to changes in financing approach, we are including our adjacent property (5054 Singleton) to the project scope, redesigning the structure to be built, and re-organizing into three financing/construction phases. Our commitment to our concept remains the same. We believe our revised development will attract the necessary financing while improving residents' lifestyle as well as opportunities for revitalizing the surrounding areas.

The details of the proposed use include:

- The total acreage included in the project is 3.45 acres (vs. 1.98 from the previous application)
- Resulting in:
  - up to 448 senior housing units (vs. 530 units previously)
  - most unit size will be 650 sq ft (vs. 540 sq ft previously)
  - gross density revised to maximum 130 units per acre (vs. 267 units per acre previously)
  - number of parking spaces up to 338 (vs. 149 previously)

Our requests / applications:

- For 5064 Singleton
  - Change in condition – special use increase from 110ft to 165ft maximum height (from street level)

- For 5054 Singleton (resulting in same conditions as 5064 Singleton)
  - Rezoning classification from C-1 to O-I
  - Special use as age 55+ Retirement Community – Independent Living
  - Special use increase from 35ft to 165ft maximum height from street level

The maximum height increase is necessary to meet our objectives across multiple fronts. It represents an absolute maximum and includes structural allowances and provisions for potential roof gardens. The final height will be determined by the number of units/residential floors necessary to the make the project financially feasible. We believe the additional height does not negatively impact the surroundings.

Our project will help alleviate the severe shortage of affordable senior housing in Gwinnett County. The vision for this project continues to be an innovative, integrated community with different levels of care – an 'International Village' serving all low income seniors but especially those of diverse cultural background. The project includes senior housing (independent living: Low Income Housing Tax Credit, Section 8 Housing Vouchers & Market Rate), the Senior Center (to be managed by KDCC) for adult day care, daily meals, and a retail component (with

RECEIVED BY

OCT 0 2 2015

Planning & Development

SUP '15 05 2

pharmacy, gift shop, salon) serving primarily the in-house population. Our project will incorporate the latest knowledge on programming to serve low income seniors.

Since our previous application, we have been working aggressively towards the implementation this ambitious vision. Given the size, scope and complexity of this endeavor, we have chosen to collaborate with Michaels Development Company – a national leader in developing affordable senior housing. They will provide the additional experience and expertise to help ensure that our project is successfully financed, constructed and managed.

We continue to believe that ours is an important project that underscores multiple items on Gwinnett County's development agenda. It serves as a prime example of Gwinnett County's unique diversity and its efforts to care for low income, for the elderly, and for the revitalization of communities.

We respectfully request that these applications are granted.

Sincerely,

X

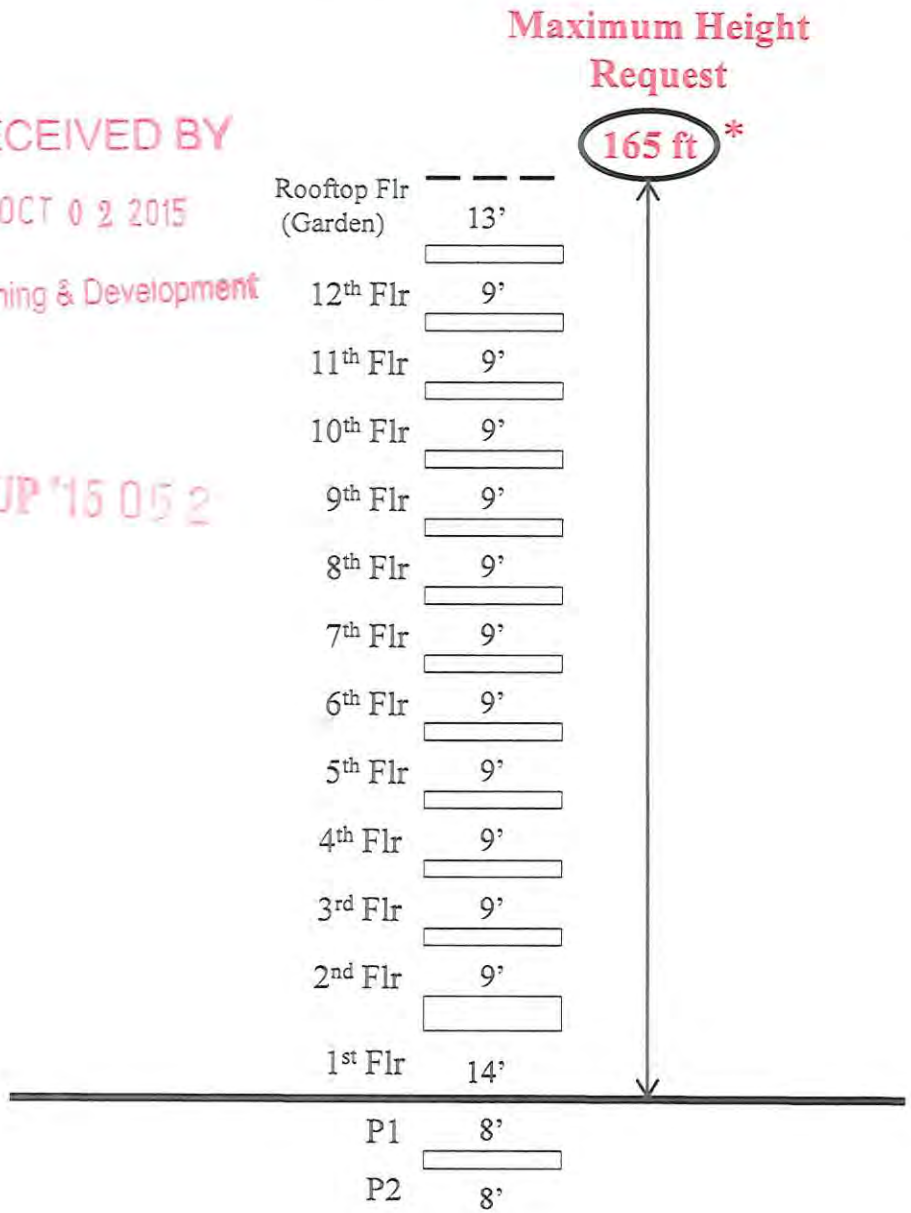
Anatoliy Iskhakov – President
King David Community Center

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 2

EXPLAINING THE MAXIMUM HEIGHT REQUEST

RECEIVED BY
OCT 0 2 2015
Planning & Development
SUP '15 05 2



MAXIMUM HEIGHT

Maintain 9ft Clear Ceiling Heights + ***3ft structural allowance per floor*** (11 flrs)	132 ft
Increasing Community Center / Common Area	
-- Clear Ceiling Heights from 11ft→14ft; with 6ft structural allowance (1 flr)	20 ft
-- Add 1 Floor (using Rooftop Flr Height)	+ 13ft
	165ft

NUMBER OF STORIES

	Current Application
Residential Floors	**10**
Community Center / Common Areas	**2** (1st & 2nd Flrs)
TOTAL	**12**

+ 1 Rooftop Floor (Garden)

* Sonesta Gwinnett Place Hotel is at 191 ft above ground; 16 stories

THW
DESIGN
N
Indian Trail Road
Tech Drive
King David Center
Perspective A

SUP '15 05 2

THW
DESIGN
N
Singleton Road
King David Center
Perspective B

SUP '15 05 2

THW
DESIGN
N
Singleton Road
King David Center
Perspective C

SUP '15 05 2

SUP '15 05 2

THW
DESIGN
Steve Reynolds Blvd
Indian Trail Road
King David Center
Perspective E

SUP '15 05 2

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.

X

Signature of Applicant — Date: October 1, 2015

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Signature of Notary Public — Date: 10/01/2015

Notary Seal: YELIZAVETA KUSAYEVA, MY COMMISSION EXPIRES MAY 27 2017, GWINNETT CO., GEORGIA, NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 2

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.

x

Signature of Property Owner — Date: October 1, 2015

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Signature of Notary Public — Date: 10/01/2015 — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 2

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.

X	October 1, 2015	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
Yelizaveta Kusayeva	10/01/2015	
SIGNATURE OF NOTARY PUBLIC	DATE	NOTARY SEAL

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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

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 BY

OCT 0 2 2015

Planning & Development

SUP '15 05 2

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 - 013
(Map Reference Number) District Land Lot Parcel

x _____ October 1, 2015
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 I
NAME TITLE

9-28-15
DATE

RECEIVED BY
OCT 0 2 2015
Planning & Development

SUP '15 05 2

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: ANATOLIY ISKHAKOV	NAME: ANATOLIY ISKHAKOV
ADDRESS: 5054 Singleton Rd	ADDRESS: 5054 Singleton Rd
CITY: Norcross	CITY: Norcross
STATE: Georgia ZIP: 30093	STATE: Georgia ZIP: 30093
PHONE: 770-912-4044	PHONE: 770-912-4044

CONTACT PERSON: Sinh Bui PHONE: 404-906-8430

CONTACT'S E-MAIL: sinh.bui@kingdavidcenter.com

APPLICANT IS THE:

☐ OWNER'S AGENT ■ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): O-I PRIOR ZONING CASE: RZC2014-00012

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

ADDRESS OF PROPERTY: 5064 Singleton Rd, Norcross, Georgia 30093

PROPOSED CHANGE IN CONDITIONS: Maximum height from 110 ft to 165 ft' including rooftop flr (garden)

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: up to 448 (total)	NO. OF BUILDINGS/LOTS:
DWELLING UNIT SIZE (Sq. Ft.): mostly 650 sq ft	TOTAL GROSS SQUARE FEET:
GROSS DENSITY: 130 units per acre(total project)	DENSITY:
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY
OCT 0 2 2015
Planning & Development

CIC '15 023

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.

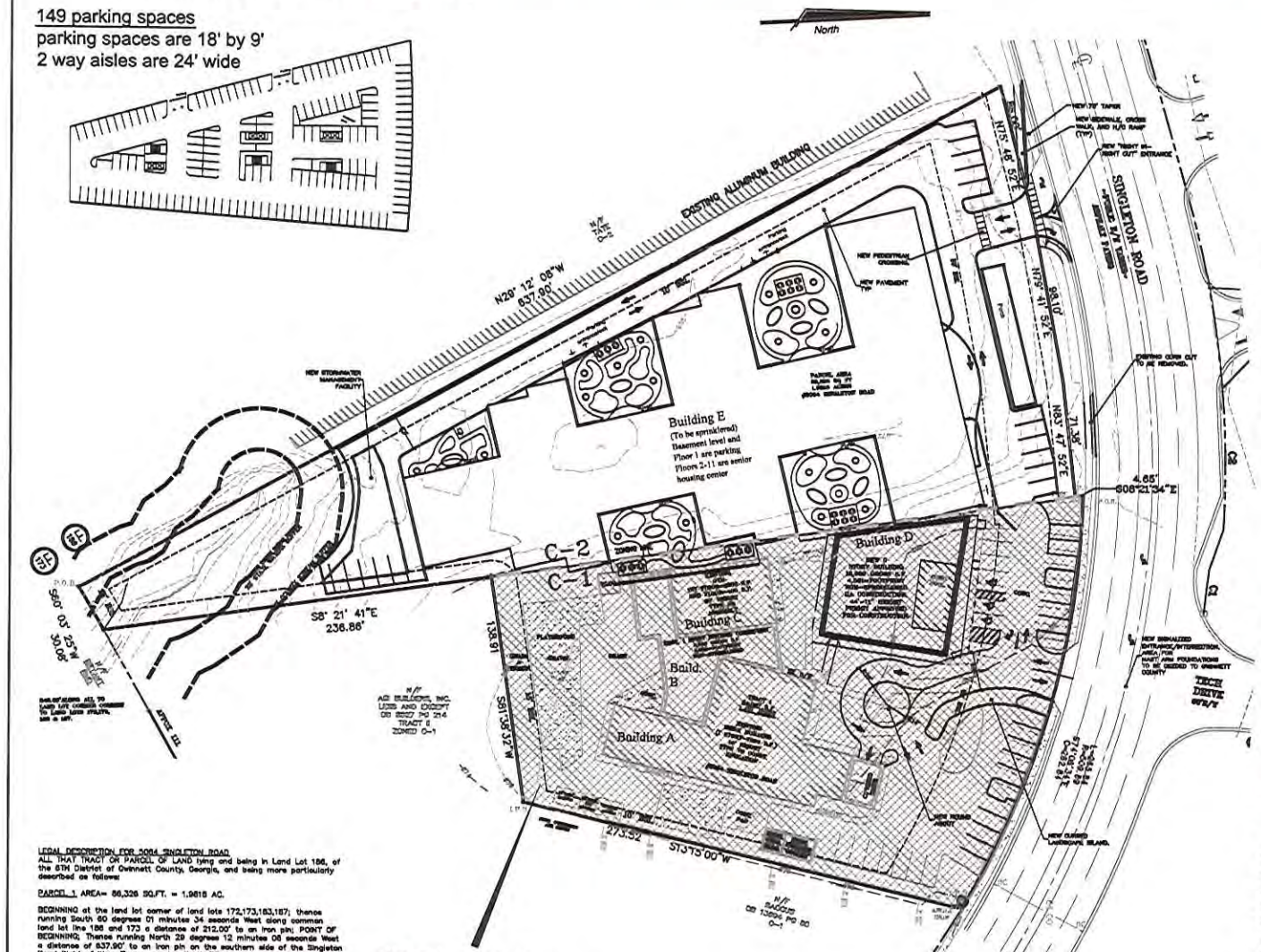
BEGINNING at the land lot corner of land lots 172, 173, 183, 187; thence running South 60 degrees 01 minutes 34 seconds West along common land lot line 186 and 173 a distance of 212.00' to an iron pin; POINT OF BEGINNING; Thence running North 29 degrees 12 minutes 08 seconds West a distance of 637.90' 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 79degrees 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 mutes 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.

RECEIVED BY
OCT 0 2 2015
Planning & Development

CIC '15 023

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.

VICINITY MAP
1" = 1000'

ZONING:

COMMERCIAL: C-1 –5064 SINGLETON ROAD

SETBACKS C-1 & C-2: FRONT: 30'
SIDE: 10'
REAR: 15'

C-2 – 5064 SINGLETON ROAD.

TOTAL AREA:

TOTAL PARCEL AREA(5064)= 1.98 AC. (86,326 S.F.)

EXISTING/APPROVED STRUCTURES 5064 SINGLETON RD.
EXISTING BRICK BUILDING AREA (A)= 7,200 SQ.FT.
COVERED DRIVE AREA (PART (A)) = 562 S.F.
APPROVED/UNDER CONSTRUCTION (B) = 3,652 S.F.
EXISTING GYM AREA (C) = 2,700 SQ. FT.
APPROVED POOL BUILDING (D) = 18,939 S.F.
EXISTING APPROVED AREAS = 33,053 S.F.)

PROPOSED BUILDINGS ON 5064 SINGLETON ROAD
NEW BUILDING "E" AREA – 33,637 S.F./FLOOR
BASEMENT AND LEVEL 1 = PARKING STRUCTURE.
LEVEL 2 – LEVEL 11 = 10 LEVELS OF NEW SENIOR HOUSING UNITS AT 53 UNITS/LEVEL = 530 UNITS TOTAL.
TOTAL LIVING AREA = 336,370 S.F. OF NEW SPACE.

PARKING TOTAL:

C-1 PARKING CALCULATIONS (BUILDINGS A–D)

MIN SPOTS REQUIRED: 33,053 / 300 = 111
MAX SPOTS REQUIRED:33,053 / 100 = 330
(PERMIT WITHDRAWN – CDP 2010–0059)

C-2 PARKING CALCULATIONS (BUILDING E)
BUILDING E PARKING CALCULATIONS:
530 UNITS / 1 UNIT/2.77 SPACE/UNIT = 191 SPACES
41 SPACES FOR GUESTS AND STAFF

= MINIMUM REQD PARKING = 1114/1914-41 = 343 SPACES.
MINIMUM PROVIDED PARKING = 343 SPACES.

LEGEND

These standard symbols will be found in the drawing.

▲	TRAVERSE POINT		
•	PK NAIL FOUND	TC	SAN. SEWER CLEANOUT
●	IRON PIN SET	G	GAS METER
○	IRON PIN FOUND	W	WATER METER
▲	CATCH BASIN	E	ELECTRICAL BOX
■	DRAIN	W	FIRE HYDRANT
◆	GUY WIRE		POWER METER
●	LIGHT POLE	—T—T—	UNDERGROUND TELEPHONE LINE
●	MANHOLE	—G—G—	UNDERGROUND GAS LINE
■	JUNCTION BOX	—W—W—	UNDERGROUND WATER LINE
●	POWER POLE	—OHP—OHP—	OVERHEAD POWER LINE
●	HVAC UNIT	—SS—SS—	SANITARY SEWER
X	SPOT ELEVATION	—E—E—	UNDERGROUND ELECTRIC LINE
○	HARD WOOD (DAK)	—X—X—	FENCE
●	PINE TREES		UNDERGROUND PIPELINE
1635.10	PROPOSED FINISH GRADE ELEVATION		
1072.20	EXISTING ELEVATION		

SURVEY DATA:

AS-BUILT SURVEY BY GRANT SHEPHERD & ASSOCIATES FOR AGI BUILDERS, INC. DATED 11-14-2006.

SCALE: 1" = 30'
GRAPHIC SCALE (FEET)
15 0 30 60 90

NO REPRODUCTIONS OF THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ABBOTT CONCEPTS & DESIGN, INC.

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 70 degrees 48 minutes 52 seconds West 86.00 feet; Thence running North 79 degrees 41 minutes 52 seconds 98.10 feet; Thence North 63 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 207.60' 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 11/14/06.

RECEIVED BY
OCT 02 2015
Planning & Development
CIC '15 023

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL SPECIALTY

PREPARED BY:
Abbott Concepts & Design, Inc.
4471 Sima Ct.
Tucker, Ga 30084
Contact: Chuck Abbott P.E.
Contact No: 770-515-7160
chuck@abbottconcepts.com

OWNER/DEVELOPER:
AGI BUILDER'S, INC.
1450 Elm Creek Lane
Norcross, GA 30093
24 hr. Contact Mr. Anatoly Mikhailov
P: 770-912-4044 / F:770-931-5591

INITIAL RELEASE: April 30, 2014

REVISIONS:

No:	Date:	Description:
1	06-30-14	PRE CDSC
2		
3		
4		
5		

ZONING SITE PLAN FOR:
K.D. TOWERS
NEW SENIOR HOUSING CENTER
GWINNETT COUNTY, GEORGIA
LAND LOT 186 OF THE 6th DISTRICT, PARCEL 6156 012
Address: 5064 Singleton Rd.
CITY
PROJ. #
COUNTY
PROJ. #

Seal: for the firm ACAD

Job #: 10010
Cad File: 10010SC
Plot File: 6-07

Sheet:
C1

Summary
+/- 448 Total Units
Building Height: +/- 165'

Phase 1 140 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 2 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

Phase 3 140 - 154 Units
12 Levels
Community Center / Commons on 1st & 2nd Levels

+/- 320 Garage Spaces
+/- 18 Surface Spaces

N
0 30 60

Site Data
Total Site Area = 3.45 Acres

Setbacks = 50' Front
10' Side
15' Rear

King David Center

Conceptual Site Plan

RECEIVED BY
CT 0 2 2015
Pla... & Development
CIC '15 023

THW DESIGN

CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes - the proposed change in conditions is only for an increased maximum height allowance. The approved special use as 55+ retirement community stays the same.

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No- we believe the increased maximum height does not adversely affect adjacent and nearby properties

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

No adjacent property will be adversely affected

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

No, the proposed change leads to an a lower overall density per acre than approved previously

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

Yes -- in conformity with approved adjacent senior housing project

(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 CHANGE IN CONDITIONS:

The maximum height is necessary to account for sufficient number of floors/residential units to help ensure financial feasibility

RECEIVED BY
OCT 0 2 2015
Planning & Development

CIC'15 023

LETTER OF INTENT

King David Community Center (KDCC) is requesting the approval of a master planned, multi-phase senior housing development on our adjacent parcels at 5064 Singleton Road AND 5054 Singleton Road.

We appreciated Gwinnett County's support of our concept and our previous applications for rezoning and special uses for 5064 Singleton (RZC2014-00012, SUP2014-00027, SUP2014-00028). Due to changes in financing approach, we are including our adjacent property (5054 Singleton) to the project scope, redesigning the structure to be built, and re-organizing into three financing/construction phases. Our commitment to our concept remains the same. We believe our revised development will attract the necessary financing while improving residents' lifestyle as well as opportunities for revitalizing the surrounding areas.

The details of the proposed use include:

- The total acreage included in the project is 3.45 acres (vs. 1.98 from the previous application)
- Resulting in:
  - up to 448 senior housing units (vs. 530 units previously)
  - most unit size will be 650 sq ft (vs. 540 sq ft previously)
  - gross density revised to maximum 130 units per acre (vs. 267 units per acre previously)
  - number of parking spaces up to 338 (vs. 149 previously)

Our requests / applications:

- For 5064 Singleton
  - Change in condition – special use increase from 110ft to 165ft maximum height (from street level)

- For 5054 Singleton (resulting in same conditions as 5064 Singleton)
  - Rezoning classification from C-1 to O-I
  - Special use as age 55+ Retirement Community – Independent Living
  - Special use increase from 35ft to 165ft maximum height from street level

The maximum height increase is necessary to meet our objectives across multiple fronts. It represents an absolute maximum and includes structural allowances and provisions for potential roof gardens. The final height will be determined by the number of units/residential floors necessary to the make the project financially feasible. We believe the additional height does not negatively impact the surroundings.

Our project will help alleviate the severe shortage of affordable senior housing in Gwinnett County. The vision for this project continues to be an innovative, integrated community with different levels of care – an 'International Village' serving all low income seniors but especially those of diverse cultural background. The project includes senior housing (independent living: Low Income Housing Tax Credit, Section 8 Housing Vouchers & Market Rate), the Senior Center (to be managed by KDCC) for adult day care, daily meals, and a retail component (with

RECEIVED BY

OCT 0 2 2015

Planning & Development

CIC '15 023

pharmacy, gift shop, salon) serving primarily the in-house population. Our project will incorporate the latest knowledge on programming to serve low income seniors.

Since our previous application, we have been working aggressively towards the implementation this ambitious vision. Given the size, scope and complexity of this endeavor, we have chosen to collaborate with Michaels Development Company – a national leader in developing affordable senior housing. They will provide the additional experience and expertise to help ensure that our project is successfully financed, constructed and managed.

We continue to believe that ours is an important project that underscores multiple items on Gwinnett County's development agenda. It serves as a prime example of Gwinnett County's unique diversity and its efforts to care for low income, for the elderly, and for the revitalization of communities.

We respectfully request that these applications are granted.

Sincerely,

X

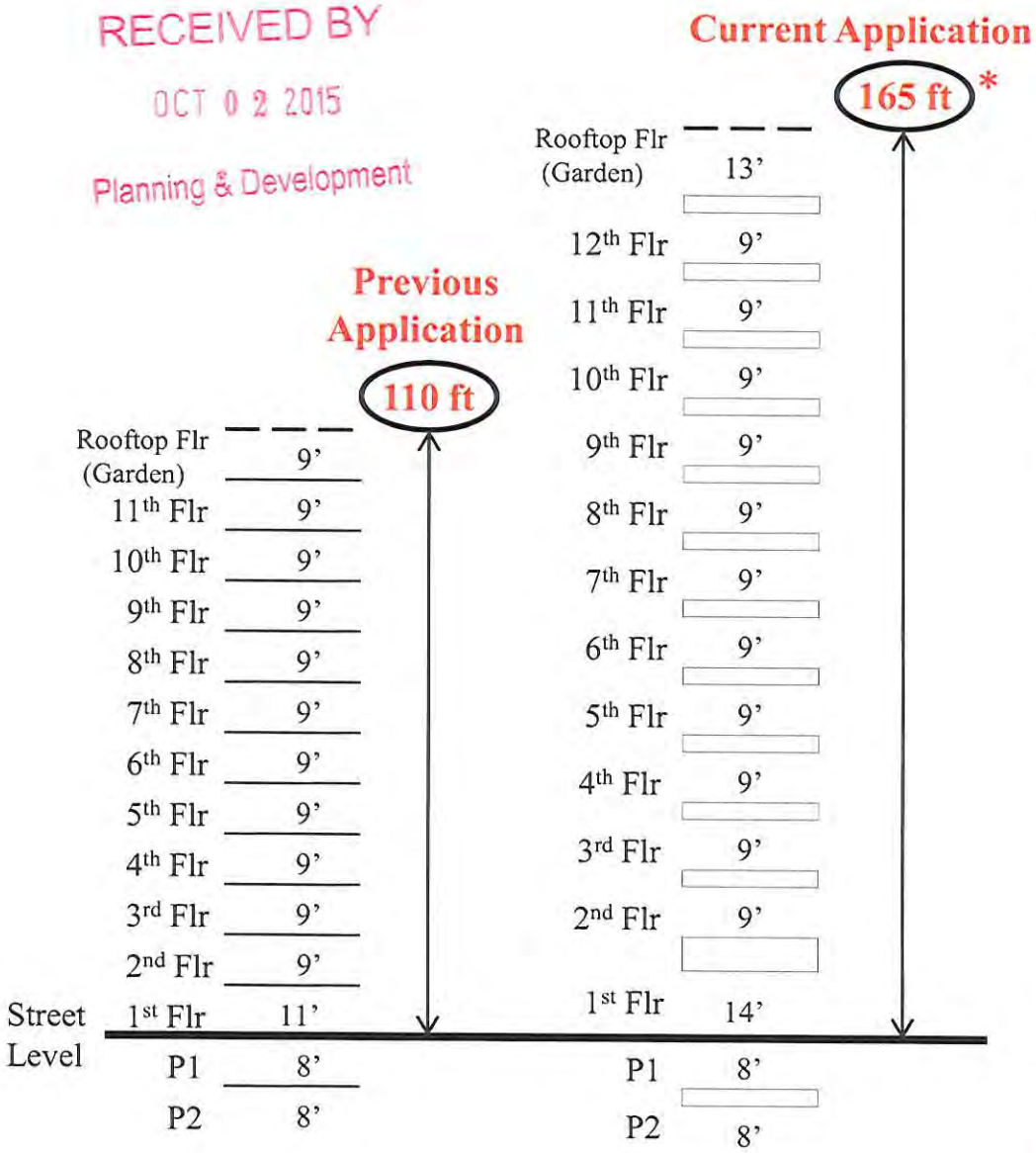
Anatoliy Iskhakov – President
King David Community Center

RECEIVED BY
OCT 0 2 2015
Planning & Development

CIC '15 023

EXPLAINING THE INCREASE IN MAXIMUM HEIGHT & NO. OF STORIES

RECEIVED BY
OCT 0 2 2015
Planning & Development



INCREASING THE MAXIMUM HEIGHT

Maintain 9ft Clear Ceiling Heights + ***3ft structural allowance per floor*** (11 flrs)	+33 ft
Increasing Community Center / Common Area	
-- Clear Ceiling Heights from 11ft→14ft; with 6ft structural allowance (1 flr)	+9ft
-- Add 1 Floor (using Rooftop Flr Height)	+ 13ft
	+ 55ft

INCREASING IN NUMBER OF STORIES

	Previous Application	Current Application
Residential Floors	**10**	**10**
Community Center / Common Areas	**1**	**2**
TOTAL	**11**	**12**
	+ 1 Rooftop Floor (Garden)	

CIC '15 023

* Sonesta Gwinnett Place Hotel is at 191 ft above ground; 16 stories

King David Center

Perspective A

King David Center

Perspective B

King David Center

Perspective C

King David Center

Perspective D

King David Center

Perspective E

CHANGE IN CONDITIONS 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.

x _____ October 1, 2015

Signature of Applicant — Date

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Yelizaveta Kusayeva 10/01/2015

Signature of Notary Public — Date — Notary Seal

Signature of Notary Public — Date — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

CIC '15 023

CHANGE IN CONDITIONS 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.

X _____ October 1, 2015

Signature of Property Owner — Date

ANATOLIY ISKHAKOV -- President

Type or Print Name and Title

Yelizaveta Kusayeva 10/01/2015

Signature of Notary Public — Date — Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

RECEIVED BY
OCT 0 2 2015
Planning & Development

CIC '15 023

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

	October 1, 2015	ANATOLIY ISKHAKOV -- President
Signature of Applicant	Date	Type of Print Name and Title
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	10/01/2015	
Signature of Notary Public	Date	Notary Seal

YELIZAVETA KUSAYEVA
MY COMMISSION EXPIRES
MAY 27 2017
GWINNETT CO., GEORGIA
NOTARY PUBLIC

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 [XX] NO ANATOLIY ISKHAKOV

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 BY

OCT 0 2 2015

CIC '15 023

Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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: (Map Reference Number) 6 - 186 - 012

District — Land Lot — Parcel

x _____ October 1, 2015

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)

Debra Smith — NAME

tax services associate — TITLE

October 1, 2015 — DATE

RECEIVED BY

OCT 0 2 2015

Planning & Development

CIC '15 023