

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Brian B. West, P.E.</u>	NAME: <u>Avante Garde</u>
ADDRESS: <u>10 Roswell Street, Suite 210</u>	ADDRESS: <u>2804 Thurleston Lane</u>
CITY: <u>Alpharetta</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30009</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>770-619-4280</u>	PHONE: _____
CONTACT PERSON: <u>Brian B. West, P.E.</u> PHONE: <u>404-201-6127</u>	
CONTACT'S E-MAIL: <u>brian.west@kimley-horn.com</u>	

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>0-1</u> PRIOR ZONING CASE: <u>RZC2016-003, SUP2016-007</u>	
PARCEL NUMBER(S): <u>07069014, 07069024</u> ACREAGE: <u>7.08 AC.</u>	
ADDRESS OF PROPERTY: <u>1611 + 1575 Lawrenceville - Suwanee</u>	
PROPOSED CHANGE IN CONDITIONS: <u>See attached letter</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>137</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>Average unit ranges from 123sf to 357sf</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

**Gwinnett Retirement Residence
Lawrenceville-Suwanee Road at Inwood Trail
Legal Description**

All that tract or parcel of land lying and being in Land Lot 69 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING for the same at Gwinnett County Monument GC980; thence North 39°42'56" West, a distance of 3558.38 feet to a ½" Rebar Found at the intersection of the northeastern right-of-way line of Lawrenceville-Suwanee Road (S.R. 317; 120'R/W) with the northwestern right-of-way line of Russell Road NW (80'R/W), said ½" Rebar being the POINT OF BEGINNING for the tract herein described; thence running along said Lawrenceville-Suwanee Road right-of-way North 51°17'18" West, a distance of 108.49 feet to a ½" Rebar Found; thence North 51°25'21" West, a distance of 75.99 feet to an Iron Pin Set (1/2"Rebar); thence North 51°25'09" West, a distance of 293.39 feet to an Iron Pin Set (1/2"Rebar); thence North 52°32'49" West, a distance of 108.96 feet to an Iron Pin Set (1/2"Rebar); thence along a curve to the left for an arc distance of 122.02 feet, said curve having a chord bearing of North 56°45'14" West and a chord distance of 122.00 feet and a radius of 1969.86 feet to an Iron Pin Set (1/2"Rebar) at the intersection of the northeastern right-of-way line of said Lawrenceville-Suwanee Road with the eastern right-of-way line of Inwood Trail (50'R/W); thence running along said Inwood Trail right-of-way North 30°42'54" East, a distance of 129.35 feet to a ½" Rebar Found; thence leaving said Inwood Trail and running along Hambridge North – Unit One subdivision (PB 50 PG 90) South 56°08'16" East, a distance of 150.54 feet to a ½" Rebar Found; thence North 43°26'29" East, a distance of 410.61 feet to a ½" Rebar Found; thence running along land now or formerly of Uyen C. Lim & Misrael Lopez (DB 53260 PG 141) South 46°33'56" East, a distance of 401.53 feet to a ½" Rebar Found; thence South 14°23'02" West, a distance of 32.64 feet to an Iron Pin Set (1/2"Rebar); thence running along land now or formerly of David R. McIlwain (DB 2575 PG 537) South 48°17'01" West, a distance of 50.00 feet to an Iron Pin Set (1/2"Rebar); thence South 41°43'55" East, a distance of 200.37 feet to an Iron Pin Set (1/2"Rebar) on the northwestern right-of-way line of said Russell Road; thence running along said Russell Road right-of-way South 47°43'40" West, a distance of 209.54 feet to an Iron Pin Set (1/2"Rebar); thence South 47°19'02" West, a distance of 184.93 feet to a point, being the POINT OF BEGINNING.

Said tract contains 7.080 acres more or less.

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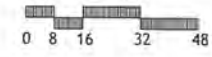
CIC '16018



④ COURT ELEVATION

Exterior Elevations

DATE: 6/2/2016
SCALE: 1" = 16'-0"



③ REAR ELEVATION

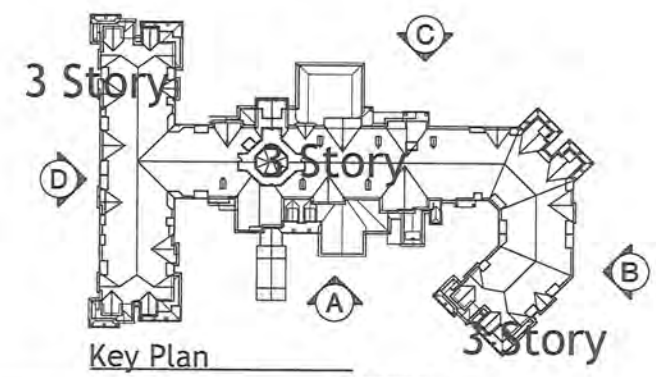


⑥ WING ELEVATION



⑤ WING ELEVATION

- GEOMETRIC ROOFING
- TRIANGLE GABLE VENTS
- VINYL CLIMBER INSULATED WINDOW TYP.
- 2ND FLOOR W/ CONT. GUTTER TYP.
- PREFABRICATED ALUMINUM RAILING
- SHINGLE SIDING UP TRIM BOARD
- HORIZONTAL SIDING



Key Plan



① FRONT ELEVATION

② WING END ELEVATION

Building Height:
Average Height = 36'-10"
(APPROVED 3-STORY
HEIGHT BY JEFF WEST
AND MARCUS CANADA
ON 02/24/2016)

lenity
architecture

3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 P 503 399 0665 W www.lenityarchitecture.com

Gwinnett County Retirement Residence

Gwinnett County, GA

HAWTHORN
RETIREMENT GROUP

9210 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-4210
(360) 213-1500 Fax (360) 213-1540

JUN 03 2016

CIC '16 018

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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. This site was previously rezoned for the intended use. This application is simply for modification to the conditions of approval to allow the developemnt to be built as previously represented and approved.

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

This facility will not adversely affect the neighboring residential lots. This site was previously rezoned for the intended use. This application is simply for modification to the conditions of approval to allow the developemnt to be built as previously represented and approved.

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

This site was previously rezoned for the intended use. This application is simply for modification to the conditions of approval to allow the developemnt to be built as previously represented and approved.

- (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. This site was previously rezoned for the intended use. This application is simply for modification to the conditions of approval to allow the developemnt to be built as previously represented and approved.

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

Yes. This site was previously rezoned for the intended use. This application is simply for modification to the conditions of approval to allow the developemnt to be built as previously represented and approved.

- (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:

This site was previously rezoned for the intended use. This application is simply for modification to the conditions of approval to allow the developemnt to be built as previously represented and approved.

Gwinnett County Retirement Residence Change in Condition – Letter of Intent

I. INTRODUCTION – GWINNETT COUNTY RETIREMENT RESIDENCE

Intent

This change in condition request is to clarify the intent of the conditions placed on the subject property which was rezoned on January 26, 2016 under RZC2016-00003 & SUP2016-00007.

Site Description

The subject parcel is located on the easterly side of Lawrenceville – Suwannee Road, between Russell Road to the south and Inwood Trail to the North. This site is irregularly shaped and approximately 7.08 acres in size including two parcels with the facility being constructed on a 6.68 ac parcel and a 0.48 ac outparcel being used for passing the sanitary sewer outfall.

Abutted by:

- Two large residential parcels to the east
- Russell Road to the south
- Lawrenceville – Suwannee Road to the west
- To the north, five single family residential lots in Hambridge North – Unit One Subdivision. All lots front on Inwood Trail.

Rezoning Background

This project's previous Rezoning and SUP was intended to rezone only two parcels PIN 7069014 and 7069024 (total of 6.68 Acres) to O-I. Inadvertently, the outparcel PIN 7069294 (0.48 acres), was also rezoned to O-I.

II. Changes in Conditions requested

Conditions to be Changed:

Provide a ~~75~~-50-foot wide buffer **undisturbed** adjacent to all residentially-zoned properties **and an additional 25' landscape strip adjacent to the undisturbed buffer. No structural setback (5') will be required in addition to the 50' undisturbed buffer and 25' landscape strip.** The ~~exterior~~ 50 feet foot of the buffer shall remain natural, undisturbed and enhanced where sparsely vegetated. The interior 25 feet **foot landscape strip** of the buffer may be graded, and landscaped, **and may contain walls and utilities.** Final buffer and landscape plans shall be subject to review and approval of the Director of Planning and Development.

Conditions to be added:

Sanitary Sewer Outfall servicing this site may cross the 50' undisturbed buffer and 25' landscape strip, either in parallel or perpendicular as necessary to service the facility.

Thank you for your consideration.

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.


Signature of Applicant

06/03/16
Date

Brian B. West, P.E. Vice President
Type or Print Name and Title


Signature of Notary Public

6-3-16
Date



CIC '16018

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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.



Signature of Property Owner

6/3/16

Date

Jeff Graves

Type or Print Name and Title



Signature of Notary Public

6-3-16

Date



CIC '16 018

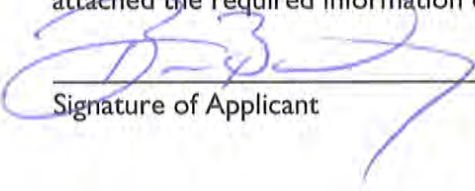
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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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.


Signature of Applicant

06/03/16
Date

Brian B. West, P.E. Vice President
Type of Print Name and Title

N/A
Signature of Applicant's
Attorney or Representative

Date

Type of Print Name and Title


Signature of Notary Public

6-3-16
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 Brian B. West, P.E.
Your Name

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

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

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

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)

07

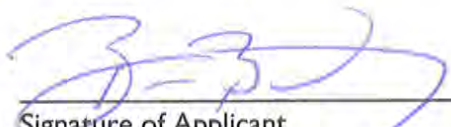
District

69

Land Lot

014

Parcel


Signature of Applicant

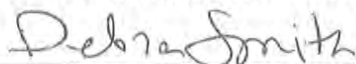
06/03/16
Date

Brian B. West, P.E. Vice President
Type or Print Name and Title

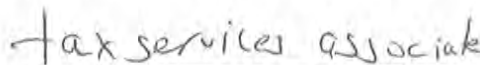
*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME



TITLE

June 9, 2016

DATE

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7 CIC '16018

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VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS

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PARCEL I.D. NUMBER:
(Map Reference Number)

07 - 69 - 294
District Land Lot Parcel


Signature of Applicant

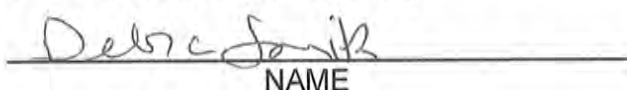
06/03/16
Date

Brian B. West, P.E. Vice President
Type or Print Name and Title

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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 services associate
TITLE

June 3 2016
DATE

SPECIAL USE PERMIT APPLICATION

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

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CONTACT'S E-MAIL: <u>brian.west@kimley-horn.com</u>	

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

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>0-1</u> BUILDING/LEASED SQUARE FEET: _____	
PARCEL NUMBER(S): <u>07069014, 07069024</u> ACREAGE: <u>7.08</u> Ac	
ADDRESS OF PROPERTY: <u>1611 + 1575 Larenceville - Suwanee</u>	
SPECIAL USE REQUESTED: <u>See attached letter</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SUP '16 050

**Gwinnett Retirement Residence
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SUP '16050

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SUP '16050

CIC '16018

10' CUBS & GUTTER
MINIMUM 10' CUBS & GUTTER
MINIMUM 10' CUBS & GUTTER

10' CUBS & GUTTER
MINIMUM 10' CUBS & GUTTER
MINIMUM 10' CUBS & GUTTER

SITE PLAN LEGEND:

--- PROPERTY LINE
--- BUILDING SETBACK LINE
--- LANDSCAPE STRIPLINE

PARKING SUMMARY:

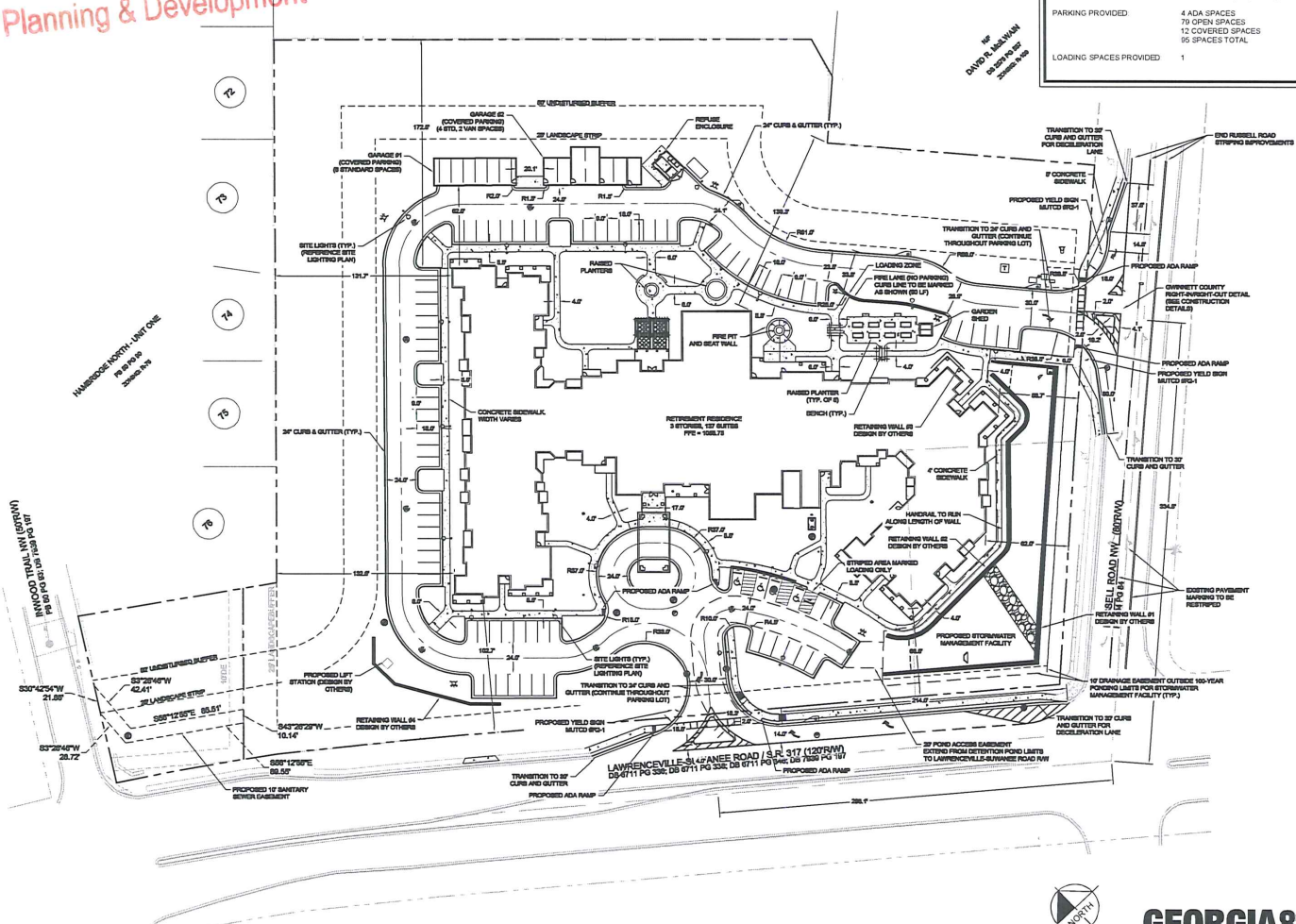
PROPOSED USE 137 HOUSING UNITS (125,041 SF)
151 BEDS
REQUIRED PARKING MINIMUM: 51 (3.0 per BED)
MAXIMUM: 76 (2.0 per BED)
PARKING PROVIDED 4 ADA SPACES
79 OPEN SPACES
12 COVERED SPACES
95 SPACES TOTAL
LOADING SPACES PROVIDED 1

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY LENTY ARCHITECTURE DATED 03/03/2016 AND IS FOR ILLUSTRATED PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
6. ALL CURB RADI ARE 4' OR 30' UNLESS NOTED OTHERWISE.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE FEMA "100 YEAR FLOOD HAZARD ZONE" MAP COMMUNITY PANEL NUMBER 1315100000, DATED 09/20/2006.
8. STATE WATERS DO NOT EXIST WITHIN 200 FEET OF THE SITE.
9. WETLANDS DO NOT EXIST ON SITE.
10. CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 48 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION WITHIN 6000.
11. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION WITHIN 6000.
12. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
13. NO DRIVE-UP WINDOWS TO BE INSTALLED.
14. NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
15. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
16. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
17. NO OVERSIZED SIGNS ARE PERMITTED.
18. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
19. IF NO CURB AND GUTTER EXISTS ON EXISTING ROADWAY, THE SIDEWALKS MUST BE FURTHER SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.
20. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARD TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 603 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLE 601 AND 602.
21. ALL GRASSED AREA MUST BE SOODED.
22. SIDEWALKS AND CURB RAMP, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUND AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS.
23. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF 0.25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
24. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB. BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DOT.
25. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DIRT, TRASH, AND DEBRIS.
26. FENCE HEIGHT IN FRONT BUILDING SETBACK TO BE A MAXIMUM OF FOUR FEET IN HEIGHT. FENCE IN REAR AND SIDE SETBACK TO BE A MAXIMUM OF EIGHT FEET IN HEIGHT.
27. ALL AREAS OF RUSSELL ROAD AND LAWRENCEVILLE-SUNNYSIDE ROAD TO BE WIDENED FOR CONSTRUCTION OF THIS PROJECT SHALL BE RESURFACED PRIOR TO RESTRIPING.
28. GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL BY-STEM CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

PROJECT	DATE
GWINNETT COUNTY RETIREMENT RESIDENCE	06/09/16
CLUBIT	DATE
HAWTHORN RETIREMENT GROUP	01/09/2004
CLUBIT	DATE
REZONING/VARIANCE	01/09/2004
CLUBIT	DATE
SITE PLAN	01/09/2004

C2-00



GEORGIA811

GRAPHIC SCALE IN FEET
0 20 40 60

JUN 08 2016

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SUP '16 050



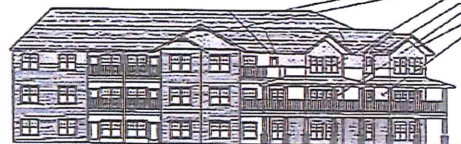
© COURT ELEVATION



© REAR ELEVATION

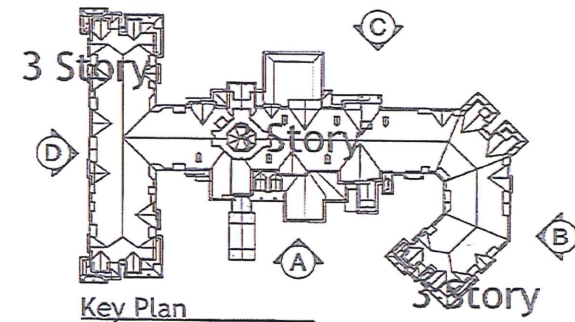


⑤ WIND ELEVATION

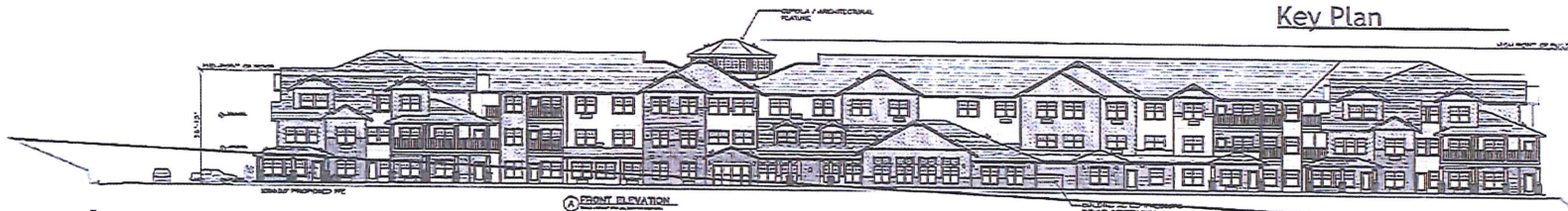


⑤ DRYING ELEVATION

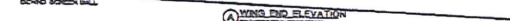
- CORRUGATION ROOFING
- TRUCKLE GABLE ROOF
- VINYL PLASTER INSULATED ENDGUS TYPE
- 2nd FLOOR OF CONC. BUTTER TYPE
- PRE MANUFACTURED ALUMINUM RAILING
- SINGLE BOND OF TREN BOARD
- HORIZONTAL BOND



Key Plan



FRONT ELEVATION



WING DIP ELEVATION

Building Height:
Average Height = 36'-10"
(APPROVED 3-STORY
HEIGHT BY JEFF WEST
AND MARCUS CANADA
ON 02/24/2016)

lenity
architecture

3750 Kettle Court SE, Salem, Oregon 97301
 ☎ 503 399 1090 ☎ 503 399 0565 wlinityarchitecture.com

Gwinnett County Retirement Residence

Gwinnett County, GA

HAWTHORN
RETIREMENT GROUP

8318 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-2210
(360) 213-1550 Fax (360) 213-1540

Planning & Development

SUP '16050

Exterior Elevations

DATE: 6/2/2016
SCALE: 1" = 16'-0"



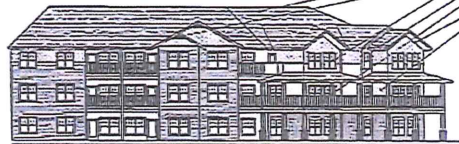
⑥ COURT ELEVATION



© BEAR ELEVATION

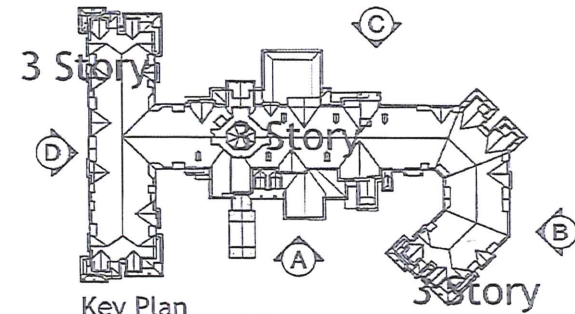


⑤ WING ELEVATION



(B) WIND ELEVATION

- COMPOSITION ROOFING
- TRIPLE GABLE ROOF
- VINYL, INSULATED ENDOUS TYPE
- 2nd FASCIA OF GUTTER, CUTTER TYPE
- PRE-MANUFACTURED ALUMINUM RAILING
- SINGLE BONG OF TRIM BOARD
- HORIZONTAL BONG



Key Plan



FRONT ELEVATION

(A) WING END ELEVATION

Building Height:
Average Height = 36'-10"
(APPROVED 3-STORY
HEIGHT BY JEFF WEST
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lenity
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Gwinnett County Retirement Residence

Gwinnett County, GA

HAWTHORN
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8319 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-5270
(360) 213-1550 Fax (360) 213-1540

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. This site was previously rezoned for intended use. This application is simply for modification to the conditions of approval to allow the development to be built as previously represented and approved.

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

This facility will not adversely affect the neighboring residential lots. This site was previously rezoned for intended use. This application is simply for modification to the conditions of approval to allow the development to be built as previously represented and approved.

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

This site was previously rezoned for intended use. This application is simply for modification to the conditions of approval to allow the development to be built as previously represented and approved.

- (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. This site was previously rezoned for intended use. This application is simply for modification to the conditions of approval to allow the development to be built as previously represented and approved.

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

Yes. This site was previously rezoned for intended use. This application is simply for modification to the conditions of approval to allow the development to be built as previously represented and approved.

- (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:

This site was previously rezoned for intended use. This application is simply for modification to the conditions of approval to allow the development to be built as previously represented and approved.

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Gwinnett County Retirement Residence Special Use Permit – Letter of Intent

I. INTRODUCTION – GWINNETT COUNTY RETIREMENT RESIDENCE

Intent

This special use permit request is to clarify the intent of the Special Use Permit placed on the subject property which was rezoned on January 26, 2016 under RZC2016-00003 & SUP2016-00007.

Site Description

The subject parcel is located on the easterly side of Lawrenceville – Suwannee Road, between Russell Road to the south and Inwood Trail to the North. This site is irregularly shaped and approximately 7.08 acres in size including two parcels with the facility being constructed on a 6.68 ac parcel and a 0.48 ac outparcel being used for passing the sanitary sewer outfall.

Abutted by:

- Two large residential parcels to the east
- Russell Road to the south
- Lawrenceville – Suwannee Road to the west
- To the north, five single family residential lots in Hambridge North – Unit One Subdivision. All lots front on Inwood Trail.

II. Special Use Permit Requested

Building Height

The proposed building mid-point height is 36'10". This special use permit (SUP) is to request an increase to the maximum allowable height from 35' (O-I) to 40' in order to facilitate the construction of this facility as originally submitted, reviewed and approved under the original rezone/SUP. In addition, the building will have a Cupola which will extend above the 40' height, however, the cupola will be within the allowed 20' height increase allowed for architectural features/cupolas. See attached building elevation.

Thank you for your consideration.

SUP '16 050

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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.



Signature of Applicant

06/03/16

Date

Brian B. West, P.E. Vice President

Type or Print Name and Title

Kristina Lynn Warbington 6-3-16

Signature of Notary Public Date



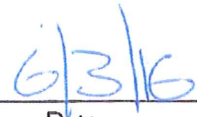
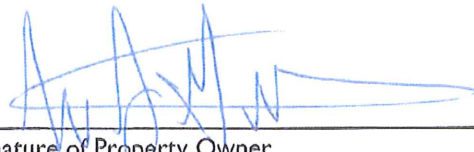
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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

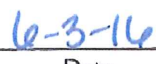

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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



Signature of Property OwnerDate

Jeff Graves

Type or Print Name and Title



Signature of Notary PublicDate



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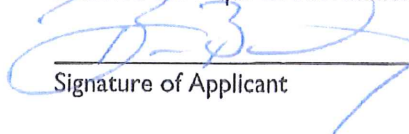
JUN 08 2016

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SUP '16050

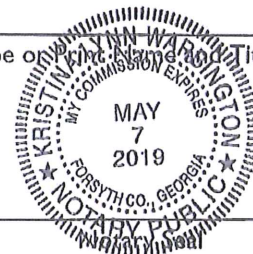
CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

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.


06/03/16
Brian B. West, P.E. Vice President
 Signature of Applicant Date Type of Print Name and Title

N/A
 Signature of Applicant's Attorney or Representative Date Type of Print Name and Title


6-3-16
 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 Brian B. West, P.E.
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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SUP '16050

**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)

07 - 69 - 014
District Land Lot Parcel


Signature of Applicant

06/03/16
Date

Brian B. West, P.E. Vice President
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Debra Smith
NAME

tax services associate
TITLE

June 3, 2016
DATE

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7 CIC '16018

JUN 03 2016

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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: 07 - 69 - 294
(Map Reference Number) District Land Lot Parcel

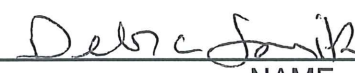
 06/03/16
Signature of Applicant Date

Brian B. West, P.E. Vice President
Type or Print Name and Title

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

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 tax services associate
NAME TITLE

June 3 2016
DATE

SUP '16 050

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7

CIC '16 018

JUN 08 2016