

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Georgia Senior Living LLC</u> c/o <u>Advanced Engineering & Planning</u>	NAME: <u>Meadow Church Real Estate LLC</u>
ADDRESS: <u>4480 Commerce Drive, Suite A</u>	ADDRESS: <u>6123 Oakbrook Pkwy, Suite A</u>
CITY: <u>Buford</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-614-6511</u>
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> EMAIL ADDRESS: <u>mitchpeevy@gmail.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>R-100</u>	REQUESTED ZONING DISTRICT: <u>O & I w SUP for Height Increase and Buffer Reduction</u>
LAND DISTRICT (S): <u>7</u>	LAND LOT: <u>121</u> ACREAGE: <u>7.675</u>
ADDRESS OF PROPERTY: <u>Meadow Church Road</u>	
PROPOSED DEVELOPMENT: <u>Senior Living with Independent, assisted and memory care units.</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>3</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>181,500</u>
GROSS DENSITY: _____	DENSITY: <u>23,648 sq ft per acre</u>
NET DENSITY: _____	RECEIVED BY _____

RZC 1/7/012 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

LEGAL DESCRIPTION

Meadow Church Road Property
R7121 013, 014, 093 & 174

ALL THAT TRACT or parcel of land lying and being in Land lot 121 of the 7th Land district of Gwinnett County, Georgia and a portion more particularly shown on a plat for Kevin L. Jackson & Lisa L. Jackson as recorded in Plat Book 32 Page 165-B and a plat for C. Lamar Jackson as recorded in Plat Book 85 Page 27 of the records of the Clerk of Superior Court, Gwinnett County, Georgia and more described as follows:

Beginning at a ½" rebar found on the westerly right-of-way of Meadow Church Rd being 675' south from the southerly right-of-way of the entrance of Sugarloaf Country Club; thence continue along said right-of-way (right-of-way varies) along a curve to the left 201.54' having a radius of 612.96' and subtended by a chord of S00°25'50"E and distance of 200.63' to a point; thence continuing along said right-of-way S09°51'00"E a distance of 174.67' to a point; thence continuing along a curve to the right 231.58' having a radius of 341.97' and subtended by a chord of S09°33'00"W and distance of 227.48' to a point; thence S28°57'00"W a distance of 214.13' to a point; thence continuing along a curve to the left 129.61' having a radius of 858.30' and subtended by a chord of S24°37'30"W and a distance of 129.61' to a point; thence continuing along said right-of-way along a curve to the right 100.90' having a radius of 357.93' and subtended by a chord of S12°12'52"W and a distance of 100.14' to a ½" rebar found; thence leaving said right-of-way N73°38'18"W a distance of 52.30' to a ½" rebar found; thence N27°28'03"W a distance of 196.48' to a ½" rebar found; thence along a curve to the left 287.59' having a radius of 2824.49' and subtended by a chord of N30°23'03"W and distance of 287.47' to a point; thence N33°18'03"W a distance of 57.70' to a point; thence along a curve to the left 188.74' having a radius of 1392.44' and subtended by a chord of N37°11'02"W and a distance of 188.60' to a ½" rebar found along the Sugarloaf Subdivision Phase I Pod 1 as found in Plat Book 73 Page 117; thence along Sugarloaf Subdivision N58°43'00"E a distance of 296.01' to a ½" rebar found; thence N59°55'19"E a distance of 420.75' to THE POINT OF BEGINNING.

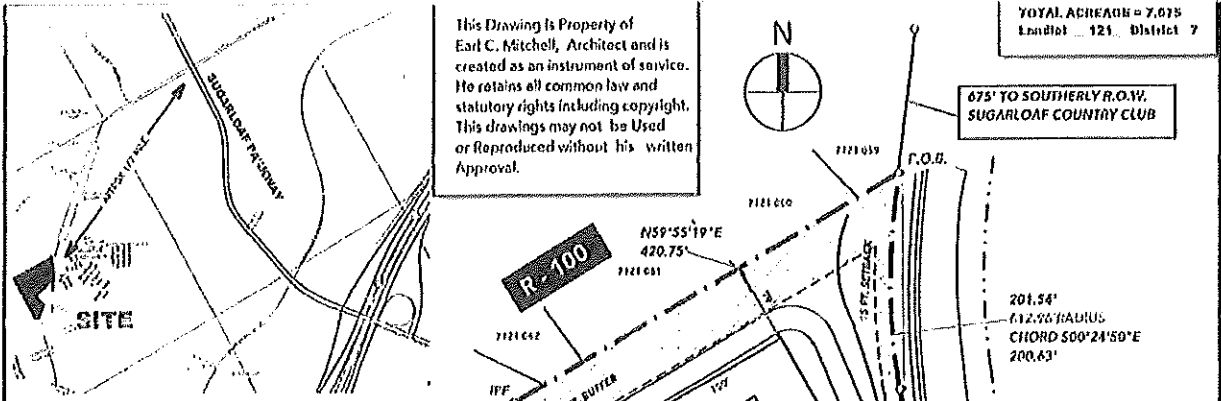
The property is subject to any right-of-ways deeds or other easements of record. This tract of land is 7.675 acres.

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R7121 013

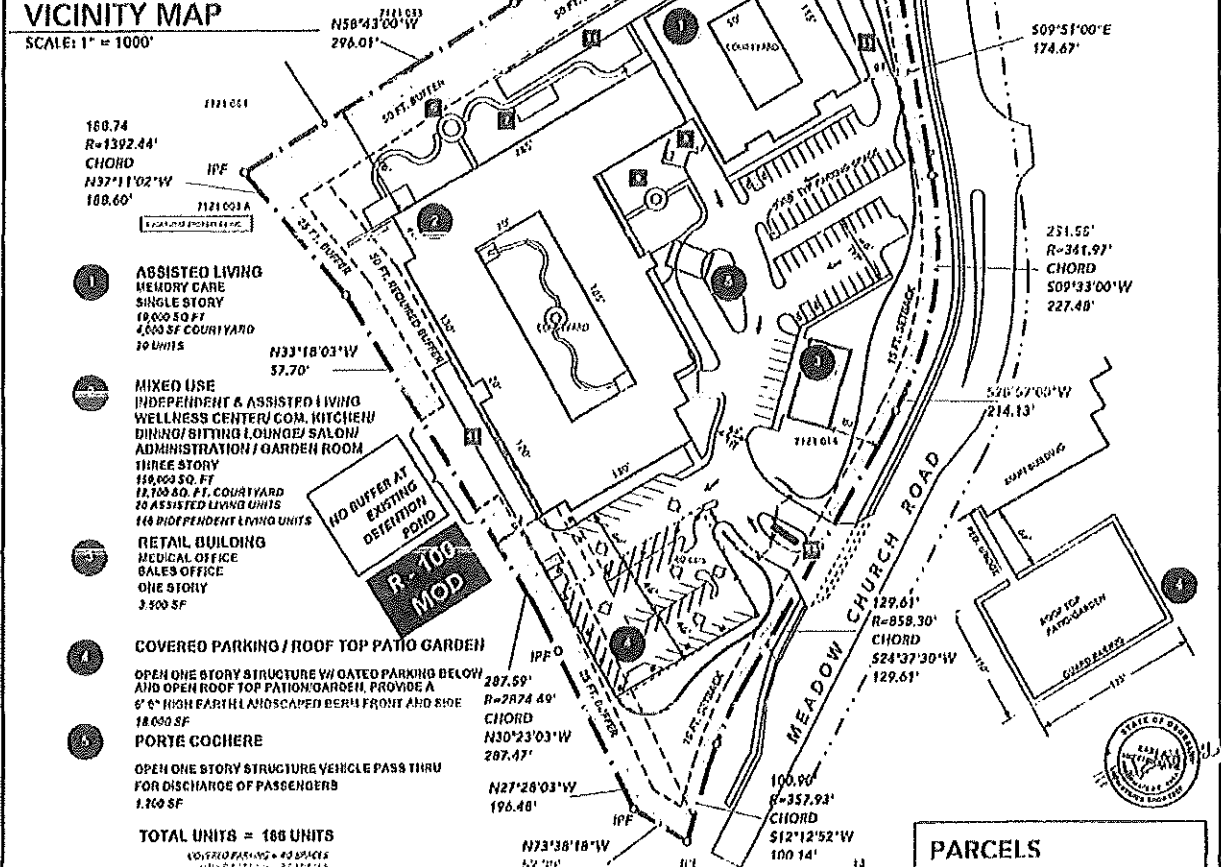


VICINITY MAP

SCALE: 1" = 1000'

This Drawing is Property of Earl C. Mitchell, Architect and is created as an instrument of service. He retains all common law and statutory rights including copyright. This drawings may not be Used or reproduced without his written Approval.

TOTAL ACREAGE = 7.075
Parcel 121, District 7



188.74
R=1392.44'
CHORD
N37°11'02"W
188.60'

1 ASSISTED LIVING
MEMORY CARE
SINGLE STORY
19,000 SQ. FT.
4,000 SF COURTYARD
30 UNITS

2 MIXED USE
INDEPENDENT & ASSISTED LIVING
WELLNESS CENTER/ COM. KITCHEN/
DINING/ SITTING LOUNGE/ SALON/
ADMINISTRATION / GARDEN ROOM
THREE STORY
119,000 SQ. FT.
12,700 SQ. FT. COURTYARD
20 ASSISTED LIVING UNITS
148 INDEPENDENT LIVING UNITS

3 RETAIL BUILDING
MEDICAL OFFICE
SALES OFFICE
ONE STORY
3,500 SF

4 COVERED PARKING / ROOF TOP PATIO GARDEN
OPEN ONE STORY STRUCTURE W/ GATED PARKING BELOW
AND OPEN ROOF TOP PATIO/ GARDEN. PROVIDE A
6" HIGH EARTH LANDSCAPED BERM FRONT AND SIDE
18,000 SF

5 PORTE COCHERE
OPEN ONE STORY STRUCTURE VEHICLE PASS THRU
FOR DISCHARGE OF PASSENGERS
1,200 SF

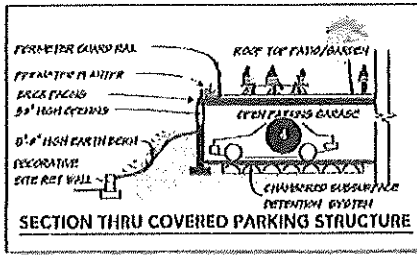
TOTAL UNITS = 186 UNITS
105720 S.F. FINISH = 43 UNITS
51482 S.F. FINISH = 22 UNITS
TOTAL FINISH = 118,500 S.F. (105720 + 51482)

Recorded in 31003 SF Subordinate Deed - 11/15/2013 - 7
with unrecorded Office - 3/30/150 - 41
Recorded in 31003 SF Parcel Deed - 11/11/13 - 41
with unrecorded Office - 11/11/13 - 53

- GAZEBO
 - RAISED GARDEN
 - GATED RECEIVING AREA / Dumpster
 - LANDSCAPE FOUNTAIN
 - GATED ENTRY / MONUMENT SIGN
 - 20' WIDE FIRE DEPT ACCESS (PERVIOUS SURFACE)
- DIRECTION OF SUN/ACE FLOW

CONCEPT SITE PLAN

SCALE: 1" = 50'



PARCELS

- 7-121-013
2549 MEADOWS CHURCH ROAD
TRACK NO 2 = 1.8974 ACRES
 - 7-121-170
2540 MEADOWS CHURCH ROAD
TRACK NO 1 = 2.5107 ACRES
 - 7-121-014
TRACK NO 3 = 1.89 ACRES
 - 7-121-093
TRACK NO 4 = 1.4 ACRES
- TOTAL TRACKS 1, 2, 3 & 4 = 7.675 ACRES

"The Meadow"
Senior Care Campus @ Sugarloaf

for: Georgia Senior Living LLC, Diplomat InfraProp Consultants INC
6340 Sugarloaf Pkwy, Suite 200 DULUTH GA 30097

CONTACT: Diplomat.In@livo.Com OM DUGGAL
Duluth, Ga 30097 + 1-706-589-0800

Earl C. Mitchell
ARCHITECT
4120 LANSFAIR FR.
SUWANEE, GA 30024
770 401 5297

DATE OF GRADING: JANUARY, 2017	
REVISIONS:	DATE: JAN 12, 2017
M. Mitchell 2017	
Planning & Development	

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:
THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:
THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
THE SUBJECT PROPERTY IS DESIGNATED AS EXISTING/EMERGING SUBURBAN

(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:
SEE LETTER OF INTENT.

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RZC 17012

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

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RZC 17 0 12

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Georgia Senior Living, LLC, requests a Rezoning and a Special Use Permit for 7.675 acres for the purpose of developing a retirement community for residents 55 and older. The subject property is located on Meadow Church Road and the property was cleared for a subdivision that was never built. The request is to utilize the existing detention pond that was built for the subdivision and of course upgraded to the requirements for the new project. That detention pond was built along the rear property line and will require a buffer reduction in that area to 0' and because of the need to be able to access the pond and allow emergency fire truck access to that side of the building we are asking for a 25 foot buffer reduction along the remainder of that property line. The adjoining property in that area is open space and along the northern property line where we abut single family property, we are providing the full 50 foot buffer. Building 1, as shown on the plan, is a 19,000 square foot memory care single story assisted living facility with 20 units. Building 2 is a mix of 146 independent and 20 assisted living units and will also contain the main activity, kitchen and dining area for all the residents. The main building will be 3 stories looking from Meadow Church but due to the top of the property it will only look like 2 stories along the side that abuts the 50 foot buffer and the single family home property. This building will require a Height Increase to 44 feet as the proposal is to have a pitched roof to give the facility a residential feel. Then finally, building 3 will be a 3,500 square foot 1 story medical building that will serve the residents as well as other folks in the surrounding neighborhoods. The buildings will be brick, stone and glass on all sides with a gated covered parking area for the independent living residents with a roof top patio/garden on top of the garage. The applicant estimates that the project will create 60 permanent jobs.

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10/11/17 10:00

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.

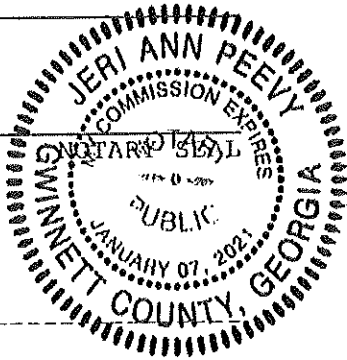
[Handwritten Signature]
SIGNATURE OF APPLICANT

03/12/17
DATE

OM DUBOIS / COO
TYPE OR PRINT NAME AND TITLE

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

3/1/17
DATE



CASE NUMBER _____

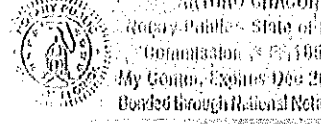
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REZONING PROPERTY OWNER'S CERTIFICATION

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 [Handwritten Signature] 2/2/2017
Signature of Property Owner Date

Sorahil Hazani, President
Type or Print Name and Title

[Handwritten Signature] 2/2/17 
Signature of Notary Public Date Notary Seal

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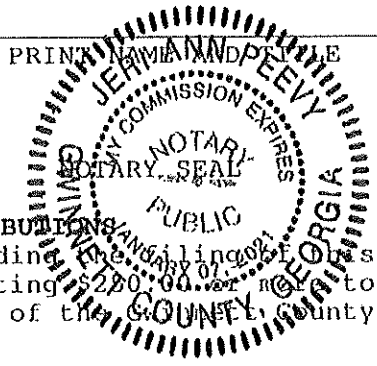
CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for 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.

[Signature] 03/15/17 DATE O.M. DUGGAL / COO TYPE OR PRINT NAME AND TITLE

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

[Signature] 3/1/17 DATE
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of your application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the County Planning Commission?

NO (yes) (no)

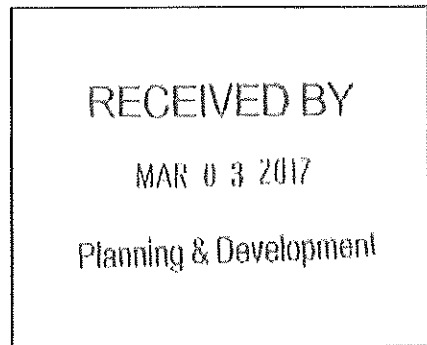
O.M. DUGGAL
YOUR NAME

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.

CASE NUMBER _____



VERIFICATION OF CURRENTLY 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: 7 - 121 - 13
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT [Signature] DATE 03/04/2017

TYPE OR PRINT NAME AND TITLE COMM. DEVELOPER

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 [Signature] TITLE TSA I
DATE 03/03/2017

CASE NUMBER _____

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17017017

VERIFICATION OF CURRENTLY PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 7 - 121 - 14
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT [Signature] DATE 02/14/2017

TYPE OR PRINT NAME AND TITLE OM. DUBRAL / COO

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 [Signature] TITLE TSA I
DATE 03/03/2017

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PARCEL I.D. NUMBER: 7 - 121 - 093
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT [Signature] DATE 03/03/2017

TYPE OR PRINT NAME AND TITLE COMM. DEVELOPER

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 [Signature] TITLE TSA I
DATE 03/03/2017

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VERIFICATION OF CURRENTLY PAID PROPERTY TAXES FOR REZONING

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PARCEL I.D. NUMBER: 7 - 121 - 174
(Map Reference Number) District Land Lot Parcel

SIGNATURE OF APPLICANT [Signature] DATE 02/10/2017

TYPE OR PRINT NAME AND TITLE CITY MANAGER / CEO

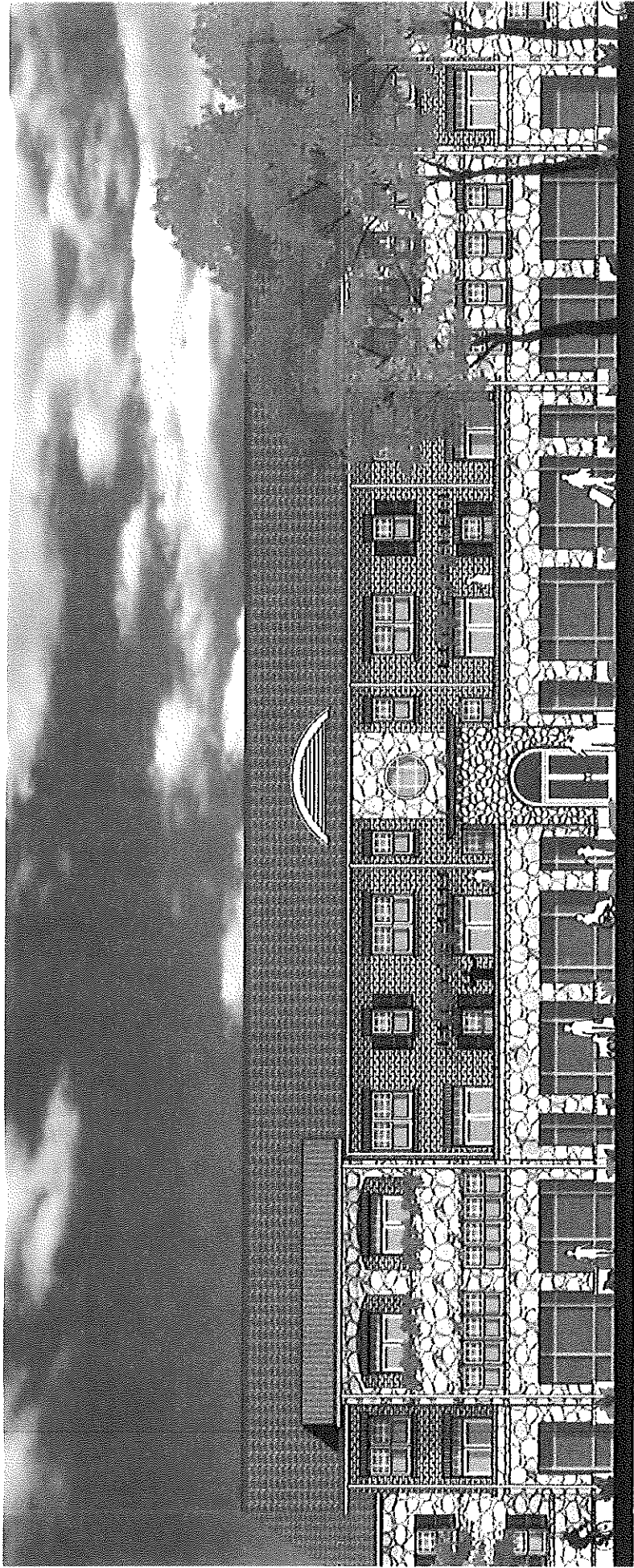
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NAME [Signature] TITLE TSA I.
DATE 03/03/2017

CASE NUMBER _____

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"The Meadow" Senior Care Campus @ Sugarloaf RECEIVED BY
for: Georgia Senior Living LLC, Diplomat InfraProp Consultants INC MAR 0 8 2017

6340 SUGARLOAF PKWY, SUITE 200 DULUTH, GA 30097
CONTACT: Diplomat.in@Live.Com OM DUGGAL 1-706-589-0900 Planning & Development

Earl C. Mitchell ARCHITECT
4120 LANSAFAIRE TER. SUWANEE, GA 30024 770 401 5297

FEB 28, 2017

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Georgia Senior Living , LLC</u>	NAME: <u>Meadow Church Real Estate, LLC</u>
ADDRESS: <u>c/o Advanced Engineering & Planning</u>	ADDRESS: <u>6123 Oakbrook Pkwy, Sulte A</u>
CITY: <u>4480 Commerce Dr. Buford</u>	CITY: <u>Norcross</u>
STATE: <u>Ga</u> ZIP: <u>30518</u>	STATE: <u>Ga</u> ZIP: <u>30093</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>Mitch Peevy</u> PHONE: <u>770-614-6511</u>	
CONTACT'S E-MAIL: <u>mitchpeevy@gmail.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>181,500</u>
PARCEL NUMBER(S): <u>7-121-013,174,14,93</u>	ACREAGE: <u>7.68</u>
ADDRESS OF PROPERTY: <u>Meadow Church Road</u>	
SPECIAL USE REQUESTED: <u>Retirement Facility with a Height Increase and a Buffer Reduction.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP 17 11 11

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LEGAL DESCRIPTION

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R7121 013, 014, 093 & 174

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The property is subject to any right-of-ways deeds or other easements of record. This tract of land is 7.675 acres.

SUP 17 0 19

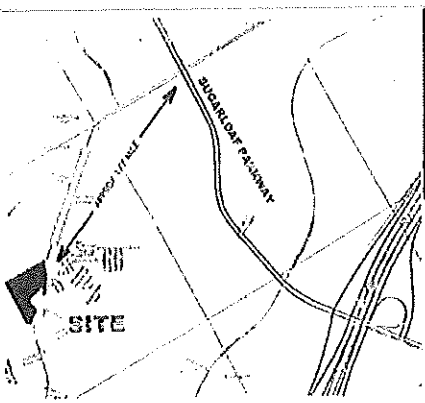
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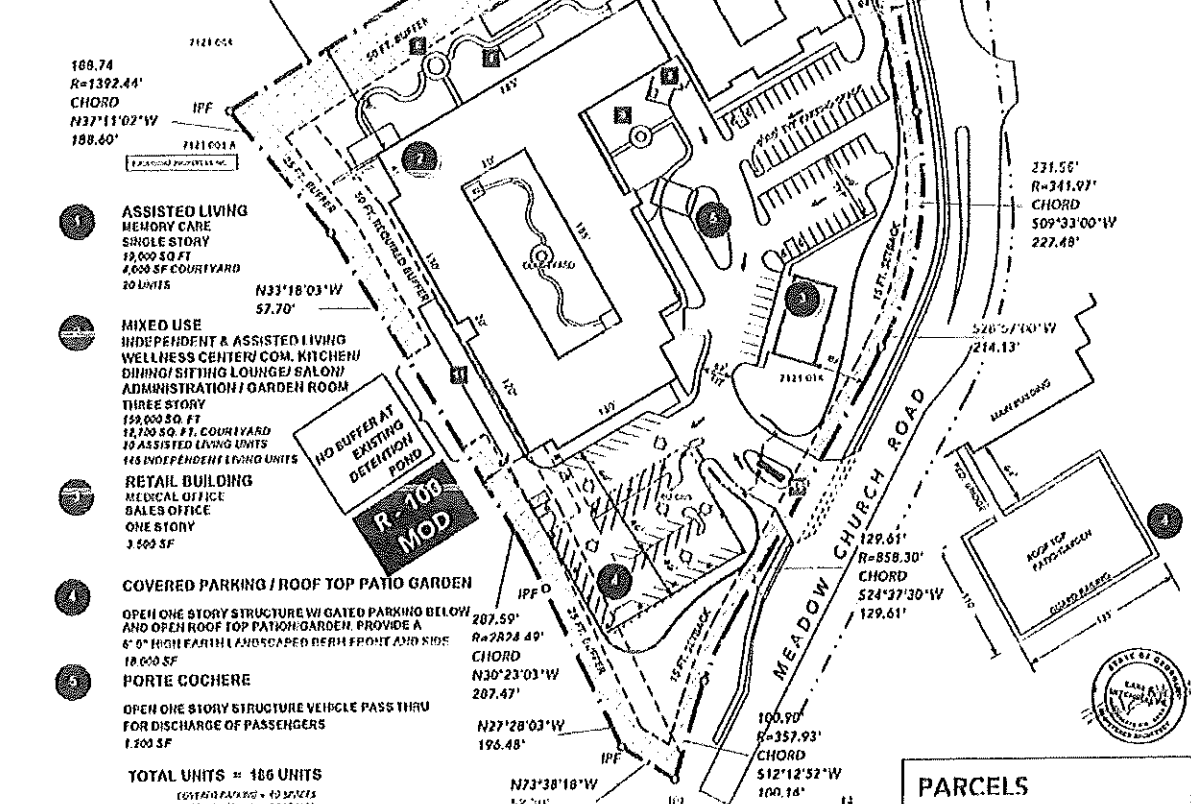
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TOTAL ACREAGE = 7.675
 Landlot 121 District 7



VICINITY MAP
 SCALE: 1" = 1000'



188.74
 R=1392.44'
 CHORD
 N37°11'02"W
 188.60'

1 ASSISTED LIVING
 MEMORY CARE
 SINGLE STORY
 13,000 SQ FT
 4,000 SF COURTYARD
 20 UNITS

2 MIXED USE
 INDEPENDENT & ASSISTED LIVING
 WELLNESS CENTER COM. KITCHEN/
 DINING / SITTING LOUNGE / BALCONY
 ADMINISTRATION / GARDEN ROOM
 THREE STORY
 15,500 SQ. FT.
 10 ASSISTED LIVING UNITS
 145 INDEPENDENT LIVING UNITS

3 RETAIL BUILDING
 MEDICAL OFFICE
 SALES OFFICE
 ONE STORY
 3,500 SF

4 COVERED PARKING / ROOF TOP PATIO GARDEN

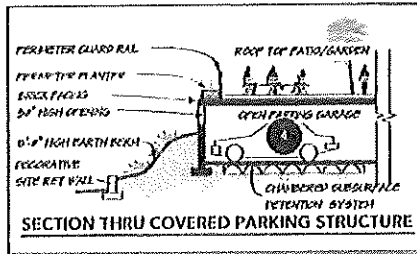
5 PORTE COCHERE

TOTAL UNITS = 186 UNITS
 VISITOR PARKING = 42 SPACES
 OTHER PARKING = 11 SPACES
 TOTAL PARKING = 53 SPACES

Reference: 5500 Medical Office + 1800 Sq. Ft.
 multi-residential care + 15000/150 + 22
 residential Personal Care + 12000 + 42
 multi-residential Personal Care + 12000 + 42

- 6** GAZEBO
 - 7** RAISED GARDEN
 - 8** GATED RECEIVING AREA / Dumpster
 - 9** LANDSCAPE FOUNTAIN
 - 10** GATED ENTRY / MONUMENT SIGN
 - 11** 20' WIDE FIRE DEPT ACCESS (PERVIOUS SURFACE)
- ↓ DIRECTION OF SURFACE FLOW

CONCEPT SITE PLAN
 SCALE: 1" = 50'



PARCELS

7-121 -013	2549 MEADOWS CHURCH ROAD	TRACK NO 2 = 1.8974 ACRES
7-121-170	2540 MEADOWS CHURCH ROAD	TRACK NO 1 = 2.5107 ACRES
7-121-014	TRACK NO 3 = 1.89 ACRES	
7-121 093	TRACK NO 4 = 1.4 ACRES	
TOTAL TRACKS 1,2,3 & 4 = 7.675 ACRES		

"The Meadow"

Senior Care Campus @ Sugarloaf

for: Georgia Senior Living LLC, Diplomat InfraProp Consultants INC
 6340 Sugarloaf Pkwy, Suite 200 DULUTH GA 30097

CONTACT: Diplomat.In@ilva.Com OM DUGGAL
 Duluth, Ga 30097 + 1-706-589-0900

Earl C. Mitchell
ARCHITECT
 4120 IANSAFIRE TR.
 SUWANEE, GA 30024
 770 401 5297

RECEIVED BY

DATE: APR 15, 2017	DATE: JAN 12, 2017
REVISIONS:	DATE: MAR 29, 2017
Planning & Development	

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

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

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

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

The applicant believes the proposed use is suitable.

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

The proposed use will not adversely affect the use of the surrounding properties.

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

The applicant believes that the subject property does not have a reasonable economic use as currently zoned.

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

The proposed use will not produce an adverse affect on the existing infrastructure.

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

The subject property is designated as Existing\Emerging Suburban.

- (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:

See letter of intent.

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SUP 17006

MAR 03 2017

Planning & Development

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

SUP 137016

RECEIVED BY

MAR 03 2017

Planning & Development

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Georgia Senior Living, LLC, requests a Rezoning and a Special Use Permit for 7.675 acres for the purpose of developing a retirement community for residents 55 and older. The subject property is located on Meadow Church Road and the property was cleared for a subdivision that was never built. The request is to utilize the existing detention pond that was built for the subdivision and of course upgraded to the requirements for the new project. That detention pond was built along the rear property line and will require a buffer reduction in that area to 0' and because of the need to be able to access the pond and allow emergency fire truck access to that side of the building we are asking for a 25 foot buffer reduction along the remainder of that property line. The adjoining property in that area is open space and along the northern property line where we abut single family property, we are providing the full 50 foot buffer. Building 1, as shown on the plan, is a 19,000 square foot memory care single story assisted living facility with 20 units. Building 2 is a mix of 146 independent and 20 assisted living units and will also contain the main activity, kitchen and dining area for all the residents. The main building will be 3 stories looking from Meadow Church but due to the topo of the property it will only look like 2 stories along the side that abuts the 50 foot buffer and the single family home property. This building will require a Height Increase to 44 feet as the proposal is to have a pitched roof to give the facility a residential feel. Then finally, building 3 will be a 3,500 square foot 1 story medical building that will serve the residents as well as other folks in the surrounding neighborhoods. The buildings will be brick, stone and glass on all sides with a gated covered parking area for the independent living residents with a roof top patio\garden on top of the garage. The applicant estimates that the project will create 60 permanent jobs.

SUP 11/01/16

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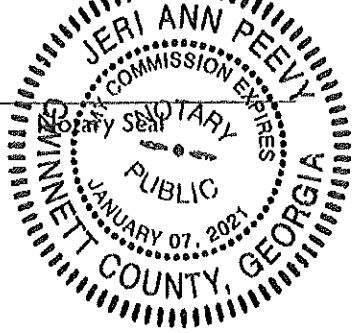
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

[Handwritten Signature] _____ 03/10/17
Signature of Applicant Date

DM. DUGGAL / COO _____ 3/1/17
Type or Print Name and Title

[Handwritten Signature: Jeri Ann Peavy] _____
Signature of Notary Public Date



RECEIVED BY
MAR 03 2017
Planning & Development

REZONING PROPERTY OWNER'S CERTIFICATION

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

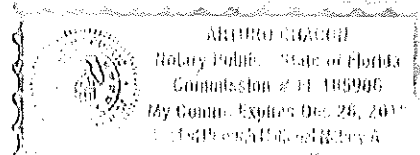
X [Signature]
Signature of Property Owner

2/2/2017
Date

SOHAIL HALANI President
Type or Print Name and Title

[Signature]
Signature of Notary Public

2/2/17
Date



Notary Seal

3/2/2017

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MAR 03 2017

Planning & Development

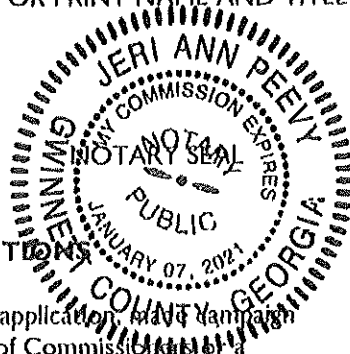
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

[Signature] 03/16/2017 OM. DUGHAL / COO.
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 3/1/17
 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 OM. DUGHAL
 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.

330 17000

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MAR 03 2017

Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: _____
(Map Reference Number) District Land Lot Parcel

Signature of Applicant Date

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

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

NAME TITLE

DATE

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MAR 03 2017

Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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***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)

 / . 121 . 093
 District Land Lot Parcel

Jim Durrall
 Signature of Applicant

03/04/2017
 Date

JIM DURRALL / Comm
 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)

Kenneth J...
 NAME
03/03/2017
 DATE

TSA J
 TITLE

03/07/2017

RECEIVED BY
 MAR 03 2017
 Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: _____
(Map Reference Number) District Land Lot Parcel

Signature of Applicant Date

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

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

NAME TITLE

DATE

RECEIVED BY

MAR 03 2017

Planning & Development

00217036

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) District Land Lot Parcel

[Signature] 03/24/2017
Signature of Applicant Date

DM. DURCAL / COO
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)

[Signature] TSA I
NAME TITLE

03/03/2017
DATE

03/17/17

RECEIVED BY

MAR 03 2017

Planning & Development

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Georgia Senior Living , LLC</u>	NAME: <u>Meadow Church Real Estate, LLC</u>
ADDRESS: <u>elo Advanced Engineering & Planning</u>	ADDRESS: <u>6123 Oakbrook Pkwy, Sulte A</u>
CITY: <u>4480 Commerce Dr. Buford</u>	CITY: <u>Norcross</u>
STATE: <u>Ga</u> ZIP: <u>30518</u>	STATE: <u>Ga</u> ZIP: <u>30093</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>Mitch Peevy</u> PHONE: <u>770-614-6511</u>	
CONTACT'S E-MAIL: <u>mitchpeevy@gmail.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>181,500</u>
PARCEL NUMBER(S): <u>7-121-013,174,14,93</u>	ACREAGE: <u>7.68</u>
ADDRESS OF PROPERTY: <u>Meadow Church Road</u>	
SPECIAL USE REQUESTED: <u>Retirement Facility</u> <u>and a Buffer Reduction.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP '17 018

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MAR 03 2017

Planning & Development

LEGAL DESCRIPTION

Meadow Church Road Property

R7121 013, 014, 093 & 174

ALL THAT TRACT or parcel of land lying and being in Land lot 121 of the 7th Land district of Gwinnett County, Georgia and a portion more particularly shown on a plat for Kevin L. Jackson & Lisa L. Jackson as recorded in Plat Book 32 Page 165-B and a plat for C. Lamar Jackson as recorded in Plat Book 85 Page 27 of the records of the Clerk of Superior Court, Gwinnett County, Georgia and more described as follows:

Beginning at a ½" rebar found on the westerly right-of-way of Meadow Church Rd being 675' south from the southerly right-of-way of the entrance of Sugarloaf Country Club; thence continue along said right-of-way (right-of-way varies) along a curve to the left 201.54' having a radius of 612.96' and subtended by a chord of S00°25'50"E and distance of 200.63' to a point; thence continuing along said right-of-way S09°51'00"E a distance of 174.67' to a point; thence continuing along a curve to the right 231.58' having a radius of 341.97' and subtended by a chord of S09°33'00"W and distance of 227.48' to a point; thence S28°57'00"W a distance of 214.13' to a point; thence continuing along a curve to the left 129.61' having a radius of 858.30' and subtended by a chord of S24°37'30"W and a distance of 129.61' to a point; thence continuing along said right-of-way along a curve to the right 100.90' having a radius of 357.93' and subtended by a chord of S12°12'52"W and a distance of 100.14' to a ½" rebar found; thence leaving said right-of-way N73°38'18"W a distance of 52.30' to a ½" rebar found; thence N27°28'03"W a distance of 196.48' to a ½" rebar found; thence along a curve to the left 287.59' having a radius of 2824.49' and subtended by a chord of N30°23'03"W and distance of 287.47' to a point; thence N33°18'03"W a distance of 57.70' to a point; thence along a curve to the left 188.74' having a radius of 1392.44' and subtended by a chord of N37°11'02"W and a distance of 188.60' to a ½" rebar found along the Sugarloaf Subdivision Phase I Pod 1 as found in Plat Book 73 Page 117; thence along Sugarloaf Subdivision N58°43'00"E a distance of 296.01' to a ½" rebar found; thence N59°55'19"E a distance of 420.75' to THE POINT OF BEGINNING.

The property is subject to any right-of-ways deeds or other easements of record. This tract of land is 7.675 acres.

SUP: 12 018

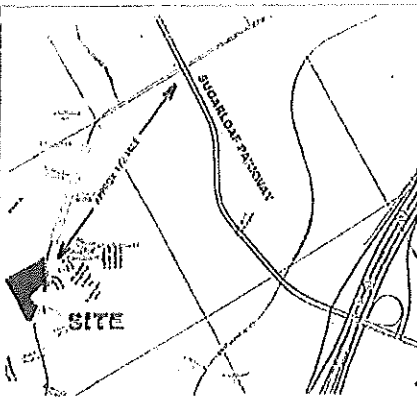
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This Drawing Is Property of Earl C. Mitchell, Architect and is created as an instrument of service. He retains all common law and statutory rights including copyright. This drawings may not be Used or Reproduced without his written Approval.

TOTAL ACREAGE = 7.676
 Lot 121 - District 7



VICINITY MAP

SCALE: 1" = 1000'

188.74
 R=1392.44'
 CHORD
 N37°11'02"W
 108.60'

1
ASSISTED LIVING
 MEMORY CARE
 SINGLE STORY
 19,600 SQ. FT.
 4,000 SF COURTYARD
 20 UNITS

2
MIXED USE
 INDEPENDENT & ASSISTED LIVING
 WELLNESS CENTER/ COM. KITCHEN/
 DINING/ SITTING LOUNGE/ BALCONY
 ADMINISTRATION / GARDEN ROOM
 THREE STORY
 19,200 SQ. FT.
 18,700 SQ. FT. COURTYARD
 20 ASSISTED LIVING UNITS
 140 INDEPENDENT LIVING UNITS

3
RETAIL BUILDING
 MEDICAL OFFICE
 SALES OFFICE
 ONE STORY
 3,800 SF

4
COVERED PARKING / ROOF TOP PATIO GARDEN

5
 OPEN ONE STORY STRUCTURE W/ GATED PARKING BELOW
 AND OPEN ROOF TOP PATIO GARDEN, PROVIDE A
 6" HIGH EARTH ESCAPED BERTU FRONT AND SIDE
 18,000 SF

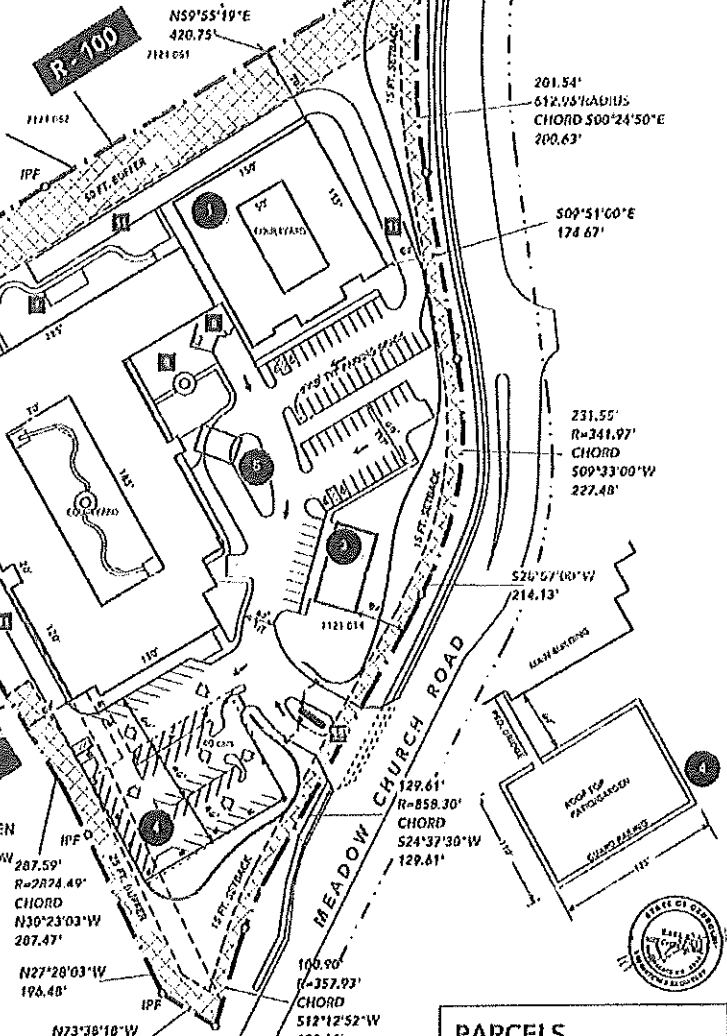
6
PORTE COCHERE
 OPEN ONE STORY STRUCTURE VEHICLE PASS THRU
 FOR DISCHARGE OF PASSENGERS
 1,200 SF

TOTAL UNITS = 180 UNITS

COVERED PARKING = 40 UNITS
 OTHER PARKING = 22 SPACES
 TOTAL PARKING = 118 SPACES (APPROXIMATE)

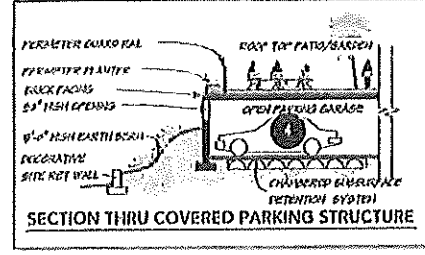
Grade from 2100 to 2100 ft. Elevation = 1500/1500 = 0
 Minimum grade @ 0.01% = 2100/150 = 14
 Maximum grade @ 0.01% = 1800/150 = 12
 Minimum Floor Level = 1800/150 = 12

- GAZEBO
- RAISED GARDEN
- GATED RECEIVING AREA / Dumpster
- LANDSCAPE FOUNTAIN
- GATED ENTRY / MONUMENT SIGN
- 20' WIDE FIRE DEPT ACCESS (PERVIOUS SURFACE)
- DIRECTION OF SURFACE FLOW



CONCEPT SITE PLAN

SCALE: 1" = 50'



PARCELS

- 7-121-013
 2549 MEADOWS CHURCH ROAD
 TRACK NO 2 = 1.8974 ACRES
- 7-121-170
 2540 MEADOWS CHURCH ROAD
 TRACK NO 1 = 2.5107 ACRES
- 7-121-014
 TRACK NO 3 = 1.89 ACRES
- 7-121-093
 TRACK NO 4 = 1.4 ACRES
- TOTAL TRACKS 1,2,3 & 4 = 7.675 ACRES**

"The Meadow"
 Senior Care Campus @ Sugarloaf
 for: Georgia Senior Living LLC, Diplomat InfraProp Consultants INC
 1170 Sugarloaf Pkwy, Suite 200 DULUTH GA 30097

CONTACT: Diplomat.In@lva.Com OM DUGGAL
 Duluth, Ga 30097 + 1-706-589-0900

Earl C. Mitchell
ARCHITECT
 4120 LANSFAIR TFR
 SUWANEE, GA 30024
 770 401 5297

DATE OF DRAWING: 01/11/2017	
REVISIONS:	DATE: JAN 12, 2017
MARCH 20, 2017	
planning & Development	

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.

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

The applicant believes that the subject property does not have a reasonable economic use as currently zoned.

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

The proposed use will not produce an adverse affect on the existing infrastructure.

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

The subject property is designated as Existing/Emerging Suburban.

(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:

See letter of intent.

RECEIVED BY

MAR 03 2017

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

RECEIVED BY: _____

SEP 17 0 18

RECEIVED BY

MAR 03 2017

Planning & Development

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Georgia Senior Living, LLC, requests a Rezoning and a Special Use Permit for 7.675 acres for the purpose of developing a retirement community for residents 55 and older. The subject property is located on Meadow Church Road and the property was cleared for a subdivision that was never built. The request is to utilize the existing detention pond that was built for the subdivision and of course upgraded to the requirements for the new project. That detention pond was built along the rear property line and will require a buffer reduction in that area to 0' and because of the need to be able to access the pond and allow emergency fire truck access to that side of the building we are asking for a 25 foot buffer reduction along the remainder of that property line. The adjoining property in that area is open space and along the northern property line where we abut single family property, we are providing the full 50 foot buffer. Building 1, as shown on the plan, is a 19,000 square foot memory care single story assisted living facility with 20 units. Building 2 is a mix of 146 independent and 20 assisted living units and will also contain the main activity, kitchen and dining area for all the residents. The main building will be 3 stories looking from Meadow Church but due to the topography of the property it will only look like 2 stories along the side that abuts the 50 foot buffer and the single family home property. This building will require a Height Increase to 44 feet as the proposal is to have a pitched roof to give the facility a residential feel. Then finally, building 3 will be a 3,500 square foot 1 story medical building that will serve the residents as well as other folks in the surrounding neighborhoods. The buildings will be brick, stone and glass on all sides with a gated covered parking area for the independent living residents with a roof top patio/garden on top of the garage. The applicant estimates that the project will create 60 permanent jobs.

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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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

[Handwritten Signature] _____ 03/14/17 _____
Signature of Applicant Date

OM. DUGGAL / COO _____ 3/1/17 _____
Type or Print Name and Title Date

[Handwritten Signature: Jeri Ann Peavy] _____ _____
Signature of Notary Public Date



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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.

[Handwritten Signature]

Signature of Property Owner

2/2/2017

Date

Sohail Halani President

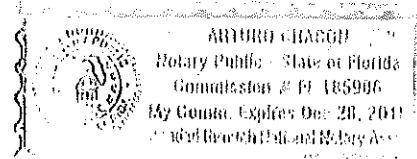
Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

2/2/17

Date



Notary Seal

SOP 17 018

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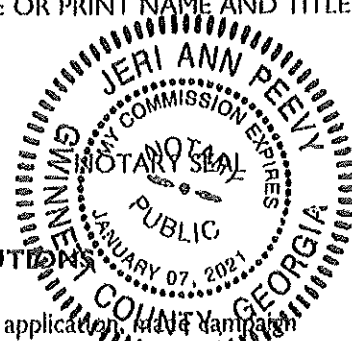
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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

[Signature] 03/10/17 OM. DUGGAL / COO.
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 3/1/17
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made any 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 OM. DUGGAL
 YOUR NAME

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

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

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

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 1 - 121 - 174
(Map Reference Number) District Land Lot Parcel

[Signature]
Signature of Applicant Date 03/01/2017

OM DUBAL / COO
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)

[Signature] NAME TSA I TITLE
03/03/2017 DATE

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Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: / - 121 - 093
(Map Reference Number) District Land Lot Parcel

[Signature] 03/01/2017
Signature of Applicant Date

SM DUKAL / COO
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)

[Signature] TSA I
NAME TITLE

03/03/2017
DATE

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***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)

7 - 121 - 14
 District Land Lot Parcel

[Signature]
 Signature of Applicant

03/04/2017
 Date

DM. DURRAN / COO
 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)

[Signature]
 NAME

TSA I
 TITLE

03/03/2017
 DATE

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