

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chong Yo</u>	NAME: <u>Sang K. Pyun</u>
ADDRESS: <u>6225 Ashbury Palms Dr</u>	ADDRESS: <u>1889 Graineswood Dr.</u>
CITY: <u>Tampa</u>	CITY: <u>Tuscaloosa</u>
STATE: <u>FL</u> ZIP: <u>33647</u>	STATE: <u>AL</u> ZIP: <u>35406</u>
PHONE: <u>917-385-1467</u>	PHONE: <u>205-239-9266</u>
CONTACT PERSON: <u>Joseph Yoon</u> PHONE: <u>770-891-0023</u>	
CONTACT'S E-MAIL: <u>Joseph@n-gineers.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

PARCEL NUMBER(S): R7123 030 ACREAGE: 3.7

ADDRESS OF PROPERTY: Land Lots 123 & 156, 7th District Gwinnett County

PROPOSED DEVELOPMENT: Senior Assisted Living Center

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>153000</u>
Gross Density: _____	Density: <u>.598</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

OF LOT "A" PARCEL R7123 030 OF LANDLOTS 123 & 156, 7TH DISTRICT

Lot "A" of the tract or parcel of land situated and lying a part of Land Lots 123 & 156, 7th Land District, Gwinnett County, Georgia, being more particularly described as follows:

From the POINT OF BEGINNING; Thence, North 56 degrees 04 minutes 30 seconds West, a distance of 157.66 feet to a ½" rebar found; Thence, North 22 degrees 16 minutes 41 seconds West, a distance of 117.00 feet to a calculated point; Thence, South 66 degrees 71 minutes 27 seconds West, a distance of 75.00 feet to a ½" rebar found; Thence, South 84 degrees 08 minutes 24 seconds East, a distance of 93.31 feet to a ½" rebar found; Thence, North 25 degrees 22 minutes 24 seconds East, a distance of 575.62 feet to a ½" rebar found; Thence, North 25 degrees 21 minutes 22 seconds East, a distance of 12.27 feet to a 1/2" rebar set; Thence, South 28 degrees 51 minutes 18 seconds East, a distance of 402.51 feet to a calculated point; Thence, South 66 degrees 12 minutes 30 seconds East, a distance of 94.58 feet to a calculated point; Thence, South 18 degrees 54 minutes 39 seconds West, a distance of 322.61 feet to a calculated point; Thence North 84 degrees 47 minutes 07 seconds West, a distance of 91.89 feet to POINT OF BEGINNING of the herein described tract of land. Said tract of land containing 3.7 acres more or less.

Together with and subject to covenants, easements, and restrictions of record.

Together with, and subject to all those real property rights and obligations which benefit and burden the above described property contained in the following instruments:

- (i) Declaration of Protective Covenants for Huntcrest dated June 24, 1999, recorded in Deed Book 18655, Page 107, in the records of the Superior Court of Gwinnett County, Georgia, as same has been or may hereafter be amended.
- (ii) Reciprocal Easement Agreement, dated May 26, 2001, recorded at Deed Book 23290, page 65, aforesaid records.

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SITE DEVELOPMENT PROPERTY INFORMATION

OWNER/DEVELOPER: JOHN VO
 TEL: (917) 385-1467

ENGINEER: SUNG H CHUNG
 6062 BUTLORD HIGHWAY STE 206
 NORCROSS, GA 30071
 TEL: (770) 691-6023

PROPERTY LOCATED GWINNETT COUNTY PART OF TRACT 3, HUNTCREST
 PROPERTY IN LAND LOTS 123 & 156 7TH DISTRICT
 PARCEL NUMBER 87123 020

CURRENT ZONING: C-2
 PROPOSED ZONING FOR LOT "A" & "B":
 PROPOSED USE: SENIOR ASSISTED/INDEPENDENT LIVING
 TOTAL ACRES: +/- 5.677
 ZONING DISTRICT: RZC-27 ACRES
 BUILDING SETBACKS FRONT-15', SIDE-10' REAR-20'

PROPERTY IS ACCURATE AND FINISH AS LOT "A" AND "B" ONLY FOR
 CLASSIFICATION PURPOSES.
 PROPERTY WILL BE SHOWN TOGETHER AS ONE LOT

LOT "A" 3.7 ACRES
 LOT "B" 1.93 ACRES

NO OUTSIDE STORAGE PROPOSED THIS INCLUDES SUPPLIES,
 EQUIPMENT, VEHICLES, PRODUCTS, ETC

MAXIMUM HEIGHT WITH THE APPROVAL OF SPECIAL USE PERMIT SHALL
 BE 30'

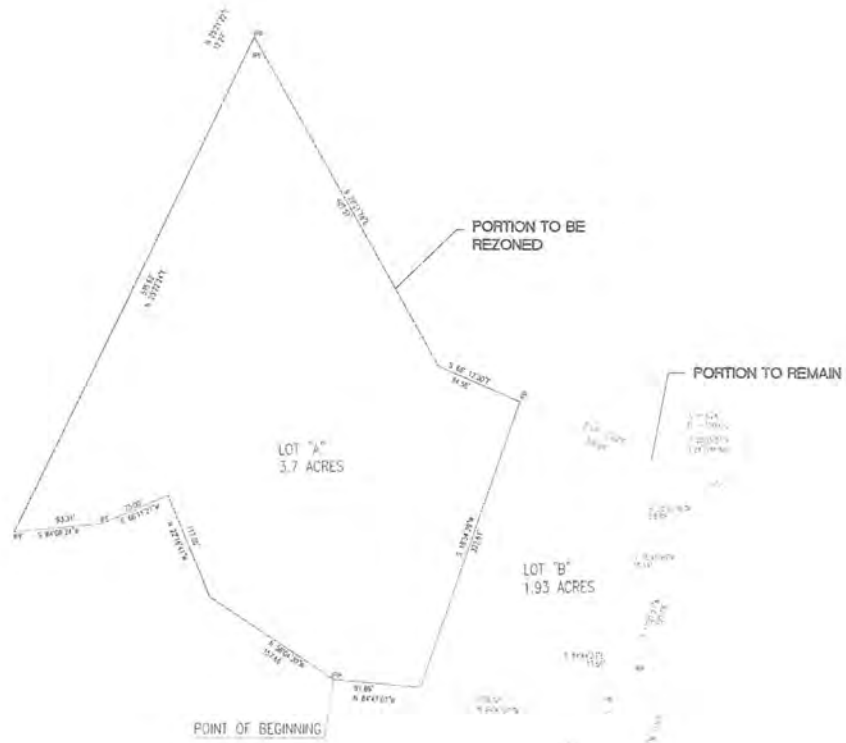
SENIOR LIVING CENTER PROPOSED 130 - 150 TOTAL UNITS
 APPROXIMATELY 80 ASSISTED UNITS AND 50 INDEPENDENT UNITS

ACCORDING TO PREVIOUS SENIOR LIVING CENTER DEVELOPMENT DATA,
 120 UNITS REQUIRES 185 BAYS

PARKING REQUIREMENTS FOR SENIOR LIVING CENTER:

PER TABLE 240.1 GWINNETT COUNTY UOJ
 MINIMUM PARKING 1 BAY 3 BAY = 62 REQUIRED PARKING SPOTS
 PROPOSED PARKING SPOTS: 8

THIS SITE PLAN ONLY ILLUSTRATES A CONCEPTUAL PLAN
 BOTH SENIOR LIVING CENTER AND TOTAL AREA WILL BE CONSISTENT IN
 SITE PLAN.



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PROPOSED ZONING
 PR1.0



PL. NO.	DATE	DESCRIPTION

GOOD LIFE VILLAGE
NEW SENIOR ASSISTED LIVING CENTER
 PART OF TRACT 3, HUNTCREST LAND LOTS 123 & 156
 7TH DISTRICT GWINNETT COUNTY

REV.	DATE	DESCRIPTION

PROPOSED ZONING
 PR1.0



SITE DEVELOPMENT PROPERTY INFORMATION

OWNER/DEVELOPER: ADHI YI
 ENGINEER: SUNG H. CHUNG
 5642 SUFFORD HIGHWAY STE 205
 NORCROSS, GA 30071
 TEL: (917) 365-1467
 TEL: (770) 491-0923

PROPERTY LOCATED GWINNETT COUNTY, PART OF TRACT 3, HUNTCREST
 PROPERTY IN LAND USES 123 & 156 7TH DISTRICT
 PARCEL NUMBER R3157 030
 CURRENT ZONING G-2
 PROPOSED ZONING FOR "LOT A" B-4
 PROPOSED USE SENIOR ASSISTED/INDEPENDENT LIVING
 TOTAL ACRES 4.4-5.8177
 MEASURING PORTION #3.7 ACRES
 BUILDING SETBACKS FRONT-15', 500'-10" REAR-30"

ADHIY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY
 PHASE OF CONSTRUCTION (678-518-6970)

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH
 PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE
 NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS
 HAVE BEEN COMPLETED

HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE
 OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT
 RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC

NO OUTSIDE STORAGE PROPOSED THIS INCLUDES SUPPLIES, EQUIPMENT,
 VEHICLES, PRODUCTS, ETC.

MAXIMUM HEIGHT WITH THE APPROVAL OF SPECIAL USE PERMIT SHALL BE 50'
 SENIOR LIVING CENTER PROPOSED: 130 = 130 TOTAL UNITS APPROXIMATELY 80
 ASSISTED UNITS AND 50 INDEPENDENT UNITS

ACCORDING TO PREVIOUS SENIOR LIVING CENTER DEVELOPMENT DATA, 130 UNITS
 REQUIRES 165 BEDS.

PARKING REQUIREMENTS FOR SENIOR LIVING CENTER:

PER TABLE 240-1 GWINNETT COUNTY UDC

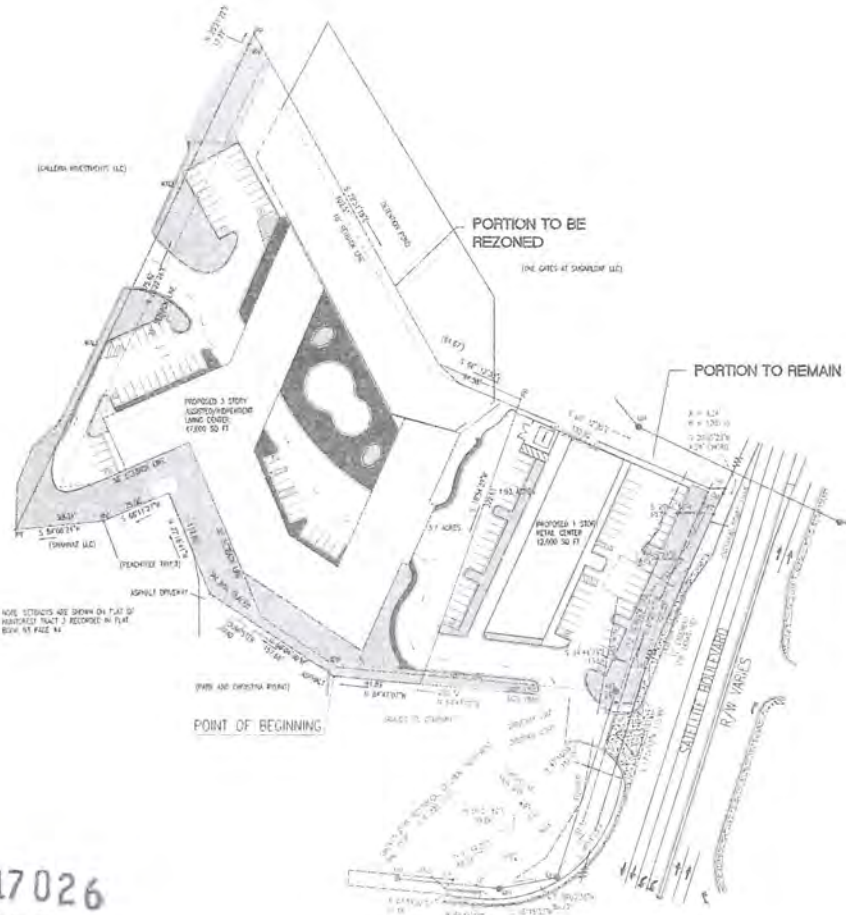
MINIMUM PARKING: 1 PER 3 BEDS = 52 REQUIRED PARKING SPOTS

PROPOSED PARKING SPOTS = 54 PARKING SPOTS (41 RESIDENT) ONLY

ADDITIONAL PARKING AVAILABLE IF BACK SIDE OF RETAIL AREA

BOTH SENIOR LIVING CENTER AND RETAIL AREA WILL BE CONSISTENT IN STYLE

THIS SITE PLAN ONLY REFLECTS A CONCEPTUAL PLAN



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SITE PLAN
 ST1.0 SCALE 1/8"=1'-0"



GOOD LIFE VILLAGE
NEW SENIOR ASSISTED LIVING CENTER
 PART OF TRACT 3, HUNTCREST LAND LOTS 123 & 156
 7TH DISTRICT GWINNETT COUNTY

DATE:	
SCALE:	
PROJECT:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SITE PLAN	
ST1.0	

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:

Please see attached response sheet

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

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS 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 STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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

- (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:

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) The neighboring properties are a mixture of commercial, and regional mixed use. The development will be in conformance.
- (B) An adjacent property is an assisted living care specializing in Alzheimer's and dementia. Other adjacent properties include Home Depot, Assi Plaza, and a neighborhood. The proposed use will fit in line with the neighboring properties.
- (C) Economically, the property, currently zoned C-2, has reasonable use. There is an SUP for the property that allows a hotel. Our proposed zoning, MU-R will include a commercial lot along with the specialized residential portion.
- (D) The proposed development is located in an area with public water and sewer availability. It will not cause an excessive use of the local fire department, police protection, or solid waste collection/disposal services provided by the County. Further, the rezoning will not cause excessive use of existing streets, transportation facilities, or schools.
- (E) Yes. The proposed rezoning is in conformance with the 2030 Unified Plan. According to the map in the plan, we believe our property lies in the Regional Mixed Use area.
- (F) Applicant submits that the surrounding properties uses, as well as, the proximity to Interstate 85 provide additional support of this application.

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LETTER OF INTENT FOR REZONING AND SPECIAL USE PERMIT
OF PARCEL R7123 030 OF LANDLOTS 123 & 156, 7TH DISTRICT

Chong (John) Yo, Good Life EBS Advisors, LLC. (the "Applicant") submits this Letter of Intent and attached Rezoning Application on behalf of Sang K. Pyun (the "Owner") for the purpose of rezoning a portion (Lot "A") of the parcel from C-2 to O-I. The second portion of the property (Lot "B") will remain zoned as C-2. The lot to be rezoned is a tract (the "Property") situated along Satellite Blvd North of its intersection with Old Peachtree Rd. The Property is vacant and wooded with convenient access to Interstate 85. The property will remain as one lot with two zonings.

The Applicant proposes to develop the Property to contain a retail area, in Lot B, and a senior living center community, in Lot A, including a total of 130-150 apartment homes at a size, quality, and price point commensurate with or exceeding existing homes in the surrounding area. Our plan is to begin a cohesive development of both Lot A and Lot B, and end development in sync. The Property is adjacent to commercial properties, Autumn Leaves of Sugarloaf (Special Care Living Facility), and a residential neighborhood.

The proposed senior living center would have two sections: assisted living center and independent living center. Working in close partnership with the founders and owners of Masterpiece Living, the proposed senior living center (Good Life Village) will be dedicated to providing environments which nourish and stimulate lifestyles shown to result in the successful aging of older adults. With the experience from developing two senior living centers in Georgia, the Applicant is pleased to bring his expertise to the city of Suwanee.

The proposed living center's front façade exterior will consist of brick, stone, and siding. The senior living center's maximum height would be 35 feet per Gwinnett County UDO. Unpaved portions of the lot will be landscaped to create an outdoor area for residents

The proposed retail area would be consistent in style with the proposed living center. The retail area would include a pharmacy, local eateries, and offices to accommodate both the future senior residents and their families. The Owner has also begun discussions of creating an inter parcel access way between the senior living center and Assi Plaza with the owner of Assi Plaza.

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The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 31st of August, 2017,



Sung H. Chung

Principal Engineer

N-gineers, LLC

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Example of Other Projects by Owner.



N-GINEERS, LLC

SEAL

REVISIONS	No.	Date	Description

GOOD LIFE VILLAGE
NEW SENIOR ASSISTED LIVING CENTER
 PART OF TRACT 3, HUNTCREST LAND LOTS 123 & 156
 7TH DISTRICT GWINNETT COUNTY

DATE	09/10/2017
DESIGN	JT
CHECKED	SMC
JOB NO.	2017143

TITLE	PREVIOUS SITES
SHEET NUMBER	PR1.1



ACWORTH



FORSYTH



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RELEASED FOR CONSTRUCTION

REZONING APPLICANT'S CERTIFICATION

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



Signature of Applicant

9/18/17

Date

Sung Ho Chung / Applicant's Agent

Type or Print Name and Title



Signature of Notary Public

9/18/17

Date

JOSEPH NICHOLAS YOON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires October 21, 2018

Notary Seal

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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.

 9/18/17 Sung Ho Chung / Applicant's Agent
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 9/18/17 JOSEPH NICHOLAS YOON
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY PUBLIC
 GWINNETT COUNTY GEORGIA
 My Commission Expires October 21, 2018

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 Sung Ho Chung
 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.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: 7 - 123 - 030
(Map Reference Number) District Land Lot Parcel

 _____ 9/18/17
Signature of Applicant Date

Sung Ho Chung / Applicant's Agent
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)

Cordrick Remy _____ Senior TSA _____
NAME TITLE

9/19/17 _____
DATE

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