

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mrs. Sook Song</u>	NAME: <u>SVN Gwinnett Park LLC</u>
ADDRESS: <u>4405 International Blvd. Ste B101</u>	ADDRESS: <u>1881 Von Karman Ave. Ste 800</u>
CITY: <u>Norcross</u>	CITY: <u>Irvine</u>
STATE: <u>Georgia</u> ZIP: <u>30093</u>	STATE: <u>California</u> ZIP: <u>92612-1571</u>
PHONE: <u>770-806-0009</u>	PHONE: <u>770-242-1311</u>
CONTACT PERSON: <u>Stacey Galos</u> PHONE: <u>678-427-7967</u>	
CONTACT'S E-MAIL: <u>archerpermitsllc@bellsouth.net</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"/> TENANT	<input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u>	BUILDING/LEASED SQUARE FEET: <u>68,653sf Building/ 67,878sf Rentable/ 18,566sf Leased</u>
PARCEL NUMBER(S): <u>R6200 016</u>	ACREAGE: <u>6.396</u>
ADDRESS OF PROPERTY: <u>1750 Beaver Ruin Rd. Ste 100</u>	
SPECIAL USE REQUESTED: <u>Adult Day Care</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 200, OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF BEAVER RUIN ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES) AND THE SOUTHERLY END OF A RIGHT OF WAY MITER ON THE SOUTHEASTERLY RIGHT OF WAY OF SHACKLEFORD ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES), THENCE RUNNING ALONG SAID RIGHT OF WAY MITER ON SHACKLEFORD ROAD N 16°39'39" W A DISTANCE OF 50.21' TO AN IRON PIN SET AT THE NORTHERLY END OF SAID RIGHT OF WAY MITER; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SHACKLEFORD ROAD N 32°36'43" E A DISTANCE OF 559.66' TO A 1/2" REBAR FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 200 AND 201; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG SAID LAND LOT LINES 29°34'13" E A DISTANCE OF 981.02' TO A 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF SAID BEAVER RUIN ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY N 71°21'42" W A DISTANCE OF 564.45' TO AN IRON PIN SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 57°02'41" W A DISTANCE OF 281.86' TO AN IRON PIN SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.396 ACRES (BEING 278,613.4+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

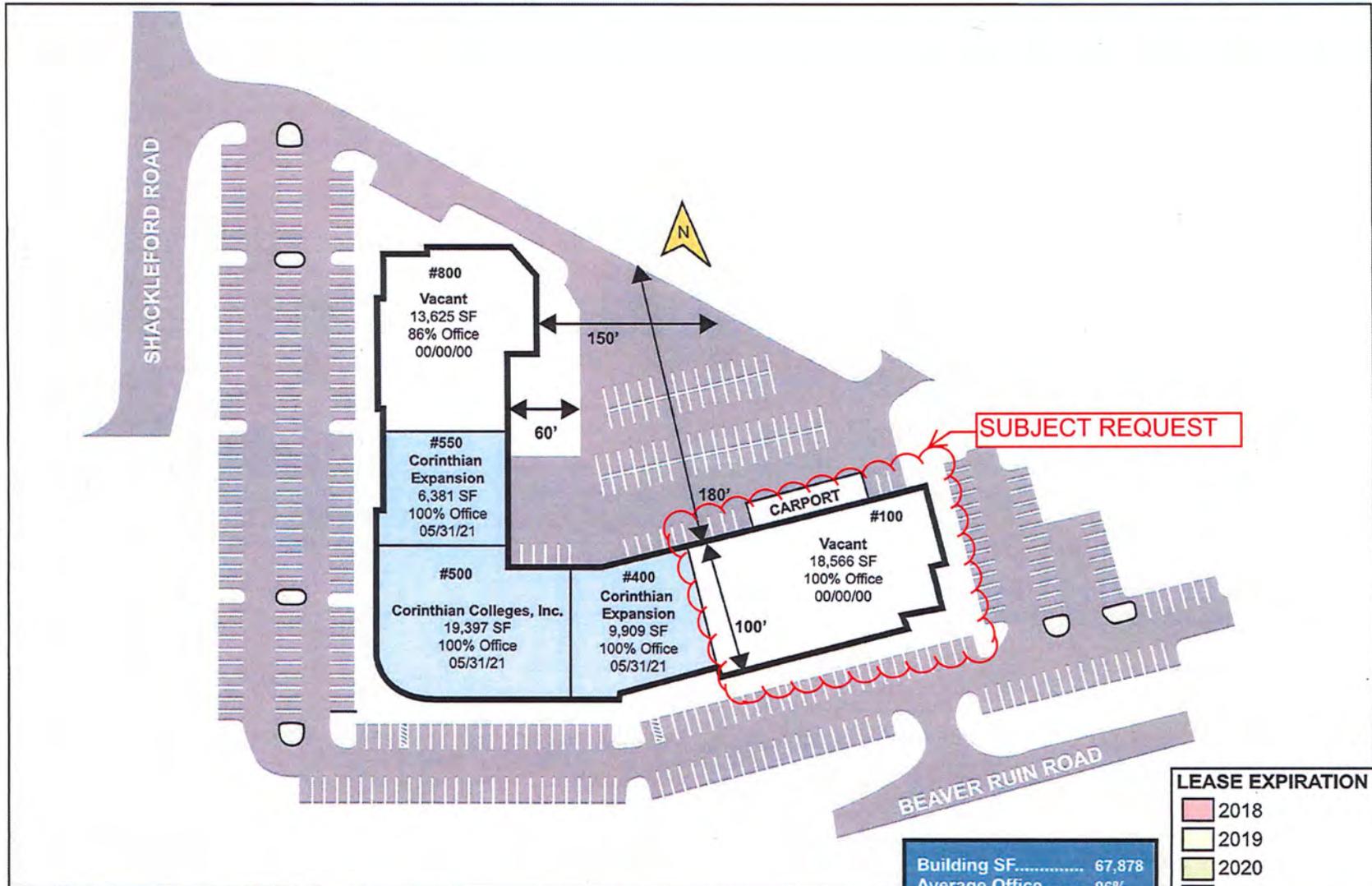
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LEASE EXPIRATION	
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<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span>	2020
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	2021
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	2022 and after
<span style="display:inline-block; width:10px; height:10px; background-color:white;"></span>	Vacant

Building SF.....	67,878
Average Office.....	96%
Parking.....	360
Drive-In Doors.....	2
Dock-High Doors.....	4



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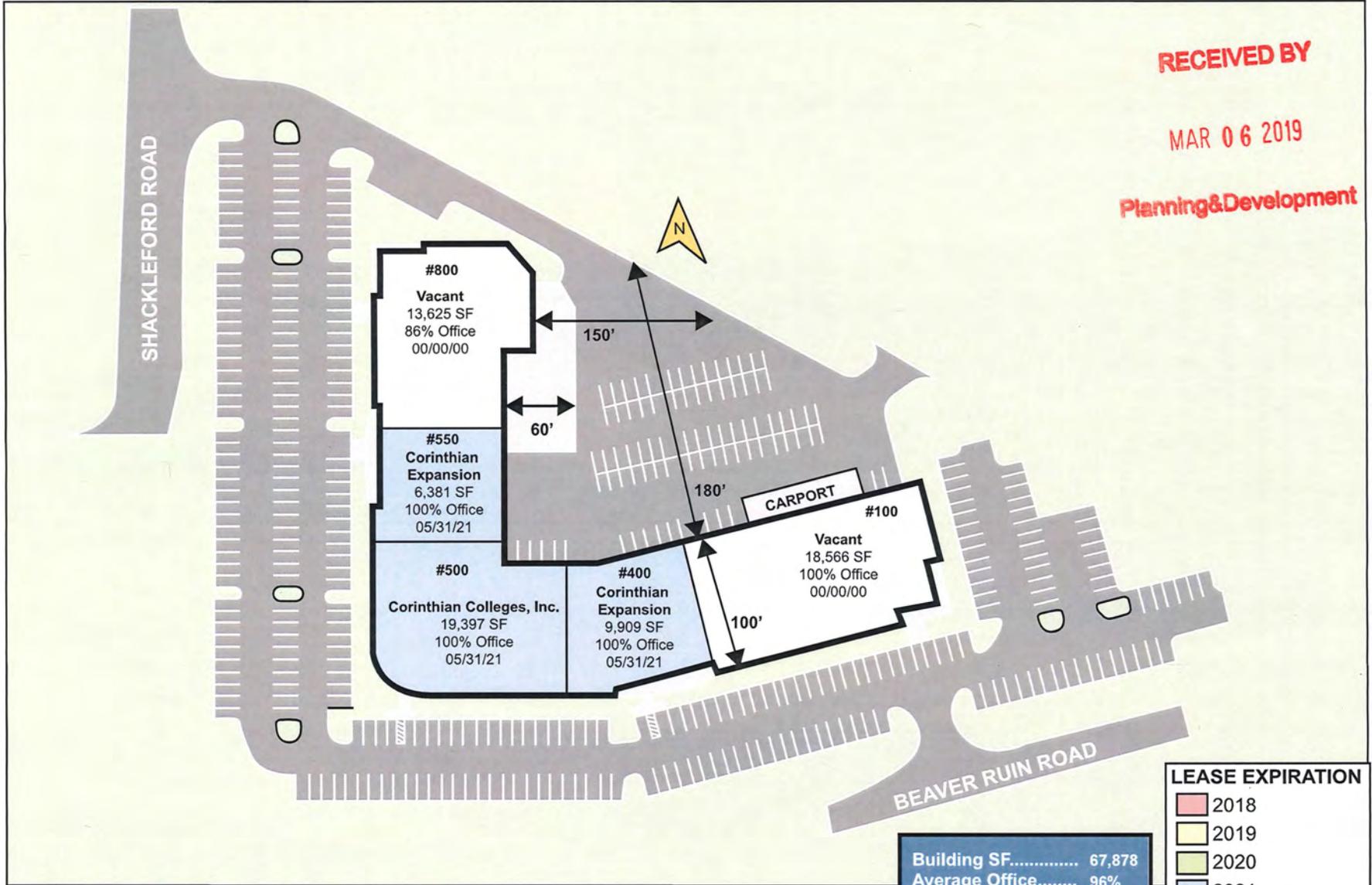
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LEASE EXPIRATION	
<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border: 1px solid black;"></span>	2018
<span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border: 1px solid black;"></span>	2019
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<span style="display:inline-block; width:15px; height:15px; background-color: #ffa500; border: 1px solid black;"></span>	2022 and after
<span style="display:inline-block; width:15px; height:15px; background-color: white; border: 1px solid black;"></span>	Vacant

**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 proposed use will not affect adjacent/nearby property and is, therefore, 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 affect adjacent/nearby property and is, therefore, suitable.

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

The property is located in a thriving M-1 zoning district and does have 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 have little or no affect on the existing streets, transportation facilities, and utilities. The proposed use will have no affect on schools.

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

The prosed special use does not seek to amend the zoning of the property and does not, therefore, affect 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 SPECIAL USE PERMIT:

The proposed use seeks to use the property as developed and should, therefore, be granted.

**Ebenezer Healthcare Services, Inc.  
Mrs. Sook Song  
4405 International Blvd., Suite B 101  
Norcross, Georgia 30093**

February 27, 2019

Gwinnett County Department of Planning and Development  
Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, Georgia 30046

RE: Letter of Intent to Special Use Permit Application  
to Provide Adult Day Care Services  
at 1750 Beaver Ruin Rd., Suite 100, Norcross, Georgia 30093  
for Mrs. Sook Song, Ebenezer Healthcare Services, Inc., Owner and Applicant

Planning Department Staff:

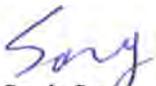
The Applicant is seeking a Special Use Permit to operate an adult day care center at 1750 Beaver Ruin Rd., Suite 100, Norcross, Georgia 30093. The tract acreage is 6.396. The property is zoned M-1. The number of parking spaces is 352. The one-story building square footage is 68,653. The rentable building square footage is 67,878. The leased square footage of Suite 100 is 18,566.

The applicant is an experienced provider of adult day care services and is properly licensed by the State of Georgia to provide adult day care services at the current location 4405 International Blvd., Suite B 101, Norcross, Georgia 30093. Upon obtaining a Certificate of Occupancy for the proposed Beaver Ruin Rd. location, the Applicant will be allowed to transfer the current license to the proposed location. Approval of this SUP application will further the Applicant's efforts to that effect.

It is the Applicant's intention to provide adult day care services for the benefit of Seniors seeking social interaction within the community. Operating hours will be 9:00am to 2:00pm Monday through Friday. Transport services will be provided for the majority of the Seniors, greatly reducing required parking.

We appreciate your consideration of this Special Use Permit. Social interaction greatly enhances the quality of life for our Seniors. The services provided by adult day care centers also benefit the caregivers of our Seniors. It's a win-win opportunity for our community.

Sincerely,



Mrs. Sook Song  
Ebenezer Healthcare Services, Inc.  
Owner and Applicant

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