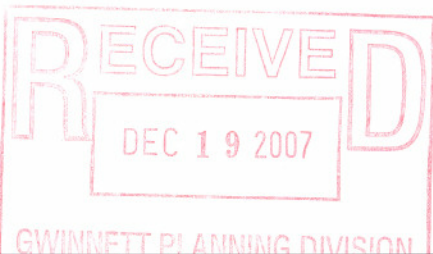


SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Vintage Communities Inc.</u> <u>c/o Mill Creek Consulting</u> ADDRESS: <u>4480 Commerce Drive, Suite A</u> CITY: <u>Buford</u> STATE: <u>GA</u> ZIP: <u>30518</u> PHONE: <u>770-614-6511</u>	NAME: <u>Same</u> ADDRESS: <u>Same</u> CITY: _____ STATE: _____ ZIP: _____ PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> Fax: <u>(770) 614-5711</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 checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>O & I</u>		REQUESTED ZONING DISTRICT: <u>SUP for Assisted Living Facility</u>
LAND DISTRICT (S): <u>3</u>	LAND LOT (S): <u>156</u>	ACREAGE: <u>4.29</u>
ADDRESS OF PROPERTY: <u>Ozora Road</u>		
PROPOSED DEVELOPMENT: <u>Senior Assisted Living Facility</u>		
<p>SUP 08 0 21</p>		

LETTER OF INTENT
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Vintage Communities Inc., requests a rezoning and a special use permit for a total project size of 4.29 acres for the purpose of building an Assisted Living Facility. The subject property is located at the intersection of Ozora Road and Highway 20 and is found in the 5th district land lot 156 in Gwinnett County.

The enclosed site plan indicates the proposed building will be part of a developing retail center that was approved by the Board of Commissioners in 2004. The Assisted Living Facility will be located at the rear of the development behind the existing daycare that fronts along Ozora road. The proposed building will be 2 stories and contain 70 beds and will be constructed of 4 sides of brick and stone. The existing O & I zoning was approved for a buffer reduction to 35 feet and the applicant requests that the same buffer be applied to this site. The building itself is beyond the required 50 foot buffer and the reduction will allow the rear of the building to be landscaped and flattened making it safer for the residents to utilize the green space.

SUP 08 0 21



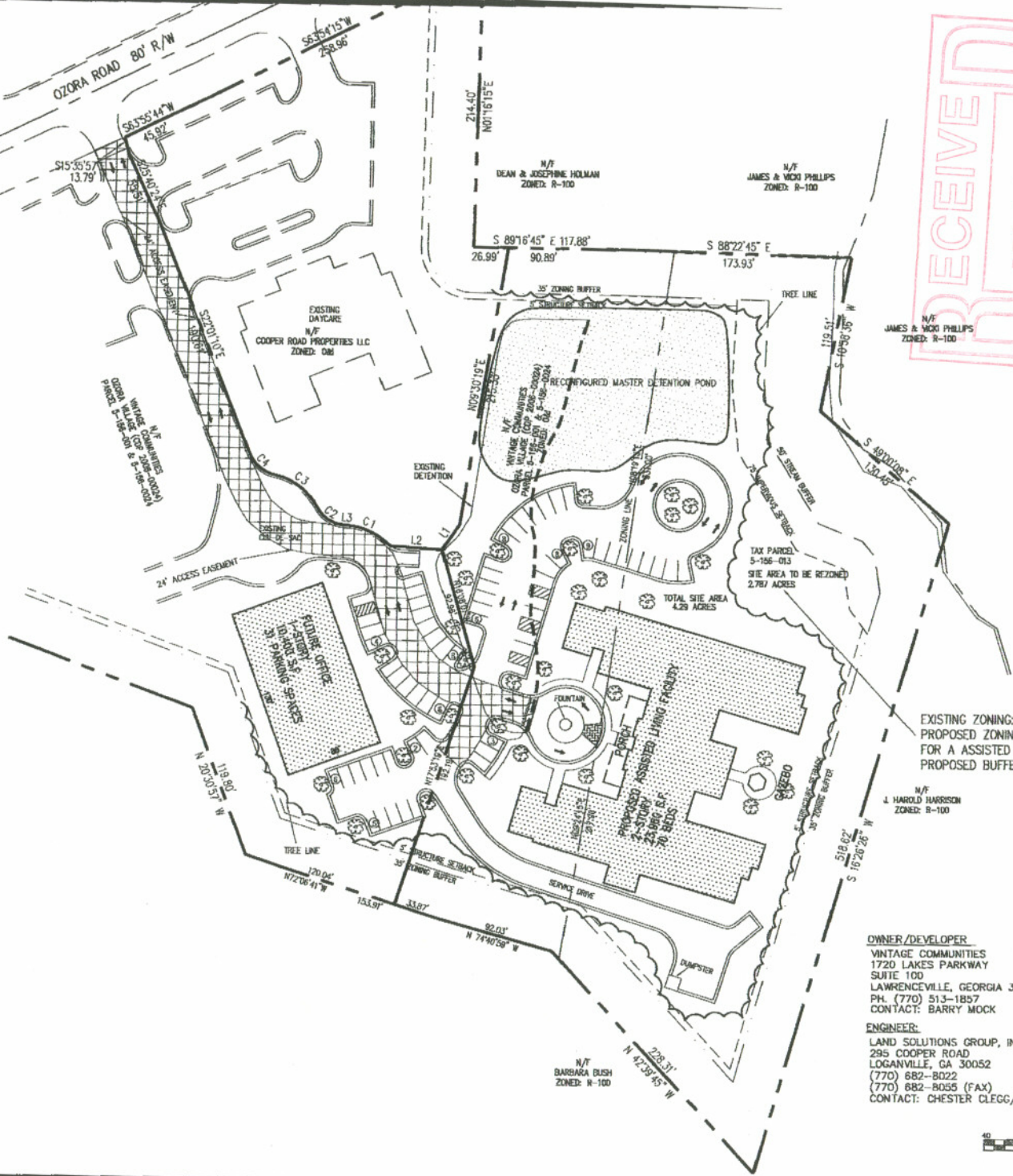
BE POINT
742.71' ALONG R/W TO
N.E. CORNER OF INTERSECT
R/W LOGANVILLE HWY (GA HWY 200)

LINE TABLE

LINE	LENGTH	BEARING
L1	23.26	N34°40'35"E
L2	32.03	S86°19'37"E
L3	2.99	S85°32'05"E

CURVE TABLE

CHORD BEARING	CHORD	RADIUS	ARC
C1	S63°49'29"E	31.53'	46.00'
C2	S57°22'29"E	25.79'	27.00'
C3	S53°38'52"E	46.62'	48.00'
C4	S50°27'06"E	25.71'	27.00'



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DEC 19 2007

GWINNETT PLANNING DIVISION

SUP 08 0 2 1

EXISTING ZONING: R-100
PROPOSED ZONING: O&D W/ AN SUP
FOR A ASSISTED LIVING FACILITY AND
PROPOSED BUFFER REDUCTION

OWNER/DEVELOPER
VINTAGE COMMUNITIES
1720 LAKES PARKWAY
SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PH. (770) 513-1857
CONTACT: BARRY MOCK

ENGINEER:
LAND SOLUTIONS GROUP, INC.
295 COOPER ROAD
LOGANVILLE, GA 30052
(770) 682-8022
(770) 682-8055 (FAX)
CONTACT: CHESTER CLEGG/ BO CONE



DATE	NO	DESCRIPTION

295 COOPER ROAD
LOGANVILLE, GA 30052
770-682-8022

land solutions group, inc.
Planning, Engineering, Landscape Architecture

OZORA VILLAGE
ASSISTED LIVING
FACILITY

LAND LOT 156.5th DISTRICT
GWINNETT COUNTY, GEORGIA

PROJECT

REZONING PLAT

DESIGN BY	DRAWN BY	CHECKED BY	DATE

SHEET TITLE

STAMP

11-9-07	000-00-000		FILE LOCATION
DATE	JOB NUMBER		

1

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Vintage Communities</u> <u>c/o Mill Creek Consulting</u>	NAME: <u>Vintage Communities</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>Same</u>
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-513-1857</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> Fax: <u>(770) 614-5711</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:

____ OWNERS AGENT **PROPERTY OWNER** __ CONTRACT PURCHASER

PRESENT ZONING DISTRICT (S): R-100 REQUESTED ZONING DISTRICT: O & I
w/Buffer reduction

LAND DISTRICT (S): 5 LAND LOT (S): 156 ACREAGE: 2.787

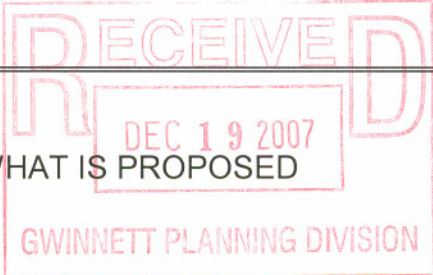
ADDRESS OF PROPERTY: Ozora Road

PROPOSED DEVELOPMENT: Assisted Living Facility

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>23,960</u>
GROSS DENSITY: _____	DENSITY: <u>5,585 sq ft acre (4.29 acres)</u>
NET DENSITY: _____	

LETTER OF INTENT
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC 08 063



REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Vintage Communities Inc., requests a rezoning and a special use permit for a total project size of 4.29 acres for the purpose of building an Assisted Living Facility. The subject property is located at the intersection of Ozora Road and Highway 20 and is found in the 5th district land lot 156 in Gwinnett County.

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RZC 08 0 6 3

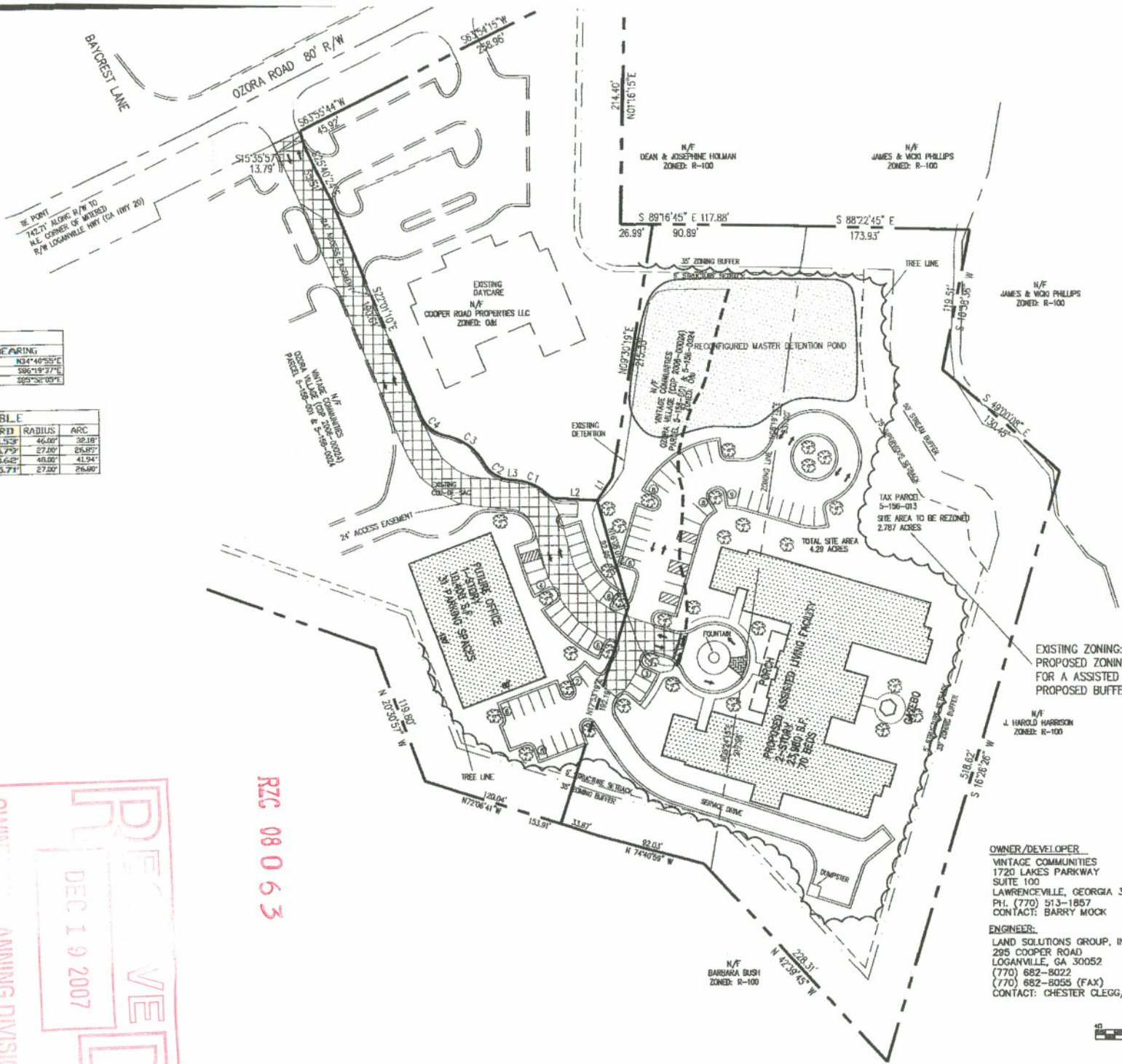


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S57°20'44"E	23.79	27.00	25.82'
S53°50'52"E	48.62	48.00	41.34'
S58°07'00"E	25.71	27.00	26.90'

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 DEC 19 2007
 PLANNING DIVISION
 GWINNETT COUNTY

RZC 08063



EXISTING ZONING: R-100
 PROPOSED ZONING: O&L W/ AN SUP
 FOR AN ASSISTED LIVING FACILITY AND
 PROPOSED BUFFER REDUCTION

OWNER/DEVELOPER
 VINTAGE COMMUNITIES
 1720 LAKES PARKWAY
 SUITE 100
 LAWRENCEVILLE, GEORGIA 30043
 PH. (770) 513-1857
 CONTACT: BARRY MOCK

ENGINEER:
 LAND SOLUTIONS GROUP, INC.
 285 COOPER ROAD
 LOGANVILLE, GA 30052
 (770) 682-8022
 (770) 682-8055 (FAX)
 CONTACT: CHESTER CLEGG/ BO CONE



 land solutions group, inc. <small>Planning, Engineering, Landscaping Architecture</small>	<p>285 COOPER ROAD LOGANVILLE, GA 30052 (770) 682-8022 (770) 682-8055</p>	<p>11-9-07 DATE</p> <p>000-00-000 JOB NUMBER</p> <p>FILE LOCATION</p>	<p>REZONING PLAT</p> <p>SHEET TITLE</p> <p>DESIGN BY: DRIVEN BY: CHECKED BY:</p> <p>DATE: 11-9-07</p>	<p>DATE: 11-9-07</p> <p>NO. DESCRIPTION</p>	<p>© 2007 LAND SOLUTIONS GROUP, INC. ALL RIGHTS RESERVED</p> <p>THIS DOCUMENT IS THE PROPERTY OF LAND SOLUTIONS GROUP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LAND SOLUTIONS GROUP, INC.</p>
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**OZORA VILLAGE
 ASSISTED LIVING
 FACILITY**
 LAND LOT 186 - 5th DISTRICT
 GWINNETT COUNTY, GEORGIA

