

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP CITY OF SNELLVILLE, GEORGIA, AS AMENDED; TO GRANT VARIANCES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CERTAIN CONDITIONS AND VARIANCES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NO.: #RZ 16-04

PROPERTY OWNER: SLV Georgia 1, LLC
680 5th Avenue Fl 25
New York, New York 10019-5431

APPLICANT: Senior Lifestyle Corporation and Griffin Fine Living
Duluth, Georgia 30097

**REQUESTED ZONING
MAP AMENDMENT:** RS-150 (Single-Family Residence) District to R-HOP(62)-
CC, (Continuous Care Campus Housing) District

LOCATION: Near Tree Lane and New Hampton Drive, Snellville

SIZE: 0.95± acres (Tract 1)
15.37± acres (Tract 2)

MAP NUMBER: R5041 105

**PROPOSED
DEVELOPMENT:** 201 Unit Mixed Senior Housing Development

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its zoning map as it applies to a 0.95± acre tract of the above-referenced parcel (referenced more specifically above as “Tract 1”) to change the zoning classification from RS-150 (Single-Family Residence) District to R-HOP(62)-CC (Continuous Care Campus Housing) District;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to repeal previously approved conditions of zoning and variances;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant site specific variances from the Zoning Ordinance as it applies to the 15.37± acre parcel (referenced more specifically above as “Tract 2”); and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The property referenced above as “Tract 1” and more fully described in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned from RS-150, Single-Family Residence District to R-HOP(62)-CC, Continuous Care Campus Housing District. This change in zoning district is to be noted on the City of Snellville Official Zoning Map as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The City of Snellville Official Zoning Map shall also be amended with an editorial note specifying the date this Official Zoning Map amendment was approved by the Mayor and Council and specifying the tract and parcel affected by this Ordinance. Until the change

is indicated on the City of Snellville Official Zoning Map approved by the Mayor and Council, this Ordinance shall govern over the City of Snellville Official Zoning Map approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville Official Zoning Map approved by the Mayor and Council.

Section 2. (a) Conditions (1-12) of the 3-24-2008 Mayor and Council approved rezoning of the subject property as contained in Ordinance No. 2008-07, attached hereto and incorporated herein as Exhibit “B” are hereby repealed. (b) Conditions (1-23) and Variances (1-8) of the 11-10-2014 Mayor and Council approved rezoning of the subject property as contained in Ordinance No. 2014-19, attached hereto and incorporated herein as Exhibit “C” are hereby repealed. Conditions and/or variances that are in effect for other property which is not subject to this ordinance shall remain in full force and effect.

Section 3. This action is subject to the attachment of the following requested variances and conditions for the 15.37± acre tract of tax parcel R5041 105 as shown on the rezoning plan and referenced above as “Tract 2” and more fully described in Exhibit “D”, a copy of which is attached hereto and incorporated herein by reference:

VARIANCES:

1. Variance from Section 9.22 - Area, Dimension, and Design Standards-CCRC Dwellings (A), Density: To allow for the mix of residential and assisted living units as proposed in the letter of intent and site plan.
2. Variance from Section 9.22 - Area, Dimension, and Design Standards-Detached Homes (F), Minimum Side Yards: To reduce the minimum side yard from fifteen (15’) feet to (10’) ten feet for the Independent Living cottages.

3. Variance from Section 9.22 - Area, Dimension, and Design Standards-CCRC Dwellings (C), Height Requirements: To establish a maximum building height of sixty-five feet (65') for a three story building.
4. Variance from Section 9.22 - Site and Architectural Design Standards (C), Minimum Square Footages for Dwellings: To reduce the minimum square footages for attached housing from 850 sq. ft. to 450 sq. ft. for a "studio" and 400 sq. ft. for a private 1 bedroom, from 1,000 sq. ft. to 950 sq. ft. for two bedrooms. To reduce dwelling unit sizes within the Memory Care units to be 300 sq. ft. for "studios", 400 sq. ft. for a private one bedroom, and 525 sq. ft. for a two bedroom unit. And, to reduce the square footage of the detached cottages from the required 1,200 sq. ft. for two bedroom and 1,400 sq. ft. for three or more bedrooms to a minimum of 1,000 sq. ft. for all types.
5. Variance from Section 9.22 - Site and Architectural Design Standards (G), Minimum Lot Requirements: To reduce the required 20 acre minimum R-HOP development size to 15.37 acres.
6. Variance from Section 9.22 - Site and Architectural Design Standards (B), Building Materials: To reduce the 70% requirement for brick or stone masonry to 30%.
7. Variance from Section 11.2 - Parking: To allow one parking space per two assisted living units and to allow for single car garages for the cottage units.

CONDITIONS:

1. Phase I of the property shall be developed in general accordance with the submitted Site Plan entitled "Eastside Senior Community," sealed and dated 09-20-2016 (stamped received 09-21-2016), with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development will require Mayor and Council approval;
2. Permitted uses for senior and medical-related uses shall include low to mid-rise buildings, attached villas, detached and age-restricted senior cottages and single story homes, age-restricted independent living units, assisted living units, memory care, continuing care and/or nursing home units, and medical uses, with amenities and accessory uses for the benefit of, operation and services to the senior units, homes, and medical uses;
3. A minimum landscaped buffer of twenty-five feet (25') shall be maintained on all sides of the property abutting residential zoning and seventy-five feet (75') building setback where abutting residential property zoned R-100. Buffers shall comply with Article II of Chapter 19, Buffer, Landscape and Tree Ordinance and

shall be planted with (2) staggered rows of evergreen trees, 15' on center, with a height of 8'-10'. Where graded, the buffers shall be regraded and replanted with a 2:1 irrigated, landscaped berm. In the remaining areas of the buffer where there is sparse vegetation, the developer shall be required to replant the buffer to allow for adequate screening and emergency access;

4. The maximum number of units in Phase I as proposed by this application shall be 225 age-restricted residential units and/or homes, with the mixture and types of senior, age-restricted uses to be determined by the developer based on market conditions. Substantial variation from the concept plan, such as increases in density, will require Mayor and Council approval;
5. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development for this project;
6. New signs higher than 15 feet and larger than 225 square feet are prohibited;
7. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;
8. Phase II of the development reflected on the Site Plan as Phase II – Future Development, shall require site plan approval by Mayor and Council. The Phase II – Future Development property shall be entitled to a maximum of 192 age-restricted units, homes and/or villas, with the mixture of residential uses to be determined, and a maximum of 51,500 square feet of medical office space;
9. The developer shall complete all recommended improvements, listed more fully below:
 - a) Sidewalks and pedestrian connectivity to all buildings throughout the development;
 - b) Pedestrian connectivity to the adjacent single-family development and Tree Lane, as shown on the Site Plan submitted herewith;
 - c) Inter-parcel access as show on the Site Plan;
 - d) Sidewalks along all exterior streets; and
 - e) Pedestrian connectivity to the active pond for the property that is the subject of this application, and the adjacent single-family residential development directly to the west (rezoning case #LUP 14-03 RZ 14-04) shall be provided.
10. The area designated as 'GRASSCRETE FIRE TRUCK ACCESS' where adjacent to the R-100 zoned properties, as shown on the rezoning plan entitled

“Eastside Senior Community,” sealed and dated 9-20-2016 shall be used for emergency vehicle(s) only and shall not be used for non-emergency vehicles, loading/unloading purposes, service or delivery vehicles or for other temporary or permanent parking; and

11. There shall be master protective covenants for the entire development that will include all phases of the community; and concurrent therewith, a master association shall be formed which will include all component parts of the proposed development. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, and the like contained within the overall community (i.e., bicycle paths, sidewalks, open space, walking trails, and the like).

Section 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent

jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 8. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ORDAINED this _____ day of October, 2016.

Tom Witts, Mayor

Barbara Bender, Mayor Pro Tem

ATTEST:

Dave Emanuel, Council Member

Melisa Arnold, City Clerk

Bobby Howard, Council Member

APPROVED AS TO FORM:

Cristy Lenski, Council Member

Anthony O. L. Powell, City Attorney
Webb, Tanner & Powell, P.C.

Roger Marmol, Council Member

EXHIBIT "A"

DRAFT

LEGAL DESCRIPTION
RS-150

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 41 & 56 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the Northeastern Right-of-Way line of Tree Lane and the Southwestern Right-of-Way line of New Hampton Dr (Right-of-Way Varies);

Thence leaving the Northeastern Right-of-Way line of Tree Lane North 42 degrees 38 minutes 27 seconds East a distance of 1,819.07 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 29 degrees 59 minutes 41 seconds West a distance of 49.51 feet to a point; thence North 59 degrees 59 minutes 14 seconds East a distance of 610.00 feet to a point; thence South 29 degrees 15 minutes 56 seconds East a distance of 207.55 feet to a point; thence South 76 degrees 13 minutes 10 seconds East a distance of 264.14 feet to a point; thence South 19 degrees 24 minutes 33 seconds West a distance of 25.39 feet to a point; thence North 76 degrees 11 minutes 32 seconds West a distance of 250.69 feet to a point; thence 30.52 feet along an arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing and distance of North 63 degrees 13 minutes 13 seconds West 28.66 feet to a point; thence North 29 degrees 13 minutes 34 seconds West a distance of 159.32 feet to a point; thence South 60 degrees 01 minutes 02 seconds West a distance of 409.27 feet to a point; thence South 59 degrees 59 minutes 47 seconds West a distance of 66.90 feet to a point; thence South 60 degrees 09 minutes 38 seconds West a distance of 81.75 feet to a point; thence South 60 degrees 00 minutes 19 seconds West a distance of 26.37 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.95 acres.

EXHIBIT "B"

DRAFT

STATE OF GEORGIA
CITY OF SNELLVILLE

ORDINANCE NO. 2008-07

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF SNELLVILLE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Snellville is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to modify the zoning designation of certain property located within the City; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The property described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to R-HOP (62)-CC, Continuous Care Campus District; such rezoning to be noted on the City of Snellville Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Snellville Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the date of adoption of this

Ordinance. Until the rezoning is indicated on the City of Snellville Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Snellville Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville Official Zoning Map approved by Mayor and Council.

The rezoning shall be subject to the following condition:

1. The property shall be developed in general accordance with the submitted site plan by Fouse Architecture and Interiors dated 03-20-08, received 03-20-2008 and entitled "Eastside Village - Rezoning Site Plan" with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. New signs higher than 15 feet and larger than 225 square feet are prohibited;
3. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;
4. A minimum buffer of twenty-five feet (25') shall be maintained on all sides of the property abutting residential zoning. Buffers shall comply with Article X of the Zoning Ordinance and shall be planted with two (2) staggered rows of evergreen trees, fifteen-feet (15') on center, with a height of eight-foot (8') to ten-foot (10') at the time of planting (Cryptomeria, Southern Magnolia, "Tree Form" Hollies, and Thuja Green Giant). The buffers shall be re-graded and planted with a 2:1 irrigated landscaped berm. Said berm shall be located within the first twelve to fifteen feet

(12'-15') of the buffer closest to the Eastside Village. In the remaining areas of the buffer where there is sparse vegetation, the Developer shall be required to replant the buffer to allow for adequate screening; and

5. The developer shall complete all recommended traffic improvements that are required by Attachment "A" as prescribed by the Georgia Regional Transportation Authority, Attachment "A" is described in Exhibit "B," a copy of which is attached hereto and incorporated herein by reference.
6. Prior to the issuance of any Certificates of Occupancy, the developer shall make the proposed transportation improvements located at the eastern most drive of the Eastside Village project, as shown on the submitted schematic plan titled "Proposed Roadway Revisions", dated and submitted 3-20-2008, pending permission and approval from the Georgia Department of Transportation the Gwinnett County Department of Transportation. Said developer shall also be required to install sidewalks and any applicable traffic devices necessary to implement their usage, along the extended length of Eastside Village Drive to the right-of-way that abuts the Presidential Market Shopping Center, pending permission and approval from the Georgia Department of Transportation the Gwinnett County Department of Transportation. A copy of the submitted schematic plan titled "Proposed Roadway Revisions", dated and submitted 3-20-2008, is attached hereto and incorporated herein by reference as Exhibit "C".
7. The developer shall install a sidewalk along the right-of-way on either side of Medical Way, more specifically the length between Tree Lane and Presidential Circle. The developer will also be responsible for the installation of any applicable

- traffic devise necessary to implement their usage, per approval from the Georgia Department of Transportation the Gwinnett County Department of Transportation.
8. New Hampton Drive, or any portion thereof, shall not be abandoned without the prior written consent of Emory Eastside Medical Center, or the then current owner of the property abutting the south side of said street.
 9. In compliance with GRTA's requirement of connectivity between the Emory Eastside parcel and the Applicant's parcel, the proposed location of all driveways, alleyways, and/or roadways, intended to provide such connectivity into the Emory Eastside parcel shall be approved in writing by the owner of the Emory Eastside parcel to insure consistency with the future expansion plans for the hospital.
 10. No portion of the applicants property, including any medical office building located thereon, may be used for an acute care general hospital or specialty hospital.
 11. The mandatory homeowner's association, required by Article IX, Section 9-18 (3) of the City of Snellville Zoning Ordinance, shall provide that the covenants automatically renew at the end of the twenty (20) year term, notwithstanding the terms of subparagraph E of such Section 9-18 (3).
 12. Developer shall improve all existing public rights-of-way and install any necessary new rights-of-way within the property and insure that all such rights-of-way are in conformance with City of Snellville development standards.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,

upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

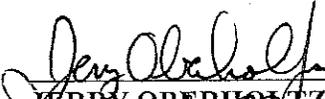
Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on March 24, 2008; the effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this 24th day of March, 2008.

CITY OF SNELLVILLE, GEORGIA



JERRY OBERHOLTZER, Mayor

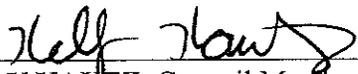


WARREN AULD, Mayor Pro-Tem

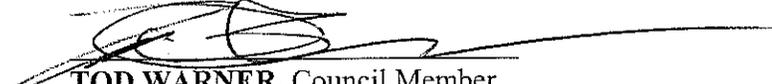


BARBARA BENDER, Council Member

ROBERT JENKINS, Council Member



KELLY KAUTZ, Council Member



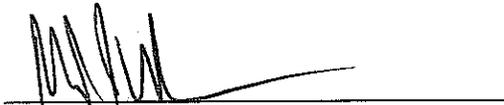
TOD WARNER, Council Member

ATTEST:



SHARON LOWERY, City Clerk

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

Revised Legal Description

All that tract or parcel of land lying and being in Land Lots 41 and 56 of the 5th District, City of Snellville, Gwinnett County Georgia, containing 43.85 acres as shown on that certain Rezoning Plan prepared by Stegenga + Partners dated July 30, 2007, and being more particularly described according to said Rezoning Plan as follows:

To find the Point of Beginning, commence at the Southerly Right-of-Way of Woodland Lake Drive (50' R/W) and the Easterly Right-of-Way of Tree Lane (R/W varies), if extended to form a point; THENCE continue along said Right-of-Way of Tree Lane for +/- 2587.78' to a point, said point being THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence along the Easterly Right-of-Way of Tree Lane (R/W varies) North 35 degrees 30 minutes 28 seconds West a distance of 50.16 feet to a point; thence leaving aforesaid Right-of-Way, run thence along the arc of a curve in a generally northeasterly direction and following the curvature thereof an arc distance of 53.22 feet to a point (said arc having a radius of 2870.45 feet and a chord bearing and distance of North 59 degrees 35 minutes 12 seconds East 53.22 feet); run thence North 57 degrees 46 minutes 51 seconds East a distance of 109.71 feet to a point; run thence North 29 degrees 53 minutes 25 seconds West a distance of 155.22 feet to a point; run thence North 57 degrees 46 minutes 51 seconds East for a distance of 109.71 feet to a point; run thence North 26 degrees 46 minutes 51 seconds West a distance of 380.46 feet to a point; run thence North 60 degrees 04 minutes 56 seconds East a distance of 197.38 feet to a point; run thence South 29 degrees 53 minutes 27 seconds West a distance of 126.64 feet to a point; run thence along the arc of a curve in a generally northwesterly direction and following the curvature thereof an arc distance of 48.30 feet to a point (said arc having a radius of 2,820.45 feet and a chord bearing and distance of South 59 degrees 37 minutes 38 seconds West 48.30 feet); run thence North 60 degrees 06 minutes 33 seconds West a distance of 74.77 feet to a point; run thence North 29 degrees 53 minutes 27 seconds West a distance of 149.95 feet to a point; run thence North 60 degrees 04 minutes 56 seconds East a distance of 300.50 feet to a point; run thence North 35 degrees 45 minutes 40 seconds West a distance of 209.77 feet to a point; run thence North 60 degrees 00 minutes 47 seconds East a distance of 210.00 feet to a point; run thence South 35 degrees 48 minutes 58 seconds East a distance of 210.00 feet to a point; run thence North 60 degrees 08 minutes 30 seconds East a distance of 100.00 feet to a point; run thence North 60 degrees 08 minutes 30 seconds East a distance of 1088.48 feet to a point; run thence South 29 degrees 05 minutes 53 seconds East a distance of 210.04 feet to a point; run thence South 76 degrees 03 minutes 53 seconds East a distance of 739.15 feet to a point; run thence South 22 degrees 24 minutes 47 seconds West a distance of 138.87 feet to a point; run thence South 22 degrees 32 minutes 54 seconds West a distance of 138.87 feet to a point; run thence South 22 degrees 32 minutes 03 seconds West a distance of 141.56 feet to a

point; run thence South 22 degrees 16 minutes 52 seconds West a distance of 388.37 feet to a point; run thence South 25 degrees 33 minutes 28 seconds West a distance of 187.75 feet to a point; run thence South 25 degrees 36 minutes 19 seconds West a distance of 32.55 feet to a point; run thence North 27 degrees 53 minutes 07 seconds West a distance of 568.50 feet to a point; run thence North 23 degrees 50 minutes 53 seconds West a distance of 6.71 feet to a point; run thence South 61 degrees 45 minutes 36 seconds West a distance of 175.07 feet to a point; run thence South 60 degrees 06 minutes 33 seconds West a distance of 525.00 feet to a point; run thence North 29 degrees 53 minutes 27 seconds West a distance of 239.31 feet to a point; run thence South 60 degrees 06 minutes 33 seconds West a distance of 1230.71 feet to a point; run thence along the arc of a curve in a generally southwesterly direction and following the curvature thereof arc distance of 48.30 feet to a point located on the Easterly Right of Way of Tree Lane, said point being the TRUE PLACE OF BEGINNING (said arc having a radius of 2820.45 feet and a chord bearing and distance South 59 degrees 37 minutes 38 seconds West 48.30 feet).

EXHIBIT "B"

Attachment A – General Conditions

Conditions to GRTA Notice of Decision:

Road Connectivity & Access Management

- Provide direct vehicular and pedestrian connection from Street C to the property labeled "Emory Eastside".
- A maximum of two site access points are allowed onto Tree Lane.

Pedestrian Facilities

- Provide a thorough system of sidewalks connecting all buildings structures and land uses, as shown on plan.
- Provide sidewalks along both sides of all internal roadways, as shown on plan.
- Connect sidewalks on driveways 1 and 2 to existing sidewalks on Tree Lane.

Roadway Improvements as Conditions to GRTA Notice of Decision:

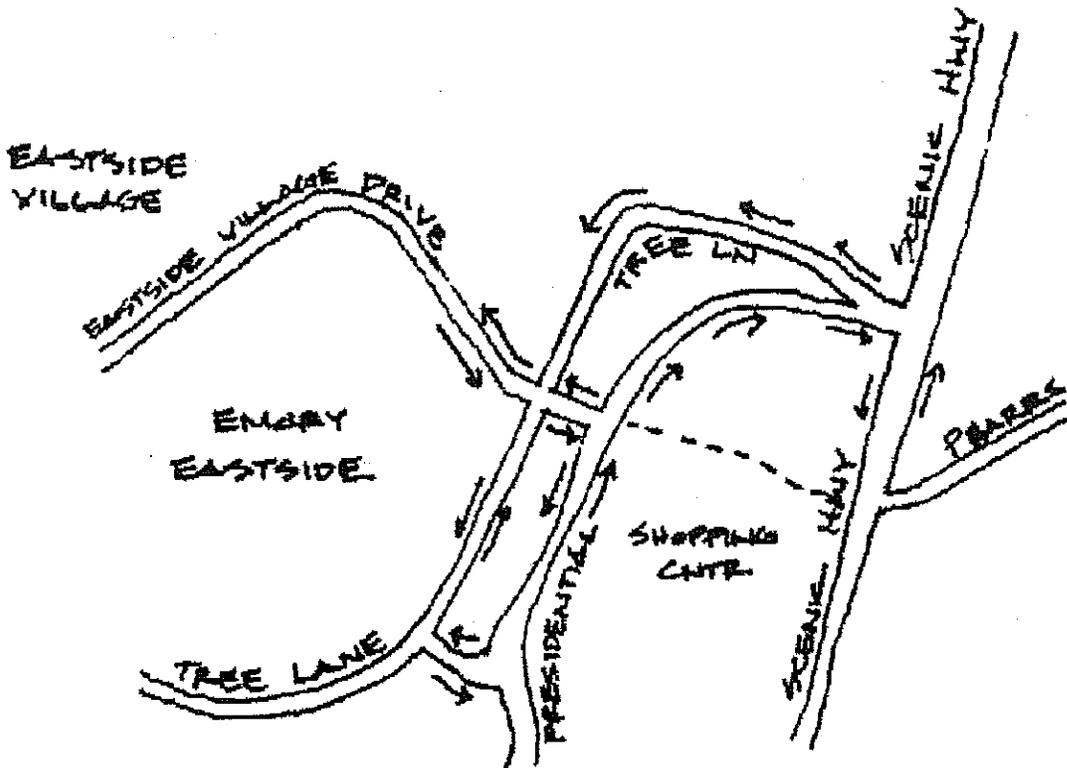
The following improvements are required on and adjacent to *non-state* routes:

Tree Lane @ New Hampton Drive/ Driveway #1

- Install a westbound right-turn lane along Tree Lane.

Tree Lane @ Proposed Driveway # 2

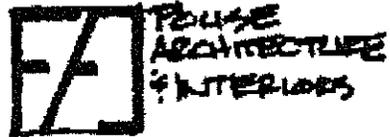
- Install a southbound right-turn lane along Tree Lane.
- Align driveway with u-turn along Tree Lane.



PROPOSED ROADWAY REVISIONS

NOT TO SCALE.

MARCH 20, 2008



678.991.5365



**FOUSE
ARCHITECTURE
& INTERIORS, P.C.**

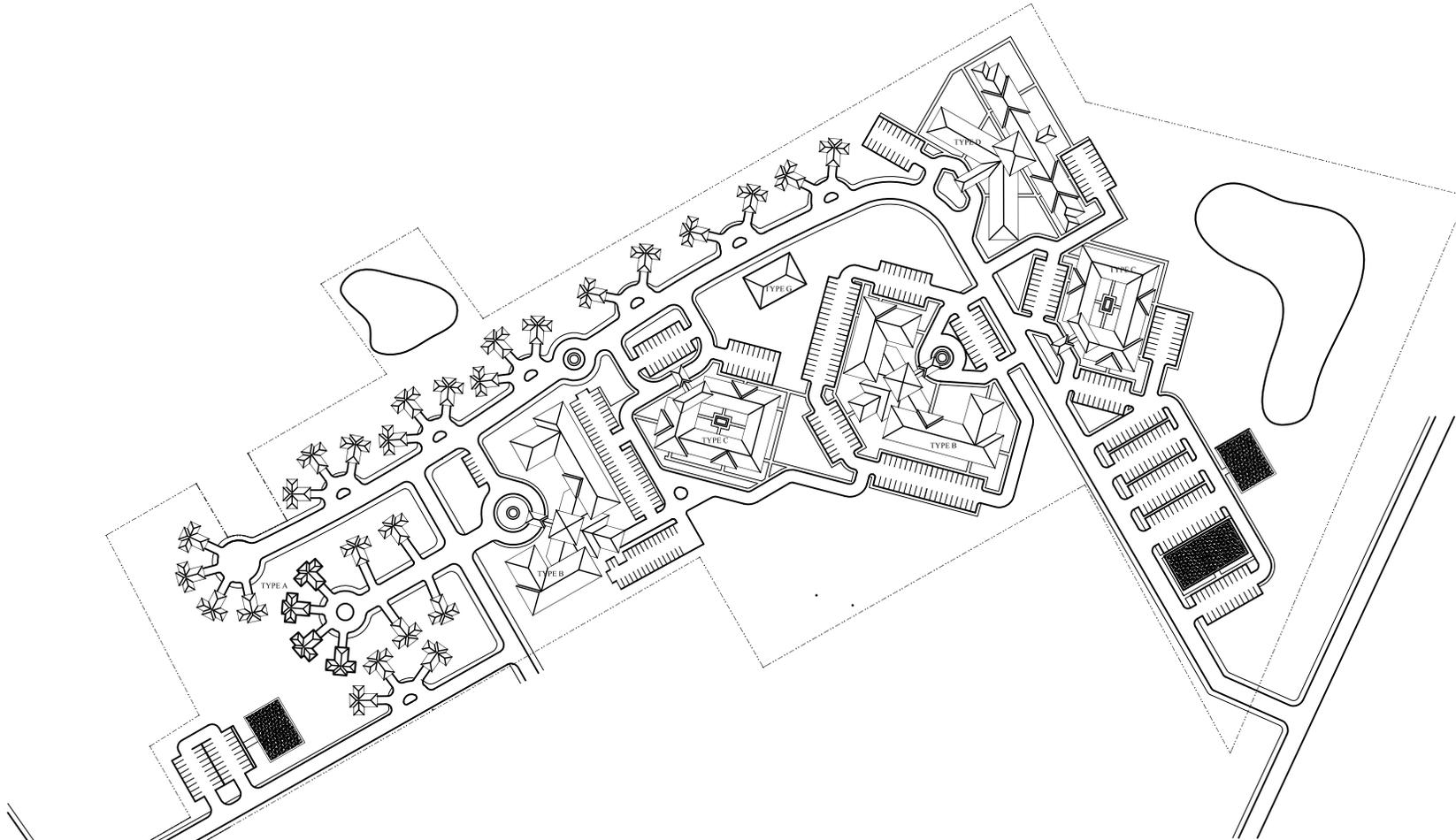
3201 S. Cherokee Lane, Suite 340
Woodstock, Georgia 30188
Voice 678-391-5365
Fax 678-391-6362
email admin@fousearchitecture.com

Project Number :
FOUSE Architecture & Interiors, P.C.

**EASTSIDE
VILLAGE
REZONING SITE
PLAN
SNELLVILLE, GEORGIA**

ISSUE DATE

MARCH 20, 2008



TYPE	BUILDING TYPE	HEIGHT	# OF BUILDINGS	UNIT COUNT	AREA	UNITS/ ACRE	AREA/ ACRE
TYPE A	DUPLEX	SINGLE STORY	30	60	57,000 SF	1.37	1,300 SF
TYPE B	INDEPENDANT LIVING	4 STORY	2	346	346,000 SF	7.89	7,891 SF
TYPE C	ASSISTED LIVING	2 STORY	2	200	160,000 SF	4.56	3,649 SF
TYPE D	NURSING HOME	SINGLE STORY	1	120	40,000 SF	2.74	912 SF
TYPE E	MEDICAL OFFICES	3 STORY	1	N/A	21,500 SF	N/A	832 SF
TYPE F	MEDICAL OFFICES	2 STORY	2	N/A	15,000 SF	N/A	342 SF
TYPE G	ACTIVITY CENTER	1 STORY	1	N/A	10,000 SF	N/A	228 SF
TOTALS:				726	664,500 SF	16.56	15,154 SF
PARKING COUNT		PROVIDED: 785	30	REQUIRED: 779			



1

EASTSIDE VILLAGE REZONING SITE PLAN

FREE LANE SNELLVILLE, GEORGIA 30078 SCALE: 1"=100'
LAND LOT 41 AND 36 - 5TH DISTRICT - PARCEL 5041 059 - 071, 083-092, 105, 5056 022, 131 - 4385 ACRES
CURRENT ZONE: RS150 - SINGLE FAMILY RESIDENCE DISTRICT
PROPOSED ZONE: R-HOP-CC: CONTINUOUS CAMPUS CARE DISTRICT

EXHIBIT "C"

DRAFT

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2014-19

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF SNELLVILLE, GEORGIA, AS AMENDED; TO GRANT VARIANCES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NO.: RZ 14-04

**APPLICANT/
PROPERTY OWNER:** First Citizens and Trust Company, Inc.
3300 Cumberland Blvd, Suite 300
Atlanta, Georgia 30339

Requested Zoning: R-HOP(62)-CC (Continuous Care Campus Housing for Older Persons) District to RS-150 (Single Family Residence) District with Variances

Location: Hamilton Drive and Tree Lane, Snellville, Georgia adjacent to Eastside Medical Center

Size: 24.63± acres

Map Numbers: R5041 061-071; 073-077; 080; 085; 089-092; 105; and R5056 002

Proposed Development: Amend the Official Zoning Map from R-HOP(62)-CC (Continuous Care Campus Housing for Older Persons) District to RS-150 (Single Family Residence) District for the 24.63± acre portion of the 45.14± acre total site for a 95 lot single-family detached residential development. Variances from the RS-150 zoning district regulations have also been requested.

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend the Official Zoning Map and classification as set forth herein and to eliminate certain previously approved conditions of zoning and to grant site specific variances from the Zoning Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance.

IT IS HEREBY RESOLVED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The property described in Exhibit “A,” a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned from R-HOP(62)-CC (Continuous Care Campus Housing for Older Persons) District to RS-150 (Single Family Residence) District subject to the strict compliance with the following approved conditions;

CONDITIONS:

1. The Property shall be developed according to the plan entitled “Eastside Village,” prepared by Planners and Engineers Collaborative dated November 3, 2014, and submitted to the Mayor and City Council on November 10, 2014 (the “Site Plan”), with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning, State, County, and City regulations.
2. The single-family property shall be developed at a maximum of 3.99 units per acre.
3. The portion of the property zoned R-HOP (62)-CC, as shown and identified on the Site Plan dated November 3, 2014, shall remain as zoned under the current Land Use Plan designation as Public/Institutional under RZ 07-13 and LUP 07-09.
4. There shall be mandatory master protective covenants for the single-family detached property that will include all phases of the single-family detached residences; and concurrent herewith, a master association shall be formed which will include all component parts of the proposed development. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common property and open space areas contained within the single-

family residential community (i.e., bicycle paths, sidewalks, open space, walking trails, and the like).

5. The covenants required by the preceding condition (in addition to standard covenants) shall include a restriction which shall restrict the rental of the single-family detached residences to no more than 10% of the total single-family detached residences for which a certificate of occupancy has been issued.
6. A mandatory master association shall be formed for the Single-Family Property and shall have maintenance and architectural design regulations for the single-family residential community which shall control such items as construction materials, landscaping, common area and common property maintenance, monuments, and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family residences.
7. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development and/or City Manager. Substantial variances, as determined by the Director of Planning and Development and/or City Manager, will require Mayor and Council approval.
8. Prior to the issuance of a Development Permit, but no later than May 31, 2015, the developer shall submit a Plan Book for the single-family residences, in accordance with the requirements of Section 9.2(4), Design Criteria of Article IX of the Zoning Ordinance, and Section 7.7, Architectural Design Standards of Article VII of the Zoning Ordinance, to the Director of Planning and Development for review and approval. Once submitted and approved, the Plan Book shall become incorporated in and become a part of these conditions and shall be subject to the preceding paragraph for variances therefrom.
9. The single-family detached homes will be traditional in style and architecture similar to the provided renderings and all four sides will have facades consisting of brick, stone, stacked stone, cedar shake type and/or hardi-plank and the like. Architectural styles will be varied in order to create a more appealing streetscape.
10. Amenities for the single-family detached homes will include a pool, cabana or clubhouse, and passive open space.
11. There shall be a 25 ft. buffer and a 50 ft. building setback, which shall include the buffer stated herein, where the single-family residences abut R-100 zoned property. Except for fences and walls, there shall be no accessory structures within the setback and/or buffer.

12. A Landscaping Plan shall be provided for areas within the 25 ft. buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development and/or City Manager.
13. Open space and buffer areas (excluding the twenty five foot (25') Georgia non-disturbed state waters buffer) may only be disturbed for site engineering requirements limited to landscaping, planting, access, right of ways, utilities, and stormwater management, including, but not limited to, detention/retention facilities, grading, utilities, and drainage facilities.
14. All internal streets shall be built to Gwinnett DOT standards and a maintenance bond provided to the City of Snellville.
15. Street trees shall be provided along all internal streets in accordance with Section 19-75 of Article III, Landscape Ordinance of Chapter 19, Buffer, Landscape and Tree Ordinance.
16. Signs higher than 15 feet or larger than 225 square feet are prohibited.
17. Sidewalks shall be provided along the entire frontage of the development along Tree Lane.
18. The existing and proposed storm water facilities serving the site shall be maintained as permanent lakes, with 50% of their area to be credited toward the required open space requirement for the development. The lake on the eastern portion the property and immediately surrounding property (approximately 7 +/- acres) shall be a shared amenity for both the Single- Family Property and R-HOP (62)-CC Property and for density calculations for both areas.
19. Single-family pedestrian access easement shall be provided on the eastern property line between single-family lots in order to access the lake and open space amenities.
20. Stormwater facilities designed and/or maintained as wet detention facilities must be aerated. Storm water facilities shall only be used as presently permitted and deeded, for single-family residential development, single-family homeowners association, and/or the R-HOP(62)-CC Property.
21. Lighting within the proposed community shall be environmentally sensitive, decorative and themed to the architecture and style of the respective components of the development. Lighting with the proposed community shall be directed on the subject property and comply with all Snellville ordinances.
22. These zoning conditions shall be referenced on any plat of a lot provided to buyers.
23. These zoning conditions are specific to this property, consistent with low density development, and shall not set a precedent for density purposes.

VARIANCES:

The following variances are granted provided the applicant is in strict compliance with the conditions set forth above:

1. Reduction in lot size from 15,000 to 5,000 sq. ft.
2. Reduction in minimum lot width from 80 ft. to 50 ft.
3. Reduction in front yard and front yard setbacks from 40 ft. from right-of-way line to 20 ft. from back of curb.
4. Reduction in side yard on street side of corner from 35 ft. to 5 ft.
5. Reduction in the minimum side yard from 10 ft. to 5 ft.
6. Reduction of the rear yard from 40 ft. to a minimum of 15 ft. except where adjacent to residential property zoned R-100.
7. Increase in the maximum ground coverage including accessory buildings from 25 percent to 60 percent.
8. Like Condition (11) herein, the open space and buffer areas (excluding the twenty five foot (25') Georgia non-disturbed state waters buffer) may only be disturbed for site engineering requirements limited to landscaping, planting, access, utilities, right of ways, and stormwater management, including, but not limited to, detention/retention facilities, grading, utilities, and drainage facilities.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or

phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

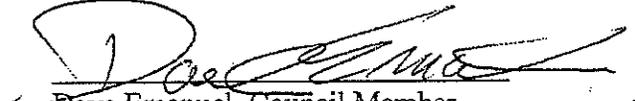
Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

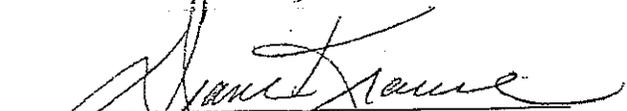
Section 6. This Ordinance was adopted on November 10, 2014. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this 10th day of November, 2014.

Kelly D. Kautz, Mayor



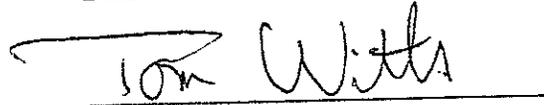
Dave Emanuel, Council Member



Diane Krause, Council Member



Barbara Bender, Council Member



Tom Witts, Mayor Pro Tem



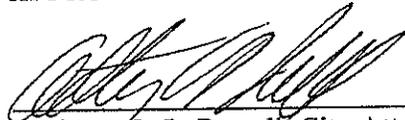
Bobby Howard, Council Member

ATTEST:



Phyllis Moreland-Richardson, City Clerk

APPROVED AS TO FORM:



Anthony O. L. Powell, City Attorney
Webb, Fanner, Powell, Mertz & Wilson, LLP

Exhibit "A"

LEGAL DESCRIPTION RS-150

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the Northeastern Right-of-Way line of Tree Lane and the Northern Right-of-Way line of New Hampton Dr (Right-of-Way Varies), said iron pin being the TRUE POINT OF BEGINNING; Thence leaving the Northeastern Right-of-Way line of Tree Lane and traveling along the Northern Right-of-Way line of New Hampton Dr in an Easterly direction, North 59 degrees 51 minutes 58 seconds East, a distance of 205.78 feet to a point; Thence continuing along said Right-of-Way, North 73 degrees 53 minutes 17 seconds East, a distance of 12.08 feet to a point; thence North 29 degrees 39 minutes 11 seconds West a distance of 147.60 feet to a point; thence North 57 degrees 42 minutes 05 seconds East a distance of 109.75 feet to an iron pin found to a point; thence North 26 degrees 57 minutes 03 seconds West a distance of 237.97 feet to an iron pin found (axle); thence North 26 degrees 28 minutes 59 seconds West a distance of 142.65 feet to a point; thence North 59 degrees 58 minutes 49 seconds East a distance of 117.94 feet to a point; thence North 59 degrees 55 minutes 21 seconds East a distance of 79.06 feet to a point; thence South 30 degrees 04 minutes 31 seconds East a distance of 126.50 feet to a point; thence 40.20 feet along an arc of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing and distance of South 80 degrees 22 minutes 34 seconds East 39.13 feet to a point; thence North 58 degrees 57 minutes 24 seconds East a distance of 74.77 feet to a point; thence North 29 degrees 56 minutes 05 seconds West a distance of 150.07 feet to a point; thence North 59 degrees 55 minutes 41 seconds East a distance of 82.53 feet to a point; thence North 59 degrees 53 minutes 34 seconds East a distance of 217.37 feet to a point; thence North 35 degrees 53 minutes 28 seconds West a distance of 209.96 feet to a point; thence North 59 degrees 49 minutes 02 seconds East a distance of 210.38 feet to a point; thence South 35 degrees 51 minutes 13 seconds East a distance of 210.01 feet to a point; thence North 59 degrees 58 minutes 19 seconds East a distance of 100.53 feet to a point; thence North 59 degrees 59 minutes 14 seconds East a distance of 1,088.50 feet to a point; thence South 29 degrees 15 minutes 56 seconds East a distance of 207.55 feet to a point; thence South 76 degrees 13 minutes 10 seconds East a distance of 264.14 feet to a point; thence continue easterly along said line, a distance of 425.27 feet; thence South 13 degrees 46 minutes 50 seconds West a distance of 50.00 feet to a point; thence South 76 degrees 13 minutes 10 seconds East a distance of 80.00 feet to a point; thence South 13 degrees 52 minutes 19 seconds West a distance of 129.04 feet to a point; thence North 76 degrees 07 minutes 51 seconds West a distance of 378.65 feet to a point; thence North 13 degrees 52 minutes 21 seconds East a distance of 153.12 feet to a point; thence North 76 degrees 11 minutes 32 seconds West a distance of 379.85 feet to a point; thence 30.52 feet along an arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing and distance of North 63 degrees 13 minutes 13 seconds West 28.66 feet to a point; thence North 29 degrees 13 minutes 34 seconds West a distance of 159.32 feet to a point; thence South 60 degrees 01 minutes 02 seconds West a distance of 409.27 feet to a point; thence South 59 degrees 59 minutes 47 seconds West a distance of 66.90 feet to a point; thence South 60 degrees 09 minutes 38 seconds West a distance of 81.75 feet to a point; thence South 60 degrees 00 minutes 19 seconds West a distance of 26.37 feet to a point; thence South 29 degrees 59 minutes 41 seconds East a distance of 779.30 feet to a point; thence South 59 degrees 53 minutes 49 seconds West a distance of 300.42 feet to a point; thence North 29 degrees 17 minutes 46 seconds West a distance of 240.84 feet to a point; thence South 59 degrees 52 minutes 17 seconds West a distance of 149.16 feet to a point; thence South 59 degrees 50 minutes 58 seconds West a distance of 500.17 feet to a point on the Southern Right-of-Way line of New Hampton Dr (Right-of-Way Varies); Thence leaving the Western Right-of-Way line of Smoky Hollow Ct (50' Right-of-Way) and continuing along said Right-of-Way line of New Hampton Dr in a Westerly direction, South 59 degrees 50 minutes 58 seconds West, a distance of 789.36 feet to an iron pin set on the Northeastern Right-of-Way line of Tree Lane; Thence leaving the Southern Right-of-Way line of New Hampton Dr (Right-of-Way Varies) and continuing along said Right-of-Way line of Tree Lane in a Northerly direction, North 34 degrees 20 minutes 49 seconds West, a distance of 61.42 feet to an iron pin set on the Northern Right-of-Way line of New Hampton Dr (Right-of-Way Varies), said iron pin being the TRUE POINT OF BEGINNING.

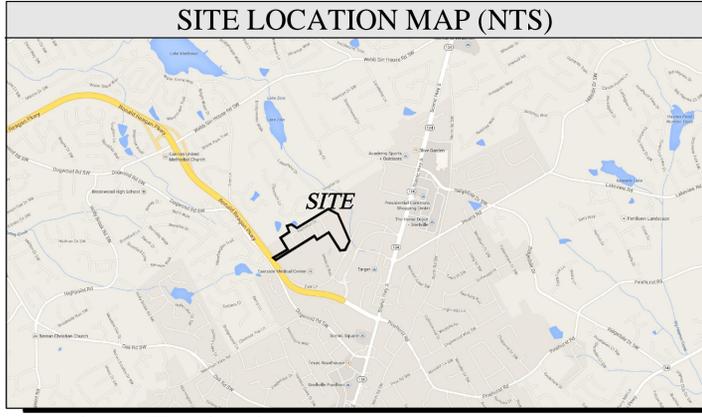
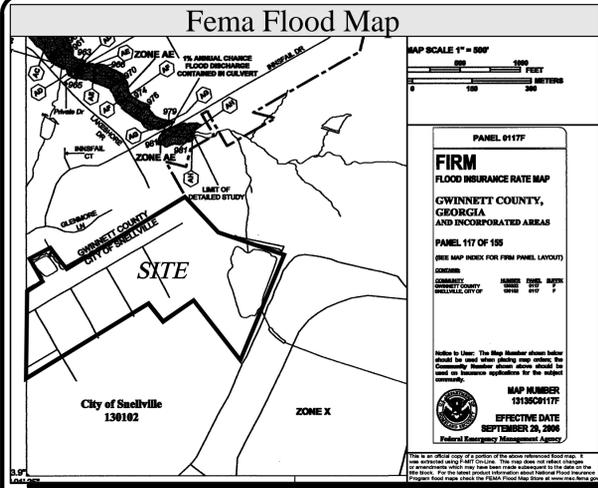
Said tract containing 24.63 acres.

LEGAL DESCRIPTION R-HOP

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the Northeastern Right-of-Way line of Tree Lane and the Northern Right-of-Way line of New Hampton Drive (Right-of-Way Varies), thence along said right-of-way line of Tree Lane South 34 degrees 20 minutes 49 seconds East a distance of 61.42 feet to a point; thence along the westerly right-of-way line of New Hampton Drive North 59 degrees 50 minutes 58 seconds East a distance of 789.36 feet to a point; North 59 degrees 50 minutes 58 seconds East a distance of 500.17 feet; thence North 59 degrees 52 minutes 17 seconds East a distance of 149.16 feet to a point; thence South 29 degrees 17 minutes 46 seconds East a distance of 240.84 feet to a point; thence North 59 degrees 53 minutes 49 seconds East a distance of 300.42 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 29 degrees 59 minutes 41 seconds West a distance of 779.30 feet to a point; thence North 60 degrees 00 minutes 19 seconds East a distance of 26.37 feet to a point; thence North 60 degrees 09 minutes 38 seconds East a distance of 81.75 feet to a point; thence North 59 degrees 59 minutes 47 seconds East a distance of 66.90 feet to a point; thence North 60 degrees 01 minutes 02 seconds East a distance of 409.27 feet to a point; thence South 29 degrees 13 minutes 34 seconds East a distance of 159.32 feet to a point; thence 30.52 feet along an arc of a curve to the left, said curve having a radius of 25.00 feet and a chord bearing and distance of South 63 degrees 13 minutes 13 seconds East 28.66 feet to a point; thence South 76 degrees 11 minutes 32 seconds East a distance of 379.85 feet to a point; thence South 13 degrees 52 minutes 21 seconds West a distance of 153.12 feet to a point; thence South 76 degrees 07 minutes 51 seconds East a distance of 378.65 feet to a point; thence North 13 degrees 52 minutes 19 seconds East a distance of 129.04 feet to a point; thence North 13 degrees 46 minutes 50 seconds East a distance of 50.00 feet to a point; thence South 76 degrees 13 minutes 10 seconds East a distance of 60.01 feet to a point; thence South 23 degrees 23 minutes 55 seconds West a distance of 409.70 feet to a point; thence continue southwesterly along said line, a distance of 252.71 feet; thence continue southwesterly along said line, a distance of 132.74 feet; thence continue southwesterly along said line, a distance of 132.13 feet; thence South 26 degrees 19 minutes 35 seconds West a distance of 277.78 feet to a point; thence North 28 degrees 02 minutes 47 seconds West a distance of 647.89 feet to a point; thence South 63 degrees 50 minutes 33 seconds West a distance of 174.74 feet to a point; thence South 60 degrees 06 minutes 51 seconds West a distance of 78.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 20.44 acres.



SITE DATA:

Single Family Detached (RS-150 with Variances) 24.60 ACRES
 R HOP (62)-CC (Retains Existing Zoning per RZ-07-13) 20.254 ACRES
 LUP Requested Low Density Residential
 TOTAL SITE AREA 45.14 ACRES

SINGLE FAMILY CALCULATIONS

SINGLE FAMILY HOMES 95 HOMES
 SINGLE FAMILY DENSITY 3.86 UNITS PER ACRE

SINGLE FAMILY LOT DIMENSIONS

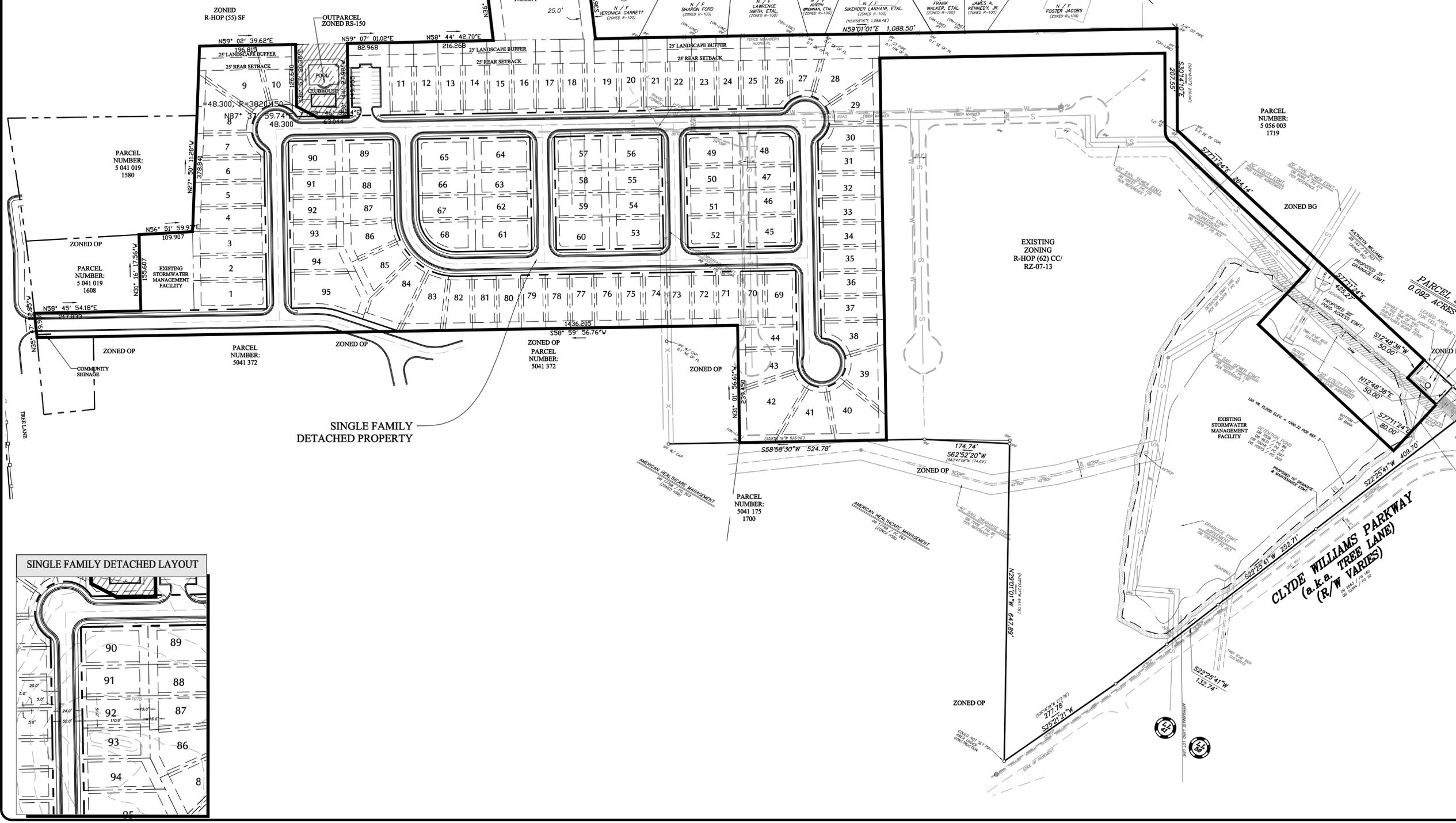
MINIMUM LOT WIDTH 50 FEET
 MINIMUM LOT SIZE 5,000 SF

OVERALL OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED 20% (9.028 ACRES)
 CRITERIA OPEN AREAS, PARKS, TRAILS, SAVE TREE, 50% STORMWATER AREAS
 OPEN SPACE PROVIDED 21.0% (9.5 ACRES)

SINGLE FAMILY SETBACKS AND LANDSCAPE BUFFER

FRONT YARD SETBACK FROM BACK OF CURB 20 FEET
 SIDE YARD SETBACK (10 FEET BETWEEN STRUCTURES) 5 FEET
 REAR YARD SETBACK 15 FEET
 LANDSCAPE BUFFER ADJACENT TO ALL R-100 ZONED PROPERTY 25 FEET



Eastside Village
 RZ-14-04 AND LUP-14-03
 FOR
Lynwood Development Group, LLC
 4880 LOWER ROSWELL ROAD
 SUITE 105, NO. 524
 MARIETTA, GEORGIA 30068
 PHONE: 404-512-4583

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
 350 RESEARCH COURT NORCROSS, GEORGIA 30092 (770)451-2741 FAX (770)451-5915 WWW.PECCATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	07/23/2014	KW	Revised Layout/Add Topo
*2	08/6/2014	KW	Added Open Space Calc.
*3	08/27/2014	PEC	Conceptual Grading And Utilities Added
*4	10/13/2014	PEC	Revise Site Plan
*5	11/3/2014	PEC	Revise Site Plan

THIS DRAWING IS THE PROPERTY OF PLANNERS AND ENGINEERS COLLABORATIVE AND IS NOT TO BE COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST. © PLANNERS AND ENGINEERS COLLABORATIVE.

SHEET TITLE
REZONING SITE PLAN

SCALE: 1" = 100'
 DATE: July 1, 2014
 PROJECT: 03028.02

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 No. 34393
 KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 000059389 EXP. 10/27/2015

ZR2
 SHEET

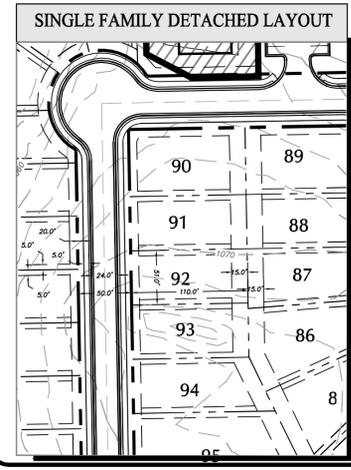


EXHIBIT "D"

DRAFT

LEGAL DESCRIPTION PER SURVEY

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 41 & 56 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the Northeastern Right-of-Way line of Tree Lane (Right-of-Way Varies) and the Southeastern Right-of-Way line of New Hampton Dr (Right-of-Way Varies); run thence on a direct tie-line North 87 degrees 48 minutes 00 seconds East a distance of 1,752.22 feet to a point, said point being the TRUE POINT OF BEGINNING; thence North 29 degrees 59 minutes 41 seconds West, a distance of 829.04 feet to a point; thence North 59 degrees 59 minutes 14 seconds East a distance of 610.00 feet to an iron pin found (3/4" open top pipe); thence South 29 degrees 15 minutes 56 seconds East a distance of 207.55 feet to an iron pin found; thence South 76 degrees 13 minutes 10 seconds East a distance of 264.14 feet to a point; thence South 19 degrees 24 minutes 33 seconds West, a distance of 124.88 feet to a point; thence South 10 degrees 21 minutes 38 seconds West, a distance of 151.31 feet to a point; thence South 02 degrees 14 minutes 43 seconds West, a distance of 88.86 feet to a point; thence South 13 degrees 04 minutes 39 seconds East, a distance of 83.90 feet to a point; thence South 23 degrees 29 minutes 32 seconds East, a distance of 91.90 feet to a point; thence South 08 degrees 47 minutes 35 seconds East, a distance of 38.15 feet to a point; thence South 28 degrees 37 minutes 07 seconds East, a distance of 65.82 feet to a point; thence South 16 degrees 29 minutes 38 seconds East, a distance of 53.33 feet to a point; thence South 20 degrees 14 minutes 09 seconds East, a distance of 120.63 feet to a point; thence South 25 degrees 07 minutes 46 seconds East, a distance of 109.09 feet to a point; thence South 88 degrees 31 minutes 57 seconds East, a distance of 63.85 feet to a point; thence North 80 degrees 24 minutes 22 seconds East, a distance of 50.94 feet to a point on the northwesterly right-of-way line of Clyde Williams Parkway (also known as Tree Lane)(Variable R/W); thence along said right-of-way line South 23 degrees 23 minutes 56 seconds West a distance of 132.13 feet; thence South 26 degrees 19 minutes 35 seconds West a distance of 277.78 feet to a point; thence North 28 degrees 02 minutes 47 seconds West a distance of 647.89 feet to an iron pin found; thence South 63 degrees 50 minutes 33 seconds West a distance of 174.74 feet to an iron pin found; thence South 59 degrees 56 minutes 31 seconds West a distance of 78.40 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract containing 15.370 acres.

SITE DATA:

TOTAL SITE AREA	15.37 ACRES
TRACT A	14.42 ACRES
TRACT B	0.95 ACRES

ZONING:

TRACT A	R-HOP 62 CC
(APPROVED DENSITY 393 SENIOR TYPE UNITS(NOTE #1) AND 51,500 SF MEDICAL OFFICE, DATED NOVEMBER 10, 2014)	
TRACT B	RS-150
(APPROVED ZONING CHANGE REQUIRED BY STAFF TO MET REQUIRED OPEN SPACE PRIOR TO ASSEMBLAGE AND ZONING OF EASTWYKE PHASE I, DATED NOVEMBER 10, 2014)	
PROPOSED ZONING TRACT B	R-HOP 62 CC

CURRENT PLANNED DEVELOPMENT PHASING:

PHASE I	201 UNITS
PHASE II (FUTURE DEVELOPMENT)	NOT TO EXCEED 192 SENIOR TYPE UNITS; NOT TO EXCEED 51,500 SF MEDICAL OFFICE

ASSISTED LIVING AND MEMORY CARE BUILDING (PHASE I):

MEMORY CARE (1 STORY)	32 UNITS
ASSISTED LIVING (3 STORY)	64 UNITS
GROSS MC/AL BLDG SF	75,000 SF

INDEPENDENT LIVING BUILDING (PHASE I):

INDEPENDENT LIVING BLDG. (3 STORY)	81 UNITS
GROSS (IL) BLDG. SF	89,000 SF
*TOTAL SHARED AMENITIES FOR MC/AL/IL BLDGS.	24,600 SF
*TOTAL GROSS BLDG. SF	188,600 SF
*MAXIMUM BLDG. HEIGHT INCLUDING MECHANICALS (NOTE: THIS DOES NOT INCLUDE COPULAS, WEATHER VEINS AND/OR OTHER SIMILAR VERTICAL PROJECTIONS.)	*65 FEET

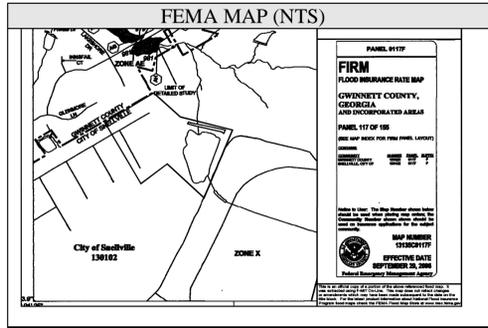
INDEPENDENT LIVING COTTAGES (PHASE I):

INDEPENDENT LIVING COTTAGES (DUPLICES AND TRIPLEXES)	24 UNITS
TYPICAL COTTAGE SF	1,000 SF/MIN.
(IL) COTTAGE PARKING PROVIDED(ATTACHED TO UNITS)	24 SPACES/MIN. (1 SPACE/UNIT)
(IL) COTTAGE PARKING PROVIDED(DETACHED STREET PARKING)	12 SPACES
TOTAL (IL) COTTAGE PARKING PROVIDED	36 SPACES
TOTAL (IL) COTTAGE PARKING REQUIRED	27 SPACES (1.1 SPACE/UNIT)

AL/MC/IL PARKING CALCULATIONS:

ASSISTED LIVING & MEMORY CARE PARKING REQUIRED (0.5 SPACE/UNIT)	48 SPACES
INDEPENDENT LIVING PARKING REQUIRED (1.1 SPACE/UNIT)	90 SPACES
TOTAL PARKING REQUIRED	138 SPACES
TOTAL PARKING PROVIDED	*157 SPACES
* INCLUDES HANDICAP PARKING REQUIRED	6 SPACES

- NOTES:**
- 1.) PERMITTED USES FOR SENIOR TYPE UNITS INCLUDE LOW TO MID-RISE ATTACHED VILLA HOMES, SINGLE STORY ATTACHED HOMES, DETACHED AGE RESTRICTED FOR SALE HOMES INDEPENDENT LIVING UNITS, ASSISTED LIVING FACILITIES, SKILLED CARE NURSING AND ACCESSORY USES NECESSARY FOR THE OPERATION OR BENEFIT OF THE RESIDENTS OF THE SENIOR FACILITY AS DEFINED BY THE SNELLVILLE ZONING ORDINANCE.
 - 2.) THE SPECIFIC NUMBER OF UNITS IN EACH PERMITTED USE OF SENIOR PRODUCT TYPE WILL BE DETERMINED BY THE DEVELOPER BASED UPON THE DEVELOPER'S OPINION OF MARKET CONDITIONS.



EASTSIDE SENIOR COMMUNITY
 A MASTER PLANNED RESIDENTIAL COMMUNITY

GRIFFIN FINE LIVING SENIOR LIFESTYLE CORPORATION
 303 EAST WACKER DRIVE
 SUITE 2400
 CHICAGO, ILLINOIS 60601
 PHONE: 312-673-4376

PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
 350 RESEARCH COURT, NORCROSS, GEORGIA 30092 | (770)451-2241 | FAX: (770)451-3915 | WWW.PEATL.COM

"WE PROVIDE SOLUTIONS"

LAND SURVEYOR: LAND SURVEYOR # 41 & 56 PHONE: 818-965-7400
 CALIFORNIA: 24005 VENTURA BLVD. 91364
 GWINNETT COUNTY, GEORGIA: CITY OF SNELLVILLE

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	9/1/2016	JH	SITE PLAN REVISIONS
-2	9/20/2016	JH	CLIENT COMMENTS

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

SHEET TITLE
SITE PLAN

SCALE: 1" = 80'
 DATE: AUGUST 16, 2016
 PROJECT: 03028.03A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 KENNETH J. WOOD
 9/20/2016
 GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z1
 SHEET



24 HOUR CONTACT:
MATT GRIFFIN 770-876-1686