

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Hung Nguyen &amp; Hoa Tran</u>	NAME: <u>Hoa Tran</u>
ADDRESS: <u>128 Jennifer Lane</u>	ADDRESS: <u>2768 Cruse Road</u>
CITY: <u>Lilburn</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30047</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>678-665-3390 cell</u>	PHONE: <u>678-665-3390 cell</u>
CONTACT PERSON: <u>Eric Johansen, c/o Inland Group</u> PHONE: <u>678-571-4843 cell</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

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

LAND DISTRICT(S): 7 LAND LOT(S): 001 ACREAGE: +/- 0.47 acres

ADDRESS OF PROPERTY: 2768 Cruse Road, Lawrenceville, GA 30044

PROPOSED DEVELOPMENT: Glass Sculptures and Glass Art Studio

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>+/- 3,100 sf</u>
Gross Density: _____	Density: <u>+/- 6,596 square feet/acre</u>
Net Density: _____	

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





March 3, 2011

Gwinnett County Board of Commissioners  
75 Langley Drive  
Lawrenceville, GA 30045

**Re: 2768 Cruse Road – Letter of Intent  
Inland Project #11-006 / Hung Nguyen and Hoa Tran  
Parcel R7001 062  
Gwinnett County, GA**

Dear Commissioners,

Inland Group, LLC (“Inland”) has been retained by Hung Nguyen and Hoa Tran (the “Applicants”) to pursue a change in zoning from the O-I to C-2 for property located at 2768 Cruse Road, Lawrenceville, GA and more particularly described Parcel R7001 062 (the “Subject Property”). **The Applicants are the Property Owners and will be the end users of the Subject Property.** The intended use of the property will be for displaying and producing high end Glass Sculptures within the existing structure. The Applicants equipment is small in nature and resembles the Bunsen Burners we have all used in high school science classes. There is not any large or industrial sized equipment used for this highly specialized trade of producing Glass Sculptures (see attached photos depicting necessary equipment for Glass Sculptures).

Upon due diligence with the Gwinnett County Current Planning Department, we were advised that the Subject Property would need a change in zoning from O-I to C-2 for the requested use. **We want to make it very clear, that the Applicants do not care how or what the resulting zoning change or what the potential Special Use is ultimately placed upon the Subject Property, so long as they can do the work they are requesting to do for Glass Sculptures and a Glass Art Studio.**

There also could be an assumed landscaped buffer for the Subject Property due to a dissimilar zoning district abutting another zoning district of a different classification. In any such case, the Applicant request a zero foot buffer on any applicable property line side where this could be the case. This was the case when the property was rezoned to O-I with an SUP for a Day Care Facility in 2007.

Hung Nguyen is a Master Glass Artist who was trained under the world renowned Hans Godo Frabel of Frabel Glass. Mr. Frabel is considered to have been the best in his craft of Glass Sculptures and took Hung Nguyen under his wing

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and classically trained him beginning in 1985. Mr. Nguyen became a gifted Glass Sculpture Artist and has created one-of-a-kind original pieces for Queen Elizabeth, President Bush, President Reagan, President Carter, Margaret Thatcher, Mikhail Gorbachev, Larry King, Wayne Newton, Sean "P Diddy" Combs, and other important Heads of State and notable people over his career. Recently, Mr. Nguyen has started his own studio creating unique designs and creations using the experience he has gained over the years working with the best in his industry. His studio will continue to focus on the unique Glass Sculptures and also offer pieces for collectors, significant milestone gifts, corporate awards, and other special industry recognitions.

There is a common misconception that Glass Blowing and Glass Sculptures is one-in-the same thing. Let me tell you they are not the same and in fact are very much different. For the record, there is NO Glass Blowing proposed to be utilized on the Subject Property as a result of this zoning change. The Applicants are high end Glass Sculpture Artist and are considered Masters in their technical trade.

The Subject Property was recently purchased by the Applicants having been vacant for several years. The previous owner of the land had the property defaulted causing their financial lender to take back the property. The Applicants believe their unique and high end business will not be a detriment or nuisance to the surrounding area. Cruse Road between Bethesda School Road and Club Drive averages over 21,000 vehicles per day, according to the available Gwinnett County DOT traffic data. The Subject Property was granted an SUP in 2007 for the use of a daycare facility for up to 15 children. The use of the Subject Property as a Glass Art Studio will be a much less intensive use of the land and will be a compliment to the existing mixture of C-2, C-1, O-I, and other high density residential uses within the immediate and surrounding vicinity.

The Applicants plan to make minimal site changes adding in the required landscape strip along Cruse Road, providing a commercial driveway entrance, drive aisle, and parking lot. With respect to the existing structure, the Applicants intend to paint the exterior with a more up to date color palate and make some minor interior changes once zoned and the necessary interior finish permits are granted. Proposed changes will be submitted to the County at the appropriate time after the zoning of the property has been considered.

We respectfully request your approval of this request for C-2 zoning (**or other appropriate zoning or Special Use that will permit the intended use of the Subject Property by the Applicants**) and are open to further meeting with the appropriate parties to discuss the proposed rezoning. The Applicants would like to set up a demonstration on site to show the Gwinnett County Staff, Planning Commission members, BOC members and other interested parties the highly skilled nature of the Glass Sculpture craft and also demonstrate the actual practices of the proposed business. We will notify the County for the on-site demonstration in April 2011.

Thank you for your consideration of this request.

Sincerely,



**Inland Group, LLC**  
Agent for the Applicants

cc: Hung Nguyen, Applicant  
Hoa Tran, Applicant  
File



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