

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>DUNG NGUYEN</u>	NAME: <u>DUNG NGUYEN</u>
ADDRESS: <u>6035 Singleton Rd.</u>	ADDRESS: <u>6035 Singleton Rd</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA.</u> ZIP: <u>30093</u>
PHONE: <u>(678) 697-7555</u>	PHONE: <u>(678) 697-7555</u>
CONTACT PERSON: <u>DUNG NGUYEN</u> PHONE: <u>(678) 697-7555</u>	
CONTACT'S E-MAIL: <u>Kathy@2Kagency.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O-I REQUESTED ZONING DISTRICT: R-75

LAND DISTRICT(S): 6 LAND LOT(S): 195 ACREAGE: 0.4254

ADDRESS OF PROPERTY: 6035 Singleton Rd., Norcross, GA 30093

PROPOSED DEVELOPMENT: Residential

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>1620 SF</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

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

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

2011 JUL -5 PM 2:00

TOM LAWLER, CLERK

Return Recorded Document to:  
GLOVER & DAVIS, P.A.  
Attorneys at Law  
P. O. Drawer 1038  
10 Brown Street  
Newnan, GA 30264

PT-61# 067-2011-017259  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 140.00  
TOM LAWLER CLERK OF  
SUPERIOR COURT

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COWETA

THIS INDENTURE made this 28th day of June, 2011, between Southeastern Real Estate Development, LLC, a Delaware limited liability company, as party or parties of the first part, hereinafter called Grantor, and Dung Thi Ngoc Nguyen, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following property, to wit

All that tract or parcel of land lying and being in Land Lot 195 of the 6<sup>th</sup> Land District of Gwinnett County, Georgia, being Lot 5, Block A, Chesterfield Manor Subdivision and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Southeastern Real Estate Development, LLC,  
a Delaware limited liability company

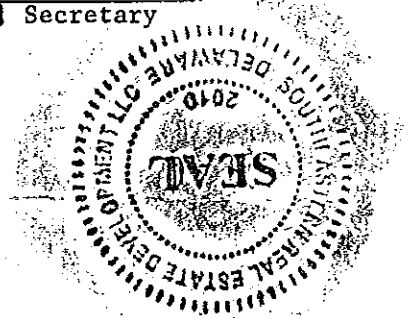
Teressa Deighton  
Witness

By: Scott Swafford (SEAL)  
Scott Swafford, President

Amy K. Vaughn  
Notary Public

Attest: Sara Snowden (SEAL)  
Sara Snowden Secretary

H:\general\recnew\lwd.211-0260



BK50752 P60004

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 195 of the 6<sup>th</sup> District of Gwinnett County, Georgia, being Lot 5, Block A, Chesterfield Manor Subdivision, as per plat recorded in Plat Book K, Page 221, Gwinnett County, Georgia Records, and being more particularly described as follows:

Beginning at a point at the intersection of the northwesterly side of Singleton Road and the southwesterly side of Dawn Way; running thence southwesterly along the northwesterly side of Singleton Road, 120 feet to a point; running thence northwesterly along the line dividing Lots 4 and 5, said block, subdivision and plat, 170 feet to a point; running thence northeasterly 110 feet to a point on the southwesterly side of Dawn Way 170 feet to the point of beginning.

**ashford engineers, inc.**  
 1955 North Park Place, Suite 400  
 Atlanta, Georgia 30339  
 Tel. (770) 435-2733 Fax. (770) 435-7639  
 civil engineers - land planning - development services

ACTIVITY \_\_\_\_\_  
 NAME \_\_\_\_\_  
 DESIGNED BY: S. PATTERSON  
 M. SHANER  
 S. TATE  
 R. GALPIN  
 APPROVED BY: \_\_\_\_\_  
 REGISTRATION NO. 20938

SCALE: 1"=30'  
 DATE: 2-21-06  
 JOB NO. G6012.00

**SITE PLAN**

SHEET 1 OF 1

LAND LOT 195, 6TH DISTRICT, GWINNETT COUNTY, GA.

NO.	DATE	DESCRIPTION	BY

\* THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE ENGINEER'S PERMISSION  
 \* THIS PLAN IS NOT CERTIFIED UNLESS AN EXPOSED SEAL APPEARS

- LEGEND**
- ⊗ EXISTING FIRE HYDRANT
  - ⊗ EXISTING WATER VALVE
  - POWER POLE AND OVERHEAD WIRE

**GENERAL NOTES**  
 CURRENT ZONING = O-1  
 PROPOSED ZONING = R-75  
 SETBACKS:  
 FRONT 50 FT  
 SIDE 10 FT  
 REAR 40 FT ABUTTING RESIDENTIAL

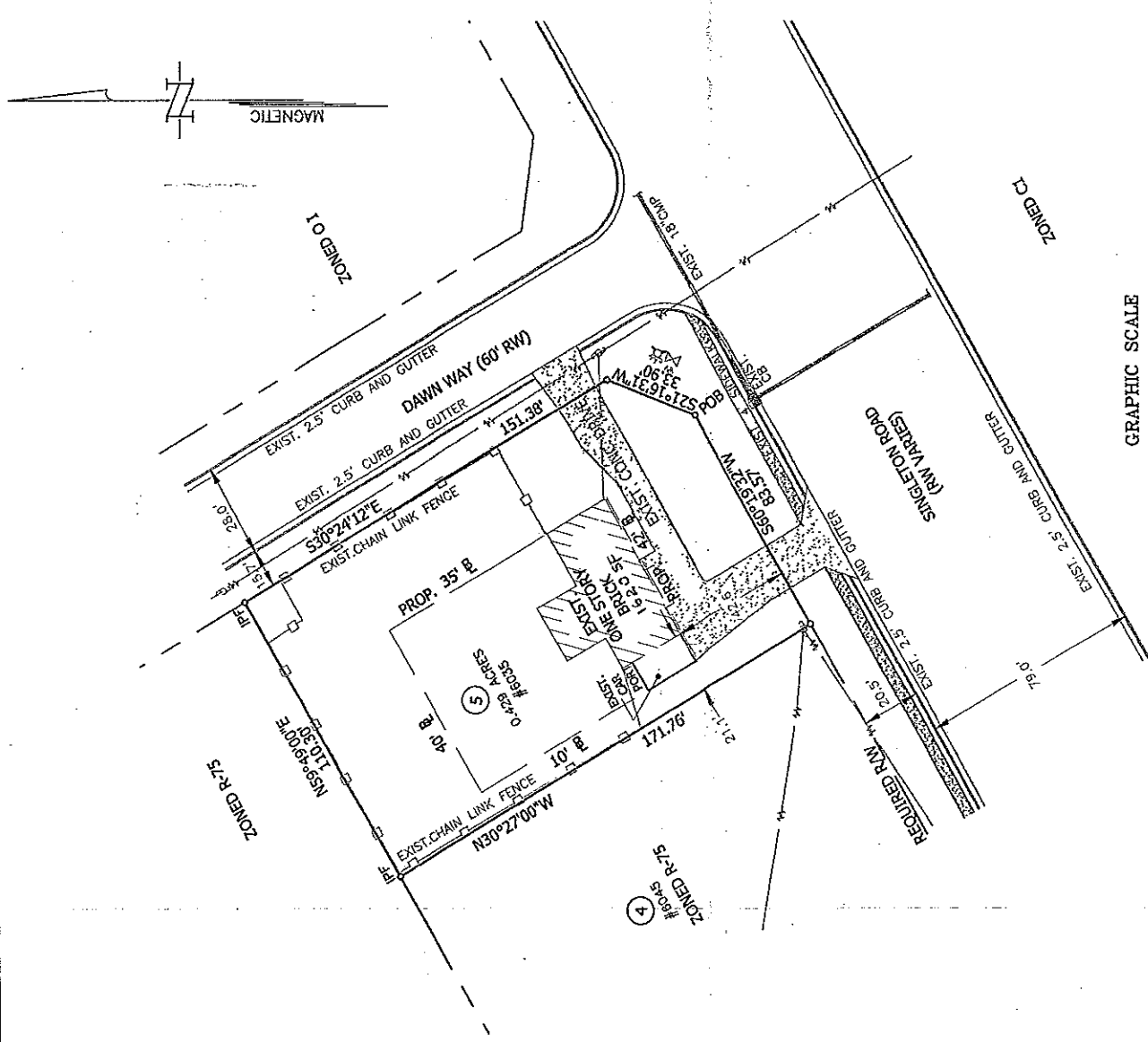
PROPOSED FRONT SETBACKS SHOWN REQUIRE A VARIANCE

TOTAL AREA = 0.429 ACRES  
 18,687 SQ. FT.

SURVEY INFORMATION TAKEN FROM PLAT BY  
 MCKLUNG SURVEYING, INC., DATED MAY 15, 2001 FOR  
 RICHARD H. JONES AND ALINDA A. JONES.

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES HAVE BEEN PAVED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.  
 TELEPHONE: BELLSOUTH  
 ELECTRIC: GEORGIA POWER COMPANY  
 WATER AND SEWER: GWINNETT COUNTY  
 GAS: ATLANTA GAS LIGHT COMPANY
- CALL THREE WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION CENTER: 404-623-4344 IN METRO ATLANTA THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A MEAN ANGLE ERROR OF 0.07 PER CENT AND AN ANGLE ERROR OF 0.07 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET. THE TOTAL STATION MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- RIGHT-OF-WAY INFORMATION TAKEN FROM GWINNETT COUNTY, R/W PLANS, PROJECT NO. B27190 SHEET 2 OF 16



**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 30 ft

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER GWINNETT COUNTY FLOOD PANEL NUMBER 130322 0165 B

**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

YES

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

NO

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

NO

- (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:

NO

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

YES

- (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:

NO

December 23, 2011

Property Owner:

Dung Nguyen

6035 Singleton Rd.

Norcross, GA 30093

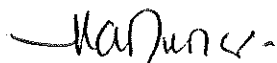
Property Address: 6035 Singleton Road, Norcross, GA. 30093

To: Gwinnett County Planning and Zoning or  
To Whom It May Concern;

This letter is to inform you that I just bought the house at 6035 Singleton Rd., Norcross, GA 30093 on June 28, 2011 belong to Gwinnett County, this property is a single family dwelling as Land measure 0.42 Acres and Improvement 1,620 square feet, The dwelling had 3 bedrooms and 2½ baths and recently had been rezoned to O & I, I love this house so much and would like using the property as residential to live with my children and close with my relatives. Therefore I write this letter is asking your approval for using this property as a single family residential so I can live with my children because I love Gwinnett County.

Thank you for your consideration,

Best Regards,



Dung Nguyen



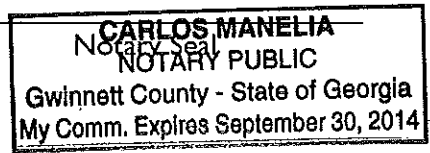
**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN 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.

*[Handwritten Signature]* 12/27/2011  
\_\_\_\_\_  
Signature of Property Owner Date

DUNG NGUYEN, OWNER  
Type or Print Name and Title

*[Handwritten Signature]* 12-27-11  
\_\_\_\_\_  
Signature of Notary Public Date



12-27-11

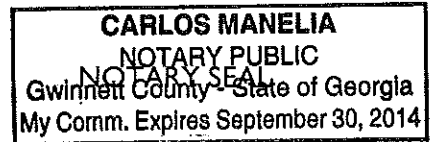
**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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.

X Manuela                      12/27/2011                      DUNG NGUYEN-owner.  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

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

[Signature]                      12-27-11  
 SIGNATURE OF NOTARY PUBLIC                      DATE



12-27-11

**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    DUNG NGUYEN  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL 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.

**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:**          6     -   195   -   25    
(Map Reference Number)      District      Land Lot      Parcel

x     Dung Nguyen            12/27/2011    
Signature of Applicant      Date

  DUNG NGUYEN - OWNER    
Type or Print Name and Title

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**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)

    Jessica Richardson            TSA#    
NAME      TITLE

  12-27-11    
DATE

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