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2/9/2022 10:58AM

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>New Saigon Plaza, LLC c/o Andersen, Tate & Carr, P.C.</u>	NAME: <u>New Saigon Plaza, LLC</u>
ADDRESS: <u>1960 Satellite Blvd, Ste 4000</u>	ADDRESS: <u>6251 Smithpointe Dr, Bldg A</u>
CITY: <u>Duluth</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>Ga</u> ZIP: <u>30097</u>	STATE: <u>Ga</u> ZIP: <u>30092</u>
PHONE: <u>770-822-0900</u>	PHONE: _____
CONTACT PERSON: <u>Shaun Adams, Esq.</u> PHONE: <u>770-822-0900</u>	
CONTACT'S E-MAIL: <u>sadams@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

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

PARCEL NUMBER(S): R6169 008A ACREAGE: 2.85

ADDRESS OF PROPERTY: 4773 Jimmy Carter Blvd, Norcross, Ga 30093

PROPOSED DEVELOPMENT: Self-storage facility and office/retail space

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>90,270sf</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 169 of the 6th district of Gwinnett County, Georgia which is described as follows:

To locate the point of beginning commence at a point marked by a pk nail at the intersection of the Northeastern margin of Jimmy Carter Boulevard (100 foot right of way) with the Southeastern margin of Queen Anne Court (50 foot right of way), thence along the Northeastern margin of the right of way of Jimmy Carter Boulevard South 19 degrees 44 minutes 58 seconds East a distance of 332.55 feet to an iron pin found, thence North 70 degrees 15 minutes 02 seconds East, a distance of 25 feet to an iron pin found, said pin being the point of beginning; thence North 45 degrees 36 minutes 55 seconds East a distance of 363.94 feet to an iron pin found; thence South 43 degrees 48 minutes 03 seconds East a distance of 339.39 feet to an iron pin found; thence South 60 degrees 05 minutes 43 seconds West a distance of 502.00 feet to an iron pin found on the Northeastern margin of the right of way of Jimmy Carter Boulevard; thence along the Northeastern margin of the right of way of Jimmy Carter Boulevard North 19 degrees 44 minutes 58 seconds West a distance of 226.73 feet to an iron pin found; thence North 70 degrees 15 minutes 02 seconds East a distance of 25.00 feet to an iron pin found; thence along the margin of the right of way of Jimmy Carter Boulevard North 19 degrees 44 minutes 58 seconds West a distance of 20.00 feet to an iron pin found; said point being the point of beginning; said parcel containing 124,192.47 square feet (2.8511 acres), according to a survey by A.S. Giometti and Associates dated January 19th, 2007.

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February 9, 2022

**REVISED LETTER OF INTENT AND JUSTIFICATION FOR REZONING & SPECIAL
USE PERMIT**

**Rezoning & Special Use Permit Application
Gwinnett County, Georgia**

Applicant:

New Saigon Plaza, LLC.

Property:

Tax Parcel ID R6169 008A

±2.85 Acres of Land

Located at 4773 Jimmy Carter Blvd, Norcross, Ga 30093

From O-I to C-2

SUP For Self-Storage Facility

Submitted for Applicant by:

Melody A. Glouton, Esq.

ANDERSEN TATE & CARR, P.C.

One Sugarloaf Centre

1960 Satellite Blvd.

Suite 4000

Duluth, Georgia 30097

770.822.0900

mglouton@atclawfirm.com

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I. INTRODUCTION

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This revised Application for Rezoning and Special Use Permit is submitted for a 2.85-acre parcel of land located in Land Lot 169 of the 6th District of Gwinnett County, Georgia, Norcross, and known as 4773 Jimmy Carter Blvd (hereinafter the “Property”). The Property is a single tract of land located along Jimmy Carter Blvd between Meadowbrook Drive and Queen Anne Court. The Property is shown on the survey dated October 19, 2020 and filed with the original Application. The Property that is the subject of this rezoning application is owned by New Saigon Plaza, LLC. The Property is further identified below from the Gwinnett County GIS:



The Property is currently zoned O-I (Office-Institutional District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, New Saigon Plaza, LLC, (the “Applicant”) now seeks approval to rezone the Property to C-2 (General Business District) with an associated Special Use Permit (“SUP”) to develop the Property as a self-storage facility with additional ground level tenant spaces for office, retail, or restaurant use. This document is submitted as the revised Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a mostly square shaped parcel with frontage on Jimmy Carter Blvd between Meadowbrook Drive and Queen Anne Court in Norcross, Georgia. The Property is centrally located along Jimmy Carter Blvd between two major commercial nodes and surrounded by a range of other commercial properties including O-I, C-1, and C-2. The site has direct access onto Jimmy Carter Blvd, and the proposed development would provide ample parking and circulation, in compliance with Gwinnett County transportation requirements. The property has access to a public water supply, public sanitary sewer, and

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As shown on the site plan by Robertson Loia Roof Architects & Engineers, dated August 20, 2021 and filed with this Application (hereinafter the “Site Plan). the Applicant proposes to activate a dormant site and provide a quality commercial development that will service the surrounding community in accordance with the 2040 Comprehensive Plan. The proposed development will consist of a three-story building totaling approximately 90,270sf for use as a self-storage facility with additional ground floor tenant spaces that could be leased for office, retail, or quick service restaurant use consistent with allowable C-2 uses.

The proposed development would maintain a 50-foot undisturbed buffer to the rear of the property with an additional 10-foot landscape strip for a total of a 60-foot buffer. The eastern side of the property maintains a 40-foot undisturbed buffer and an additional 10-ft of enhanced buffer for a total of a 50-foot buffer. Therefore, the Applicant will be requesting a 15-foot buffer reduction to the rear of the property and a 25-foot buffer to the eastern side of the property in order to conform with Table 610.1 of the Gwinnett County Unified Development Ordinance (“UDO”). The requested reduction is consistent with requirements for similar commercial zoning districts and uses including C-1 and O-I. The proposed location is centrally located along Jimmy Carter Blvd between two major commercial nodes and surrounded by a range of other commercial properties including O-I, C-1, and C-2.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled “Impact Analysis,” the Applicant submits its written impact analysis which shows that rezoning to C-2, satisfies UDO § 270-20.5, entitled “Standards Governing Exercise of the Zoning Power,” as follows:

(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, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Jimmy Carter Blvd between two major commercial nodes. The Property is near existing large-scale commercial developments and intense commercial uses including C-2 and C-1 uses.

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

No, the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing commercial uses of adjacent property. Rather the proposed development would serve nearby residential and achieve the policy and intent of the 2040 Plan.

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

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned.

(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, the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Jimmy Carter Blvd. The proposed development would complement the existing commercial and nearby residential uses. More importantly, the development would provide needed commercial use to serve the nearby community.

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

The proposed rezoning application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Community Mixed-Use Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically include smaller mixed-use developments and commercial uses along the Jimmy Carter Blvd corridor between major nodes. The proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the rezoning application. In addition, the Applicant submits that the subject Property's location, size, and dimensions, as well as its proximity to Jimmy Carter Blvd between two major nodes, provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district or use that would preclude development of a self-storage facility with office and retail uses under C-2, is unconstitutional as a taking of property, a

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denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of, or SUP for, the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning with SUP requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change with SUP would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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VI. CONCLUSION
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For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from O-I to C-2 with associated SUP be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 8th day of February, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/ag

Conceptual Building Designs - 4473 Jimmy Carter Blvd

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE 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.



Signature of Applicant

Feb 7th, 2022

Date

Tung Q. Le

Type or Print Name and Title

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024



Signature of Notary Public

2/7/22

Date

Notary Seal

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

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.



Signature of Property Owner


2/7/2022

Date

Tung Q. Le *Managing Member*

Type or Print Name and Title

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024



Signature of Notary Public

2/7/22

Date

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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.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE



2/9/22

Shaun R. Adams, Attorney for Applicant

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



2/9/22



SIGNATURE OF NOTARY PUBLIC DATE

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

Andersen, Tate & Carr, P.C.

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)
Nicole Love Hendrickson-Chairwoman	\$1,000	09/30/2020
Kirkland Carden - Planning Commissioner	\$2,800	11/16/2021

Attach additional sheets if necessary to disclose or describe all contributions.

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Tung Q. Le 2/07/2022 Tung Q. Le
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary Reeves 2-7-22
SIGNATURE OF NOTARY PUBLIC DATE

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024
NOTARY SEAL

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YES NO Tung Q. Le
YOUR NAME

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Rezoning Application
Last Updated 12/2020

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:
(Map Reference Number)

6th - 169 - 008A
District Land Lot Parcel


Signature of Applicant

2/2/2022
Date

Tung Q. Le
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Aruta Flowers

NAME

Tax Services Assoc II

TITLE

2-8-22

DATE

Taxes are current

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*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
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(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed SUP application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The subject property is located within the Community Mixed-Use Character Area of the 2040 Future Development Map. Encouraged land uses for this Character Area specifically include smaller mixed-use developments and commercial uses along the Jimmy Carter Blvd corridor between major nodes. The proposed development would be compatible with and successfully co-exist with the surrounding uses.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

The Applicant submits that the character of the surrounding development and the existing mix of uses in the area provide supporting reasons for approval of the SUP application. In addition, the Applicant submits that the Property's location, size, and dimensions, as well as its proximity to Jimmy Carter Blvd between two major nodes, provide further support for approval of the proposed rezoning application.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Unified Development Ordinance of Gwinnett County, Georgia" (the "Ordinance"), as amended from time to time, to the extent that it classifies the Property in any zoning district or use that would preclude development of a self-storage facility with office and retail uses under C-2, is unconstitutional as a taking of property, a

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denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning or, or SUP for, the Property pursuant to the Ordinance deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Gwinnett County Board of Commissioners to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning with SUP requested hereunder would constitute and arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change with SUP would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Gwinnett County Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking o the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

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VI. CONCLUSION
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For the foregoing reasons, the Applicant respectfully requests that this Application to Rezone from O-I to C-2 with associated SUP be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 8th day of February, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE 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.



Signature of Applicant

2/7/2022
Date

Tung Q. Le Managing Member

Type or Print Name and Title

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024

Mary Reeves

Signature of Notary Public

2/7/22
Date

Notary Seal

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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

SPECIAL USE PERMIT 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.



Signature of Property Owner

Feb 7th, 2022

Date

Tung Q. Le

Type or Print Name and Title

Managing Member

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024

Mary Reeves

Signature of Notary Public

2/7/22

Date

Notary Seal

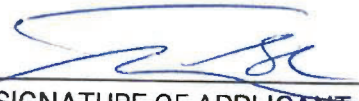
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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2015

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

 2/7/2022 Tung Q. Le Managing member
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary Reeves 2/7/22
SIGNATURE OF NOTARY PUBLIC DATE

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024
NOTARY SEAL

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 Tung Q. Le
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.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 6th - 169 - 008A
(Map Reference Number) District Land Lot Parcel

[Signature]
Signature of Applicant Date 2/7/2022

Tung A. Le
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Alyssa Flowers NAME Tax Services Assoc II TITLE

2-8-22 DATE Taxes are current

