

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Hong Hai Truong</u> ADDRESS: <u>5456 Jimmy Carter Blvd suite 220</u> CITY: <u>Norcross</u> STATE: <u>GA</u> ZIP: <u>30093</u> PHONE: <u>770-789-1432</u>	NAME: <u>San Marco Plaza</u> ADDRESS: <u>5456 Jimmy Carter Blvd</u> CITY: <u>norcross</u> STATE: <u>ga</u> ZIP: <u>30092</u> PHONE: <u>678-908-6606</u>
CONTACT PERSON: <u>Hong Hai Truong</u> PHONE: <u>770-789-1432</u> CONTACT'S E-MAIL: <u>LyndaTruong@hotmail.com</u>	

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

APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>c2</u> BUILDING/LEASED SQUARE FEET: <u>1300</u>	
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>195</u> ACREAGE: <u>0.9995</u>	
ADDRESS OF PROPERTY: <u>5456 Jimmy Carter BLVD Suite 220</u>	
SPECIAL USE REQUESTED: <u>To operate title and pawn loans.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP '13 0 3 1

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 195 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at an iron pin found located at the intersection of the Westerly right-of-way of Jimmy Carter Boulevard (r/w varies) and the Northerly right-of-way of Dawson Boulevard (r/w varies) and running thence in a Southwesterly direction along the Northerly Right-of-way of Dawson Boulevard for a distance of 292.93 to a scribe point which is the TRUE POINT OF BEGINNING; thence continue along the Northerly Right-of-way of Dawson Boulevard and a curve to the right having a radius of 220.67 feet for a distance of 38.50 feet (said curve being subtended by a chord having a bearing of N72°48'12"W, for a distance of 38.45 feet) to a point; thence leaving said right-of-way and running along a curve to the right having a radius of 25.38 feet for a distance of 24.52 feet (said curve being subtended by a chord having a bearing of N00°05'24"E, for a distance of 23.58 feet) to a point; thence running along a curve to the left having a radius of 113.35 feet for a distance of 46.48 feet (said curve being subtended by a chord having a bearing of N27°57'46"E, for a distance of 46.15 feet) to a point; thence running along a curve to the left having a radius of 131.16 feet for a distance of 23.86 feet (said curve being subtended by a chord having a bearing of N04°26'38"E, for a distance of 23.82 feet) to a point; thence running S07°33'53"E, for a distance of 100.43 feet to a point located on the Northerly Right-of-way of Dawson Boulevard which is the TRUE POINT OF BEGINNING.

REFERENCED PLAT:

SURVEY FOR UNITED AMERICAS BANK,
SAN MARCO PLAZA, LLC, AND
FIRST AMERICAN TITLE INSURANCE COV
DATED 8-16-07, LAST REVISED 9-17-

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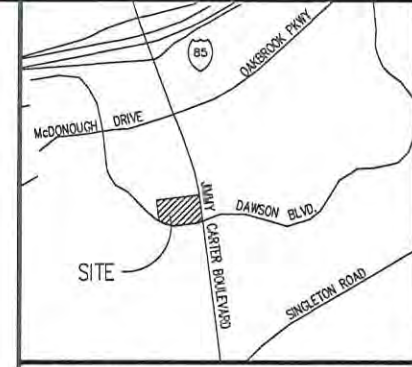
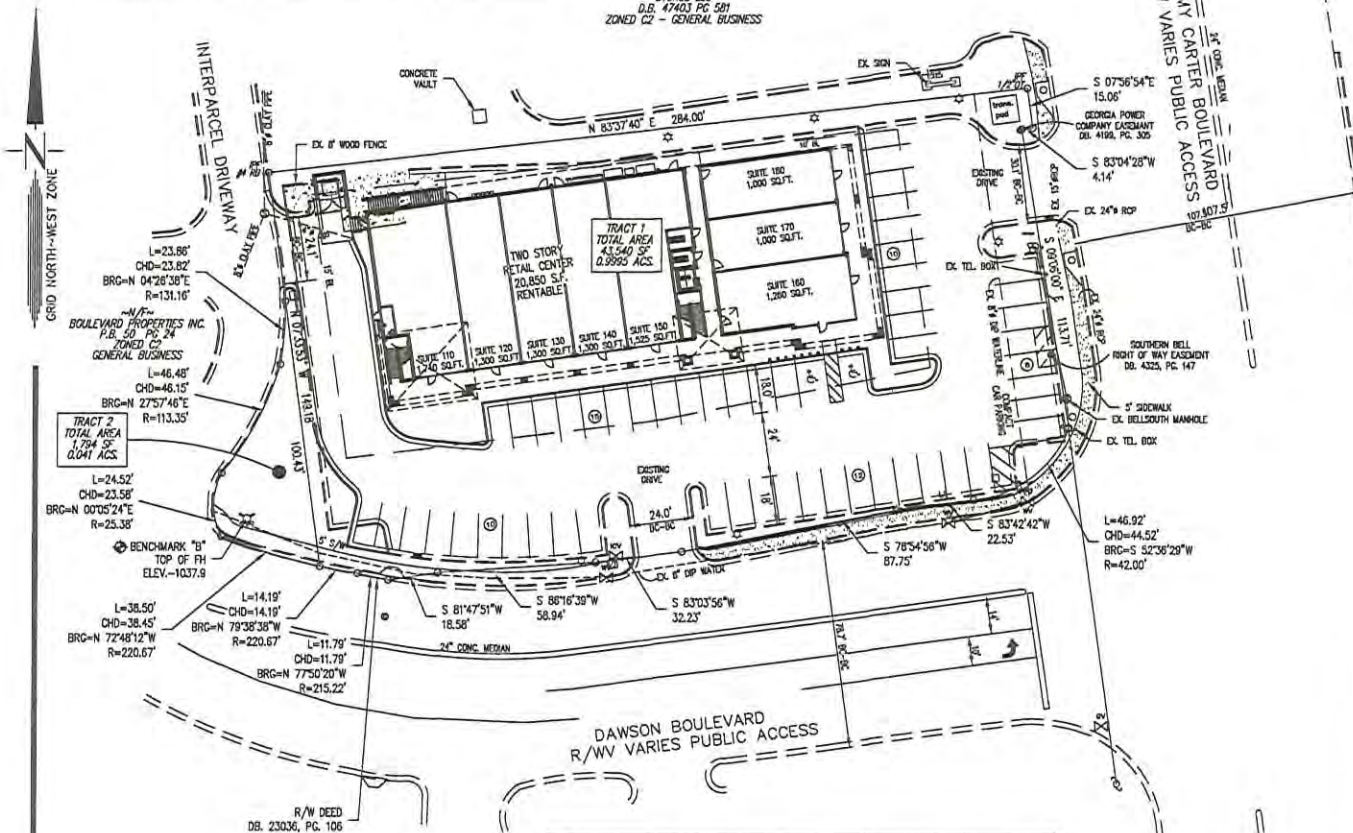
MAY 01 2013

Planning & Development

Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

WATERS CONVENIENCE STORES, LLC
O.B. 47403, P.C. 501
ZONED C2 - GENERAL BUSINESS



LEGEND

- ⊕ LIGHT POLE
- IRON PIN PLACED
- ▭ SINGLE WING CATCH BASIN
- CLEAN OUT
- STORM PIPE
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊗ IRRIGATION VALVE
- EXISTING BC/EOP
- PROPOSED BC/EOP

BUILDING SETBACKS:
FRONT - 50'
MAJOR SIDE - 20'
REAR BUFFER - 30' (PER CASE #RZM-03-023)
SIDE BUFFER - 30' (PER CASE #RZM-03-023)

GENERAL NOTES:
EXIST. ZONING : C2-GENERAL BUSINESS
TRACT 1 AREA - 0.9995 ACRES
TRACT 2 AREA - 0.0275 ACRES

COMPILED PLAT FOR:
SAN MARCO PLAZA

PROPERTY IS LOCATED IN LAND LOT 195
OF THE 6TH DISTRICT
GWINNETT COUNTY, GEORGIA

GRAPHIC SCALE
1 inch = 30 ft.

GEORGIA REGISTERED LAND SURVEYOR
No. 2143
CURTIS C. FRANKLIN

LEGAL DESCRIPTION

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TRAVERSE CLOSURE - 1:10,000
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:100,000
ALL MATTERS OF TITLE EXCEPTED.

REFERENCED PLAT:
SURVEY FOR UNITED AMERICAS BANK,
SAN MARCO PLAZA, LLC AND
FIRST AMERICAN TITLE INSURANCE COMPANY
DATED 8-16-07, LAST REVISED 9-17-08

DRAWN BY: FLP		DATE: 7/28/09	
CHECKED BY: DBP		DRAWING NO.: CONCEPTUAL	
JOB NO.: 907011COMP		SHEET 1	
NO.	DATE	REVISION DESCRIPTION	BY

SPECIAL USE PERMIT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

yes

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

no

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

yes

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT 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 SPECIAL USE PERMIT 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 SPECIAL USE PERMIT:

no

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Hong Hai Truong
5456 Jimmy Carter Blvd Suite 220
Norcross, GA 30093
(770)-789-1432

February 24, 2013

Gwinnett County Board of Commissioners
Department of Planning & Development
Planning Division
446 West Crogan Street Suite 250
Lawrenceville, GA 30046

Dear Sir/Ma'am:

I am submitting this letter of intent to apply for a special use permit license to conduct a title and pawn loan business.

My title and pawn loan business will operate as a business to loan money with a percentage return while withholding collateral from the loanee(s). In a time of recession as the general economy currently is experiencing, my office can provide options to assist clients with a means of recuperation.

My office space, I will be leasing, is 1300 square feet within a two story building located on the southwest intersection of Jimmy Carter Blvd and Dawson Blvd of zip code 30093. The building is located in a C-2 zoning, has a total of 16 units/suites and provides 55 parking spaces.

We respectfully request approval of this special use permit license and should there be any comments or questions feel free to contact me at the above personal information.

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Thank You,


Hong Hai Truong

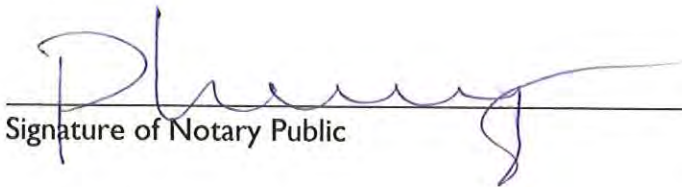
SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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

4/30/13
Date

PAUL NGUYEN
Type or Print Name and Title


Signature of Notary Public

4/30/2013
Date

Notary Seal

MY COMMISSION EXPIRES 9/7/2013

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