

**CHANGE IN CONDITIONS APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Vincent Phung</u> ADDRESS: <u>3060 Boles Farm Ln</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: <u>404-510-3059</u>	NAME: <u>JEKA Property Investments LLC</u> ADDRESS: <u>3060 Boles Farm Ln</u> CITY: <u>Duluth</u> STATE: <u>GA</u> ZIP: <u>30096</u> PHONE: <u>404-421-2728</u>
CONTACT PERSON: <u>Vivian Phung</u> PHONE: <u>404-421-2728</u> CONTACT'S E-MAIL: <u>vivianhap@yahoo.com</u>	

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

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>C-2</u> PRIOR ZONING CASE: <u>RZ-44-90</u> LAND DISTRICT(S): <u>6th</u> LAND LOT(S): <u>190</u> ACREAGE: <u>0.693</u> ADDRESS OF PROPERTY: <u>5055 Jimmy Carter Blvd., Norcross GA 30093</u> PROPOSED CHANGE IN CONDITIONS: <u>Automobile dent repairs</u>	
<b>RESIDENTIAL DEVELOPMENT:</b> NO. OF LOTS/DWELLING UNITS: <u>N/A</u> DWELLING UNIT SIZE (Sq. Ft.): <u>N/A</u> GROSS DENSITY: _____ NET DENSITY: _____	<b>NON-RESIDENTIAL DEVELOPMENT:</b> NO. OF BUILDINGS/LOTS: <u>1</u> TOTAL GROSS SQUARE FEET: <u>30,222</u> DENSITY: _____

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

EXHIBIT "A"

LEGAL DESCRIPTION

(Legal Description of 5055 Jimmy Carter Boulevard)

All that tract or parcel of land lying or being in Land Lot 190, 6<sup>th</sup> District, In Gwinnett County, Georgia, and being more particularly described as follows:

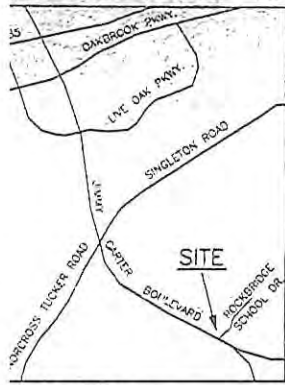
Beginning at a right-of-way monument found at the intersection of the northeasterly right-of-way of Jimmy Carter Boulevard (a variable right-of-way) with the mitered corner of the northwesterly right-of-way of Rockbridge School Road (a 60-foot right-of-way) and THE TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right-of-way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron point found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200.00 feet to a point on the northwesterly right-of-way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right-of-way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right-of-way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right-of-way monument found and THE TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers Title Insurance Corp. dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. # 2374, of Advance Survey, Inc.

CIC'14 006

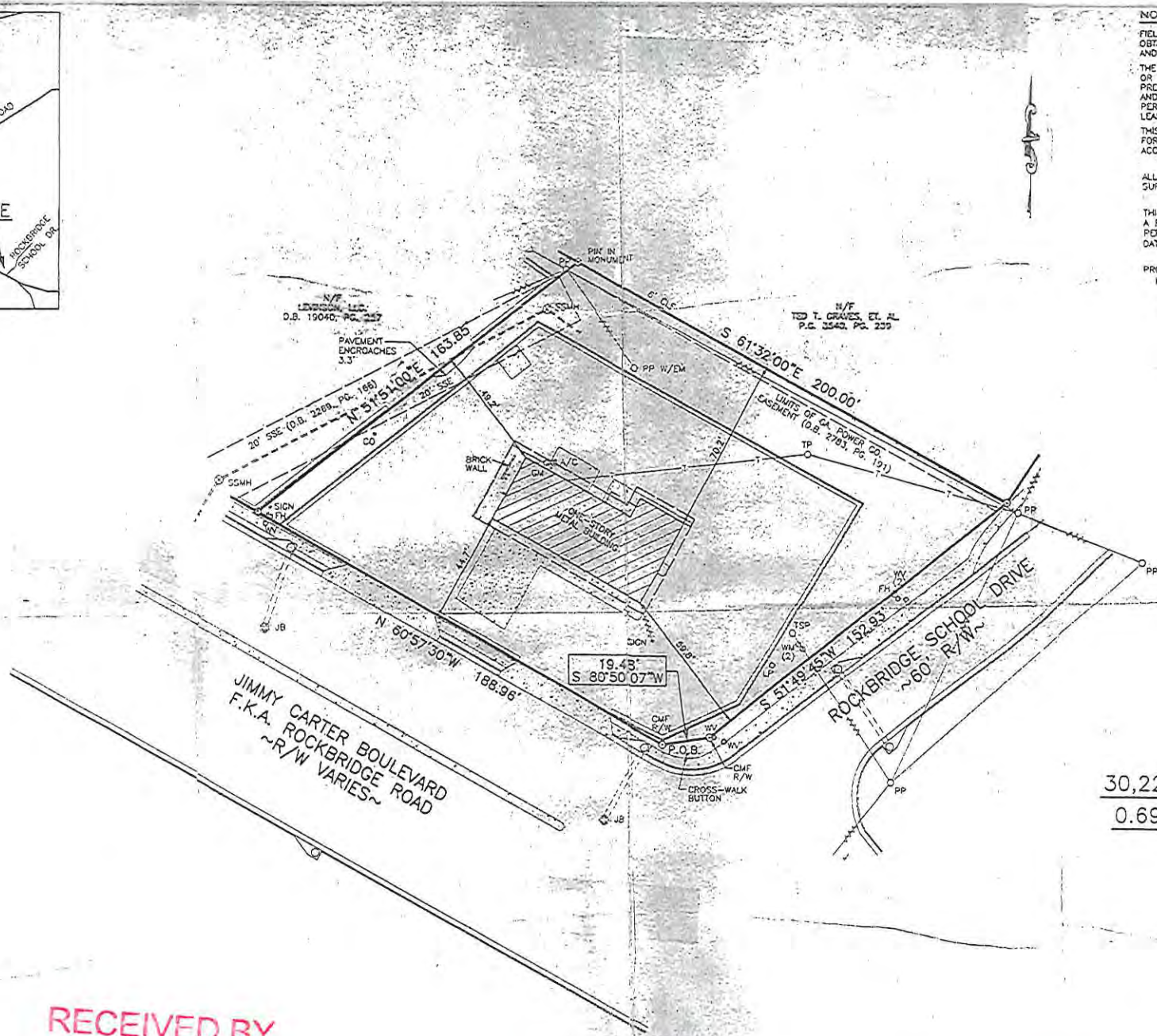
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VICINITY MAP  
(NOT TO SCALE)

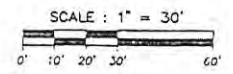


**NOTES:**  
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,040 FEET AND AN ANGULAR ERROR OF 07 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 91,439 FEET.  
 ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.  
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 1307222165 B, DATED JUNE 16, 1981.  
 PROPERTY IS ZONED C-2.  
 MINIMUM SET-BACK REQUIREMENTS:  
 FRONT - 50' FROM RIGHT-OF-WAY  
 SIDE - 10' BUT 20' IF ABUTS RESIDENTIAL DISTRICT  
 REAR - 15' BUT 40' IF ABUTS RESIDENTIAL DISTRICT

30,222 SQ. FT.  
 0.693 ACRES

- ARC
- RADIUS
- CHORD
- RIGHT OF WAY
- ADJOINING OWNERSHIP
- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CLEAN-OUT
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRIC METER
- DROP INLET
- HEADWALL
- SANITARY SEWER MANHOLE
- SANITARY SEWER EASEMENT
- FIRE HYDRANT
- CHAIN LINK FENCE
- TELEPHONE POLE
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- POWER POLE
- DEED BOOK
- PAGE
- POINT OF BEGINNING
- REBAR
- OPEN TOP PIPE
- FENCE
- OVERHEAD POWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD TELEPHONE

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IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND



SURVEY FOR: KEUM HWAN AN, FIRST INTERCONTINENTAL BANK & CHICAGO TITLE INSURANCE COMPANY	
5055 JIMMY CARTER BOULEVARD NORCROSS, GEORGIA D.B. 14542, PG. 71	COUNTY: GWINNETT LAND LOT: 190 DISTRICT: 6TH SECTION: SCALE: 1"=30' FIELD: 5-9-06 BY: SS OFFICE: 5-23-06 BY: GSG REVISED:
ADAM & LEE LAND SURVEYING 5840 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8895	06131

# SITE PLAN

S 61'32'00" E 200'

Trees / Grass

N 51'51"00" E  
Grass median 163.85'

Brick Wall

AC

61A0.172  
2120 SF  
one story metal Bldg  
5055

WWW.SIGN

Grass median

S 51'49"45" W 153'  
Rockbridge School Rd

N 60'57'30" W 189'

grass

grass

grass

C.W. Button

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← Jimmy Carter Blvd

Jimmy Carter Blvd →

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the proposed automobile dents repair use is suitable in view of the use and development of adjacent and nearby property.

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

No, the proposed changed in conditions from an auto glass repair shop to auto dents repair shop will have no affect on the nearby property.

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

Yes, the building is still going to be used as an auto repair shop.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CIC will not result in or causing any excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

Yes, the proposed CIC is in conformity with the intended use of the land and building on which it was constructed.

- (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 CHANGE IN CONDITIONS:

There is no existing or changing conditions that would affect the use of the property.

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## LETTER OF INTENT

(To accompany the Application of a Change in Conditions)

Applicant: Vincent Phung (Owner)  
Property Owner: JEKA Property Investments LLC (Owned 50/50 by Vincent & Vivian Phung)  
Property Address: 5055 Jimmy Carter Blvd., Norcross GA 30093

To: Gwinnett County Department of Planning and Development – Planning Division

Dear Sir or Madam,

We are applying for a Change in Conditions with the intention to convert a previous auto glass repair shop to an automobile dents repair shop on the above addressed property. Our services will include:

- Paintless dent repair (PDR)
- Hail damage dent repairs
- Minor paint spot-in and touch-up
- Window and door adjustments

This is not a traditional body shop. Our services are similar to those offered by Dent Wizards, therefore we do not intend to do major collision repair or spray-paint large area of vehicles. The focus of our work will be on PDR, which is a repair technique that uses special tools to remove anything from large dents to minor blemishes on motor vehicles. Our shop will provide a simple and clean solution to vehicle owners who want the dents on their vehicle repaired without incurring large expense or lengthy vehicle down time.

The proposed property consists of 0.693 acres of zoned C-2 commercial land with a 2120 SF building. There are a total of 43 parking spaces on the property. The building is a single-story auto service garage with three bays and an office area.

The proposed change in conditions is not expected to materially alter the use of the property. It will not cause any additional traffic congestion. Our shop will not interfere or compete with any adjacent or nearby businesses because there is not a shop of this kind in this area that we are aware of. As the building has been vacant for more than a year, our new business and the accompanied maintenance and upkeep will make this place more appealing and attractive to the locals and passerby.

Respectfully submitted,



Vincent Phung, Applicant

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**CHANGE IN CONDITIONS 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

May 2, 2014

Date

Vincent Phung, Owner

Type or Print Name and Title



Signature of Notary Public

Signature of Notary Public

05/02/14

Date



Notary Seal

Date

Notary Seal

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**CHANGE IN CONDITIONS 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

May 2, 2014  
\_\_\_\_\_  
Date

Vivian Phung, Co-owner of JEKA Property Investments LLC  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

05/02/14  
\_\_\_\_\_  
Date





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**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

The undersigned below, making application for a change in conditions, 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.

 \_\_\_\_\_ May 2, 2014 Vincent Phung, Owner  
 Signature of Applicant Date Type of Print Name and Title

 \_\_\_\_\_ May 2, 2014 Vivian Phung, Co-owner  
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 \_\_\_\_\_ 05/02/2014  
 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 Vincent Phung  
 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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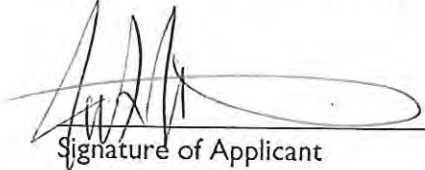
**VERIFICATION OF CURRENT PAID PROPERTY TAXES  
FOR CHANGE IN CONDITIONS**

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)

6<sup>th</sup> - 190 - 172  
District Land Lot Parcel

  
Signature of Applicant

5/2/2014  
Date

Vincent Phung, Owner  
Type or Print Name and Title

**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)

Rhonda Leach  
NAME

Tax services Assoc.  
TITLE

5-2-14  
DATE

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**CIC '14 006** MAY 02 2014  
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**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Vincent Phung</u>	NAME: <u>JEKA Property Investments LLC</u>
ADDRESS: <u>3060 Boles Farm Ln</u>	ADDRESS: <u>3060 Boles Farm Ln</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404-510-3059</u>	PHONE: <u>404-421-2728</u>
CONTACT PERSON: <u>Vivian Phung</u> PHONE: <u>404-421-2728</u>	
CONTACT'S E-MAIL: <u>vivianhap@yahoo.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 type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>2,120</u>
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>190</u> ACREAGE: <u>0.693</u>
ADDRESS OF PROPERTY: <u>5055 Jimmy Carter Blvd., Norcross GA 30093</u>	
SPECIAL USE REQUESTED: <u>Automobile dent repairs</u>	

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

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MAY 02 2014

EXHIBIT "A"

LEGAL DESCRIPTION

(Legal Description of 5055 Jimmy Carter Boulevard)

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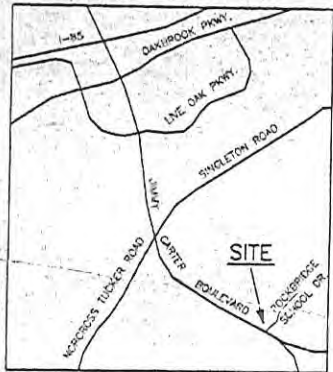
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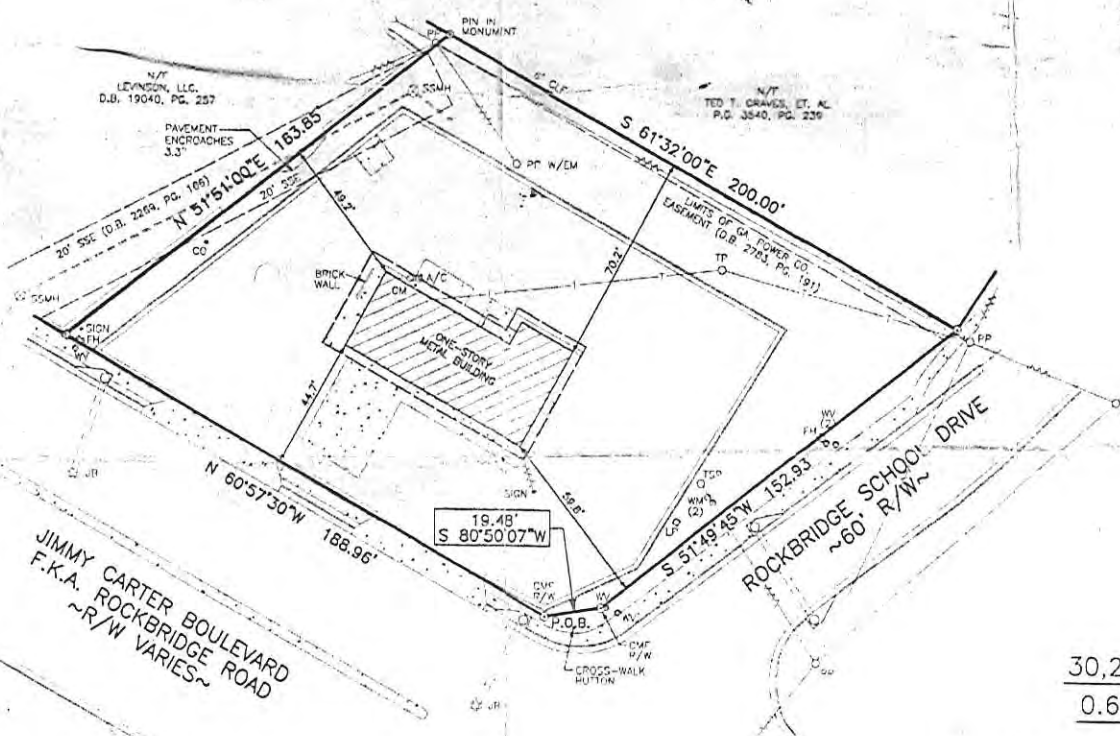
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VICINITY MAP  
(NOT TO SCALE)



**NOTES:**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

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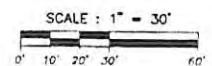
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30,222 SQ. FT.  
0.693 ACRES

- LEGEND:**
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	SURVEY FOR: <b>KEUM HWAN AN,                  FIRST INTERCONTINENTAL BANK &amp;                  CHICAGO TITLE INSURANCE COMPANY</b>	
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	<b>ADAM &amp; LEE LAND SURVEYING</b> 5840 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995	06131

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# SITE PLAN

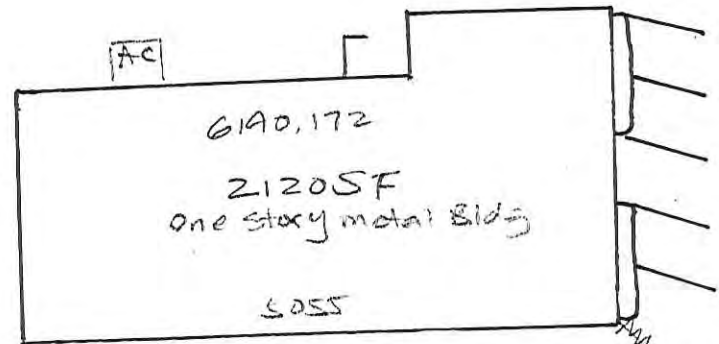
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Trees / Grass

0.693 Acre

N 51'51" 00" E  
grass median  
163.85'

Rock Wall



WWW.SIGN

grass median

S 51'49'45" W 153'  
Rockbridge School Rd

N 60'57'30" W 189'

grass

grass

grass

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← Jimmy Carter Blvd

Jimmy Carter Blvd →

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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, the proposed automobile dents repair business is suitable in view of the use and development of adjacent and nearby property.

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

No, the proposed automobile dents repair business will have no adverse effect on the existing use or suitability of adjacent or nearby property.

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

Yes, the building has been constructed as an auto service garage and its past uses have been related to auto services or automobile rental.

- (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, the proposed SUP will not result in or causing an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

Yes, the proposed SUP is in conformity with the intended use of the land and the building on which it was constructed.

- (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:

There is no existing or changing conditions that would affect the use of the property. The property has been and still is suitable for auto services.

## LETTER OF INTENT

(To accompany the Application of a Special Use Permit)

Applicant: Vincent Phung (Owner)  
Property Owner: JEKA Property Investments LLC (Owned 50/50 by Vincent & Vivian Phung)  
Property Address: 5055 Jimmy Carter Blvd., Norcross GA 30093

To: Gwinnett County Department of Planning and Development – Planning Division

Dear Sir or Madam,

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- Window and door adjustments

This is not a traditional body shop. Our services are similar to those offered by Dent Wizards, therefore we do not intend to do major collision repair or spray-paint large area of vehicles. The focus of our work will be on PDR, which is a repair technique that uses special tools to remove anything from large dents to minor blemishes on motor vehicles. Our shop will provide a simple and clean solution to vehicle owners who want the dents on their vehicle repaired without incurring large expense or lengthy vehicle down time.

The proposed property consists of 0.693 acres of zoned C2 commercial land with a 2120 SF building. There are a total of 43 parking spaces on the property. The building is a one-story auto service garage with three bays and an office area.

The current construction of the property, its size and location is ideal for the type of business we are proposing. It will not cause any additional traffic congestion. Our shop will not interfere or compete with any adjacent or nearby businesses because there is not a shop of this kind in this area that we are aware of. As the building has been vacant for more than a year, our new business and the accompanied maintenance and upkeep will make this place more appealing and attractive to the locals and passerby.

Respectfully submitted,

  
Vincent Phung, Applicant


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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

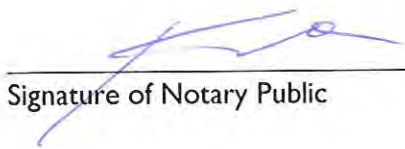
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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

May 2, 2014  
\_\_\_\_\_  
Date

Vincent Phung, Owner  
\_\_\_\_\_  
Type or Print Name and Title



\_\_\_\_\_  
Signature of Notary Public

5/2/14  
\_\_\_\_\_  
Date



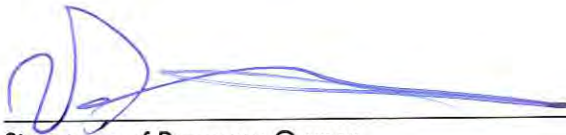
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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.



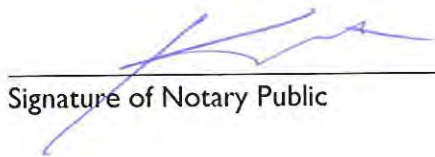
Signature of Property Owner

May 2, 2014

Date

Vivian Phung, Co-owner of JEKA Property Investments LLC

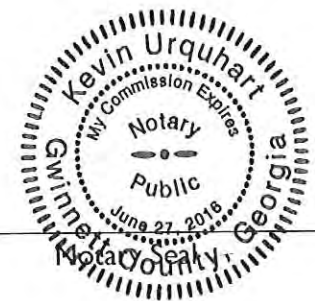
Type or Print Name and Title



Signature of Notary Public

5/2/14

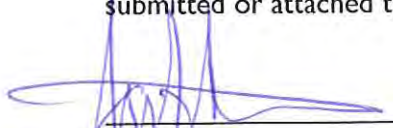


Date



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**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.

		Vincent Phung, Owner
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE
		Vivian Phung, co-owner
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	DATE	TYPE OR PRINT NAME AND TITLE
	5/2/14	
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    Vincent Phung  
 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                      -                      190                      -                      172  
(Map Reference Number)                      District                      Land Lot                      Parcel



Signature of Applicant

May 2, 2014

Date

Vincent Phung, Owner

Type or Print Name and Title

**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)

  
NAME

  
TITLE

5-2-14  
DATE

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