

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>YOUNG Ho PARK</u>	NAME: <u>Yongnam Kwon</u>
ADDRESS: <u>202 Southampton Cr.</u>	ADDRESS: <u>410 Brook Manor Ct</u>
CITY: <u>Duluth</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA.</u> ZIP: <u>30097</u>	STATE: <u>Ga</u> ZIP: <u>30022</u>
PHONE: <u>678-643-4544</u>	PHONE: <u>404-542-8277</u>
CONTACT PERSON: <u>YOUNG Ho PARK</u> PHONE: <u>678-643-4544</u>	
CONTACT'S E-MAIL: <u>andy.park61@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>C3</u>	BUILDING/LEASED SQUARE FEET: <u>4052</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>232</u> ACREAGE: <u>7.702</u>
ADDRESS OF PROPERTY: <u>3525 MALL Blvd, #5AA</u>	
SPECIAL USE REQUESTED: <u>BILLIARD HALL</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 232 of the 6th Land District, Gwinnett County, Georgia containing 7.702 acres according to a survey for Thomas W. Wheeler, Jr., Colonial Bank, and Chicago Title Insurance Company, prepared by Development Consultants Group, dated April 7, 2004 and being more particularly described as follows.

To find the TRUE PLACE OR POINT OF BEGINNING, begin at a point located at the intersection of the easterly right of way line of Satellite Boulevard (100' R/W) with the southerly right of way line of Merchants Way (88' R/W); run thence along the aforesaid right of way line of Merchants Way South 77 degrees 00 minutes 00 seconds East a distance of 200.00 feet to a point marked by a one half inch rebar found, said point being the TRUE PLACE OR POINT OF BEGINNING.

From the TRUE PLACE OR POINT OF BEGINNING, as thus established, continuing along the aforesaid right of way line, run thence South 77 degrees 00 minutes 00 seconds East a distance of 110.00 feet to a point marked by a one half inch rebar found; leaving the aforesaid right of way line, run thence South 13 degrees 00 minutes 00 seconds West a distance of 38.00 feet to a point marked by a one half inch rebar found; run thence South 29 degrees 46 minutes 39 seconds East a distance of 311.40 feet to a point marked by a one half inch rebar found; run thence North 60 degrees 13 minutes 21 seconds East a distance of 106.15 feet to a point marked by a one half inch rebar found; run thence along the arc of a curve a distance of 202.68 feet to a point marked by a one half inch rebar found, said arc having a radius of 739.47 feet and being subtended by a chord bearing and distance of South 15 degrees 20 minutes 52 seconds East 202.05 feet; run thence South 23 degrees 11 minutes 56 seconds East a distance of 117.80 feet to a point marked by an iron pin found; run thence South 60 degrees 13 minutes 21 seconds West a distance of 217.53 feet to a point marked by a one half inch rebar found; run thence South 29 degrees 46 minutes 39 seconds East a distance of 204.00 feet to a point marked by an iron pin found, said point being located on the northwesterly right of way line of Mall Boulevard (88' R/W); run thence along the aforesaid right of way line South 60 degrees 13 minutes 21 seconds West a distance of 192.64 feet to a point marked by an iron pin found; run thence along the arc of a curve a distance of 101.35 feet to a point, said arc having a radius of 616.67 feet and being subtended by a chord bearing and distance of South 55 degrees 30 minutes 58 seconds West 101.24 feet; leaving the aforesaid right of way line, run thence North 29 degrees 46 minutes 39 seconds West a distance of 527.05 feet to a point marked by a one half inch rebar found; run thence North 15 degrees 21 minutes 12 seconds East a distance of 583.91 feet to a point marked by a one half inch rebar found located on the southerly right of way line of Merchants Way, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH:

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All easements appurtenant to the above-described property created by the following instruments; subject however to all terms, conditions and limitations containing in said instruments:

Grant of Secondary Easements between Partridge Greene, Inc. and CF-H Gwinnett Associates, dated December 10, 1982, and recorded in Deed Book 2478, Page 472, Gwinnett County, Georgia records.

Storm Drain Easements and Sanitary Sewer Easement between CF-H Gwinnett Associates and Partridge Greene, Inc. dated December 23, 1982, recorded in Deed Book 2485, Page 12, aforesaid records.

Corrected and Restated Grant of Easement between Partridge Greene, Inc. and CF-H Gwinnett Associates, dated March 31, 1982, and recorded in Deed Book 2478, Page 422, aforesaid records; and amended by that First Amendment to Corrected and Restated Grant of Easement between Partridge Greene, Inc. and CF-H Gwinnett Associates, dated March 31, 1982, and recorded in Deed Book 2485, Page 332, aforesaid records.

GAADTIC:2485 COLONIAL BANK W/zelar, Thomas W/Espirado/Legal Description.doc

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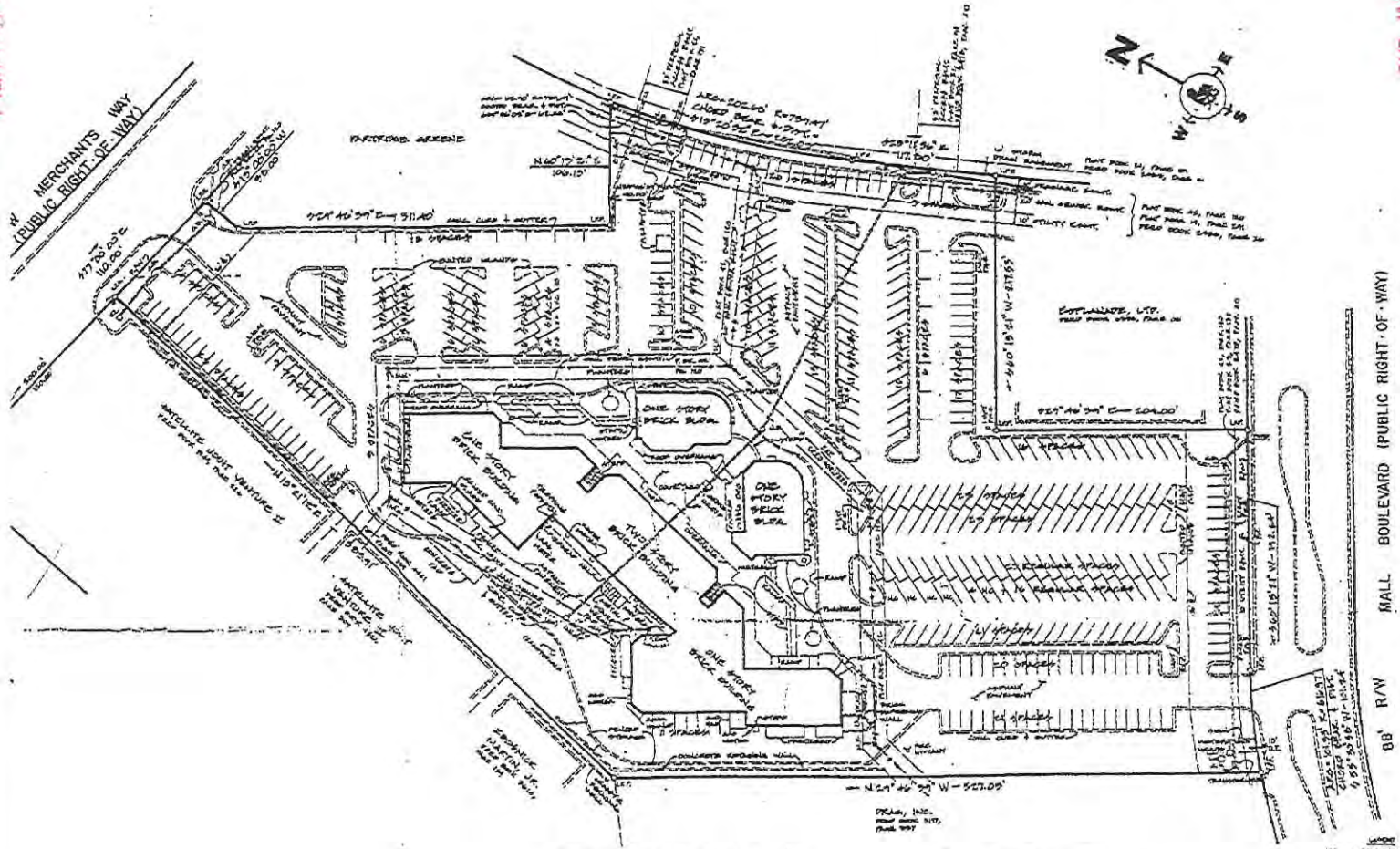
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MAP 4-1, LOT SURVEY

The undersigned hereby certifies, as of March 24, 1922, to Archibald Rank of Georgia, U.S. and Georgia Title Insurance Corporation that he is a duly registered land surveyor of the State of Georgia; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveys; that this survey correctly shows the location of buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights-of-way across said premises or other easements or rights-of-way of which the undersigned has been advised, no encroachments onto adjoining premises, streets or highways or use of said buildings, structures or

AREAS PROVIDED	
REARLAND SPACES	= 412
HANDICAP SPACES	= 0
TOTAL SPACES	= 412

NOTES:

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:

No

- (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:

No

- (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:

No

- (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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Letter of Intent

To Whom it may Concern,

I am writing this letter to advise you of my intent on opening up billiards in the Gwinnett Mall area.

The suggested space measures to roughly around 4025 square feet and is adjoined by various successful venues including varying restaurants and a karaoke. With the bustling amount of foot traffic, our intention is to offer an entertainment venue for patrons to come and enjoy a game of billiards as a means to unwind following a meal within the vicinity. Therefore, many of the intended customers will be families and anyone else coming in and out of restaurants within the bounds of the area.

The billiards will offer both pocket ball tables and four-ball tables. Considering the minimal amount of necessary upkeep needed, only 2-3 employees will be required. Each employee will work different shifts throughout the day.

With the immense success and heavy foot traffic already established, we believe this business idea would only further complement the commercial area while conveniently providing entertainment for the same target audience.

If there are any other required information or questions regarding this please contact me at:

Andypark61@hotmail.com

Cell-phone: 678-643-4544

Respectfully yours,

Andy Park

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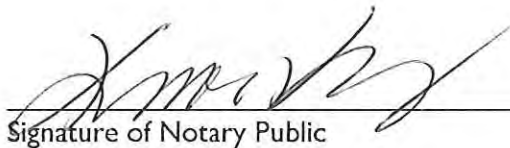
SUP '14 016

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 11/27/2014
Date

YOUNG HO PARK
Type or Print Name and Title


Signature of Notary Public 11/27/2014
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

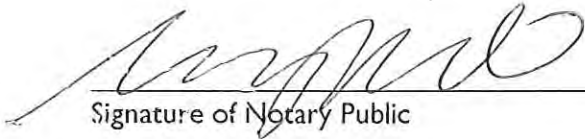
1/27/2014

Date

Yong nam Kwon

Type or Print Name and Title

Sang Yol Kim
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
09/07/2016



Signature of Notary Public

1/27/2014

Date

Notary Seal

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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.

Park 1/27/14 YOUNG HO PARK 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

Sang Yol Kim 1/27/2014
 SIGNATURE OF NOTARY PUBLIC DATE

Sang Yol Kim
NOTARY PUBLIC
Gwinnett County, GEORGIA
 My Comm. Expires
 09/07/2016
 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 YOUNG HO PARK
 YOUR NAME

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

NAME AND OFFICIAL 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:
(Map Reference Number)

6 - 232 - 020
District Land Lot Parcel

Signature of Applicant

Date

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)

Kenyon D. Math
NAME

**GWINNETT COUNTY
TAX COMMISSIONER**
TITLE

1-23-2014
DATE



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