CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: Hoa Quy Thi Nguyen	NAME: Liberty Investment Partners NDI Development Mgmt Co
ADDRESS: 6614 Mimosa Circle	ADDRESS: 4864 Jimmy Carter Blvd Ste 203
CITY: Tucker	CITY: Norcross
STATE: GA ZIP: 30084	STATE: GA ZIP: 30097
PHONE: 770-362-9458	PHONE: 770-638-0247

CONTACT PERSON: Hoa Quy Thi Nguyen PHONE: 770-853-8659

CONTACT'S E-MAIL: hoaquy74@yahoo.com

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

APPLICANT IS THE:

☐ OWNER'S AGENT ☐ PROPERTY OWNER ☑ CONTRACT PURCHASER

ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: CIC2005-00009

LAND DISTRICT(S): 6 LAND LOT(S): 169 ACREAGE: 1.42

ADDRESS OF PROPERTY: 4864 Jimmy Carter Blvd, Norcross, GA, 30093

PROPOSED CHANGE IN CONDITIONS: to allow massage/spa business

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: 12,906
GROSS DENSITY:	DENSITY: 9088.73/acre
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

CIC'15 013

APR 06 2015

Planning & Development

LEGAL DESCRIPTION
PARCEL 2

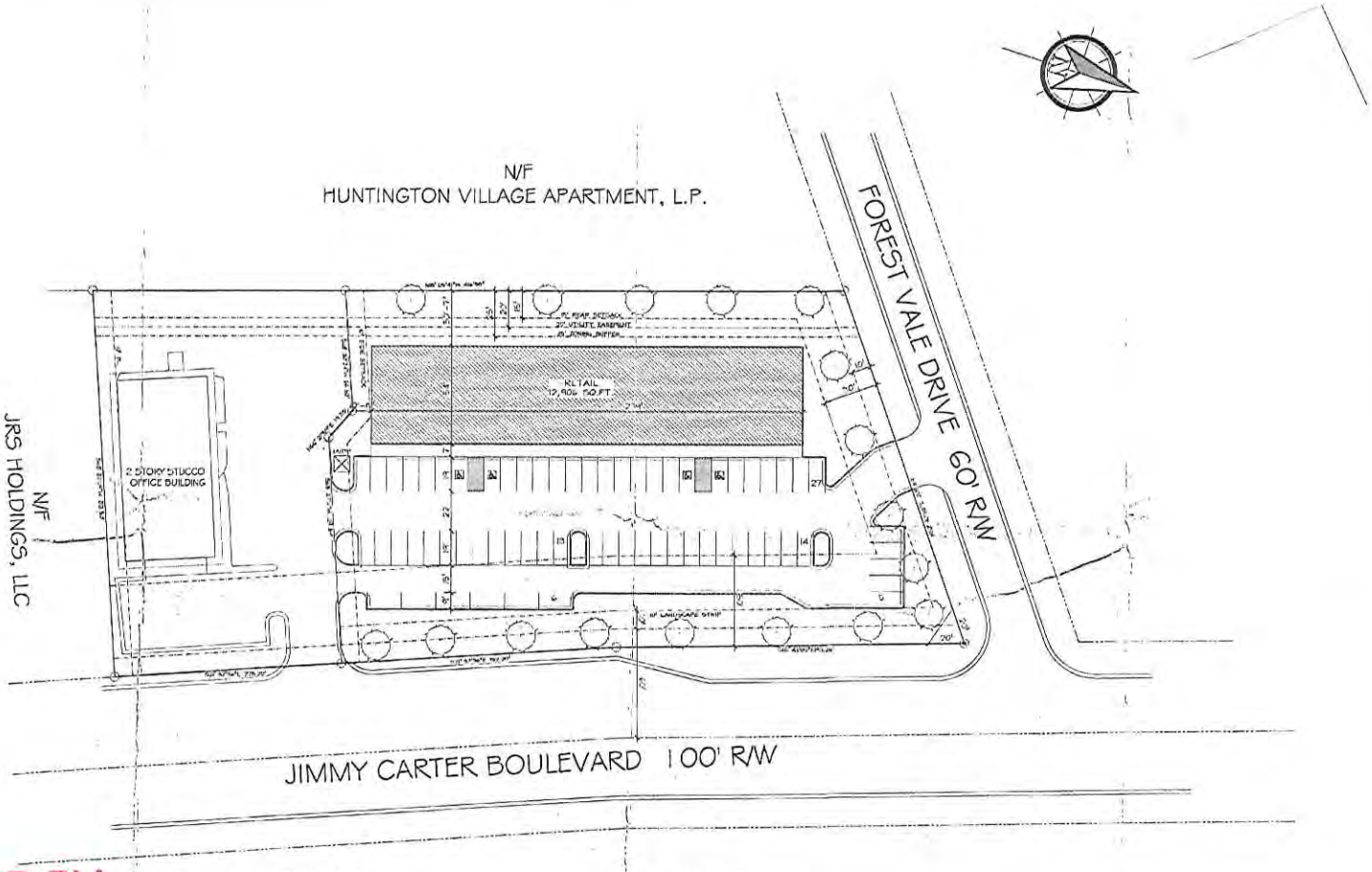
All that tract or parcel of land lying and being in Land Lot 169 of the 6th. District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southwestern R/W of Jimmy Carter Boulevard (100' R/W) and the southeast R/W of Forest Vale Drive (60' R/W), thence along said R/W of Jimmy Carter Boulevard 193.34 feet along a curve, said curve having a chord of South 18°43'05" East 193.26 feet and a radius of 1959.86 to a point; thence continuing along said R/W South 21°32'36" East, 152.20 feet to a pk nail found; thence leaving said R/W and along the property line of parcel 1 South 68°27'11" West, 124.89 feet to a point; thence continuing along said parcel 1 North 66°21'59" West, 19.38 feet to a ½" rebar found; thence continuing along said parcel 1 South 68°30'24" West, 66.53 feet to a ½" rebar found; thence along the property line of Huntington Village Apartments LP North 18°05'41" West, 276.50 feet to a ½" rebar found on said R/W of Forest Vale Drive; thence along said R/W North 52°48'58" East, 205.59 feet to the POINT OF BEGINNING.

Said tract contains 1.416 acres.

CIC '15 013

RECEIVED BY
APR 06 2015
Planning & Development



RECEIVED BY

APR 0 6 2015

Planning & Development

SITE DATA

EXISITING ZONING : RM & O-I
PROPOSED ZONING : C-2
PROPOSED USE : RETAIL
PROPOSED BUILDING AREA : 12,906 SQ. FT.

TOTAL TRACT AREA : 1.416 ACRES

BUILDING DATA

PROPOSED BUILDING AREA : 12,906 SQ.FT.
12,906 / 200 = 64.53

TOTAL PARKING REQUIRED : 65 SPACES
TOTAL PARKING PROVIDED : 65 SPACES

GRAPHIC SCALE

REVISIONS

NO.	DATE	REMARKS/BULLETINS

SEALS

COPYRIGHT OWNERSHIP

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

© 2007

FIRM NAME AND ADDRESS

• ARCHITECTURE
• CONSTRUCTION
• ENGINEERING
• PLANNING

PROJECT NAME AND ADDRESS

JIM CAR PLAZA

LAND LOT 164
6TH DISTRICT

SHEET TITLE

SITE PLAN

CHECKED BY	SHEET NO.
DATE 02/07/04	A-1.0
PROJECT NO 04.0410	
ISSUE DATE	02/07/05

CIC '15 013

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

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

No

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

Yes

(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

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

RECEIVED BY
APR 06 2015
Planning & Development

CIC'15 013

Gwinnett County Department of Planning and Development
One Justice Square
446 West Crogan Street
Lawrenceville, GA 30046
Phone: 678-518-6000

April 5, 2015

Hoa Quy Thi Nguyen
Hoa 3 Co Norcross Hair Salon
4864 Jimmy Carter Blvd.
Ste 101
Norcross, GA 30093
Phone: 770-362-9458

Dear Gwinnett County planning decision:

I am turning in this "change in condition" application in hope to change my current business zoning condition to allow me to open up a massage parlor at that location. I believe that allowing massage parlor there would bring in a lot of business in that area, thus creating big tax revenue for the county. Having a massage parlor there would not be a problem to nearby businesses and it does not cause any disturbance. People only come in to relax and feel better. Please help me out because I would love to open up a massage parlor in this county and not have to move somewhere else. Thank you.

Sincerely,

Hoa Quy Thi Nguyen
Owner
Cosmetologist

CIC'15 013

RECEIVED BY
APR 06 2015
Planning & Development

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.

03-19-15

Signature of Applicant — Date

Hoa Quy Thi Nguyen,

Type or Print Name and Title

Danielle V Cardwell — 03/19/2015

Signature of Notary Public — Date — Notary Seal

Signature of Notary Public — Date — Notary Seal

Danielle V Cardwell Notary Public Gwinnett County Georgia

MY COMM EXP 05/20/2018

RECEIVED BY
APR 06 2015
Planning & Development

CIC'15 013

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 — Date: 3/19/15

A. David Adams Managing Broker NDI Development Property Management

Type or Print Name and Title

Danielle V Cardwell — 03/19/2015

Signature of Notary Public — Date — Notary Seal

MY COMM EXP 05/26/2018

Danielle V Cardwell Notary Public Gwinnett County, Georgia

CIC'15 013

RECEIVED BY
APR 06 2015
Planning & Development

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.

Signature of Applicant	Date	Type of Print Name and Title
	04-06-15	HOA QUY THI NGUYEN

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
	04-06-15	HOA QUY THI NGUYEN

Signature of Notary Public	Date	Notary Seal
	04.06.15	JOSE MEDRANO NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 04, 2017

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 Hoa Quy Thi 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.

RECEIVED BY
APR 06 2015
Planning & Development

CIC '15 013

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: 6 - 169 - 040
(Map Reference Number) District Land Lot Parcel

Signature of Applicant 4-6-15 Date

Hoa Quy Thi Nguyen
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)

Debra Smith — NAME
tax services associate — TITLE

April 6, 2015
DATE

RECEIVED BY
APR 0 6 2015
Planning & Development

CIC '15 013