

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Yen Trinh</u>	NAME: <u>Vietnamese Buddhist Zen Center Inc.</u>
ADDRESS: <u>2787 Arbor Springs Trce</u>	ADDRESS: <u>1085 Harbins Road</u>
CITY: <u>Tucker</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30084</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>(404)610-3399</u>	PHONE: <u>(404)610-3399</u>
CONTACT PERSON: <u>Yen Trinh</u> PHONE: <u>(404)610-3399</u>	
CONTACT'S E-MAIL: <u>ytrinh99@gmail.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>R 75</u>	BUILDING/LEASED SQUARE FEET: <u>3939</u>
PARCEL NUMBER(S): <u>R6171 318</u>	ACREAGE: <u>3.945</u>
ADDRESS OF PROPERTY: <u>1085 Harbins Road, Norcross, GA 30093</u>	
SPECIAL USE REQUESTED: <u>Place of worship / temple</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK53648 PG0809

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 171 of the 6th District Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the southwesterly right of way of Harbins Road (80 foot right of way), 1,133.07 feet southeasterly, as measured along the southwesterly right of way of Harbins Road, from the southeasterly right of way of Cobb Meadow, thence south 54 degrees 40 minutes 02 seconds east along the southwesterly right of way of Harbins Road a distance of 168.44 feet to a point; thence southeasterly along the arc of a curve, and following said right of way, a distance 302.95 feet to an iron pin, said arc having a chord bearing of south 41 degrees 58 minutes 15 seconds east, a chord distance of 302.40 feet, and a radius of 1,443.62 feet; thence south 58 degrees 38 minutes 34 seconds west a distance of 433.56 feet to an iron pin; thence north 58 degrees 55 minutes 27 seconds west a distance of 275.00 feet to an iron pin; thence north 33 degrees 15 minutes 01 seconds east a distance of 485.37 feet to the point of beginning, said property being shown of plat of survey for Zachary Johnson by Matthew V Ingram, Georgia Registered Land Surveyor No. 2288, dated April 21, 1992, and being shown as 3,945 acres with an address of 1085 Harbins Road, Norcross, Georgia under the current numbering system for Norcross, Georgia.

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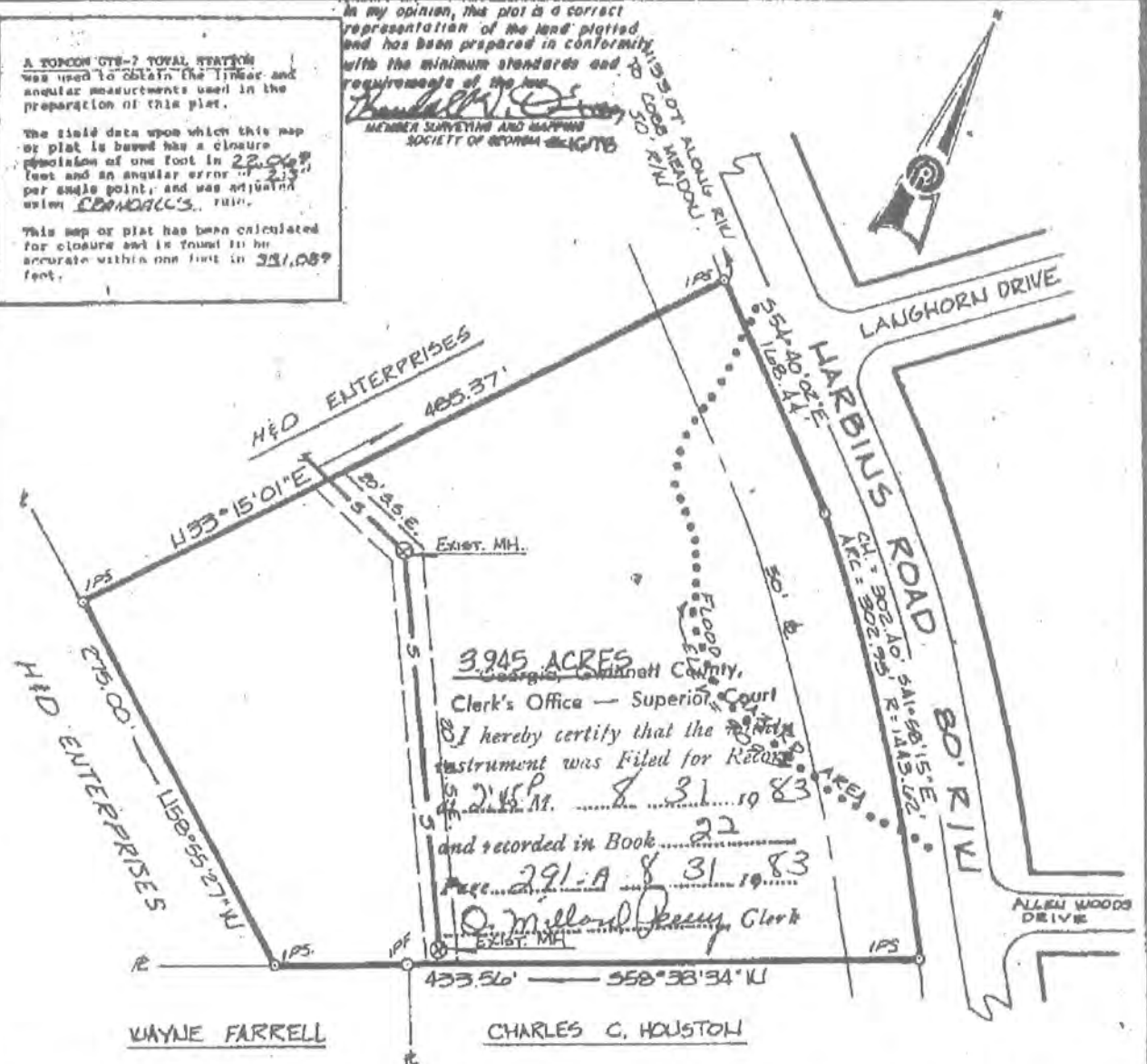
A TOPCON GTS-7 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this map or plat is based has a closure of one foot in 22,069 feet and an angular error of 2.3" per angle point, and was adjusted using CRANDALL'S rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 331,089 feet.

In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of the MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

Handwritten Signature
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA



3.945 ACRES
 Georgia, Gwinnett County,
 Clerk's Office — Superior Court
 I hereby certify that the instrument was filed for Record in 2:45 P.M. 8/31/83 and recorded in Book 22 Page 291-A 8/31/83
 O. Melton Perry, Clerk

WAYNE FARRELL

CHARLES C. HOUSTON

THIS PLAT RECORDED IN PLAT BOOK 22 PAGE 291-A, GWINNETT COUNTY RECORDS.

SURVEY FOR
 APPALACHEE ENT. & H. D. LUTHRIE



PRECISION PLANNING, INC.
 CONSULTING PLANNERS & ENGINEERS
 280 NORTH CLAYTON STREET
 P.O. BOX 1808
 LAWRENCEVILLE, GA. 30046
 (404) 962-4668



DATE 7-26-83
 SCALE 1" = 100'

TOTAL AREA		8.945 ACRES
LAND LOT/BLK		171
SIXTH LAND DISTRICT		
GWINNETT COUNTY, GA.		
S.E. CORNER		MARK
DRAWN		CSC
CHECKED		JP
PROJ. NO.		E-83-010
FILE NO.		T-1081

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**1085 HARBINS ROAD
3.945 TOTAL ACRES**

Building Size - 3939 sq ft.

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20' Buffer

485.37'

EXISTING WOOD FENCE

EXISTING STRUCTURE

NEW PARKING AREA

6171 318
1085

NEW DRIVEWAY

EXISTING WOOD FENCE

EXISTING SIDEWALK

EXISTING CONCRETE DRIVEWAY

EXISTING WOOD GATE

SCALE
20 ft

275'

20' Buffer

433.56'

20' Buffer

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. There are 3 places of worship within a 2 mile radius of the property.

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

No. We don't plan to change the property or have a lot of visitors

- (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. We don't expect much to change. We don't have many visitors on a daily basis.

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

Yes. We plan to use the property as a place for 2-3 runs to live.

- (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:

We don't plan to add to the existing building besides bringing it up to code to meet the requirements outlined in the building compliance inspection.

Supplement to SPECIAL USE PERMIT APPLICATION RESPONSE

(A) There are other places of worship within a 2 mile radius of our property:

Atlanta Chin Baptist Church (2 miles away)
1290 Harbins Road
Norcross, GA 30093

Masjid Omar Bin Abdul Aziz Mosque (0.3 miles away)
955 Harbins Road
Norcross, GA 30093

Chinmaya Mission
5511 Williams Road
Norcross, GA 30093

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May 1, 2017

To Whom It May Concern:

I am applying for a Special Use Permit on behalf of the Vietnamese Buddhist Zen Center, Inc. for the property located at 1085 Harbins Road, Norcross, Georgia 30093. The property is 3.945 acres and the building size is 3939 square feet. The current zoning classification is R-75.

We would like to use the property as a temple – mainly as a place of residence for two to three nuns. We do not expect a lot of visitors on a daily basis. There are two major Buddhist holidays during which we expect less than 20 visitors. We do not plan to add to the existing building other than bringing it up to code to meet the requirements outlined in the Building Compliance Inspection report. We also plan to have 20 parking spaces on the property.

Please let me know if you need additional information.

Sincerely,



Yeh Trinh

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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.

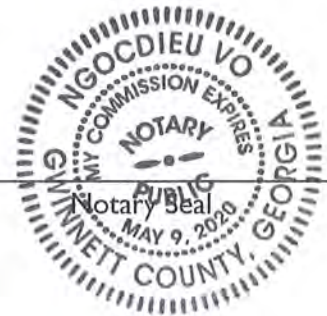
YWL
Signature of Applicant

5/1/17
Date

Yen Trinh, Property Owner's Representative
Type or Print Name and Title

[Signature]
Signature of Notary Public

5/1/2017
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.

Char
MAI TRAN _____ 5/1/17 _____
Signature of Property Owner Date

Mai Tran, CFO of Vietnamese Buddhist Zen Center Inc.
Type or Print Name and Title

Senho _____ 5/1/17 _____
Signature of Notary Public Date



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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Y. Trinh

Signature of Applicant

Yen Trinh

Type or Print Name

May 1, 2017

Date

Same

Signature of Notary Public

5/1/2017

Date



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