

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dinh Phan</u>	NAME: <u>Tung Le</u>
ADDRESS: <u>2124 Briarwillow Dr.</u>	ADDRESS: <u>6251 South Pointe</u>
CITY: <u>Atlanta</u>	CITY: <u>peachtree Corners GA. 30092</u>
STATE: <u>Georgia</u> ZIP: <u>30345</u>	STATE: <u>GA</u> ZIP: _____
PHONE: <u>(404) 788-2128</u>	PHONE: <u>770 912-9684</u>
CONTACT PERSON: <u>Dinh Phan</u> PHONE: <u>404-788-2128</u>	
CONTACT'S E-MAIL: <u>lovettbeauty school@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 type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>3800</u>
PARCEL NUMBER(S): <u>R6195A027</u>	ACREAGE: <u>7 Ace.</u>
ADDRESS OF PROPERTY: <u>10057 DAKBROOK PKWY NURCESS, GA 30073</u>	
SPECIAL USE REQUESTED: <u>TO BE USED AS A BUSINESS CAREER</u> <u>SCHOOL</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**EXHIBIT "A" TO  
COMMERCIAL PURCHASE AND SALE AGREEMENT**



2017 Printing

**Legal Description  
[Insert legal description]**

All that tract or parcel of land lying and being in Land Lot 195 of the 6th District, Gwinnett County, Georgia, being Lot Number 19, Oakbrook Square Business Center Condominium, pursuant to Declaration of Covenants, Conditions and Restrictions for Oakbrook Square Business Center Condominium recorded in Deed Book 2462, page 255, Gwinnett County records, as amended.

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Buyer's Initials: \_\_\_\_\_

Seller's Initials: TL AAL

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CF3, Exhibit "A" Legal Description, 01/01/17

JIMMY CARTER BOULEVARD 36.141 R/W VARIES

INTERSTATE 65 RAMP DE 403 NORTH BOUND



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PROPERTY ZONED D-2

STATE OF GEORGIA  
 COUNTY OF SWINNETT  
 THE UNDERSIGNED, JOHN M. WELLSKY, REGISTERED PROFESSIONAL SURVEYOR, CERTIFICATE NO. 10589, REGISTERED L.S. NO. 1272, DO HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IT IS TO THE ACCURACY AND SPECIFICATIONS SPECIFIED BY THE SWINNETT COUNTY SUBDIVISION REGULATIONS, THE COUNTY ENGINEER, AND THE LOCAL COVENANTS.

BY: John M. Wells  
 REGISTERED L.S. NO. 10589  
 REGISTERED L.S. NO. 1272

CERTIFICATION BY COUNTY ENGINEER  
 THIS PLAN HAS BEEN SUBMITTED TO AND REVIEWED BY THE COUNTY ENGINEER AND IS APPROVED SUBJECT TO THE INDICATIONS BY ALL OTHERS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS.

DATED THIS 28<sup>th</sup> DAY OF OCTOBER, 1987  
 BY: John D. Crutch COUNTY ENGINEER

CERTIFICATION BY COUNTY HEALTH DEPARTMENT  
 THE DEVELOPMENT/HIGH RISES HAS BEEN REVIEWED BY THE COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTIONS AS APPROVED THIS 22<sup>nd</sup> DAY OF OCTOBER, 1987.

BY: James D. Crutch

PLANNING AND ZONING COMMISSION  
 THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MUNICIPAL/SWINNETT COUNTY PLANNING COMMISSION AND IS APPROVED BY SUCH COMMISSION.

DATED THIS 28<sup>th</sup> DAY OF OCTOBER, 1987, THE MUNICIPAL/SWINNETT COUNTY PLANNING COMMISSION.

BY: John D. Crutch CHAIRMAN  
James D. Crutch SECRETARY

COUNTY COMMISSIONERS  
 THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF SWINNETT COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS THAT MAY BE APPLICABLE.

DATED THIS 29<sup>th</sup> DAY OF OCTOBER, 1987  
 BY: James D. Crutch

WATER POLLUTION CONTROL DEPARTMENT  
 APPROVED THIS 26<sup>th</sup> DAY OF OCTOBER, 1987

BY: Bob Crutch

SWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR INFLUX OF NATURAL OR ARTIFICIAL OAKS, BEYOND THE RIGHT-OF-WAY OR FOR THE OBTENTION OF CLEARWAYS WITHIN THE RIGHT SHOWN ON THE APPROVED AND RECORDED PLAN.

MARKINGS ON BUILDINGS INDICATE BASIC DIRECTION OF SERVICE WALLS, AND ARE SUBJECT TO LIGHT VARIATION.

EQUIPMENT USED: SETS IN 10 THIRDS, AND LEVELS 100 FEET STEEL TRI-WAY CHAIN. THE FIELD DATA FROM WHICH THIS PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 10,000 AND WAS ADJUSTED USING THE COMPARISON METHOD.

THIS PLAN HAS BEEN CALCULATED FOR USE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000.

SWINNETT COUNTY WATER DEPARTMENT  
 APPROVED THIS 24<sup>th</sup> DAY OF OCTOBER, 1987

BY: John D. Crutch

TITLE: Open

PERFORMANCE BOND NOTE  
 This is to advise that Alexander & Alexander, an surveyor is holding at the request of John D. Crutch, as Principal the amount of \$25,000.00 as an assignment that the subject facility will be completed in accordance with Swinnett County Engineering Department regulations and further that this money will not be released until such time that Alexander & Alexander is notified in writing by the Swinnett County Engineering Department that the work has been properly and satisfactorily completed in accordance with the Performance Bond Agreement entered into by the Principal with Swinnett County, for a full term period. No occupancy permits to be issued until payment is received and parking spaces have been striped. This is also to advise that if the principal should fail to perform as stipulated in the said agreement, Alexander & Alexander, an surveyor will reimburse Swinnett County the amount of the cost of the needed construction provided, however, the cost is not to exceed the amount held as an assignment.

OAKBROOK PARKWAY 100' R/W



LOCATION MAP

Covenants Recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Recorded in Condominium Plat Book \_\_\_\_\_ Page \_\_\_\_\_

NOTE: HIGH PINS FOUND AT ALL CORNERS.

REVISIONS	DATE	BY	DESCRIPTION
1	08/25/87	JFC	INITIAL PLAN
2	09/01/87	JFC	REVISIONS
3	09/01/87	JFC	REVISIONS
4	09/01/87	JFC	REVISIONS
5	09/01/87	JFC	REVISIONS
6	09/01/87	JFC	REVISIONS
7	09/01/87	JFC	REVISIONS
8	09/01/87	JFC	REVISIONS
9	09/01/87	JFC	REVISIONS
10	09/01/87	JFC	REVISIONS
11	09/01/87	JFC	REVISIONS
12	09/01/87	JFC	REVISIONS
13	09/01/87	JFC	REVISIONS
14	09/01/87	JFC	REVISIONS
15	09/01/87	JFC	REVISIONS
16	09/01/87	JFC	REVISIONS
17	09/01/87	JFC	REVISIONS
18	09/01/87	JFC	REVISIONS
19	09/01/87	JFC	REVISIONS
20	09/01/87	JFC	REVISIONS
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22	09/01/87	JFC	REVISIONS
23	09/01/87	JFC	REVISIONS
24	09/01/87	JFC	REVISIONS
25	09/01/87	JFC	REVISIONS
26	09/01/87	JFC	REVISIONS
27	09/01/87	JFC	REVISIONS
28	09/01/87	JFC	REVISIONS

**FEDERER-RUPPERT & ASSOCIATES**  
 CONSULTING ENGINEERS AND SURVEYORS  
 100 NORTH AVENUE  
 ATLANTA, GEORGIA 30303  
 PHONE NO. 404-525-1100  
 FAX NO. 404-525-1101

**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

- (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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July 3, 2017

To Whom It May Concern:

This letter of intent for the property at 6057 Oakbrook Parkway, Norcross GA 30093 is for a Beauty School.

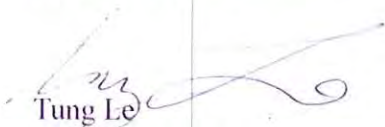
The Property has the following:

- Seven acreage track share with all owners.
- Zoning: Special zoning for vocational school (Beauty School).
- Parking of 272 on site.
- Height of building is 14 feet.

I can be reached at 404-788-2128.

Sincerely,

Dinh Phan  
Prospective new owner

  
Tung Le  
Building owner

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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.



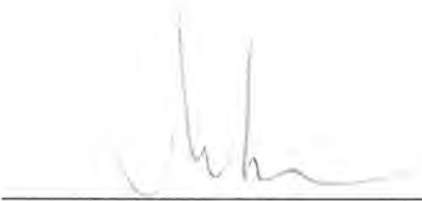
Signature of Applicant

*06/28/2017*

Date

*Dinh Phan*

Type or Print Name and Title



Signature of Notary Public

*06/27/2017*

Date

Notary Seal

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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

6/27/17

Date

Tung Q. Le owner

Type or Print Name and Title



Signature of Notary Public

06/27/2017

Date

Notary Seal

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