

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Chong Son</u>	NAME: <u>Erica Son</u>
ADDRESS: <u>3074 Gavin Place</u>	ADDRESS: <u>3074 Gavin Place</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30096</u>	STATE: <u>Georgia</u> ZIP: <u>30096</u>
PHONE: <u>404-454-0058</u>	PHONE: <u>404-454-0058</u>
CONTACT PERSON: <u>Chong Son</u> PHONE: <u>404-454-0058</u>	
CONTACT'S E-MAIL: <u>Chonghason@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>R160</u>	BUILDING/LEASED SQUARE FEET: <u>RA200</u>
PARCEL NUMBER(S): <u>R1003 031</u>	ACREAGE: <u>10.729</u> Acre
ADDRESS OF PROPERTY: <u>3600 Thompson Mill Road</u>	
SPECIAL USE REQUESTED: <u>Agriculture/Wedding Event Facility</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Exhibit "A"

Parcel 1:

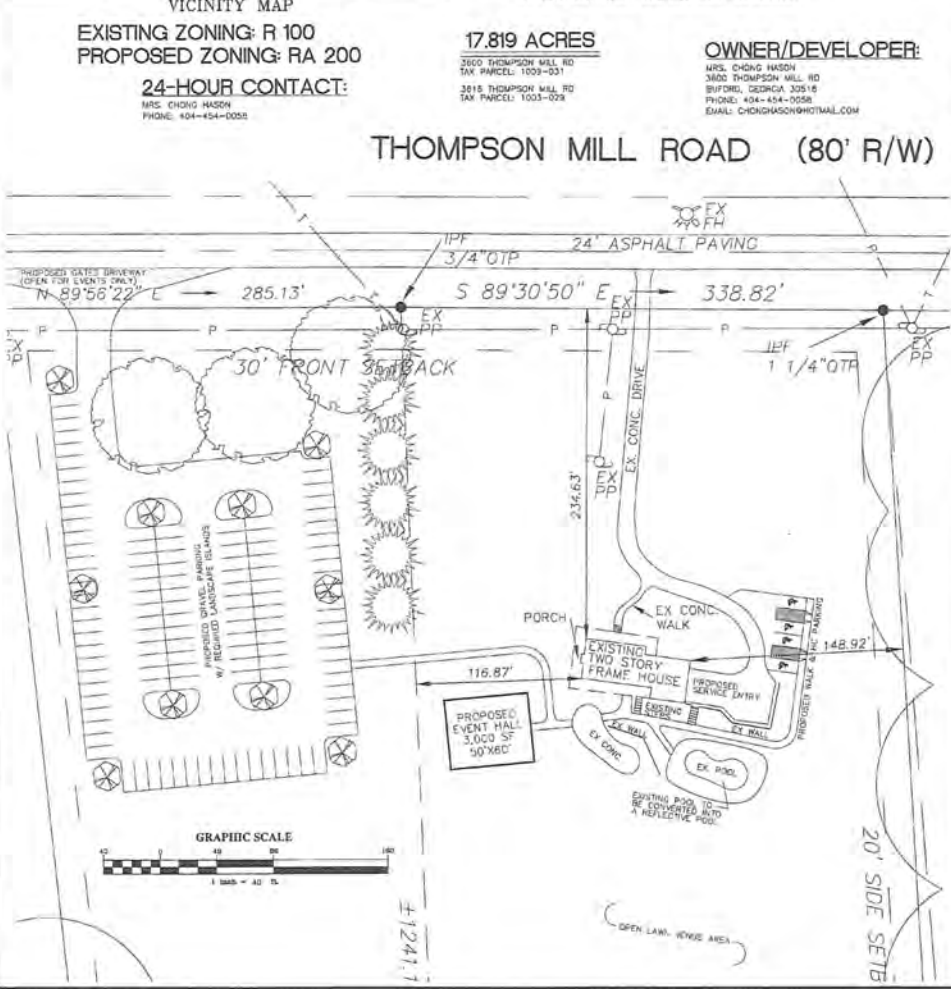
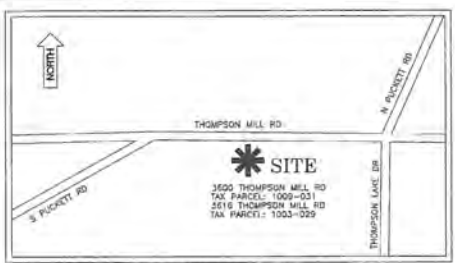
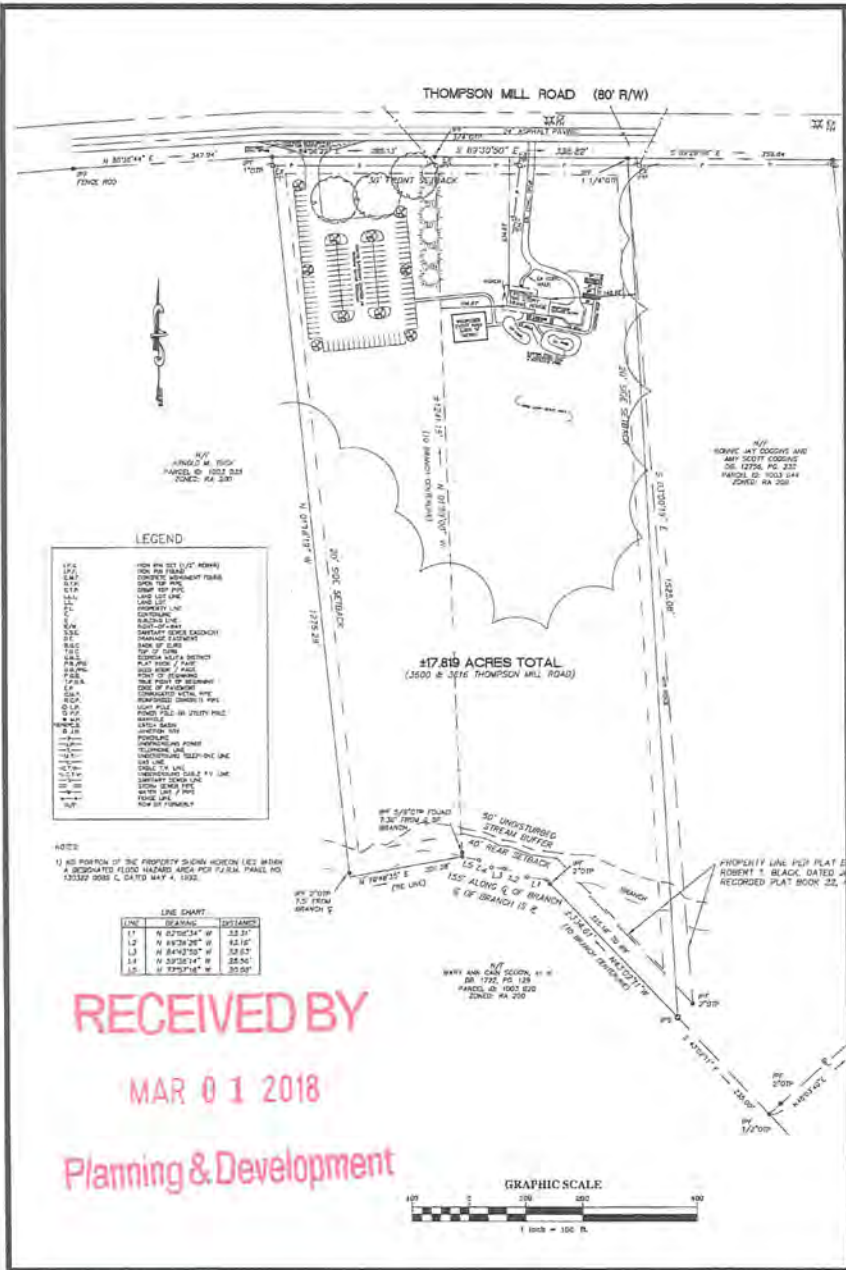
All that tract or parcel of land lying and being in the 1397th GMD, Gwinnett County, Georgia, being 10.829 acres, more or less, as shown on Plat of survey for Lee A. Cavender, prepared by R V Land Surveying, Inc., Georgia R.L.S, dated October 7, 1979, as revised March 10, 1998, and recorded in the Clerk's Office of Superior Court, Gwinnett County, Georgia, in Plat Book 96, Page 73. Said Plat is hereby referenced for a more detailed description of said property.

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**REVISIONS**

NO.	DATE	REVISION

**SCALE**

SEE SCALE

**DATE** 12/20/17

**PROJECT NO.** 17-053

**Civilscapes, Inc.**  
CIVIL DESIGN & LANDSCAPE ARCHITECTURE  
P.O. BOX 2115 CUMMING, GEORGIA 30048  
OFFICE: 678-332-8866 / EMAIL: cobb@civilscapes.com

**REZONING SITE PLAN FOR**  
**MAGNOLIA ESTATES**  
**SPECIAL EVENTS FACILITY**  
G.M.D. 1397  
GWINNETT COUNTY, GEORGIA

**SHEET NUMBER**  
**1**

**REZONING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, appropriate landscaping will be put in place as a buffer.

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

No, everything that will be done to change or effect the aesthetics of the property will be done to promote the natural beauty of the landscape.

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

No. The acreage is excessive for the use as a single residential dwelling.

- (D) WHETHER THE PROPOSED REZONING 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 planned use of the property will be limited to only occasional weekend use and no school attendance.

- (E) WHETHER THE PROPOSED REZONING 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 REZONING:

The proposed rezoning is to restore the zoning to its former classification prior to the former owner's plans for a residential subdivision.

Chong Son  
3074 Gavin Place  
Duluth, Georgia 30096

**LETTER OF INTENT**

To: Members and Employees of the Gwinnett County Department of Planning and Development and Honorable Chairperson and Members of the Gwinnett County Board of Commissioners.

By way of introduction, my husband and I have continually been residents of Gwinnett County, Georgia for more than two and a half decades, having raised our now grown children in Gwinnett County and operating the Shogun Japanese Restaurants in the county.

I am submitting the rezoning application with the consent of and on behalf of my daughter, Erica Son. Erica, a post graduate of the Harvard University School of Business, and I firmly believe that there exists a viable need in Gwinnett County for a dignified wedding venue offering settings for the exchange of marital vows and nuptials in various scenic surroundings such as formal gardens and forests. We are proposing, if rezoning is approved, to transform the property into areas containing formal gardens, fields of flowers, natural wooded areas, and a facility in which wedding receptions may be hosted. Almost all, if not all, use would occur on Weekends and during daylight hours. No music would be audible from beyond the boundaries of the property and traffic would be limited to the average number of guests, typically 100-150 attendees per wedding held in a small venue equal to the size of the present dwelling located on the subject property.

We initially expect to have two employees working at this event facility.

Thank you in advance for your careful consideration of the Application.

Sincerely,

Chong Son



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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

  
Date

**Chong Son**

Type or Print Name and Title

  
Signature of Notary Public

  
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.

*Erica Son*

*2/17/18*

Signature of Property Owner

Date

**Erica Son**

Type or Print Name and Title

*[Signature]*

*2/17/18*



Signature of Notary Public

Date

Notary Seal

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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

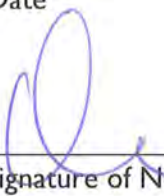
(Only submit with Special Use Permit Application for a use within a residence)

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.

  
\_\_\_\_\_  
Signature of Applicant

**Chong Son**  
\_\_\_\_\_  
Type or Print Name

*2/17/18*  
\_\_\_\_\_  
Date

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

*2/17/18*  
\_\_\_\_\_  
Date




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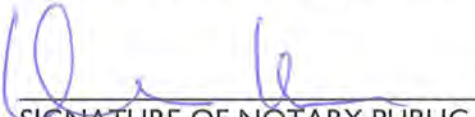


**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

  
SIGNATURE OF APPLICANT      2/17/18      Chong Son  
DATE      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

  
SIGNATURE OF NOTARY PUBLIC      2/17/18  
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    Chong Son  
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:** 1397 -                      - R1003 029  
(Map Reference Number)                      District                      Land Lot                      Parcel



Signature of Applicant

2/17/18

Date

**Chong Son**

Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**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)

Wynn H. Brown  
NAME

Tax Services Associate I  
TITLE

2/23/2018  
DATE

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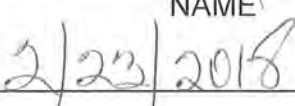
**PARCEL I.D. NUMBER:**                      1397                      -                      -                      R1003 031  
(Map Reference Number)                      District                      Land Lot                      Parcel

                        
\_\_\_\_\_  
Signature of Applicant                      Date  
**Chong Son**  
\_\_\_\_\_  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

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\_\_\_\_\_  
NAME                      TITLE  
  
\_\_\_\_\_  
DATE

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