

REZONING 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>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R100 REQUESTED ZONING DISTRICT: RA200

PARCEL NUMBER(S): R1003 031 R-1003 029 ACREAGE: 10.829

ADDRESS OF PROPERTY: 3600 Thompson Mill Road

PROPOSED DEVELOPMENT: Agriculture/Wedding Event Facility

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3924</u>	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Exhibit "A"

Parcel 1:

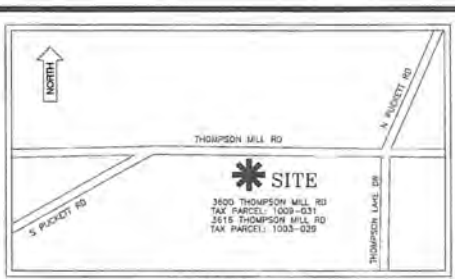
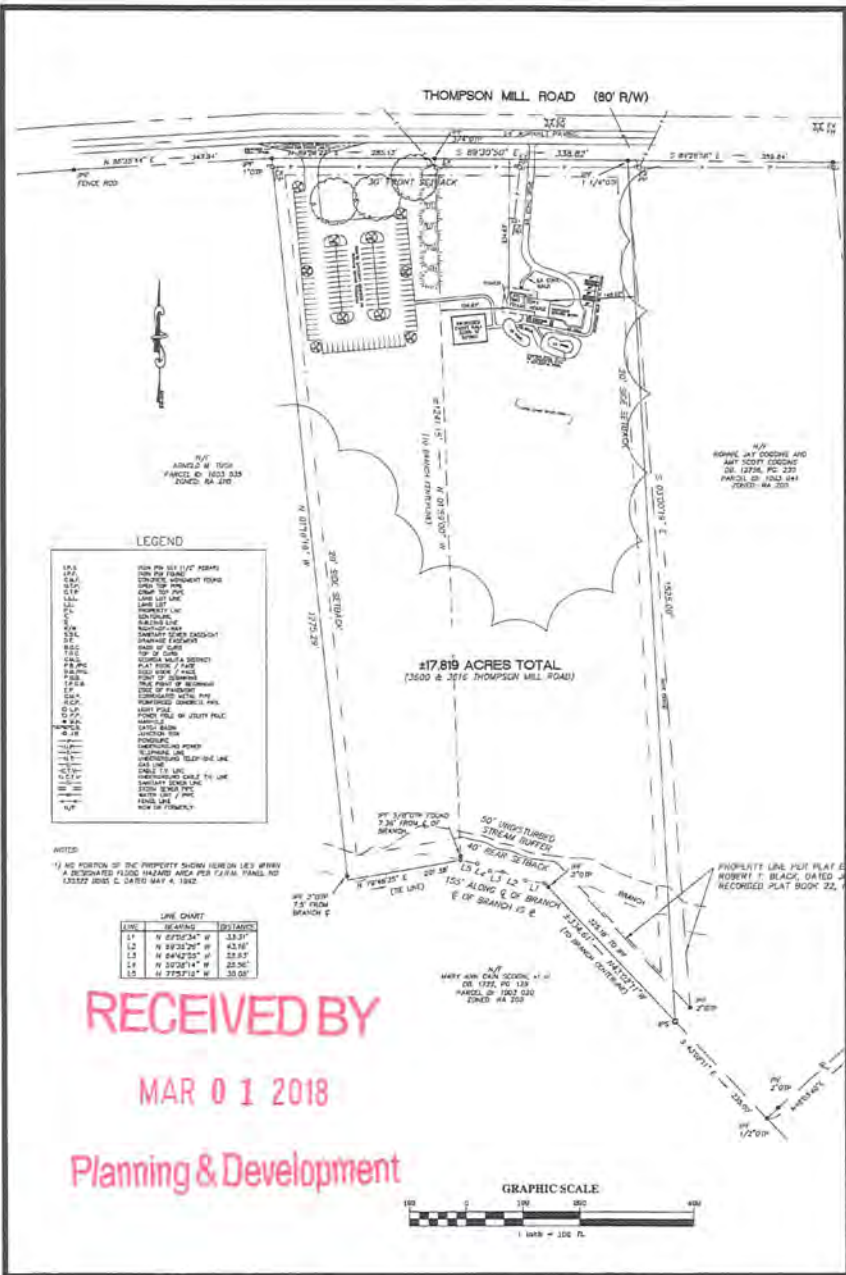
All that tract or parcel of land lying and being in the 1397th GMD, Gwinnett County, Georgia, being 10.829 acres, more or less, as shown on Plat of survey for Lee A. Cavender, prepared by R V Land Surveying, Inc., Georgia R.L.S, dated October 7, 1979, as revised March 10, 1998, and recorded in the Clerk's 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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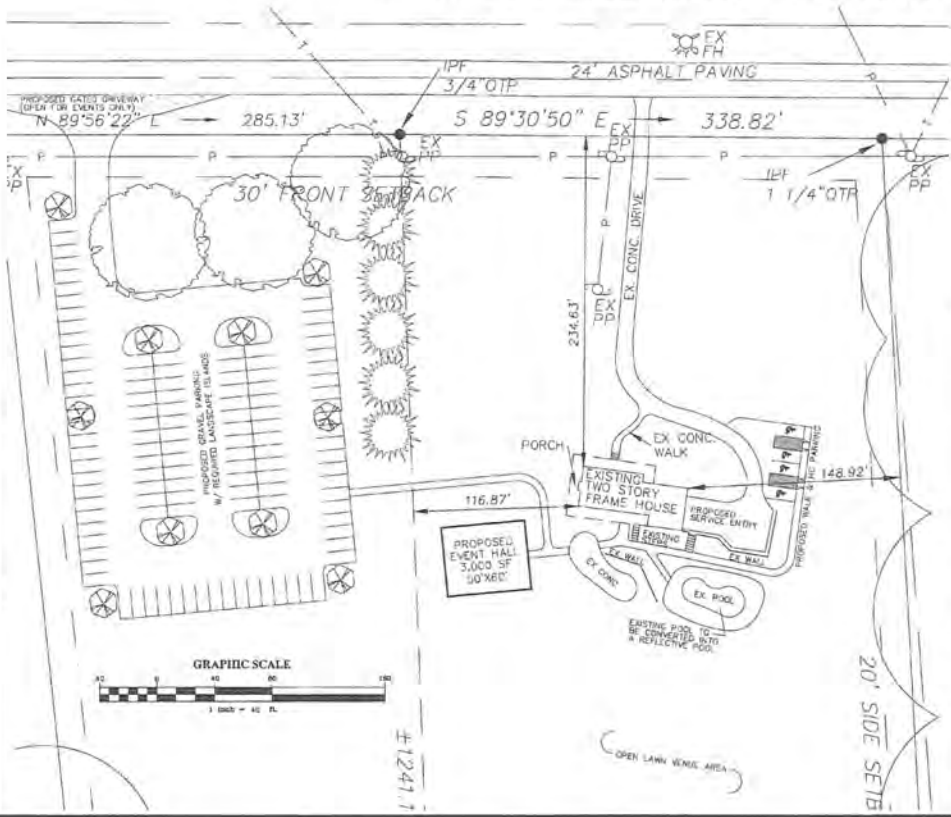
EXISTING ZONING: R 100
PROPOSED ZONING: RA 200

24-HOUR CONTACT:
MRS. CHONG HASON
PHONE: 404-454-0058

17.819 ACRES
3600 THOMPSON MILL RD
TAX PARCEL: 1009-031
3616 THOMPSON MILL RD
TAX PARCEL: 1003-029

OWNER/DEVELOPER:
MRS. CHONG HASON
3600 THOMPSON MILL RD
EUFORD, GEORGIA 30518
PHONE: 404-454-0058
EMAIL: CHONGHASON@HOTMAIL.COM

THOMPSON MILL ROAD (80' R/W)



GENERAL NOTES

1. NOTIFY DOWNETT COUNTY INSPECTOR 24 HOURS PRIOR TO BEGINNING EACH PHASE OF CONSTRUCTION.
2. ALL CONSTRUCTION TO CONFORM WITH DOWNETT COUNTY STANDARDS AND SPECIFICATIONS.
3. PARKING: PARKING SPACE DIMENSIONS: 9' x 15' STANDARD. NO SPILL LIGHTING WILL BE USED ON THIS SITE.
4. A PERMIT MUST BE OBTAINED FROM DEPARTMENT OF PLANNING AND ZONING PRIOR TO PLACING ANY SIGNS ON THE PROPERTY.
5. ALL DRIVEWAY APRONS SHALL BE INSPECTED WHEN THE CONCRETE FORMS HAVE BEEN INSTALLED AND AFTER THE CONCRETE HAS BEEN POURED.
6. PROPOSED SITE WILL BE SERVED BY ON-SITE SEPTIC SEWER.
7. RA 200 SETBACKS: FRONT: 30', SIDE: 20', REAR: 40'.
8. THIS PROJECT SHALL MEET ALL STANDARDS REQUIRED BY THE DOWNETT COUNTY WATERSHED PROTECTION PROGRAM.

NO.	DATE	REVISIONS

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 3117 CUMMING, GEORGIA 30028
OFFICE: 678-515-8826 / EMAIL: chris@civilscapes.com

REZONING SITE PLAN
FOR
MAGNOLIA ESTATES
SPECIAL EVENTS FACILITY
G.M.O. 1397
DOWNETT COUNTY, GEORGIA

SHEET NUMBER	1
SCALE	SEE SCALE
DATE	12/20/17
PROJECT NO.	17-053

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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.

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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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REZONING 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



Notary Seal

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REZONING 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.



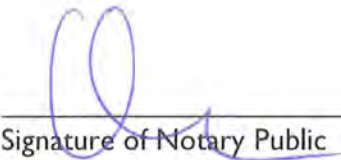
Signature of Property Owner

2/17/18

Date

Erica Son

Type or Print Name and Title



Signature of Notary Public

2/17/18

Date



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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: 1397 - - R1003 029
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

2/17/18

Date

Erica 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)

Ann Brown
NAME

Tax Services Associate I
TITLE

2/23/2015
DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

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



Signature of Applicant

2/17/18

Date

Erica 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)

Cheryl Brown
NAME

Tax Services Associate I
TITLE

2/23/2018
DATE

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