

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SON NGUYEN</u>	NAME: <u>Rockbridge Plaza, LLC</u>
ADDRESS: <u>1173 PIRKLE RD</u>	ADDRESS: <u>4500 satellite Blvd STE 1140</u>
CITY: <u>NORCROSS</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404 - 993 - 6195</u>	PHONE: <u>770-638-0247</u>
CONTACT PERSON: <u>SON NGUYEN</u> PHONE: <u>404 - 993 - 6195</u>	
CONTACT'S E-MAIL: <u>Sony1173 @ yahoo.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>C2</u>	BUILDING/LEASED SQUARE FEET: <u>25,850 total building</u> (4,200 - Suite H) (1,540 - Suite D)
PARCEL NUMBER(S): <u>R6169141</u>	ACREAGE: <u> </u>
ADDRESS OF PROPERTY: <u>1210 Rockbridge Rd</u>	
SPECIAL USE REQUESTED: <u>Billiards / Pool Hall</u>	

~~PLEASE ATTACH~~ A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

MAY 15 2019

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lots 169 and 190 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set on the north right-of-way of Rockbridge Road (r/w varies), said point being North 84 degrees 43 minutes 28 seconds West, 119.00 feet from the Intersection of said right-of-way and the west right-of-way of Commercial Court (80' r/w); thence along said right-of-way of Rockbridge Road North 84 degrees 24 minutes 55 seconds West, 110.38 feet to a point; thence continuing along said right-of-way North 80 degrees 34 minutes 39 seconds West, 69.50 feet to an "X" marked in concrete; thence along said right-of-way North 74 degrees 13 minutes 49 seconds West, 201.18 feet to an "X" marked in concrete; thence along the curvature of said right-of-way an arc distance of 88.09 feet, said curve having a chord of North 72 degrees 01 minutes 32 seconds West, 88.07 feet and a radius of 1,333.85 feet, to an "X" marked in concrete; thence North 28 degrees 33 minutes 32 seconds East, 473.65 feet to an iron pin; thence south 57 degrees 59 minutes 08 seconds East 217.83 feet to an iron pin; thence South 05 degrees 07 minutes 26 seconds West, 111.71 feet to an iron pin; thence South 87 degrees 01 minutes 32 seconds East, 81.71 feet to an iron pin; thence South 05 degrees 16 minutes 12 seconds West, 289.69 feet to a nail set on the North right-of-way of Rockbridge Road and the POINT OF BEGINNING.

Said tract contains 3.521 acres being more particularly delineated and described on a certain plat for Carter-Rockbridge Shopping Center Associates, LLC, Wells Fargo Bank, National Association and First American Title Insurance Company by Survey Concepts, Inc., dated 10/15/96 prepared by O. Eugene Kay, G.R.L.S. No. 1943, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

Together with any and all right, title and interest as set forth in that certain Reciprocal Easement Agreement dated August 20, 1993 by and between Crestar Bank, formerly known as United Virginia Bank, as Trustee of the UVB Real Estate Investment Fund - EBT and Matthew M. Bean, recorded in Deed Book 9219, page 253-274.

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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:

RECEIVED BY sls served food and beverages, also had pool tables for recreational purposes. New tenant will have similar

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LETTER OF INTENT

May 8, 2019

Son Truong Nguyen
1210 Rockbridge Road Suite H and J
Norcross, GA 30093
Phone: 404-993-6195
Email: sony1173@yahoo.com

Dear Sir/Madam,

I am writing and submitting to you this letter of intent to confirm the proposed use of Pool Hall Billiards located at 1210 Rockbridge Road Suite H and J, Norcross, GA 30093:

Business name: Thanh Long Billiards

Address: 1210 Rockbridge Road Suite H and J, Norcross, GA 30093

Use for: Billiards

Size: 5740 square feet (Office: 300 square feet, facility use: 5140 square feet)

Zoning: C-2

Unit: H and J

Parking space: 210 Regular and 20 handicapped

Height of building: 30 feet

Operation hours: 9:00AM to 11: 30 PM

Number of employees: under 20

Not intend to serve food, No illegal gambling, No illegal drug use. No smoking, and No loud music., and No use Alcohol.

Previously used as a pool hall: Yes

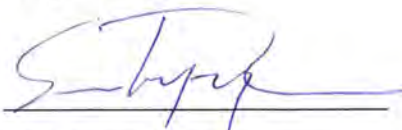
As a part of this letter, I commit my business will be duly organized and existing under the laws of the State of Georgia. I will use exactly the area described above, as well as fully comply with tax obligations, maintaining order and security of the business area.

I look forward to receiving your approval so that I can start setting up my business as soon as possible.

Please accept this letter as a sincere expression of my intent. Please contact me at your earliest convenience if you accept. You can reach me at 404-993-6195 or at sony1173@yahoo.com.

Thank you for the time that you spent with me and gave me this opportunity!

Respectfully,



Son Truong Nguyen

President of Thanh Long Billiards

Phone: 404-993-6195

Email: sony1173@yahoo.com

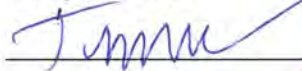
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Subscribed and sworn before me this:

May 08, 2019.



Public Notary

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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.

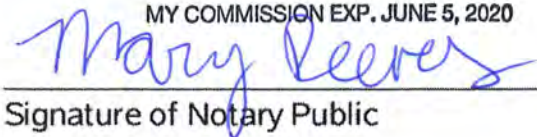

Signature of Applicant

05-07-2019
Date

Son NGUYEN
Type or Print Name and Title

Owner

MARY REEVES
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXP. JUNE 5, 2020


Signature of Notary Public

5-7-19
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

5-7-19

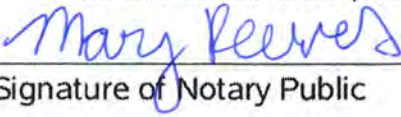
Date



Type or Print Name and Title

property manager

MARY REEVES
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXP. JUNE 5, 2020



Signature of Notary Public

5-7-19

Date

Notary Seal

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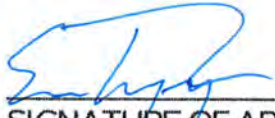
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 05-07-19 Son NGUYEN
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Mary Reeves 5-7-19 MARY REEVES
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY PUBLIC
 GWINNETT COUNTY, GEORGIA
 MY COMMISSION EXP. JUNE 5, 2020 NOTARY SEAL

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 Son NGUYEN
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL 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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