

**REZONING APPLICATION**

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

| APPLICANT INFORMATION   | PROPERTY OWNER INFORMATION*        |
|---|------------------------------------|
| NAME: <u>Dung Nguyen</u>                                      | NAME: <u>Dung Nguyen</u>           |
| ADDRESS: <u>6035 Singleton Rd.</u>                            | ADDRESS: <u>6035 Singleton Rd.</u> |
| CITY: <u>Norcross</u>   | CITY: <u>Norcross</u>              |
| STATE: <u>GA</u> ZIP: <u>30093</u>                            | STATE: <u>GA</u> ZIP: <u>30093</u> |
| PHONE: <u>678-697-7555</u>                                    | PHONE: <u>678-697-7555</u>         |
| CONTACT PERSON: <u>Dung Nguyen</u> PHONE: <u>678-697-7555</u> |                                    |
| CONTACT'S E-MAIL: <u>living0708@yahoo.com</u>                 |                                    |

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): R-75 REQUESTED ZONING DISTRICT: O&I

PARCEL NUMBER(S): R6195 025 ACREAGE: 0.4254

ADDRESS OF PROPERTY: 6035 Singleton Rd., Norcross, GA 30093

PROPOSED DEVELOPMENT: O&I

| RESIDENTIAL DEVELOPMENT             | NON-RESIDENTIAL DEVELOPMENT          |
|-------------------------------------|--------------------------------------|
| No. of Lots/Dwelling Units _____    | No. of Buildings/Lots: <u>1</u>      |
| Dwelling Unit Size (Sq. Ft.): _____ | Total Building Sq. Ft. <u>1620SF</u> |
| Gross Density: _____                | Density: _____                       |
| Net Density: _____                  |                                      |

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

RECEIVED BY                      2  
 DEC 7 2018  
 PLANNING & DEVELOPMENT

RZC2019-00002

After Recording Return To:  
Dung Nguyen & Viet Le  
6035 Singleton Road  
Norcross, GA. 30093

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY

2018 MAR 27 AM 10:17

RICHARD ALEXANDER, CLERK

\*\*Deed Only - No Title Search\*\*

301998

# QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

This Quitclaim Deed made the 20th day of March, 2018, between **VIET HUNG LE**, as party or parties of the first part, hereinafter called Grantor, and **DUNG THI NGOC NGUYEN and VIET HUNG LE**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP IN AND TO:

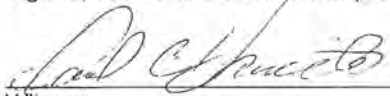
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE 6<sup>TH</sup> DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, CHESTERFIELD MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK K, PAGE 221, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point at the intersection of the northwesterly side of Singleton Road and the southwesterly side of Dawn Way; running thence southwesterly along the northwesterly side of Singleton Road, 120 feet to a point; running thence northwesterly along the line dividing Lots 4 and 5, said block, subdivision and plat, 170 feet to a point; running thence northeasterly 110 feet to a point on the southwesterly side of Dawn Way 170 feet to the point of beginning.

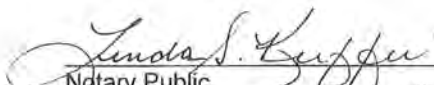
TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property in FEE SIMPLE to Transferee, and Transferee heirs and assigns forever.

IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
VIET HUNG LE (Seal)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/19/2018

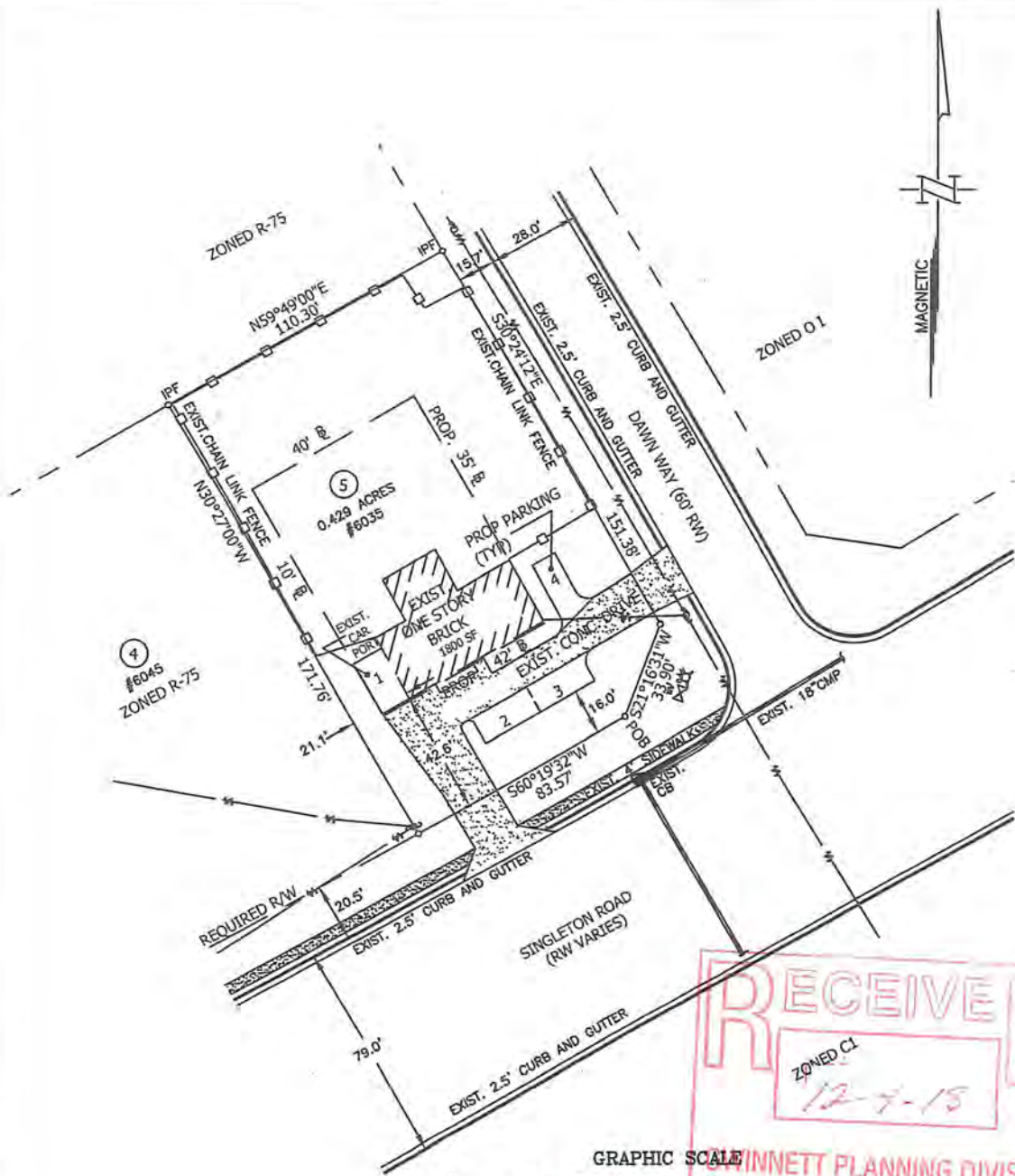


RECEIVED BY  
DEC 7 2018  
PLANNING &  
DEVELOPMENT

PT-61 # 067-2018-007032  
GWINNETT CO GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 0  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

0025763

RZC2019-00002



- LEGEND**
- ⊛ EXISTING FIRE HYDRANT
  - ⊞ EXISTING WATER VALVE
  - POWER POLE AND OVERHEAD WIRE

**GENERAL NOTES**  
 CURRENT ZONING = R 75  
 PROPOSED ZONING = O & I  
 SETBACKS:  
 FRONT 50 FT  
 SIDE 10 FT  
 REAR 40 FT ABUTTING RESIDENTIAL

PROPOSED FRONT SETBACKS SHOWN REQUIRE A VARIANCE

4 PARKING SPACES PROVIDES FOR UP TO 2000 SF OF OFFICE SPACE.  
 PARKING SPACES INCLUDES 3 NEW SPACES AND ONE EXISTING SPACE IN CAR PORT.

TOTAL AREA = 0.429 ACRES  
 18,687 SQ. FT.

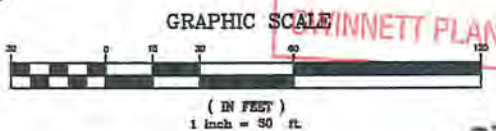
SURVEY INFORMATION TAKEN FROM PLAT BY MCCLUNG SURVEYING, INC., DATED MAY 15, 2001 FOR RICHARD H. JONES AND ALINDA A. JONES.

**SURVEY NOTES**

- 1 STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES HAVE BEEN PAVED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 

|                  |                           |
|------------------|---------------------------|
| TELEPHONE:       | BELLSOUTH                 |
| ELECTRIC:        | GEORGIA POWER COMPANY     |
| WATER AND SEWER: | GWINNETT COUNTY           |
| GAS:             | ATLANTA GAS LIGHT COMPANY |

- 2 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 4 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.  
 BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 5 RIGHT-OF-WAY INFORMATION TAKEN FROM GWINNETT COUNTY R/W PLANS. PROJECT NO. B21190  
 SHEET 2 OF 10



THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER GWINNETT COUNTY FLOOD PANEL NUMBER 130322 0165 B

SHEET **1** OF **1**

**SITE PLAN FOR VINCENT GAROFOLA**

LAND LOT 195, 6TH DISTRICT, GWINNETT COUNTY, GA.

SCALE: 1"=30'  
 DATE: 2-21-06  
 JOB NO. G6012.00

| ACTIVITY         | NAME         |
|------------------|--------------|
| DESIGNED BY:     | S. PATTERSON |
| DRAWN BY:        | M. SHANER    |
| CHECKED BY:      | S. TATE      |
| APPROVED BY:     | R. GALPIN    |
| REGISTRATION NO. | 20938        |

**ashford engineers, inc.**  
 1995 North Park Place, Suite 450  
 Atlanta, Georgia 30339  
 Tel. (770) 435-2733 Fax. (770) 435-7639  
 civil engineers • land planning • development services

THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE ENGINEER'S PERMISSION  
 THIS PLAN IS NOT CERTIFIED UNLESS AN EMPLOYED SEAL APPEARS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

**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

---

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

NO

---

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

NO

---

- (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

---

- (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:

NO

---

November 26, 2018

Property Owner:

Dung Nguyen

6035 Singleton Rd.

Norcross, GA 30093

Property Address: 6035 Singleton Road, Norcross, GA 30093

To: Gwinnett County Planning and Zoning or

To Whom It May Concern;

This letter is to inform you that I bought the house at 6035 Singleton Rd., Norcross, GA 30093 on June 28, 2011 as zoning **O&I** and this property belong to Gwinnett County, but on December 23, 2011 I filed rezoning to R-75 for living there with my children and now I would like to rezone back to O&I for open insurance office. Therefore I write this letter is asking your approval for my chance to work at Gwinnett County.

Thank you very much for your consideration,

Best Regards,



Dung Nguyen

RECEIVED BY  
DEC 7 2018  
PLANNING & DEVELOPMENT

RZC2019-00002

**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.

*[Handwritten Signature]*

*11/26/2018*

Signature of Applicant

Date

**Dung Nguyen, Owner**

Type or Print Name and Title

*[Handwritten Signature]*

*11/26/18*

Signature of Notary Public

Date



Notary Seal

**RECEIVED BY  
DEC 7 2018  
PLANNING & DEVELOPMENT**

**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.

Ma Thuc 11/26/2018  
Signature of Property Owner Date

Dung Nguyen, Owner  
Type or Print Name and Title

[Signature] 11/26/18 [Notary Seal]  
Signature of Notary Public Date Notary Seal

RECEIVED BY  
DEC 7 2018  
PLANNING & DEVELOPMENT





**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: 6 - 195 0 - 25  
(Map Reference Number) District Land Lot Parcel

Martinez 12/4/2018  
Signature of Applicant Date

Dung Nguyen  
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)

Ingrid Espinal TSA II  
NAME TITLE  
12/4/18  
DATE

RECEIVED BY  
DEC 7 2018  
PLANNING & DEVELOPMENT