

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Xiao Ou Shan</u>	NAME: <u>Xiao Ou Shan</u>
ADDRESS: <u>c/o Andersen Tate & Carr</u> <u>1960 Satellite Blvd., Suite 4000</u>	ADDRESS: <u>c/o Andersen Tate & Carr</u> <u>1960 Satellite Blvd., Suite 4000</u>
CITY: <u>Duluth</u>	CITY: <u>Duluth</u>
STATE: <u>Georgia</u> ZIP: <u>30097</u>	STATE: <u>Georgia</u> ZIP: <u>30097</u>
PHONE: <u>(770) 822-0900</u>	PHONE: <u>(770) 822-0900</u>
CONTACT PERSON: <u>Michael L. Sullivan</u> PHONE: <u>(770) 822-0900</u>	
CONTACT'S E-MAIL: <u>msullivan@atclawfirm.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M-1 REQUESTED ZONING DISTRICT: C-2 with SUP

LAND DISTRICT(S): 6 LAND LOT(S): 175 ACREAGE: 4.08 acres

ADDRESS OF PROPERTY: 1165 Beaver Run Road

PROPOSED DEVELOPMENT: Used Automobile Sales

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>12,000 sq. ft.</u>
Gross Density: _____	Density: <u>2,941 square feet per acre</u>
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



ANDERSEN TATE CARR

ANDERSEN, TATE & CARR, P.C.
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DULUTH, GEORGIA 30097
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FACSIMILE: (770) 236-9754
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MICHAEL L. SULLIVAN
Attorney at Law

E-mail: msullivan@atclawfirm.com

LETTER OF INTENT
FOR REZONING AND SPECIAL USE PERMIT APPLICATIONS OF
XIAO OU SHAN
C-2 (Used Automobile Sales)

The Owner and Applicant, Xiao Ou Shan (hereinafter, "Applicant"), submits these Rezoning and Special Use Permit Applications to allow Applicant to utilize the subject property as a used automobile sales facility. The existing 12,000 square foot building would be used along with some additional parking as shown on the submitted site plan. The majority of the subject property would continue to remain undeveloped and wooded, allowing for significant natural buffers which could also be supplemented by additional landscaping.

The subject property is an approximately 4.08 acre tract (hereinafter, the "Property") located on Beaver Ruin Road near its intersection with Steve Reynolds Road and directly across the street from the Atlanta Golf Center driving range. The area is composed of a mix of commercial and industrial buildings, within which the requested rezoning and special use would be entirely consistent.

The proposed used automobile sales facility will be primarily focused on online sales, as opposed to a traditional car lot which would be focused on attracting drive-by interest and sales to individuals while physically present on the lot. As a result, many of the attributes of traditional auto sales lots may not be present on the subject property.

The development of the property as a new & used automobile sales facility under the guidelines of Gwinnett County is appropriate to the subject tract, consistent use and development of adjacent and surrounding properties as well as the significant presence of automotive sales and service uses in the surrounding area and consistent with the Gwinnett County 2030 Unified Plan

As stated in the Application, the Applicant intends to use the property in its current configuration as a primarily used car sales service facility.



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CONCLUSION

This proposed rezoning and special use permit would result in a high-quality used car sales facility for the residents of Gwinnett County, providing jobs and improving Gwinnett's tax base. Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

This 29th day of March, 2011.

Respectfully submitted,
ANDERSEN, TATE & CARR, P.C.



Michael L. Sullivan
Attorney for Owner/Applicant



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SPECIAL USE PERMIT APPLICATION

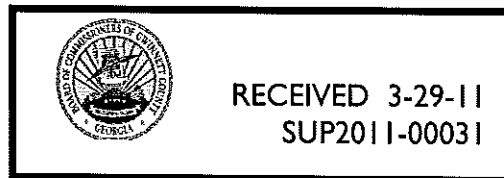
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*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>12,000sq.ft.</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>175</u> ACREAGE: <u>4.08 acres</u>
ADDRESS OF PROPERTY: <u>1165 Beaver Ruin Road</u>	
SPECIAL USE REQUESTED: <u>Automotive Sales Lot</u>	

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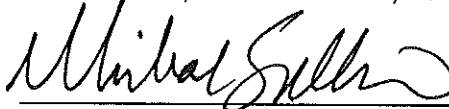
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