

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: AUTOSURE LLC	NAME: KIPLING LAND CORPORATION
ADDRESS: 1720 SUGARLOAF CLUB DR	ADDRESS: 1720 SUGARLOAF CLUB DR
CITY: DULUTH	CITY: DULUTH
STATE: GA ZIP: 30097	STATE: GA ZIP: 30097
PHONE: 678-327-6759	PHONE: 678-327-6759
CONTACT PERSON: SCOTT PRICE PHONE: 678-327-6759	
CONTACT'S E-MAIL: SPMAXIE@YAHOO.COM	

*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).

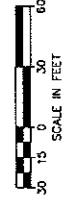
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: 2400	
LAND DISTRICT(S): 6062 LAND LOT(S): 62 ACREAGE: 1.33	
ADDRESS OF PROPERTY: 5015 HWY 78 LILBURN GA	
SPECIAL USE REQUESTED: AUTOMOBILE DEALERSHIP	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

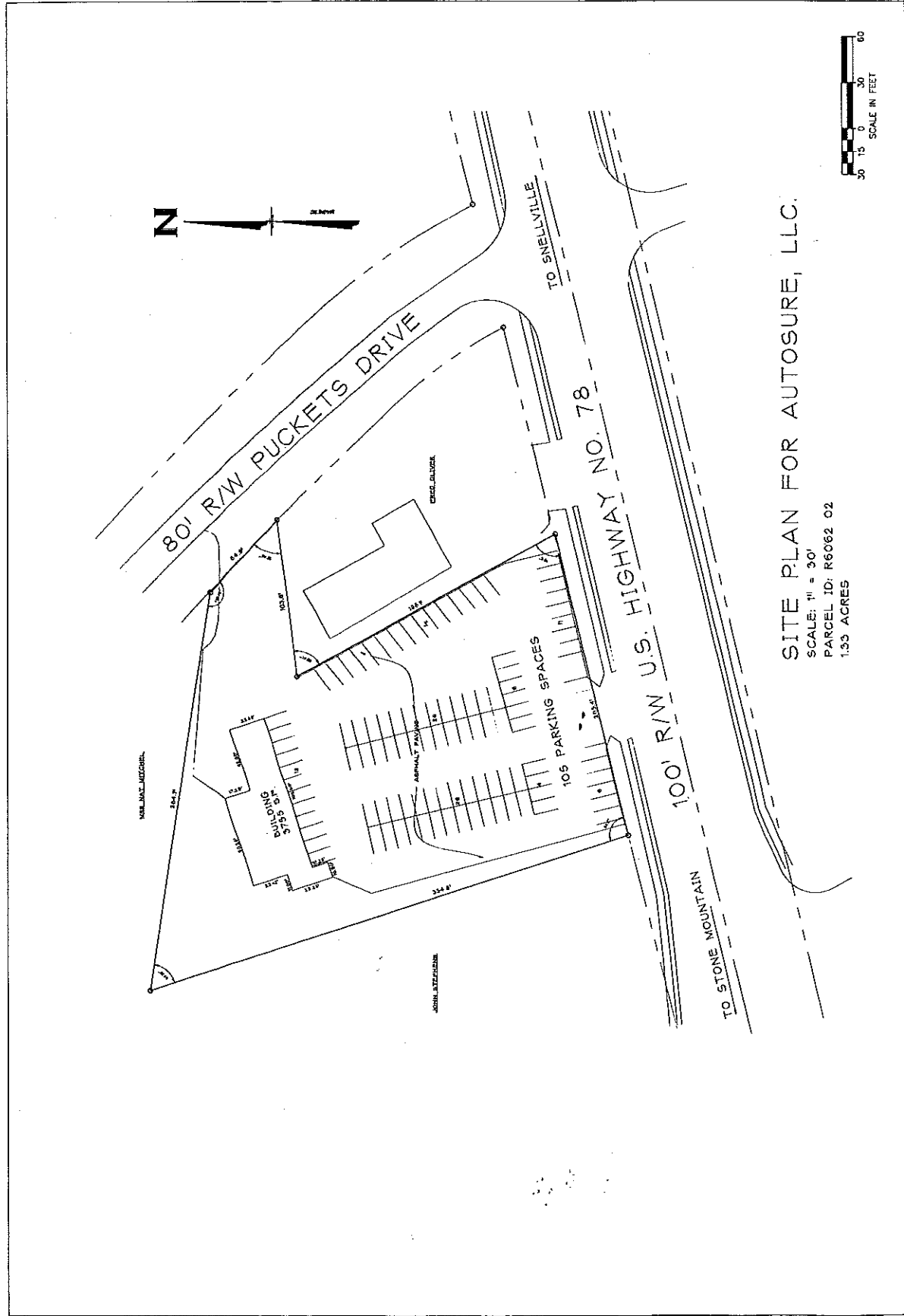
All that tract or parcel of land lying and being in Land Lot 62 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly right of way of U. S. Highway No. 78, 140 feet, southwesterly along said right of way from its intersection with the west side of Pucketts Drive; thence running southwesterly along the northwesterly side of U. S. Highway No. 78 a distance of 203.4 feet to an iron pin on the northeasterly side of property now or formerly owned by John D. Stephens, Inc.; running thence northwesterly along the northeasterly side of Stephens Property and forming an interior angle of $93^{\circ}59'$ with the preceding course a distance of 334.8 feet to an iron pin on the southwesterly side of the property now or formerly owned by Mrs. Mattie Mitchell; running thence southeasterly along the southwesterly side of said Mitchell Property and forming an interior angle of $63^{\circ}34'$ with the preceding course a distance of 264.7 feet to an iron pin on the southwesterly side of Pucketts Drive; running thence southeasterly along the southwesterly side of Pucketts Drive a distance of 64.9 feet; thence running westerly and forming an interior angle of $52^{\circ}16'$ with the preceding course a distance of 103.6 feet to a point; thence running southeasterly and forming an interior angle of $291^{\circ}44'$ with the preceding course a distance of 196.1 feet to the point of beginning; containing 1.339 acres as per plat prepared by Hannon, Meeks & Bagwell, Registered Land Surveyors & Engineers, Inc., for Williams Brothers Mobile Offices, Inc., dated August 24, 1977.

AUTOSURE, LLC
 SITE PLAN FOR
 5015 HIGHWAY 78
 LILBURN, GA



SITE PLAN FOR AUTOSURE, LLC.
 SCALE: 1" = 30'
 PARCEL ID: R6062 02
 1.33 ACRES



SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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, THIS PROPERTY & ADJACENT PROPERTY HAVE BEEN CAR DEALERSHIPS 30 YEARS
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO, ALL SURROUNDING PROPERTIES ARE CAR DEALERSHIPS OR CAR RENTAL FACILITIES
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
YES, THIS PROPERTY HAS BEEN AN AUTOMOBILE DEALERSHIP FOR 30 YEARS
- (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, IT IS THE SAME USE IT HAS HAD FOR THE PAST 30 YEARS
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
YES, IT WAS APPROVED AS CAR DEALERSHIP 30 YEARS AGO AND HAS BEEN ONE EVER SINCE THEN.
- (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:
NO, ITS STILL ALL CAR DEALERSHIPS

Letter Of Intent

Kiplingland Corporation respectfully requests that the property it owns, located at 5015 Highway 78, which has operated as an automobile dealership for the past 30 years, to again be an automobile dealership. The property had a septic tank problem and the county requested that Kipling Land Corporation connect the property to Gwinnett County Sewer. Kipling Land Complied but our tenant vacated the premises while we performed the construction. The automobile dealership's business license expired so we are reapplying for the same property use that it has had for the past 30 years; an Automobile Dealership. We do not feel we should be damaged because we complied with a County Request to connect to sewer (after a county meter reader drove over our septic system and it caved in)

At capacity, We expect to average sales of 75 units per month and an average cost of \$17,000 Which would bring Gwinnett County an additional \$1,071,000 sales tax revenue annually (assuming all sales are to Gwinnett residents)

The property is currently 1.33 acres.

The property is currently zoned commercial retail and has enjoyed a special use as an automobile dealership for the past 30 years. The properties on both adjacent sides are automobile dealerships; as is the property directly across the street.

The property is one single lot, operated as an automobile dealership.

The property currently has 95 parking spaces.

The height of the building is 22 feet.

There are no requested changes in buffers as the request is for the same use that the property has enjoyed for the past 30 years.

Respectfully,

Scott Price
Kipling Land Corporation

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.



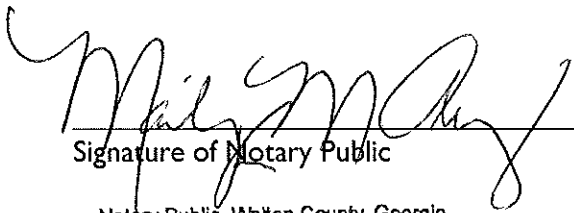
12/13/11

Signature of Applicant

Date

SCOTT PRICE SECRETARY

Type or Print Name and Title



12-13-11

Signature of Notary Public

Date

Notary Seal

Notary Public, Walton County, Georgia
My Commission Expires Jan.18, 2015

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.



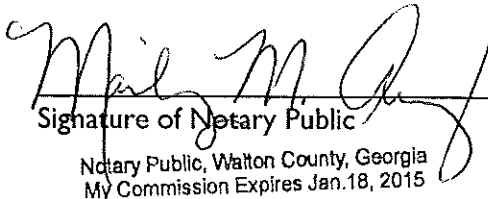
12-13-11

Signature of Property Owner

Date

KIPLING LAND CORPORATION/SCOTT PRICE SECRETARY

Type or Print Name and Title



Signature of Notary Public
Notary Public, Walton County, Georgia
My Commission Expires Jan.18, 2015

12-13-11

Date

Notary Seal

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: R6062 - ~~002~~ 062 - 002
(Map Reference Number) District Land Lot Parcel

 12-13-11
Signature of Applicant Date

SCOTT PRICE SECRETARY
Type or Print Name and Title

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)

 TSA #
NAME TITLE
12-15-11
DATE