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9/9/2024

**SPECIAL USE PERMIT APPLICATION**

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

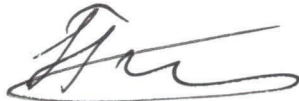
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>ACME Truck Tires, Inc.</u> Address: <u>4855 Winding Rose Drive</u> City: <u>Suwanee</u> State: <u>GA</u> ZIP: <u>30024</u> Phone: <u>404-815-3627</u> Email: <u>ACMEtrucktires@gmail.com</u>	Name: <u>Bhupendra N Bivek</u> Address: <u>2635 Weddington Place NE</u> City: <u>Marietta,</u> State: <u>GA</u> ZIP: <u>30068</u> Phone: _____ Email: _____
Contact Person: <u>Dennis J. Webb</u> Phone: <u>404-815-3620</u> Contact's Email: <u>dwebb@sgrlaw.com</u>	
<b>APPLICANT IS THE:</b> <input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>C-2</u> Parcel Number(s): <u>R6218 013</u> Acreage: <u>4.40</u> Property Address(es): <u>1896 Graves Road, Norcross, Georgia</u> Proposed Development: <u>Commercial Truck Tire Sales and Installation</u> Variance(s): <u>Parking (UDO Table 240.1) Gateway 85 (UDO 214.40) Waiver(s):</u> _____ Building/Leased Sq. Ft.: <u>±29,000 square feet</u> Floor Area Ratio: <u>N/A</u>	

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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 six (6) months from the date of last action by the Board of Commissioners.



7/22/24

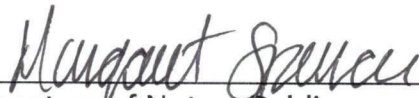
Signature of Applicant

Date

Nazar Korunovych

President

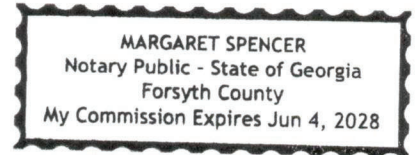
Type or Print Name and Title



7/22/24

Signature of Notary Public

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 six (6) months from the date of last action by the Board of Commissioners.



\_\_\_\_\_  
Signature of Property Owner

7/22/24

\_\_\_\_\_  
Date

SHARAD BIVER, PARTNER

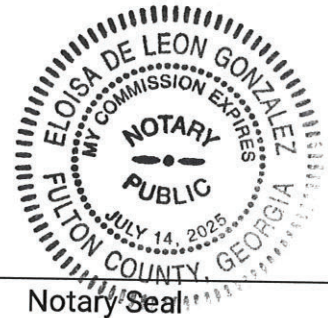
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Type or Print Name and Title



\_\_\_\_\_  
Signature of Notary Public

July 22, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal

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**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 Gwinnett County Tax Commissioner. In no case shall an application or reapplication for special use permits be processed without such property verification.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

Parcel I.D. Number: RG218 013  
(Map Reference Number)

[Signature]

Signature of Applicant

7/22/24

Date

Mazar Koprivnych

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. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

**TAX COMMISSIONERS USE ONLY**

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Deborah Phelps Dir Rep

Name

TSA

Title

7/25/2024

Date

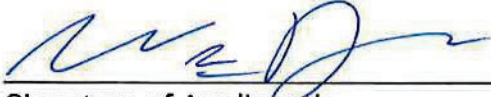
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 7/22/24 Nazan Komarovich  
Signature of Applicant Date Type of Print Name and Title

 7/22/24 William J. Dehl  
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 7.22.2024  
Signature of Notary Public Date



**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?

Yes  No William J. Dehl, Smith, Gensbrel, & Russell (Your Name)

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

NAME AND OFFICAL 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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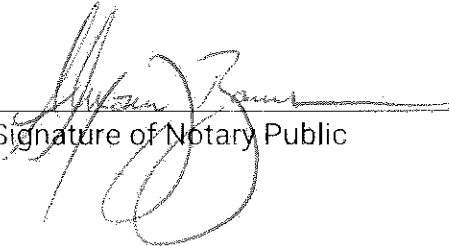
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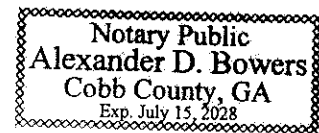
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

 8-9-24 SHARAD BIVER  
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 Aug. 9th, 2024  
Signature of Notary Public Date



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?

Yes  No SHARAD BIVER (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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**LETTER OF INTENT**

and

Other Material Required by  
Gwinnett County Unified Development Ordinance  
for the  
Special Use Permit and Concurrent Variance Application

of

**ACME TRUCK TIRES, INC.**

for

± 2.2 Acres of Land  
1895 Gravies Road, Norcross, Georgia  
Parcel Identification Number: R6218 013

Submitted for Applicant by:

Dennis J. Webb, Jr.  
William J. Diehl  
Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, NE  
Suite 1000  
Atlanta, Georgia 30309  
404-815-3500

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## INTRODUCTION

This application seeks a special use permit for a “Parts and Accessories Store, with Installation” use on the 29,000 sq. foot one-story concrete block, commercial building located at 1895 Gravies Road, Norcross, Georgia (PIN: R6218 013) (the “Subject Property”).<sup>1</sup> The Subject Property is currently zoned C-2 and historically has been used for various light-industrial and commercial uses, including the prior pallet construction and sales facility. The Subject Property is located within the Gateway 85 overlay, provided in the Unified Development Code (“UDC”) § 214-40.

The Applicant is an established commercial truck tire seller. The facility will sell and install commercial truck tires, including a marginal amount of used commercial truck tires. Applicant’s business is limited to tire sales and installation. No engine, body, or other repairs will be performed on location. Further, all installation, storage, and sales will occur within the building. Such a use fits within the “Parts and Accessories Store, with installation” use as provided in the UDC’s use table and requires a special use permit in the C-2 district (See, UDC § 211-80).

In addition to the special use permit, the Applicant also requests two concurrent variances. First, the UDO would require 97 parking spaces for the 29,000 sq. foot building.<sup>2</sup> While no existing parking spaces are demarcated in the current condition, the proposed plan shows 55 spaces marked along the front and rear of the Subject Property. The property does not have sufficient space for 97 parking spaces. Seemingly, the parking facilities were at one time compliant with the code requirements at the time of construction and have only been made nonconforming on account of

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<sup>1</sup> The parcel contains two commercial buildings, the Subject Property, being the most southern of the buildings and a smaller “L” shaped concrete block building commonly known as 1915 Graves Road. The special use permit here is only sought on the Subject Property, not the adjacent building.

<sup>2</sup> Table 240.1 of the UDO requires a minimum parking ratio of 1 per 300 sq. feet.



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ordinance amendments. While the Applicant intends to improve the parking demarcations on the site, it will not alter the existing parking facilities. Applicant requests a concurrent variance to conform the facilities to the existing code.

Secondly, Applicant seeks a concurrent variance to the Gateway 85 Overlay District's preclusion of "[u]sed tire sales as a principal or accessory use." (UDO § 214.40.4(B)(4)). Applicant, like nearly all other commercial truck tire sellers, sells some used commercial truck tires in connection with its offering of new tires. To be clear, this is a small percentage of Applicant's overall sales. Applicant estimates that used tire sales amount for less than 10% of its gross sales.

The sale of used tires in commercial trucking facilities is a very common and accepted practice. Because commercial truck tires wear at different rates based on their location on trucks and because tires for fleet-vehicles (particularly those used by larger logistics operations) are typically purchased in "sets", the commercial truck industry generates much higher percentages of used tires than traditional passenger vehicles. While the Applicant typically sells used tires to wholesale used-tire purchasers and recyclers, tires that have a significant remaining lifespan that can be packaged with similarly used tires are sold to commercial truck tire facilities. Again, these circumstances are limited and the vast majority of older tires are recycled or sold to wholesalers.

### **CONSTITUTIONAL OBJECTIONS**

The Applicant and its development team looks forward to working with the County in connection with this request. Georgia law requires, however, that the Applicant submit certain notices and objections to preserve rights in connection with the Applicant and Owners interests in the Subject Property. These objections are provided accordingly to reserve such rights.

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The Applicant respectfully submits that any decision of the County which would preclude the development of this project as requested is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to approve the Application would constitute a taking of the Owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

The Applicant also respectfully submits that any attempt by the County to impose greater restrictions upon the manner in which the property will be developed than currently exist under the relevant Unified Development Ordinance, including by applying later-adopted Ordinances or by approving the Application but conditioning said approval in such a way that the property may not be developed as designed, would be equally unlawful and unconstitutional. Such conditioning or restrictions would constitute an arbitrary and unreasonable use of the power delegated to the County because they could bear no substantial relation to the public health, safety, morality or general welfare of the public and would substantially harm the Applicant and owners of the property and deprive them of reasonable, investment backed expectations based upon the current Codes of the County. Finally, any use of the power delegated to the County to deny the Application or condition it would be a manifest abuse of its discretion.

A refusal to allow the zoning modification in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution. A refusal to allow the zoning modification in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

### CONCLUSION

For the reasons stated above, this application should be approved allowing for the use as described herein and for variances to the parking requirements and those uses described in the Gateway 85 Overlay.

This 8<sup>th</sup> day of August, 2024.

Respectfully submitted,

/s/ Dennis J. Webb, Jr.  
Dennis J. Webb, Jr.  
William J. Diehl  
Attorneys for Applicant

Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, NE  
Atlanta, Georgia 30309  
404-815-3500



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## STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

### A. SPECIAL USE PERMIT ANALYSIS

**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. The use is consistent with the transportation and logistics centric businesses within the Gateway 85 corridor. Surrounding uses and zonings around the Subject Property reflect the wholesale commercial and logistic uses within the area. The proposed use is consistent and complimentary to those uses. Many adjacent parcels—particularly those on Warren Drive—are zoned M1 (light industrial) and include trucking and logistic components. Indeed, the area was expressly developed for these types of warehouse and logistic uses. The Subject Property has access Interstate 85 via Dawson Blvd (the access road adjacent to Interstate 85). This access allows commercial vehicles to utilize the property without using neighborhood streets to the south of the Subject Property. The Subject Property is adjacent to other commercial and logistic uses, many of which utilize commercial vehicles.

**Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:**

No. The special use permit will create similar or less amounts of commercial truck traffic as those experienced with similar and surrounding commercial and logistic uses. The use is complimentary to those surrounding uses, which require commercial trucks for their daily operations. By providing services for commercial trucks within an area heavily dependent on such vehicles, the special use provides a necessary and complimentary service and limits the length of trips trucks must make for routine maintenance and services.

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**Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:**

The Subject Property was developed as an industrial facility with street facing bay-doors and large square footages for inventory and equipment storage. Its commercial uses are limited given the design of the building and its lack of frontage along Interstate 85 and the access road. Viable commercial uses must be able to utilize the industrial layout of the building and accommodate limited street frontage. While those users are limited, a commercial truck tire facility is a user.

**Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

No. The use will have no impact on schools and is a relatively low-impact use on utilities—particularly compared to other commercial and light industrial uses. The surrounding transportation facilities were designed and are maintained to accommodate truck traffic. The Subject Property has connectivity to Interstate 85 via commercial and industrial corridors and will not use neighborhood streets.

**Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:**

The Subject Property is located within the “Workplace—Light” character area of the 2045 Future Land Use Map. That area designates “a mix of light industrial, flex, and office spaces” and acknowledges dependence on commercial trucks. (Comp. Plan p. 45). As discussed above, this use is complementary to the surrounding logistic-based uses identified in the comprehensive plan. Further, the character area recommends more intensive zoning districts including the C-3 district. In that district, the use requested here would be permitted by right. (See, UDO § 211-80).

**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:**

The Applicant is an experienced operator with a reputation for maintaining facilities and compliance with local ordinances. Applicant desires and proposes to make improvements such that the Subject Property is compliant with local regulation and maintained to the Gwinnett Standard.

**B. VARIANCE ANALYSIS**

**Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved?**

Parking Variance—Yes. The Subject Property was previously developed with limited parking facilities. There is no opportunity for the expansion of parking facilities on this property or on adjacent parcels.

Gateway 85 Overlay Variance—Yes. The Subject Property was developed for industrial and heavier commercial uses and the surrounding uses reflect that intensity of development and, particularly, the importance of commercial vehicles. The sale of used commercial truck tires is essential to commercial truck-tire facilities and, unlike with traditional passenger vehicle tire sales, cannot be separated from new tire sales.

**Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced?**



Parking Variance—Yes. As discussed above, the parking facilities were previously constructed with a lower parking ratio. The higher parking ratio was imposed when parking regulations were amended and not by the redesign or redevelopment of the Subject Property. Imposing the higher standard would require the property owner to demolish an existing and function building that was lawfully constructed.

Gateway 85 Overlay Variance—Yes. As discussed above, used tire sales are a critical component of commercial truck-tire facilities given the peculiarities of the industry and the use of commercial truck tires.

**Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property?**

Parking Variance—No. The variance is required on account of the existing parking ratio requiring greater parking than was previously constructed. The existing parking facility is compliant with applicable regulation and the variance is a consequence of this special land use permit not a re-development of the site.

Gateway 85 Overlay Variance—No. The variance request is being made on account of the unique nature of the Applicant’s business. The intent of the Gateway 85 Overlay is to limit the extent to which used tire dealers for passenger vehicles are present within the overlay. While such dealers may present unique issues related to their aesthetic and the quality of commercial users in the passenger-vehicle tire industry, those concerns are not implicated in the commercial truck context, and most dealers offer both used and new commercial truck tires. Used tire inventories are kept entirely inside and only longer-life cycle tires are preserved and resold. Further used tire sales are ubiquitous in the commercial-truck tire industry.



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**Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant?**

Parking Variance—Yes. The parking ratio that would be imposed by the UDO was caused by regulation amendments not by any request or action of the Applicant.

Gateway 85 Overlay Variance—Yes. Used tire sales are ubiquitous in the commercial-truck tire industry and nearly all facilities require a mix of new and used sales given the factors detailed above. The UDO’s prohibition on used tire sales does not accommodate for the distinction between commercial and passenger vehicles and the differences between those markets. Commercial truck tire sales are precluded when used tires cannot be sold at those facilities—whereas, in the passenger vehicle context, used and new tire sales can be easily decoupled.

**Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood?**

Parking Variance—No. The variance only permits the existing building and layout to remain. Strict compliance with the code would result in additional impervious surface and stormwater runoff concerns or the demolition of a structure. Moreover, the additional parking would remain unused as this use does not require the parking demands called for in the UDO.

Gateway 85 Overlay Variance—No. Used tire sales in a commercial truck context is not distinguishable from new tire sales. Indeed, the two are ubiquitous in this context.

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**Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures?**

Parking Variance—Yes. The variance only seeks to preserve existing facilities and does not further reduce parking.

Gateway 85 Overlay Variance—Yes. The variance is requested to allow for commercial truck tire uses. The sale of used tires is minimal in Applicant’s business but is necessary to ensure adequate recycling of truck tires and to reduce waste.

**Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan?**

Parking Variance—Yes. The variance only seeks to preserve existing facilities and does not further reduce parking.

Gateway 85 Overlay Variance—Yes. The comprehensive plan identifies the surrounding area’s dependence on commercial trucking facilities. The sale of used truck tires alongside new truck tires is necessary to ensure that tires are recycled and to reduce waste. The sale of new and used tires is ubiquitous in this industry and most commercial-truck tire sellers cannot operate without having both lines of business.

This 8<sup>th</sup> day of August, 2024.

Respectfully submitted,

/s/ Dennis J. Webb, Jr.

Dennis J. Webb, Jr.  
William J. Diehl  
Attorneys for Applicant

GWINNETT COUNTY  
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Smith, Gambrell & Russell, LLP  
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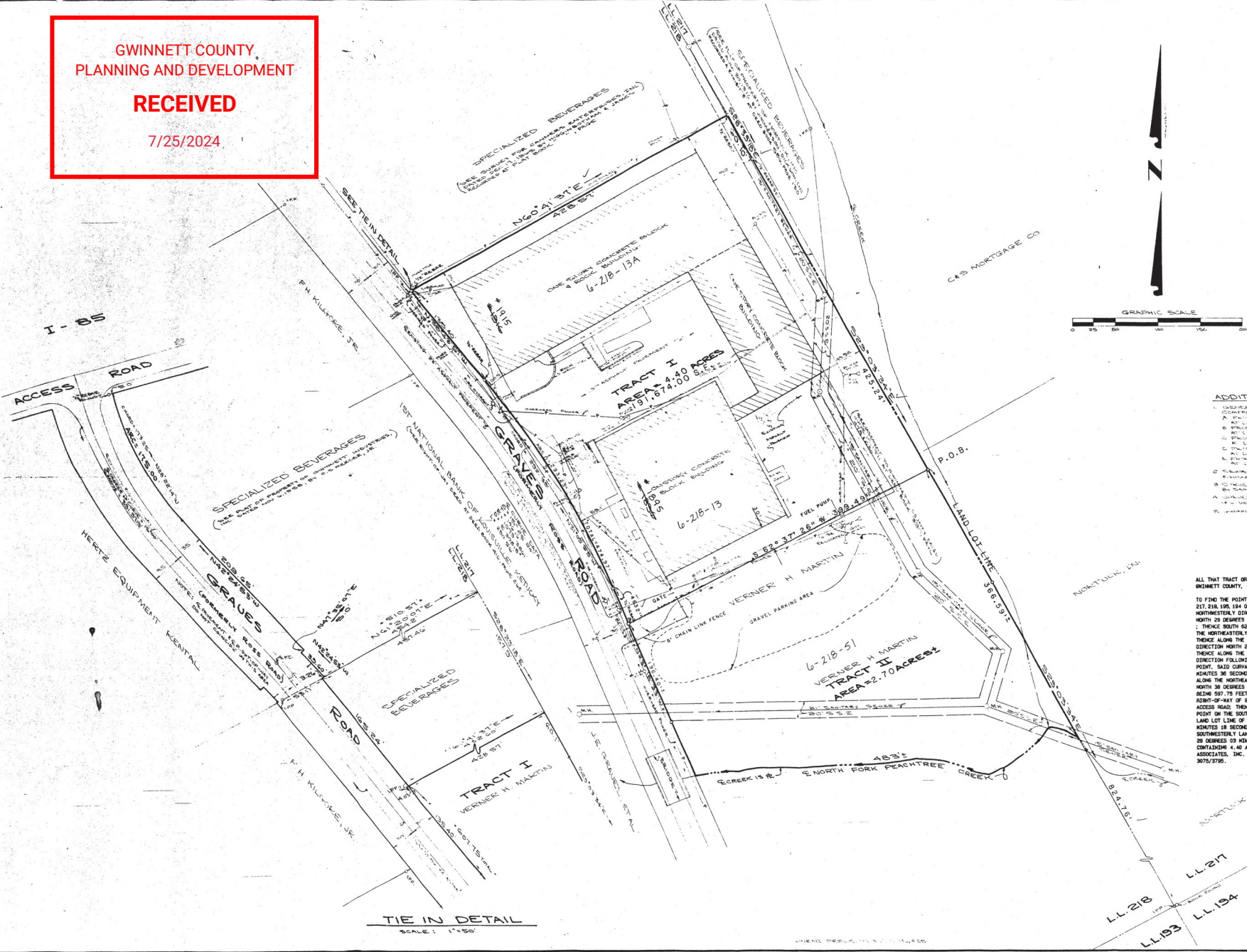
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**ADDITIONAL REFERENCES**

- 1. GENERAL SURVEY INSTRUMENTS TO BEHOLDEN FRANKLIN COMPANY AND PRODUCTS
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...

**SITE DESCRIPTION**

TRACT "I"  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218, 8th DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE COMMON CORNER BETWEEN LAND LOT 217, 218, 219, 220 OF THE 8th LAND DISTRICT, GWINNETT COUNTY, GEORGIA, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LAND LOT LINE OF LAND LOT 217 NORTH 28 DEGREES 05 MINUTES 24 SECONDS WEST 824.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62 DEGREES 37 MINUTES 30 SECONDS WEST 306.40 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF GRAVES ROAD; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF GRAVES ROAD IN A NORTHWESTERLY DIRECTION NORTH 23 DEGREES 18 MINUTES 33 SECONDS WEST 48.32 FEET TO A POINT; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF GRAVES ROAD IN A NORTHWESTERLY DIRECTION FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 293.25 FEET TO A POINT, SAID CURVATURE HAVING A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 08 MINUTES 36 SECONDS WEST 293.38 FEET AND HAVING A RADIUS OF 1199.386 FEET; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF GRAVES ROAD IN A NORTHWESTERLY DIRECTION NORTH 38 DEGREES 43 MINUTES 57 SECONDS WEST 135.40 FEET TO A POINT SAID POINT BEING 507.75 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF GRAVES ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 85 ACCESS ROAD; THENCE NORTH 40 DEGREES 44 MINUTES 27 SECONDS EAST 426.57 FEET TO A POINT ON THE SOUTHWESTERLY LAND LOT LINE 217; THENCE ALONG THE SOUTHWESTERLY LAND LOT LINE OF LAND LOT 217 IN A SOUTHWESTERLY DIRECTION SOUTH 28 DEGREES 33 MINUTES 18 SECONDS EAST 80.10 FEET TO A POINT; THENCE CONTINUE ALONG THE SOUTHWESTERLY LAND LOT LINE OF LAND LOT 217 IN A SOUTHWESTERLY DIRECTION SOUTH 28 DEGREES 03 MINUTES 23 SECONDS EAST 425.24 FEET TO THE POINT OF BEGINNING CONTAINING 4.40 ACRES AS SHOWN ON PLAN FOR VERNER H. MARTIN BY HARKLEROD & ASSOCIATES, INC. DATED 8-26-77, REVISED SEPTEMBER 16, 1986, JOB NUMBER 9075/3795.

**BOUNDARY SURVEY**

FOR  
**VERNER H. MARTIN & LIBERTY SAVINGS BANK**  
LL 218 8TH DISTRICT  
GWINNETT COUNTY, GA.

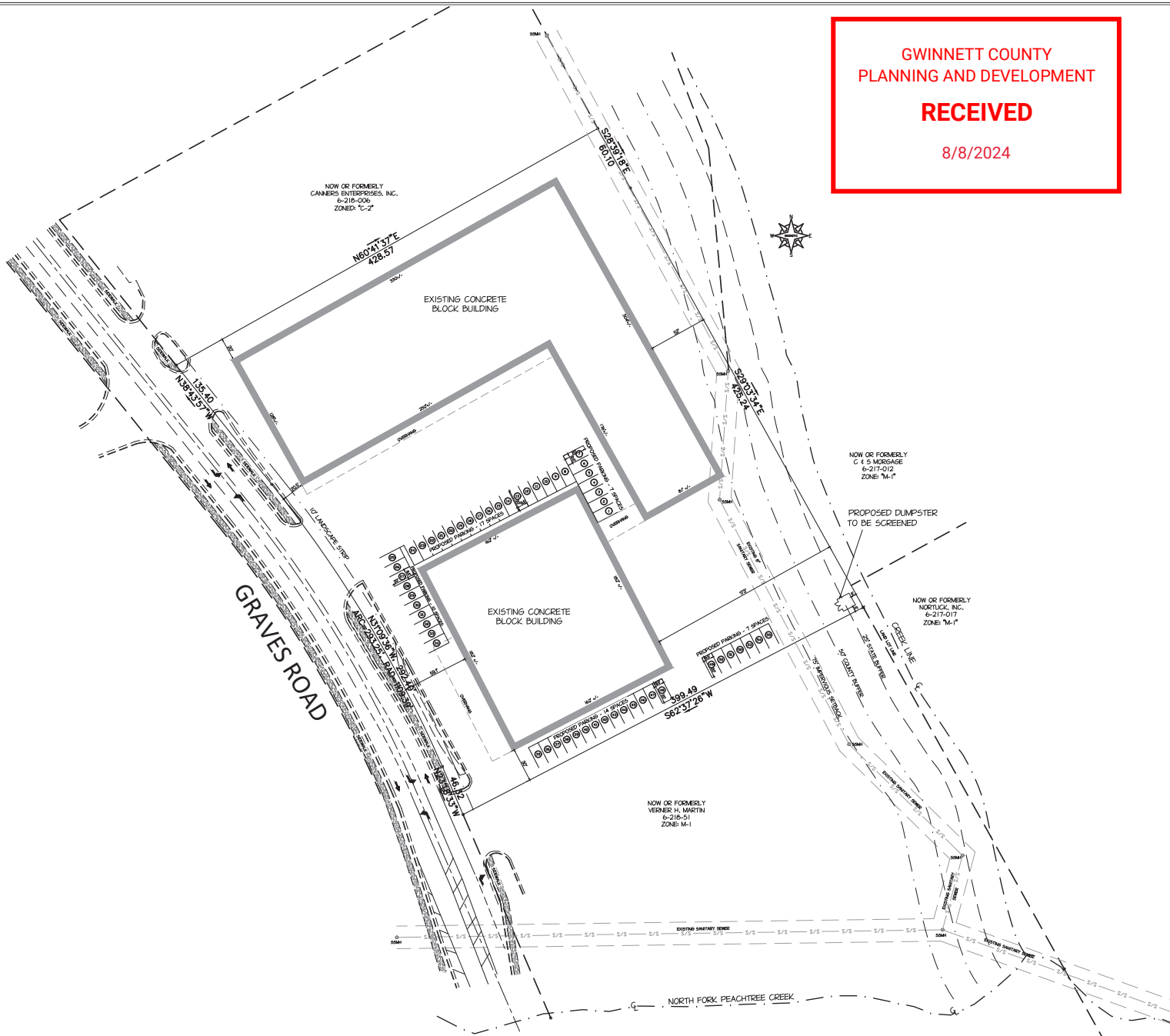
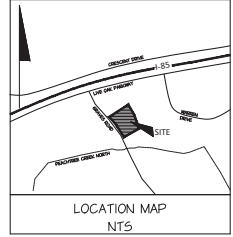
DATE 11-30-80 JOB NO. 3795 DATE 8-26-77  
**Donald W. Harklerod**  
AND ASSOCIATES, INC.  
ENGINEERS & LAND SURVEYORS  
2486 CARROLL AVE., ATLANTA, GEORGIA

TIE IN DETAIL  
SCALE: 1"=50'

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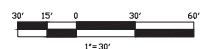


**GENERAL NOTES:**

- EXISTING CONDITIONS TAKEN FROM WINNETT COUNTY GIS & SURVEY BY DONALD W. HARKLEROD & ASSOCIATES, INC. DATED 8/26/77.
- TOTAL PROPOSED PARKING = 55 SPACES
- CURRENT ZONING C-2 GENERAL BUSINESS
- BUILDING SETBACKS BASED ON C-2 ZONING:  
FRONT - 0', SIDE 0', REAR 0'
- LANDSCAPE STRIP REQUIREMENT -  
10' LANDSCAPE STRIP ALONG GRAVES ROAD
- NO BUFFERS REQUIRED
- MAXIMUM BUILDING COVERAGE 80%  
EXISTING - 85,488 BUILDING SF/191,674 SF  
- 44.6%

**OWNER/DEVELOPER**  
ACME TRUCK TIRES, INC.  
WINDING ROSE DRIVE  
SUWANEE, GA 30024  
CONTACT: NAZAR HORUNOVYCH  
PHONE: 770-722-7102  
acmetrucktires@gmail.com

TOTAL SITE AREA  
191,674 SF  
4.4 ACRES  
CURRENTLY ZONED "C-2"



DATE	NO.	REVISIONS PER CLIENT	BY
08-07-24	1	REVISION	NEW



**SITE PLAN**  
FOR  
ACME TRUCK TIRES, INC.

LOCATED  
1916 GRAVES ROAD  
LAND LOT 21B & DISTRICT 6  
TAX ID 6-21B-013  
WINNETT COUNTY, GEORGIA

SCALE: P-20' JOB NO: 6476 DATE: 07-25-24



94 E. CROGAN STREET, SUITE 100, LAWRENCEVILLE, GA 30046  
(770)282-1996

C/OA DONALD W. HARKLEROD & ASSOCIATES, INC.  
No. PE000296, LS000293 | EXPIRATION: 06/30/2026



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

8/8/2024

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8/8/2024

Legal Description of 1896 Graves Road

**TO FIND THE POINT OF BEGINNING**, commence at the common corner between Land Lots 217, 218, 193 and 194 of the 6th Land District, Gwinnett County, Georgia; thence in a northwesterly direction along the southwesterly Land Lot line of Land Lot 217 north 29 degrees 03 minutes 34 seconds west 824.76 feet to the **POINT OF BEGINNING**; thence south 62 degrees 37 minutes 26 seconds west 399.49 feet to a point on the northeasterly right-of-way of Graves Road, having a 60 foot right-of-way; thence along the northeasterly right-of-way of Graves Road in a northwesterly direction north 23 degrees 18 minutes 33 seconds west 46.32 feet to a point; thence along the northeasterly right-of-way of Graves Road in a northwesterly direction following the curvature thereof an arc distance of 293.35 feet to a point, said curvature having a chord bearing and distance of north 31 degrees 09 minutes 36 seconds west 292.39 feet and having a radius of 1109.386 feet; thence along the northeasterly right-of-way of Graves Road in a northwesterly direction north 38 degrees 43 minutes 57 seconds west 135.40 feet to a point, said point being 597.75 feet southeasterly from the intersection of the northeasterly right-of-way of Graves Road and the southeasterly right-of-way of Interstate 85 Access Road; thence north 60 degrees 41 minutes 37 seconds east 428.57 feet to a point on the southwesterly land lot line of Land Lot 217; thence along the southwesterly land lot line of Land Lot 217 in a southeasterly direction south 28 degrees 39 minutes 18 seconds east 60.10 feet to a point; thence continue along the southwesterly land lot line of Land Lot 217 in a southeasterly direction south 29 degrees 03 minutes 34 seconds east 425.24 feet to the **POINT OF BEGINNING**; containing 4.40 acres as shown on a plat for Verner H. Martin by Harkleroad Associates, Inc., dated August 26, 1977, as last revised October 27, 1986.