

**REZONING APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Ace Beverage Refurb &amp; Sales, LLC</u>	NAME: <u>Ace Beverage Refurb &amp; Sales, LLC</u>
ADDRESS: <u>4930 Buford Highway</u>	ADDRESS: <u>4930 Buford Highway</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>(770) 447-8434</u>	PHONE: <u>(770) 447-8434</u>
CONTACT PERSON: <u>Al Karnitz</u> PHONE: <u>(770) 447-8434</u>	
CONTACT'S E-MAIL: <u>acetruckl@aol.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6 LAND LOT(S): 257 ACREAGE: 1.589 ACRES

ADDRESS OF PROPERTY: 4930 Buford Highway

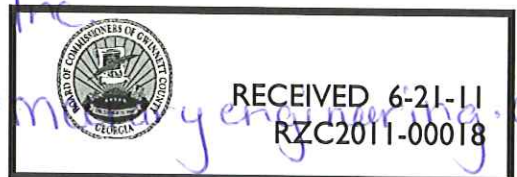
PROPOSED DEVELOPMENT: ACE Beverage Refurb & Sales.

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>33,175 Sq.Ft.</u>
Gross Density: _____	Density: <u>6.3%</u>
Net Density: _____	

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

*Pete McCrary, McCrary Engineering Inc*

*pete@mccraryengineering.com*





## **ACE BEVERAGE REFURB & SALES**

D/B/A Ace Truck Body & Trailer Repair, Inc.

4930 Buford Highway. • Norcross, GA 30071

770.274.0358 • 770.447.8434

Gwinnett County Department of  
Planning & Development Division

June 21, 2011

Dear Planning Commission and Members of the Board,

This is an application to be considered for the rezoning of 1.589 combined acres within The 12.08 acre property located at 4930 Buford Highway, Land Lot 257, 6<sup>th</sup> District, Parcel #14. I, Al Karnitz, am the property owner.

Presently, Ace Truck Body Repair, Inc. is located on the 12.08 acre property which is zoned C-2 and c-1. The request is for the 1.589 combined acres to be rezoned from C-1 to C-2. This will be consistent with the majority of the property, presently zoned C-2. This rezoning is also being requested for a proposed special use permit, which will allow For a new service at our existing business.

Rezoning the requested 1.589 combined acres from C-1 to C-2 is a more reasonable and Economical fit for a positive answer concerning this request.

Sincerely,

Al Karnitz  
Owner



RECEIVED 6-21-11  
RZC2011-00018

**LEGEND**

- AREA FOR SUP
- REZONE AREA
- FLOOD PLAN

1. PROPERTY AREA = 1230 ACRES. ADDRESS FOR SUP PRODUCT = 4241 ACRES.  
 2. PROPERTY IS ZONED C-1 TO C-2. ADDRESS FOR REZONE AREA (1) = 1.2 ACRES AT FUTURE HIGHWAY 23. ADDRESS FOR REZONE AREA (2) = 1.2 ACRES AT FUTURE HIGHWAY 23. ADDRESS FOR REZONE AREA (3) = 1.2 ACRES AT FUTURE HIGHWAY 23.  
 3. REZONE AREA (1) IS NOW ZONED C-1 TO C-2. ADDRESS FOR REZONE AREA (2) = 1.2 ACRES AT FUTURE HIGHWAY 23. ADDRESS FOR REZONE AREA (3) = 1.2 ACRES AT FUTURE HIGHWAY 23.  
 4. NO PART OF THE AREA FOR SUP, CHANGING SPECIAL ZONING, ADDRESS AREA (1) OR (2) IS ZONED C-1 TO C-2. ADDRESS FOR REZONE AREA (3) = 1.2 ACRES AT FUTURE HIGHWAY 23.

**LEGAL DESCRIPTION**

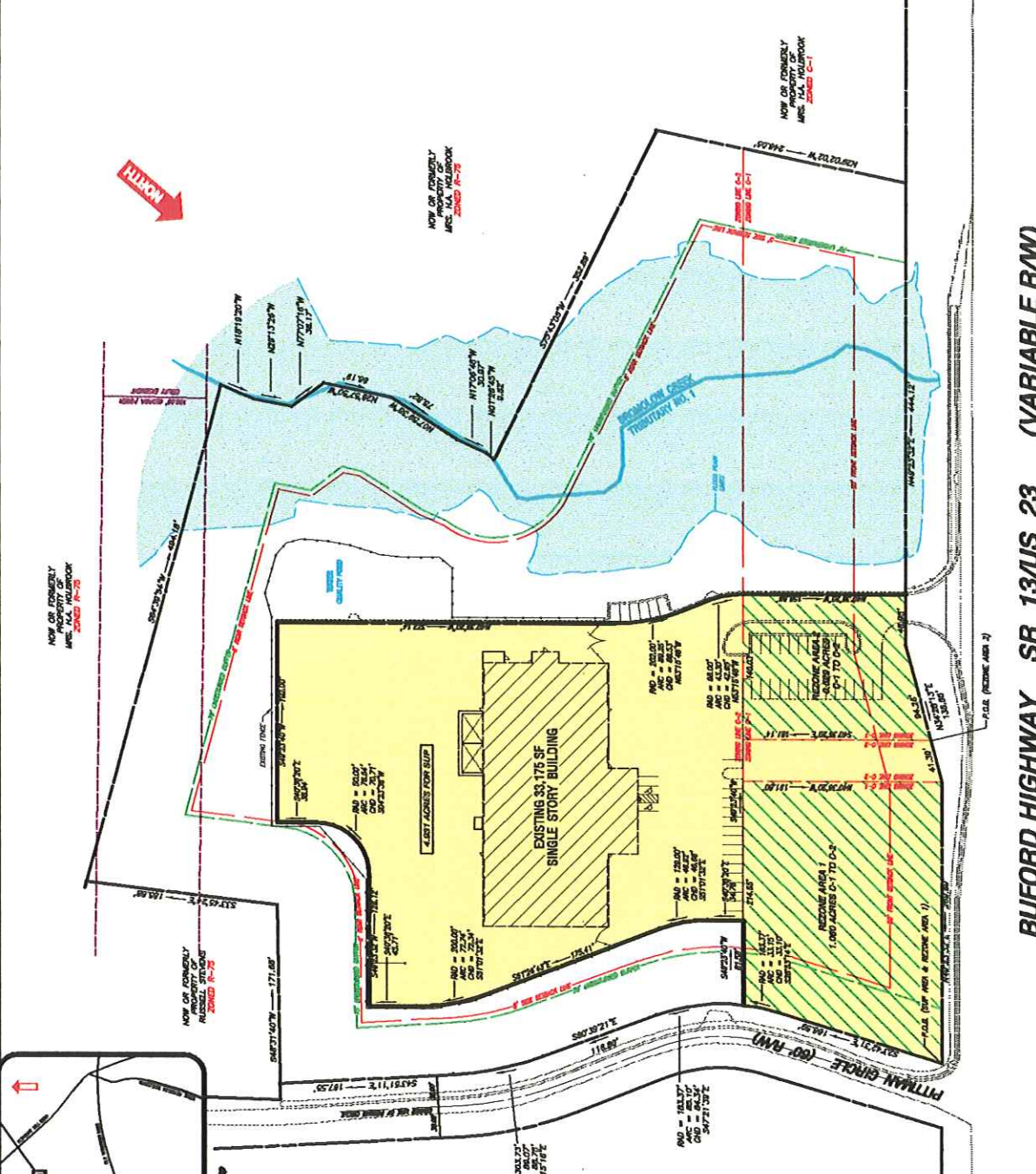
ALL THAT PART OF PARCELS OF LAND TRACT AS SHOWN ON PLAT 100-100-100, IN COUNTY OF GWINNETT, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

**LEGAL DESCRIPTION REZONE AREA 1**

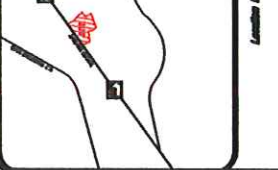
ALL THAT PART OF PARCELS OF LAND TRACT AS SHOWN ON PLAT 100-100-100, IN COUNTY OF GWINNETT, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

**LEGAL DESCRIPTION REZONE AREA 2**

ALL THAT PART OF PARCELS OF LAND TRACT AS SHOWN ON PLAT 100-100-100, IN COUNTY OF GWINNETT, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...



**SPECIAL USE PERMIT & REZONING PLAN**



**RECEIVED**  
 JUN 21 2011  
 RZC 2011-00018

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 JUN 21 2011  
 RZC 2011-00018

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 RZC 2011-00018

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 RZC 2011-00018

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 RZC 2011-00018

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 JUN 21 2011  
 RZC 2011-00018

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
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CONTACT'S E-MAIL: <u>acetruck1@aol.com</u>	

*Pete McCrary, McCrary Engineering, Inc. email: pete@mccraryengineering.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: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>33,175 sf</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>257</u> ACREAGE: <u>4.931</u>
ADDRESS OF PROPERTY: <u>4930 Buford Highway</u>	
SPECIAL USE REQUESTED: <u>Request 4.931 acres of 12.08 acre property to be used for truck sales.</u>	

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





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D/B/A Ace Truck Body & Trailer Repair, Inc.

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Gwinnett County Department of  
Planning & Development Division

June 21, 2011

Dear Sirs:

This is an application to be considered for a Special Use Permit to sell trucks at 4930 Buford Highway, Land District 6, Land Lot 257 acreage of 4.931 on a 12.08 Acre of property with a C-2 zoning. I, Al Karnitz am the property owner.

Presently Ace Truck Body & Trailer Repair, Inc. is located on this 12.08 acreage. We have been in business almost 30 years, with a special service use permit.

We are asking for a permit to sell trucks from behind our fenced in area with very little Exposure to the public from Buford Hwy. We are starting a new service to our existing business that is refurbishing beverage trucks and selling of used beverage trucks.

There is a great need for this type of service. Not only will it enhance our business but We expect to generate at least three more employees in this department. The first years Expected revenue is around \$200,000.00.

We are hoping for positive answer concerning this request.

Sincerely

Al Karnitz  
Owner



RECEIVED 6-21-11  
SUP2011-00045

