

Dear Neighbors of 3893 Lavista Road,

BL Companies, on behalf of Halle Properties, is interested in developing at 3893 Lavista Road for an automotive repair or maintenance, minor, use. The request requires a Special Land Use Permit as the City seeks to ensure that it is compatible with the surrounding area.

The application is for a proposed 7,320 s.f. Discount Tire building and associated parking lot. The existing building and parking lot will be demolished as needed. Stormwater will be routed through the existing above ground pond located on the western corner of the site.

The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss our proposal with you and receive feedback. This meeting is required before we can submit our application for a Special Land Use Permit to the city. You are receiving this letter as you own property within 500' of our project. We hope you will be able to meet with us at the following time:

**Meeting Date/Time: July 10<sup>th</sup>, 2025 @ 7PM**

**Meeting Location: Northlake Double Tree hotel, 4156 Lavista Rd, Atlanta, GA 30084**

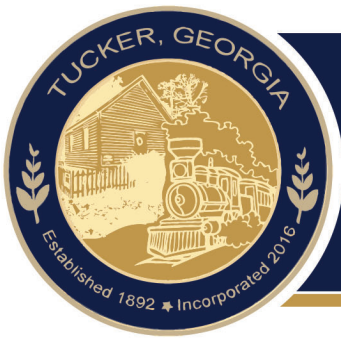
We've included a site plan of our current proposal in which we look forward to discussing with you and getting feedback on July 10th. If you are unable to attend or wish to reach out beforehand, we can be reached at [amueller@blcompanies.com](mailto:amueller@blcompanies.com) or 704-851-7102.

A flyer outlining the land use petition process in the city of Tucker is also included.

Questions relating to city matters can be addressed to [info@tuckerga.gov](mailto:info@tuckerga.gov).

Sincerely,

Andrew Mueller, P.E.  
Project Manager II



# Land Use Petition Process for Rezoning, Special Land Use Permits, and Comprehensive Plan Amendments

1

Before filing, the applicant must host a neighborhood meeting per our Public Participation Plan requirements. The point of this meeting is for the potential applicant to discuss the proposal with neighbors and get feedback or requests for changes. More information can be found here: [tuckerga.gov/ppp](http://tuckerga.gov/ppp)

2

The applicant files an application with the City of Tucker. Deadlines are listed in the Land Use Petition Application.

3

Staff completes a technical analysis of the application based on the City of Tucker Zoning Ordinance and Comprehensive Plan. This report includes a staff recommendation.

4

The City holds Public Meetings

■ Planning Commission

- Staff presentation of the staff report and staff recommendation
- Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
- The Planning Commission votes on a recommendation to forward to City Council

■ Mayor & City Council – 1st Read

- Staff presentation of the staff report and staff recommendation
- Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application

■ Mayor & City Council – 2nd Read

- Staff presentation of the staff report and staff recommendation
- Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
- City Council can take a vote for final action on the request

Decisions on applications are based on the criteria that is set forth in the zoning ordinance. The criteria is located here: [tuckerga.gov/landusecriteria](http://tuckerga.gov/landusecriteria)

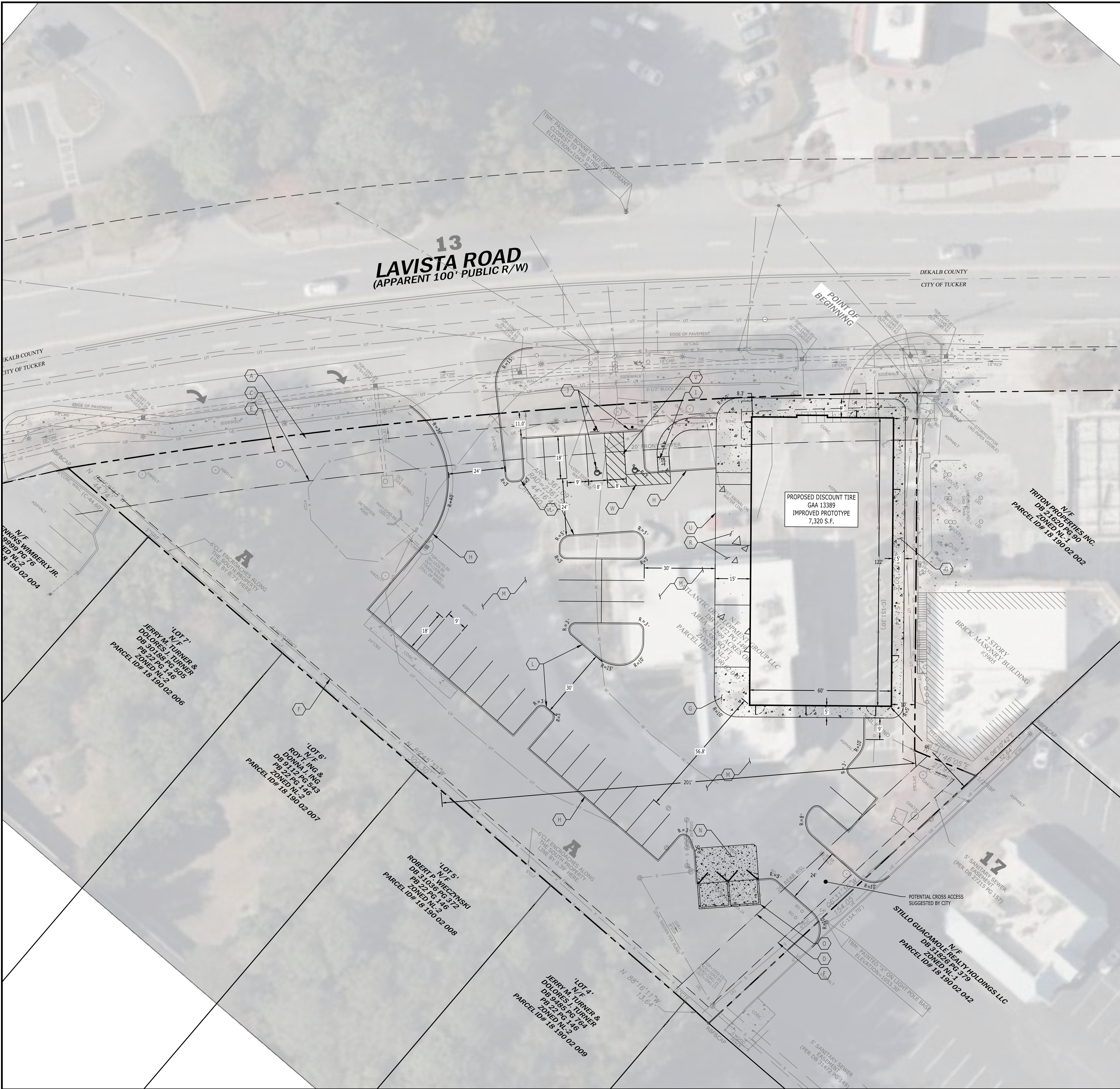
Please note that some applications, such as those that meet the Development of Regional Impact (DRI) standards, will have additional steps between filing an application and the Public Hearing.

For information about current land use petitions, including application information and public meeting dates, please visit: [tuckerga.gov/landusepetitions](http://tuckerga.gov/landusepetitions)



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### ZONING INFORMATION

LOCATION: TUCKER, GA			
ZONE: NL-1 (NORTHLAKE HIGH-INTENSITY COMMERCIAL DISTRICT)			
USE: AUTOMOBILE REPAIR OR MAINTENANCE, MINOR (SPECIAL USE)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	20,000 SF	68,659 S.F. (1.58 AC.)	NO
MINIMUM LOT WIDTH	50 FEET	201 FEET	NO
MIN / MAX FRONT SETBACK	0 FEET / 20 FEET	8.3 FEET	NO
MINIMUM SIDE SETBACK	0 FEET	20 FEET	NO
MINIMUM REAR SETBACK	20 FEET	46 FEET	NO
MAXIMUM BUILDING HEIGHT	180 FEET	<180 FEET	NO
MAXIMUM LOT COVERAGE	80 PERCENT	45.9 PERCENT	NO
OPEN SPACE	10 PERCENT	20.7 PERCENT	NO

### PARKING INFORMATION

ITEM	REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED	NONE	7,020 S.F.	NO
PARKING REQUIRED	AUTOMOBILE REPAIR OR MAINTENANCE, MINOR: MINIMUM 1 SPACE PER 400 SF OF GFA MAXIMUM 1 SPACE PER 150 SF OF GFA (7,020 S.F.)	18 - 46	30 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	1 STANDARD AND 1 VAN SPACE FOR 26 TO 50 TOTAL SPACES	2 SPACES	2 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
MINIMUM AISLE WIDTH (90° PARKING)	24 FEET - 2-WAY	24 FEET - 2-WAY	24 FEET - 2-WAY	NO
MINIMUM FRONT SETBACK	NO PARKING ALLOWED IN FRONT YARD	8.3 FEET	11 FEET	NO
MINIMUM INTERIOR LANDSCAPING	-5-FOOT WIDE PERIMETER LANDSCAPE STRIP -10% OF TOTAL PARKING LOT AREA SHALL BE LANDSCAPED -1 TREE PER 8 PARKING SPACES (ALL WITHIN LANDSCAPED ISLANDS) -1 ISLAND PER 10 PARKING SPACES	4 TREES AND 3 ISLANDS (34 PARKING SPACES)	TBD	NO

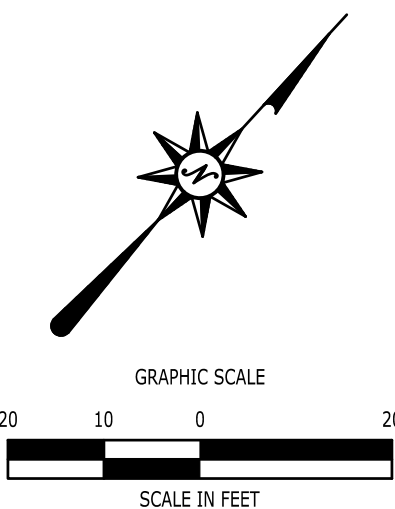
### SITE PLAN LEGEND

— LOD —	PROPERTY LINE
---	LIMIT OF DISTURBANCE AND SITEWORK CONTRACT LIMIT LINE
---	SAWCUT LINE
---	BUILDING SETBACK
---	LANDSCAPE BUFFER
[Pattern]	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK
[Pattern]	PROVIDE AND INSTALL FULL DEPTH HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
[Pattern]	PROVIDE AND INSTALL HEAVY-DUTY CONCRETE PAVEMENT FOR DUMPSTER ENCLOSURE
[Symbol]	PROVIDE AND INSTALL SIGN

### SITE PLAN KEY NOTES

- (A) PROPERTY LINE (TYP.)
- (B) LIMIT OF DISTURBANCE BOUNDARY (TYP.)
- (C) FRONT BUILDING SETBACK LINE, 0 FEET MIN., 20 FEET MAX
- (D) 20' REAR BUILDING SETBACK LINE (TYP.)
- (E) 6' FRONT LANDSCAPE BUFFER LINE (TYP.)
- (F) 5' LANDSCAPE BUFFER LINE (TYP.)
- (G) PROPOSED MONOLITHIC CONCRETE SIDEWALK AROUND BUILDING PERIMETER. SEE SHEET C1.100 FOR DETAILS.
- (H) PROPOSED TYPICAL CURB. MATCH TO EXISTING (TYP.). SEE SHEET C1.100 FOR DETAILS.
- (I) PROPOSED ADA ACCESSIBLE RAMP. ALL ADA RAMPS TO BE IN COMPLIANCE WITH CURRENT ADA STANDARDS. SEE SHEET
- (J) PROPOSED ADA STRIPING AND SIGNS SEE SHEET C1.100 FOR DETAILS
- (K) PROPOSED LIGHT POLE. REFER TO LIGHTING PLAN.
- (L) PROPOSED PARKING LANDSCAPE ISLAND. SEE LANDSCAPE PLAN FOR DETAILS
- (M) PROPOSED ASPHALT PAVEMENT (TYP.). SEE SHEET C1.100 FOR DETAILS
- (N) PROPOSED HEAVY DUTY CONCRETE PAVEMENT FOR DUMPSTER (TYP.). SEE SHEET C1.100 FOR DETAILS
- (O) PROPOSED DETACHED TRASH ENCLOSURE (TYP.). SEE SHEET C1.100 FOR DETAILS
- (P) LIMITS OF FLUSH CURB
- (Q) END CURB TRANSITION TO 6" REVEAL
- (R) PROPOSED HEAVY DUTY CONCRETE PAVEMENT AT BAY DOORS. SEE SHEET C1.50 FOR DETAILS
- (S) PROPOSED SAWCUT LINE AND ASPHALT TIE-IN
- (T) STORMWATER STRUCTURE. SEE SHEET C2.100 FOR DETAILS
- (U) PROPOSED ASPHALT AND CONCRETE TURNDOWN, WHERE ASPHALT PAVEMENT ABUTS CONCRETE PAVEMENT
- (V) PROPOSED AREA STRIPING TO BE 4" WIDE STRIPE, WHITE, 45° @ 2'-0" O.C.
- (W) PROPOSED 5 FOOT WIDE CROSSWALK STRIPING 4" WIDE STRIPE, WHITE, 45° @ 2'-0" O.C.

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



DISCOUNT TIRE GAA 13389  
3893 LAVISTA ROAD  
TUCKER, GA 30084

SITE PLAN

Sheet No.

C1.00

DRAFT