

Planning and Zoning
 1975 Lakeside Parkway, Suite 350
 Tucker, GA 30084
 Phone: 678-597-9040
 Email: permits@tuckerga.gov
 Website: www.tuckerga.gov

Land Use Petition Application

Type of Application: Rezoning Comprehensive Plan Amendment Special Land Use Permit
 Concurrent Variance Modification

RZ-21-0003

APPLICANT INFORMATION		
Applicant is the: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: Branch Hugh Howell Associates, LP, c/o Laurel David,		
Address: The Galloway Law Group, LLC, 4062 Peachtree Rd., A330		
City: Atlanta	State: GA	Zip: 30319
Contact Name: Laurel David, The Galloway Law Group		
Phone: 404-965-3669	Email: laurel@glawgp.com	
OWNER INFORMATION		
Name: Branch Hugh Howell Associates, LP		
Address: 3340 Peachtree Rd NE, Ste 2775		
City: Atlanta	State: GA	Zip: 30326
Contact Name: Laurel David, The Galloway Law Group		
Phone: 404-965-3669	Email: laurel@glawgp.com	
PROPERTY INFORMATION		
Property Address: 4650 Hugh Howell Rd.		
Present Zoning District(s): C-2-C	Requested Zoning District(s): C-2-C	
Present Land Use Category: LIND	Requested Land Use Category: none	
Land District: 18	Land Lot(s): 215	Acreage: +/- 24
Proposed Development: shopping center		
Concurrent Variance(s): none		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units:	Dwelling Unit Size (Sq. Ft.):	Density:
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: +/- 10	Total Building Sq. Ft.: 99,000	Density: +/- 4,125 SF/acre

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APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.



Signature of Applicant

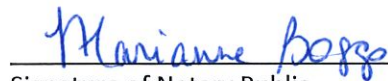
9/13/21

Date

JACK T. HAYLETT

Type or Print Name and Title

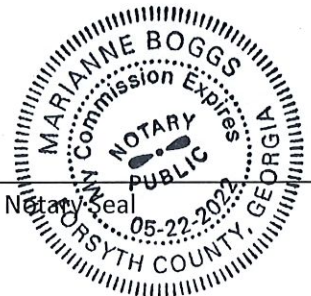
for Branch Hugh Howell Associates, LP



Signature of Notary Public

9/13/21

Date



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PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

I, Jack T. Haylett, authorize, Branch Hugh Howell Associates, LP,
(Property Owner) (Applicant)

to file for Modification, at 4650 Hugh Howell Rd.
(RZ, CA, SLUP, M, CV) (Address)

on this date September 13, 2021
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

[Signature] 9/13/21
Signature of Property Owner Date

JACK T. HAYLETT, MANAGER
Type or Print Name and Title

Marianne Boggs 9/13/21
Signature of Notary Public Date

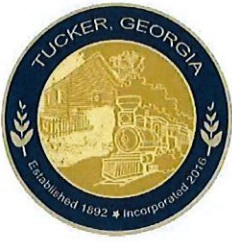


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Planning and Zoning
 1975 Lakeside Parkway, Suite 350
 Tucker, GA 30084
 Phone: 678-597-9040
 Email: LandDevelopment@tuckerga.gov
 Website: www.tuckerga.gov

Land Use Petition Application Checklist

FOR ALL REZONINGS, COMPREHENSIVE PLAN AMENDMENTS, SPECIAL LAND USE PERMITS, MODIFICATIONS, AND CONCURRENT VARIANCES

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input type="checkbox"/>
One (1) digital copy of all submitted materials GLG	• One (1) flash drive or CD in .JPEG, .PDF format	<input type="checkbox"/>
Pre-Application Meeting Form	• One (1) Copy	<input type="checkbox"/>
Public Participation Report GLG	• One (1) Copy	<input type="checkbox"/>
Application, Signature Pages, Disclosure Form	• One (1) Copy each	<input type="checkbox"/>
Written Legal Description Branch	• One (1) 8 ½" x 11" Legal Description	<input type="checkbox"/>
Boundary Survey and Proposed Site Plan Branch (See Page 9 for Requirements)	• Five (5) Full-Size (24" x 36") Copies of each • One (1) 8 ½" x 11" or 11x17 Site Plan of each	<input type="checkbox"/>
Building Elevations (renderings or architectural drawings to show compliance with Article 5)	• One (1) Copy	<input type="checkbox"/>
Letter of Intent GLG	• One (1) Copy	<input type="checkbox"/>
Analysis of Standards/Criteria (See page 5) GLG	• One (1) Copy	<input type="checkbox"/>
Environmental Site Analysis Form N/A	• One (1) Copy	<input type="checkbox"/>
Trip Generation Letter (ITE Trip Generation Manual) ??	• One (1) Copy	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study (See Sec. 46-1309)	• Three (3) Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
Environmental Impact Report	• Three (3) Copies	<input type="checkbox"/>
Noise Study Report	• Three (3) Copies	<input type="checkbox"/>
Other items required per the Zoning Ordinance	• Three (3) Copies	<input type="checkbox"/>
LAND USE PETITION FEE SCHEDULE		
Residential Rezoning	\$500	<input type="checkbox"/>
Multifamily Rezoning	\$750	<input type="checkbox"/>
Non-Residential Rezoning	\$750	<input type="checkbox"/>
Special Land Use Permit	\$400	<input type="checkbox"/>
Comprehensive Plan Amendment	\$1000	<input type="checkbox"/>
Modification	\$250	<input type="checkbox"/>
Variance (includes Concurrent Variance)	\$300	<input type="checkbox"/>
Public Notice Sign Fee	\$80 (per required sign)	<input type="checkbox"/>

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LEGAL DESCRIPTION

TRACT 2

All that tract or parcel of Land, lying and being in Land lot 215 of the 18th District, DeKalb County, State of Georgia, being more particularly described as follows.

To find the True Point of Beginning, commence at a point formed by the intersection of the North 100 ft. Right-of-Way of Hugh Howell Road (also known as State Route 236) and the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, thence North 21 degrees 33 minutes 47 seconds East for a distance of 27.24 ft. to a point at the Northerly Limit of a Mitered Right-of-Way, aforementioned point being the True Point of Beginning,

THENCE continuing along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 00 degrees 05 minutes 41 seconds East for a distance of 291.34 feet to a point;

THENCE continuing along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 44 degrees 21 minutes 01 seconds West for a distance of 14.28 feet to a point;

THENCE continuing along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 00 degrees 45 minutes 41 seconds East for a distance of 580.62 feet to a 1/2" re-bar set;

THENCE leaving the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, South 89 degrees 42 minutes 58 seconds East for a distance of 196.84 feet to a point;

THENCE South 00 degrees 40 minutes 37 seconds East for a distance of 42.05 feet to a point;

THENCE South 89 degrees 49 minutes 29 seconds East for a distance of 16.39 feet to a point;

THENCE South 00 degrees 31 minutes 32 seconds West for a distance of 50.93 feet to a point;

THENCE South 89 degrees 25 minutes 34 seconds East for a distance of 146.32 feet to a point;

THENCE South 72 degrees 07 minutes 49 seconds East for a distance of 415.08 feet to a point;

THENCE South 00 degrees 05 minutes 41 seconds West for a distance of 692.54 feet to a point on the North 100 ft. Right-of-way of Hugh Howell Road (also known as Georgia State Route 236);

THENCE continuing along the North 100 ft. Right-of-way of Hugh Howell Road along a curve to the right having a radius of 4666.95 feet and an arc length of 17.35 feet, being subtended by a chord of North 87 degrees 48 minutes 56 seconds West for a distance of 17.35 feet to a 1/2" re-bar set;

THENCE continuing along the North 100 ft. Right-of-way of Hugh Howell Road, North 89 degrees 26 minutes 17 seconds West for a distance of 724.28 feet to a 1/2" re-bar set at the start of a mitered Right-of-Way;

THENCE along the Mitered Right-of-Way, North 07 degrees 32 minutes 36 seconds West for a distance of 25.65 feet to a point, the True Point of Beginning.

Said property contains 13.99 acres.

Note "MIB"

The previous ALTA/ACSM survey by Moreland Altobelli Associates, Last Revised 12-12-2013, shows the East Right-of-Way of Mountain Industrial Boulevard approximately 30 ft. into the actual Right-of-Way. The 100 ft. Right-of-way is well established as being 50 ft. east and West of the centerline of the pavement.

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Attachment: RZ-19-0006 Application 01.07.2020 Revised (O2020-01-3 : RZ-19-0006; CV-19-0009)

RZ-21-0003

**LETTER OF INTENT AND ANALYSIS OF STANDARDS
APPLICATION FOR ZONING MODIFICATION**

The Applicant, Branch Acquisition Company, LLC (“Branch”), requests a modification in the zoning conditions for approximately 13.99 acres of land located at 4650 Hugh Howell Road, Tucker, Georgia (Parcel Identification Number 18 215 01 002). It is zoned C-2 (RZ-19-0006) with conditions to redevelop and revitalize the Property with retail, commercial and restaurant uses, introduce patio seating, pedestrian walkways and gathering areas and improve and add streetscape elements to serve the nearby neighborhoods and employees of nearby businesses. The specific request that is the subject of this application is a modification of a small portion of the overall Master Plan (see Master Site Plan dated February 24, 2020 attached). The Applicant requests to be allowed a restaurant with a drive-through as shown on the attached revised site plan (the Revised Site Plan) by moving one previously approved drive through from Building 200 to the Revised Site Plan area (the “Subject Property”).

The Applicant proposes a revision of Conditions #1 and #2 to read as follows:

1. The property shall be developed in general conformance with the site plan submitted on February 24, 2020 to the Community Development Department (the Master Site Plan) and with the site plan revision submitted on September 13, 2021 to the Community Development Department (the Revised Site Plan), except for revisions required to meet the conditions of zoning approval.
2. Use shall be limited to a 99,000 square foot shopping center. No more than two drive-through buildings shall be located on the site, as shown on building 200 on the Master Site Plan and the free-standing restaurant on the Revised Site Plan referenced in Condition 1 herein. Only one freestanding drive-through as shown on the Revised Site Plan shall be permitted. Only one remote teller / automatic teller for the same financial establishment on site shall be permitted as shown on the site plan referenced in Condition 1. No collection bins shall be permitted.

In conformance with the approved rezoning, Branch will continue to meet all other zoning requirements, including providing an activated streetscape on Hugh Howell Road and constructing a new multi-use trail, landscaping and patio seating areas.

The Applicant responds to the following criteria for the granting of rezoning requests:

a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The requested zoning proposal is consistent with the spirit and text of the Tucker Tomorrow Comprehensive Plan (the “Comp Plan”). The Subject Property is designated as Light Industrial and C-2 is a compatible zoning district with that land use category. In addition, the Comp Plan emphasizes the importance of maintaining and supporting the light industrial corridor as a powerful economic and employment base for the City.

Many restaurants have changed their business models due to the pandemic. Drive throughs and other measures to allow customers to get their meals without entering the restaurant have become more popular and sometimes necessary. The Applicant’s request is a result of this change in market conditions and will ensure a high quality fast casual restaurant use. It will also provide a patio for the public to enjoy and incorporate the Hugh Howell multi-use trail along its road frontage.

The Comp Plan acknowledges the need for a development strategy that includes: “Investing in modernizing and redeveloping the less competitive assets in the Mountain Industrial area to compete better in this market.” Comp Plan, p. 45. The proposed development will have a functional relationship with the nearby industrial uses by conveniently locating amenities so that nearby employees or members of the public can enjoy lunch on a patio or in a restaurant, walk or bike on the multi-use trail, or shop on the way to or from work. As such, it fulfills the Comp Plan’s stated objective of “Supporting the redevelopment or establishment of new compatible commercial land uses within these character areas so that they grow as both local and regional generators of jobs.” Comp Plan, p. 53.

The proposed zoning modification will allow Branch to fulfill other goals of the Comp Plan, such as: “continuing the implementation of corridor improvements to enhance the visual appeal of the industrial areas”; “installing landscaping and other design measures to soften or shield views of buildings and parking lots, and loading docks”; and “incorporate multi-use paths that connect to nearby networks of greenspace or trails”. Comp Plan, p. 53. The proposed development will contain a thriving business that will provide jobs and tax revenue to the City. The proposed use is appropriate in relation to both the size of the Subject Property and to the size, scale and massing of adjacent and nearby properties in the area, which contain approved commercial, retail, and industrial uses.

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b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties;

As discussed above, the zoning modification as requested by Branch will permit a use that is suitable in view of the uses and development of adjacent and nearby properties. The request is in keeping with the purpose and intent of the Mountain Industrial Boulevard Overlay, which is “To preserve and enhance the long-term economic viability of the Mountain Industrial Boulevard corridor by encouraging investment that increases the tax base and provides employment opportunities to the citizens of the city; to improve the visual appearance and increase property values within the corridor; to allow flexibility in development standards in order to encourage the design of innovative development projects that set high standards for landscaping, green space, urban design, and public amenities; and to promote uniform and visually aesthetic architectural features which serve to unify the distinctive visual quality of the corridor.”

The proposed development will provide thriving businesses that will provide convenient and safe dining for employees of nearby and adjacent businesses and residential neighborhoods, will complement existing nearby commercial uses, be beneficial to the economy of the surrounding area, and increase the tax base and provide employment opportunities.

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

While the Subject Property may have reasonable economic use as currently zoned, the proposed modification is necessary because many restaurants have changed their business models due to the pandemic. More restaurants are revamping to allow transactions to be digital and to allow drive through ordering and contactless pick up to so customers can collect meals with limited personal contact.

d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties;

The proposed use is appropriate in relation to the uses and usability of adjacent and nearby lots in the area. The proposed development will contain a thriving business that will complement existing nearby industrial, commercial, retail and residential uses, be beneficial to the economy of the surrounding area, provide a safe dining amenity to nearby and adjacent businesses, and provide employment opportunities.

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e. 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 zoning proposal;

Since its inception, the City has developed zoning districts and overlays that encourage the construction and location of buildings closer to the street, activating and improving streetscapes and screening parking from view of the traveling public. The City's intent through these provisions is to ameliorate the lasting effects that outdated notions of large front yard setbacks have had on the City's streetscapes. The City's regulations also emphasize attention to the public realm, such as outdoor dining, streetscape improvements, and pedestrian plaza areas, such as those found in Branch's proposed development.

The proposed development will support the light industrial corridor as a powerful economic and employment base for the City when hiring and retaining workers in the industrial sector is becoming increasingly challenging. The proposed development will also help fulfill the need for amenities for employees of nearby businesses by bringing an alternative selection of restaurant with contactless pick up.

f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources on the site.

g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed development will not add any students to the school system. Branch is confident that sewer accommodations will be finalized by the time the building requires a Certificate of Occupancy. Branch provided a traffic study and agreed to traffic improvements during the rezoning to address any potential impact the overall development might have. The proposed revision will not result in additional impacts.

h. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The proposed location of the new restaurant is located on the existing construction site for the Master Planned retail center. Branch is not aware of any impacts to the environment or surrounding natural resources.

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Because this zoning modification request is consistent with the foregoing standards, Branch respectfully asks that the Mayor and City Council of the City of Tucker grant this application as requested.

THE GALLOWAY LAW GROUP



Laurel A. David
Attorney for Applicant

4062 Peachtree Rd., Suite A330
Atlanta, Georgia 30319
(404) 965-3669

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Public Participation Plan Report

Project Name: Branch Hugh Howell

Contact Name: Laurel David, The Galloway Law Group, LLC

Meeting Date: September 8, 2021

Meeting Location: 4650 Hugh Howell Road, Tucker, Georgia

Meeting Start Time: 6:30

Meeting End Time: 7:45

Number of people in attendance: 9 including development team

Date of Filing of Land Use Petition Application: September 13, 2021

General Introduction: notice letters were sent to all property owners on a list provided by the City of Tucker. The meeting notification was also sent via email to additional neighborhood representatives provided by Councilmember Soltys, including Mayor Frank Auman, candidates for City Council, and members of the Smoke Rise Country Club Board of Directors and Smoke Rise Community Association.

The meeting was held on-site. The application request was presented with pictures depicting examples of architecture and a proposed site plan. The meeting was attended by two members of Branch Properties, its zoning attorney and the proposed tenant's CEO. The meeting concluded, after a short presentation and questions and answers.

Summary of concerns and issues raised at the meeting: (please list and respond to each one individually; include as many items that were discussed).

1. What is the purpose of the request?

Applicant Response: When the rezoning was approved for the retail center, it was conditioned on the overall master plan. The applicant proposes a fast-casual restaurant with a drive through in the southwest corner area of the site that serves fresh wraps and healthy bowls, including children's meals and family dinner meal kits. However, to allow a drive through at this location, a zoning modification must be filed to change the master plan and to move a drive through formerly proposed for a different building (building 200) to this location. The applicant is not providing more drive-throughs than originally allowed by the rezoning (two), but is instead moving one of the drive through locations

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2. What are the potential traffic impacts the proposed use?

Applicant Response: A traffic study was provided during the rezoning process for the overall master plan. There will be no additional traffic impacts as a result of the proposed use. There is sufficient vehicular circulation on site to accommodate vehicular traffic to the restaurant. The applicant is providing the required car stacking for the drive through use currently allowed by code and is not requesting to provide additional vehicular stacking.


3. Will the multi-use path along Hugh Howell Rd. be incorporated into the new design?

Yes, the multi-use path will still be completed along the entire property frontage for the retail development. Landscaping will also be provided between the road and the new building. The new building proposed by the applicant will incorporate pedestrian elements including convenient and easy access and outdoor patio seating.

The following must be submitted at time of application submittal:

- o Copy of the letter that was mailed to neighbors
- o Copy of address list for mailing
- o Meeting sign-in sheet
- o Meeting minutes
- o Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.



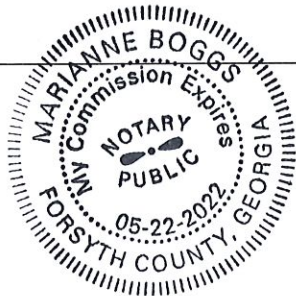
 Signature of Applicant or Authorized Representative Date

JACK T. HAYLETT 9/13/21

 Type or Print Name of Applicant or Authorized Representative Date



 Signature of Notary Date Notary Seal



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Laurel
David

THE
GALLOWAY
LAW GROUP

4062 Peachtree Road NE, Suite A 330 | Atlanta, GA 30319
O (404) 965-3680 | D (404) 965-3669 | C (770) 337-1883
Partner | laurel@glawgp.com

**INFORMATION MEETING CONCERNING PROPERTY LOCATED AT
4650 HUGH HOWELL ROAD**

We are notifying all neighboring owners of an informational meeting open to the public to discuss a modification of the zoning conditions associated with the above property. The meeting will take place on Wednesday, September 8, 2021, from 6:30 P.M. to 7:30 P.M. It will be held on the property near the construction trailer, which can be accessed from the construction entrance on Hugh Howell Rd. Currently the construction entrance is the only serviceable driveway to the property. It is across the street from 4625 Hugh Howell Rd. Please feel free to attend this meeting should you have any questions. If you are unable to attend but would like to obtain information, please contact The Galloway Law Group at laurel@glawgp.com.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

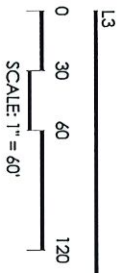
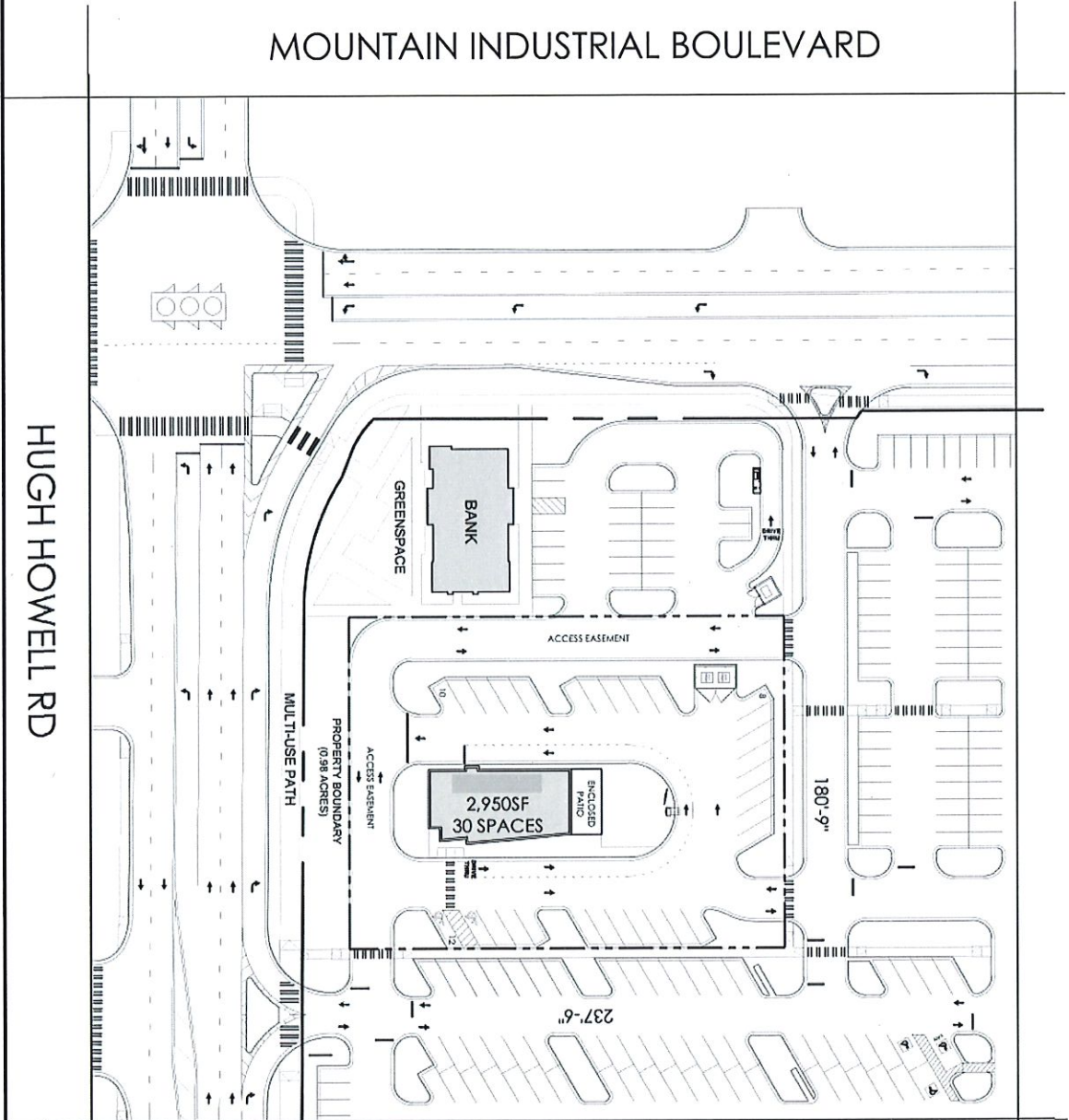
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MOUNTAIN INDUSTRIAL BOULEVARD



HUGH HOWELL MARKETPLACE
HUGH HOWELL ROAD
TUCKER, GEORGIA

SP-10.6 (OP-1)
SCHEMATIC SITE PLAN
2021.08.06

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HUGH HOWELL RD

DRAFT FOR
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PURPOSES

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2275 Tucker Industrial Road Tucker, GA 30084	UNION OIL COMPANY OF CA	P O BOX 285	HOUSTON	TX	77001
4545 Hugh Howell Road Tucker, GA 30084	HUTTON TUCKER GA ST LLC	736 CHERRY ST STE 200	CHATTANOOGA	TN	37402
4680 Hugh Howell Road Tucker, GA 30084	HABERSHAM PARTNERS LLC	P O BOX 48466	ATLANTA	GA	30362
2200 Mountain Industrial Boulevard Tucker, GA 30084	2200 MOUNTAIN INDUSTRIAL TUCKER GA LLC	P.O. BOX 2609	CARLSBAD	CA	92018
2301 Mountain Industrial Boulevard Tucker, GA 30084	JEDI OWNED PROPERTY LLC	999 LAKE DR	ISSAQUAH	WA	98027
4647 Hugh Howell Road Tucker, GA 30084	ILLINOIS TOOL WORKS INC	805 E OLD 56 HWY	OLATHE	KS	66061
2185 Mountain Industrial Boulevard Tucker, GA 30084	VASSILIOS LLC	4633 HUGH HOWELL RD	STONE MOUNTAIN	GA	30083
4679 Hugh Howell Road Tucker, GA 30084	BREIT STONE MOUNTAIN OWNER LLC	90 PARK AVE FLOOR 32ND	NEW YORK	NY	10016
4740 Hugh Howell Road Tucker, GA 30084	MOONSTONE TUCKER LLC	5032 N ROYAL ATLANTA DR	TUCKER	GA	30084
4633 Hugh Howell Road Tucker, GA 30084	VASSILIOS LLC	4633 HUGH HOWELL RD	TUCKER	GA	30084
2158 Mountain Industrial Boulevard Tucker, GA 30084	SUPER STAR INVESTMENTS LLC	2043 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
2280 Mountain Industrial Boulevard Tucker, GA 30084	LANE LIMITED	2280 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
4625 Hugh Howell Road Tucker, GA 30084	VASSILIOS LLC	4633 HUGH HOWELL RD	TUCKER	GA	30084
4650 Hugh Howell Road Tucker, GA 30084	BRANCH HUGH HOWELL ASSOCIATES LP	3340 PEACHTREE RD STE 2775	ATLANTA	GA	30326
4538 Hugh Howell Road Tucker, GA 30084	BREIT STONE MOUNTAIN OWNER LLC	90 PARK AVE FLOOR 32ND	NEW YORK	NY	10016
2239 Mountain Industrial Boulevard Tucker, GA 30084	JEDI OWNED PROPERTY LLC	999 LAKE DR	ISSAQUAH	WA	98027
2232 Mountain Industrial Boulevard Tucker, GA 30084	MEQUITY TUCKER LLC	PO BOX 320099 PTACS#5382	ALEXANDRIA	VA	22320
2177 Mountain Industrial Boulevard Tucker, GA 30084	TEAM K LLC	2177 MOUNTAIN INDUSTRIAL BLVD	TUCKER	GA	30084
4615 Hugh Howell Road Tucker, GA 30084	ELMA INVESTMENTS LLC	2341 OLD IVEY WALK	STONE MOUNTAIN	GA	30087
2241 Tucker Industrial Road Tucker, GA 30084	BREIT STONE MOUNTAIN OWNER LLC	90 PARK AVE FLOOR 32ND	NEW YORK	NY	10016
4681 Hugh Howell Road REAR Tucker, GA 30084	ENERGY & PROCESS CORPORATION	PO BOX 2778	NEWPORT NEWS	VA	23609
4561 Hugh Howell Road Tucker, GA 30084	2200 MOUNTAIN INDUSTRIAL TUCKER GA LLC	P.O. BOX 2609	CARLSBAD	CA	92018

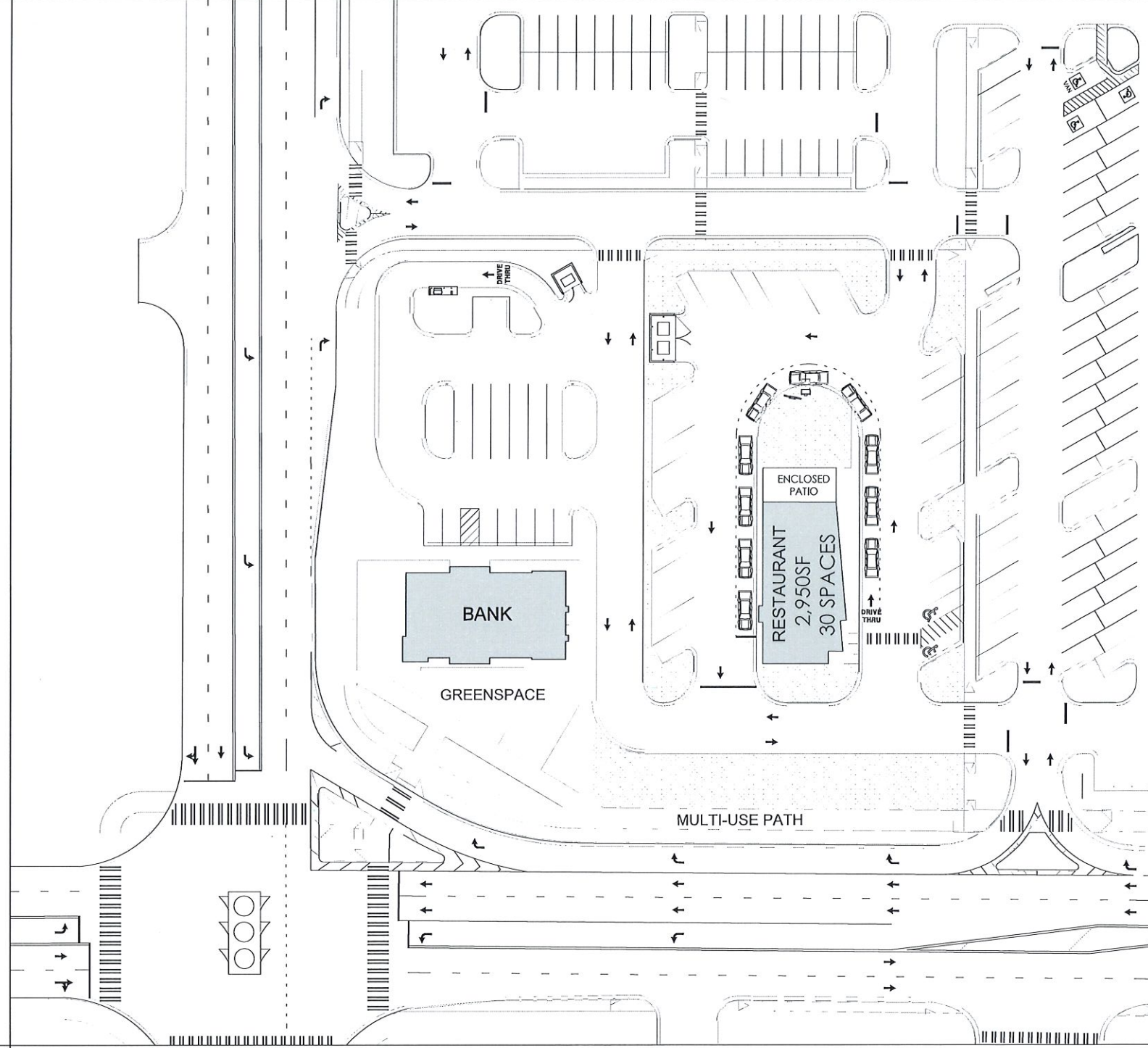
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HUGH HOWELL RD

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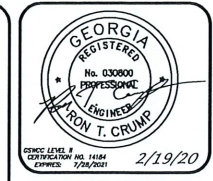
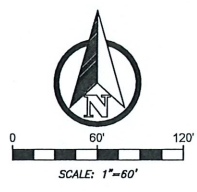
HUGH HOWELL MARKETPLACE
HUGH HOWELL ROAD
TUCKER, GEORGIA



BRANCH

3340 PEACHTREE RD NE • SUITE 2775 • ATLANTA, GA 30326
404 • 832 • 8900

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CONTINEO GROUP
 765 COMMERCE DRIVE
 SUITE 800
 ATLANTA, GA 30330
 678.601.6046
 www.tcg.engineer



BRANCH ACQUISITION COMPANY, LLC
 3340 PEACHTREE STREET NE, SUITE 2775
 ATLANTA, GA 30326
 (404) 832 - 8800

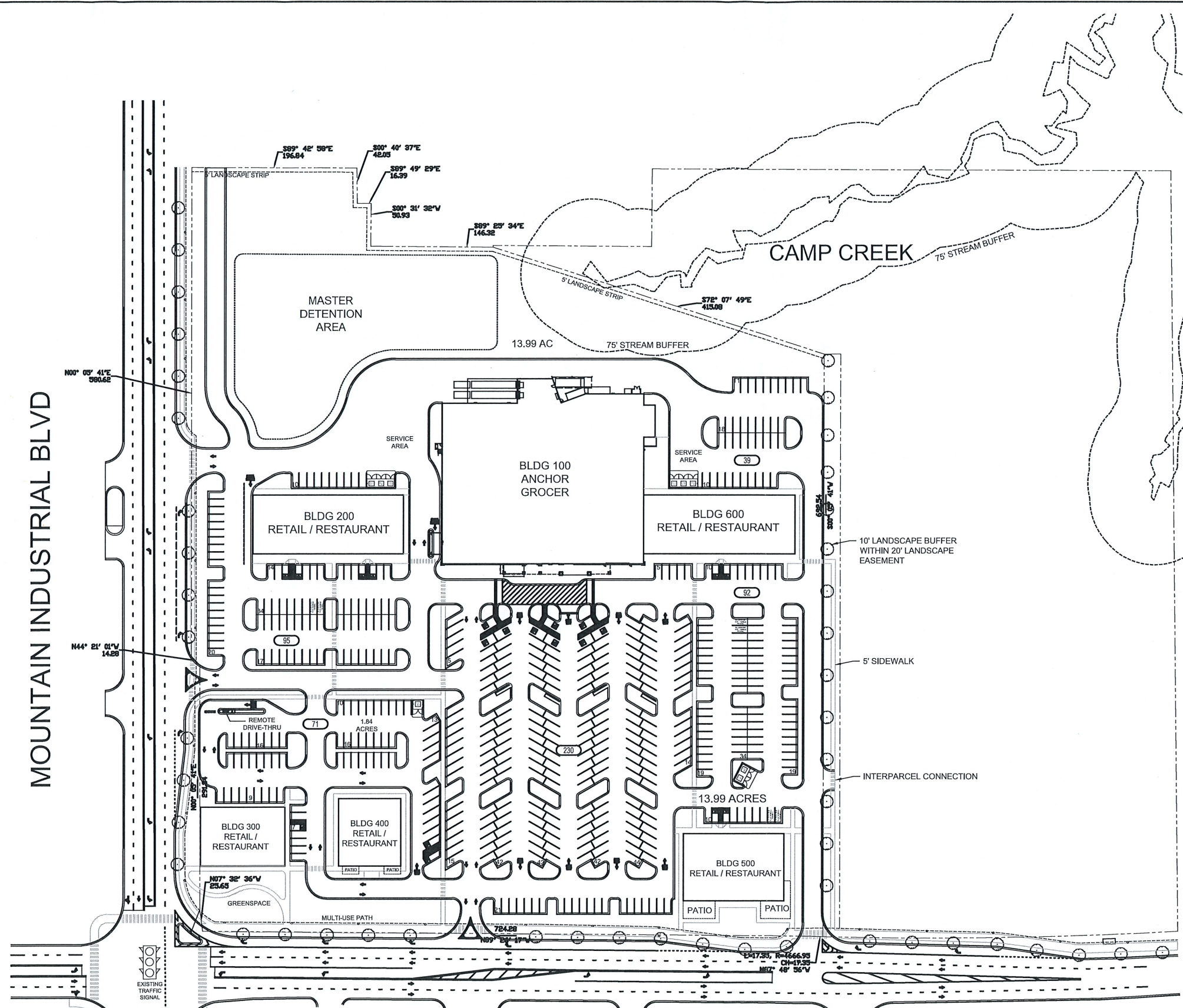
BRANCH HOWELL ROAD
 HUGH HOWELL ROAD
 ISSUED FOR: ZONING PACKAGE
 JURISDICTION: CITY OF TUCKER
 LOCATION: 4650 HUGH HOWELL RD TUCKER, GA 30084

#	DATE	REVISIONS

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DRAWN: KH CHECK: RTC
 JOB NO: 19-142 DATE: 02/24/20

OVERALL SITE PLAN
 SHEET C200



ZONING NOTES

CURRENT ZONING: M (INDUSTRIAL)
 PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)
 *ALSO IN MOUNTAIN INDUSTRIAL BOULEVARD OVERLAY

PROPERTY AREA: 13.99 ACRES (609,404 SF.)

FLOOR AREA: NO MINIMUMS OR MAXIMUMS
 PROPOSED: 99,000 SF. OF RETAIL, RESTAURANT AND COMMERCIAL USES

TOTAL LOT COVERAGE: 73%
 TOTAL MAXIMUM ALLOWED: 80%

TOTAL OPEN SPACE: 20%
 TOTAL MINIMUM REQUIRED: 20%

BUILDING SETBACKS REQUIRED:
 FRONT - THOROUGHFARES/ARTERIALS: 60 FT.
 SIDE - INTERIOR LOT: 20 FT.
 SIDE - CORNER LOT ON PUBLIC STREET: 50 FT.
 REAR: 30 FT.

BUILDING SETBACKS PROVIDED:
 FRONT - ON HUGH HOWELL RD.: 35 FT.
 SIDE - INTERIOR LOT: 20 FT.
 SIDE - ON MOUNTAIN INDUSTRIAL BLVD.: 10 FT.
 REAR: 30 FT.

PARKING REQUIRED:
 RETAIL/COMMERCIAL/GROCERY: MIN 1/500SF, MAX. 1/200 SF.
 RESTAURANT: MIN. 1/150SF, MAX. 1/75 SF.
 SPACES PROVIDED: 535 SPACES

OVERALL PROPERTY SUMMARY	
RETAIL/RESTAURANT	99,000 SF
TOTAL RETAIL AREA	99,000 SF
OVERALL PARKING SUMMARY	
TOTAL PARKING PROVIDED	527 SPACES
TOTAL PARKING RATIO	5.32 SPACES

OUTPARCEL SUMMARY	
RETAIL/RESTAURANT	13,030 SF
TOTAL OUTPARCEL RETAIL AREA	13,030 SF
OUTPARCEL PARKING SUMMARY	
OUTPARCEL PARKING PROVIDED	71 SPACES
OUTPARCEL PARKING RATIO	5.45 SPACES

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 City of Tucker

SEP 15 2021

Community Development
 Department

RZ-21-0003

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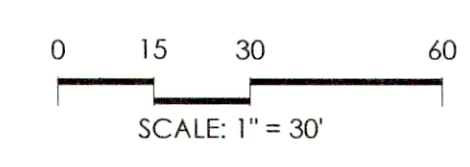
BRANCH

3340 PEACHTREE RD NE • SUITE 2775
ATLANTA, GA 30326
404-832-8900

HUGH HOWELL
MARKETPLACE
...
HUGH HOWELL ROAD
TUCKER, GEORGIA

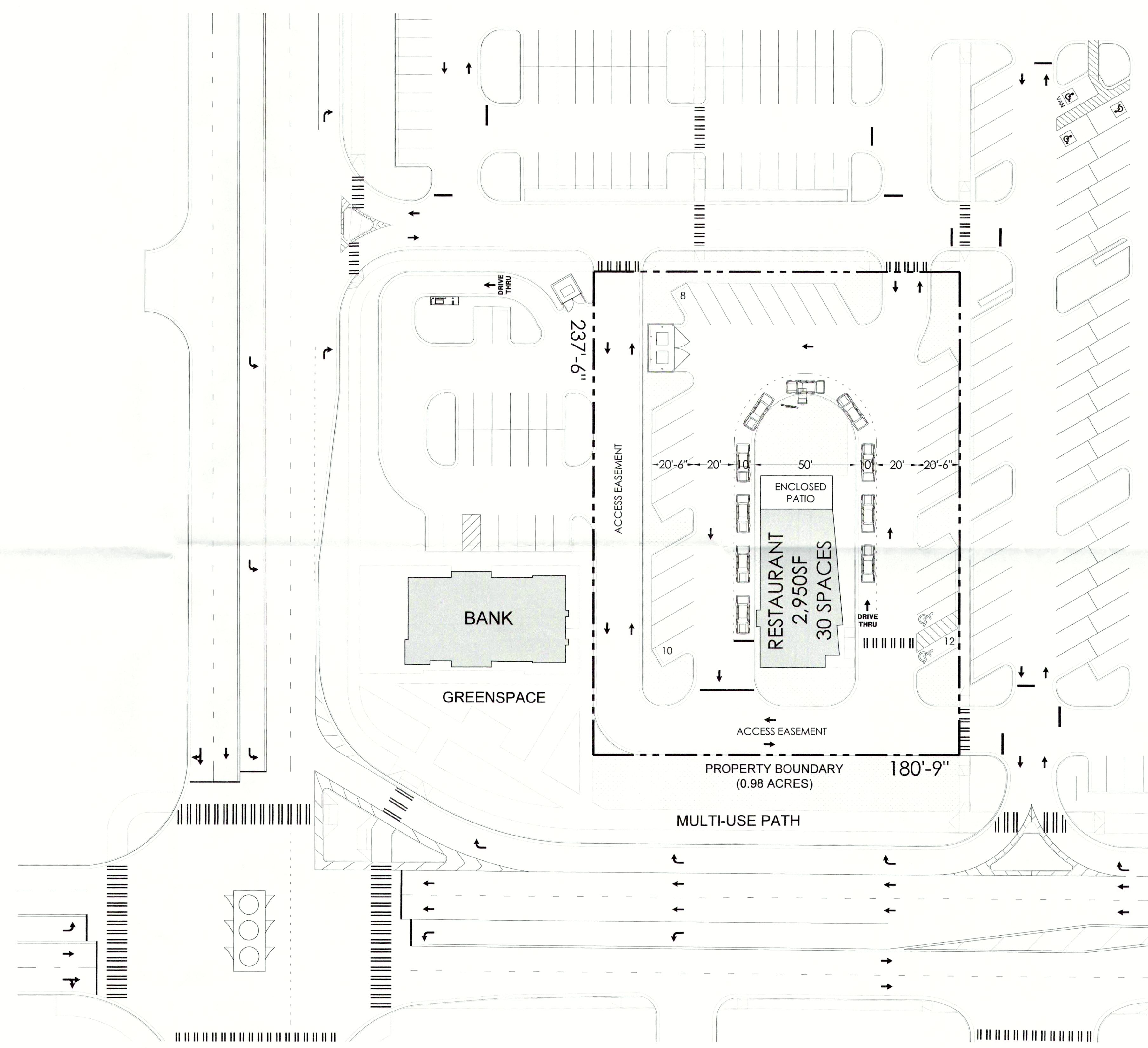
SITE PLAN REVISION
DATE DWG
2021.09.13 SP-10.6

TENANT EXHIBIT
DATE DWG



SP-10.6
EXHIBIT A
SCHEMATIC
SITE PLAN
NOT FOR CONSTRUCTION

MOUNTAIN INDUSTRIAL BOULEVARD



HUGH HOWELL RD

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