

JON KONTOPIDIS
1055 HOWELL MILL RD., 8TH FLOOR
ATLANTA, GA 30318

PLANNING & ZONING
1975 LAKESIDE PARKWAY, SUITE 350
TUCKER, GA 30084

September 18, 2024

Dear neighbors of 5950 Hugh Howell Road, Stone Mountain, GA 30087,

Kira Group LLC is interested in applying to rezone their property from NS (Neighborhood Shopping) to C-1 (Local Commercial). 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 rezoning to the city. You are receiving this letter as you own property within 500' of our property. We hope you will be able to meet with us at the following time:

Meeting Date/Time: **Monday, October 14, 2024 at 12:00 PM**
Meeting Location: **5950 Hugh Howell Road, Stone Mountain, GA 30087**

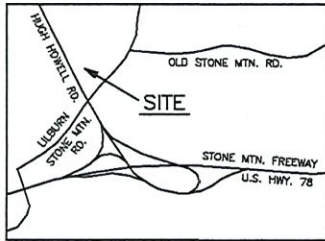
If you are unable to attend or wish to reach out beforehand, we can be reached at the information provided below. A flyer outlining the land use petition process in the city of Tucker is also included. Questions relating to city matters can be addressed to info@tuckerga.gov.

Sincerely,
Jon Kontopidis

jon@apxassetmgmt.com

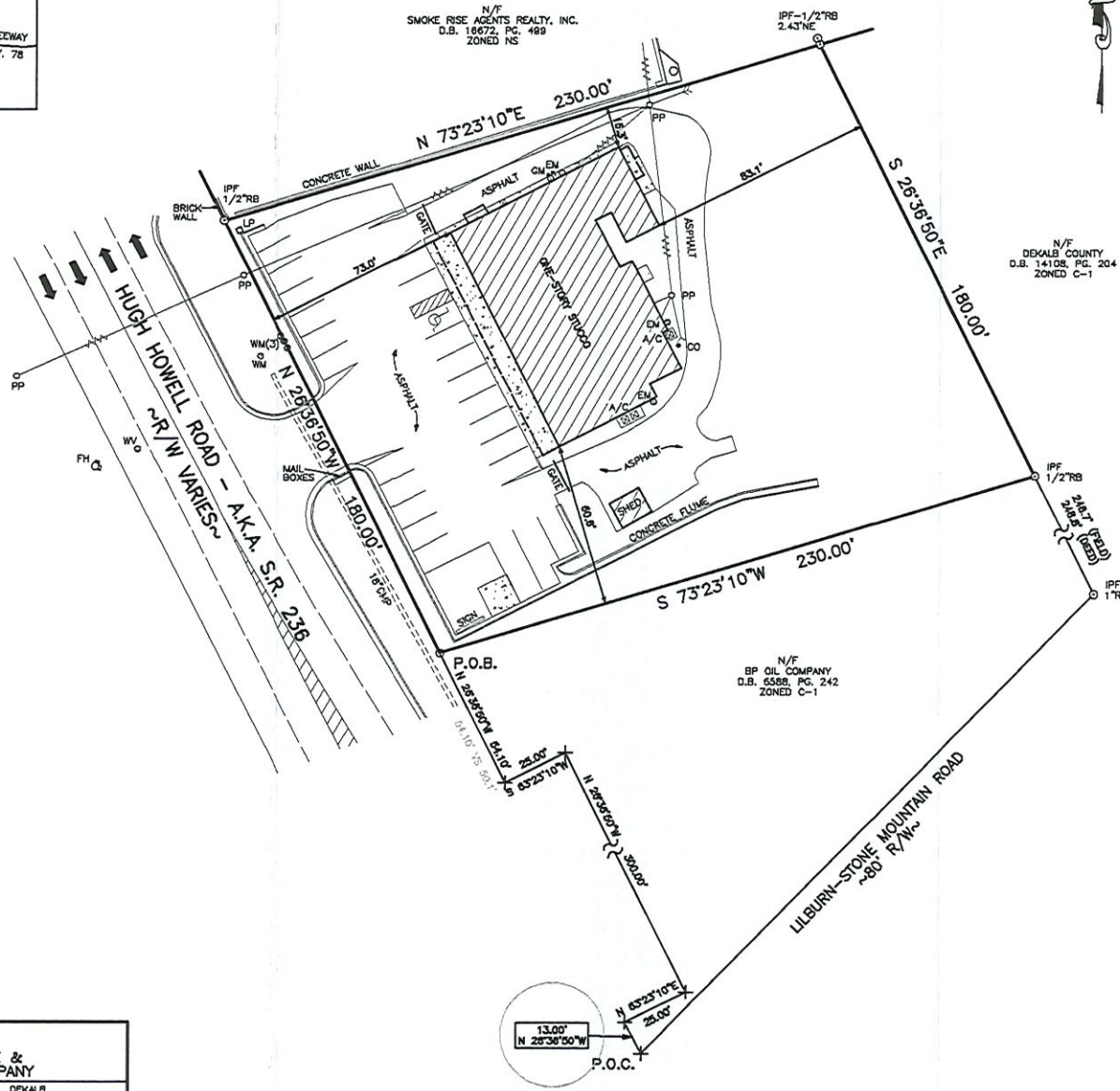
770.633.8439

KIRA GROUP LLC



VICINITY MAP
(NOT TO SCALE)

- LEGEND:**
- A ARC
 - R RADIUS
 - C CHORD
 - R/W RIGHT OF WAY
 - N/F ADJOINING OWNERSHIP
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - CO CLEAN-OUT
 - WV WATER VALVE
 - WM WATER METER
 - GM GAS METER
 - EM ELECTRIC METER
 - DI DROP INLET
 - HW HEADWALL
 - SSMH SANITARY SEWER MANHOLE
 - CMF CORRUGATED METAL PIPE
 - FH FIRE HYDRANT
 - CLF CHAIN LINK FENCE
 - PVC POLYVINYL CHLORIDE
 - LP LIGHT POLE
 - PP POWER POLE
 - D.B. DEED BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - RB REBAR
 - OT OPEN TOP PIPE
 - FENCE
 - OVERHEAD POWER LINE
 - WATER LINE
 - GAS LINE
 - UNDERGROUND TELEPHONE



NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,061 FEET AND AN ANGULAR ERROR OF 06 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 999,999+ FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. DATED

PROPERTY IS ZONED NS (NEIGHBORHOOD SHOPPING). MINIMUM SET-BACK REQUIREMENTS:
FRONT - 50 FEET
SIDE - 20 FEET
REAR - 30 FEET

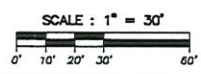
N/F
DEKALB COUNTY
D.B. 14108, PG. 204
ZONED C-1

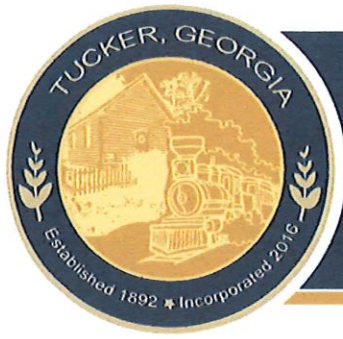
N/F
BP OIL COMPANY
D.B. 6588, PG. 242
ZONED C-1

40,771 SQ. FT.
0.935 ACRES

SURVEY FOR: JIN S. SEO FIRST INTERCONTINENTAL BANK & CHICAGO TITLE INSURANCE COMPANY	
5950 HUGH HOWELL ROAD STONE MOUNTAIN, GEORGIA 30087 D.B. 14733, PG. 553	COUNTY: DEKALB LAND LOT: 174 DISTRICT: 18TH SECTION: SCALE: 1"=30' FIELD: 3-28-06 BY: SS OFFICE: 4-6-06 BY: GSG REVISED:
ADAM & LEE LAND SURVEYING 5840 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8985	06079

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW





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

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

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