



4405 International Blvd. Suite C106 Norcross GA 30093

[info@a1plandesignbuild.com](mailto:info@a1plandesignbuild.com)

678-702-1190

November 22, 2024

Dear Neighbors of 4372 Chamblee Tucker Road and 4364 Chamblee Tucker Road,

A1 Construction, LLC is interested in developing both properties at 4372 and 4364 Chamblee Tucker Road from their current zoning classification of O-I (Office-Institution) to MR-2 (Medium Density Residential-2). This is in order to develop these properties into townhouses. As of this time the current zoning for the properties behind both of these locations are classified as MR-1 (Medium Density Residential-1) and O-I.

The first step in the process is to hold a Public Participation 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 project. We hope you will be able to meet with us at the following time:

**Date/time:** Monday, December 9, 2024 @ 6:00 pm  
**Meeting Location:** First United Methodist Church of Tucker  
Wesley Center  
5095 Lavista Rd, Tucker, GA 30084

Attached we have included the current proposal for our site plan. Along with a flyer outlining the land petition process for the city of Tucker. Further questions relating to city matters can be submitted [info@tuckerga.gov](mailto:info@tuckerga.gov).

Sincerely,

Mike Lokhandwala  
A1 Construction



# 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)

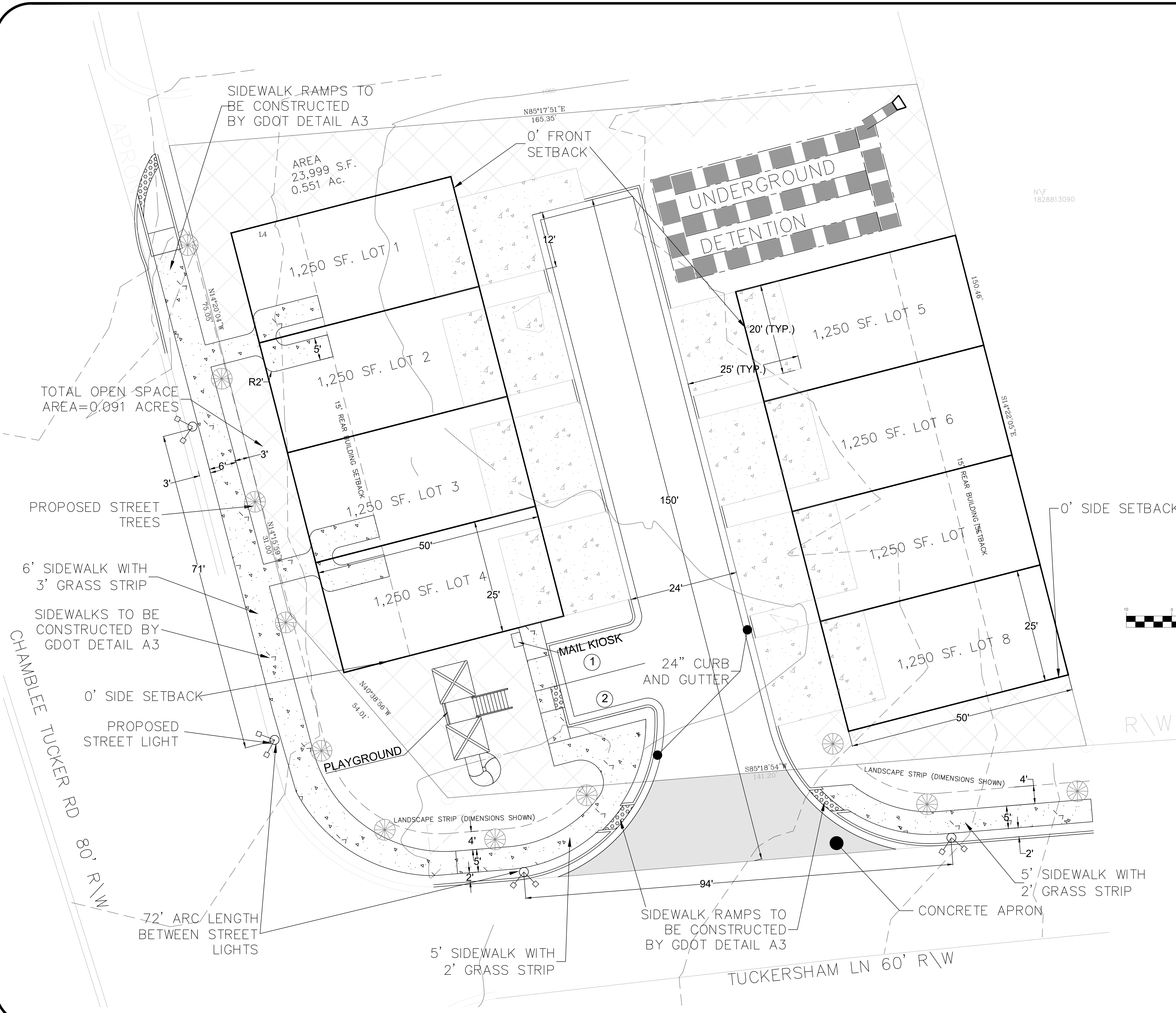


**SITE DATA:**  
 SITE ADDRESS: 4372 CHAMBLEE TUCKER RD, TUCKER, GA. 30084  
 SITE AREA: 0.551 ACRES  
 OPEN SPACE AREA: -0.091 ACRES (16.5%)

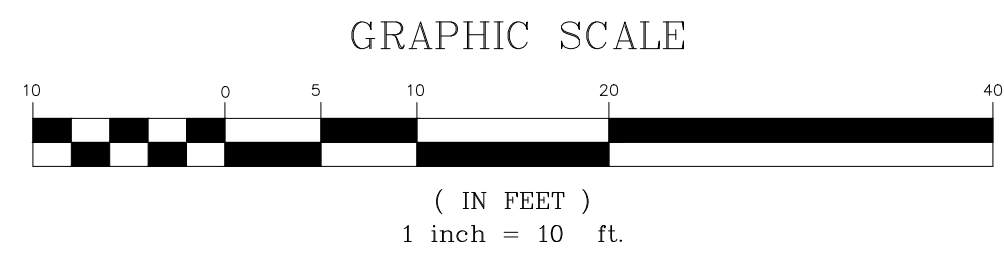
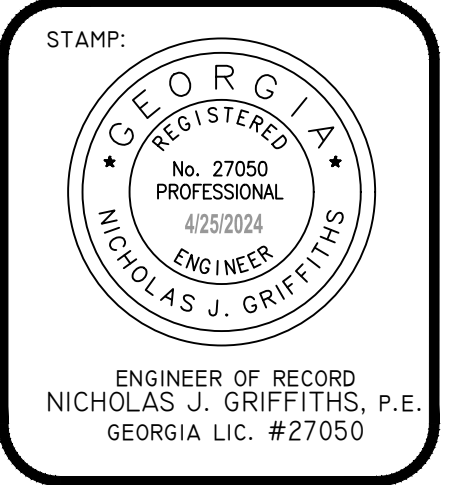
**ZONING:**  
 ZONING: PROPOSED MR-2

**SETBACKS & BUFFERS FOR SFA (TOWNHOMES):**  
 FRONT: 10 FT BUILDING SETBACK FOR THOROUGHFARES AND ARTERIALS  
 0 FT BUILDING SETBACKS FOR ALL OTHER STREETS  
 BACK: 15 FT BUILDING SETBACK  
 SIDE: FOR CORNER LOT ON PUBLIC STREET SAME AS FRONT SETBACK

**PARKING CALCULATIONS:**  
 MINIMUM PARKING REQUIRED (1.5 SPACES PER DWELLING UNIT PLUS ONE-QUARTER SPACE PER DWELLING UNIT TO ACCOMMODATE GUEST PARKING)  
 8 UNITS \* 1.5 SPACES / UNIT = 12 SPACES  
 8 UNITS \* .25 GUEST SPACES / UNIT = 2 GUEST SPACES  
 TOTAL REQUIRED PARKING = 14 SPACES  
 TOTAL PROVIDED PARKING = 18 SPACES



**CAUTION**  
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



No.	Revision/Issue	Date

Project Number: Issue Date: 4/25/2024  
 Drawn By: Checked By: NJG

**EARTH DESIGN ENGINEERING, LLC**  
 844 180th AVE EAST  
 REDDINGTON SHORES, FL 33708  
 PHONE: (678) 435-5871  
 EMAIL: EARTHDESIGNENGINEERING@GMAIL.COM

Project Name and Address  
 CHAMBLEE TUCKER RD  
 TOWNHOMES CONCEPT  
 4372 CHAMBLEE TUCKER RD  
 TUCKER, GA. 30084  
 DEKALB COUNTY, GA  
 LAND LOT 288 18TH DISTRICT

Sheet Name  
 CONCEPT PLAN  
 Sheet Number C1.1