

PLATINUM USA LLC
Samad Lakhani, Owner
Laila Merchant, Agent
2053 Mountain Industrial Blvd
Tucker, Georgia 30084
Samad1076@yahoo.com (404-271-6098) cell

November 11, 2024

Dear Neighbors of 2053 Mountain Industrial Blvd,

I am interested in rezoning my property at 2053 Mountain Industrial Blvd from M2 (Heavy Industrial) to M (light industrial). I plan to combine two adjacent parcels 2053 and 2063 Mountain Industrial Blvd. The current uses which is permitted use under the zoning will NOT change.

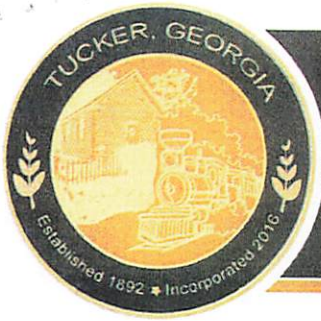
The first step in the rezoning process is holding a Public Participation (neighborhood) meeting with the community to discuss our proposal with you and receive feedback. This meeting is required before we can submit our application for the rezoning to the City of Tucker. You are receiving this letter because you own a property within 500' of my property. We hope you will be able to meet with us at the property on DEC 9, 2024 at 4:30pm, to discuss any questions you may have. If you are unable to attend or wish to reach out beforehand, please send my agent an email: samad1076@yahoo.com

We have included a site plan of our current proposal as well as a flyer outlining the land use petition process in the City of Tucker. Questions relating to city matters can be submitted to info@tuckerga.gov.

Sincerely,



Samad Lakhani



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

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