



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

Land Use Petition Application

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

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: LAILA MERCHANT		
Address: 3060 MERCER UNIVERSITY DRIVE, Suite 100		
City: ATLANTA	State: GA	Zip: 30341
Contact Name: LAILA MERCHANT		
Phone: 770-568-5727	Email: LAILAMERCHANT2020@GMAIL.COM	
OWNER INFORMATION		
Name: PLATINUM USA LLC		
Address: 6255 BELLMOORE PARK LN		
City: DULUTH	State: GA	Zip: 30097
Contact Name: SAMAD LAKHANI		
Phone: 404-271-6098	Email: SAMAD1076@YAHOO.COM	
PROPERTY INFORMATION		
Property Address: 2053 MOUNTAIN INDUSTRIAL BLVD		
Present Zoning District(s): M2	Requested Zoning District(s): M	
Present Land Use Category: WHOLESALE WAREHOUSE LIND	Requested Land Use Category: WHOLESALE WAREHOUSE LIND	
Land District: 18	Land Lot(s): 184	Acreage: 2.009 ACRES
Proposed Development: NOT APPLICABLE / NOT CHANGING USE		
Concurrent Variance(s):		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units:	Dwelling Unit Size (Sq. Ft.):	Density:
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: 1	Total Building Sq. Ft.: 24000	Density: NA

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11/15/2024

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.

Laila Merchant

Signature of Applicant

11/5/24

Date

LAILA MERCHANT, AGENT

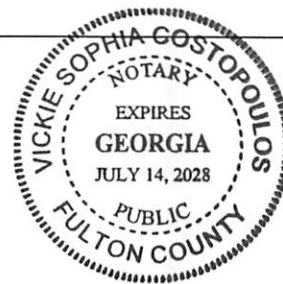
Type or Print Name and Title

Vickie Sophia Gostopoulos 11-8-2024

Signature of Notary Public

Date

Notary Seal



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11/15/2024

PLANNING & ZONING
DEPARTMENT

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

1. **CIRCLE ONE:** **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)
In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

Name (print) Laila Merchant

Signature: Laila Merchant

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Date: 11/12/2024

11/15/2024

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

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- | | |
|----------|----------|
| 1. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

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Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

Name (print) SAMAD LAKHANI

Signature: 

Date: 11/7/24

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11/15/2024

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, SAMAD LAKHANI, authorize, LAILA MERCHANT,
(Property Owner) (Applicant)

to file for RZ, at 2053 MOUNTAIN INDUSTRIAL BLVD, TUCKER, GA
(RZ, CA, SLUP, M, CV) (Address) 30084

on this date NOVEMBER 7, 2024
(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.

[Handwritten Signature]

Signature of Property Owner

Date

SAMAD LAKHANI, MEMBER

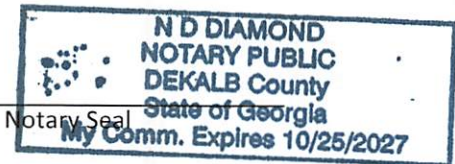
Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

Date

11/11/2024



Notary Seal

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11/15/2024

PLANNING & ZONING
DEPARTMENT



City of Tucker

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Public Participation Plan Report

11/12/2024

Project Name:

PLANNING & ZONING
DEPARTMENT

Contact Name: Laila Merchant

Meeting Date: 12/9/2024

Meeting Location: 2053 Mountain Industrial Blvd

Meeting Start Time: 4:30 pm

Meeting End Time: 6:00 pm

Number of people in attendance: No one showed up.

Date of Filing of Land Use Petition Application:

General Introduction: please include information about who you reached out to for the meeting, communication outreach methods (letters, facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (ppt, q&a, display boards, etc), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

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. List question/concern/comment/request for changes to the proposed plans

Applicant Response: None

2. List question/concern/comment/request for changes to the proposed plans

Applicant Response: None

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

- Meeting sign-in sheet
- Meeting minutes
- 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.

Laila Merchant

12/11/2024

Signature of Applicant or Authorized Representative

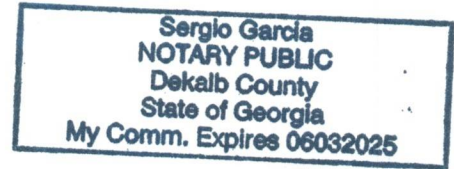
Date

Laila Merchant

12/11/2024

Type or Print Name of Applicant or Authorized Representative

Date



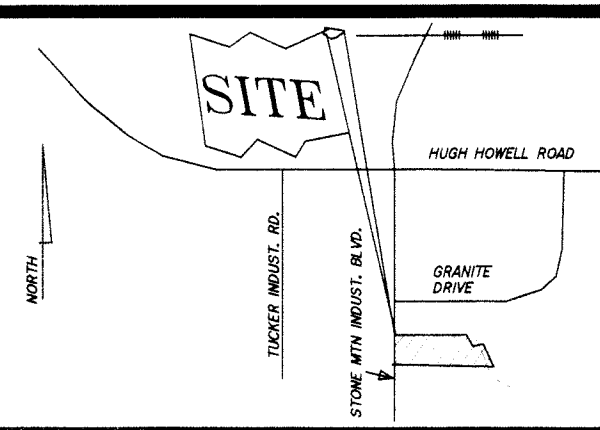
[Handwritten Signature]

12/11/2024

Signature of Notary

Date

Notary Seal



VICINITY MAP N.T.S.

Granite Drive - 60' R/W

See R/W Deed
2063 AAA LLC to DeKalb County
Deed Book Pg. 21974, pg 676

P.O.C.
Southern Mitered R/W of
Granite Drive
AND THE EAST 100 FT. R/W OF
MOUNTAIN INDUSTRIAL BLVD.
(40.39 ft. South of the C/L of Granite Dr.)

BASED ON THE F.I.R.M. PANELS,
IT IS MY OPINION THAT THE
PROPERTY SHOWN HEREON IS
OUTSIDE THE FLOOD HAZARD
AREA

SEE F.I.R.M. PANEL
NO. 13089C0077J
DATED: MAY 16, 2013

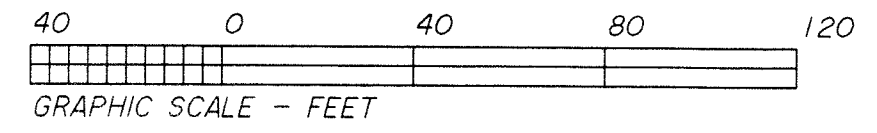
PARKING SUMMARY
25 - 9'x 18' SPACES
8 Xed OUT SPACES
1 HANDICAPPED SPACE

ZONED "M"
18-184-07-005
N/F
2063 AAA LLC
4244/21
18017/653
29174/676

TAX I.D. #
18-184-07-007

PLAT BOOK 77, PAGE 76
18-184-07-006
N/F
SUPER STAR INVESTMENTS LLC
5886/464
ZONED "M"

AREA = 2.009 ACRES
(87,515 SQ. FT.)



N 90°00'00"E
306.98'

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DEPARTMENT

NOTES:
THE FIELD DATA USED TO CALCULATE
THIS PLAT HAS A CLOSURE PRECISION
OF ONE FOOT IN 92,057 FEET
AND AN ANGULAR ERROR OF
01" PER ANGLE.
TRAVERSE ADJUSTED BY COMPASS RULE.
THE EQUIPMENT USED TO OBTAIN THE
LINEAR AND ANGULAR MEASUREMENTS
WAS A TOPCON GTS 211.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND WAS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
95,000 FEET.
ALL IPS ARE 1/2" DIA RE-BARS
ZONED "M"
SET-BACKS SHOWN ON PLAT

NOTE "B"
THERE ARE STATE AND COUNTY
BUFFER REQUIREMENTS
ON THIS CREEK. IT IS CONSIDERED
AS STATE WATERS AND HAS A 25 FT.
UNDISTURBED BUFFER, MEASURED
FROM THE TOP OF BANK.
ALSO COUNTY BUFFERS OF 50 AND
75 FEET WILL ALSO APPLY
IF LAND DISTURBANCE IS PLANNED
NEAR THE CREEK.

- LEGEND :
- ASP-ASPHALT
 - BC-BACK OF CURB
 - BL-BUILDING LINE
 - BWF-BARBED WIRE FENCE
 - CB-CATCH BASIN
 - CH-CHORD
 - CIP-CAST IRON PIPE
 - CL-CENTERLINE
 - CLF-CHAIN LINK FENCE
 - CM-CONCRETE MONUMENT
 - CMP-CORRUGATED MTL. PIPE
 - CONC-CONCRETE
 - CTP-CRIMP TOP PIPE
 - DB-DEED BOOK
 - DE-DRAINAGE EASEMENT
 - DI-DROP INLET
 - DIP-DUCTILE IRON PIPE
 - DWCB-DBL. WING C.B.
 - ESMT-EASEMENT
 - FES-FLARED END SECTION
 - FH-FIRE HYDRANT
 - UG-UNDERGROUND GAS
 - GM-GAS METER
 - GP-GUY POLE
 - GW-GUY WIRE
 - HW-HEAD WALL
 - HWF-HOG WIRE FENCE
 - HWY-HIGHWAY
 - INT-INTERSECTION
 - INV-INVERT
 - IPF-IRON PIN FOUND
 - IPS-IRON PIN SET
 - JB-JUNCTION BOX
 - LL-LAND LOT
 - LLL-LAND LOT LINE
 - LP-LIGHT POLE
 - MH-MAN HOLE
 - N/F-NOW OF FORMERLY
 - UNDERGROUND POWER
 - O.C.-OUT CROP
 - PB-PLAT BOOK
 - PL-PROPERTY LINE
 - PM-POWER METER
 - POB-POINT OF BEGINNING
 - PP-POWER/UTILITY POLE
 - PVMT-PAVEMENT
 - RCP-REINFORCED CONCRETE PIPE
 - RBF-RE-BAR FOUND
 - R/W-RIGHT OF WAY
 - R-RADIUS
 - TC-TOP OF CURB
 - WV-WATER VALVE
 - WM-WATER METER
 - CP-CALCULATED POINT
INACCESSIBLE DUE TO
WASHOUT AND CUDZU
 - P.O.C.- POINT OF
COMMENCEMENT

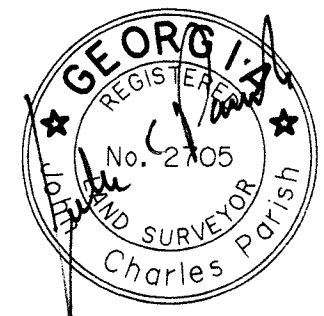
Note:
See Page 2 of 2
for Notes, ALTA Certification,
exceptions
and Legal Description.

THE SUBJECT PROPERTY IS
EXISTING TAX PARCEL No.
18-184-07-007
& A PORTION OF
18-184-07-004

ALTA/ACSM LAND TITLE SURVEY FOR
PLATINUM USA LLC, RASHEED VIRINI, First State Bank,
its Successors and/or assigns as their interest may appear
and Fidelity National Title Insurance Company

LAND LOT 184	18th DISTRICT
DeKalb COUNTY	GEORGIA
SCALE 1" = 40'	DATE 5/05/2015

NOTES CRDF=015-0131
SCRNF=015-0131 ON 3-19-22-27-44 JOB NO. 015-0131



LEGAL DESCRIPTION

2053 MOUNTAIN INDUSTRIAL BOULEVARD

ALL THAT TRACT OF PARCEL OF LAND, LYING AND BEING LOCATED IN LAND LOT 184 OF THE 18th DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE SOUTHERN MOST MITERED RIGHT-OF-WAY POINT OF GRANITE DRIVE (40.39 FT. SOUTH OF THE CENTERLINE OF GRANITE DRIVE AT THIS POINT) AND THE EAST 100 FT. RIGHT-OF-WAY OF MOUNTAIN INDUSTRIAL BOULEVARD, THENCE PROCEED ALONG THE EAST 100 FT. RIGHT-OF-WAY OF MOUNTAIN INDUSTRIAL BOULEVARD, SOUTH 00 DEGREES 33 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 261.00 FT. TO A 1/2" RE-BAR-FOUND, THE TRUE POINT OF BEGINNING.

THENCE South 89 degrees 19 minutes 05 seconds East for a distance of 383.96 feet to a calculated point;
 THENCE South 18 degrees 40 minutes 13 seconds East for a distance of 37.37 feet to a calculated point;
 THENCE South 89 degrees 58 minutes 47 seconds East for a distance of 54.00 feet to a 1/2" re-bar found;
 THENCE South 18 degrees 50 minutes 30 seconds East for a distance of 164.12 feet to a calculated point;
 THENCE North 89 degrees 23 minutes 51 seconds West for a distance of 33.00 feet to a 1/2" re-bar found;
 THENCE North 89 degrees 23 minutes 51 seconds West for a distance of 471.58 feet to a mag nail found in asphalt on the East 100 ft. Right-of-Way of Mountain Industrial Boulevard;
 THENCE along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 00 degrees 29 minutes 59 seconds East for a distance of 190.02 feet to a 1/2" re-bar found, The True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.009 acres .

S:\survey\houston\015-0131(Rasheed-virini-2053mntindust)\legals\virinileg.doc)

TO: PLATINUM USA LLC, RASHEED VIRINI,
First State Bank, its Successors and/or assigns as their interest may appear
SBA
and Fidelity National Title Insurance Company

I hereby certify that this survey was prepared by me or Under my supervision in accordance with the "Minimum Standard detail requirements or ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes Items 1,2,3,4,6a, 7a,7b,8,9, 11a,13,14,16,17 and 18 of Table A thereof and to the extent possible, shows the location of all setback lines listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on The date of this certification, undersigned further certifies That in my professional opinion, as a Land Surveyor Registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John C Parish
 John Charles Parish

Registered Surveyor
 State of Georgia
 Registration No. 2705

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE SCHEDULE "A"
 Commitment No.: 19319358
 Effective Date of Commitment: April 16, 2015 @ 8:00 am
 (LISTED UNDER SCHEDULE B - SECTION II)

8) Easement in favor of Georgia Power Company, its successors and assigns, set forth in instrument, dated 05/10/1962 and recorded 05/28/1962 in Deed Bok 1667, Page 352.(DOES NOT APPLY BUT NOT PLOTTABLE AS BLANKET EASEMENT)

9) Agreement from Stone Mountain Industrial park, Inc., a Georgia corporation to Waffle House, Inc., a Georgia corporation, dated 09/27/1996 and recorded 10/10/1996 in Deed Book 9172, Page 026. (DOES NOT APPLY, THE PROPERTY DESCRIBED IN THIS AGREEMENT IS APPROXIMATELY 1200 FT. SOUTH OF THE SUBJECT PROPERTY ON THE WEST SIDE OF MOUNTAIN INDUSTRIAL BOULEVARD.)

10) Stormwater Detention Facility Inspection and Maintenance Agreement Plan of Marten Transport (Project Number 16031) dated 12/22/2009, by and between Stone Mountain industrial Park, Inc. and DeKalb County, recorded on 12/23/2009 in Deed Book 21788, Page 743; Scriveners Affidavit, dated 04/27/2010 and recorded 05/07/2010 in Deed Book 21960, Page 357.(DOES NOT APPLY, THIS IS FOR THE MARTEN TRUCKING SITE WHICH IS EAST OF THE SUBJECT PROPERTY)

11) DeKalb County Right of Way Deed from Stone Mountain Industrial Park, Inc., a Georgia corporation to DeKalb County, Georgia, dated 12/08/2010 and recorded 12/08/2010 in Deed Bok 22262, page 617. (DOES NOT APPLY, THIS IS FOR THE RIGHT-OF-WAY OF ROGER MARTEN WAY WHICH IS SOUTH AND EAST OF THE SUBJECT PROPERTY.)

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 DEPARTMENT

NOTE: THIS PLAT REPRESENTS A SURVEY OF EXISTING DEKALB COUNTY TAX PARCEL No. 18-184-07-007 AND, WHEREAS NO NEW STREETS OR ROADS ARE CREATED, NO NEW UTILITY IMPROVEMENTS ARE REQUIRED, AND NO NEW SANITARY SEWER OR APPROVAL OF A SEPTIC SYSTEM IS REQUIRED, IT THEREFORE DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(D).

John C Parish
 JOHN CHARLES PARISH, GA L.S. No. 2705

8/24/2015
 DATE

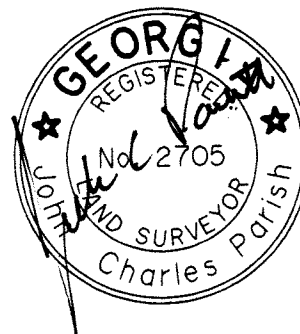
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. UNDERGROUND AND ABOVEGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. UNDERGROUND OR ABOVEGROUND WHICH MAY BE ENCOUNTERED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

SURVEYOR'S CERTIFICATION

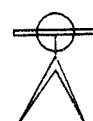
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

BY: *John C Parish* DATE: 8/24/2015
 GEORGIA L.S. No. 2705

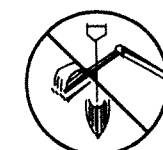


HOUSTON ENGINEERING, INC.
 DESIGN ENGINEERS and SURVEYORS LSF-978
 SINCE 1964 JPARISH@HOUSTON-ENGINEERING.COM

1424 VETERANS DRIVE SUITE 3
 CONYERS, GEORGIA 30012
 PH (770) 483-8471
 FAX (770) 761-1261



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 or THROUGHOUT GEORGIA
 1-800-282-7411

THREE WORKING DAYS BEFORE YOU DIG

ALTA/ACSM LAND TITLE SURVEY FOR

PLATINUM USA LLC, RASHEED VIRINI, First State Bank, its Successors and/or assigns as their interest may appear, SBA and Fidelity National Title Insurance Company

LAND LOT 184	18th DISTRICT
DeKalb COUNTY	GEORGIA
SCALE 1" = 40'	DATE 5/05/2015
NOTES CRDF=015-0131 SCRNF=015-0131 page 2 of 40 JOB NO. 015-0131	



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SMOKE
SALE WAREHOUSE
ONE STOP FOR VAPE & SMOKE
SHOP PRODUCTS

CALIBER
COLLISION



SMOKE ONE STOP FOR VAPE & SMOKE
DISTRIBUTION & WHOLESALE WAREHOUSE SHOP PRODUCTS

2053

OPEN

November 11, 2024

Ms. Courtney Smith
Director of Community Development
City of Tucker
1975 Lakeside Parkway
Tucker, GA 30084

Ms. Smith

As the property owner of 2053 Mountain Industrial Blvd, I am petitioning the City to rezone my property to Light Industrial from Heavy Industrial. Once rezoned, my intent is to combine 2053 and 2063 Mountain Industrial parcels. The current use will NOT change.

I look forward to the opportunity to discuss this matter. Enclosed are the items designated on the Land Use Petition Checklist. Please let me know if you need any additional information.

Sincerely,



Samad Lakhani, Owner

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DEPARTMENT

Section 46-1560. Standards and factors governing review of proposed amendments to the Official Zoning Map.

The following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

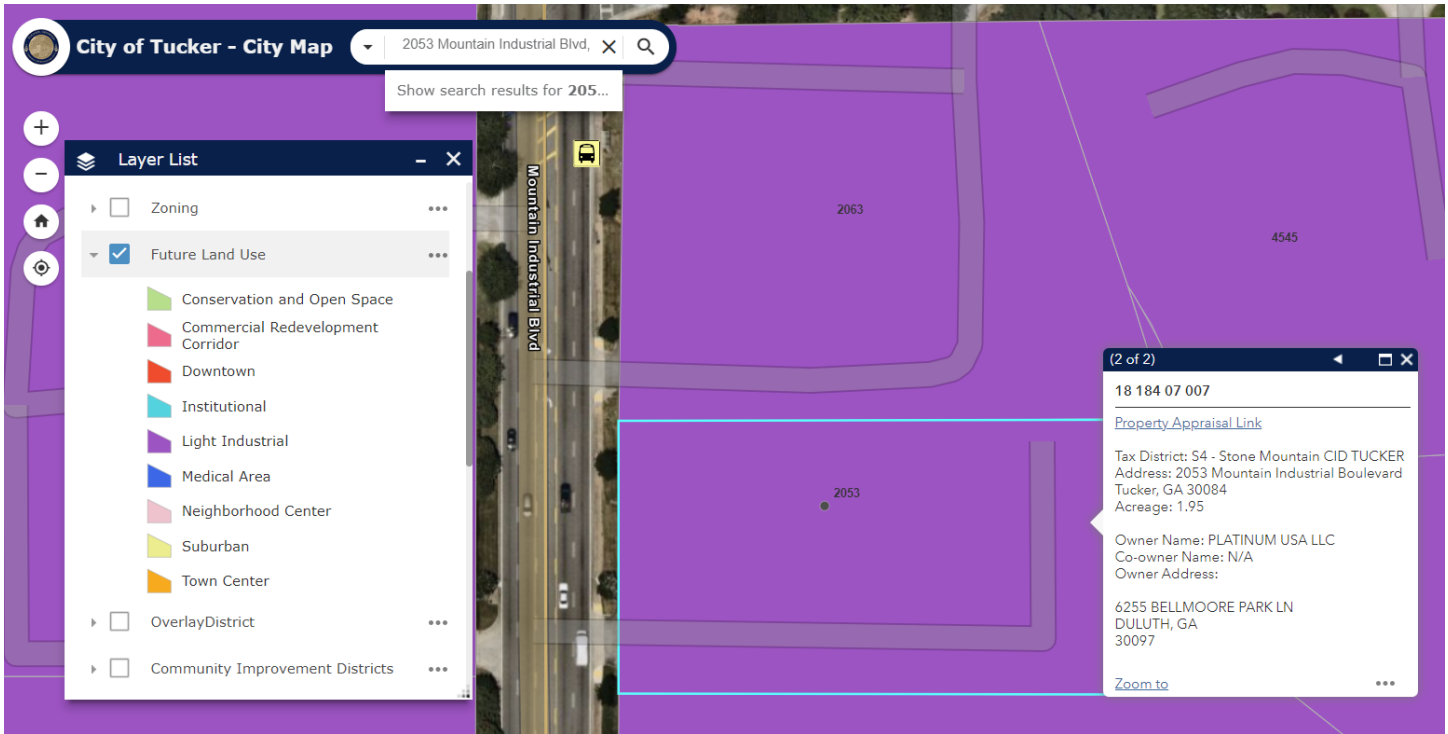
1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:
2053 Mountain Industrial is currently zoned M2-Heavy Industrial surrounded on three sides by M-Light Industrial. Rezoning this parcel will bring it into compliance with the Character Area/Future Land Use Map – which includes it as Light Industrial with its neighbors, which also back up to the Light Industrial.
2. 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:
Yes – the adjacent and nearby properties are all zoned Light Industrial. Rezoning to Light Industrial is more suitable for the neighborhood.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The property is zoned has the same economic use as the proposed zoning – all surrounding properties are Light Industrial use, with NO nearby residential neighbors.
4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties:
No– all surrounding properties are Light Industrial use, with NO nearby residential neighbors.
5. 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:
No
6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:
No
7. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
No
8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:
No

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ENVIRONMENTAL SITE ANALYSIS FORM Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:



1. CONFORMANCE WITH THE COMPREHENSIVE PLAN. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project. Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

The owner of the property is requesting a rezoning from M2-Heavy Industrial to M -Light Industrial. He plans to combine the two adjacent parcels. Current use will not change. The Character Area/Future Land Use Map shows this property is surrounded by Light Industrial. The property is the only parcel in the M2 zoned neighborhood that is zoned M.

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a. Wetlands - No wetlands will be impacted by this rezoning.
- b. Floodplain – No floodplains will be impacted by this rezoning.
- c. Streams/stream buffers – No streams or stream buffers on this property will be impacted by this rezoning.
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation – None located on this property
- e. Vegetation – No vegetation will be impacted.
- f. Wildlife Species (including fish) – No wildlife species including fish will be impacted.
- g. Archeological/Historical Sites – There are no known archeological or Historical sites on the property

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3. PROJECT IMPLEMENTATION MEASURES. Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors: N/A

b. Protection of water quality N/A

c. Minimization of negative impacts on existing infrastructure: There will be no impact.

d. Minimization on archeological/historically significant areas N/A

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses: There will be no negative impact.

f. Creation and preservation of green space and open space: N/A

g. Protection of citizens from the negative impacts of noise and lightning: N/A

h. Protection of parks and recreational green space: N/A

i. Minimization of impacts to wildlife habitats: N/A

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PLANNING & ZONING
DEPARTMENT



Julie Martin
Planning Manager
City of Tucker Department of Planning and Zoning
1975 Lakeside Parkway
Suite 350B
Tucker, GA 30084

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November 18, 2024

11/17/2024

Subject: Trip Generation Analysis - 2053 Mountain Industrial Boulevard

PLANNING & ZONING
DEPARTMENT

Dear Ms. Martin:

Traffic Solutions has been selected by Laila Merchant. to provide services to conduct a trip generation analysis for an existing building located at 2053 Mountain Industrial Blvd in Tucker, Georgia, as shown in Figure 1. The analysis as requested by the City of Tucker Department of Planning and Zoning is part of the land use petition application process.

The warehouse building is approximately 24,000 square feet and will be used to store gas station supplies. Currently, the building is zoned I-3 Industrial.

ITE Trip Generation 11 was used to analyze the land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. In addition to the number of trips, the analysis also indicates the distribution of trips entering and exiting the site. Due to the nature of the land use, an analysis was conducted for car and truck trips estimated to come and go to the site. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

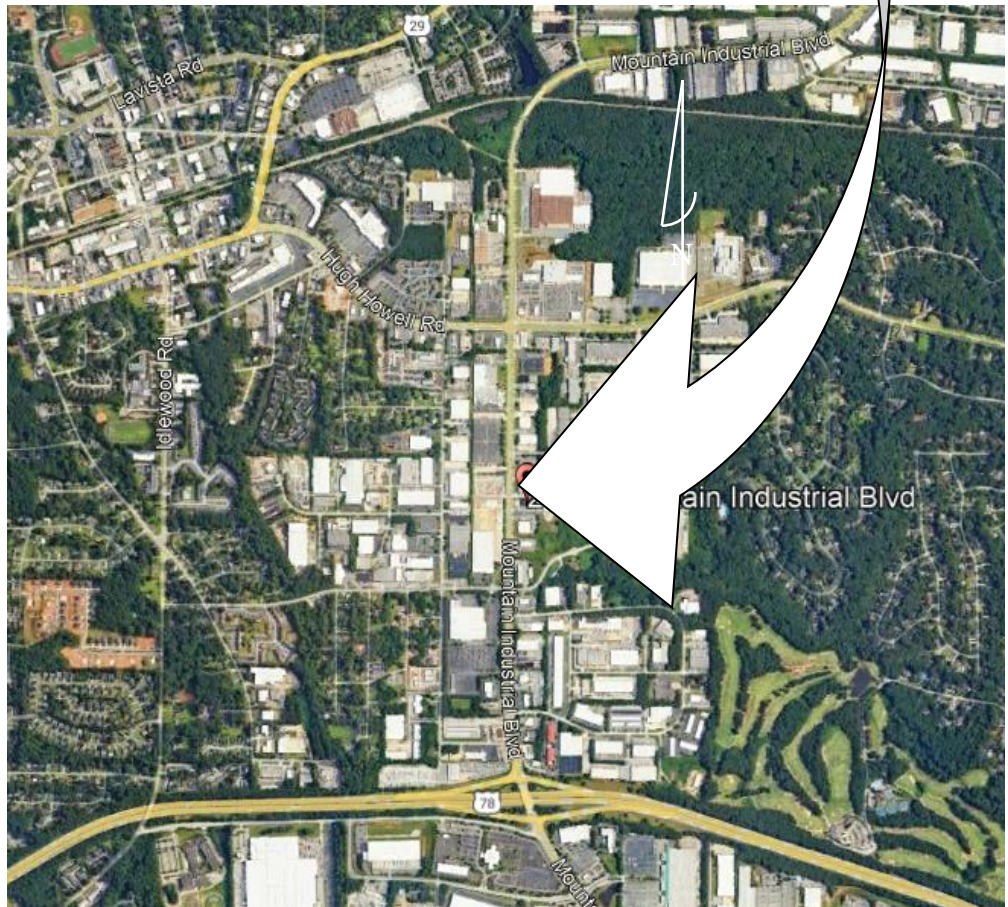
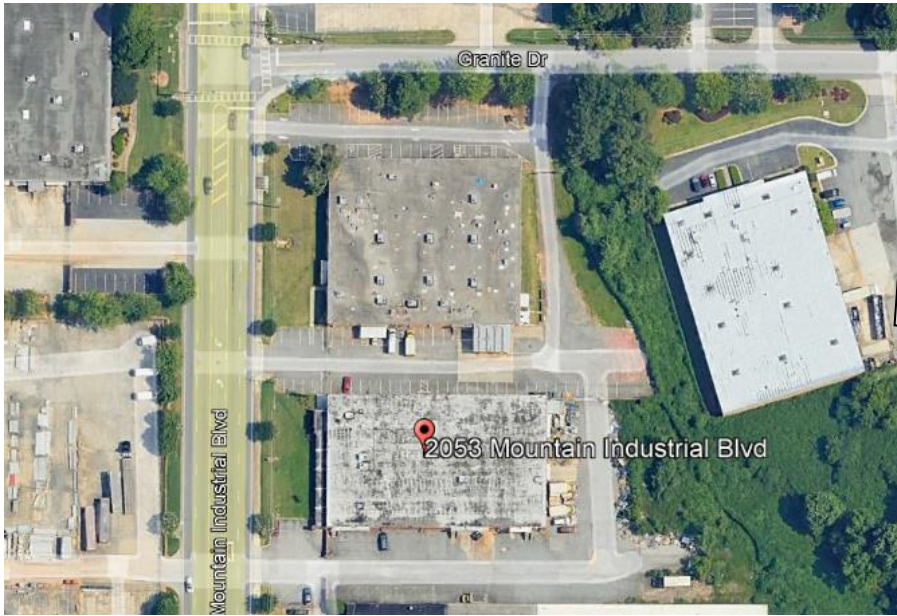
Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Distribution			50%	50%	77%	23%	100%	28%	72%	100%
Warehouse - Cars	150	24 ksf	21	20	3	1	4	1	3	4
Distribution					52%	48%	100%	52%	48%	100%
Warehouse - Trucks	150	24 ksf	7	7	0	0	0	0	1	1
Total			28	28	3	1	4	1	4	5

We have included the trip generation land use analysis report along with their respective statistical data sheets.

Please let us know if anything more is required.

Attached: Trip Generation Cars & Trucks analysis reports

Figure 1. Site Map



Warehousing (150)

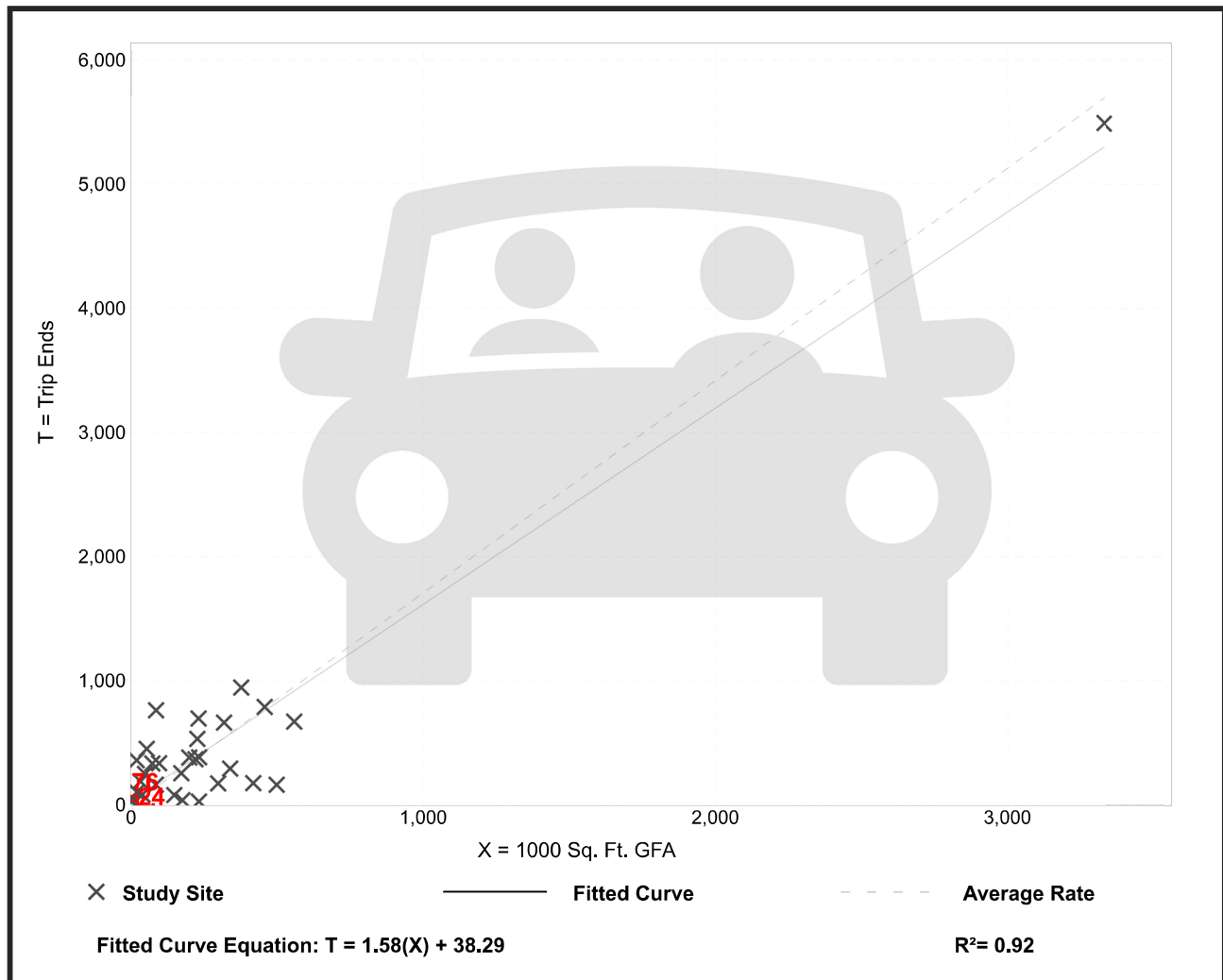
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



DATA STATISTICS

Land Use:

Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

31

Avg. 1000 Sq. Ft. GFA:

292

Average Rate:

1.71

Range of Rates:

0.15 - 16.93

Standard Deviation:

1.48

Fitted Curve Equation:

$T = 1.58(X) + 38.29$

R²:

0.92

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 41 (Total), 21 (Entry), 20 (Exit)

Fitted Curve: 76 (Total), 38 (Entry), 38 (Exit)

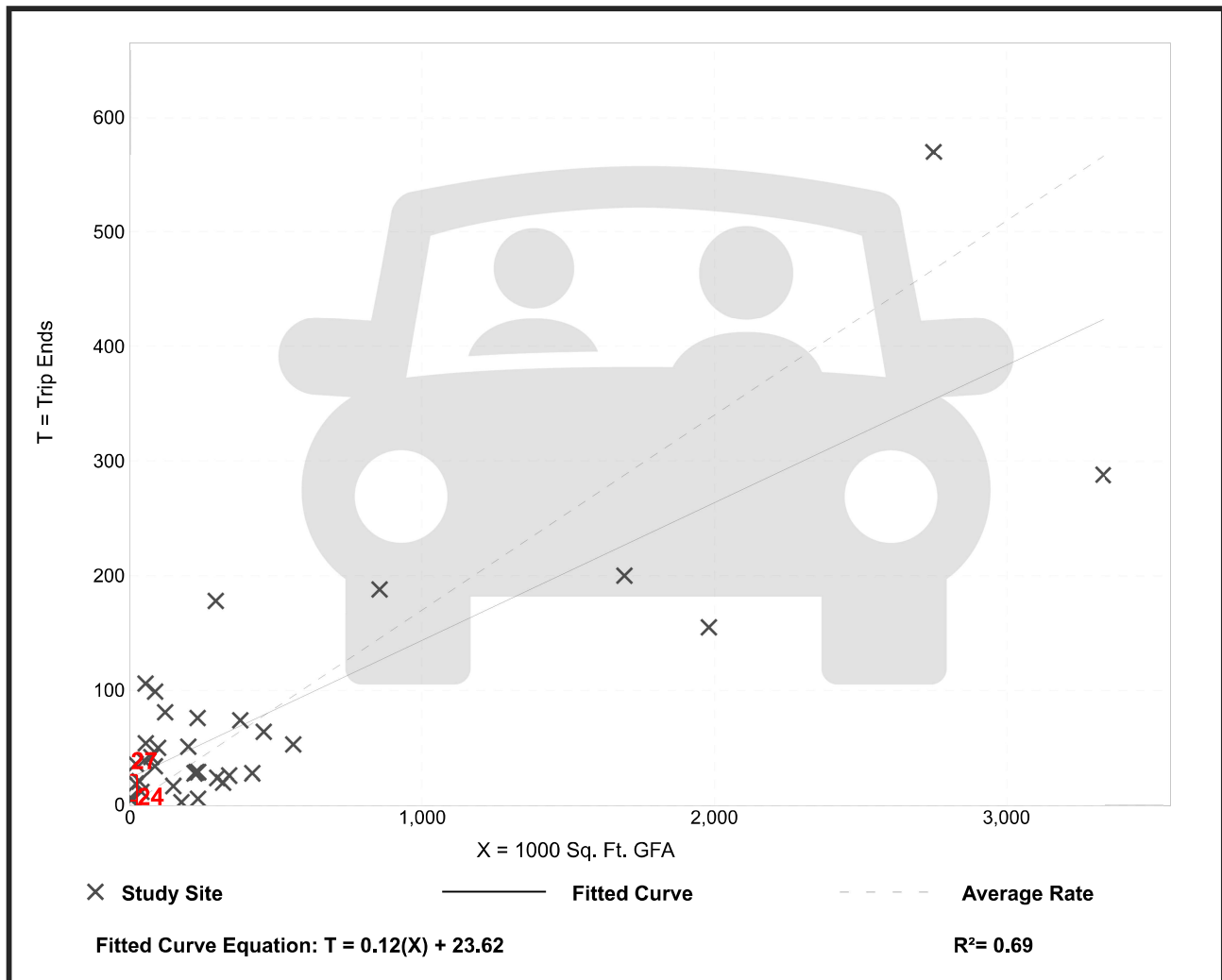
Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 36
 Avg. 1000 Sq. Ft. GFA: 448
 Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



DATA STATISTICS

Land Use:

Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

36

Avg. 1000 Sq. Ft. GFA:

448

Average Rate:

0.17

Range of Rates:

0.02 - 1.93

Standard Deviation:

0.19

Fitted Curve Equation:

$T = 0.12(X) + 23.62$

R²:

0.69

Directional Distribution:

77% entering, 23% exiting

Calculated Trip Ends:

Average Rate: 4 (Total), 3 (Entry), 1 (Exit)

Fitted Curve: 27 (Total), 20 (Entry), 7 (Exit)

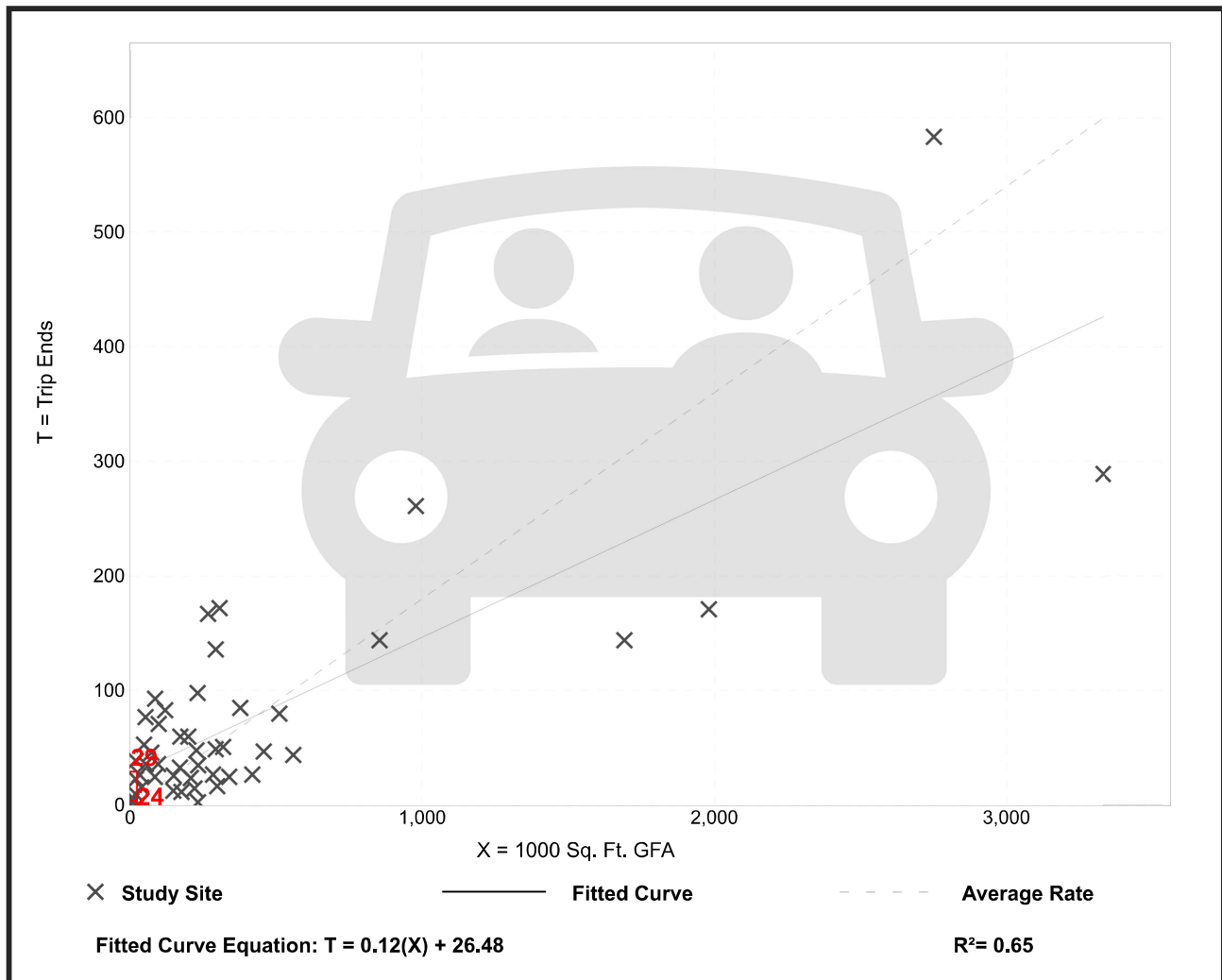
Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 49
 Avg. 1000 Sq. Ft. GFA: 400
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



DATA STATISTICS

Land Use:

Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

49

Avg. 1000 Sq. Ft. GFA:

400

Average Rate:

0.18

Range of Rates:

0.01 - 1.80

Standard Deviation:

0.18

Fitted Curve Equation:

$T = 0.12(X) + 26.48$

R²:

0.65

Directional Distribution:

28% entering, 72% exiting

Calculated Trip Ends:

Average Rate: 4 (Total), 1 (Entry), 3 (Exit)

Fitted Curve: 29 (Total), 8 (Entry), 21 (Exit)

Warehousing (150)

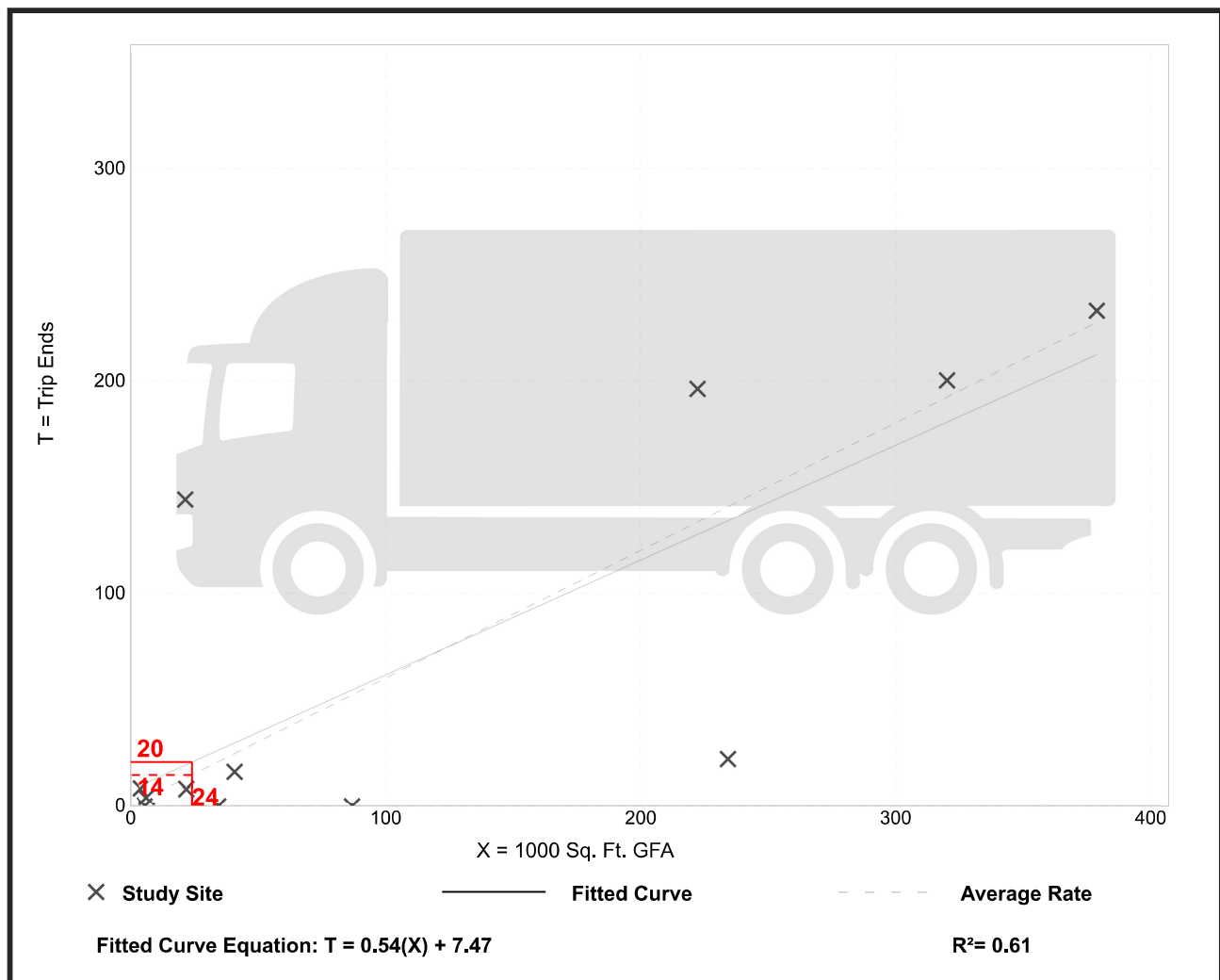
Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 115
Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.60	0.00 - 6.66	0.86

Data Plot and Equation



DATA STATISTICS

Land Use:

Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Truck

Number of Studies:

21

Avg. 1000 Sq. Ft. GFA:

309

Average Rate:

0.02

Range of Rates:

0.00 - 0.69

Standard Deviation:

0.05

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

52% entering, 48% exiting

Calculated Trip Ends:

Average Rate: 0 (Total), 0 (Entry), 0 (Exit)

DATA STATISTICS

Land Use:

Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Truck

Number of Studies:

23

Avg. 1000 Sq. Ft. GFA:

308

Average Rate:

0.03

Range of Rates:

0.00 - 0.42

Standard Deviation:

0.03

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

52% entering, 48% exiting

Calculated Trip Ends:

Average Rate: 1 (Total), 0 (Entry), 1 (Exit)