



City of Tucker

Public Participation Plan Report Project Name: 7Brew Coffee (Lawrenceville Highway)

Contact Name: Julie Sellers

Meeting Date: October 23, 2025

Meeting Location: Main Street Church – Fellowship Hall

Meeting Start Time: 6:00 p.m. advertised time (actual start 6:08)

Meeting End Time: 6:50 p.m. (informal discussions continued)

Number of people in attendance: 7 community members, 3 people with applicant

Date of Filing of Land Use Petition Application: December 30, 2025

General Introduction: Email invitations were sent to the City elected officials and the Planning Commission. Mailed notices were sent to the enclosed mailing list. There were online news and Facebook posts regarding the meeting via 3rd parties.

The proposed development is a coffee shop with a drive-through facility and the current zoning of the property includes approval for a drive-through restaurant. The applicant and its attorneys attended the meeting and presented a Power Point presentation (attached) to the participants.

Summary of concerns and issues raised at the meeting:

1. Does the Applicant have a contract to purchase the property or already own?
Response: Contract to Purchase
2. Will sewer be brought to the site?
Response: Yes
3. The mural sounds great – will it be a sign for 7 Brew?
Response: No, the mural will be art but not a sign naming the business.
4. Can something be done to prevent cars from driving onto the adjacent parcel?
Response: The City requires interparcel connection which is shown on the site plan. Applicant would add a fence and landscaping along property line in response to concerns about trespass.
5. How many 7 Brews does the Applicant have in Georgia?
Response: Currently two and building additional locations.
6. Why are there 2 separate buildings?
Response: The second is the cooler building for the supplies and it looks

like a connected building.

7. What is the appeal of being in Tucker with 6 coffee shops already in the City and Starbucks across the street?

Response: The City is growing and the traffic already in the area supports this location. Another option gives people choices and competition is good for consumers.

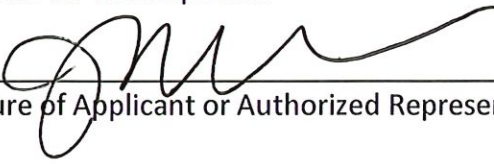
8. Any plans to change the width of Railroad Ave?

Response: During the meeting, Applicant team noted that it would be investigated. After consideration and exploration, the site plan was updated to widen Railroad Ave as a result of the feedback at the community meeting.

Attached:

- 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

12/30/25

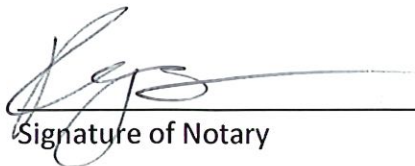
Date

Julie Sellers

Type or Print Name of Applicant or Authorized Representative

12/30/25

Date



Signature of Notary

12/30/2025

Date



Notary Seal

Notice Mailing List and Notice mailed

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RZ-26-0001, SLUP-26-0002,
CV-26-0001

OWNERNAME1	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	OWNERNAME2	SITEADDRESS
DOSETAREH ISAAC	1268 ARBORVISTA DR	ATLANTA	GA	30329	DOSETHAREH RAYC	2345 4th Street Tucker, GA 30084
UNITED STATES POSTAL SERVICE	4325 FIRST AVE	TUCKER	GA	30084		4338 Railroad Avenue Tucker, GA 30084
HAIRSTON LENARD W	1227 ROCKBRIDGE RD 208-98	STONE MO	GA	30087		4333 Lynburn Drive Tucker, GA 30084
DELTA PARKING INC	1840 CHESHIRE BRIDGE RD STE A	ATLANTA	GA	30324		2331 4th Street Tucker, GA 30084
GEP X FULLER WAY LLC	465 MEETING ST STE 500	CHARLEST	SC	29403		2334 Fuller Way Tucker, GA 30084
H AND M COFER LLC	35 JOHNSON FERRY RD	MARIETTA	GA	30068		4271 Lawrenceville Highway Tucker, GA 30084
INGLES MARKETS INCORPORATED	PO BOX 460189 DEPT 203	HOUSTON	TX	77056		4398 Hugh Howell Road Tucker, GA 30084
INGLES MARKETS INCORPORATED	PO BOX 460189 DEPT 203	HOUSTON	TX	77056		4394 Hugh Howell Road Tucker, GA 30084
4270 LAWRENCEVILLE HIGHWAY LLC	4270 LAWRENCEVILLE HWY	TUCKER	GA	30084		4270 Lawrenceville Highway Tucker, GA 30084
HARDEN DEBRA A	4260 LAWRENCEVILLE HWY	TUCKER	GA	30084		4260 Lawrenceville Highway Tucker, GA 30084
SIEG RODNEY G	6349 OLD SHADBORN FERRY RD	BUFORD	GA	30518	SIEG PAMELA K	2355 Burns Avenue Tucker, GA 30084
B & A VENTURES LLC	3190 NORTHEAST EXPRESSWAY	ATLANTA	GA	30341		4268 Lawrenceville Highway Tucker, GA 30084
FIRST CHRISTIAN CHURCH OF	PO BOX 687	TUCKER	GA	30085		4297 1st Avenue Tucker, GA 30084
BELINVEST LLC	2305 FOURTH ST	TUCKER	GA	30084		2305 4th Street Tucker, GA 30084
DEKALB COUNTY	1300 COMMERCE DR	DECATUR	GA	30030		4226 Lawrenceville Highway Tucker, GA 30084
BURNS HEARTHSIDE LLC	2727 LBJ FREEWAY STE 806	DALLAS	TX	75234		4358 Lynburn Drive Tucker, GA 30084
LYNBURN REAL ESTATE HOLDINGS LLC	2570 LAKE ERIN DR	TUCKER	GA	30084		4310 Lynburn Drive Tucker, GA 30084
LYNBURN REAL ESTATE HOLDINGS LLC	2570 LAKE ERIN DR	TUCKER	GA	30084		4316 Lynburn Drive Tucker, GA 30084
LYNBURN REAL ESTATE HOLDINGS LLC	2570 LAKE ERIN DR	TUCKER	GA	30084		4322 Lynburn Drive Tucker, GA 30084
FIRST UNITED METHODIST CH OF	5095 LAVISTA RD	TUCKER	GA	30084		4315 Church Street Tucker, GA 30084
LSB INVESTMENTS LLLP	2570 LAKE ERIN DR	TUCKER	GA	30084	MABG INVESTMENT	4294 Lawrenceville Highway Tucker, GA 30084
H AND M COFER LLC	35 JOHNSON FERRY RD	MARIETTA	GA	30068		4305 Lawrenceville Highway Tucker, GA 30084
H AND M COFER LLC	35 JOHNSON FERRY RD	MARIETTA	GA	30068		4275 Lawrenceville Highway Tucker, GA 30084
H AND M COFER LLC	35 JOHNSON FERRY RD	MARIETTA	GA	30068		4335 Lawrenceville Highway Tucker, GA 30084
KROGER CO THE	1014 VINE ST NE	CINCINNA	OH	45202		4317 Lawrenceville Highway Tucker, GA 30084
H AND M COFER LLC	35 JOHNSON FERRY RD	MARIETTA	GA	30068		4305 Lawrenceville Highway Tucker, GA 30084

DILLARD *Sellers*
ATTORNEYS AT LAW

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DEPARTMENT
RZ-26-0001, SLUP-26-0002,
CV-26-0001
Email:

Julie Sellers
404.665.1242

jsellers@dillardsellers.com

October 8, 2025

VIA MAIL

Neighbors of 4270 Lawrenceville Highway

RE: Community Meeting for Nearby Residents Regarding Proposed Special Land Use Permit, Variance, and Modification for a 7 Brew Coffee, located at 4268 and 4270 Lawrenceville Highway, Tucker, GA 30084

Dear Neighbor,

Rocket Brew, Inc. seeks to redevelop the property located at 4268 and 4270 Lawrenceville Highway for a 7 Brew Coffee shop, which will require a Special Land Use Permit, a concurrent variance, and modification. The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss the proposal with you and receive feedback. This meeting is required before Rocket Brew, Inc. can submit the application for a Special Land Use Permit, concurrent variance, and modification 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:

Meeting Date/Time: October 23, 2025, at 6:00pm

Meeting Location: Fellowship Hall of Main Street Church, 5073 Lavista Road, Tucker, GA 30084

I have included a site plan of the current proposal and look forward to discussing with you and getting feedback on October 23, 2025. If you are unable to attend or wish to reach out beforehand, I can be reached at jsellers@dillardsellers.com or 404.665.1242.

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,



Julie Sellers

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TRUE

6609 INDEPENDENCE AVENUE
 FARMERS BRANCH, GA 30044
 PH: (404) 714-3988

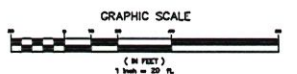
LEGEND	EXISTING	PROPOSED
REAR SET	○	○
REAR FOUND	○	○
DEMLHOLE SET	○	○
DEMLHOLE FOUND	○	○
RIGHT OF WAY LINE	- - - - -	- - - - -
PROPERTY LINE	— — — — —	— — — — —
EDGE OF PAVEMENT	— — — — —	— — — — —
CURB	— — — — —	— — — — —
DEPRESSED CURB	— — — — —	— — — — —
BIODRALE	— — — — —	— — — — —
PODSOLE	— — — — —	— — — — —
ROADWAY SIGN	— — — — —	— — — — —
UTILITY EASEMENT	— — — — —	— — — — —
PAVEMENT STRIPPING	— — — — —	— — — — —
STALL COUNT	— — — — —	— — — — —
ADA ACCESSIBLE STALL	— — — — —	— — — — —
PARKING NUMBER	— — — — —	— — — — —
DIRECTION OF TRAFFIC FLOW	— — — — —	— — — — —
LAND LOT LINE	— — — — —	— — — — —

NOTES:

- 1) THE PLAN IS PREPARED IN SUPPORT OF THE MAJOR SITE PLAN REVISION APPLICATION.
- 2) BOUNDARY TOPIC SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM A PLAN ENTITLED "ALTA/MAPS LAND TITLE, PREPARED BY W. S. BROWN SURVEYING LLC, PREPARED FOR 4209 LAURENTEVILLE HIGHWAY LLC, DATED 06/06/2024 AND LAST REVISED 07/12/24.
- 3) THE TOPOGRAPHIC INFORMATION SHOWN HEREIN IS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PREPARED BY W. S. BROWN SURVEYING LLC, PREPARED FOR 4209 LAURENTEVILLE HIGHWAY LLC, DATED 06/06/2024 AND LAST REVISED 07/12/24.
- 4) ZONING RELIEF REQUIRED:
 - A) FRONT AND SIDE SETBACKS
 - B) "TIER LANE" DRIVE THROUGH STAGING COUNT
 - 5) THE "Professional Development Permit Application" MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT.
 - 6) CONTRACTOR SHALL VERIFY ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO UTILITIES, EXISTING IMPROVEMENTS, ETC.
 - 7) CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SITE DATA	REQUIRED	PROPOSED
PER 13020410009	0-LOCAL	0-LOCAL
ZONING	0-LOCAL	0-LOCAL
TOTAL SITE AREA	0.77 ± ACRES ±	0.77 ± ACRES ±
PROPOSED IMPROVEMENTS	80 FT	80 FT
EXISTING FRONT YARD - DRIVE	80 FT	80 FT
EXISTING REAR YARD - GARAGE LOT OR PUBLIC UTILITY	80 FT	80 FT
EXISTING REAR YARD - DRIVE	80 FT	80 FT
EXISTING REAR YARD - INTERIOR LOT	80 FT	80 FT
PROPOSED	3	3
EXISTING	0	0
MAINTAIN 1 SPACE/200 S.F. OF	1	1
ADA	1	1
TOTAL	8	7
PLACE SIGNAGE HEREIN	10 FT	10 FT

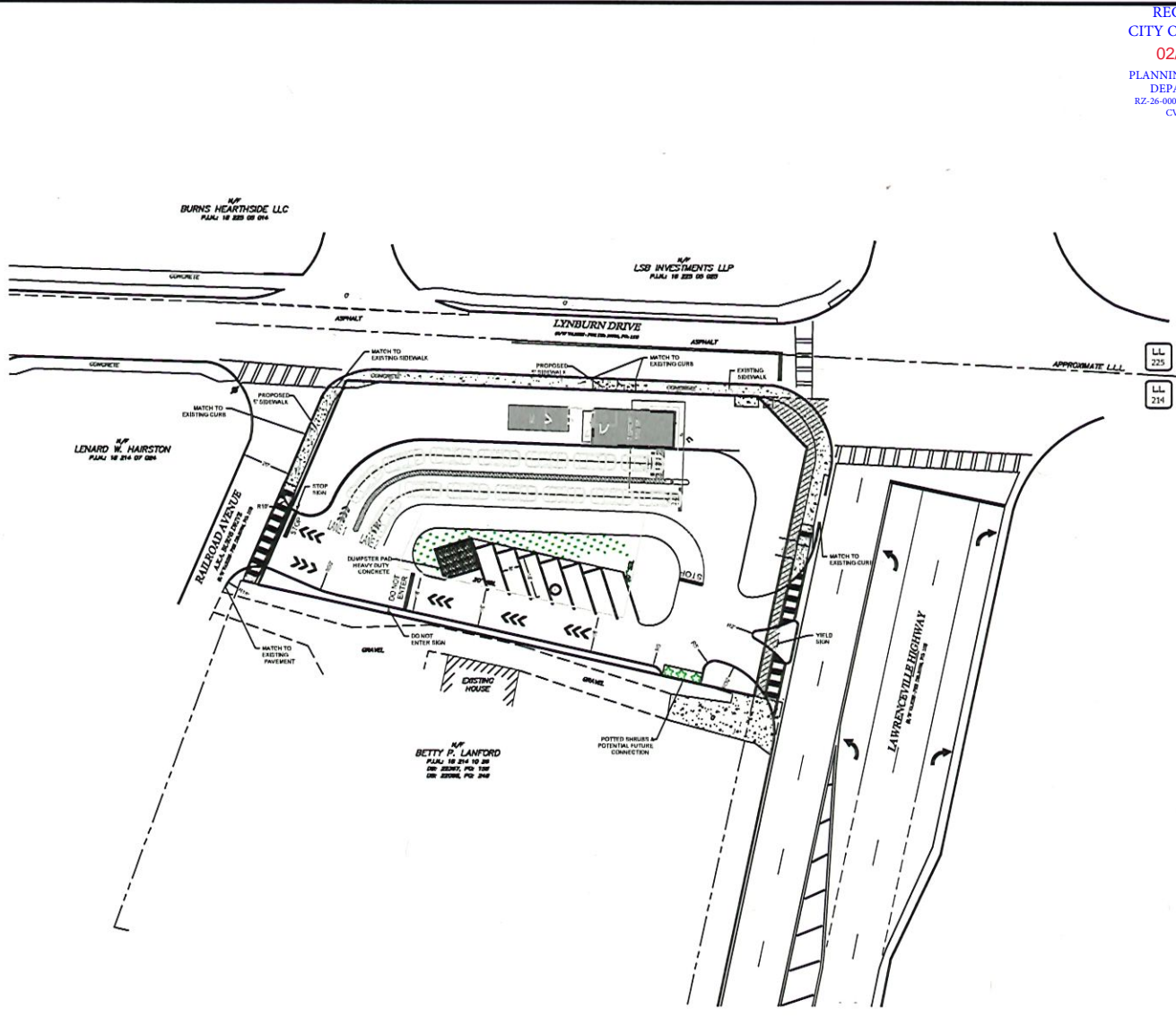
RESTAURANT DRIVE THROUGH, WITHOUT SEATING AREA FOR PATRONS	1 SPACE PER 200 SQUFT AREAS SPACE PER 100 SQUFT MAX	20 SQUFT/100 = 4 SPACE MAX
REAR SPACE REQUIRED	-	0
NO SPACES REQUIRED	-	0
TOTAL SPACES REQUIRED	-	0
TOTAL SPACES PROVIDED	-	7



PREPARED FOR:
 ROCKET BREW, INC
 7115 KELOWAY BROOK COURT
 CUMMING, GA 30000

STORE #GA-10 TUCKER
 LAND LOT 100, BLOCK 10, DUNWOODY
 TUCKER, DEKALB COUNTY, GEORGIA
 DATE: 12/15/2024
 SCALE: 1" = 20'
 SITE PLAN
 REVISION EXHIBIT

DRAWN BY: RG
 CHECKED BY: MS
 DATE: 12/16/2024



Meeting Sign In Sheet

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RZ-26-0001, SLUP-26-0002,
CV-26-0001

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DEPARTMENT

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CV-26-0001

Sign-in Sheet

Community Meeting – 7 Brew

Main Street Church- Fellowship Hall

Thursday, October 23rd, 2025

6:00 PM

Name	Mailing Address	E-mail Address	Phone Number
Debra Harden	4260 Lawrenceville Hwy		770-940-6514
James Harden	4260 Lawrenceville Hwy		770-940-6514
Megan Thomas	Edgewood Rd		71718-9118
Trace Young	Drayton Woods Dr		
Anne Lerner	3582 Cartersville Pl.	annecarlerner	7-883-4271
NEAL STUBBLEFIELD	3659 NORWICH DR	neal.stubblefield@gmail.com	

02/02/26

Sign-in Sheet

Community Meeting – 7 Brew

Main Street Church- Fellowship Hall

Thursday, October 23rd, 2025

6:00 PM

Name	Mailing Address	E-mail Address	Phone Number
Donna Davis		ddavis_59@hotmail.com	

Meeting Minutes

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start @ 6:08 / end 6:50

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Debra
James Harden

Meg Talbot
Tracy

Ann Berner
Donna Davis

R+A @ 6:31

1. Meg - a) Does RB have contract on property
b) access - ingress/egress how does it work?
c) any proposal to change width of railroad rd.

2. Debra - a) will sewer be brought to site?

Yes, from Old Lynburgh. b) Railroad Av.
is 18" shorter than required width so ingress
& egress will be tough when cars on road
@ same time. Meg echoes this concern re:
improvements to Railroad

3. Meg - mural sounds cool, will it be a
TB sign? No. Muralists will be consulted

4. Debra - Berner 4260 & 4268 to prevent cars
No, but curb & landscape. City requires
interparcel connection point

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CX-26-0001

5. Ann - tell me about
of coming to Tucker? already 6 chains
of coffee (1 being built); traffic counts

A: looking for growing areas (past &
projected). Other coffee shops are
destination; we are different

6. Meg - what about Starbucks
next door? A: choices; competition
healthy

7. James - what is difference w/
Dutch Brothers? A: we will get
back to him on this

(male) Neil Stubblefield
8. ~~Late arriver~~ - how many TB in
Ga? A: RB has 2 locations (franchises)
↳ Flowering branch + Buford

9. ~~Meg~~ Donna - why 2 sep separate
buildings A: cooler room but will
look like building, connected together

Julie: series of conversations!

Meeting Presentation

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**ZONING
MODIFICATION,
CONDITIONAL
USE PERMIT,
VARIANCE**

4270 and 4268
Lawrenceville Hwy

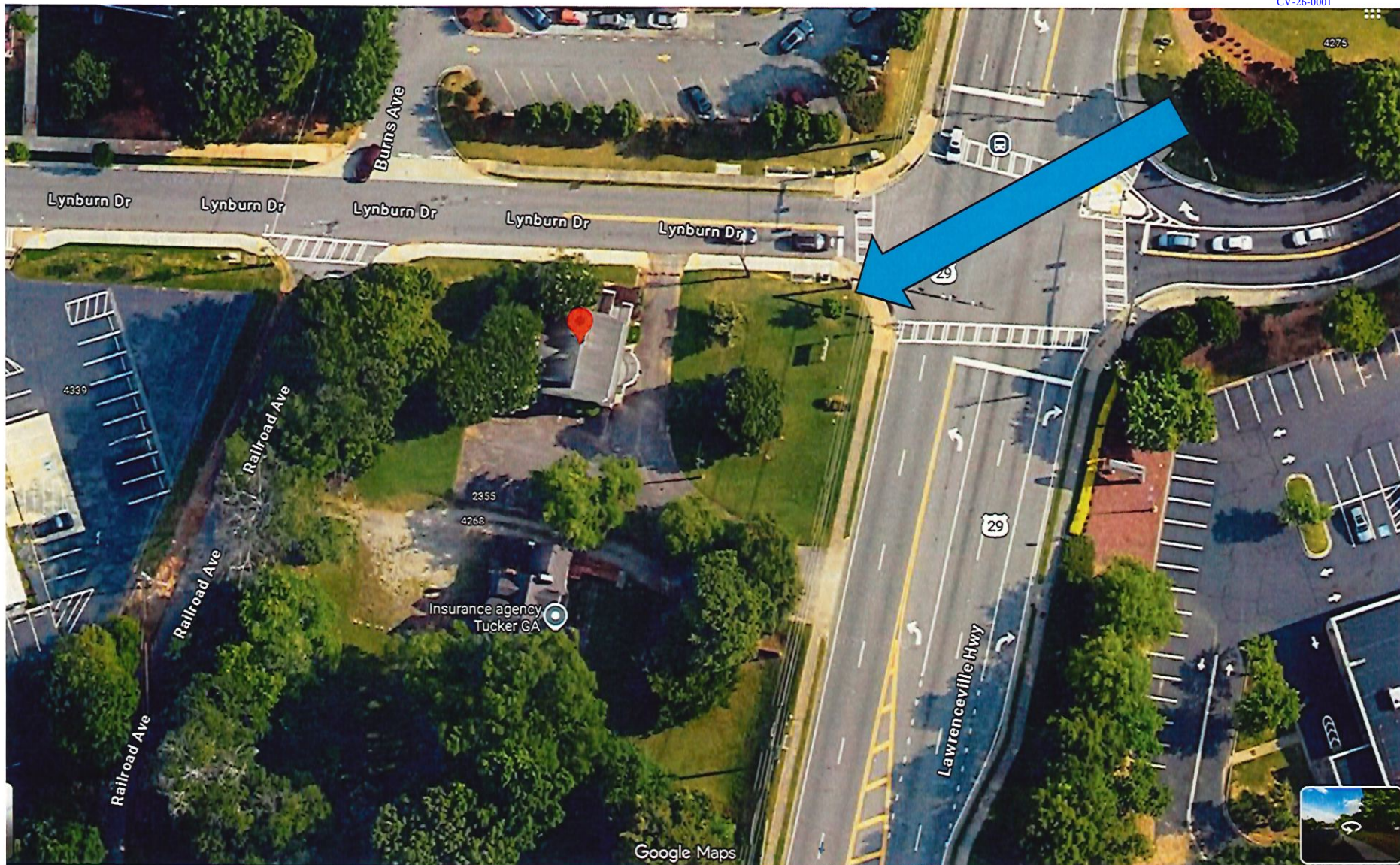


ABOUT THE APPLICANT ROCKET BREW

- Woman-Owned, small business
- Local franchisee with rights to open 7 Brew in certain locations
- (Two) 7 Brew locations open -Buford and Flowery Branch
- Georgia resident is the Operating Partner
- Each store provides jobs for local residents

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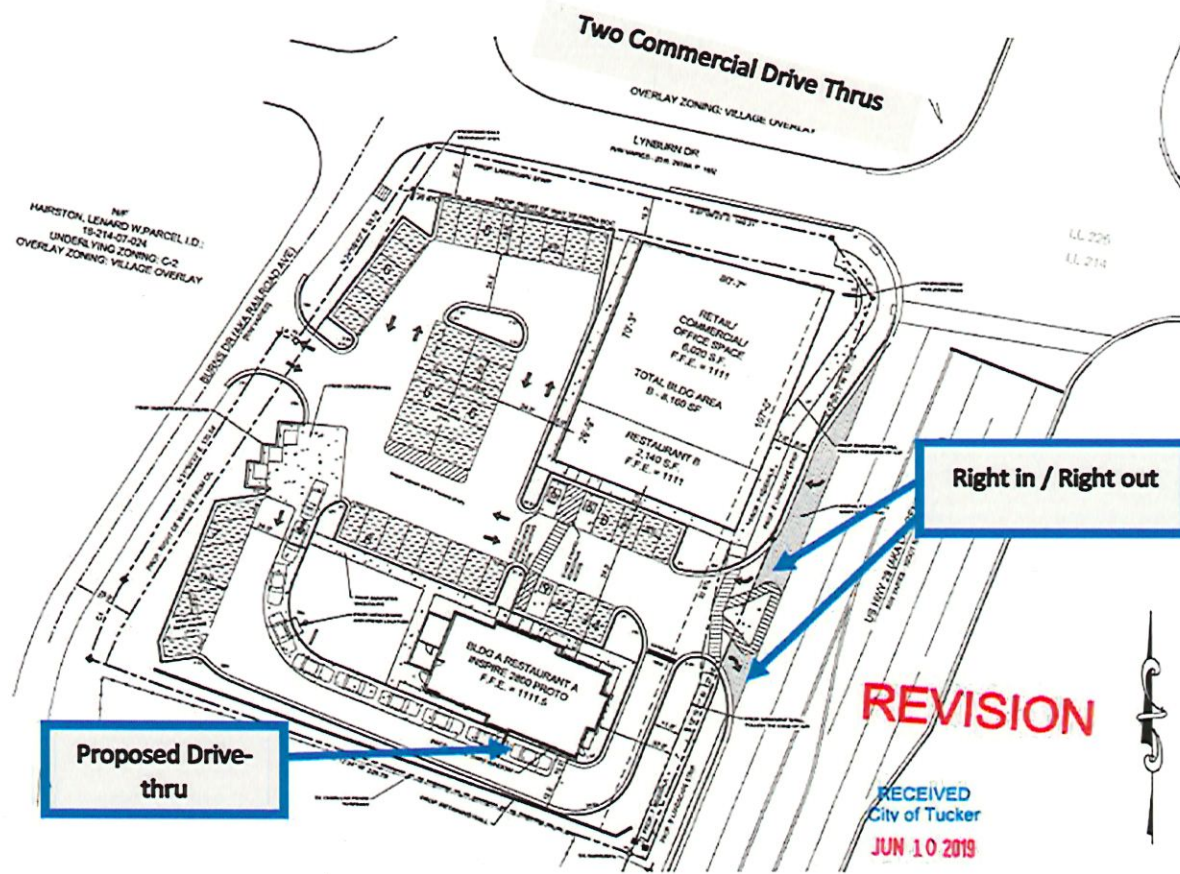
ZONING HISTORY



02/02/26

**Modification Request:
2019 Site plan and conditions**

RZ-19-0003 & SLUP-19-0006



Development Details

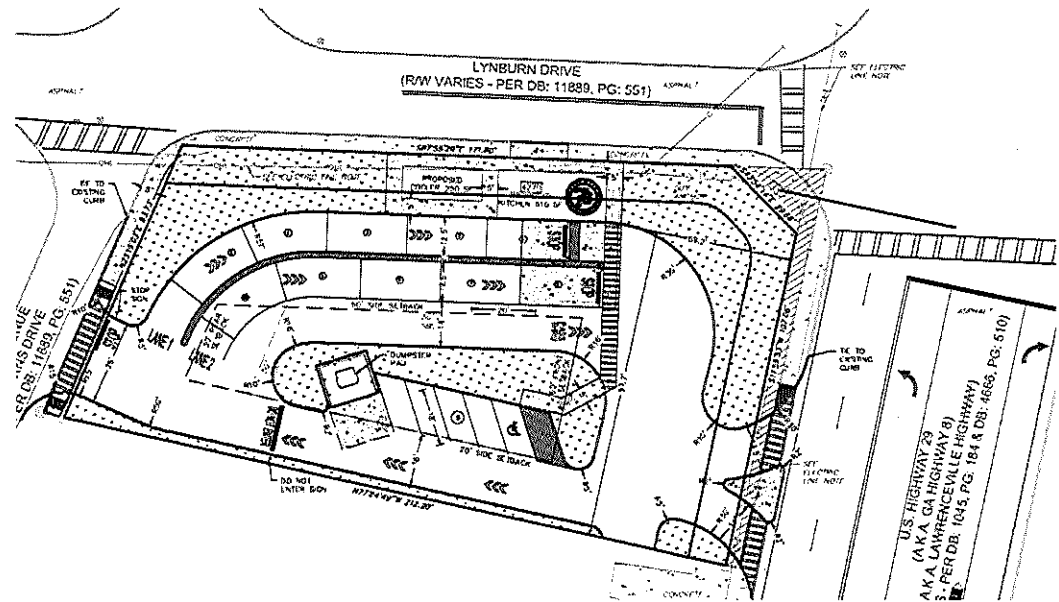
30% landscape area (Code requires 10%)

70% lot coverage (Code allows 80%)

Elevated building design with brick and glass

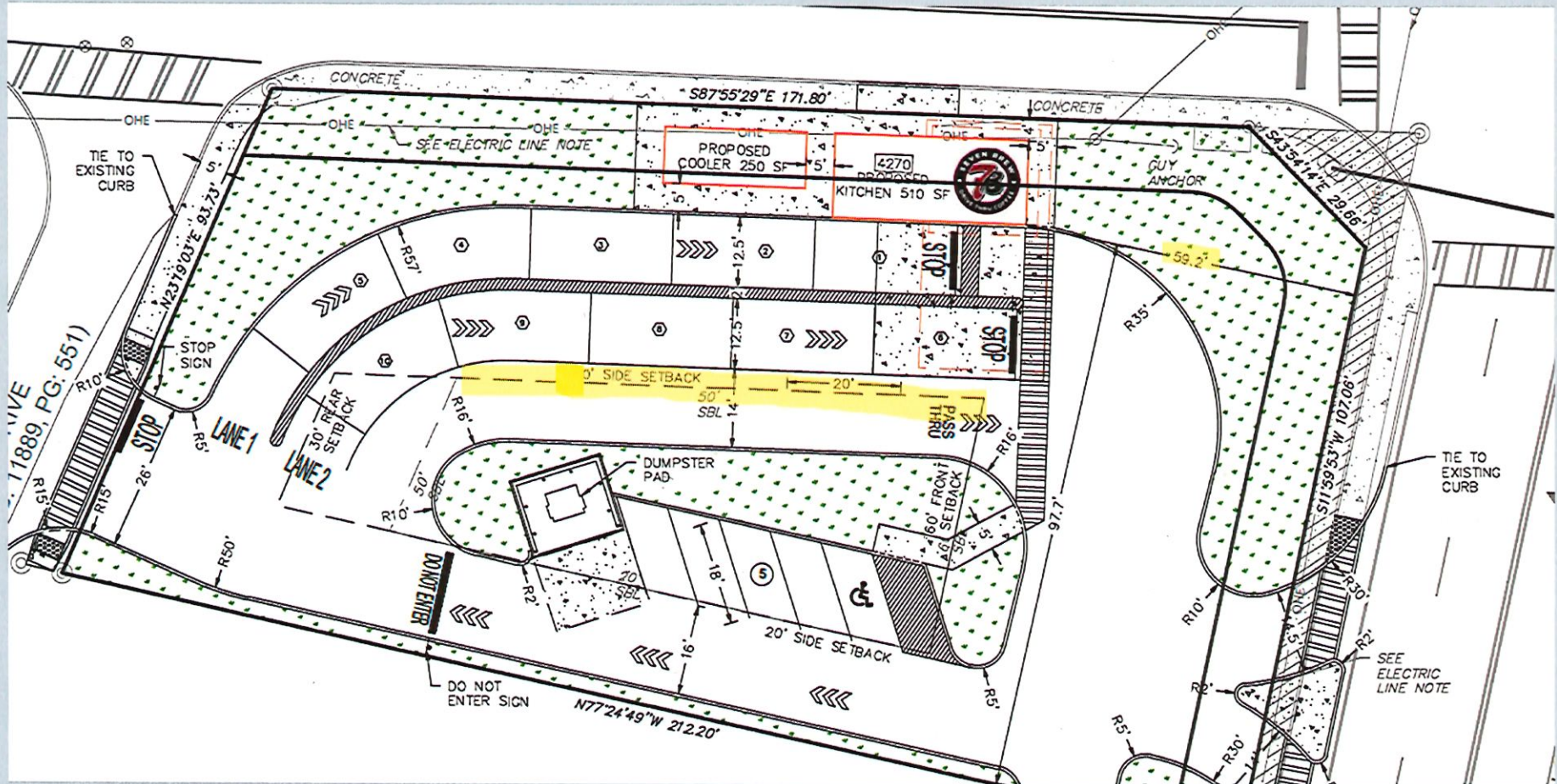
Plan to incorporate public art (mural) and seating to enhance the pedestrian experience and visual

Special Land Use Request for drive-thru



02/02/26

Variance Request: setbacks align with Downtown Districts (Blds closer to street)



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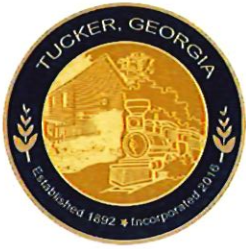
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RZ-26-0001, SLUP-26-0002,
CV-26-0001

JULIE SELLERS

404-665-1242

JSELLERS@
DILLARDESELLERS.COM





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

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 CV-26-0001

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 checked="" type="checkbox"/> Contract Purchaser		
Name: Rocket Brew Inc. c/o Dillard Sellers		
Address: 1776 Peachtree Street, NW, Suite 415-South		
City: Atlanta	State: GA	Zip: 30309
Contact Name: Julie Sellers		
Phone: (404) 665- 1242	Email: jsellers@dillardsellers.com	

OWNER INFORMATION

Name: B&A Ventures, LLC		
Address: 3190 Northeast Expressway, Suite 400		
City: Atlanta	State: GA	Zip: 30341
Contact Name: Julie Sellers		
Phone: (404) 665-1242	Email: jsellers@dillardsellers.com	

PROPERTY INFORMATION

Property Address: 4268 and 4270 Lawrenceville Hwy Tucker, GA 30084		
Present Zoning District(s): C-1	Requested Zoning District(s): C-1	
Present Land Use Category: Downtown	Requested Land Use Category: Downtown	
Land District: 18	Land Lot(s): 214	Acreage: .503
Proposed Development: 7 Brew coffee shop with drive-thru		
Concurrent Variance(s): Front/side setbacks to place building close to street as requested by City reps		

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units:	Dwelling Unit Size (Sq. Ft.):	Density:
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NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 2	Total Building Sq. Ft.: 777	Density:
--------------------------	-----------------------------	----------

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, B&A Ventures, LLC, authorize, Rocket Brew Inc. c/o Dillard Sellers _____

to file for SLUP, M, CV, at 4268 and 4270 Lawrenceville Highway Tucker, GA 30084
(RZ, CA, SLUP, M, CV)

on this date December 8, 2025
~~October~~
(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.

Andrew Alexander 12-8-25
Signature of Property Owner Date

Andrew Alexander, Member
Type or Print Name and Title

Kiki Missailidis 12/8/25
Signature of Notary Public Date



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. <u>B+A Ventures</u> | 5. _____ |
| 2. <u>Andy Alexander</u> | 6. _____ |
| 3. <u>Brenda Alexander</u> | 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
<u>Ann Learner</u>	<u>3,300</u>	<u>7/30/25</u>	
<u>Roger Orlando</u>	<u>3,300</u>	<u>6/27/25</u>	
<u>Virginia Reese</u>	<u>1,000</u>	<u>8/24/25</u>	
<u>Lara Schröder</u>	<u>1,000</u>	<u>9/19/25</u>	

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) Andrew Alexander
 Signature: [Handwritten Signature] Date: 12-5-25

APPLICANT'S CERTIFICATION

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DEPARTMENT
RZ-26-0001, SLUP-26-0002,
CV-26-0001

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.



12/30/25

Signature of Applicant

Date

Julie Sellers, attorney

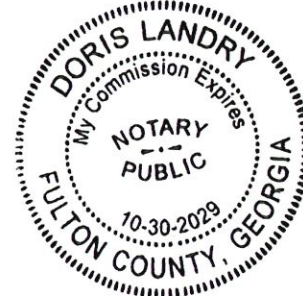
Type or Print Name and Title

Doris Landry

12/30/25

Signature of Notary Public

Date



Notary Seal

DISCLOSURE REPORT FORM

RECEIVED
CITY OF TUCKER

02/02/26

PLANNING & ZONING
DEPARTMENT
CITY OF TUCKER
CV-26-0001

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) Julie Sellers
Signature: [Handwritten Signature] Date: 12/30/25

RECEIVED
CITY OF TUCKER

02/02/26

PLANNING & ZONING
DEPARTMENT
RZ-26-0001, SLUP-26-0002,
CV-26-0001

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.

Max Pi.
Signature of Applicant

12/30/2025
Date

Max Pontrelli, Chief Operating Officer for Rocket Brew, Inc.
Type or Print Name and Title

[Signature]
Signature of Notary Public

12/30/2025
Date



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) Max Pontrelli
 Signature: *Max Pontrelli* Date: 12/30/25

Julie L. Sellers
404.665.1242

Email:
jsellers@dillardsellers.com

March 3, 2026

Via E-mail

City of Tucker
c/o Courtney Smith, Community Development Director
and Julie Martin, Planning Manager
1975 Lakeside Parkway
Suite 350
Tucker, GA 30084

**Re: Deferral of March Planning Commission hearing for RZ-26-0001, SLUP
26-0002, CV-26-0001**

Dear Courtney and Julie:

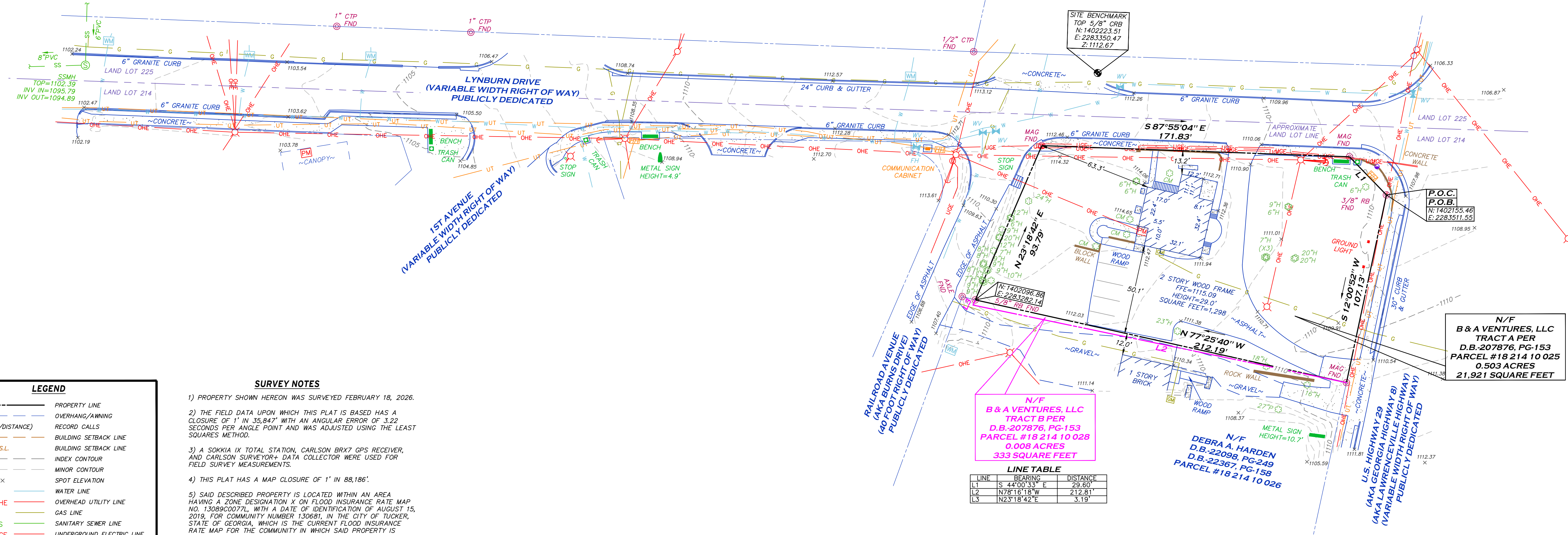
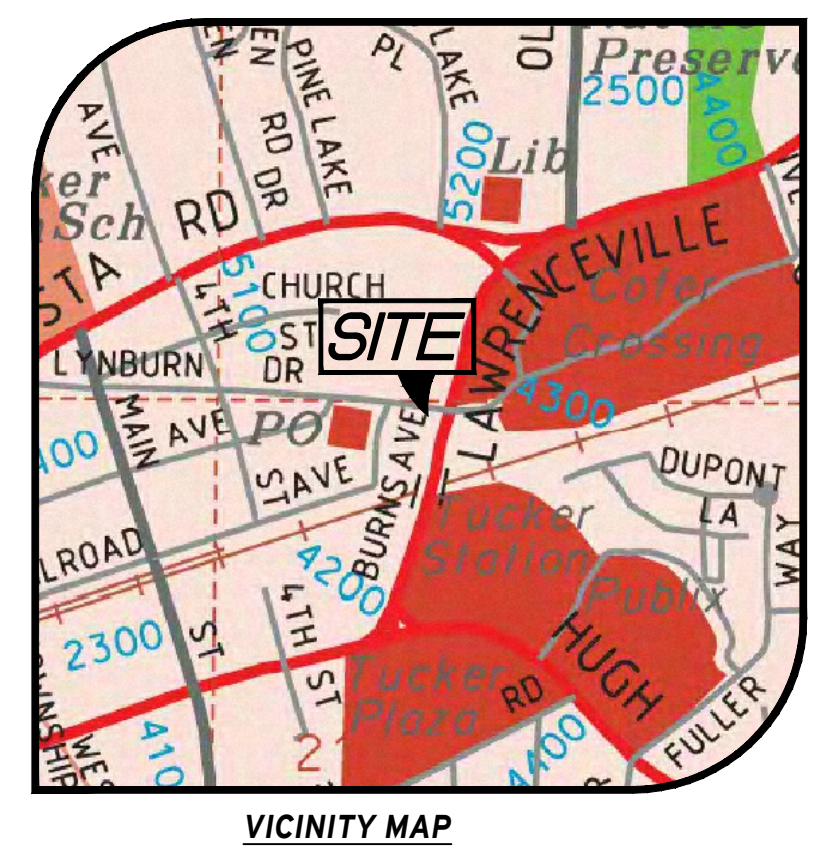
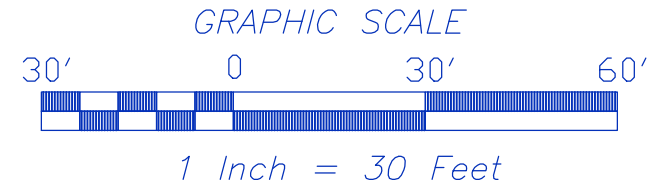
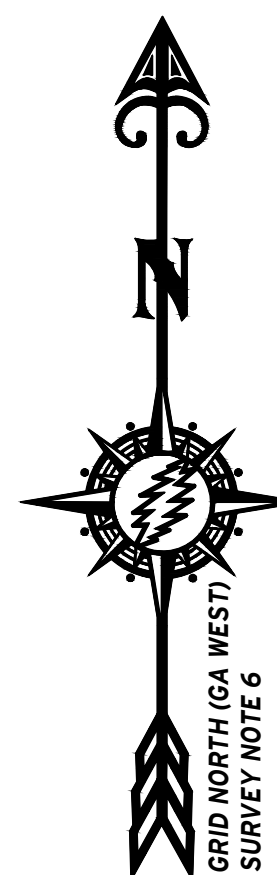
Please accept this letter as Applicant Rocket Brew, Inc.'s, request to defer the above-referenced applications from the March Planning Commission hearing to the April Planning Commission hearing. As you know, there is a very small (~300 sq ft) parcel (parcel id 18 214 10 028) and we are continuing to confirm the title and ownership for the updated survey. This process has taken longer than anticipated and if the City has any records reflecting the creation of the parcel, we welcome receiving a copy. We believe we will have the questions regarding the parcel resolved before the April Planning Commission hearing.

Thank you in advance,



Julie L. Sellers

RECEIVED
CITY OF TUCKER
01/01/2026
PLANNING & ZONING
DEPARTMENT
SLUP-26-0002



LEGEND

---	PROPERTY LINE
---	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	B.S.L. BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
x	SPOT ELEVATION
---	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X	FENCE LINE
UT	UNDERGROUND TELEPHONE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
M	GAS METER
GV	GAS VALVE
CO	CLEAN OUT
SMH	SANITARY SEWER MANHOLE
SMH	SANITARY SEWER MANHOLE
RC	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
---	FLOW DIRECTION
TE	TELEPHONE PEDESTAL
CMH	COMMUNICATIONS MANHOLE
CHH	COMMUNICATIONS HAND HOLE
RB	REBAR
CRB	CAPPED REBAR
MAG	MAG NAIL
FND	FOUND
PM	POWER METER
EB	ELECTRIC BOX
EMH	ELECTRIC MANHOLE
GW	GUY WIRE
UP	UTILITY POLE
LP	LIGHT POLE
SP	SIGNAL POLE
S	SIGN
W	HARD WOOD TREE
P	PINE TREE
M	GREPE MYRTLE

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 18, 2026.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 35,847' WITH AN ANGULAR ERROR OF 3.22 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 88,186'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13089C0077L WITH A DATE OF IDENTIFICATION OF AUGUST 15, 2019, FOR COMMUNITY NUMBER 130681, IN THE CITY OF TUCKER, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD83, GEOD18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY GROUNDHAWK SUBTERRANEAN INTELLIGENCE. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 207876, PAGE 153, DEKALB COUNTY RECORDS.
- 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO: 2600366A, DATED DECEMBER 26, 2025, AT 12:00AM.
- 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 29, RAILROAD AVENUE, & LYNBURN DRIVE, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY, NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2026 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

SURVEY REFERENCES

1) ALTA/NSPS LAND TITLE SURVEY FOR ROCKET BREW INC, PREPARED BY W. S. BOOKIN SURVEYING, LLC, DATED MAY 08, 2024.

TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2600366A
COMMITMENT DATE: DECEMBER 26, 2025 AT 12:00 AM

11. TEMPORARY DRIVEWAY EASEMENT CONTAINED IN RIGHT-OF-WAY DEED FROM GETA INVESTMENT CORPORATION TO DEPARTMENT OF TRANSPORTATION DATED OCTOBER 4, 1982, FILED OCTOBER 6, 1982 IN DEED BOOK 4666, PAGE 510, DEKALB COUNTY, GEORGIA RECORDS.
-SAID DOCUMENT DESCRIBES A TEMPORARY DRIVEWAY EASEMENT. SAID EASEMENT EXPIRED DECEMBER 31, 1985. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

UTILITY CONTACTS

WATER
DEKALB COUNTY
404-731-3562

GAS
ATLANTA GAS LIGHT
404-585-9343

POWER
GEORGIA POWER
404-506-6539

CITY OF NORCROSS
770-243-0044

COMMUNICATION
ATT / D
800-241-3624

COMCAST
678-708-7112

DEKALB COUNTY TRAFFIC
404-297-3947

RZ-26-0001
SLUP-26-0002

RECEIVED
CITY OF TUCKER
03/27/2026
PLANNING & ZONING
DEPARTMENT

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN G.C.G.A. SECTION 15-6-67.

TO ROCKET BREW, INC., A GEORGIA CORPORATION; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B)(1)(C), 8, 9, 10, 11(A)(B), 13, 14, & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2026.

MITCH LOWERY, GEORGIA PLS# 3109
DATE OF PLAT OR MAP: FEBRUARY 23, 2026

TRACT A LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214, IN THE 18TH DISTRICT, IN THE CITY OF TUCKER, IN DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8-INCH REBAR FOUND AT THE MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF LYNBURN DRIVE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 29 (AKA GEORGIA HIGHWAY 29) (AKA LAWRENCEVILLE HIGHWAY) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), SAID 3/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY OF LYNBURN DRIVE AND SAID MITERED INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 29 SOUTH 12 DEGREES 00 MINUTES 52 SECONDS WEST A DISTANCE OF 107.13 FEET TO A MAG NAIL FOUND; THENCE LEAVING SAID RIGHT OF WAY OF U.S. HIGHWAY 29 NORTH 77 DEGREES 25 MINUTES 04 SECONDS WEST A DISTANCE OF 212.19 FEET TO A 5/8-INCH REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF RAILROAD AVENUE (AKA BURNS DRIVE) (HAVING A 40 FOOT, PUBLICLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF RAILROAD AVENUE NORTH 23 DEGREES 18 MINUTES 42 SECONDS EAST A DISTANCE OF 93.79 FEET TO A MAG NAIL FOUND ON THE SOUTHERLY RIGHT OF WAY OF LYNBURN DRIVE; THENCE LEAVING SAID RIGHT OF WAY OF RAILROAD AVENUE AND CONTINUING ALONG SAID RIGHT OF WAY OF LYNBURN AVENUE SOUTH 87 DEGREES 55 MINUTES 04 SECONDS EAST A DISTANCE OF 171.83 FEET TO A MAG NAIL FOUND AT THE MITERED INTERSECTION; THENCE ALONG THE MITERED INTERSECTION SOUTH 44 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 29.60 FEET TO A 3/8-INCH REBAR FOUND; SAID 3/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.503 ACRES (21,921 SQUARE FEET).

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF00180

PREPARED FOR:
ROCKET BREW, INC.
A GEORGIA CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
4270 LAWRENCEVILLE HIGHWAY
TUCKER, GEORGIA 30084
PARCELS 18 214 10 025 & 18 214 10 028

STATE: GEORGIA
COUNTY: DEKALB
DISTRICT: 18TH
LAND LOT: 214

REVISIONS
DATE: DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: FEBRUARY 23, 2026
JOB #: 265570
SCALE: 1"=30'
DRAWN BY: H. FISHER

EXHIBIT "A"

RECEIVED
CITY OF TUCKER
02/02/26
PLANNING & ZONING
DEPARTMENT
RZ-26-0001, SLUP-26-0002,
CV-26-0001

TRACT A:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LYNBURN DRIVE (R/W VARIES) AS PRESENTLY LOCATED AND THE WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY (R/W VARIES) AS PRESENTLY LOCATED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY SOUTH 11 DEGREES 22 MINUTES 58 SECONDS WEST A DISTANCE OF 106.99 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY NORTH 77 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 211.60 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE (A.K.A. BURNS DRIVE) (R/W VARIES) AS PRESENTLY LOCATED; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE (A.K.A. BURNS DRIVE) NORTH 22 DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 93.73 FEET TO A POINT LOCATED AT THE SOUTHERLY RIGHT OF WAY LINE OF LYNBURN DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LYNBURN DRIVE NORTH 88 DEGREES 11 MINUTES 59 SECONDS EAST A DISTANCE OF 171.31 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LYNBURN DRIVE (R/W VARIES) AS PRESENTLY LOCATED AND THE WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY (R/W VARIES) AS PRESENTLY LOCATED; THENCE SOUTH 44 DEGREES 31 MINUTES 09 SECONDS EAST A DISTANCE OF 29.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 21,862 SQUARE FEET, MORE OR LESS, ACCORDING TO THAT PLAT OF SURVEY PREPARED FOR B&A VENTURES, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND BANK OF NORTH GEORGIA, PREPARED BY JOHN R. STANZILIS, G.R.L.S. NO. 2109, FOR SOLAR LAND SURVEYING COMPANY, DATED APRIL 10, 2008.

TRACT B: **Tract B is no longer part of this amended application**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE SOUTH-EASTERLY CORNER OF THE MITERED INTERSECTION OF THE SOUTHERLY

RIGHT OF WAY LINE OF LYNBURN DRIVE (R/W VARIES) AS PRESENTLY LOCATED AND THE WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY (R/W VARIES) AS PRESENTLY LOCATED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY SOUTH 11 DEGREES 22 MINUTES 58 SECONDS WEST A DISTANCE OF 106.99 FEET TO A POINT; SAID POINT IS THE TRUE POINT OF BEGINNING, THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY NORTH 78 DEGREES 37 MINUTES 02 SECONDS WEST A DISTANCE OF 212.19 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE (A.K.A. BURNS DRIVE) (R/W VARIES) AS PRESENTLY LOCATED; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE (A.K.A. BURNS DRIVE) NORTH 22 DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 3.19 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE (A.K.A. BURNS DRIVE) SOUTH 77 DEGREES 46 MINUTES 10 SECONDS EAST A DISTANCE OF 211.60 FEET TO THE TRUE POINT OF BEGINNING.

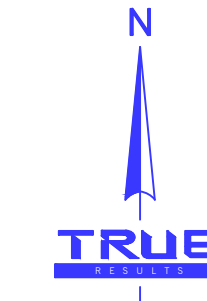
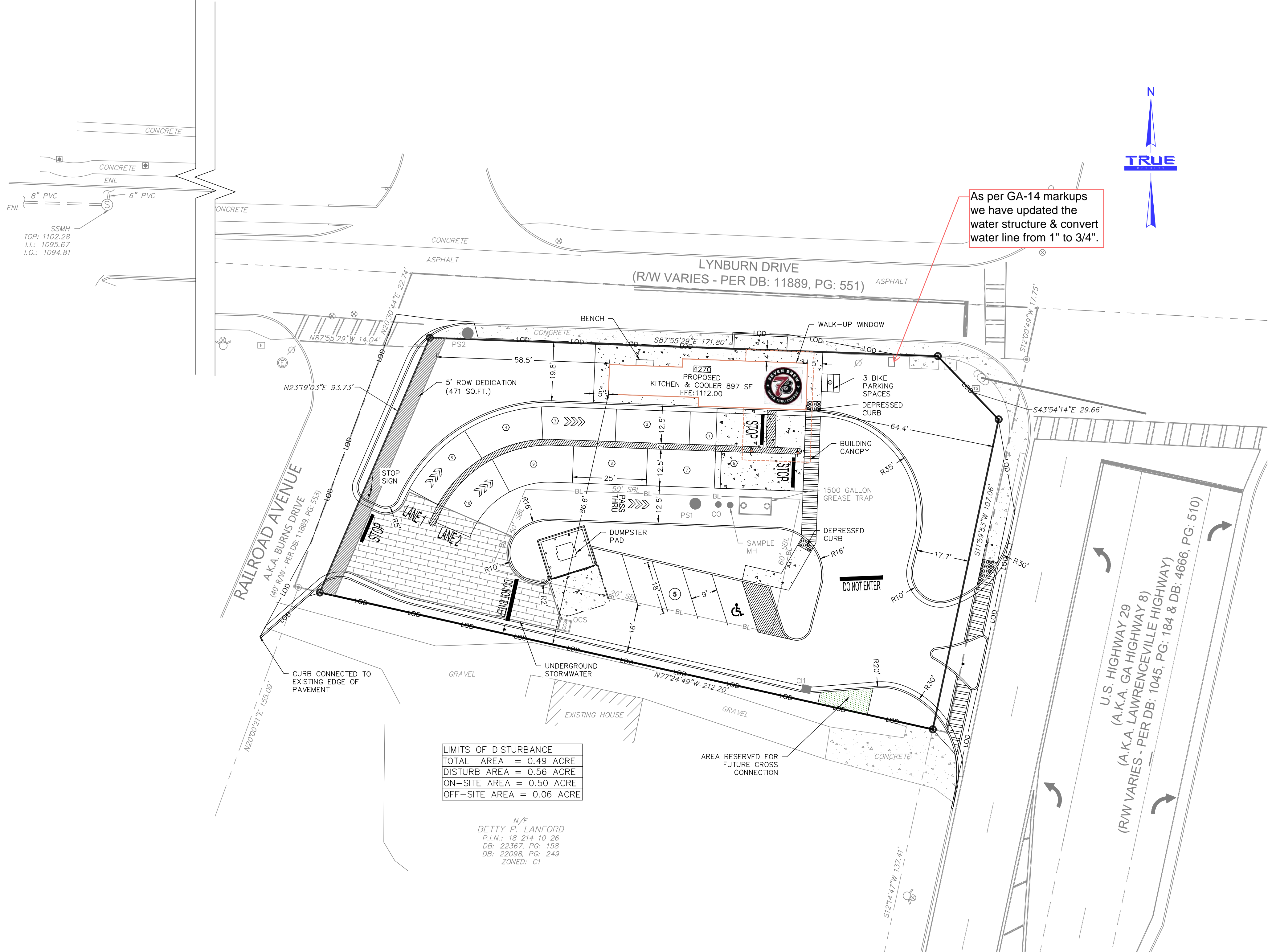
SAID TRACT CONTAINS 332 SQUARE FEET, MORE OR LESS, ACCORDING TO THAT PLAT OF SURVEY PREPARED FOR B&A VENTURES, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND BANK OF NORTH GEORGIA, PREPARED BY JOHN R. STANZILIS, G.R.L.S. NO. 2109, FOR SOLAR LAND SURVEYING COMPANY, DATED APRIL 10, 2008.

DEED BOOK **20786** Pg **156**

Linda Carter

Clerk of Superior Court
DeKalb County, Georgia

A
B
C
D
E
F
G
H
I
J
K



SITE DEVELOPMENT STANDARDS

C-1: LOCAL COMMERCIAL	REQUIRED	PROPOSED	PROVIDED
LOT REQUIREMENTS			
MINIMUM LOT AREA, AFTER ROW DEDICATION (SQ. FEET)	20,000	21,444	21,444
PRINCIPAL BUILDING			
MINIMUM FRONT YARD (FEET)	60	0	64.4
MINIMUM FRONT YARD - OTHER STREETS (FEET)	50	30	N/A
MINIMUM SIDE YARD (FEET) - CORNER LOT ON PUBLIC STREET	50	50	86.6
MINIMUM REAR YARD (FEET)	30	N/A	N/A
MINIMUM SIDE YARD (FEET) - INTERIOR LOT	20	20	86.6
MAXIMUM HEIGHT OF BUILDINGS (FEET)	<20	<20	<20
MAX. LOT COVERAGE EXISTING (% OF ACTUAL LOT)	XX	39	39
MAX. LOT COVERAGE EXISTING (SQ. FT.)	XXXX	8,466	8,466
MAX. LOT COVERAGE PROPOSED (% OF ACTUAL LOT)	80	71	71
MAX. LOT COVERAGE PROPOSED (SQ. FT.)	17,352	15,318	15,318
MINIMUM OPEN SPACE (%)	10	29	29
MINIMUM OPEN SPACE (SQ.FT.)	2,192	6,126	6,126
OFF-STREET PARKING			
MINIMUM 1 SPACE/250 SQ. FT. OF BUILDING	3	5	5
MAXIMUM 1 SPACE/150 SQ. FT.	5	5	5
ACCESSIBLE SPACE REQUIRED	1	1	1
STANDARD PARKING SPACE, ANGULAR	9' X 18'	9' X 18'	9' X 18'
STACKING			
STACKING SPACE SIZE	10' X 25'	12.5' X 25'	12.5' X 25'
MINIMUM STACKING SPACES PER LANE			
	INSIDE LANE	3	5
	OUTSIDE LANE	3	5
	TOTAL	6	10

- NOTE**
- QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY VERIFYING ALL QUANTITIES BEFORE SUBMITTING A PROPOSED PRICE FOR THE WORK. REPORT ANY DISCREPANCIES TO TRUE RESULTS IMMEDIATELY.
 - THE PLAN IS PREPARED IN SUPPORT OF THE MAJOR SITE PLAN REVISION APPLICATION.
 - BOUNDARY TOPO SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED ALTA/NSPS LAND TITLE, PREPARED BY W. S. BODKIN SURVEYING LLC, PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC, DATED 05/08/2024 AND LAST REVISED 01/31/25.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED TOPOGRAPHIC SURVEY PREPARED BY W.S. BODKIN SURVEYING LLC, PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC, DATED 06/18/2024 AND LAST REVISED 07/12/2024.
 - ZONING RELIEF REQUIRED: FRONT SETBACK IS TO 0 FEET.

STREET ADDRESS NOTE
 THE STREET ADDRESS WILL NEED TO BE DISPLAYED ON THE BUSINESS OR DEVELOPMENT SIGN IN 5 INCH LIGHT REFLECTIVE DIGITS CLEARLY VISIBLE FOR A DISTANCE OF 200 FT. IN BOTH TRAVEL DIRECTIONS. IF NO BUSINESS OR DEVELOPMENT SIGN WILL BE USED, THE ADDRESS WILL NEED TO BE DISPLAYED ON FRONT OF BUILDING IN SUCH MANNER THAT STREET ADDRESS IS VISIBLE FOR 200 FT. IN BOTH TRAVEL DIRECTIONS.

LIMITS OF DISTURBANCE

TOTAL AREA	= 0.49 ACRE
DISTURB AREA	= 0.56 ACRE
ON-SITE AREA	= 0.50 ACRE
OFF-SITE AREA	= 0.06 ACRE

N/F
 BETTY P. LANFORD
 P.L.N.: 19 214 10 28
 DB: 22367, PG: 158
 DB: 22098, PG: 249
 ZONED: C1

LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
SETBACK/BUILDING LINE	SBL	---
SURVEY MONUMENT	⊙	---
LIMIT OF DISTURBANCE	---	LOD
EDGE OF PAVEMENT	---	---
CURB	TC	TC
CURB DEPRESS	TDC	TDC
SIDEWALK	---	---
ROADWAY SIGNS	---	---
ADA ACCESSIBLE STALL	---	---
DIRECTION OF TRAFFIC FLOW	---	---
STALL COUNT	---	---
PARKING COUNT	---	---
ROAD CROSSING	---	---
SEWER STRUCTURE	SMH @ CO	MH @ CO
GREASE TRAP	---	---
OUTLET CONTROL STRUCTURE	---	---
ELECTRIC STRUCTURE	---	---
UTILITY STRUCTURE	---	---
WATER METER/VALVE	---	---
DRAIN STRUCTURES	JB CI SWCB MH	---
TELEPHONE STRUCTURE	---	---
OVERHEAD ELECTRIC LINE	---	---
PAVEDRAIN	---	---
RESERVED AREA	---	---

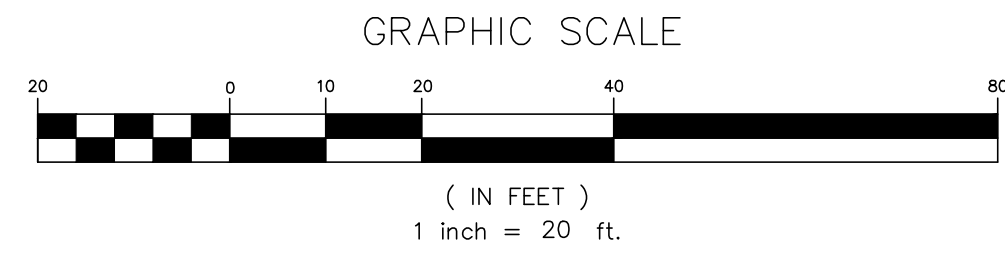
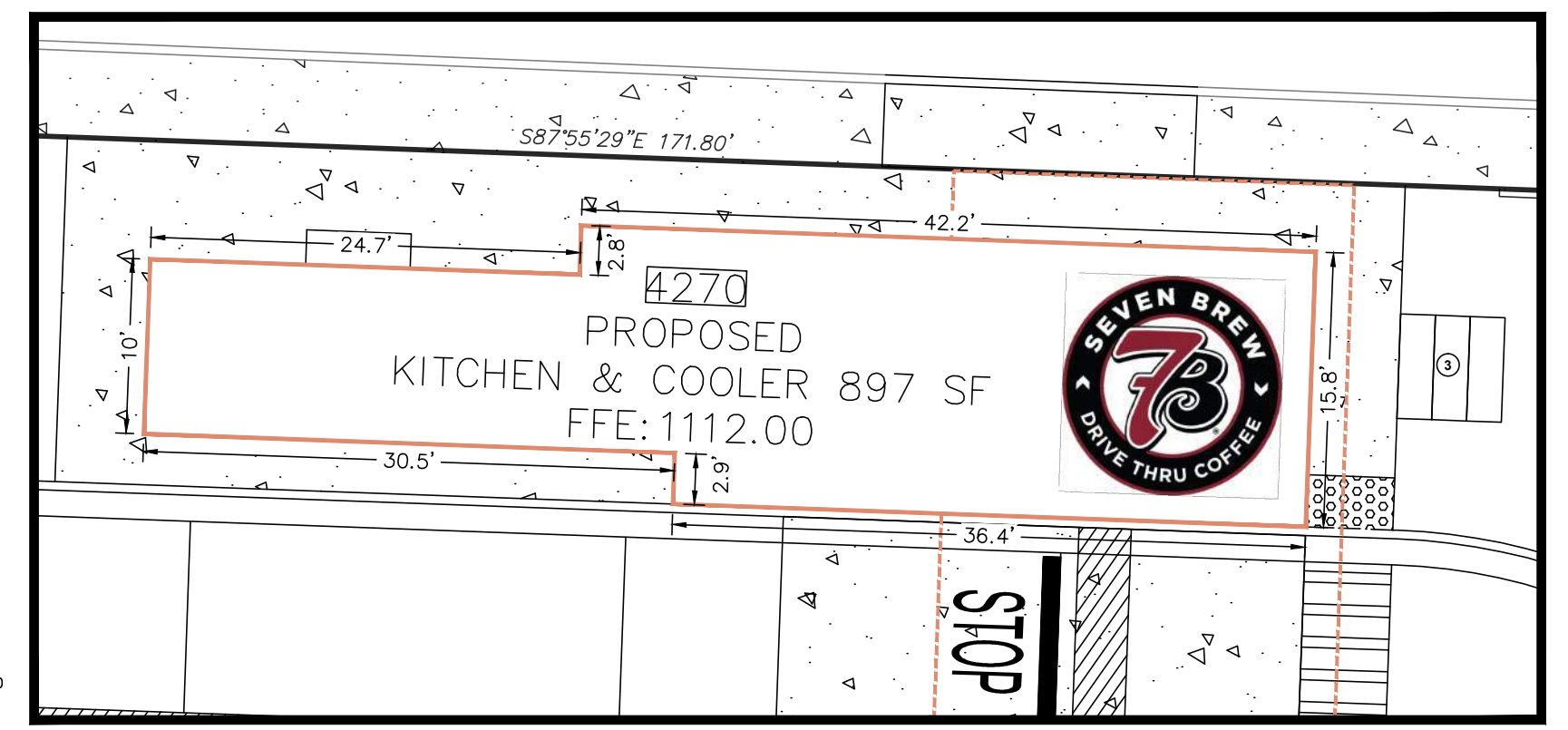
RZ-26-001
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RECEIVED
 CITY OF TUCKER
 04/07/2026
 PLANNING & ZONING
 DEPARTMENT

GSWCC GEORGIA SOIL AND WATER
 CONSERVATION COMMISSION

Thomas N True
 Level II Certified Design Professional

CERTIFICATION NUMBER 0000091147
 ISSUED: 05/12/2023 EXPIRES: 05/12/2026



SCALE: 1"=10'

2406 - SITE PLAN.dwg Plotted At: April 7, 2026

DRAWN BY: RG CHECKED BY: MS DATE: 10/10/2025



TRUE RESULTS LLC
 Ph: (603) 714-5668
 WWW.TRUERESULTS.BIZ
 4506 Windsor Drive
 Flowery Branch, GA 30542

NO.	DATE	DESCRIPTION	BY	APP.
1	4/7/26	ADJUSTED BUILDING FOOTPRINT	MS	TNT

PREPARED FOR:
 ROCKET BREW, INC.
 7115 MEADOW BROOK CT
 CUMMING, GA 30040



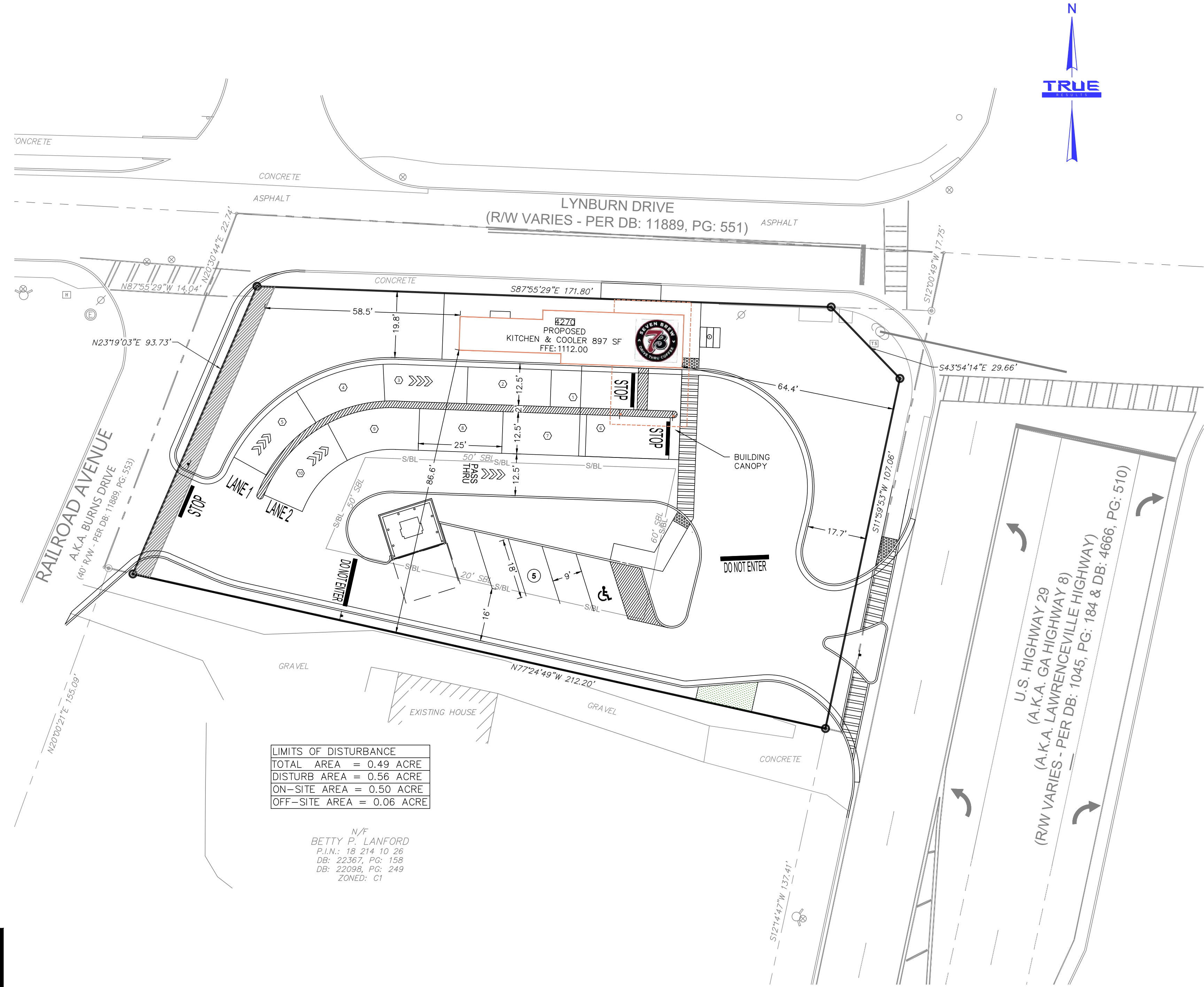
STORE #GA-19 TUCKER
 LAND LOT 214; 18TH DISTRICT
 4270 LAWRENCEVILLE HIGHWAY
 TUCKER, DEKALB COUNTY GEORGIA

DATE: 10/10/2025
 SCALE: 1" = 20'

CONCEPTUAL PROGRESS
 PLAN FOR REVIEW
 AND DISCUSSION

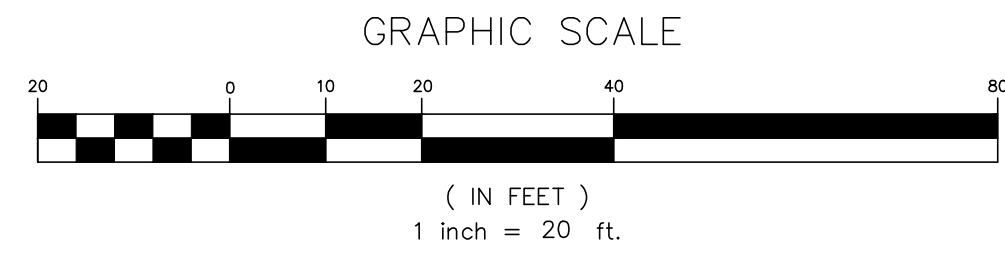
2406 - SIMPLIFIED SITE PLAN.dwg Plotted At: April 7, 2026

DRAWN BY: RG CHECKED BY: MS DATE: 10/10/2025



LIMITS OF DISTURBANCE	
TOTAL AREA	= 0.49 ACRE
DISTURB AREA	= 0.56 ACRE
ON-SITE AREA	= 0.50 ACRE
OFF-SITE AREA	= 0.06 ACRE

N/F
BETTY P. LANFORD
P.L.N.: 18 214 10 26
DB: 22367, PG: 158
DB: 22098, PG: 249
ZONED: C1



SITE DEVELOPMENT STANDARDS

C-1: LOCAL COMMERCIAL	REQUIRED	PROPOSED	PROVIDED
LOT REQUIREMENTS			
MINIMUM LOT AREA, AFTER ROW DEDICATION (SQ. FEET)	20,000	21,444	21,444
PRINCIPAL BUILDING			
MINIMUM FRONT YARD (FEET)	60	0	64.4
MINIMUM FRONT YARD - OTHER STREETS (FEET)	50	30	N/A
MINIMUM SIDE YARD (FEET) - CORNER LOT ON PUBLIC STREET	50	50	86.6
MINIMUM REAR YARD (FEET)	30	N/A	N/A
MINIMUM SIDE YARD (FEET) - INTERIOR LOT	20	20	86.6
MAXIMUM HEIGHT OF BUILDINGS (FEET)	<20	<20	<20
MAX. LOT COVERAGE EXISTING (% OF ACTUAL LOT)	XX	39	39
MAX. LOT COVERAGE EXISTING (SQ. FT.)	XXXX	8,466	8,466
MAX. LOT COVERAGE PROPOSED (% OF ACTUAL LOT)	80	71	71
MAX. LOT COVERAGE PROPOSED (SQ. FT.)	17,352	15,318	15,318
MINIMUM OPEN SPACE (%)	10	29	29
MINIMUM OPEN SPACE (SQ.FT.)	2,192	6,126	6,126
OFF-STREET PARKING			
MINIMUM I SPACE /250 SQ. FT. OF BUILDING	3	5	5
MAXIMUM I SPACE /150 SQ. FT.	5	5	5
ACCESSIBLE SPACE REQUIRED	1	1	1
STANDARD PARKING SPACE, ANGULAR	9' X 18'	9' X 18'	9' X 18'
STACKING			
STACKING SPACE SIZE	10' X 25'	12.5' X 25'	12.5' X 25'
MINIMUM STACKING SPACES PER LANE			
	INSIDE LANE	3	5
	OUTSIDE LANE	3	5
	TOTAL	6	10

- NOTE**
- QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY VERIFYING ALL QUANTITIES BEFORE SUBMITTING A PROPOSED PRICE FOR THE WORK. REPORT ANY DISCREPANCIES TO TRUE RESULTS IMMEDIATELY.
 - THE PLAN IS PREPARED IN SUPPORT OF THE MAJOR SITE PLAN REVISION APPLICATION.
 - BOUNDARY TOPO SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED ALTA/NSPS LAND TITLE, PREPARED BY W. S. BODKIN SURVEYING LLC, PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC, DATED 05/08/2024 AND LAST REVISED 01/31/25.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED TOPOGRAPHIC SURVEY PREPARED BY W.S. BODKIN SURVEYING LLC, PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC, DATED 06/18/2024 AND LAST REVISED 07/12/2024.
 - ZONING RELIEF REQUIRED: FRONT SETBACK IS TO 0 FEET.

STREET ADDRESS NOTE
THE STREET ADDRESS WILL NEED TO BE DISPLAYED ON THE BUSINESS OR DEVELOPMENT SIGN IN 5 INCH LIGHT REFLECTIVE DIGITS CLEARLY VISIBLE FOR A DISTANCE OF 200 FT. IN BOTH TRAVEL DIRECTIONS. IF NO BUSINESS OR DEVELOPMENT SIGN WILL BE USED, THE ADDRESS WILL NEED TO BE DISPLAYED ON FRONT OF BUILDING IN SUCH MANNER THAT STREET ADDRESS IS VISIBLE FOR 200 FT. IN BOTH TRAVEL DIRECTIONS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
SETBACK/BUILDING LINE	---SBL---	---
SURVEY MONUMENT	⊙	⊙
LIMIT OF DISTURBANCE	---	---LOD---
EDGE OF PAVEMENT	---	---TC---
CURB	---BC---	---BC---
CURB DEPRESS	---TDC---	---TDC---
SIDEWALK	---	---
ROADWAY SIGNS	---	---
ADA ACCESSIBLE STALL	---	---
DIRECTION OF TRAFFIC FLOW	---	---
STALL COUNT	---	---
PARKING COUNT	---	---
ROAD CROSSING	---	---
PAVEDRAIN	---	---
RESERVED AREA	---	---

RECEIVED
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GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

Thomas N True
Level II Certified Design Professional

CERTIFICATION NUMBER 0000091147
ISSUED: 05/12/2023 EXPIRES: 05/12/2026

CONCEPTUAL PROGRESS
PLAN FOR REVIEW
AND DISCUSSION

TRUE RESULTS LLC
Ph: (603) 714-5668
WWW.TRUERESULTS.BIZ
4506 Windsor Drive
Flower Branch, GA 30542

NO.	DATE	DESCRIPTION	BY	
			APP.	TNT
1	4/7/26	ADJUSTED BUILDING FOOTPRINT	MS	

PREPARED FOR:
ROCKET BREW, INC.
7115 MEADOW BROOK CT
CUMMING, GA 30040



STORE #GA-19 TUCKER
LAND LOT 214; 18TH DISTRICT
4270 LAWRENCEVILLE HIGHWAY
TUCKER, DEKALB COUNTY GEORGIA

DATE: 10/10/2025
SCALE: 1" = 20'

SIMPLIFIED SITE PLAN

PLANT SCHEDULE									
BOTANICAL NAME	COMMON NAME	MIN SIZE	QTY.	TDU	TOTAL TDUs	CANOPY SIZE	SPECIES MAKEUP	USE	
TREES									
<i>Amelanchier arborea</i>	Serviceberry	3" cal./10' B&B	8	0.5	4.0	962	25%	Landscape Strip, Density Requirement	
<i>Magnolia x soulangeana</i>	Saucer Magnolia	3" cal./10' B&B	6	0.5	3.0	962	19%	Landscape Strip, Density Requirement	
<i>Acer buergerianum</i>	Trident Maple	3" cal./10' B&B	4	0.5	2.0	314	13%	Parking Lot Tree, Landscape Strip, Density Requirement	
<i>Carpinus betulus 'Frans Fontaine'</i>	Frans Fontaine Upright European Hornbeam	3" cal./10' B&B	5	0.5	2.5	313	16%	Landscape Strip, Density Requirement	
<i>Magnolia grandiflora 'Alta'</i>	Alta Magnolia	3" cal./10' B&B	9	0.5	4.5	314	28%	Landscape Strip, Density Requirement	
				TOTAL TDU:	16.0				
SHRUBS									
<i>Loropetalum chinense 'Purple Daydream'</i>	Purple Daydream Dwarf Loropetalum	3 GAL.	23			N/A		Landscape Strip, Foundation, & Median	
<i>Distylium 'PIIDIST-III'</i>	Coppertone Distylium	3 GAL.	55			N/A		Landscape Strip, Foundation, & Median	
<i>Abelia x grandiflora 'Rose Creek'</i>	Rose Creek Abelia	3 GAL.	45			N/A		Landscape Strip, Foundation, & Median	

LANDSCAPE CALCULATIONS:

SITE DENSITY FACTOR
 30 TDU/ACRE REQUIRED
 SITE AREA = 21,915.22 SF = 0.50 ACRE
 15 TDU REQUIRED; 16 TDU PROVIDED
 DENSITY SATISFIED

10' LANDSCAPE STRIP ALONG LAWRENCEVILLE HIGHWAY-136.65'
 1 TREE FOR EVERY 40 LF
 4 TREES REQUIRED, 4 TREES PROVIDED
 (UNDERSTORY TREES PROPOSED DUE TO OVERHEAD POWER ALONG ROAD FRONTAGE)

6' LANDSCAPE STRIP ALONG LYNBURN DRIVE- 171.80 LF
 1 TREE FOR EVERY 30 LF
 6 TREES REQUIRED, 6 TREES PROVIDED
 (UNDERSTORY TREES PROPOSED DUE TO OVERHEAD POWER ALONG ROAD FRONTAGE)

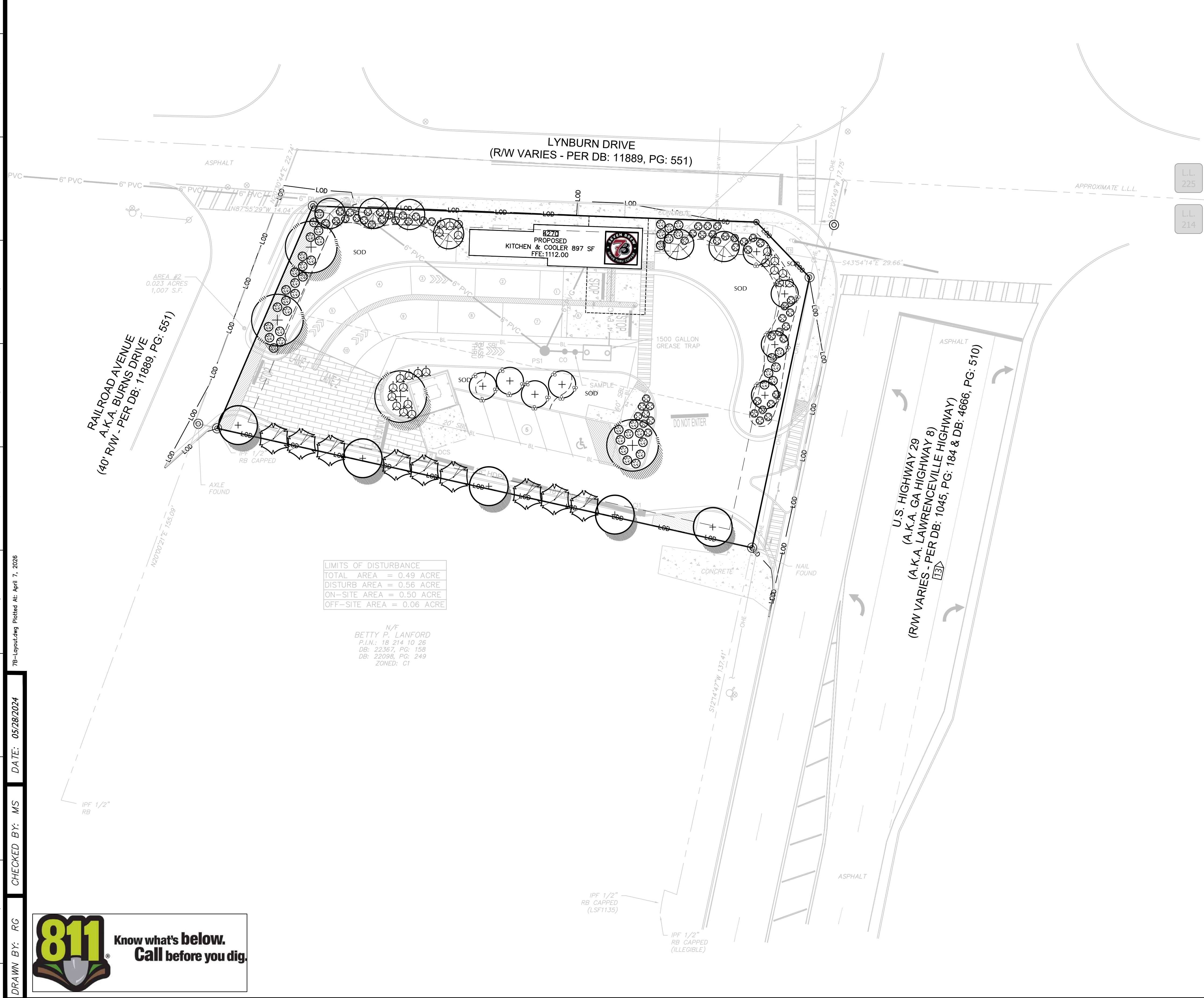
10' LANDSCAPE STRIP ALONG RAILROAD AVE- 93.73 LF
 1 TREE FOR EVERY 40 LF
 3 TREES REQUIRED, 3 TREES PROVIDED

5' PERIMETER LANDSCAPE STRIP ALONG SOUTHERN BOUNDARY-212.20 LF
 1 OVERSTORY SHADE TREE OR 3 UNDERSTORY OR 3 EVERGREEN TREES
 PER 50' LF. 5 TREES REQUIRED, 9 TREES PROVIDED

PARKING LOT REQUIREMENTS
 1 TREE PER 8 SPACES AND 1 LANDSCAPE ISLAND PER 10 SPACES
 5 SPACES = 1 TREE AND 1 ISLAND REQUIRED. 2 TREE AND 2 ISLANDS PROVIDED

SHRUBS: CONTINUOUS HEDGE BETWEEN THE BACK OF CURB AND ADJACENT RIGHT-OF-WAY.

- PLANT LEGEND**
- SERVICEBERRY
 - SAUCER MAGNOLIA
 - FRANS FONTAINE HORNBEAM
 - TRIDENT MAPLE
 - ALTA MAGNOLIA
 - COPPERTONE DISTYLIUM
 - ROSE CREEK ABELIA
 - PURPLE DAYDREAM LOROPETALUM



LIMITS OF DISTURBANCE
 TOTAL AREA = 0.49 ACRE
 DISTURB AREA = 0.56 ACRE
 ON-SITE AREA = 0.50 ACRE
 OFF-SITE AREA = 0.06 ACRE

N/F
 BETTY P. LANFORD
 P.I.N.: 18 214 10 26
 DB: 22387, PG: 158
 DB: 22068, PG: 249
 ZONED: C1

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TREE PROTECTION FENCING
 SCALE: NOT TO SCALE

TRUE RESULTS

Ph: (603) 714-5668
 WWW.TRUERESULTS.BIZ

4606 Windsor Drive
 Flowery Branch, GA 30542

NO.	DATE	DESCRIPTION	BY	APP.

PREPARED FOR:
 ROCKET BREW, INC.
 7115 MEADOW BROOK CT
 CUMMING, GA 30040



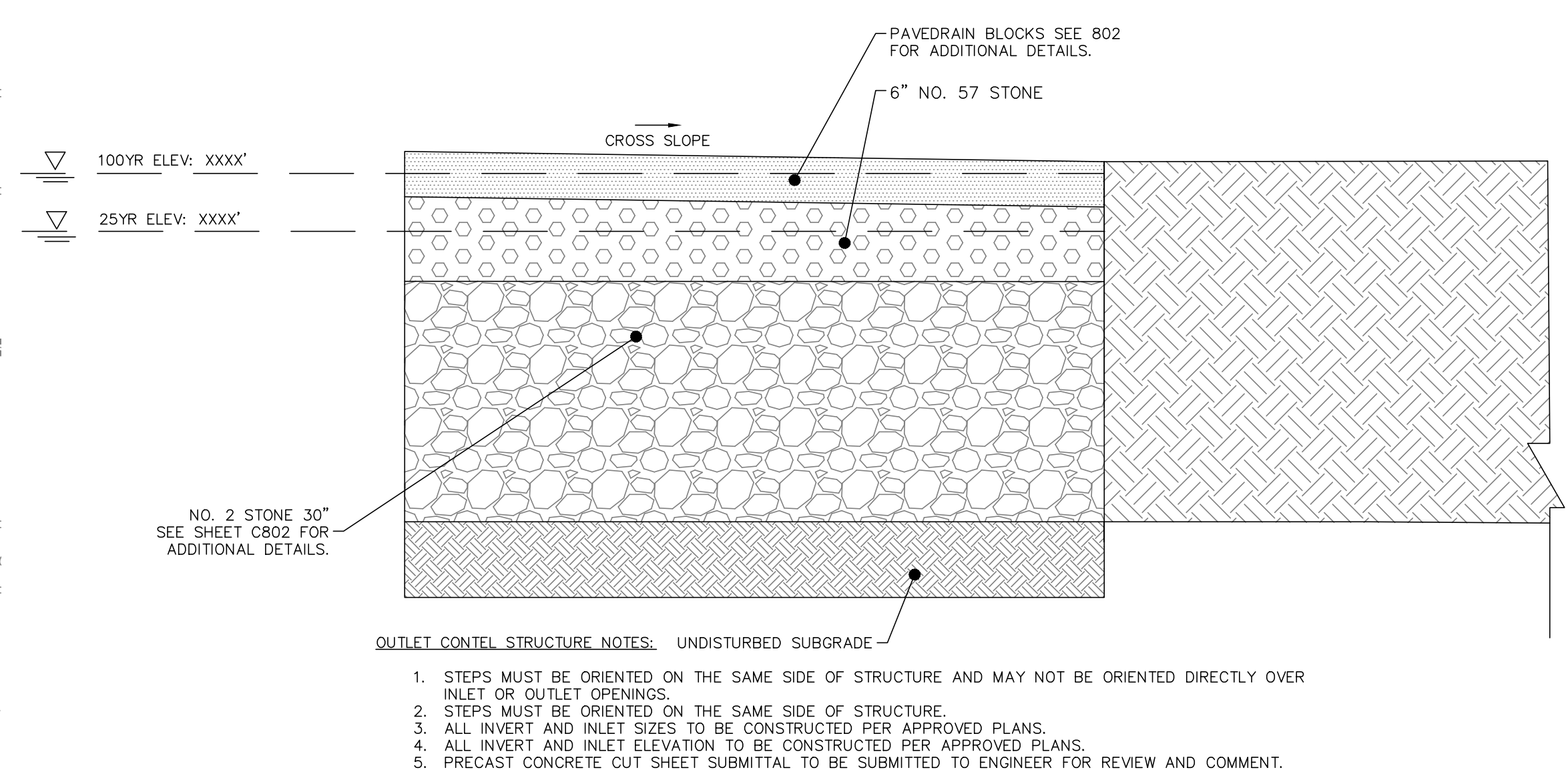
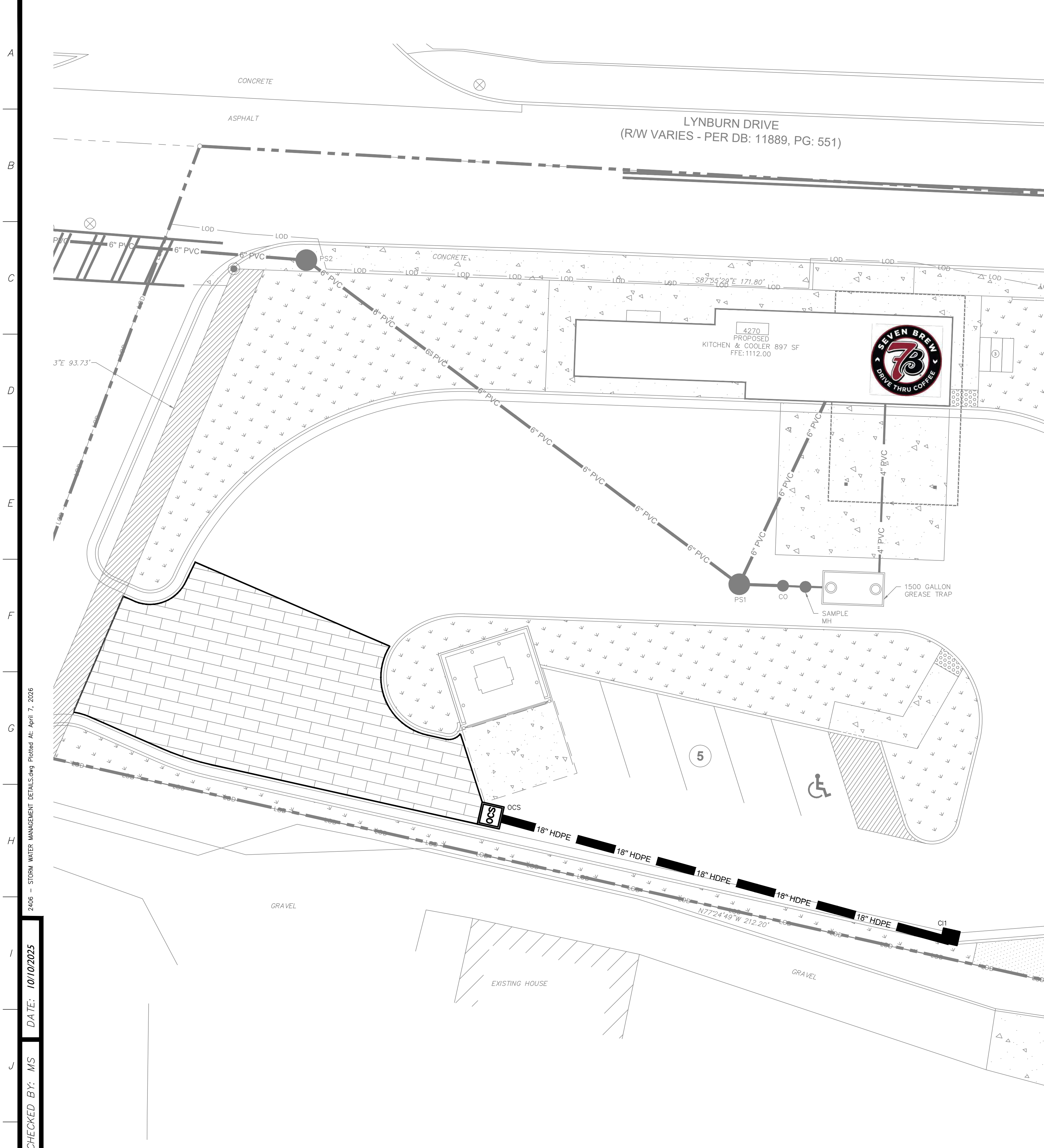
STORE #GA-19 TUCKER
 LAND LOT 214: 18TH DISTRICT
 4270 LAWRENCEVILLE HIGHWAY
 TUCKER, DEKALB COUNTY GEORGIA

DATE: 4/7/2026

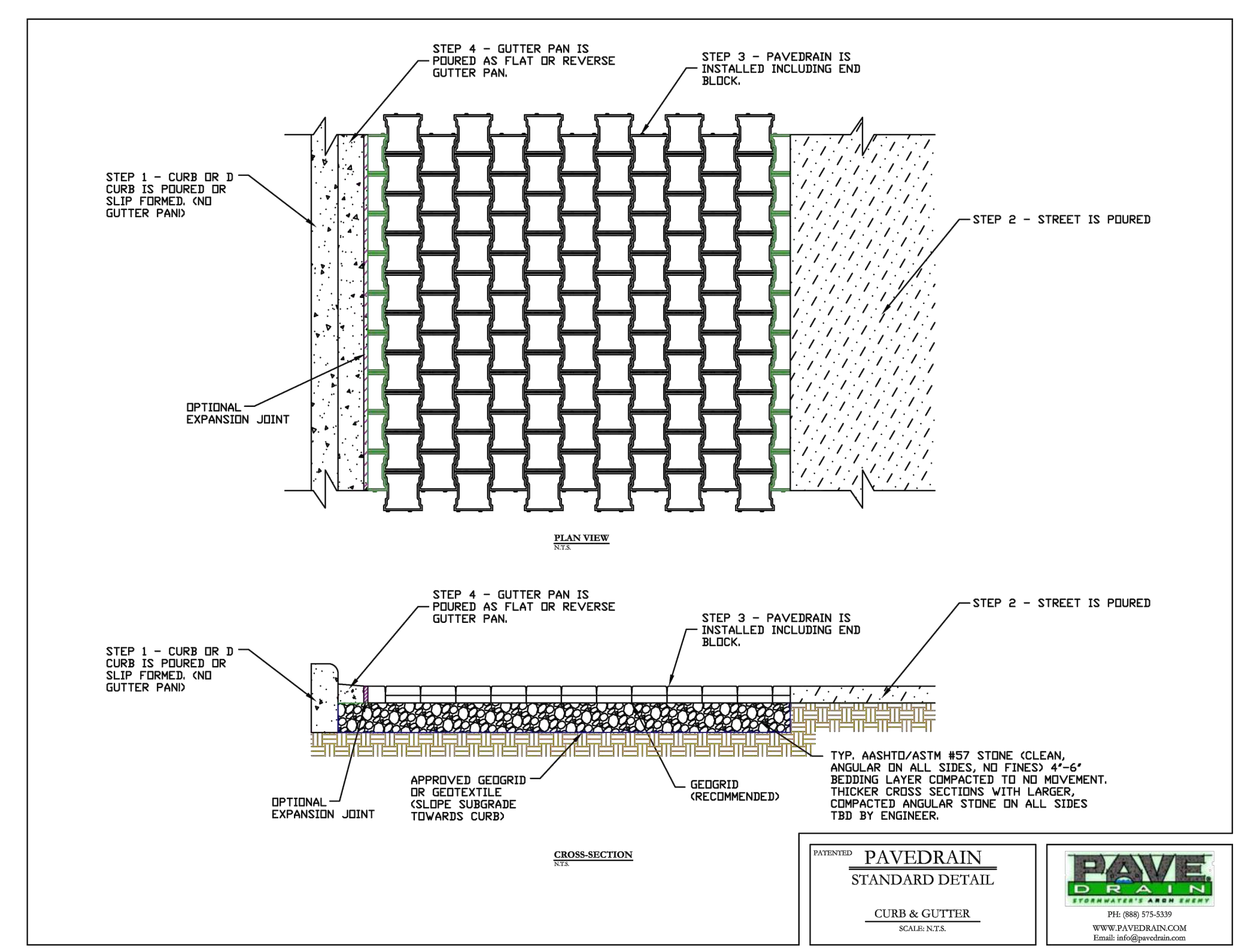
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 CHECKED BY: MS
 DATE: 05/28/2024



CONCEPTUAL / PROGRESS
 PLAN FOR REVIEW
 AND DISCUSSION



A OUTLET CONTROL STRUCTURE AND SPILLWAY SECTION DETAILS
311 NTS



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CONCEPTUAL PROGRESS
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Ph: (603) 714-5668
WWW.TRUERESULTS.BIZ
4506 Windsor Drive
Flowery Branch, GA 30542

NO.	DATE	DESCRIPTION	BY	APP.
1	4/7/26	ADJUSTED BUILDING FOOTPRINT	MS	TNT

PREPARED FOR:
ROCKET BREW, INC.
71115 MEADOW BROOK CT
CUMMING, GA 30040

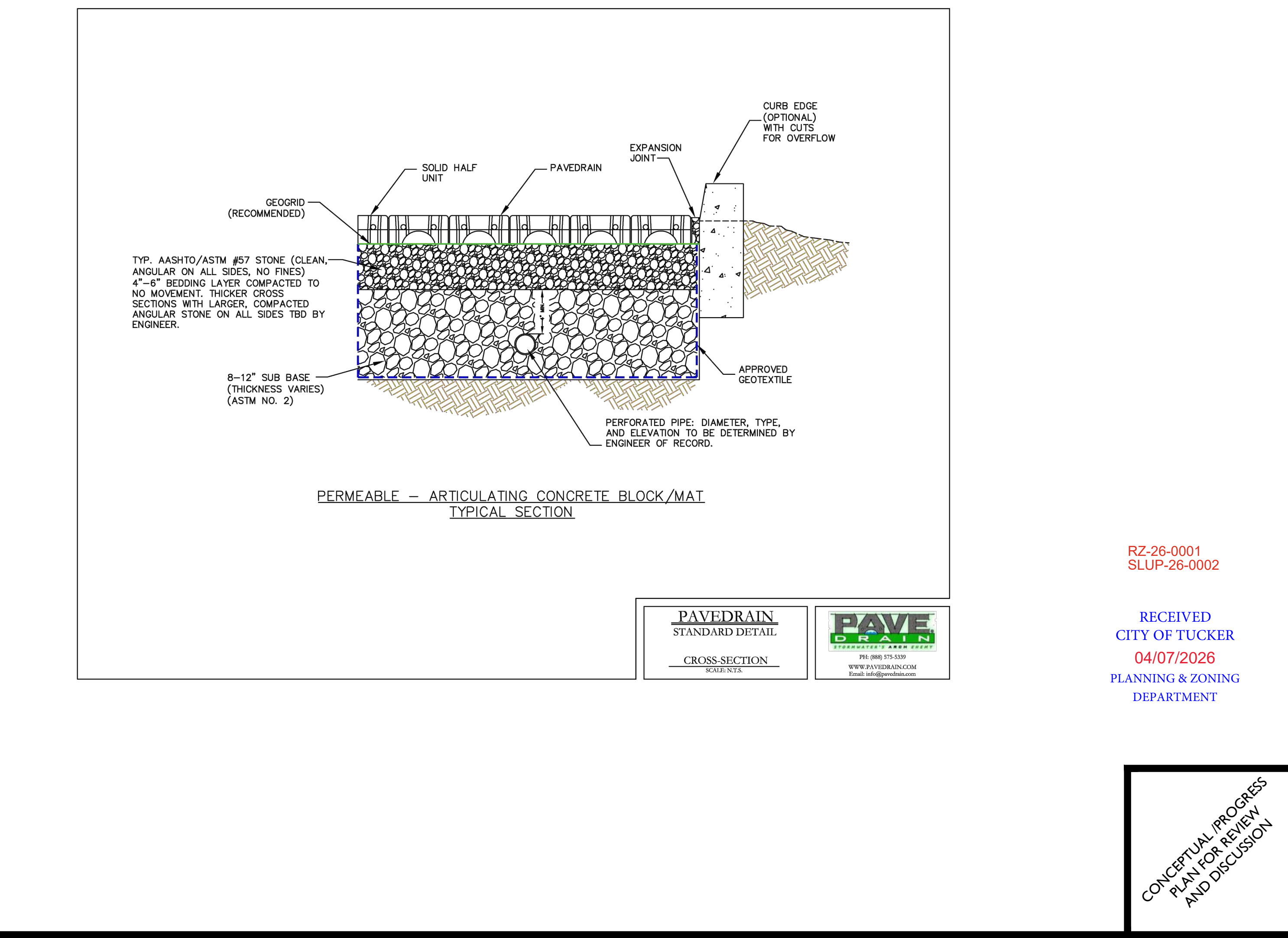
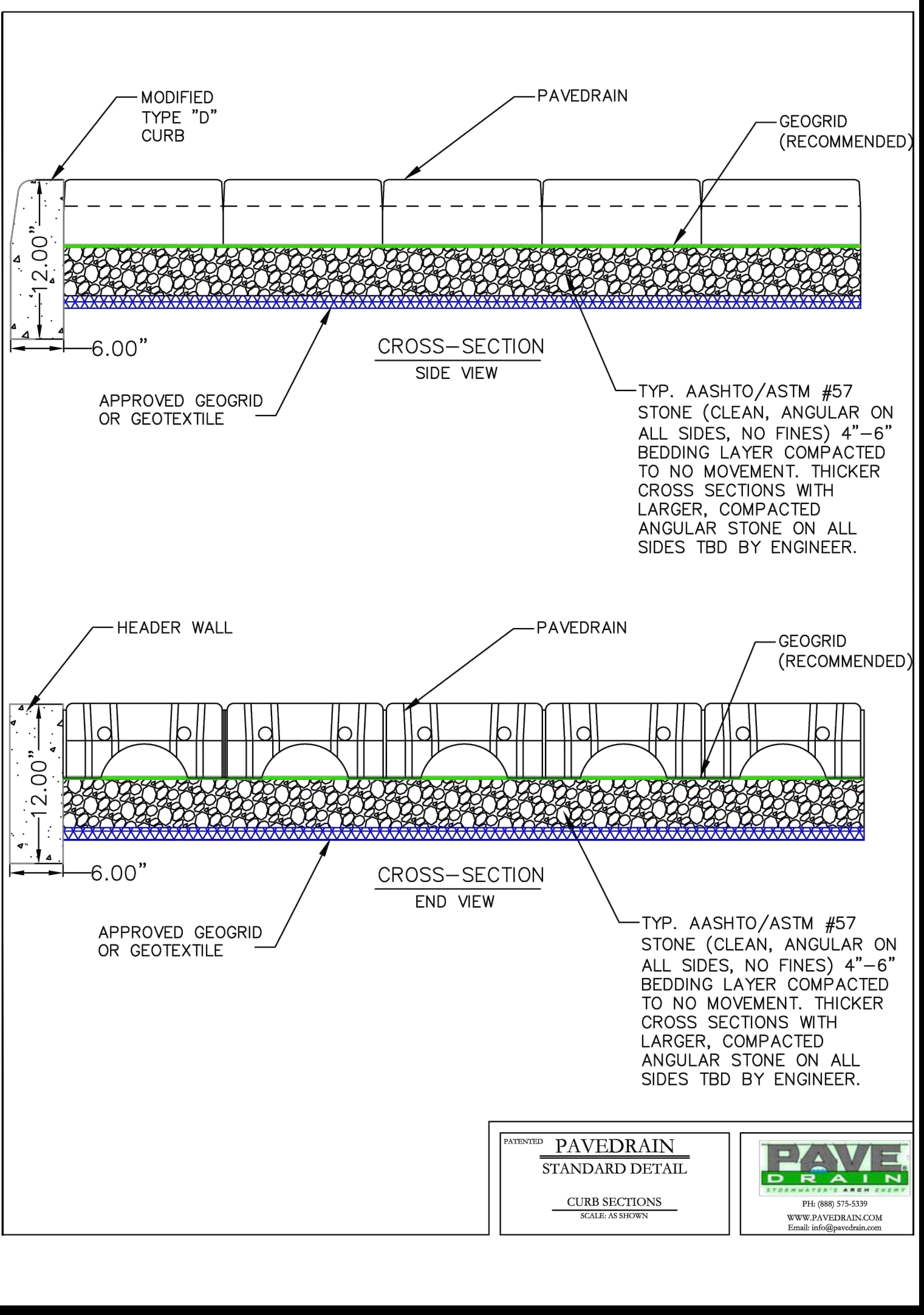
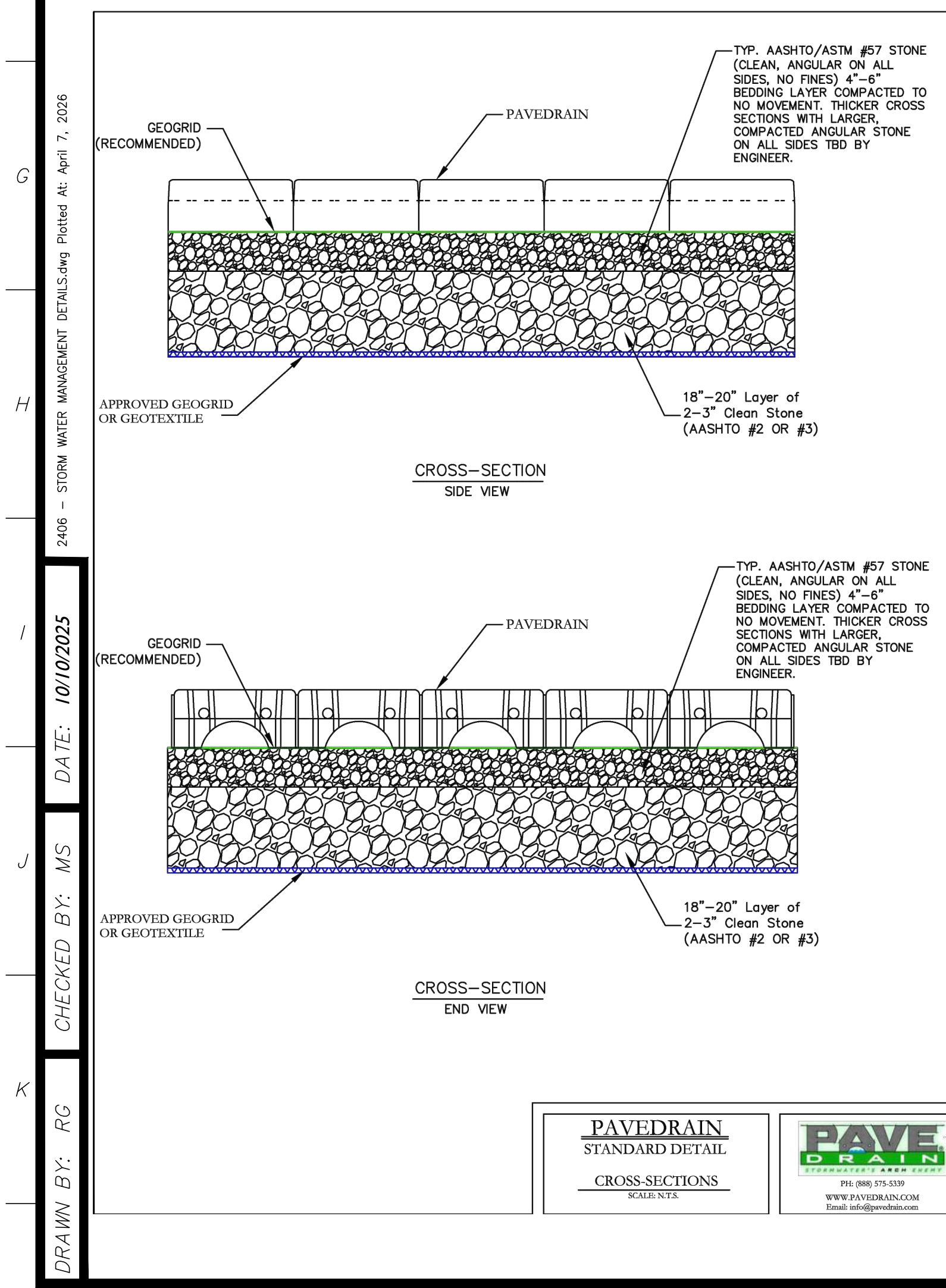
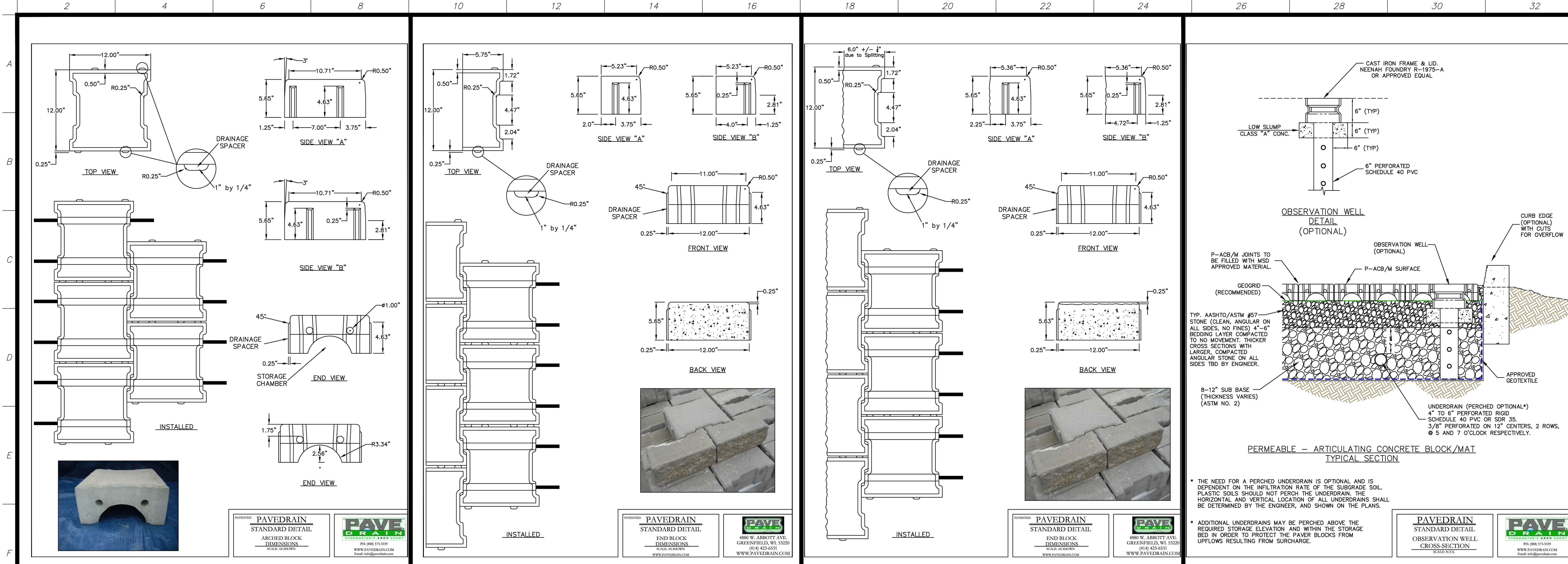


STORE #GA-19 TUCKER
LAND LOT 214; 18TH DISTRICT
4270 LAWRENCEVILLE HIGHWAY
TUCKER, DEKALB COUNTY GEORGIA

STORM WATER MANAGEMENT DETAILS

DATE: 10/10/2025
SCALE: 1" = 10'

C421



DRAWN BY: RG
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DATE: 10/10/2025
2406 - STORM WATER MANAGEMENT DETAILS.dwg Picked At: April 7, 2026

TRUE RESULTS LLC
Ph: (603) 714-5668
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4506 Windsor Drive
Flowery Branch, GA 30542

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SEVEN BREW COFFEE DRIVE THRU

PREPARED FOR:
ROCKET BREW, INC.
71115 MEADOW BROOK CT
CUMMING, GA 30040

STORE #GA-19 TUCKER
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SCALE: NTS

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SLUP-26-0002

CONCEPTUAL PROGRESS PLAN FOR REVIEW AND DISCUSSION

JOB #: 2406

C422

**EcoBloc maxx system
402201 + 402200**

**EcoBloc maxx system
402201 + 402200 + 402203**

A = 140 mm (DN110) / 115 mm (DN160) / 95 mm (DN200) / 70 mm (DN250)
B = 65 mm (DN160)
C = 210 mm (DN110)

A = 5.5" [4"] / 4.5" [8"] / 3.7" [8"] / 2.8" [10"]
B = 2.6" [8"]
C = 8.3" [4"]

GRAF EcoBloc maxx 1-lagig komplett			Artikel-Nr. product no. article no.
GB GRAF EcoBloc maxx complete	ES GRAF EcoBloc maxx completo	FR GRAF EcoBloc maxx complet	revision
gezeichnet drawn ISC	Gewicht weight -	Otto Graf GmbH Carl-Zeiss-Str. 2-6 DE-79331 Teningen mail@graf.info www.graf.info	
Datum date 2019.02.14	Toleranz tolerance +/- 3%		
Maßstab scale M 1:15	Einheiten units mm [inch] gal. = US gal.		

**GRAF EcoBloc maxx
402200**

GRAF EcoBloc maxx			Artikel-Nr. product no. article no.
GB GRAF EcoBloc maxx	ES GRAF EcoBloc maxx	FR GRAF EcoBloc maxx	revision
gezeichnet drawn ISC	Gewicht weight 9 kg	Otto Graf GmbH Carl-Zeiss-Str. 2-6 DE-79331 Teningen mail@graf.info www.graf.info	
Datum date 2019.02.08	Toleranz tolerance +/- 3%		
Maßstab scale M 1:15	Einheiten units mm [inch] gal. = US gal.		

**GRAF EcoBloc maxx
Bodenplatte
402201**

GRAF EcoBloc maxx Bodenplatte			Artikel-Nr. product no. article no.
GB GRAF EcoBloc maxx baseplate	ES GRAF EcoBloc maxx base	FR GRAF EcoBloc maxx plaque de fond	revision
gezeichnet drawn ISC	Gewicht weight 4 kg	Otto Graf GmbH Carl-Zeiss-Str. 2-6 DE-79331 Teningen mail@graf.info www.graf.info	
Datum date 2019.02.14	Toleranz tolerance +/- 3%		
Maßstab scale M 1:15	Einheiten units mm [inch] gal. = US gal.		

**GRAF EcoBloc maxx
Endplatte (Set 2 Stück)
402203**

GRAF EcoBloc maxx Endplatte (Set 2 Stück)			Artikel-Nr. product no. article no.
GB GRAF EcoBloc maxx endplate (set 2 pcs.)	ES GRAF EcoBloc maxx placas laterales (set 2 piezas)	FR GRAF EcoBloc maxx parois (lot 2 pièce)	revision
gezeichnet drawn ISC	Gewicht weight 2 kg	Otto Graf GmbH Carl-Zeiss-Str. 2-6 DE-79331 Teningen mail@graf.info www.graf.info	
Datum date 2019.02.14	Toleranz tolerance +/- 3%		
Maßstab scale M 1:15	Einheiten units mm [inch] gal. = US gal.		

DRAWN BY: RG CHECKED BY: MS DATE: 10/10/2025

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STORE #GA-19 TUCKER
LAND LOT 214; 18TH DISTRICT
4270 LAWRENCEVILLE HIGHWAY
TUCKER, DEKALB COUNTY GEORGIA

STORM WATER
MANAGEMENT DETAILS

DATE: 10/10/2025
SCALE: NTS

JOB #: 2406 C423

TRUE RESULTS LLC

4506 Windsor Drive
Flowery Branch, GA 30542

Ph: (603) 714-5668
WWW.TRUERESULTS.BIZ

NO.	DATE	DESCRIPTION	BY APP.	
			MS	TNT
1	4/7/26	ADJUSTED BUILDING FOOTPRINT		

BENCH



COLORS

Standard



Optional



RAL



SPECIFICATION:

- FRONT WELDS ARE GROUND AND POLISHED UNTIL THEY FORM A CONTINUOUS SURFACE FROM THE TOP TUBULAR SECTION TO EACH VERTICAL STEEL SLAT.
- TWENTY-SEVEN 0.25 X 1.5 IN (6.4 X 38.1 MM) STEEL SEAT MEMBERS GENTLY REVERSE CONTOURED FOR MAXIMUM COMFORT.
- FINISHED END SECTIONS ARE 0.5 X 2 IN (12.7 X 50.8 MM) SOLID STEEL BAR, WELDED AND GROUND.
- INTEGRAL WELDED END ARMRESTS ARE STANDARD. VERTICAL STEEL SCROLLS, SURFACE MOUNT TABS.

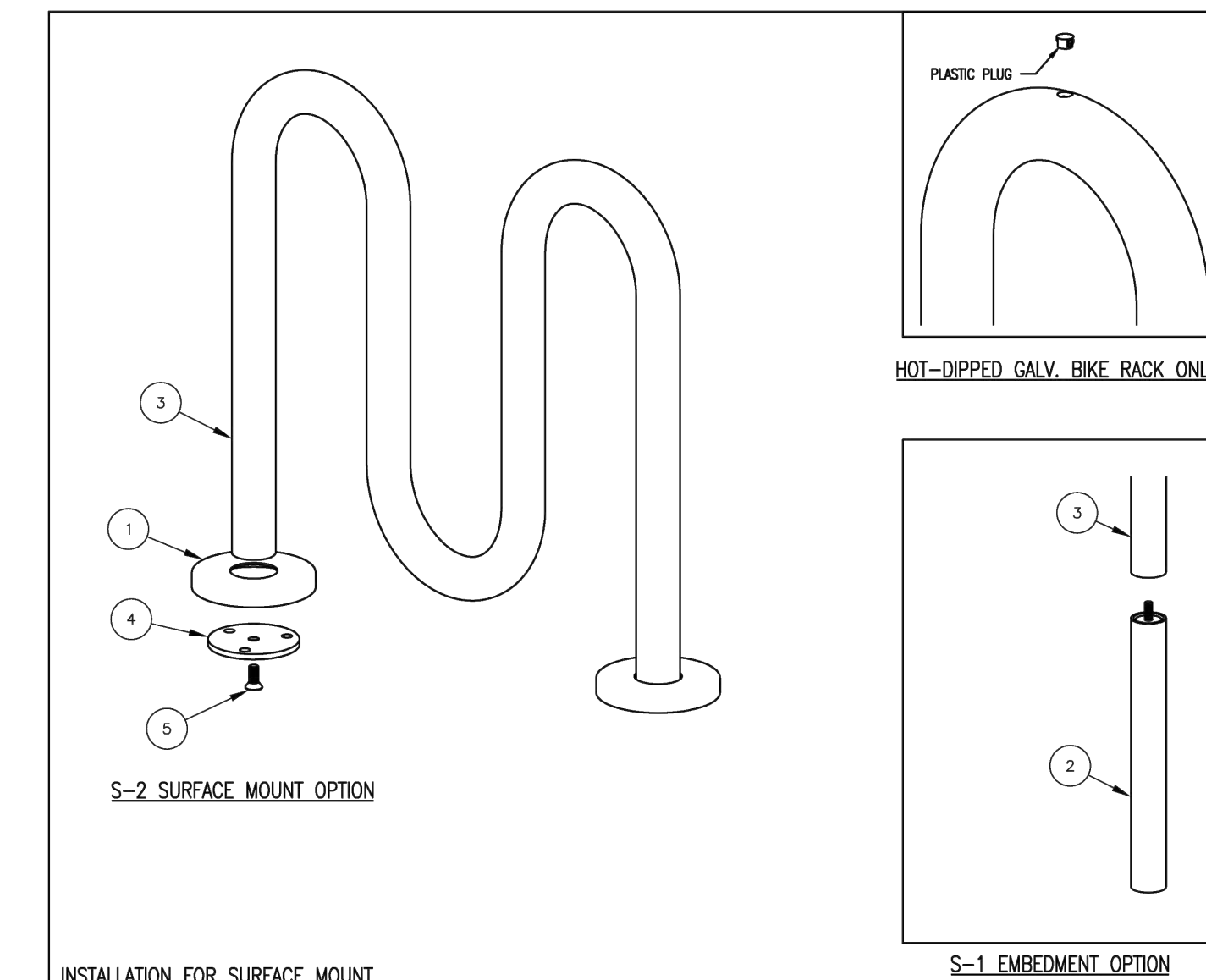
WASTE BARREL



VICTOR STANLEY
Product may be patented. Visit VICTORSTANLEY.COM for details. ©2016 a Stanley brand.

SPECIFICATION:

- ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED AND ELECTROSTATICALLY POWDER-COATED WITH TGIC POLYESTER POWDER COATINGS.
- OTHER STANDARD FEATURES INCLUDE A FORMED LID ATTACHED TO THE FRAME WITH TWO VINYL-COATED STEEL AIRCRAFT CABLES, A HIGH-DENSITY PLASTIC LINER, AND RUBBER-TIPPED LEVELING FEET ON THE BASE.
- INTERIOR PLASTIC LINERS FOR OUR LITTER RECEPTACLES OFFER SUBSTANTIAL VALUE AND ARE PRODUCED ON MOLDS THAT WE DESIGNED AND OWN. THESE PLASTIC CANS ARE REINFORCED, RIBBED, AND MOLDED FOR DURABILITY, EASE OF USE, AND GREATER CAPACITY.
- OPTIONS: DOME LID (ASHTRAYS AVAILABLE), CONVEX LID (SELF-CLOSE DOOR AVAILABLE), RAIN BONNET LID (ASHTRAYS AVAILABLE), SPHERICAL DOME LID (SELF-CLOSE DOOR AVAILABLE), RECYCLE LIDS, GALVANIZED STEEL LINER (POWDER COAT AVAILABLE), HALF-MOON LINERS, CUSTOM DECALS AND PLAQUES.



INSTALLATION FOR SURFACE MOUNT

- STEP 1:
- USE 1 - PC. BIKE LOOP, SURFACE MOUNT (3)
 - 2 - PCS. 3/8" THK SURFACE MOUNT PLATE (4)
 - 2 - PCS. 10 GA X 8" DIA ANCHOR PLATE COVER (1)
 - 2 - PCS. 5/8" X 1 1/2" SS FLT SKT HD CAP SCREW (5)
- SLIDE 10 GA X 8" DIA ANCHOR COVER (1) OVER BIKE LOOP, SURFACE MOUNT (3) LEGS. ATTACH 3/8" THK. SURFACE MOUNT PLATE (4) TO BIKE LOOP, SURFACE MOUNT (3) USING HARDWARE (5).

STEP 2:

ANCHOR ACCORDINGLY.

INSTALLATION FOR PLASTIC PLUG, HOT-DIPPED GALV ONLY

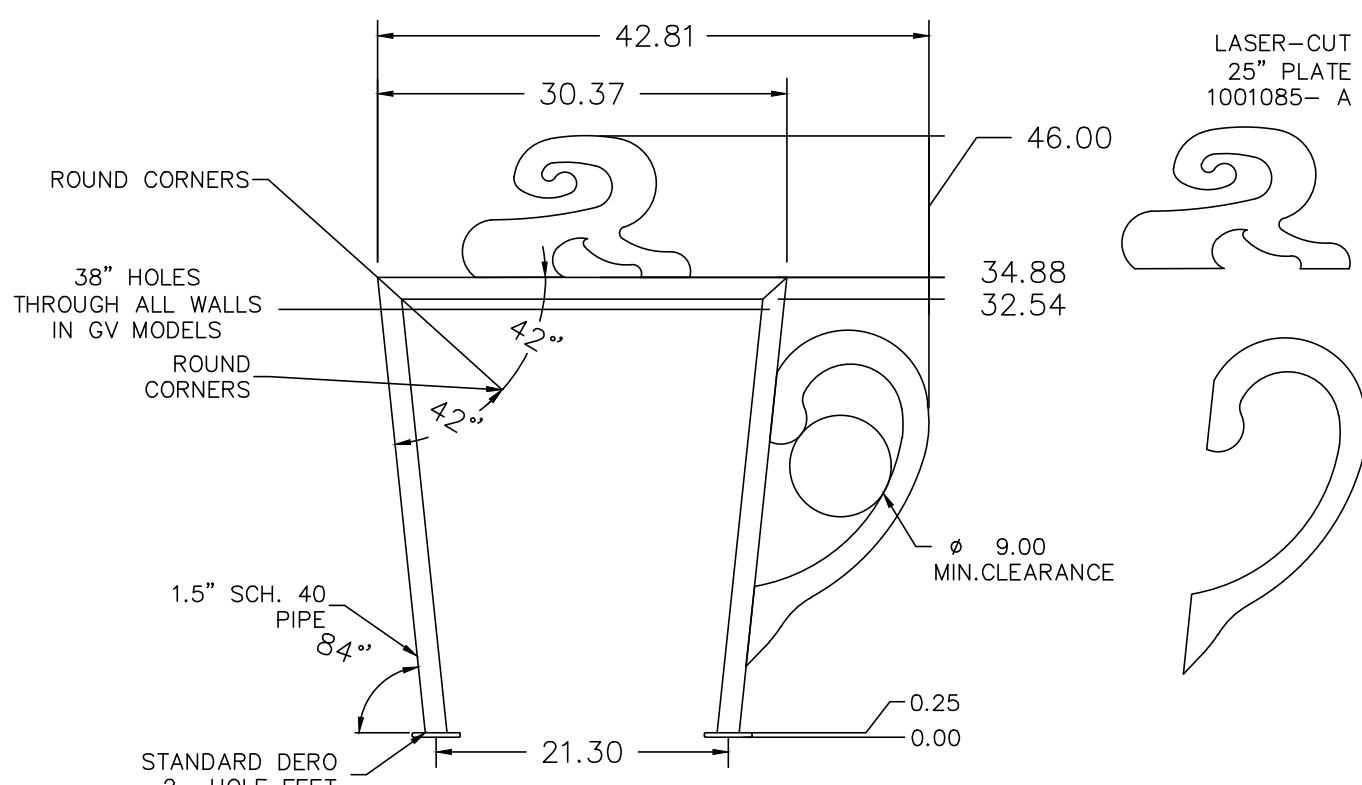
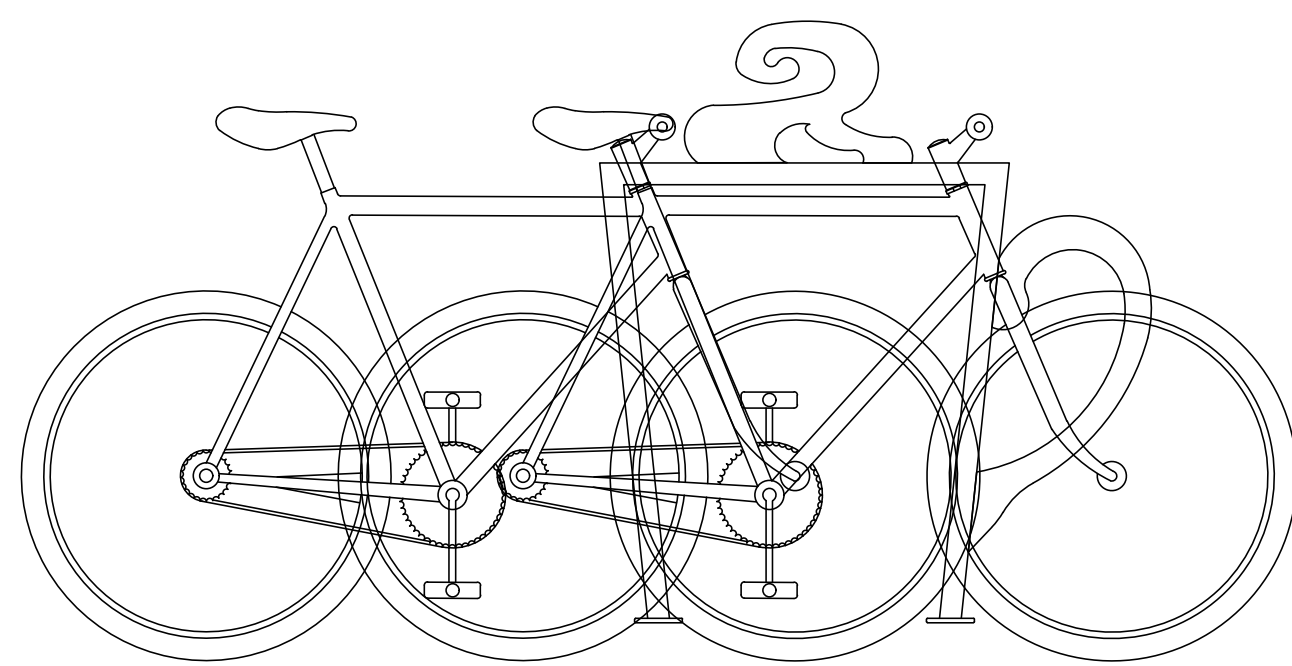
INSERT PLASTIC PLUG INTO HOLE ON TOP OF EACH LOOP

ITEM	QTY	PART NO	DESCRIPTION
1	2	0-125-04	10 GA X 8" DIA STL COVER W/ 3 1/8" DIA HOLE (S-2 OPTION)
2	2	0-125-09/S-1	EMBEDMENT EXTENSION (S-1 OPTION)
3	1	0-125-20/S-2	2-PEAK LOOP BIKE RACK FOR SURF MNT
4	2	0-83-00-03	3/8" THK SURFACE MOUNT PLATE (S-2 OPTION)
5	2	1-12-102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR (S-2 OPTION)

SCALE: NONE
 TITLE: BIKE RACK ASSEMBLY
 DATE DRAWN: 3/12/11
 DRAWN BY: JSB
 DATE REV.: 2/28/12
 REV. BY: JSB
 DRAWING NUMBER: 125-20
 SHEET: 2 OF 2

DuMor, inc.
 P.O. Box 142 Mifflintown, PA 17059-0142

DRAWN BY: RG CHECKED BY: MS DATE: 10/10/2025

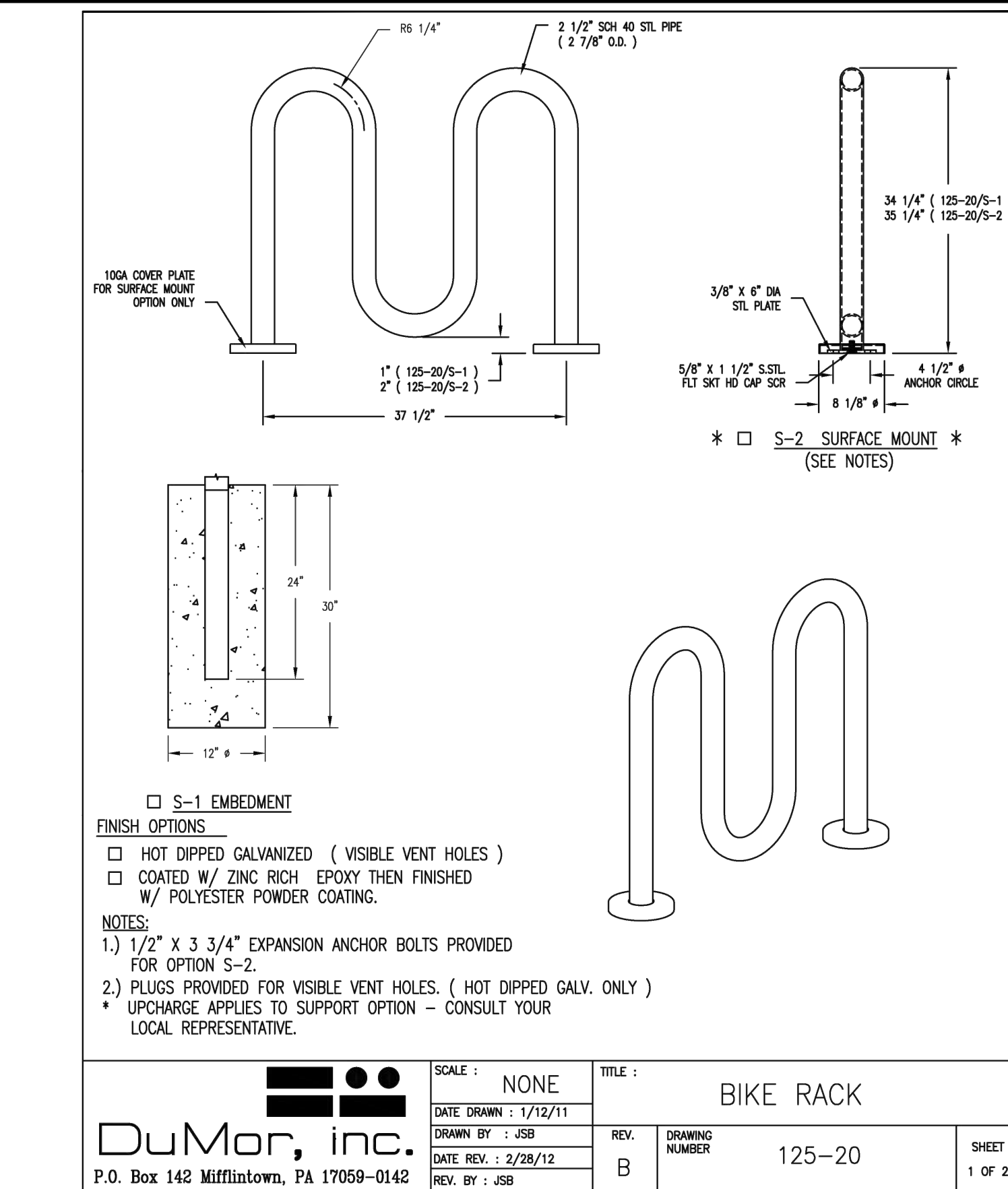


Standard Powder Coat Colors



RZ-26-001
 SLUP-26-0002

RECEIVED
 CITY OF TUCKER
 04/07/2026
 PLANNING & ZONING
 DEPARTMENT



ITEM	QTY	PART NO	DESCRIPTION
1	2	0-125-04	10 GA X 8" DIA STL COVER W/ 3 1/8" DIA HOLE (S-2 OPTION)
2	2	0-125-09/S-1	EMBEDMENT EXTENSION (S-1 OPTION)
3	1	0-125-20/S-2	2-PEAK LOOP BIKE RACK FOR SURF MNT
4	2	0-83-00-03	3/8" THK SURFACE MOUNT PLATE (S-2 OPTION)
5	2	1-12-102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR (S-2 OPTION)

SCALE: NONE
 TITLE: BIKE RACK
 DATE DRAWN: 1/12/11
 DRAWN BY: JSB
 DATE REV.: 2/28/12
 REV. BY: JSB
 DRAWING NUMBER: 125-20
 SHEET: 1 OF 2

DuMor, inc.
 P.O. Box 142 Mifflintown, PA 17059-0142

CONCEPTUAL PROGRESS
 PLAN FOR REVIEW
 AND DISCUSSION

PREPARED FOR:
 ROCKET BREW, INC.
 71115 MEADOW BROOK CT
 CUMMING, GA 30040



STORE #GA-19 TUCKER
 LAND LOT 214, 18TH DISTRICT
 4270 LAWRENCEVILLE HIGHWAY
 TUCKER, DEKALB COUNTY GEORGIA


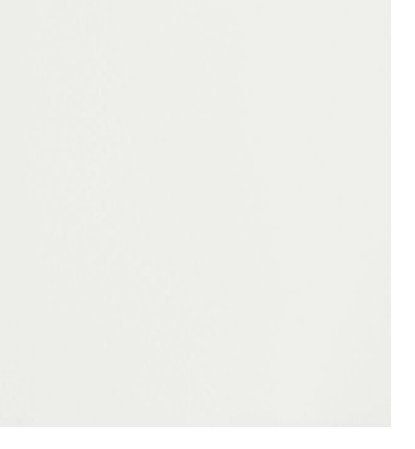


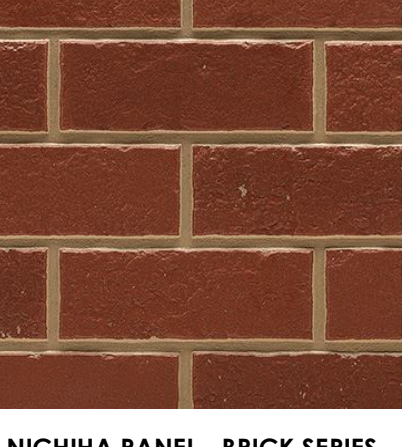
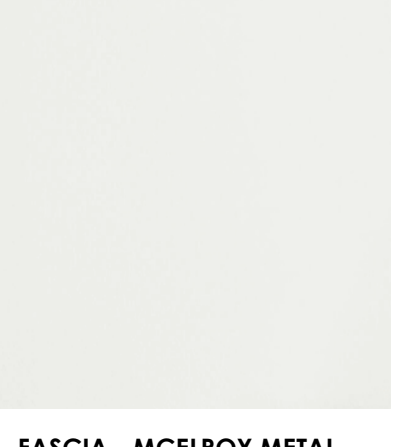
DATE: 10/10/2025
 SCALE: NTS
 CONSTRUCTION DETAILS

NO.	DATE	DESCRIPTION	BY	APP.

TRUE RESULTS LLC
 Ph: (603) 714-5668
 WWW.TRUERESULTS.BIZ
 4506 Windsor Drive
 Flowery Branch, GA 30542

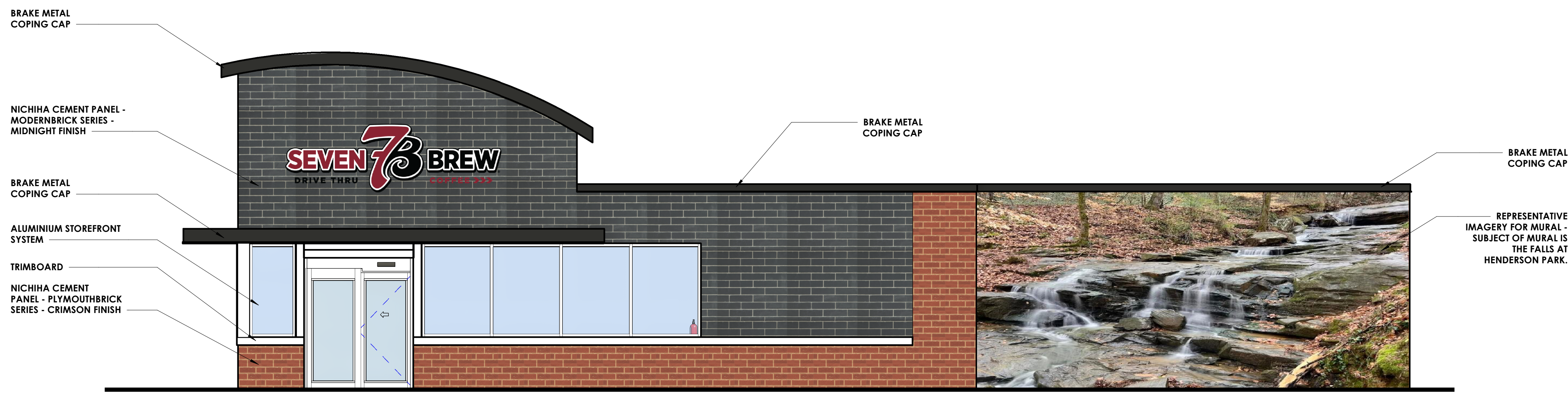
ALL DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REFERRED BY AND THE PROPERTY OF VICKERS DESIGN GROUP AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER T.U.S.C. SEC. 504. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF T.C.24-2-3.1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS, AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

ELEVATION MATERIAL BOARD

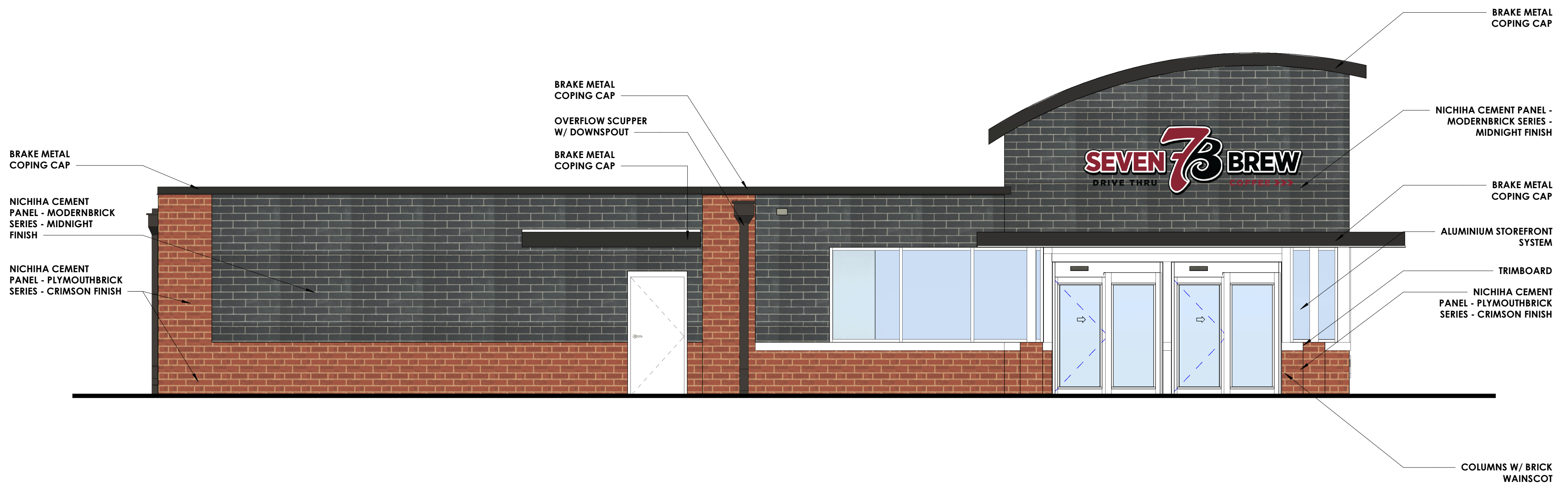
	
	
	



VICKERS
 design group
 1000 Abernathy Road NE, Suite 100
 Sandy Springs, GA 30328
 404.937.6550



1 PRESENTATION ELEVATION - WALK UP SIDE
1/4" = 1'-0"



2 PRESENTATION ELEVATION - DRIVE THRU SIDE
1/4" = 1'-0"

7 BREW - LAWRENCEVILLE HWY

SCHEMATIC DESIGN
 4270 LAWRENCEVILLE HWY,
 TUCKER, GA 30084.

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN	04.06.2026

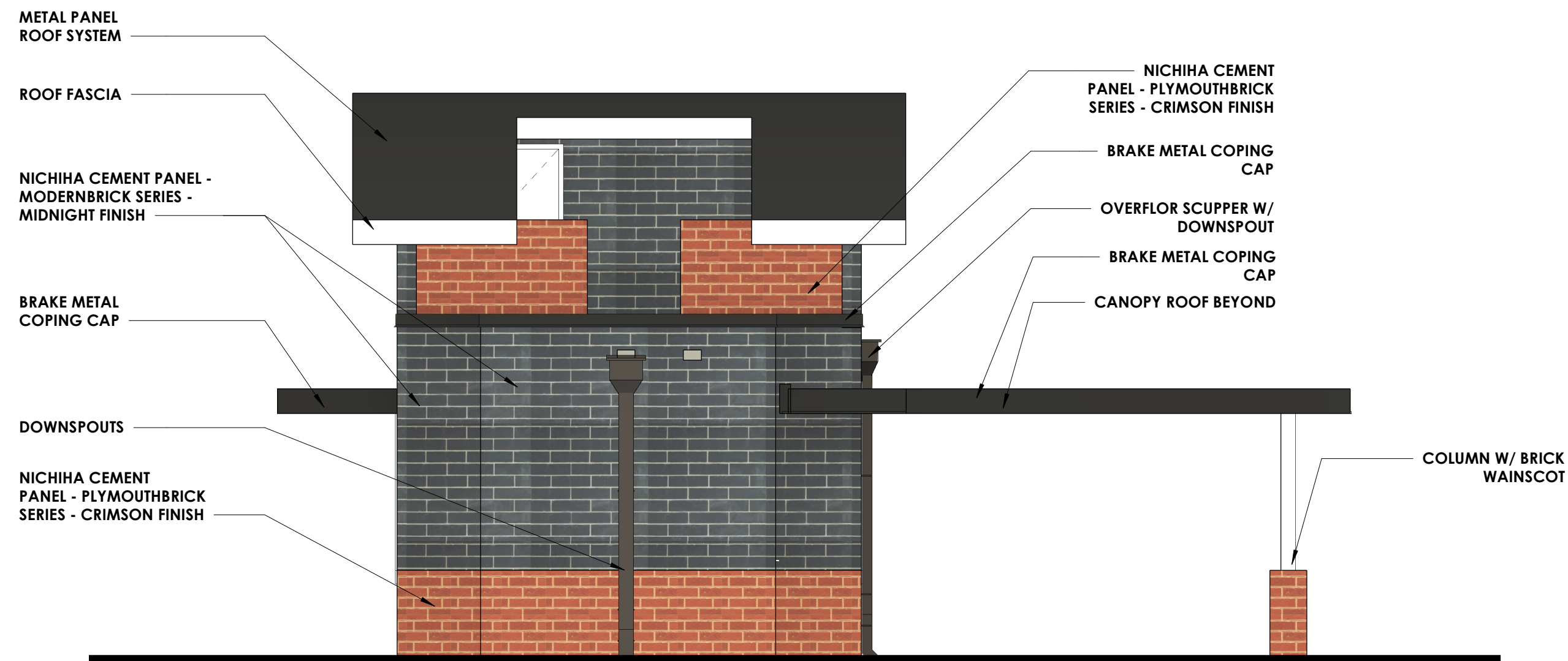
DRAWN BY: ALIYER CHECKED BY: MM

RENDERED ELEVATIONS

PROJECT NUMBER:
 26049.00 **A2-10**

RZ-26-0001
 SLUP-26-0002
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1 PRESENTATION ELEVATION - BACK OF HOUSE

1/4" = 1'-0"



2 PRESENTATION ELEVATION - FRONT SIDE

1/4" = 1'-0"

ELEVATION MATERIAL BOARD



MCELROY METAL - STANDING SEAM ROOF - MATTE BLACK



DOORS & WINDOWS - SHERWIN WILLIAMS - EXTRA WHITE - SW 7006



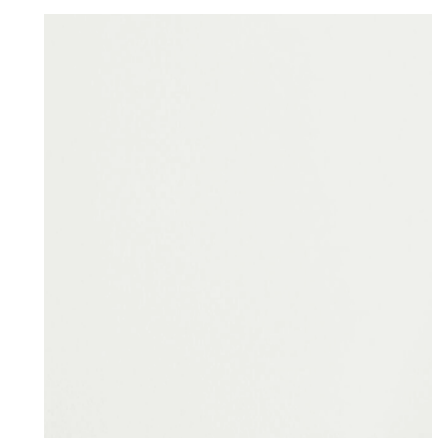
NICHIIHA PANEL - BRICK SERIES - MODERNBRICK - MIDNIGHT



BRAKE METAL COPING CAP - MCELROY METAL - TRIMS - MATTE BLACK



NICHIIHA PANEL - BRICK SERIES - PLYMOUTH - CRIMSON



FASCIA - MCELROY METAL - TRIMS - REGAL WHITE

VICKERS
design group

1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

7 BREW - LAWRENCEVILLE HWY

SCHEMATIC DESIGN

4270 LAWRENCEVILLE HWY,
TUCKER, GA 30084.

No.	Revisions / Submissions	Date
	SCHEMATIC DESIGN	04.06.2026

DRAWN BY: ALIYER CHECKED BY: MM

RENDERED ELEVATIONS

PROJECT NUMBER:
26049.00 **A2-11**

RZ-26-0001
SLUP-26-0003

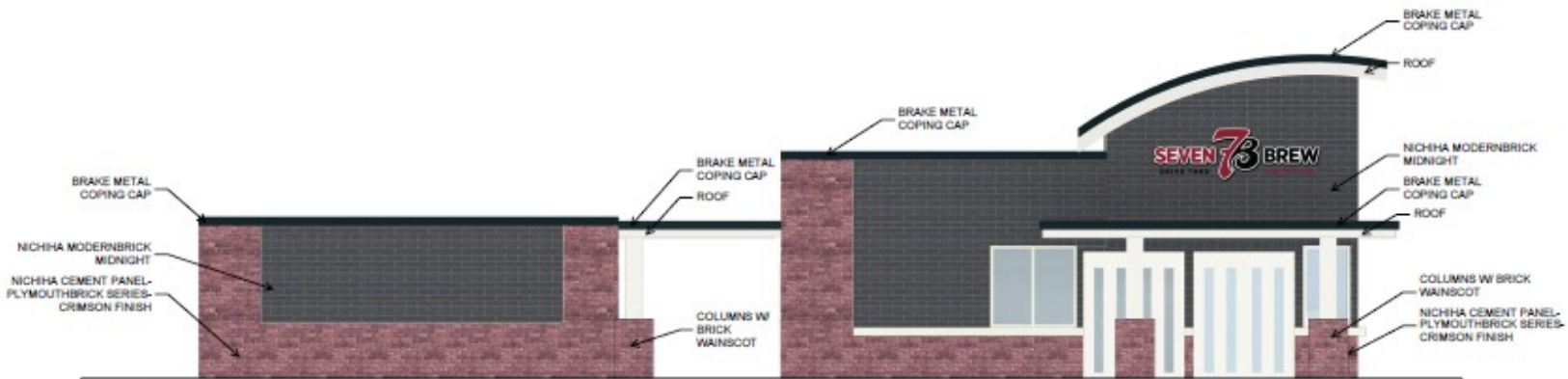
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DEPARTMENT

PROPOSED BUILDING FINISHES - 4270 LAWRENCEVILLE HIGHWAY TUCKER GA



EXTERIOR FINISH LEGEND

	NICHHA MODERNBRICK MIDNIGHT		WHITE STOREFRONT AND WINDOWS PANTONE P 1-1 C
	BRAKE METAL COLUMNS, FASOGA AND ROOF; WHITE PANTONE P 1-1 C		MED. ELEC. EQUIPMENT
	BRAKE METAL COPING CAP; MATTS BLACK PANTONE BLACK 6 C		



RZ-26-0001
SLUP-26-0002

RECEIVED
CITY OF TUCKER
03/27/2026
PLANNING & ZONING
DEPARTMENT

Julie L. Sellers
404.665.1242

Email:
jsellers@dillardsellers.com

March 27, 2026

Via E-mail

City of Tucker
c/o Courtney Smith, Community Development Director
1975 Lakeside Parkway
Suite 350
Tucker, GA 30084

Re: Amendment of RZ-26-0001, SLUP 26-0002, CV-26-0001

Dear Courtney:

Please accept this letter as Applicant Rocket Brew, Inc.'s, amendment to the above-referenced applications. By this amendment, Applicant is confirming the request to remove Parcel ID 18 214 10 028 from this application. The applications are now limited to Parcel ID 18 214 10 025 (Tract A on the attached survey). Because the site plans filed with the application did not include the small sliver parcel, no modifications are needed to the site plan.

We are providing the attached updated documents in connection with the applications:

1. Survey, dated 2.23.26; and
2. Updated Elevations to reflect changes to align the color palette with the Applicant's location in Johns Creek (this is sample and we will supplement with full elevations).

We appreciate your time and efforts on this application and look forward to continuing to work with you and the City.

Thank you in advance,



Julie L. Sellers

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03/27/2026
PLANNING & ZONING
DEPARTMENT

Enclosures

RZ-26-0001
SLUP-26-0002
CV-26-0001

02/02/26

Letter of Intent and Analysis of Standards/Criteria

City of Tucker Application for:

**Zoning Modification, Special Land Use Permit and
Concurrent Variance**

Applicant:

Rocket Brew, Inc
c/o Dillard Sellers

Property:

4268 Lawrenceville Highway and
4270 Lawrenceville Highway

Parcel IDs:

18 214 10 028 and
18 214 10 025

Submitted for Applicant by:

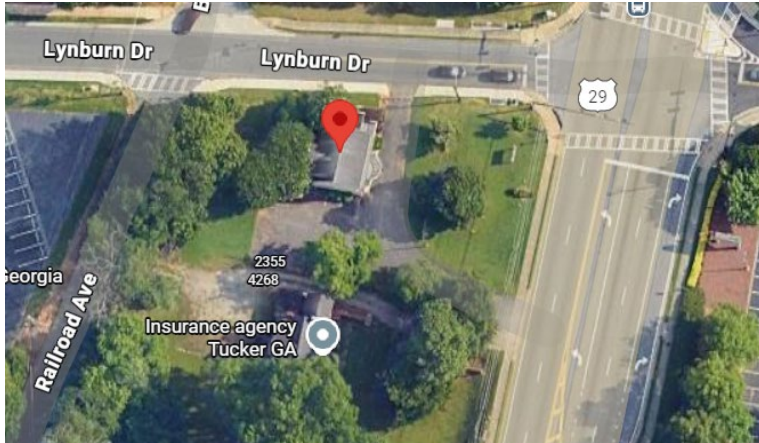
Julie L. Sellers
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-1224
jsellers@dillardsellers.com

02/02/26

PLANNING & ZONING
DEPARTMENT
RZ-26-0001, SLUP-26-0002,
CV-26-0001

I. INTRODUCTION

The Applicant, Rocket Brew, Inc., files this application requesting approval from the City of Tucker to develop a 7 Brew coffee shop with drive-through on the property located at 4268 and 4270 Lawrenceville Highway Tucker, Georgia (the "Property"). The Property, approximately .503 acres, is at the corner of Railroad Avenue and Lynburn Drive.



Zoning History

The Property is zoned C-1 and includes an outdated building previously used for commercial use. In 2019, the City rezoned the adjacent property (4260 Lawrenceville Hwy) from R-75 to C-1. The 2019 redevelopment plan included 4260 Lawrenceville Hwy and the Property with approval of a SLUP for a drive-through restaurant. The redevelopment did not occur and the Property has remained for sale. The Property was zoned C-1 prior to the 2019 zoning approval of the adjacent parcel. The City has indicated the site plan and conditions approved in 2019 are in effect for the Property and as such, a zoning modification is required to change the site plan and conditions. It is important to note, the Property and the adjacent parcel are owned by different parties. At the time of the 2019 approvals, a third party was under contract to buy all the parcels, created the site plan and requested the approval of the site plan. That contract buyer did not close on the purchase and the contract was terminated leaving the parcels without a unified ownership. Based on the lack of common ownership, a site plan that requires redevelopment of all parcels is no longer appropriate. The owner of the Property has the right to use the Property without being tied to a site plan it cannot implement.

The Property is located in the commercial corridor along Lawrenceville Highway and is surrounded on all sides by commercial uses. Based on the existing traffic traveling along Lawrenceville Highway, the use of the Property for a coffee shop with a drive-through as requested by the Applicant is a fitting use and will not increase traffic in the area.

Proposed Use

The Applicant, Rocket Brew, Inc., seeks to develop a new 7 Brew coffee shop with drive-through on the Property. Applicant files this request for approval of a special land use permit, concurrent variance and zoning modification to allow a drive-through on the Property.

Approval of this application will allow for new development on this corner parcel that is constrained by its size and access. Applicant's coffee shop provides an appropriately scaled business for the small site. The new 7 Brew location will enhance the Property with an attractive building located to engage the pedestrian experience. The building will include a mural and seating area for customers and pedestrians. The development of the site will also include new landscaping, curating a clean and upscale experience for customers and pedestrians alike.

To provide an enhanced pedestrian experience along Lynburn, Applicant has engaged a muralist to create an mural reflective of and inspired by the falls in Henderson Park. We will work with the Community Development Department on the mural details. The drive through is screened by the buildings and landscaping shields the view of the area used for cars to approach the drive through. The dumpster enclosure matches the exterior building materials.



During the community meeting, attendees raised the question about widening Railroad Ave. After the meeting, the design and engineering team focused on enhancing the intersection. As shown in the site plan, Railroad Ave will be widened to allow for enhanced access from Lynburn Drive. The redevelopment of the Property will also eliminate the curb cut onto Lynburn Drive and will utilize existing Right In-Right Out on Lawrenceville Highway. The coffee shop generates little new traffic and produces minimal impact for the surrounding area. As described in the submitted trip generation memorandum, about 90% of the customers will be from traffic already passing through the area.

As reflected in the site plan, the development exceeds the minimum open space by almost 3 times the requirement. The lot coverage is also 8% less than the maximum lot coverage allowed. The variance is

requested to allow for the building placements closer to the street than allowed by the C-1 regulations (reduction from 50 feet setback on Lynburn to 0' as measured from canopy and 4' as measured from building). The parcel known as 4268 Lawrenceville Highway will be combined with 4270 Lawrenceville Highway and used for additional landscaping and separation from the adjacent neighbor.

To provide an enhanced pedestrian experience along Lynburn, Applicant has engaged a muralist to create an mural reflective of and inspired by the falls in Henderson Park. We will work with the Community Development Department on the mural details. The drive through is screened by the buildings and landscaping shields the view of the area used for cars to approach the drive through.

For all of these reasons and the satisfaction of the criteria below, Applicant respectfully requests that the applications be approved by the Mayor and City Council.

II. RESPONSE TO REVIEW AND APPROVAL CRITERIA

A. Zoning Modification

As set forth above, the current conditions encumbering the development of the Property were approved in 2019 as part of a development plan for the Property and its adjacent neighbor. Because the contract purchaser did not complete the transaction, the Property should be allowed to be redeveloped without being tied to a development on the adjacent property. The Property was zoned C-1 prior to the 2019 zoning conditions. This application does not seek to change the C-1 zoning. Instead, the limited scope is to eliminate the 2019 conditions and site plan that is no longer viable.

Despite these facts, Applicant is responsive to and satisfies the zoning modification criteria below, and this application should be granted as requested by the Applicant.

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

No zoning modification or zoning proposal is required. The Applicant seeks to develop the Property under the existing C-1 zoning and eliminate the 2019 conditions with related site plan. These conditions and site plan are no longer viable for the Property. However, the Applicant's proposed use and development of a coffee shop is, in fact, consistent with the City's Comprehensive Plan. The Property along Lawrenceville Highway is commercial. The Comprehensive Plan shows the intended future use for this area is "Downtown." Applicant's coffee shop use is consistent with this character area which encourages development, including retail and service commercial uses

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.

No zoning modification or zoning proposal is required. The Applicant seeks to develop the Property under the existing C-1 zoning and eliminate the 2019 conditions with related site plan. These conditions and site plan are no longer viable for the Property. However, the Applicant's proposed use and development of the Property for a coffee shop with a drive through is consistent with the surrounding C-1 and DT-3 parcels along Lawrenceville Highway. Applicant's coffee shop use is

suitable for the commercial corridor character of the area and existing commercial development on adjacent and nearby properties.

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

The Property has no reasonable economic use under the 2019 conditions and site plan. Presently, these conditions encumber development and restrict progress on the Property. The Applicant seeks to remove these restrictions and develop the Property under the existing C-1 zoning.

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

Applicant requests no zoning modification except to remove the 2019 conditions and related site plan. The Applicant seeks to develop a coffee shop under the existing C-1 zoning. Neither the existing C-1 zoning nor the proposed coffee shop will adversely affect existing uses or usability of adjacent or nearby properties. Applicant's coffee shop is consistent with the existing commercial uses in the surrounding area and along the Lawrenceville Highway commercial corridor.

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.

Since the existing conditions and site plan were imposed on the Property in 2019, material facts have changed to impact the Property and make said conditions and development no longer viable. The third-party pursuing development under the 2019 conditions and site plan did not close on the Property or the adjacent parcel. The existing site plan is no longer appropriate, as the 2019 assemblage of parcels is not under unified control. Applicant should be allowed to develop the Property under the existing C-1 zoning but cannot do so without these restrictions removed.

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

There are no nearby historic buildings, sites, districts, or archaeological resources.

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 zoning modification or zoning proposal is required. The Applicant seeks to develop the Property under the existing C-1 zoning and eliminate the 2019 conditions with related site plan. These conditions and site plan are no longer viable for the Property. The Applicant's development will not cause an excessive use of existing streets. The 7 Brew location will provide a service to residents and visitors already using the surrounding roads. As reflected in the site plane, the Applicant is proposing to improve Railroad Ave and the intersection at Lynburn Drive which will benefit other property owners and the public using the roads. Additionally, the public services, facilities and utilities are sufficient for the coffee shop use. The Applicant will coordinate with the County to

extend the sewer line to the property which will allow for the productive use of the property and increase in tax revenues for the City. Applicant's proposal will have no impact on schools.

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

Applicant's proposed coffee shop use under the existing C-1 zoning will have no adverse impacts on the environment or natural resources.

B. Special Land Use Permit (Drive-through)

The City's Zoning Code allows restaurants with a drive-thru configuration in C-2 as a permitted use. However, in the C-1 zoning district a special use permit is required. As set forth below, the development requested satisfies the review and approval criteria for special land use permit approval. As such, this application should be granted as requested by the Applicant.

1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The size of the site for the use as a drive-through coffee shop is adequate, including the land area required for parking and all requirements of the C-1 zoning.

2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The use of the Property for a coffee shop with a drive through is consistent with the surrounding C-1 and DT-3 parcels along Lawrenceville Highway. There are three drive throughs on Lawrenceville Highway. This proposed use is compatible and does not result in an excessive number of drive throughs.

3. Adequacy of public services, public facilities, and utilities to serve the proposed use.

The public services, facilities and utilities are sufficient for the coffee shop use. The Applicant will coordinate with the County to extend the sewer line to the property which will allow for the productive use of the property and increase in tax revenues for the City.

4. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The 7 Brew location will provide a service to residents and visitors already using the surrounding roads. As reflected in the site plane, the Applicant is proposing to improve Railroad Ave and the intersection at Lynburn Drive which will benefit other property owners and the public using the roads.

5. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

No, the coffee shop will not have an adverse effect on surrounding properties along the access routes. As described in the submitted trip generation memorandum, the majority of the customers for the 7 Brew location is from traffic already on the adjacent roads.

6. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

There are two points of ingress and egress to the Property for vehicles – Railroad Ave and Lawrenceville Highway. The sidewalks and the building engagement with the street frontage also make the development pedestrian friendly. By approving this application and allowing the redevelopment, the existing curb cut on Lynburn Drive will be removed which will further enhance the pedestrian experience.

7. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

No – the coffee shop use will not create adverse impacts on adjoining properties. The use is low impact without adverse impacts of noise, smoke, odor, dust or vibration.

8. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

No, this is a commercial corridor and the hours of operation will not create adverse impacts. Instead, the use will allow for another coffee option for residents and visitors in the City and is compatible with the surrounding commercial uses.

9. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

No – the 7 Brew location will not create adverse impacts due to its operation as a coffee shop. There are two drive thru lanes and a by-pass to allow for sufficient stacking of vehicles and circulation.

10. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Yes, the proposed use is consistent with the requirements of C-1 zoning and the overall commercial corridor. In fact, the City approved a drive through location in 2019 when it approved a development of the Subject Property and the adjacent property.

11. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

The Comprehensive Plan encourages development, including retail and service commercial uses. The approval of this drive through will allow for the property to be developed with a pedestrian engaging business that is appropriate for its location on a major commercial corridor in the City.

12. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The property is located along the commercial corridor and separated from residential area of the City. There are no required transitional buffers. The only variances requested are to align the placement of the building closer to the street instead of farther away as required by the C-1 zoning to be compatible with the development patterns envisioned for the Downtown area to encourage pedestrian engagement.

13. Whether or not there is adequate provision of refuse and service areas.

Yes, the refuse and services areas are noted on the site plan and will be screened.

14. Whether the length of time for which the special land use permit is granted should be limited in duration.

No, the proposed development of this property is a multimillion-dollar investment. Applicant requests the special use permit to be perpetual with no limitation of duration. A time restriction for the use of the property for the proposed coffee shop would not align with the investment needed to create a redevelopment of the Property.

15. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

Given the small scale of the proposed building, the size and scale are appropriate in relation to the size of the Property.

16. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no nearby historic buildings, sites, districts, or archaeological resources.

17. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Supplemental regulations for a drive-through facility in Section 46-1166 are satisfied as illustrated in the site plan.

18. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will not create a negative shadow impact because the current building on the lot is two stories, and the proposed use will be one story.

19. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

No, the approval of the coffee shop with a drive through will not result in a disproportionate proliferation of drive throughs. Although there are a few other coffee shops with drive-throughs, there is a demand for the service of ordering coffee from a car while travelling along Lawrenceville Highway. Along Lawrenceville Highway there are three existing drive through restaurants Chick-Fil-A, Kentucky Fried Chicken, and Starbucks. The volume of traffic along Lawrenceville Highway supports an additional drive through and the approval does not result in a disproportionate proliferation.

20. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The Property along Lawrenceville Highway is commercial and the road is an arterial road classification. As the road is a major commercial corridor, the addition of one drive-through is consistent with the needs of the community, is compatible with the neighborhood and does not conflict with the objectives of the Comprehensive plan. The Comprehensive Plan encourages development, including retail and service commercial uses.

C. Concurrent Variance (Side setback- corner lot)

The Property is surrounded by parcels zoned in the Downtown Tucker Zoning District. This variance is requested to allow the building placement to align with the zoning of the surrounding areas instead of the greater setbacks required by the C-1 zoning. Specifically, the C-1 district regulations require a minimum side setback for corner lots on public streets of 50 feet. The Downtown Tucker district regulations require a 5 feet minimum side setback for corner lots. Approval of this variance will allow the building to be placed closer to Lynburn Drive and aligning with the vision for the Downtown area. As reflected on the site plan, the building is 4 feet from the property line and the canopy is close to the property line. As such, the variance requested is to reduce the Lynburn setback from 50' to 0' feet as measured from the canopy and 4' as measured from the building.

As set forth below, the Applicant satisfies the criteria for approval:

1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this division would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

The Property is a small lot and surrounded by parcels in the Downtown Tucker zoning district. The strict application of the C-1 zoning regulations is not compatible with the City's goals to create more pedestrian engagement. In fact, the imposition of 50' setback from Lynburn reduces the buildable area to render the property undevelopable.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

The requested variance will not grant the property owner any special privilege. Instead, it will allow for the development of the Property in a manner consistent with the City's plans of buildings close to the street.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

The requested variance will not be detrimental to the public welfare or injurious to the property in the zoning district.

4. The literal interpretation and strict application of the applicable provisions or requirements of this division would cause undue and unnecessary hardship.

The C-1 minimum set back of 50 feet on such a narrow and small parcel would create undue and unnecessary hardship and would prevent the use of the property.

5. The requested variance would be consistent with the spirit and purpose of this division and the comprehensive plan text.

The Property along Lawrenceville Highway is commercial. The Comprehensive Plan encourages development, including retail and service commercial uses. This variance will allow for the development of the property.

III. CONCLUSION

For the foregoing reasons, Rocket Brew respectfully requests that this application be granted, and the Modification, Special Land Use Permit, and Concurrent Variance to redevelop the Property for use as a coffee shop with a drive-through.

Sincerely,
DILLARD SELLERS, LLC

A handwritten signature in blue ink, appearing to read "Julie Sellers".

Julie Sellers
R. Baxter Russell
Attorneys for the Applicant

ENVIRONMENTAL SITE ANALYSIS AND PROTECTION FORM

Please respond to the following questions on a separate sheet of paper and provide as much detail as possible. Site plans, maps, and other resources can also be submitted as part of your response.

1. Are there any environmentally sensitive areas on the property(ies)? This includes wetlands, floodplains, streams/stream buffers, steep slopes (slopes exceeding 25% over a 10-foot rise in elevation). If so, how will the proposed development impact these areas? How will you the proposed development protect these areas?

None.

2. Are there archeological or historical sites on the property(ies)? If so, how will the proposed development impact these areas? How will the proposed development protect these areas?

None.

3. Does the proposed project include the creation of and/or preservation of green space and open space? If so, provide the total area of green space/open space and describe the native and invasive vegetation within said area(s).

As reflected in the site plan, open space will be created along Lynburn Drive and wrapping the corner of Lawrenceville Highway in excess of the Code requirements (28% instead of 10% required). The area will include landscaping.

4. Will adverse noise or lighting be created by the proposed development? Provide details on any noise generated by the development, as well as the type of lighting that is proposed.

No adverse noise or lighting will be created. The 7 Brew Coffee shop does not use speaker boxes, but instead people taking the orders from customers. The lighting will be standard for commercial developments.

MEMORANDUM

To: Tayva | Design Build
From: Keck & Wood, Inc.
Date: October 24, 2025
Project No: 250317.00
Re: Trip Generation Memo for Seven Brew Drive-Thru Coffee Shop (Tucker, GA)

A Seven Brew Drive-Thru Coffee Shop is planned for a site in Tucker, Georgia. The proposed development will be positioned on the southwest corner of US 29/SR 8/Lawrenceville Highway and Lynburn Drive. A Trip Generation analysis was performed to determine the number of new trips that would be generated by the proposed development and added to the adjacent roadway network.

ROADWAYS

US 29/SR 8/Lawrenceville Highway is a four-lane roadway divided by a two-way left-turn lane (TWLTL) that traverses north-south through the study area. It is classified as a principal arterial roadway with a 45-mph speed limit. Land uses consist primarily of commercial and retail developments along the roadway. Near the study area, there is sidewalk along both sides of the roadway; however, there are no dedicated bicycle facilities present along the roadway.

Lynburn Drive is a two-lane, undivided roadway that traverses east-west through the study area. It is classified as a local roadway with a 25-mph speed limit. Land uses consist primarily of commercial and residential developments along the roadway. Near the study area, there is sidewalk along both sides of the roadway; however, there are no dedicated bicycle facilities present along the roadway.

PLANNED TRANSPORTATION IMPROVEMENTS

A search for planned Georgia Department of Transportation (GDOT) projects in or near the study area was performed using the GDOT GeoPI web application (<http://www.dot.ga.gov/DS/Maps/geopi#>). Based on that search, no projects were identified within the proposed study area.

PUBLIC TRANSPORTATION

There is a MARTA bus stop south of the intersection of US 29/SR 8/Lawrenceville Highway and Lynburn Drive (east side of US 29/SR 8/Lawrenceville Highway). To the north of the intersection, there are bus shelters and stops on both the east and west sides of US 29/SR 8/Lawrenceville Highway. These stops are expected to be for MARTA Bus Route 75 that travels along US 29/SR 8/Lawrenceville Highway within the study area.

PROPOSED DEVELOPMENT

The proposed development will consist of a 510 square foot coffee shop, a 250 square foot cooler, and two (2) drive-through lanes that allow stacking for up to 13 vehicles at any given time on the property. The proposed coffee shop will not provide indoor seating for customers; however, there are 5 parking spaces on the property. Access to the site would be provided by a right-in, right-out (RIRO) driveway along

US 29/SR 8/Lawrenceville Highway and a full access driveway onto Railroad Avenue/Burns Drive. The development is expected to be built out in 2027. The current site plan is included with this memo as **Attachment 1**.

TRIP GENERATION

The traffic that would be generated by the proposed development was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual (TGM) 12th Edition*. The number of trips expected to be generated by this development were determined using ITE Land Use Code 938 – Coffee/Donut Shop with Drive-Through Window and No Indoor Seating. The total number of project-generated trips was estimated for the typical weekday and the morning and evening peak hours.

A portion of the project-generated trips would be attracted into the site from traffic streams that are already passing by on the adjacent streets. These trips are commonly referred to as pass-by trips and can represent a significant portion of the total trips entering and exiting a commercial site. Pass-by rate data for ITE Land Use 938 – Coffee/Donut Shop with Drive-Through Window and No Indoor Seating was included in the appendix of the ITE *TGM, 11th Edition*. Based on that data, the average AM peak hour pass-by rate is 90 percent and the PM peak hour rate is 98 percent of the total trips generated by the project. The trip generation results are shown in Table 1.

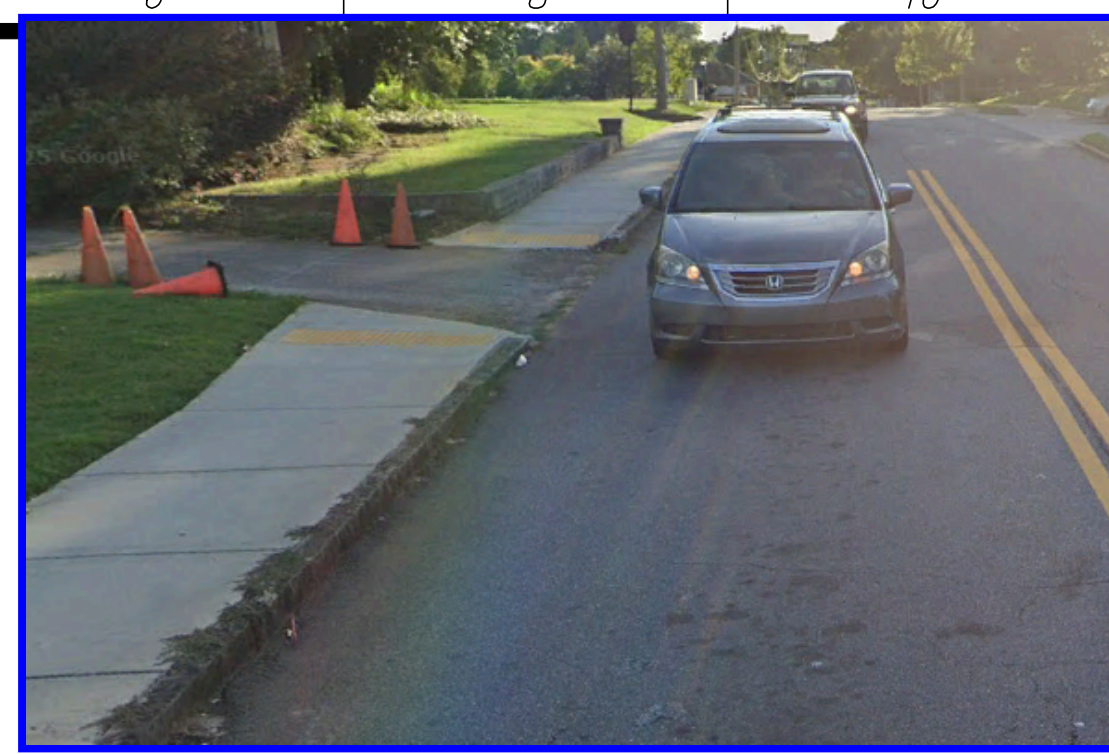
Table 1 – Trip Generation Results

Land Use Code 938 - Coffee/Donut Shop wuth Drive-Through Window and No Indoor Seating 510 SF 2 Drive-Through Lanes		Weekday			AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
Total Car Trips		358	179	179	80	40	40	30	15	15
Pass-By Trips	<i>94% Daily 90% AM 98% PM</i>	337	169	168	72	36	36	28	14	14
New Trips	<i>(Total Trips - Pass-by Trips)</i>	21	10	11	8	4	4	2	1	1

Based on the table above, the development is only expected to generate 21 daily trips, eight (8) AM peak hour trips, and two (2) PM peak hour trips. All other trips for this development are expected to originate from traffic that is already travelling within the study area, otherwise known as pass-by trips. Due to the high percentage of pass-by trips anticipated for the development, the overall impact of the development in regards to new trips is minimal. Therefore, based on the minimal new trips generated in the area, the proposed development in not expected to significantly impact the adjacent roadway network.

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CV-26-0001

Attachment 1 – Current Site Layout (as of 10/22/2025)



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02/02/26
PLANNING & ZONING
DEPARTMENT
RZ-26-0001, SLUP-26-0002,
CV-26-0001

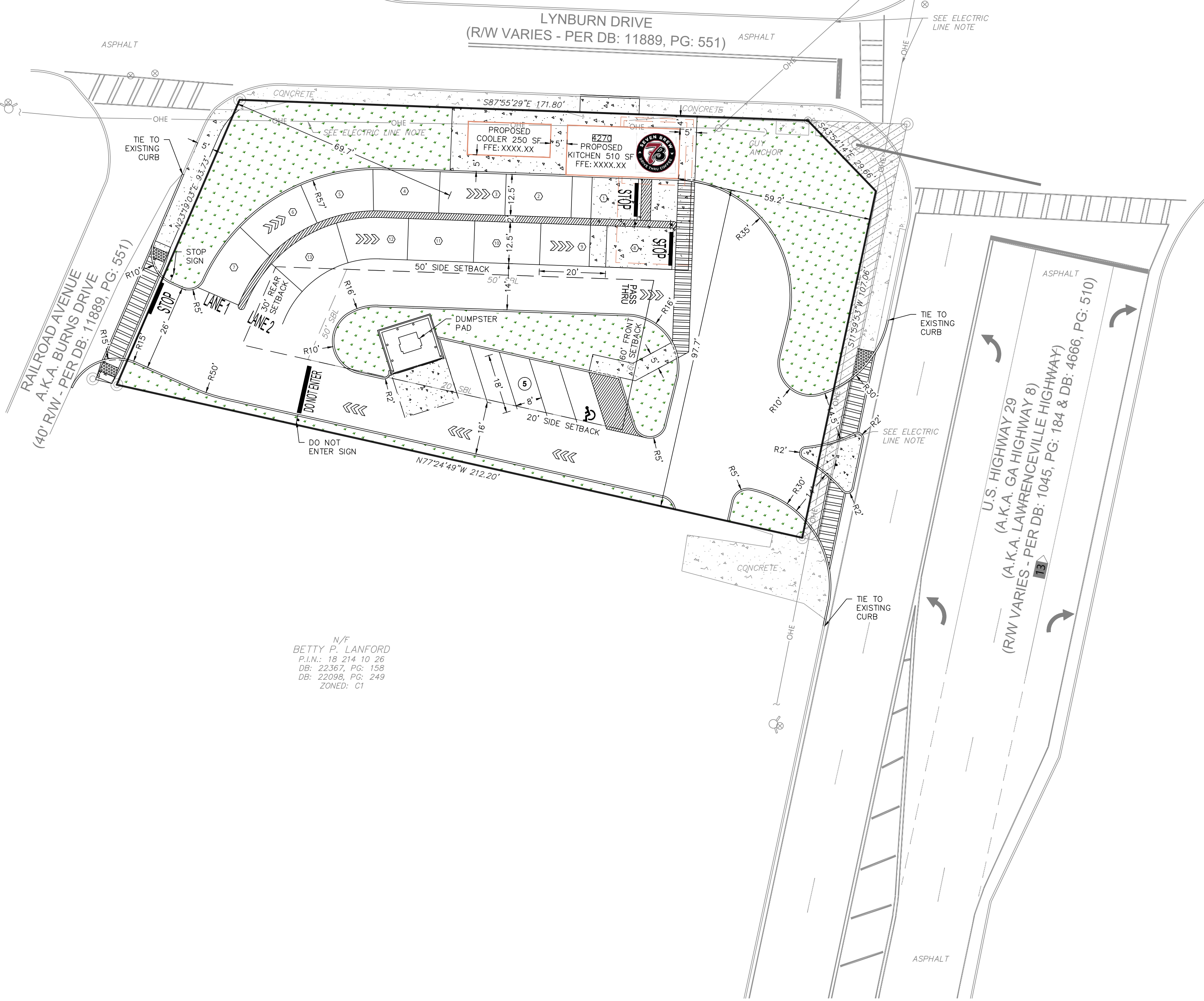


ELECTRIC LINE NOTE:
NO DOCUMENTATION HAS BEEN PROVIDED THAT DESCRIBES AN EASEMENT FOR THE OVERHEAD ELECTRIC LINES ASSOCIATED TO THE SUBJECT PROPERTY

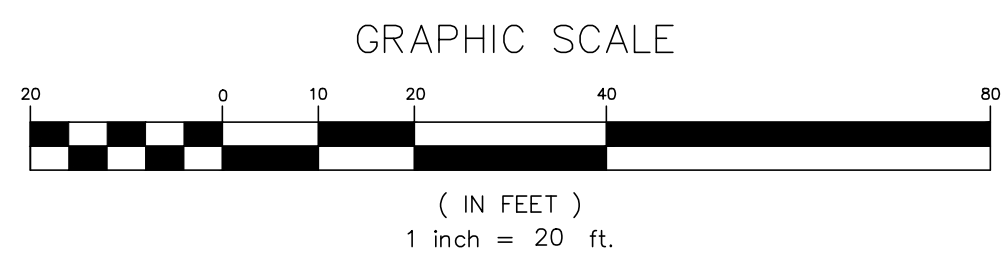
LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
LIMIT OF DISTURBANCE	---	---
CURB	TC	LOD
CURB DEPRESS	BC	TC
SIDEWALK	TDC	BC
SETBACK	---	---
ROADWAY SIGNS	---	---
ADA ACCESSIBLE STALL	---	---
DIRECTION OF TRAFFIC FLOW	---	---
STALL COUNT	---	---
PARKING COUNT	---	---
SEWER STRUCTURE	MH	MH
GREASE TRAP	---	---
DRAIN STRUCTURES	DI	MH
LANDSCAPE AREA	---	---

SITE DEVELOPMENT STANDARDS		
CI - LOCAL COMMERCIAL	REQUIRED	PROVIDED
LOT REQUIREMENTS		
MINIMUM LOT AREA (SQUARE FEET)	20,000	21,915
PRINCIPAL BUILDING		
MINIMUM FRONT YARD (FEET)	60	59.2
MINIMUM FRONT YARD - OTHER STREETS (FEET)	50	XX
MINIMUM SIDE YARD (FEET) - CORNER LOT ON PUBLIC STREET	50	4
MINIMUM REAR YARD (FEET)	30	69.7
MINIMUM SIDE YARD (FEET) - INTERIOR LOT	20	97.7
MAXIMUM HEIGHT OF BUILDINGS (FEET)	XX	<XX
MAXIMUM LOT COVERAGE (% OF ACTUAL LOT)	80%	70%
MAXIMUM LOT COVERAGE (SQ.FT.)	XXXX S.F.	15,449 S.F.
MINIMUM LANDSCAPE AREA (SQ.FT.)	10%	30%
MINIMUM LANDSCAPE (%)	XXXX S.F.	6,466 S.F.
OFF-STREET PARKING		
MINIMUM 1 SPACE /250 SQ. FT. OF BUILDING	3	4
MAXIMUM 1 SPACE /150 SQ. FT.	5	4
ADA:	1	1
STANDARD PARKING SPACE, PERPENDICULAR	8'5" X 18'	8' X 18'
STACKING		
MINIMUM STACKING SPACES PER LANE		
	INSIDE LANE	X 7
	OUTSIDE LANE	X 6
	TOTAL	X 13

- NOTES**
- 1) THE PLAN IS PREPARED IN SUPPORT OF THE MAJOR SITE PLAN REVISION APPLICATION.
 - 2) BOUNDARY TOPO SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED ALTA/NSP'S LAND TITLE, PREPARED BY W. S. BOOKIN SURVEYING LLC, PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC. DATED 05/06/2024 AND LAST REVISED 07/12/24.
 - 3) THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED TOPOGRAPHIC SURVEY PREPARED BY W.S. BOOKIN SURVEYING LLC, PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC. DATED 05/18/2024 AND LAST REVISED 07/12/2024
 - 4) ZONING RELIEF REQUIRED
A) FRONT AND SIDE SETBACKS
B) "PER LANE" DRIVE THROUGH STACKING COUNT
 - 5) THE "COMMERCIAL DEMOLITION PERMIT APPLICATION" MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT.
 - 6) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO; UTILITIES, EXISTING IMPROVEMENTS, ETC.
 - 7) CONTRACTOR SHALL FIELD VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER IMMEDIATELY OF ANY DISCREP A NOTES.



N/F
BETTY P. LANFORD
P.L.N.: 18 214 10 26
DB: 22367, PG: 158
DB: 22008, PG: 249
ZONED: C1



TRUE RESULTS
Ph: (603) 714-5668
WWW.TRUERESULTS.BIZ
4506 Windsor Drive
Flowerly Branch, GA 30542

NO.	DATE	DESCRIPTION

PREPARED FOR:
ROCKET BREW, INC.
71115 MEADOW BROOK CT
CUMMING, GA 30040



STORE #GA-19 TUCKER
LAND LOT 214; 18TH DISTRICT
4270 LAWRENCEVILLE HIGHWAY
TUCKER, DEKALB COUNTY GEORGIA

DATE: 10/10/2025
SCALE: 1" = 20'

CONCEPT PLAN

CONCEPTUAL PROGRESS
PLAN FOR REVIEW
AND DISCUSSION

JOB #: 2406

CXXX

\\win-server\c\w\TRUE Results\2025\October 2025\2406 GA-19 Tucker\GA\CONCEPT PLAN.dwg Plotted At: October 10, 2025

DRAWN BY: RG CHECKED BY: MS DATE: 05/28/2024

