

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

Land Use Petition Application

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

APPLICANT INFORMATION

Applicant is the: ☐ Property Owner ☐ Owner's Agent ☒ Contract Purchaser

Name: Embry Development Company

Address: P.O. Box 2789

City: Suwanee

State: GA

Zip: 30024

Contact Name: Mike Embry

Phone: 404-569-9756

Email: mike@embrycompanies.com

OWNER INFORMATION

Name: See Attached

Address:

City:

State:

Zip:

Contact Name:

Phone:

Email:

PROPERTY INFORMATION

Property Address: 3207, 3217, 3259, 3227 Lawrenceville Highway ; 3563 Bishop Drive

Present Zoning District(s): R-75

Requested Zoning District(s): RSM

Present Land Use Category:

Requested Land Use Category:

Land District: 18th

Land Lot(s): 165 & 166

Acreage: 8.727

Proposed Development: Townhome Community

Concurrent Variance(s):

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units: 52

Dwelling Unit Size (Sq. Ft.):

Density: 5.95

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots:

Total Building Sq. Ft.:

Density: .

Owner List:

- St. Sophia LLC
2672 Brickell Sq
Atlanta, GA 30341
- St. Jolie LLC
2672 Brickell Sq
Atlanta, GA 30341
- Robert McDonald
3563 Bishop Dr
Tucker, GA 30084
- Estate of M. Frances McDonald (Donald McDonald)
3563 Bishop Dr
Tucker, GA 30084

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03/17/2022
PLANNING & ZONING
DEPARTMENT

RZ-22-0001

PROPERTY OWNER'S CERTIFICATION

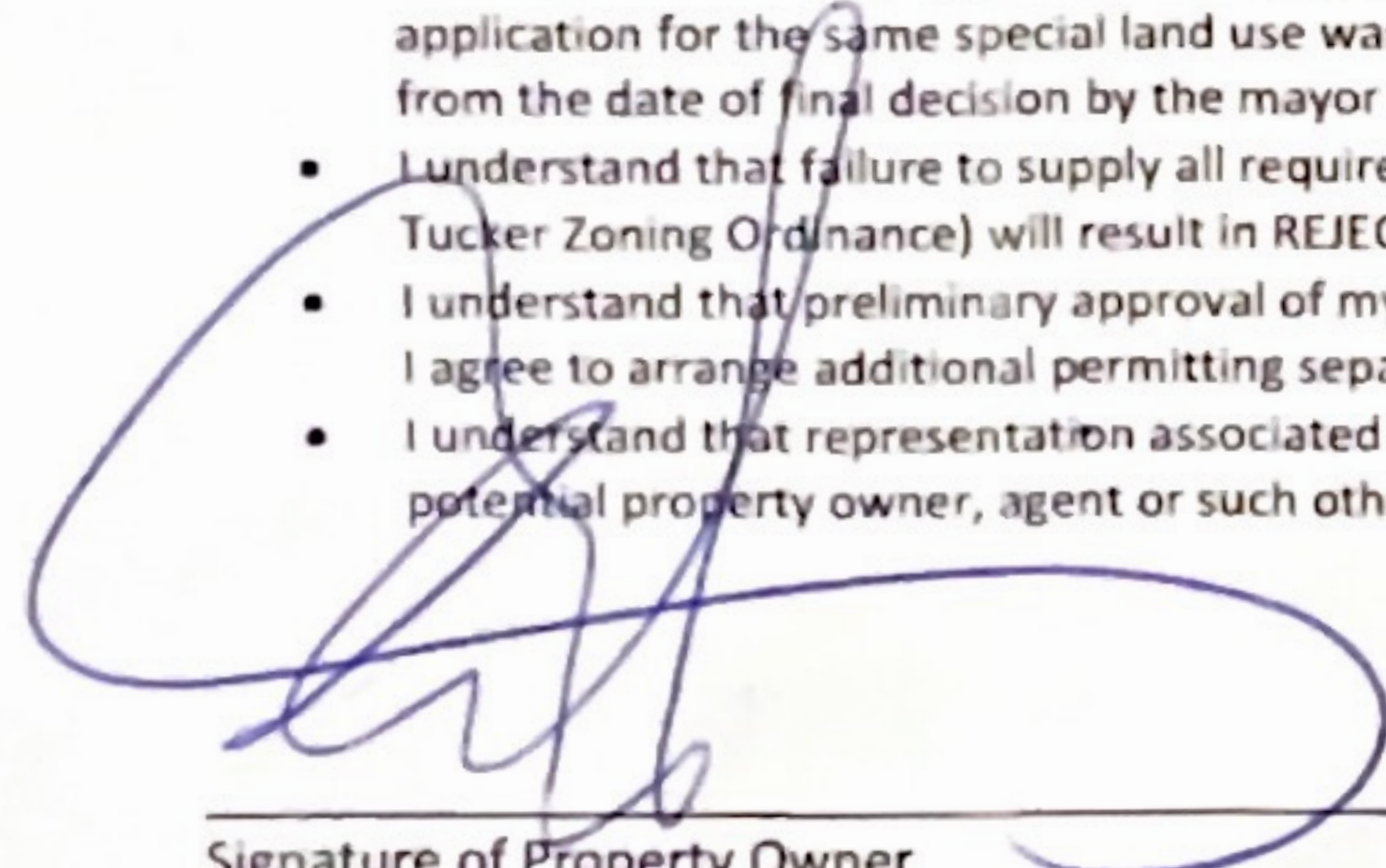
I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal 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, St. Jolie, LLC, authorize, Embry Development Company LLC,
(Property Owner) (Applicant)

to file for Rezoning, at 3207 Lawrenceville Highway
(RZ, CA, SLUP, M, CV) (Address)

on this date _____, 20____
(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.



Signature of Property Owner

2/15/22

Date

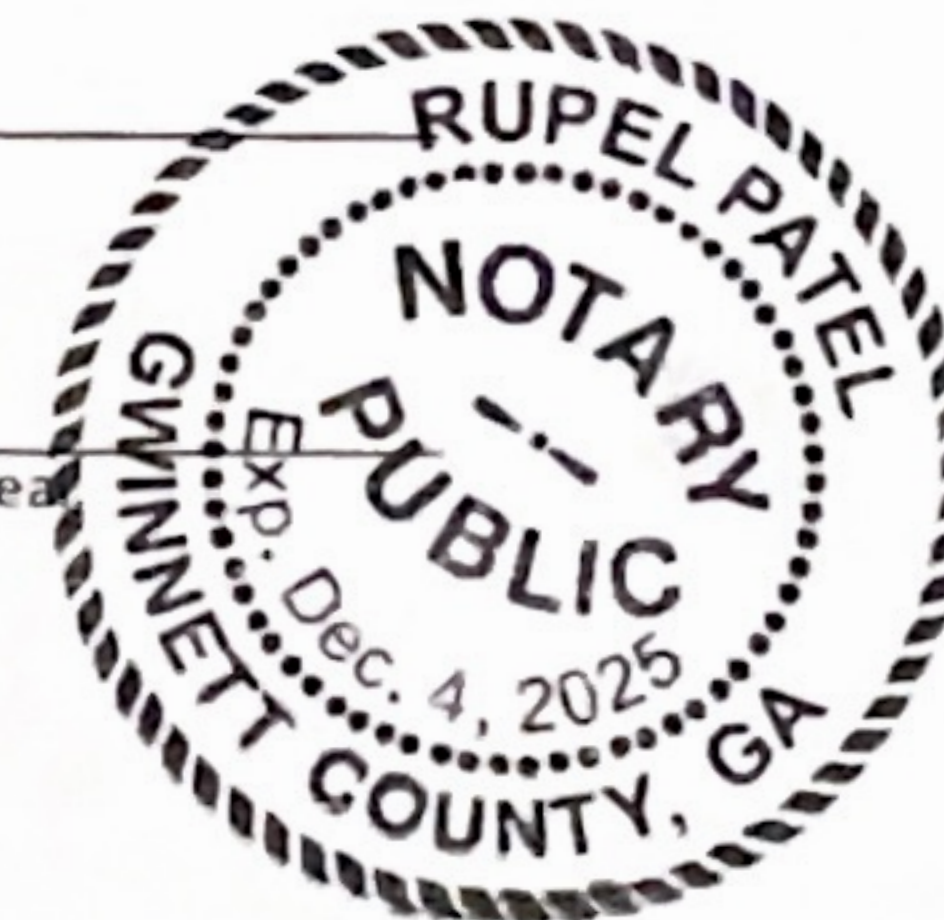
Charles Sachsenmaier, Senior Manager & Secretary

Type or Print Name and Title


Signature of Notary Public

2-15-22
Date

Notary Seal



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03/17/2022

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DEPARTMENT

RZ-22-0001

PROPERTY OWNER'S CERTIFICATION

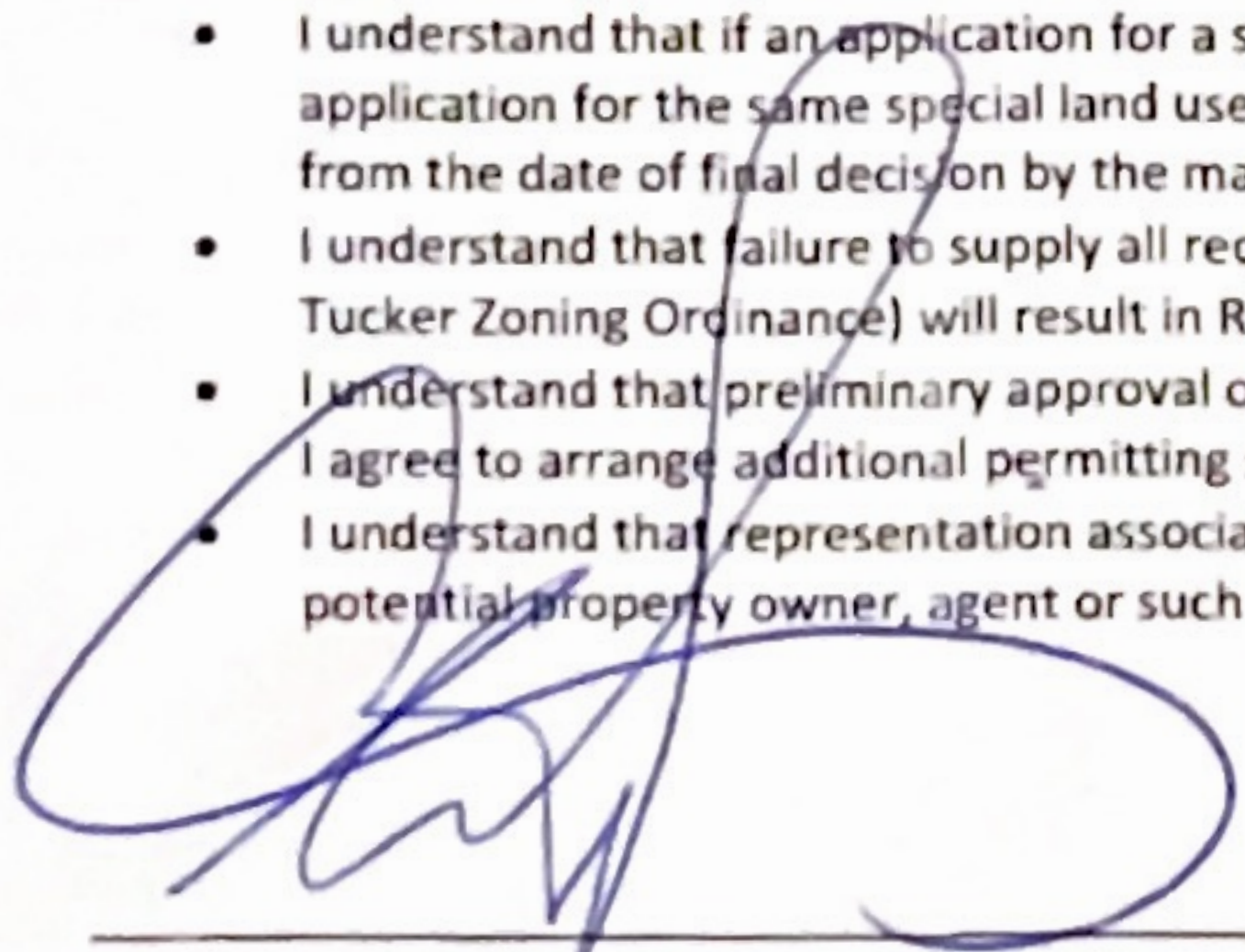
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I, St. Sophia, LLC, authorize, Embry Development Company LLC,
(Property Owner) (Applicant)

to file for Rezoning, at 3217 & 3227 Lawrenceville Highway
(RZ, CA, SLUP, M, CV) (Address)

on this date _____, 20_____
(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.
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- 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.




Signature of Property Owner

2/15/22

Date

Charles Sachsenmaier, Senior Manager & Secretary

Type or Print Name and Title



Signature of Notary Public

2-15-22

Date

Notary Seal



LAND USE PETITION APPLICATION - REVISED DECEMBER 2021

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PLANNING & ZONING
DEPARTMENT

RZ-22-0001

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, Donald McDonald, authorize, Embry Development Company LLC
(Property Owner) (Applicant)

to file for Rezoning, at 3259 Lawrenceville Highway
(RZ, CA, SLUP, M, CV) (Address)

on this date _____, 20____
(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.
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- 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.

ESTATE OF M. FRANCES McDonald

Donald W. McDonald EXTRA.

Feb. 21, 2022

Signature of Property Owner

Date

Donald W. McDonald EXTRA

Feb. 21, 2022

Type or Print Name and Title

Signature of Notary Public

Date



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03/17/2022

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, Robert McDonald, authorize, Embry Development Company LLC
(Property Owner) (Applicant)

to file for Rezoning, at 3563 Bishop Dr
(RZ, CA, SLUP, M, CV) (Address)

on this date _____, 20_____
(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.
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- 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.

Robert McDonald 2-21-2022
Signature of Property Owner Date

Robert A. McDonald
Type or Print Name and Title

[Signature] 2-21-2022
Signature of Notary Public Date



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LAND USE PETITION APPLICATION - REVISED DECEMBER 2021

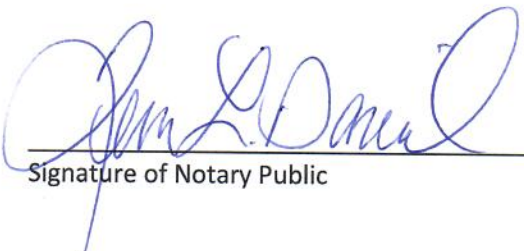
RZ-22-0001

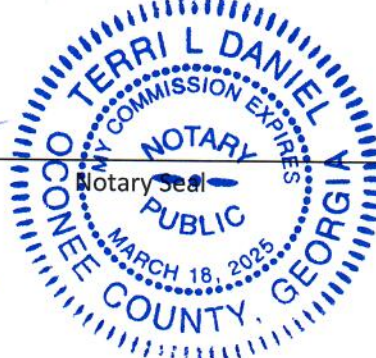
APPLICANT'S CERTIFICATION

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.

 Manager 3-11-2022
Signature of Applicant Date

J. Michael Embry Manager
Type or Print Name and Title

 3/11/22
Signature of Notary Public Date



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

Land Use Petition Application Checklist

FOR ALL REZONINGS, COMPREHENSIVE PLAN AMENDMENTS, SPECIAL LAND USE PERMITS, MODIFICATIONS, AND CONCURRENT VARIANCES

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input type="checkbox"/>
One (1) digital copy of all submitted materials	• One (1) flash drive or CD in .JPEG, .PDF format	<input type="checkbox"/>
Pre-Application Meeting Form	• One (1) Copy	<input type="checkbox"/>
Public Participation Report	• One (1) Copy	<input type="checkbox"/>
Application, Signature Pages, Disclosure Form	• One (1) Copy each	<input type="checkbox"/>
Written Legal Description	• One (1) 8 ½" x 11" Legal Description	<input type="checkbox"/>
Boundary Survey and Proposed Site Plan (See Page 9 for Requirements)	• Five (5) Full-Size (24" x 36") Copies of each • One (1) 8 ½" x 11" or 11x17 Site Plan of each	<input type="checkbox"/>
Building Elevations (renderings or architectural drawings to show compliance with Article 5)	• One (1) Copy	<input type="checkbox"/>
Letter of Intent	• One (1) Copy	<input type="checkbox"/>
Analysis of Standards/Criteria (See page 5)	• One (1) Copy	<input type="checkbox"/>
Environmental Site Analysis Form	• One (1) Copy	<input type="checkbox"/>
Trip Generation Letter (ITE Trip Generation Manual)	• One (1) Copy	<input type="checkbox"/>

THE FOLLOWING ITEMS MAY BE REQUIRED

Traffic Impact Study (See Sec. 46-1309)	• Three (3) Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
Environmental Impact Report	• Three (3) Copies	<input type="checkbox"/>
Noise Study Report	• Three (3) Copies	<input type="checkbox"/>
Other items required per the Zoning Ordinance	• Three (3) Copies	<input type="checkbox"/>

LAND USE PETITION FEE SCHEDULE

Residential Rezoning	\$500	<input type="checkbox"/>
Multifamily Rezoning	\$750	<input type="checkbox"/>
Non-Residential Rezoning	\$750	<input type="checkbox"/>
Special Land Use Permit	\$400	<input type="checkbox"/>
Comprehensive Plan Amendment	\$1000	<input type="checkbox"/>
Modification	\$250	<input type="checkbox"/>
Variance (includes Concurrent Variance)	\$300	<input type="checkbox"/>
Public Notice Sign Fee	\$80 (per required sign)	<input type="checkbox"/>

STATEMENT OF INTENT

and

Other Material Required by
City of Tucker Zoning Ordinance
for the
Rezoning Application

of

EMBRY DEVELOPMENT COMPANY, LLC

for

+/- 8.727 Acres of Land
located in
Land Lot 165 and 166, 18th District, Dekalb County

Address:

3207, 3217, 3227, and 3259 Lawrenceville Highway and 3563 Bishop Drive

Submitted by:

Mike Embry
Embry Development Company, LLC
P.O. Box 2789
Suwanee, GA 30024
404-569-9756

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I. INTRODUCTION

This Application seeks to rezone± 8.727 acres of land located in Land Lot 165 and 166, 18th District of DeKalb County (the "Subject Property") from Residential Medium Lot (R-75) to Small Lot Residential Mix (RSM). The Subject Property is located on the south-east side of Lawrenceville Highway, approximately 190 feet north of its intersection with St. Lawrence Cove. The Subject Property is comprised of five (5) parcels located at 3207 Lawrenceville Highway (Parcel ID: 18-165-03-002); 3217 Lawrenceville Highway (Parcel ID: 18-165-03-021); 3227 Lawrenceville Highway (Parcel ID: 18-165-03-001); 3259 Lawrenceville Highway (Parcel ID: 18-166-02-014); and 3563 Bishop Drive (Parcel ID: 18-166-02-015). All five parcels of the Subject Property are currently zoned R-75.

At present, the Subject Property is occupied by three single-family structures and undeveloped land. The Applicant intends to redevelop the Subject Property for fifty-two (52) townhomes and appurtenant site improvements (the "Proposed Development"). The City of Tucker's Comprehensive Land Use Plan designates the Subject Property as Suburban (SUB) which fully allows the proposed RSM zoning and townhome use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and a written justification for the Application as required by the City of Tucker Zoning Ordinance, § 7.3.5. A Site Plan has been filed with the original Application, along with the other required materials.

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II. HISTORY

The Applicant is aware of the previous rezoning application in 2017, filed by Ardent Companies. They filed for 64 townhomes and were denied by City Council.

III. IMPACT ANALYSIS

A. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

The City of Tucker has adopted the DeKalb County 2025 Comprehensive Plan (the "Plan") and its associated land use designations pending the development and adoption of its own Comprehensive Plan. The Plan consists of a text and series of maps. The Plan is accompanied by a procedure to link changes in zoning with corresponding changes in the Plan to avoid repeating the situation in which a static land use plan and an evolving zoning map become increasingly out of step with each other. The Subject Property falls entirely within the Suburban land use designation, which is fully consistent and commensurate with the proposed use.

The proposed development of the Subject Property fosters a number of general policies and strategies of the County's Comprehensive Plan, including:

HP3: Enhance the County's existing supply of housing.

SPP2: Create pedestrian scale communities that focus on the relationship between the street, buildings, and people.

SPS2: Create neighborhood focal points through the use of existing pockets parks, dog parks, and squares for community activities.

SPSS: Develop and consider corridors and gateways that promote sense of place.

TP14: Improve the use and accessibility mass transit.

TSI: Encourage the construction of sidewalks in new developments.

LUP6: Ensure that new development and redevelopment is compatible with existing residential areas.

LUP8: Improve the aesthetic appearance of developments along major corridors.

SCAPI: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.

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SCAP9: Density increases shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.

SCAS17: Create neighborhood focal points through the use of existing pockets parks and squares for community activities.

SCAS25: Provide an appropriate mix of housing styles and choices, allowing citizens of different economic levels to reside together.

In summary, the proposed development serves to implement specific goals, objectives and policies of the City's Comprehensive Plan. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby properties, in an area which is convenient to shopping and office uses, transportation and recreational facilities. The proposed use, therefore, is suitable vis-a-vis the policies of the Comprehensive Plan.

B. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY OR PROPERTIES.

Yes. The proposed RSM zoning will allow a use that is complementary to the adjacent uses and the areas as a whole. The site abuts residential properties to the east, south and west, and the right-of-way of Lawrenceville Highway to the north. To the east of the Subject Property along Lawrenceville Highway is the Avery Hills townhomes, zoned RSM, as well as several single-family residential lots on Bishop Drive, zoned R-75. To the south and west of the Subject Property are single-family residential lots on Saint Lawrence Cove, zoned R-75. To the north, across the right-of-way of Lawrenceville Highway is property zoned R-75 and the Loring Byers Funeral Home property (d/b/a Floral Hills Funeral Home), zoned Office Institutional (01). The RSM zoning will allow a medium density attached townhome development that will complement and enhance the surrounding uses.

In addition, the proposed townhomes will be in line with the other recent higher-density development in the area. Abutting the Subject Property to the east are the Avery Hills Townhomes which are of a similar nature and similar zoning (RSM) as the Proposed Development. The Avery Hills development contains approximately 57 attached townhomes and replaced older single-family residences that were situated directly on

Lawrenceville Highway. The Avery Hills property was rezoned from R-75 and C-1 to R-A8 (i.e. RSM) under DeKalb County zoning case CZ-02047 to support the development of higher-density townhomes. The current application is analogous to the Avery Hills development in that the nature of the development is substantially similar and the rezoning is the exact same as the Applicant now requests. The Applicant, parallel to the Avery Hills development, seeks to rezone R-75 property to RSM to remove the underdeveloped and impractical single-family parcels that are situated directly on Lawrenceville Highway, to create higher-density, upscale townhomes that are in accord with the trending development in the area. The requested zoning district is therefore entirely consistent with and suitable in light of the current and future development plans and patterns.

Additionally, the intended final appearance of this development will include appropriate attention to scale, buffering, setbacks, and landscaping so that this development will blend harmoniously with its surroundings. The proposed townhomes will provide an elegant and attractive design that will provide much needed upscale housing stock to the surrounding area.

**C.WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A
REASONABLE ECONOMIC USE AS CURRENTLY ZONED.**

No. The current economic conditions and the development trends in the immediate area are higher-density residential developments, making it highly unlikely that the Subject Property can be redeveloped at the current density. Moreover, the Subject Property's location on the heavily traveled Lawrenceville Highway severely limits the ability to develop it under the current R-75 zoning, which primarily allows detached single-family residences. The site abuts the right-of-way of Lawrenceville Highway which is designated as a major arterial per the DeKalb County 2014 Transportation Plan. The development of detached single-family residences on a highly traveled, five-lane highway is not practical, and it is doubtful that the property will be used as single-family residences in the future.

The recent residential development in the area consists of higher density uses, such as the neighboring Avery Hills Townhome development, zoned RSM with a density of ± 7.92 units per acre, and the Weston development at 3423 Lawrenceville Highway, which is also zoned RSM with a density of ± 5.34 units per acre. The Proposed Development and its corresponding RSM zoning fall directly in line with these other recent residential developments.

**D.WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR
USABILITY OF ADJACENT OR NEARBY PROPERTY OR PROPERTIES.**

No. The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both "off-site" and "on-site" transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences or berms; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. Many of these devices have been or will be utilized in this application.

The Proposed Development will pay careful attention to scale, buffering, setbacks, and landscaping so that it will blend and complement the adjacent developments. The development will include twenty (30) foot transitional buffers along the sides that abut the R-75 properties to the south, east and west. This transitional buffer will include appropriate landscaping to help mitigate any impacts from the Proposed Development. Accordingly, rezoning the Subject Property to RSM will not adversely affect the nearby existing uses and will enhance the adjacent properties.

**E. 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.**

Its location on a major roadway, coupled with the actual development that has occurred in the area, make the Subject Property an ideal location for this type of redevelopment. The current zoning limits development to low-density single-family residential, but the trend in the surrounding area has been toward higher-density residential and commercial development. The existing single-family structures on the Subject Property are some of the last remaining vestiges of a time when Lawrenceville Highway was less heavily traveled, and the surrounding area was closer to a semi-rural environment. In fact, the structures on the Subject

Property were constructed 60 to 80 years ago when low-density single-family residential parcels and farms lined a much smaller Lawrenceville Highway. Today, however, scarcely any single-family residences remain directly on the 5-lane major arterial and many that do are used for commercial purposes. Evidence that low-density single-family residences make little sense on a road that has evolved into a major highway. As a result, development of the Subject Property under its current R-75 zoning is not practical and it is highly unlikely that it will continue to be a low-density residential use in the future.

Indeed, Lawrenceville Highway's existence as a major roadway in the area has helped facilitate the growth of commercial and higher-density residential development in the area. This can be seen in the highly commercial area to the north of the Subject Property near Lawrenceville Highway's intersection with Northlake Parkway. Moreover, the recent residential construction in the area has been higher density uses found under the RSM zoning. The Avery Hills Townhomes, zoned RSM, are located immediately east of the Subject Property and were developed in 2005. In addition, the Weston development is also zoned RSM and is currently under construction for 45 small lot single-family residences. As evidenced by the recent residential construction in the area, the RSM zoning is fitting with the trend toward higher density residential developments. Hence, the zoning requested here conforms to the ideals and spirit of the City of Tucker's Zoning Ordinance, as well as fitting with the recent progress of the area, while developing a practical, useful, and marketable development that will redevelop an underutilized property into an asset for the immediate area and the city as a whole.

F. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

G. WHETHER THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

No. The proposed development will not overly burden existing streets or transportation facilities. According to the ITE Trip Generation Manual, the fifty-two (52) residential townhomes will generate 302.12

generate 302.12 total trips on a weekday, 22.88 trips during the A.M. peak hour, and 27.04 trips during the P.M. peak hour. This will be a net increase of 278.915 weekday trips, 21.003 A.M. peak trips, and 24.55 P.M. peak trips above the existing use. The Subject Property is located on Lawrenceville Highway, a five-lane state highway classified as a major arterial, which indicates that the road is intended to carry large volumes of traffic. This major roadway is more than adequate to accommodate the minor number of additional trips the proposed development will generate. Further, the project is served by mass transit with excellent access to two MARTA bus routes (Bus Route 75 and 125), which will help mitigate any impacts from the Proposed Development. Additionally, the proposed design calls for the addition of a covered MARTA bus stop directly in front of the Subject Property, making access to MARTA very convenient.

As for utilities, the Subject Property has access to water and sewer. Finally, the proposed development will not create an excessive or burdensome use of the community's schools. The Subject Property is served by Brockett Elementary School, Tucker Middle School, and Tucker High School service area, all of which are listed as below capacity according to DeKalb County Schools' FTE Enrolment Report, dated 2021. As a result, the proposed development is not anticipated to have a significant impact on local schools.

H. WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

The Applicant will comply with all federal, state, and City regulations relating to environmental protection to ensure that the proposed development will not adversely affect the environment.

IV. DENSITY

The medium and high-density residential zoning districts allow cottage housing, attached, multifamily and mixed residential developments at the densities. Summary of Density Ranges for Medium and High-Density Residential Zoning Districts. Under RSM zoning the project is asking for 5.95 units per acre.

<i>Zoning District Name</i>	<i>Density (units/acre)</i>	<i>Eligible Character Areas</i>
Small Lot Residential Mix RSM	4-6	Suburban, Downtown, Medical area, Regional activity center, Commercial redevelopment corridor

**V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF
CONSTITUTIONAL RIGHTS**

The zoning on the Subject Property (and any intervening zoning district other than that requested) is unconstitutional. Further, the Zoning Ordinance of the City of Tucker, Georgia lacks adequate standards for the Mayor and City Council to exercise their power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the Mayor and City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

The Board of County Commissioners is granted the power to zone pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Ordinance of the City of Tucker, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Ordinance presently in effect is contrary to the best interest of the health and welfare of the citizens of the City of Tucker, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the

Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the Zoning Ordinance presently in effect is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and

Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1 (a) of the Constitution of Georgia.

The failure to rezone the subject property as requested, would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the application for rezoning or to zone the property to any other classification including other intervening classifications, would be contrary to the best interest of the health and welfare of the citizens of the City of Tucker, Georgia, and would further constitute an arbitrary and capricious act. As such, failure to grant the application would constitute a Violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Any limitation on the time for presentation of the issues before the Mayor and City Council who have the power to zone and rezone is a violation of the guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of the City of Tucker is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq.

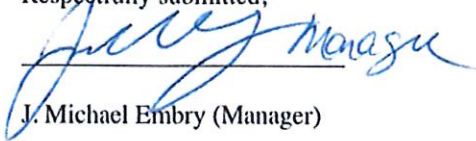
VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of

Tucker so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of March, 2022.

Respectfully submitted,



J. Michael Embry (Manager)

Embry Development Company, LLC
P.O. Box 2789
Suwanee, GA 30024

MEMORANDUM

TO: City of Tucker, Department of Community Development

FROM: Embry Development Company, LLC (J. Michael Embry)

DATE: March 1, 2022

RE: Environment Site Analysis – 3207, 3207 3227, and 3259 Lawrenceville Highway
and 3563 Bishop Drive

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Subject Property is located on the south-east side of Lawrenceville Highway, approximately 190 feet north of its intersection with St. Lawrence Cove. More particularly, the Subject Property is comprised of five (5) parcels located at 3207 Lawrenceville Highway (Parcel ID: 18-165-03-002); 3217 Lawrenceville Highway (Parcel ID: 18-165-03-021); 3227 Lawrenceville Highway (Parcel ID: 18-165-03-001); 3259 Lawrenceville Highway (Parcel ID: 18-166-02-014); and 3563 Bishop Drive (Parcel ID: 18-166-02-015). All five parcels of the Subject Property are currently zoned R-75.

At present, the Subject Property is occupied by 3 single family residences, a commercial real estate office, and undeveloped land. The applicant seeks to rezone the Subject Property to Small Lot Residential Mix (RSM) to develop fifty-two (52) townhomes and appurtenant site improvements. The City of Tucker's Comprehensive Land Use Plan designates the Subject Property as Suburban (SUB) which fully allows the proposed RSM zoning and townhome use.

The City of Tucker has adopted the Dekalb County 2025 Comprehensive Plan ("The Plan") and its associated land use designations pending the development and adoption of its own Comprehensive Plan. The Plan identifies the Suburban character area as:

"The Suburban (SUB) Character Areas include those areas that have developed traditional suburban land use patterns and are developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns.

The primary Land uses include: Single Family Detached Residential, **Townhomes**, Apartments, Assisted Living Facilities, Neighborhood retail, Schools, Libraries, Townhomes, Health Care Facilities, Parks and Recreational Facilities, Public and Civic Facilities, and Religious Institutions with **a density of 0 to 8 dwelling units per acre.**" (emphasis added)

[illegible]

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2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.
a) Wetlands

There are no wetlands on the property as indicated by the U. S. Fish and Wildlife Service, National Wetlands Inventory Maps.



Figure 2. National Wetlands Inventory Map

b) Floodplain

No portion of the site is located in the Special Flood Hazard Area according to FEMA FIRM Map, Panel number

National Flood Hazard Layer FIRMette

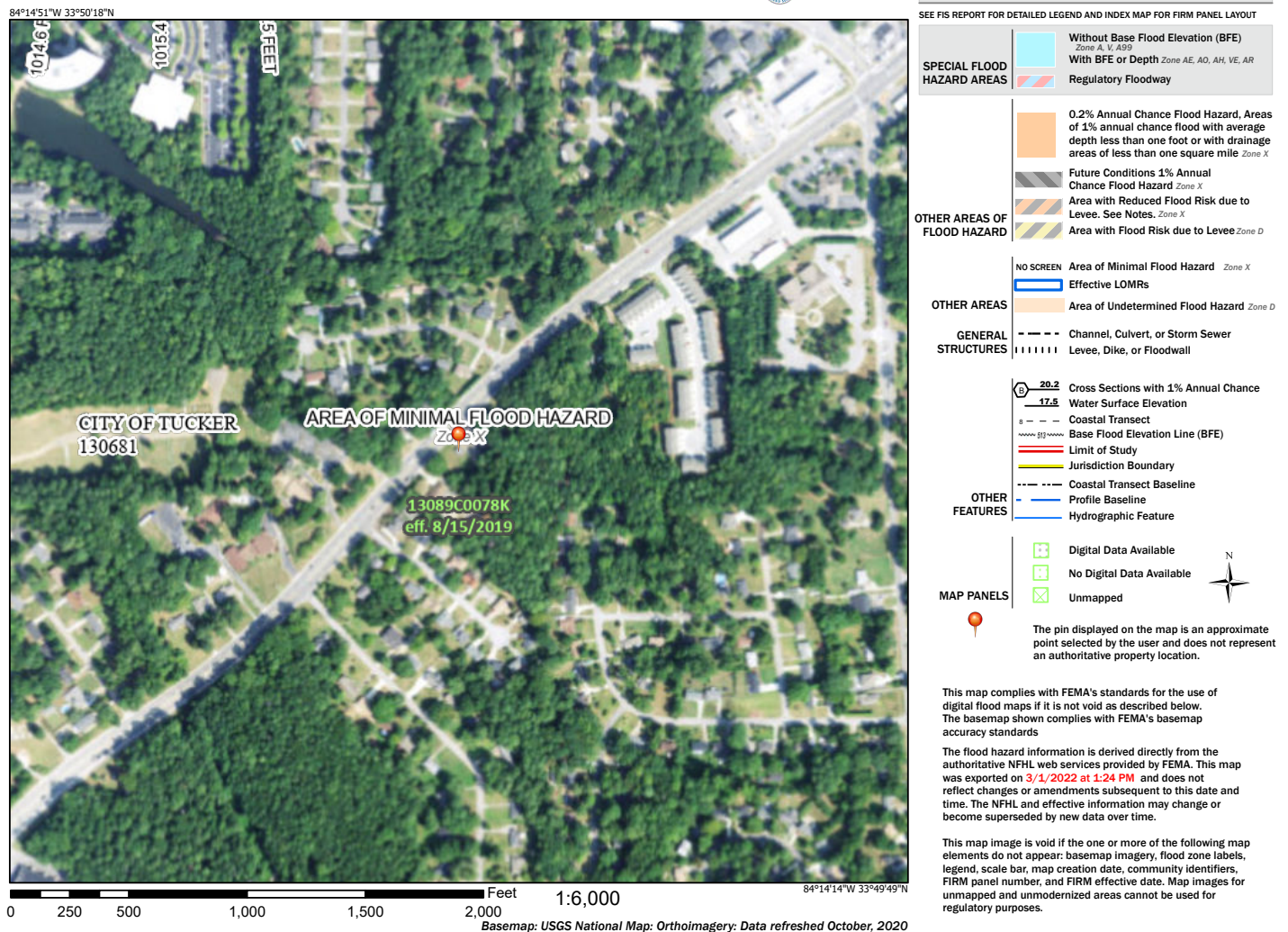


Figure 3. FEMA FIRM Panel

c) Streams/stream buffers

There are state waters present on the Subject Property based on site observations and as indicated by the boundary survey performed by Planners and Engineers Collaborative. The stream enters the site from an existing 42-inch headwall due east of the Subject Property and flows south through the easternmost tract of the Subject Property before discharging onto the adjacent parcel located at 3568 Bishop Lane.

d) Slopes exceeding 25 percent over a 10-foot rise in elevation

Based on topographic survey and site observation there are no slopes in excess of 25% over a 10-feet in rise on the Subject Property.

e) Vegetation

The project site consists of parcels with existing single-family homes with typical residential landscaping. The existing vegetation on the undeveloped portions of the site consists primarily of trees and low-lying brush.

An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there is one plant native to the region (Michaux's Sumac) that is endangered. This species was not found onsite.

f) Wildlife Species (including fish)

An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service, which did not indicate any endangered species in the area. The report did reveal that there are several species of migratory birds in the region. None were found to be present or nesting at the project location during the site visit.

g) Archeological/Historical Sites

According to Georgia's Natural, Archaeological and Historic Resources GIS (GNAHRGIS) maps, the project site is not on a historic or archaeological registry. The site consists of several existing single-family homes constructed between 1930's and 1950's.

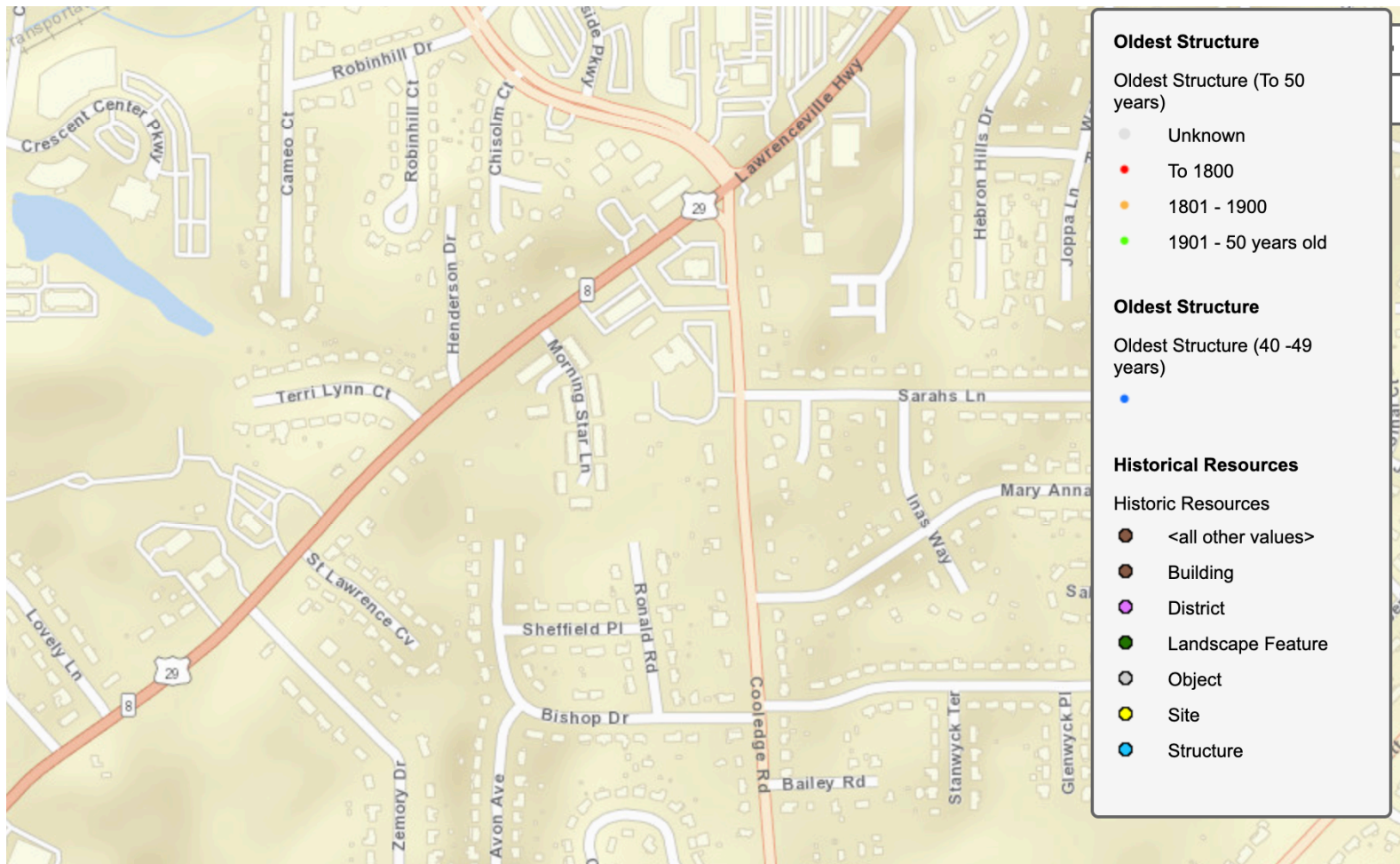


Figure 4. GNAHRGIS Map

2) PROJECT IMPLEMENTATION MEASURES.

a) Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

The project is a redevelopment of several individual parcels containing single family homes. The Subject Property contains an environmentally sensitive stream corridor in a portion of the site. The proposed site design by Planners and Engineers Collaborative (the "site plan") shows the appropriate City and State buffers. The site plan shows the proposed development and land disturbing activities will remain out of the environmentally sensitive state waters buffers.

There are no other environmentally sensitive areas such as wetlands, steep slopes or floodplain. The surrounding areas have been developed since the early to mid-1900's.

b) Protection of water quality

The proposed project will treat stormwater for pollutants and release runoff at a 'wooded' condition flow rate. The overall impact to the downstream stormwater infrastructure will be positive, as no stormwater treatment currently exists.

c) Minimization of negative impacts on existing infrastructure

The proposed development has access to existing utilities with sufficient capacity to support the proposed development. The proposed development is not anticipated to overly burden existing utilities.

d) Minimization on archeological/historically significant areas

No archeological/historically significant areas were identified on or adjacent to the site and as a result no impacts are anticipated.

e) Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses.

No environmentally stressed areas exist in the immediate vicinity (waste treatment facilities, airports, railroads, landfills, etc.).

f) Creation and preservation of green space and open space

The proposed development will incorporate 52% (4.6 acres) of the overall site for open space areas.

f) Protection of citizens from the negative impacts of noise and lighting

A 20' transitional buffer will separate the proposed development for the adjacent single-family homes. The buffer will include landscaping designed to minimize noise and lighting impacts to nearby properties.

g) Protection of parks and recreational green space

No existing parks will be impacted.

h) Minimization of impacts to wildlife habitats

No sensitive wildlife areas were observed during the site visit and as a result no impacts are anticipated.



Public Participation Plan Report

Project Name:

Contact Name: Mike Embry

Meeting Date: 2/03/2022

Meeting Location: Lawrenceville Road Methodist Church

Meeting Start Time: 6:30 pm

Meeting End Time: 8:30 pm

Number of people in attendance: 53

Date of Filing of Land Use Petition Application: 3/14/2022

General Introduction: We reached out to everyone who lives in .05 of the subject property. We sent a letter and posted on the City of Tucker Facebook page. The site plan brought to the meeting is attached, along with the new site plan that includes changes made so that the neighbors feel more comfortable with the development. The meeting was in person and also streamed for Zoom. The developer brought display boards and held a Q&A.

Summary of concerns and issues raised at the meeting: Attached on separate sheet.

The following must be submitted at time of application submittal:

- Copy of the letter that was mailed to neighbors
- Copy of address list for mailing

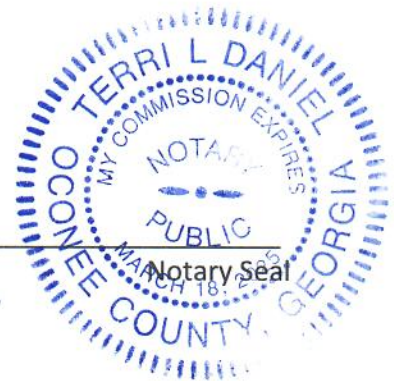
- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

[Signature] Mangen 3-14-22
 Signature of Applicant or Authorized Representative Date

J. Michael Embry 3-14-22
 Type or Print Name of Applicant or Authorized Representative Date

[Signature] Daniel 3/14/22
 Signature of Notary Date



Tucker Community Meeting Minutes: 2/3/2022

Question: How will they benefit from this development?

- The price point will make it so younger people can move to Tucker, add value to the community.

Question: How can we guarantee that all the townhomes won't turn into rentals? (asked x4)

- By implementing conditions, rental restrictions, and having an HOA.

Question: Can the detention pond be changed?

- Possibly make the detention pond underground, water pond, and/or increase buffer.

Question: Moved to Tucker because the Dekalb / Decatur prices were too high and there was a lot of townhomes being built (x3)

- People want to move to Tucker now to be part of the tight knit community.

Question: Beverly Williams does not want any change to happen to Tucker. No change to the character of the streets, and that townhomes will add more traffic.

- Change is inevitable, especially in a town growing as fast as tucker the ARC said 2.5 million people moving here by 2050 and they will need somewhere to live.

Question: Is there a height limit on the townhomes?

- We will be addressing those in the zoning conditions.

Question: Will all the storm water go into the detention pond, or will it run onto their property? (x3)

- We will meet and exceed the storm water guidelines of Dekalb/ Tucker. Most storm quality guidelines are 110% retention of all storm water.

Questions: Townhomes interfere with quality of the neighborhood. People who buy townhomes are not welcome in Tucker. They should be buying a single-family home, and if they can't afford one, we don't want them in Tucker.

- The people who will be moving into this project are people who want to be a part of this community, but do not necessarily want to buy and renovate an older home or their lifestyle leans towards a lower maintenance type of product.

Question: Thomas Jacobs – Worried about the traffic on Cooledge Road.

- Traffic will get worse regardless of the project with the amount of people moving to Atlanta.

Question: Worried the people who move into the townhomes won't add any value to their community.

- Just because these people want to buy a townhome doesn't mean that they are a detriment to society, it means that have a different lifestyle choice that requires a lower maintenance property.

Question: They don't want any townhomes to be built. They want single family only. (x6)

- People live in all different types of product, and having townhomes lowers the price point to make buying a more affordable for younger families.

Minutes:

Started at 6:40pm

Ended at 8:05pm

A lot of other dialogue were not questions, they were statements on how they don't want change in their community, and they only want people moving into the city to be buying single family homes. This was said by numerous people. Some time was also spent on the zoom projector scrolling through comments.

The numbers outside the questions with an 'x' by it was how many times it was asked during the meeting.

Some people came and spoke to us after the meeting was over to speak off the record in support and against the project. They didn't want to speak in front of the group.

As a result of the community meeting the site plan was changed to reflect the concerns from the neighbors.

Items changed:

- Took 2 buildings and adjoined them into 1 and moved them closer to Lawrenceville Highway, so that they were farther away from the neighbors on Bishop.
- Moved the building that backs up to St. Lawrence closer to Lawrenceville Highway
- Increased the buffers by 50%
- All of these changes resulted in the project giving more room between the units and the residents of Bishop Dr and St. Lawrence

Hello Neighbors,

Our company Embry Development Company has developed real estate for 30 years in Atlanta and Metro Atlanta.

We are interested in rezoning 8.727 acres on Lawrenceville Highway for a 52 unit townhomes community near Cooledge Road in Tucker. This land was previously proposed for redevelopment in 2017 under case # RZ-17-0005.

We are proposing two phases if approved. The first phase South of Lawrenceville Highway, and the second phase North of Lawrenceville Highway. The first step in the rezoning process is to host a neighborhood meeting to discuss the proposed site plan. We will be bringing a site plan (enclosed) for you all to look at and give feedback.

The address for the North Phase are 4350 Henderson Dr, 3298, 5254, 3304, 3320 Lawrenceville Highway

The addresses for the South Phase are 3207, 3217, 3227 & 3259 Lawrenceville Highway. 3563 Bishop Drive.

This meeting is planned to take place on February 3, 2022 at 6:30pm at the Lawrenceville Road United Methodist church.

The church is located at 3142 Lawrenceville Highway, Tucker, GA 30084.

Regards,

Mike Embry

404-569-9756

mike@embrycompanies.com

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Sign in sheet Tucker Community Meeting Feb 3rd, 2022

Janet Curtis 1887 Robin Hill Ct. Tucker Ga.

Tommy Lupo 3542 Terri Lynn Ct. Tucker Ga.

Sylvia G. Maldonado 1609 Avon Ave. Tucker Ga. smstripes@gmail.com

Richard Kelly 3434 Montreal Way, Tucker Ga.

Dorothy Patterson 3298 Lawrenceville Highway

Jim & Barbara Nall 1901 Waldon Wood Circle, Tucker Ga.

Doug Smith 1829 Sarvaris (?) Trail, Tucker Ga.

Karen & Wes Spooner 1598 Avon Ave, Tucker Ga.

Mary Iris Mull 1889 Cameo Court, Tucker Ga.

Johnny Smith 3246 Lawrenceville Highway

Joe Kilpatrick 1346 Drayton Woods Drive

Kay & Roy Delafosse 1785 Samaria Trail, Tucker Ga.

Vince Latigus 3633 Bishop Drive, Tucker Ga.

Steve Hagem 4640 Imperial Hill Court

David & Avery Sebben 1621 Zemory Drive, Tucker Ga.

Pat Jollay 3593 Bishop Drive, Tucker Ga.

Andrew Greenberg 1841 Hebron Hills, Tucker Ga.

Anna Ruth & Russell Gregory 1666 Cody Circle, Tucker Ga.

SFC Beverly Williams 1896 Cameo Court, Tucker Ga.

Herman Munster

Sara & Sam Henderson 3826 ? Lane

John Larose 3577 Bishop Drive

Verene Rubert 1699 Zemory Drive

Diane Robinson 3750 Marlborough Drive

Carol Jones 3777 Marlborough Drive

Rod Gary 2906 Templar Knight Drive

Nan Scroeder? 4009 Allenwood Way
Russell Sites & Laura Joseph 1693 Zemory Drive
Debbie Namer 1707 Saint Lawrence Cove
Patty Green 1719 Saint Lawrence Cove
Rodney McHugh 3630 Sheffield Place
Mary Jean Selby ? 3956 Bishop Drive
Herrera Rios 3626 Bishop Drive
Anna Kershaw 1552 Edinburgh Drive
Ed Nicholson 1400 Mackenzie Court
Tom Jenkins 3785 Sarahs Lane
Mary Seedlock 1627 Edinburgh Drive
Marian Woods 1823 Morning ? Ave
Cara Mai & Alex Hall 3576 Bishop Drive
Virginia Rece 2316 Grail Meadow Lane
Logan Ritchie Decaturish/Tucker Observer
Kathie Crater 1660 Cody Circle
? 1213 ?
Pam & Frank Sapp 4107 Hughes Lea?
Lois Ricci 4030 Brockett Creek Drive
Stephen Jones/Lightbox Homes 2830 Sylvan Ramble/1956 Montreal Road NE
Laurel Jackson 1606 Brockett Road
Chima Ikewezunma 3574 Robwhill ? Drive Tucker
Carl Gonzales II & Tochikwu 1750 Ronald Road Tucker Ga.
Palma Hampton 3623 Marlborough Drive
Emory Clements 1456 Halifax Court Tucker
Jody Steinberg jody@jodysteinberg.com
Jeff Wiggs jjww811@gmail.com

MAILING LIST FOR NEIGHBOR LETTER

Name street Address	DEVEREAUX ZACHARY T 3587 Terri Lynn Court Tucker, GA 30084	CHANG HUIYUN KO 3185 Lawrenceville Highway Tucker, GA 30084
KOULOURIS DIMITRIOS 1749 Saint Lawrence Cove Tucker, GA 30084	PATEL DIMPLE 1737 Saint Lawrence Cove Tucker, GA 30084	HAGERMAN KAREN MAE REVOCABLE LIVING TRUS 3568 Bishop Drive Tucker, GA 30084
LAROSE JOHN STEPHEN 3577 Bishop Drive Tucker, GA 30084	GONZALEZ LIZ BRENE 3607 Bishop Drive Tucker, GA 30084	JOLLAY PATRICIA FAYE BALL 3593 Bishop Drive Tucker, GA 30084
BUNTING GRADEN JENNIFER 1785 Morning Star Lane Tucker, GA 30084	THOMPSON BRITTANY 1781 Morning Star Lane Tucker, GA 30084	SPEARMAN MYRIAM LISA 1780 Morning Star Lane Tucker, GA 30084
DESAI USHMA 1784 Morning Star Lane Tucker, GA 30084	YASEEN AVRAZ 3610 Wind River Court Tucker, GA 30084	OLIVER ANTHONY JOHN 3606 Wind River Court Tucker, GA 30084
BEGUM SHAMIM ARA 1850 Chisholm Court Tucker, GA 30084	LAUDER MARTHA LEE 4530 Henderson Drive Tucker, GA 30084	PENAFIEL MIGUEL CESAR 3202 Lawrenceville Highway Tucker, GA 30084
TRUONG THANHTAN THI 3539 Terri Lynn Court Tucker, GA 30084	TRINH HUYNH HOA THI 3584 Terri Lynn Court Tucker, GA 30084	WILLIAMS ESTHER B 1723 Zemory Drive Tucker, GA 30084
THA MUANG 1743 Saint Lawrence Cove Tucker, GA 30084	JACKSON STANLEY 1700 Saint Lawrence Cove Tucker, GA 30084	SFR XII OWNER 2 LP 1744 Saint Lawrence Cove Tucker, GA 30084
ST JOLIE LLC 3254 Lawrenceville Highway Tucker, GA 30084	MCDONALD MARY FRANCES 3259 Lawrenceville Highway Tucker, GA 30084	MAI CARA TUYET 3576 Bishop Drive Tucker, GA 30084
KAMI MAN 3613 Bishop Drive Tucker, GA 30084	MADDLONE TERRY G 3616 Bishop Drive Tucker, GA 30084	SHERROD DEREK 1829 Morning Star Lane Tucker, GA 30084

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CHIEFTAIN ATLANTA LP
1813 Morning Star Lane
Tucker, GA 30084

BROOKS TASHA LEE N
1787 Morning Star Lane
Tucker, GA 30084

TESFAY SOLOMON M
1786 Morning Star Lane
Tucker, GA 30084

REID CAROLYN D
1814 Morning Star Lane
Tucker, GA 30084

HEARN JACQUELINE D
1848 Morning Star Lane
Tucker, GA 30084

AVERY HILLS HOMEOWNERS
ASSOCIATION INC
1849 Morning Star Lane
Tucker, GA 30084

ZHENG SONG
3212 Lawrenceville Highway
Tucker, GA 30084

BRAND JOAN M
3554 Terri Lynn Court
Tucker, GA 30084

MACLEOD WILLIAM STEVE
3161 Lawrenceville Highway
Tucker, GA 30084

ST SOPHIA LLC
3217 Lawrenceville Highway
Tucker, GA 30084

LATINO INC
1730 Saint Lawrence Cove
Tucker, GA 30084

WANG XIAONAN
1738 Saint Lawrence Cove
Tucker, GA 30084

DUBIN RHONDA
3644 Sheffield Place
Tucker, GA 30084

NEUMAN MICHAEL S
3650 Sheffield Place
Tucker, GA 30084

KANE ABIGAIL TAYLOR
1740 Ronald Road
Tucker, GA 30084

MENDOZA ELMER A
3621 Bishop Drive
Tucker, GA 30084

ZAM PETER D
3625 Sheffield Place
Tucker, GA 30084

ZA PAUL
3633 Sheffield Place
Tucker, GA 30084

WASHINGTON ODESSA Y
1827 Morning Star Lane
Tucker, GA 30084

GOLDMAN JESSICA BOYCE
1825 Morning Star Lane
Tucker, GA 30084

THARPE KRISTI
1762 Morning Star Lane
Tucker, GA 30084

GERBI YEMESRACH
1764 Morning Star Lane
Tucker, GA 30084

CRANE VINCENT WILLIAM
1824 Morning Star Lane
Tucker, GA 30084

BOLDS CLIFTON L
1826 Morning Star Lane
Tucker, GA 30084

AVERY HILLS HOMEOWNERS
ASSOCIATION INC
3604 Wind River Court
Tucker, GA 30084

AVERY HILLS HOMEOWNERS ASSO
3630 Wind River Court
Tucker, GA 30084

PHILLIPS STEVEN KEITH
1855 Chisholm Court
Tucker, GA 30084

MOE GERALD A
3557 Terri Lynn Court
Tucker, GA 30084

WILSON DENNIS H
3545 Terri Lynn Court
Tucker, GA 30084

MARTIN TIFFANY M
3590 Terri Lynn Court
Tucker, GA 30084

RICKETT VERENE STANLEY
1699 Zemory Drive
Tucker, GA 30084

MACLEOD H L
1685 Zemory Drive
Tucker, GA 30084

TRAN LUONG VAN
1731 Saint Lawrence Cove
Tucker, GA 30084

GREEN NARRIS L
1719 Saint Lawrence Cove
Tucker, GA 30084

TRAN DAT TIEN
1776 Cooledge Road
Tucker, GA 30084

BLAKELY ANDREW L
3585 Bishop Drive
Tucker, GA 30084

DUVAL DAVID LAURIER
1690 Avon Avenue
Tucker, GA 30084

KANE ROBERT
1747 Ronald Road
Tucker, GA 30084

CHOATE STEPHANIE L
1845 Morning Star Lane
Tucker, GA 30084

DIXON TAMIKA S
1841 Morning Star Lane
Tucker, GA 30084

MADDOX JUNE OLIVIA
1807 Morning Star Lane
Tucker, GA 30084

PATTERSON KATRINA
1803 Morning Star Lane
Tucker, GA 30084

NEYOR GAMALIEL MARCUS
1802 Morning Star Lane
Tucker, GA 30084

HAWKINS CAMERON
1806 Morning Star Lane
Tucker, GA 30084

ELMOR RIAD
3618 Wind River Court
Tucker, GA 30084

KING TERESA A
3612 Wind River Court
Tucker, GA 30084

TAM ANNA
3565 Terri Lynn Court
Tucker, GA 30084

SLADE SHERRI
3551 Terri Lynn Court
Tucker, GA 30084

SMITH JOHNNY E
3246 Lawrenceville Highway
Tucker, GA 30084

SITES RUSSELL T
1693 Zemory Drive
Tucker, GA 30084

HAMBALEK JOANNE G
1725 Saint Lawrence Cove
Tucker, GA 30084

BEGUM MUHSINA
1713 Saint Lawrence Cove
Tucker, GA 30084

OCONNOR BARBARA ROSE
1745 Ronald Road
Tucker, GA 30084

WIGGS JEFFREY W
1774 Cooledge Road
Tucker, GA 30084

BASEN RICHARD FRANK III
1684 Avon Avenue
Tucker, GA 30084

LIVING GRACE EVANGELICAL
1812 Cooledge Road
Tucker, GA 30084

BRAWLEY JANE PALMER
1843 Morning Star Lane
Tucker, GA 30084

VARGAS MANUEL C
1839 Morning Star Lane
Tucker, GA 30084

RICHARDSON CATHERINE A
1805 Morning Star Lane
Tucker, GA 30084

GRILL JOSEPH
1801 Morning Star Lane
Tucker, GA 30084

ALEMU MICHAEL
1800 Morning Star Lane
Tucker, GA 30084

NELSON CYNTHIA M
1804 Morning Star Lane
Tucker, GA 30084

MCELHANNON JAMES M
3620 Wind River Court
Tucker, GA 30084

HANSBERRY KAREN A
3616 Wind River Court
Tucker, GA 30084

IJUIN COLLEEN
1857 Robinhill Court
Tucker, GA 30084

FOWLER DANIEL E
3560 Terri Lynn Court
Tucker, GA 30084

CALDER REBECCA A
3527 Terri Lynn Court
Tucker, GA 30084

ST SOPHIA LLC
3227 Lawrenceville Highway
Tucker, GA 30084

ST JOLIE LLC
3207 Lawrenceville Highway
Tucker, GA 30084

HOANG TRINH LE
3193 Lawrenceville Highway
Tucker, GA 30084

OUNG MICHELLE MUYLENG
1718 Saint Lawrence Cove
Tucker, GA 30084

BRITTAIN MARTHA ANN LAST WILL
1724 Saint Lawrence Cove
Tucker, GA 30084

HAKEEM WAEL
3638 Sheffield Place
Tucker, GA 30084

BAYAN IDRIS
1734 Ronald Road
Tucker, GA 30084

RUSNAK JOHN A JR
1739 Ronald Road
Tucker, GA 30084

GONZALES CARL
1750 Ronald Road
Tucker, GA 30084

RITTGERS JERRY L
1786 Cooledge Road
Tucker, GA 30084

PRESTON BENJAMIN
3641 Sheffield Place
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REGAN PATRICIA R
3647 Sheffield Place
Tucker, GA 30084

WOODS MARIAN L
1823 Morning Star Lane
Tucker, GA 30084

ROGERS CHERYL
1821 Morning Star Lane
Tucker, GA 30084

NINO LOUIS
1760 Morning Star Lane
Tucker, GA 30084

ANNAN MAXWELL
1766 Morning Star Lane
Tucker, GA 30084

MARTIN MICHAEL E
1820 Morning Star Lane
Tucker, GA 30084

REESE YVETTE M
1822 Morning Star Lane
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MILLER JOSEPH W
1851 Chisholm Court
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HARRIS JUSTIN A
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DALTON ETHAN PROPERTIES LLC
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LORING BYERS FUNERAL DIRECTORS
3150 Lawrenceville Highway
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JONES CARLENE
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Tucker, GA 30084

BERDUO FELICIANO
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Tucker, GA 30084

ZEIGER SAMARA R
1712 Saint Lawrence Cove
Tucker, GA 30084

MCMAHAN CHRISTIE
3624 Sheffield Place
Tucker, GA 30084

VERLARE CAROL
3569 Bishop Drive
Tucker, GA 30084

TRAN ANGELINA KRISTIE
3601 Bishop Drive
Tucker, GA 30084

DEKALB COUNTY
3636 Bishop Drive
Tucker, GA 30084

CHOWDHURY RASHEDA
1720 Ronald Road
Tucker, GA 30084

LATIGUE VINCENT
3633 Bishop Drive
Tucker, GA 30084

WAUGH CRYSTAL I
1835 Morning Star Lane
Tucker, GA 30084

WANG XU
1819 Morning Star Lane
Tucker, GA 30084

FETTENE FISEHA M
1809 Morning Star Lane
Tucker, GA 30084

TOURE MOHAMED
1783 Morning Star Lane
Tucker, GA 30084

JOSEPH FOTTOU MICHAEL
1782 Morning Star Lane
Tucker, GA 30084

HOLMAN ALEXIS T
1808 Morning Star Lane
Tucker, GA 30084

FINS VIKARY E
1818 Morning Star Lane
Tucker, GA 30084

NASH TAMARA S
3624 Wind River Court
Tucker, GA 30084

ANDANI AKBER
3608 Wind River Court
Tucker, GA 30084

TIN THANG L
1854 Chisholm Court
Tucker, GA 30084

HUMPHREYS FUND I REIT LLC
3317 Lawrenceville Highway
Tucker, GA 30084

JACKSON ELIZABETH CHRISTIAN
4448 Henderson Drive
Tucker, GA 30084

CHIARI GUERRERO GUILLERMINA
3533 Terri Lynn Court
Tucker, GA 30084

GALLAVAN JOSEPH M
3566 Terri Lynn Court
Tucker, GA 30084

WEATHERFORD BENJAMIN B
3578 Terri Lynn Court
Tucker, GA 30084

MACLEOD BETTY D
3153 Lawrenceville Highway
Tucker, GA 30084

HUGHES W SCOTT
1715 Zemory Drive
Tucker, GA 30084

NAMER MOISES W
1707 Saint Lawrence Cove
Tucker, GA 30084

ABUBAKR FOREAH
1706 Saint Lawrence Cove
Tucker, GA 30084

TESFAMICHAEL ARON B
1752 Saint Lawrence Cove
Tucker, GA 30084

MCDONALD ROBERT A
3563 Bishop Drive
Tucker, GA 30084

MCHUGH RODNEY MARTIN
3630 Sheffield Place
Tucker, GA 30084

HERRERA RIOS URIEL ENRIQUE
3626 Bishop Drive
Tucker, GA 30084

YOUNG DONALEIGH
1837 Morning Star Lane
Tucker, GA 30084

JONES RODRICK V
1831 Morning Star Lane
Tucker, GA 30084

CHIEN CHUAN C
1817 Morning Star Lane
Tucker, GA 30084

POE DONNA L
1811 Morning Star Lane
Tucker, GA 30084

HERNDON RASHEEDAH
1812 Morning Star Lane
Tucker, GA 30084

DEROSEN FABIOLA
1816 Morning Star Lane
Tucker, GA 30084

BARKSDALE ANTHONY
3626 Wind River Court
Tucker, GA 30084

DUKES SANDRA
3622 Wind River Court
Tucker, GA 30084

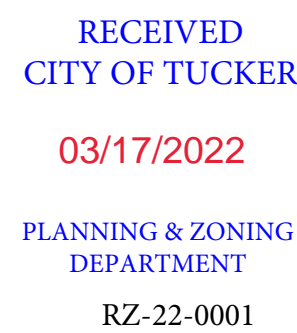
ST JOLIE LLC
3298 Lawrenceville Highway
Tucker, GA 30084

RZ-22-0001

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CITY OF TUCKER

03/17/2022

PLANNING & ZONING
DEPARTMENT



24 HOUR CONTACT:
MIKE EMBRY



PROJECT

LAWRENCEVILLE HWY @ BISHOP DR

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
3207, 3217, 3227, 3193, 3259
LAWRENCEVILL HWY
3563 BISHOP DR
TUCKER, GA 30084

CITY OF TUCKER JURISDICTION

FOR

EMBRY COMPANIES

MUNICIPALITY PROJECT #

REVISIONS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN



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:

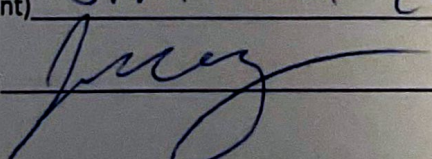
1.	5.
2.	6.
3.	7.
4.	8.

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) J. Michael Embry

Signature: 

Date: 3-11-2022

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CITY OF TUCKER

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 165, 18th District, DeKalb County, Georgia and being more particularly described as follows:

(HENCE along said southerly right of way of Lawrenceville Highway (aka US Hwy 29; aka CA Hwy 8) (variable right of way) the following courses and distances: South 52 degrees 33 minutes 21 seconds East, a distance of 73.78 feet to a point; South 38 degrees 10 minutes 27 seconds East, a distance of 3.50 feet to a point; North 52 degrees 33 minutes 21 seconds West, a distance of 73.78 feet to a point; South 52 degrees 09 minutes 06 seconds, a distance of 21.34 feet to a point; North 38 degrees 03 minutes 45 seconds West, a distance of 3.40 feet to a point; South 51 degrees 52 minutes 58 seconds West, a distance of 12.56 feet to a point; South 67 degrees 11 minutes 43 seconds West, a distance of 24.10 feet to a point; North 52 degrees 33 minutes 23 seconds West, a distance of 15.76 feet to a point; South 52 degrees 12 minutes 41 seconds East, a distance of 33.14 feet to a point; South 50 degrees 36 minutes 41 seconds West, a distance of 16.29 feet to a point; North 18 degrees 48 minutes 57 seconds West, a distance of 11.12 feet to a point; South 50 degrees 43 minutes 00 seconds West, a distance of 110.70 feet to a point; South 48 degrees 57 minutes 33 seconds West, a distance of 113.50 feet to a point; North 52 degrees 33 minutes 49 seconds East, a distance of 30.30 feet to a point; South 42 degrees 36 minutes 51 seconds East, a distance of 4.00 feet to a point; South 47 degrees 23 minutes 09 seconds West, a distance of 4.00 feet to a point; North 42 degrees 36 minutes 51 seconds West, a distance of 4.00 feet to a point; 247.03 feet along an arc of a curve to the left, said curve having a radius of 232.22 feet, a central angle of 49 degrees 45 minutes 16 seconds, to a point; West 12 degrees 21 minutes 47.00 feet to a point; South 45 degrees 16 minutes 40 seconds West, a distance of 82.90 feet to a point, said point being the TRUE POINT OF BEGINNING;

Containing 2.977 acres.

Containing 0.353 acres, more or less.

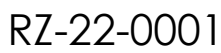
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 165, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Containing 1.338 acres.

Containing 1.867 acres.

Containing 2.192 acres.

- Date of Map or Plat: MARCH 1, 2020



					JNH
					BY
REV	DATE	DESCRIPTION			
1	03/01/22	REMOVE TRACT V1			

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 16156.00
DATE: SEPTEMBER 29, 2016
SCALE: 1"=50'

[illegible]

FOR
ARROWHEAD REAL ESTATE PARTNERS

FOR

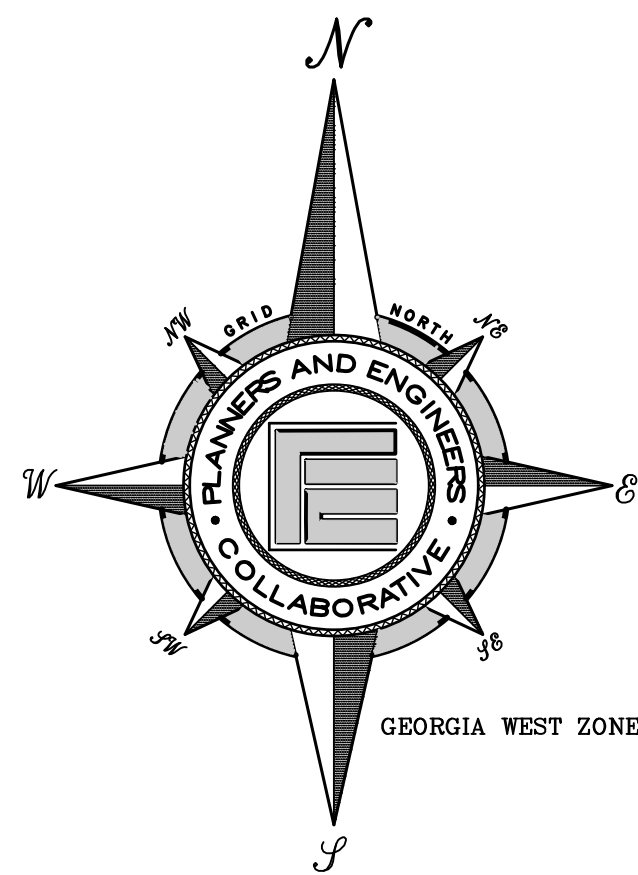
LOT(S) 165 & 166
UCT 18th

PLANNERS AND ENGINEERS COLLABORATIVE

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■ CIVIL ENGINEERING ■ LAND SURVEYING

3550 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30084
(770) 451-2741 ■ WWW.IPECATL.COM

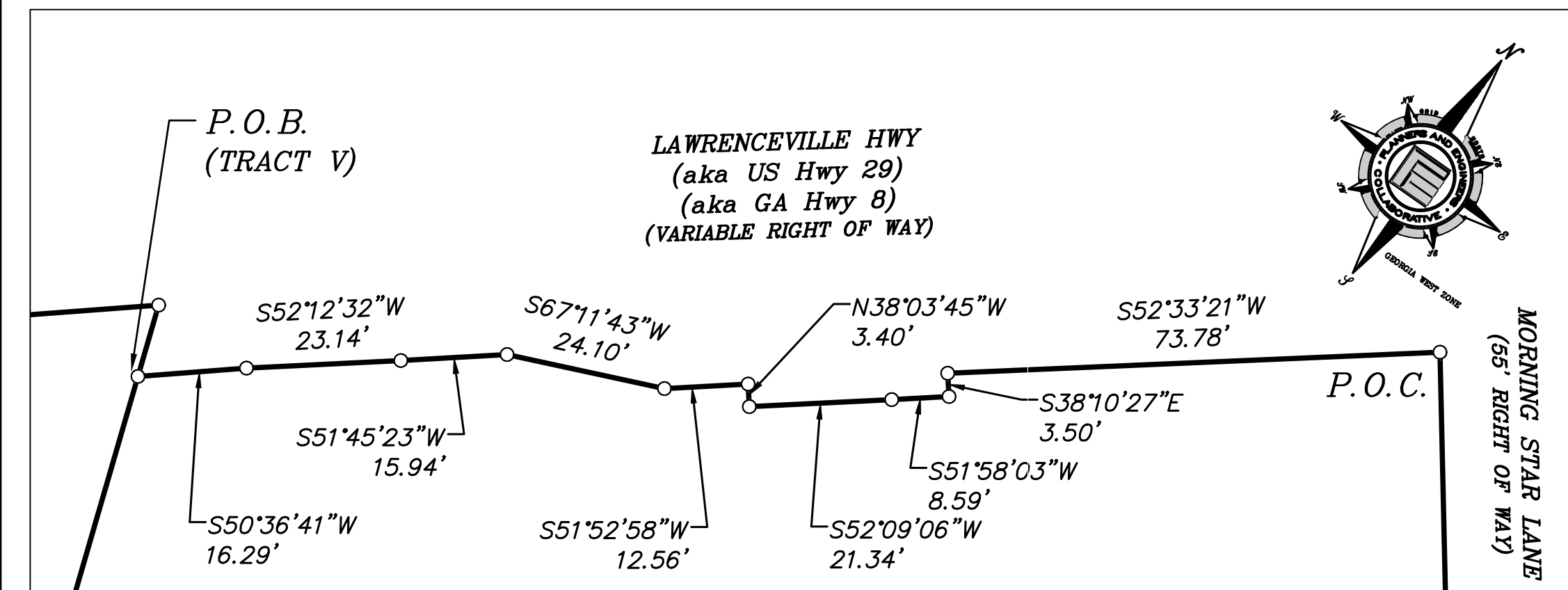
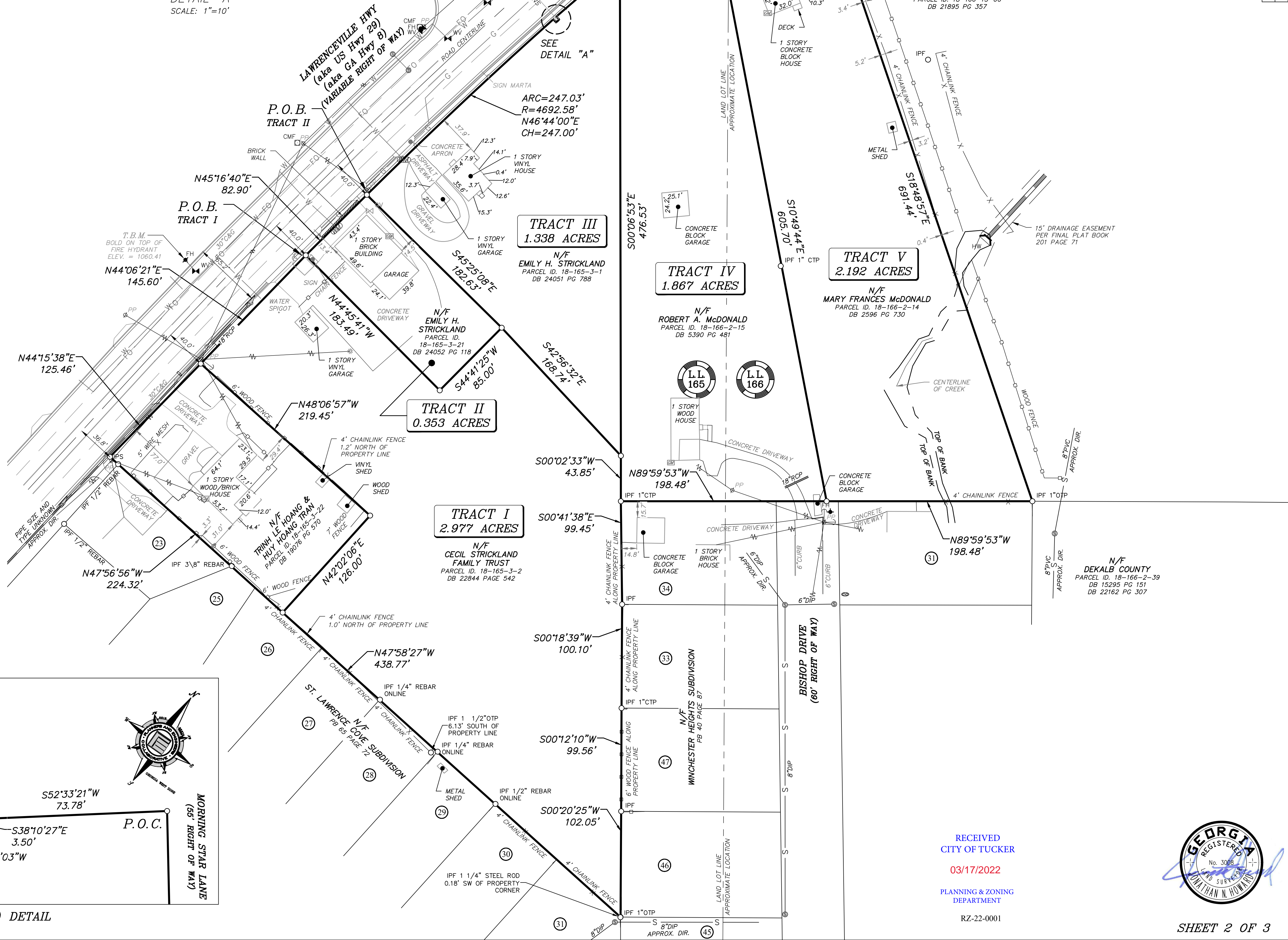
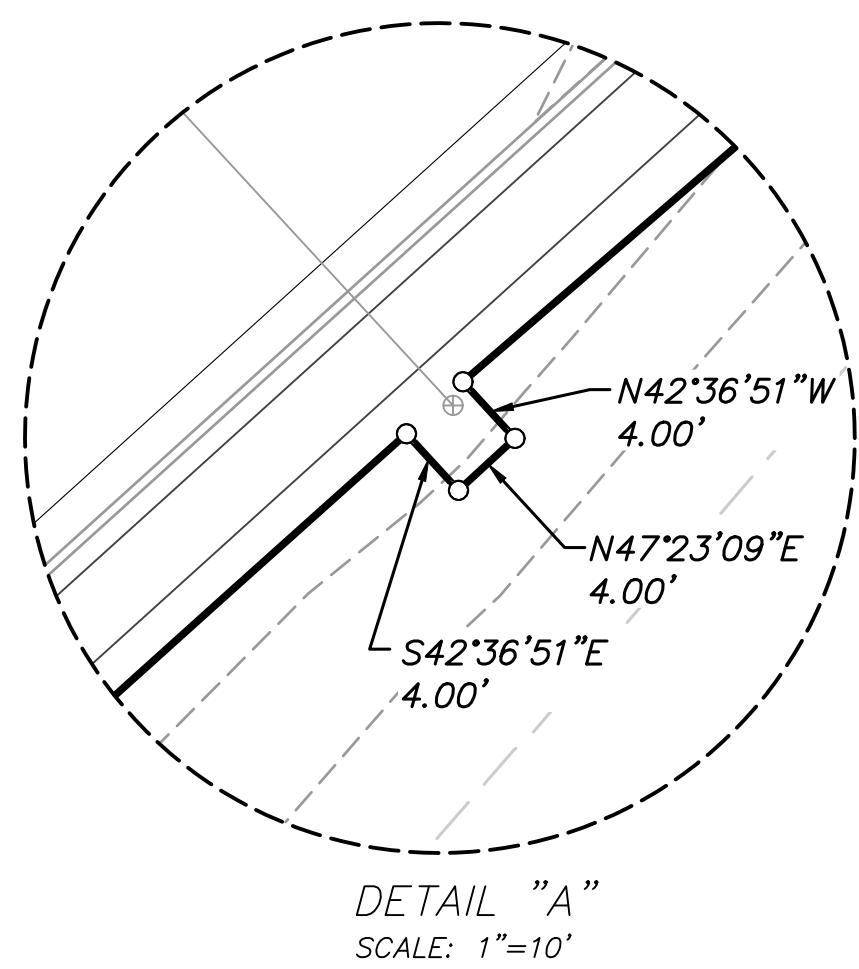


LEGEND

- IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IRON PIN WITH CAP FOUND
- POINT
- POWER POLE
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- STORM SEWER LINE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- MONITORING WELL

ABBREVIATIONS

- APPROX. APPROXIMATE
- C&G CURB & GUTTER
- CMF CORRUGATED METAL PIPE
- CL CENTERLINE
- DB DEED BOOK
- DIP DUCTILE IRON PIPE
- DIR DIRECTION
- DWCB DOUBLE WING CATCH BASIN
- INV INVERT
- N/F NOW OR FORMALLY
- PB PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- R/R RAIL ROAD
- SWCB SINGLE WING CATCH BASIN



POINT OF COMMENCEMENT (P.O.C.) DETAIL
(PER REFERENCE #2)

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03/17/2022
PLANNING & ZONING
DEPARTMENT
RZ-22-0001



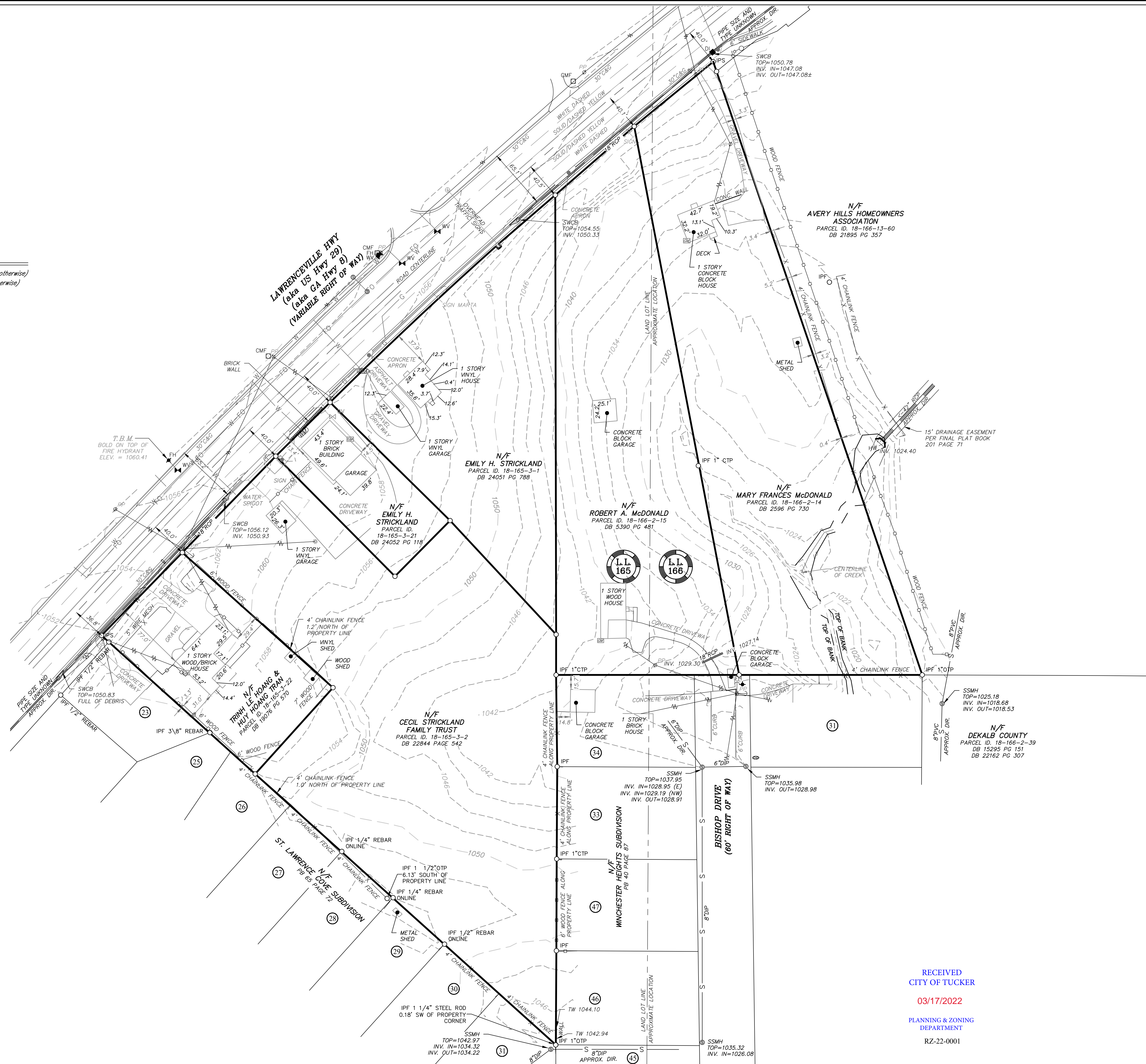


LEGEND

- IF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- PS IRON PIN SET (#4 Re-Rod unless noted otherwise)
- PC IRON PIN WITH CAP FOUND
- POINT
- POWER POLE
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- ELECTRIC METER
- WATER VALVE
- FH FIRE HYDRANT
- GAS METER
- STORM SEWER LINE
- SINGLE WING CATCH BASIN
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- SWCB SINGLE WING CATCH BASIN



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PLANNING & ZONING
DEPARTMENT

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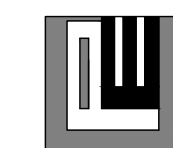


SHEET 3 OF 3

REV	DATE	DESCRIPTION	BY
1	03/01/22	REMOVE TRACT V1	JNH

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

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■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-9241 ■ WWW.PECAL.COM



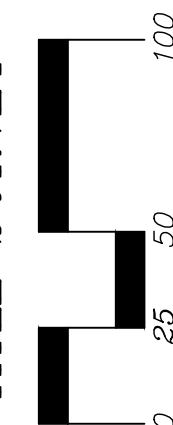
FOR
ARROWHEAD REAL ESTATE PARTNERS

LAND LOT(S) 165 & 166
DISTRICT 18th

DEKALB COUNTY
GEORGIA

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: MS
CHECKED BY: JNH
DATE: SEPTEMBER 29, 2016
SCALE: 1"=50'



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 165 and 166, 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, COMMENCE at point located at the intersection of the southerly right of way of Lawrenceville Highway (aka US Hwy 29) (aka GA Hwy 8) (variable right of way) and the southwesterly right of way of Morning Star Lane (55 foot right of way), said point being the POINT OF COMMENCEMENT;

THENCE along said southerly right of way of Lawrenceville Highway (aka US Hwy 29) (aka GA Hwy 8) (variable right of way) the following courses and distances: South 52 degrees 33 minutes 21 seconds West, a distance of 73.78 feet to a point; South 38 degrees 10 minutes 27 seconds East, a distance of 3.50 feet to a point; South 51 degrees 58 minutes 03 seconds West, a distance of 8.59 feet to a point; South 52 degrees 09 minutes 06 seconds, a distance of 21.34 feet to a point; North 38 degrees 03 minutes 45 seconds West, a distance of 3.40 feet to a point; South 51 degrees 52 minutes 58 seconds West, a distance of 12.56 feet to a point; South 67 degrees 11 minutes 43 seconds West, a distance of 24.10 feet to a point; South 51 degrees 45 minutes 23 seconds West, a distance of 15.94 feet to a point; South 52 degrees 12 minutes 32 seconds West, a distance of 23.14 feet to a point; South 50 degrees 36 minutes 41 seconds West, a distance of 16.29 feet to a point, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence leaving said southerly right of way of Lawrenceville Highway South 18 degrees 48 minutes 57 seconds East, a distance of 691.44 feet a 1 inch open top pipe found; thence North 89 degrees 59 minutes 53 seconds West, a distance of 198.48 feet to a point; thence North 89 degrees 59 minutes 53 seconds West, a distance of 198.48 feet to a 1 inch crimp top pipe found; ; thence South 00 degrees 41 minutes 38 seconds East, a distance of 99.45 feet and iron pin found; thence South 00 degrees 18 minutes 39 seconds West, a distance of 100.10 feet to a 1 inch crimp top pipe found; thence South 00 degrees 12 minutes 10 seconds West, a distance of 99.56 feet an iron pin found; thence South 00 degrees 20 minutes 25 seconds West, a distance of 102.05 feet a 1 inch open top pipe found; thence North 47 degrees 58 minutes 27 seconds West, a distance of 438.77 feet to a point;

thence North 42 degrees 02 minutes 06 seconds East, a distance of 126.00 feet to appoint; thence North 48 degrees 06 minutes 57 seconds West a distance of 219.45 feet to a point on the southerly right of way of Lawrenceville Highway (aka US Hwy 29) (aka GA Hwy 8) (variable right of way); thence along said right of way of Lawrenceville Highway; North 44 degrees 06 minutes 21

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DEPARTMENT

seconds East, a distance of 145.60 feet to a point; North 45 degrees 16 minutes 40 seconds East, a distance of 82.90 feet to a point; 247.03 feet along an arc of a curve to the right, said curve having a radius of 4692.58 feet and a chord bearing of North 46 degrees 44 minutes 00 seconds East, a distance of 247.00 feet to a point; South 42 degrees 36 minutes 51 seconds East, a distance of 4.00 feet to a point; North 47 degrees 23 minutes 09 seconds East, a distance of 4.00 feet a point; North 42 degrees 36 minutes 51 seconds West, a distance of 4.00 feet to a point; North 49 degrees 14 minutes 49 seconds East, a distance of 80.90 feet to a point; North 48 degrees 57 minutes 33 seconds East, a distance of 113.50 feet to a point; North 50 degrees 43 minutes 00 seconds East, a distance of 110.70 feet to a 1/2 inch rebar with cap set; South 18 degrees 48 minutes 57 seconds East, a distance of 11.12 feet to a point, said point being the TRUE POINT OF BEGINNING.

Contains 8.727 acres.

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Ashton T201 & Brayton T202 Front Load 24'

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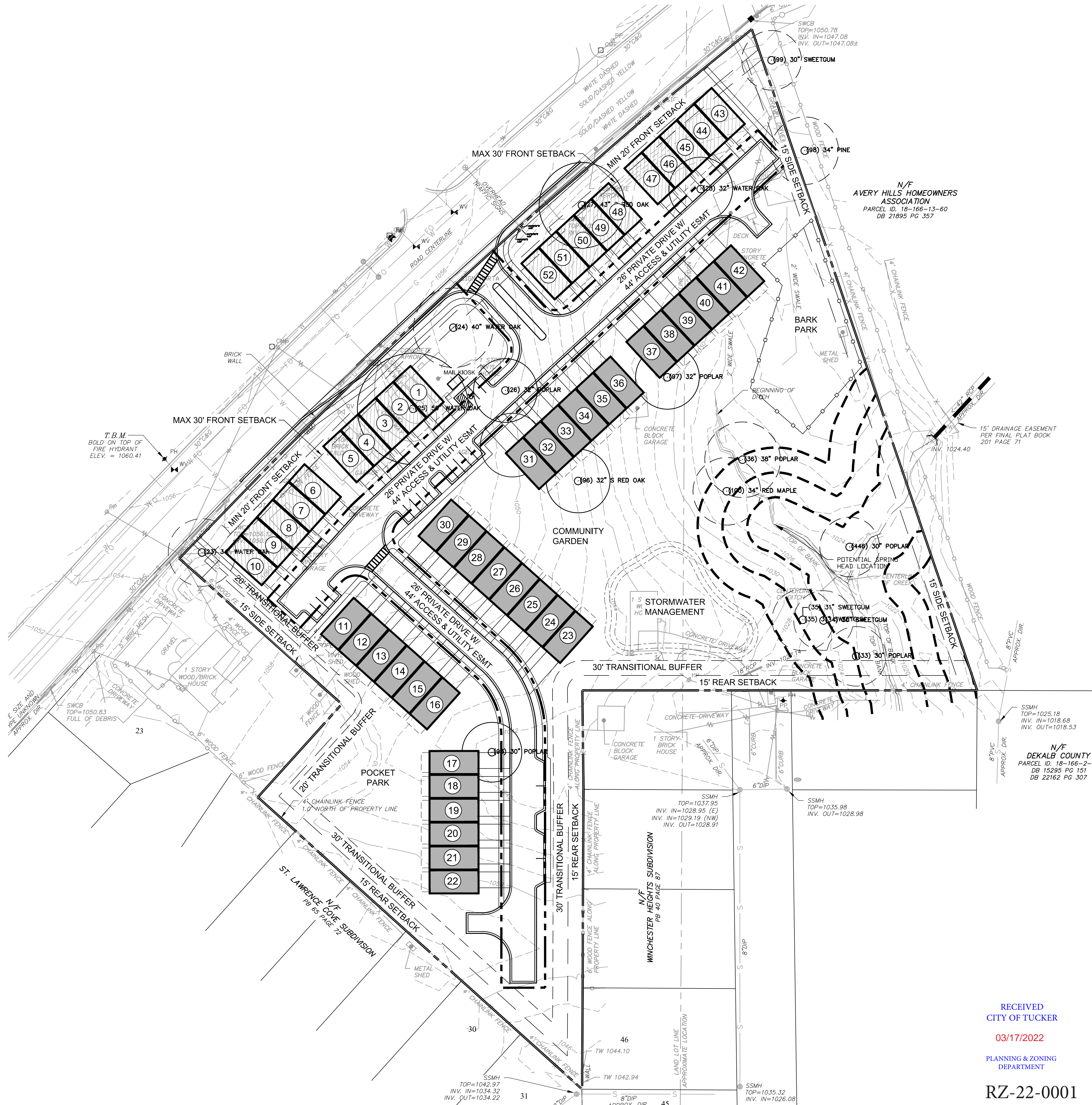
LAWRENCEVILLE HWY AT BISHOP DRIVE

THE CITY OF TUCKER

0' 60' 120' 180'
SCALE: 1" = 60'



EMBRY
DEVELOPMENT COMPANY



RZ-22-0001

National Flood Hazard Layer FIRMette

Legend

SPECIAL STUDY AREA

FLOOD HAZARD

GENERAL

FEATURES

NOTES

Scale

0 200 400 600 800 1,000 1,200 1,400 1,600 FEET

SITE LOCATION MAP

NOT TO SCALE

<u>SITE DATA</u>	
SITE AREA	8.727 ACRES
<u>ZONING</u>	
EXISTING ZONING	R-75 (RESIDENTIAL MEDIUM LOT-75 DISTRICT)
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX DISTRICT)
ZONING JURISDICTION	CITY OF TUCKER
<u>USE CALCULATIONS</u>	
MAXIMUM ALLOWABLE DENSITY	5.95 U/PA
PROPOSED 24'x50' FRONT LOAD TOWNHOMES	32 UNITS
PROPOSED 24'x50' REAR LOAD TOWNHOMES	20 UNITS
TOTAL PROPOSED DENSITY	6.0 UPA (52 UNITS)
<u>SETBACK REQUIREMENTS</u>	
EXTERNAL FRONT SETBACK (ARTERIALS)	MIN: 20 FEET; MAX: 30 FEET
EXTERNAL SIDE CORNER SETBACK	20 FEET
EXTERNAL SIDE SETBACK	N/A (SFA)
EXTERNAL REAR SETBACK	15 FEET
INTERIOR FRONT SETBACK	20 FEET (MEASURED FROM THE BACK OF SIDEWALK)
INTERIOR SIDE SETBACK	0 FEET
INTERIOR REAR SETBACK	1 FOOT (SFA); 10 FEET WITH ALLEY
PROPOSED BUFFERS AGAINST R DISTRICTS	20 FEET (TYPE A)
<u>DEVELOPMENT STANDARDS</u>	
MIN LOT AREA (SFA)	1,000 SF
MIN UNIT WIDTH (SFA)	24 FEET
MAX PERCENT COVERAGE PER LOT	70% (700 SF)
MIN UNIT SIZE	1,200 SF
MAX BUILDING HEIGHT	45 FEET; 3 STORIES
MAX BUILDING LENGTH	200 FEET
<u>OPEN SPACE CALCULATIONS</u>	
OPEN SPACE REQUIRED	20% (1.745 ACRES)
OPEN SPACE PROPOSED	52% (4.6 ACRES) (43% OF OS CONSISTING OF BUFFERS)
<u>PARKING REQUIREMENTS</u>	
MIN PARKING REQUIRED	1.5 SPACES PER UNIT (78 SPACES)
MAX PARKING ALLOWED	3 SPACES PER UNIT (156 SPACES)
GUEST PARKING REQUIRED	0.25 SPACES PER UNIT (13 SPACES)
GUEST PARKING PROVIDED	0.4 SPACES PER UNIT (21 SPACES)
RESIDENT PARKING PROVIDED	1 SPACE PER GARAGE & 2 SPACES PER DRIVE
TOTAL PARKING PROVIDED	177 SPACES

24 HOUR CONTACT:
MIKE EMBRY



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

LAWRENCEVILLE HWY @ BISHOP DR

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
3207, 3217, 3227, 3193, 3259
LAWRENCEVILL HWY
3563 BISHOP DR
TUCKER, GA 30084

CITY OF TUCKER JURISDICTION

FOR

EMBRY COMPANIES

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

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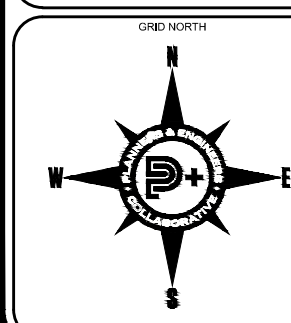
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN



SCALE: 1" = 50'
DATE: 02/08/2022
PROJECT: 16156.00B



C6

SHEET