

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

# Land Use Petition Application

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

## APPLICANT INFORMATION

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

Name: Southeastern Retail Development, LLC

Address: 2050 W. County Hwy 30A

City: Santa Rosa Beach

State: Florida

Zip: 32459

Contact Name: Alec Lesley

Phone: 404-667-0569

Email: alesley@serdllc.com

## OWNER INFORMATION

Name: Reeves and Flowers Partnership, L.L.C.

Address: 6325 Beacon Station Drive

City: Cumming

State: Georgia

Zip: 30041

Contact Name: Joseph Williams

Phone: (678)624-1498

Email: mrjosephswilliams@gmail.com

## PROPERTY INFORMATION

Property Address: 3925 Lavista Rd, Tucker, Georgia 30084

Present Zoning District(s): NL-1

Requested Zoning District(s):

Present Land Use Category: 321 - Restaurant

Requested Land Use Category:

Land District: 18

Land Lot(s): 190

Acreage: 0.679

Proposed Development: Bank with a drive-thru/drive-up ATM

Concurrent Variance(s):

1. Increase the # of parking spaces from a maximum of 8 to 12.
2. Decrease the fenestration requirements – Lavista Road side from 65% to 41.7% and Montreal Road side from 65% to 23.5%
3. Exceeding the 20' building setback line at a minimum of 2' (western corner of the building) to 14 4' (eastern corner of the building)

## RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units:

Dwelling Unit Size (Sq. Ft.):

Density:

## NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 2

Total Building Sq. Ft.: 2,070

Density:

Reviewed  
City of Tucker  
4/22/2024

Planning & Zoning Dept.  
LAND USE PETITION APPLICATION - REVISED 01082024  
SLUP-24-0003

CV-24-0003, CV-24-0004, CV-24-0005

### 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.



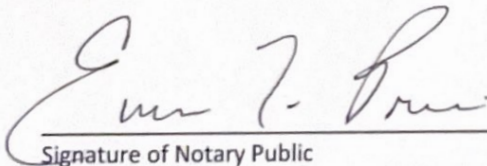
Signature of Applicant

4/22/24

Date

Alec Lesley, Representative

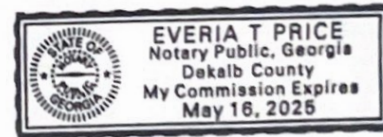
Type or Print Name and Title



Signature of Notary Public

4/22/24

Date



Notary Seal

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City of Tucker

LAND USE PERMIT APPLICATION - REVISED 01082024

4/22/2024  
Planning & Zoning Dept.

SLUP-24-0003 CV-24-0003, CV-24-0004, CV-24-0005

## 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.

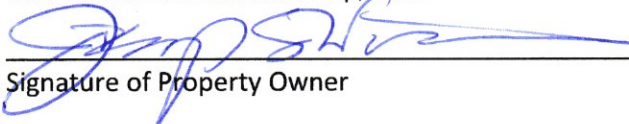
I, Reeves and Flowers Partnership, L.L.C., authorize, Southeastern Retail Development, LLC,  
(Property Owner) (Applicant)

to file for SLUP, at 3925 Lavista Rd, Tucker, Georgia 30084  
(RZ, CA, SLUP, M, CV) (Address)

on this date March 29, 20 24  
(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.

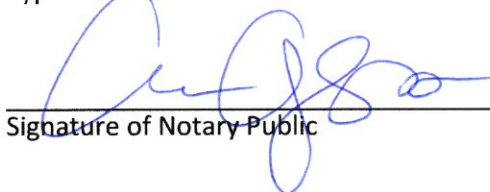
Reeves and Flowers Partnership, L.L.C

  
Signature of Property Owner

3/29/24  
Date

Joseph S. Williams  
Type or Print Name and Title

President

  
Signature of Notary Public

03/29/2024  
Date

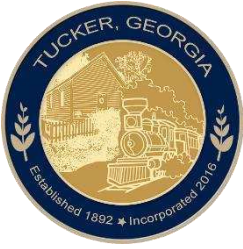
Notary Seal



LAND USE PETITION APPLICATION - REVISED 01/08/2024

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Planning and Zoning  
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# 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)	• One (1) Full-Size (24" x 36") Copy 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"/>
<b>THE FOLLOWING ITEMS MAY BE REQUIRED</b>		
Traffic Impact Study (See Sec. 46-1309)	• One (1) Copy	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
Environmental Impact Report	• One (1) Copy	<input type="checkbox"/>
Noise Study Report	• One (1) Copy	<input type="checkbox"/>
Meeting with GDOT if impact to I-285 Eastside Express Lanes	• One (1) Copy	<input type="checkbox"/>
Other items required per the Zoning Ordinance	• One (1) Copy	<input type="checkbox"/>
<b>LAND USE PETITION FEE SCHEDULE</b>		
Residential Rezoning	\$500	<input type="checkbox"/>
Multifamily/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	\$85 (per required sign)	<input type="checkbox"/>

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# **ANALYSIS OF STANDARDS/CRITERIA**

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## **ZONING MAP AMENDMENT CRITERIA**

Section 46-1560 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

## **COMPREHENSIVE PLAN MAP AMENDMENT CRITERIA**

Section Sec. 46-1559 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant for evaluating applications for amendments to the comprehensive plan map and shall govern the review of all proposed amendments to the comprehensive plan map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

## **SPECIAL LAND USE PERMIT CRITERIA**

Section 46-1594 and 46-1595 of the City of Tucker Zoning Ordinance lists specific criteria that shall be considered by the planning and zoning department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4. The applicant shall write a detailed written analysis of criteria as it relates to their proposed project.

## **CONCURRENT VARIANCE CRITERIA**

Section 46-1633 of the City of Tucker Zoning Ordinance lists specific criteria the board shall use in determining whether or not to grant a variance. The applicant shall provide a written analysis of how the request complies with these criteria if they are requesting a concurrent variance. RSLUP-24-0003received

## **ENVIRONMENTAL SITE ANALYSIS FORM**

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

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

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

- a. Wetlands NONE

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

- b. Floodplain NONE
- Federal Emergency Management Agency (<http://www.fema.org>)
  - Field observation and verification

- c. Streams/stream buffers NONE
- Field observation and verification

- d. Slopes exceeding 25 percent over a 10-foot rise in elevation NONE
- United States Geologic Survey Topographic Quadrangle Map
  - Field observation and verification

- e. Vegetation
- United States Department of Agriculture, Nature Resource Conservation Service
  - Field observation None. The proposed development would increase more greenspace than what currently exists.

- f. Wildlife Species (including fish)
- United States Fish and Wildlife Service
  - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
  - Field observation

NONE

- g. Archeological/Historical Sites
- Historic Resources Survey
  - Georgia Department of Natural Resources, Historic Preservation Division
  - Field observation and verification

NONE

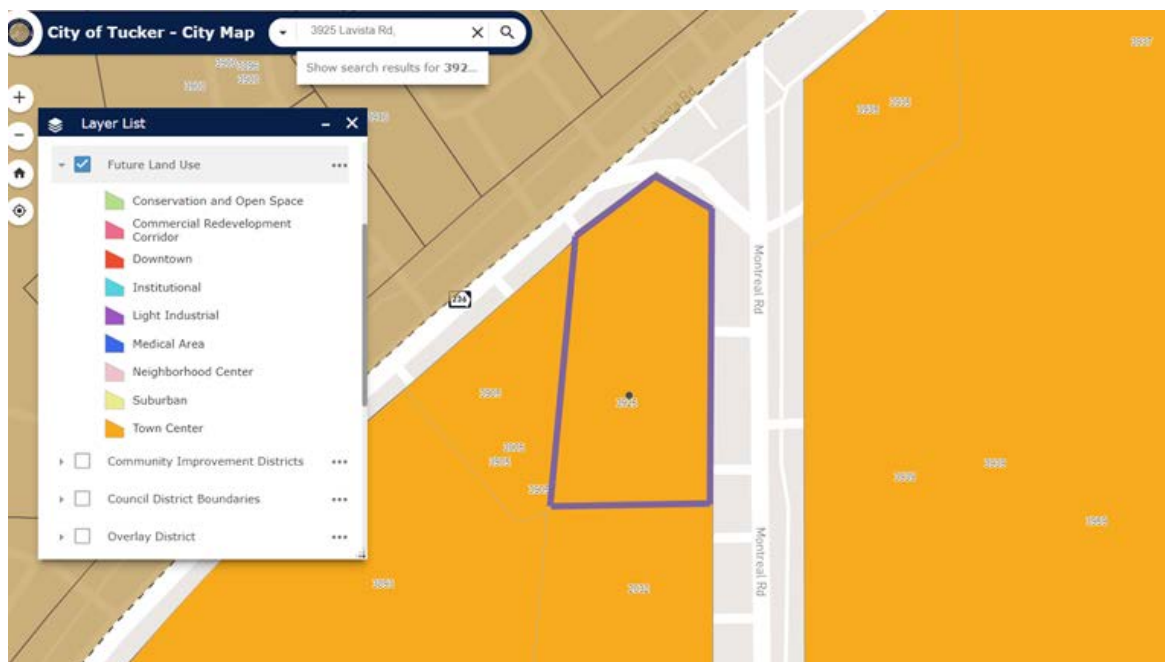
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## ENVIRONMENTAL SITE ANALYSIS FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.  
Decrease in Bldg. Size & Increase in overall green space from what is currently there.
  - b. Protection of water quality  
Water Quality treatment on site
  - c. Minimization of negative impacts on existing infrastructure  
Smaller building, less parking, and a use that will create less traffic.
  - d. Minimization on archeological/historically significant areas  
None in the area.
  - 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  
It will create less solid waste, and use less utilities than what is currently exists.
  - f. Creation and preservation of green space and open space  
It will have more green space and buffers than what currently exists.
  - g. Protection of citizens from the negative impacts of noise and lighting  
The use and buffers will create less noise and lighting issues than current use.
  - h. Protection of parks and recreational green space  
Not Applicable
  - i. Minimization of impacts to wildlife habitats

### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

*The project consists of a 1,900 sf bank branch with a remote drive-up ATM's (170sf). The property is in the Town Center Character Area and is consistent with the properties in the immediate area (Gas Station, Tire Stores & Restaurants). The use (Bank Branch) is permitted in the comprehensive plan and land use.*



## TOWN CENTER

**The Town Center Character Area is a new category for the City of Tucker, replacing the previous designation of Regional Center. This change aligns with the changes DeKalb County made to their portion of the Northlake Area with their 2050 Unified Plan.**

The intent of the Town Center is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage. The areas act as a focal point for several neighborhoods with moderate densities and a variety of activities such as retail, commercial, professional office, housing, and public open space that are all easily accessible by pedestrians. Town Centers are typically smaller in size and scale than Regional Centers and have a character similar to Neighborhood Centers, but at a larger scale.

### Primary Land Uses

- Townhomes
- Higher density multi-family including apartments and condominiums
- Retail and service commercial
- Office
- Entertainment and cultural facilities
- Public and private recreational uses

### Development Strategy

As Northlake is mostly developed, these strategies focus on redeveloping and retrofitting the area to include more residential uses, to “right-size” the amount of commercial space to meet expected demand and to enhance walkability. Strategies include:

- Encouraging relatively high-density mix of retail, office, services, and employment to serve a regional market area.
- Developing a diverse mix of higher-density housing types, including multi-family townhomes, apartments, lofts, and condominiums, including affordable and workforce housing.
- Designing the area’s streetscapes to be pedestrian-oriented, with strong, walkable connections, including improved MARTA transit connections with better route operations, stops, and shelters.
- Making connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both recreation and transportation purposes.

### Design Considerations

- Allow a mix of townhomes and higher density residential uses, with higher densities allowed for projects that provide bonus eligible elements and features.
- Encourage better connectivity within the Northlake area, for automobiles, bicyclists and pedestrians.
- Promote the integration of pedestrian and bicycle enhancements into all investments in this area, designing streetscapes to be pedestrian-oriented, with strong, walkable connections.

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## TOWN CENTER

- Encourage “interior” walkway paths through existing parking lots and commercial frontages to create a safer, inviting environment away from congested, primary thoroughfares.
- Require connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both recreation and transportation purposes.



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4/22/2024

Planning & Zoning Dept. SLUP-24-0003,  
CV-24-0003, CV-24-0004, CV-24-0005

## 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);

**X 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:

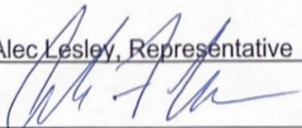
1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

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) Alec Lesley, Representative

Signature:  Date: 03/27/2024

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4/22/2024  
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LAND USE PETITION APPLICATION - REVISED 01082024

## 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.

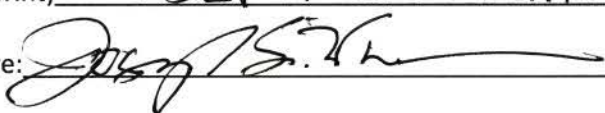
8.

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) JOSEPH S. WILLIAMS

Signature: 

Date: 4/25/24

## **SITE PLAN CHECKLIST**

All items must be included on the Site Plan; separate Site Plans may be necessary to address all items.

1. Key and/or legend and site location map with North arrow
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
3. Acreage of subject property
4. Location of land lot lines and identification of land lots
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
6. Proposed streets on the subject site
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director
11. Location of proposed buildings (except single family residential lots) with total square footage
12. Layout and minimum lot size of proposed single family residential lots
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines
15. Required and/or proposed setbacks
16. 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed
18. Required and proposed parking spaces; Loading and unloading facilities
19. Lakes, streams, and waters on the state and associated buffers
20. Proposed stormwater management facilities
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
22. Availability of water system and sanitary sewer system
23. Tree lines, woodlands, and open fields on subject site
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet
25. Wetlands shown on the County's GIS maps or survey
26. Mail kiosk location

## **LAND USE PETITION CALENDAR**

<b>*Application Deadline</b>	<b>Planning Commission</b>	<b>M&amp;CC 1<sup>st</sup> Read</b>	<b>M&amp;CC 2<sup>nd</sup> Read</b>
1/22/2024	3/21/2024	4/8/2024	5/13/2024
2/26/2024	4/18/2024	5/13/2024	6/10/2024
3/25/2024	5/16/2024	6/10/2024	7/8/2024
4/22/2024	6/20/2024	7/8/2024	8/12/2024
5/28/2024*	7/18/2024	8/12/2024	9/9/2024
6/24/2024	8/15/2024	9/9/2024	10/15/2024*
7/22/2024	9/19/2024	10/15/2024*	11/12/2024*
8/26/2024	10/17/2024	11/12/2024*	12/9/2024
9/23/2024	11/21/2024	12/9/2024	TBD
10/28/2024	12/18/2024	TBD	TBD
11/25/2024	TBD	TBD	TBD

\* Date shifted to accommodate holiday.

***Incomplete applications will not be accepted.***

## **PUBLIC PARTICIPATION PLAN AND REPORT**

See separate document.

## **PUBLIC NOTICE REQUIREMENTS**

Sec. 46-1526 details the public notice requirements for land use petitions, which include public notice sign(s), advertisement in The Champion newspaper, and written notice to everyone within 500 feet.

- The applicant is responsible for posting the public notice sign(s). City of Tucker Staff will order the signs(s) and provide the required timeframe for posting.
- The City of Tucker is responsible for placing the legal ad in The Champion newspaper
- The City of Tucker is responsible for mailing the written notification to surrounding property owners.

## **PROPERTY COMPLIANCE**

All Occupational Tax payments must be paid in-full and any and all outstanding code violations on the property must be rectified prior to the public hearing.

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4/22/2024  
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SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005



# City of Tucker

## Public Participation Plan Report Project Name:

**Contact Name:** Alec Lesley

**Meeting Date:** April 10, 2024

**Meeting Location:** 4083 Lavista Rd, Tucker, GA 30084 / Courtyard Atlanta Northlake conference room

**Meeting Start Time:** 7:00 PM ET

**Meeting End Time:** 8:00 PM ET

**Number of people in attendance:** 5

**Date of Filing of Land Use Petition Application:** April 18, 2024

### General Introduction:

Mailed notice letters to adjacent property owners on March 26, 2024 via regular US Mail (see attached). City of Tucker staff contacted city council and the planning commission, as well as posted on the city website and city social media.

**Summary of concerns and issues raised at the meeting:** (please list and respond to each one individually; include as many items that were discussed).

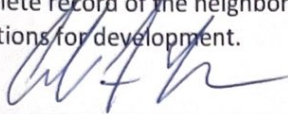
SEE ADDENDUM 1

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.



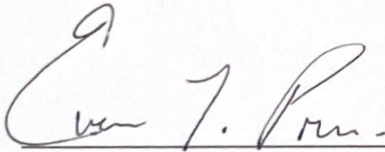
Signature of Applicant or Authorized Representative

4/22/24  
Date

Alec T. Lesley

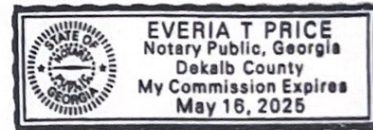
Type or Print Name of Applicant or Authorized Representative

4/22/24  
Date



Signature of Notary

4/22/24  
Date



Notary Seal

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4/22/2024  
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#### Addendum 1

1. They had concerns about traffic on Montreal especially when the bus is at the bus stop to the south of the property. Also, when the train comes through they said traffic is bad.

A. My response: a bank branch will have less traffic than the existing restaurant. I also told them I'd ask the City about re-locating the bus stop about 20-30 yards further south away from the intersection.

2. They also had concerns about pedestrian congestion in the area because of the bus stops. They said there were a lot of people walking through the Kacey's property from the bus stops on Lavista and Montreal.

A. My response: I told them that this development would benefit the pedestrians with 10' sidewalks on both Lavista and Montreal (no sidewalks currently exist on the bank side of the road along Montreal).

3. They did not like cross-access with the gas station and the closed McDonalds. They said the bank branch would be more of a cut through when traffic starts backing up on Lavista.

A. My response: I told them that this was a request made by the City. The bank is ok with the cross-access or without the cross-access.

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005



March 26, 2024

Dear Neighbors of 3925 Lavista Road, Tucker GA

Southeastern Retail Development DBA NWF Acquisitions, LLC is interested in developing a bank at 3925 Lavista Road, Tucker GA. The request requires a Special Land Use Permit (SLUP) for a drive-thru for a drive up ATM and a concurrent variance to maximum parking regulations.

The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss our proposal with you and receive feedback. This meeting is required before we can submit our application for a SLUP and concurrent variance 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: April 10, 2024 at 7:00 PM ET

Meeting Location: 4083 Lavista Rd, Tucker, GA 30084 / Courtyard Atlanta Northlake conference room

We've included a site plan of our current proposal in which we look forward to discussing with you and getting feedback on April 10, 2024 at 7:00 PM ET. If you are unable to attend or wish to reach out beforehand, please reach out to Alec Lesley at (404) 667-0569 or [alesley@serdllc.com](mailto:alesley@serdllc.com).

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](mailto:info@tuckerga.gov).

Sincerely,

A handwritten signature in blue ink that reads "Travis Meyer". The signature is fluid and cursive.

Travis Meyer  
Managing Partner  
850-660-1917

Encl. (as stated above)

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

ATLANTA, GEORGIA

SANTA ROSA BEACH, FLORIDA

BIRMINGHAM, ALABAMA

SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005

500' Address List\_Public Meeting

CORDOBA PROPERTY GROUP III LLC		3900 LAVISTA RD	TUCKER	GA	30084
REEVES AND FLOWERS PARTNERSHIP	FLOWERS STEVE	6325 Beacon Station DR	CUMMING	GA	30041
PONTUS VAULT PORTFOLIO LLC		875 PROSPECT ST STE 303	LA JOLLA	CA	90237
DOSETHAREH ISAAC	DOSETHAREH RAYON	1268 ARBORVISTA DR NE	ATLANTA	GA	30329
JENKINS AYDA		3193 EVELYN ST	TUCKER	GA	30084
GPH TUCKER BRIARWOOD LLC		PO BOX 160488	ALTAMONTE SPRINGS	FL	32716
EZEKIEL J WIMBERLY JR REVOCABL	WIMBERLY EZEKIEL JENKINS JR AS	1628 N VITORIA PARK RD	FT LAUDERDALE	FL	33305
ING ROY TZE	ING DONNA	1249 APPLE VALLEY RD	ATLANTA	GA	30319
DUCONGE DEBBIE		3190 EVELYN ST	TUCKER	GA	30084
MIDTOWN NATIONAL GROUP LP		415 S CEDROS AVE STE 240	SOLANA BEACH	CA	92075
K AND K GROUP LLC		175 HIGH BLUFF CT # 250	DULUTH	GA	30097
TURNER JERRY M	TURNER DOLORES J	5007 CASTLEWOOD DR SW	LILBURN	GA	30047
JDESAIREALTY LLC		919 PINE COVER DR	LILBURN	GA	30047
KATTISAN ENTERPRISES LLC		2015 MONTREAL RD # B	TUCKER	GA	30084
ZHOU GUOHUI	HUANG TAOYING	3194 EVELYN ST	TUCKER	GA	30084
ZHI JUN	WEN HUA	3198 EVELYN ST	TUCKER	GA	30084
REEVES AND FLOWERS PARTNERSHIP	CROSBY NICKEY AARON JR	6325 Beacon Station DR	CUMMING	GA	30041
AYOUB JOHN		675 SEMINOLE AVE NE STE 301	ATLANTA	GA	30307
STORE MASTER FUNDING I LLC		2424 RIDGE RD	ROCKWALL	TX	75087
THAPA AND BROTHERS REALTY LLC		2797 PAYTON OAKS DR	ATLANTA	GA	30345
REGENCY CENTERS LP		1 INDEPENDENT DR STE 114	JACKSONVILLE	FL	32202
TURNER DOLORES JEAN ROBINSON		5007 CASTLEWOOD DR SW	LILBURN	GA	30047
CORDOBA PROPERTY GROUP III LLC		2100 RIVEREDGE PKWY SUITE 850	ATLANTA	GA	30328
TRITON PROPERTIES INC		3905 LAVISTA RD STE C	TUCKER	GA	30084
FRANCHISE REALTY INTERSTATE	CORPORATION *REAL ESTATE TAX	PO BOX 182571	COLUMBUS	OH	43218
VERRAS ENTERPRISES LLC		2935 TALL PINES WAY	ATLANTA	GA	30345
2009 MONTREAL ROAD PROPERTIES	WILLIAMS FAMILY LIVING TRUST	2009 MONTREAL RD	TUCKER	GA	30084
REGENCY CENTERS LP		1 INDEPENDENT DR STE 114	JACKSONVILLE	FL	32202
MDC COAST 25 LLC		11995 EL CAMINO REAL	SAN DIEGO	CA	92130
ZAR GROUP LLC		3916 LAVISTA RD	TUCKER	GA	30084
WIECZYNSKI ROBERT P		3196 ALBERTA LN	TUCKER	GA	30084
ABC DECATUR LLC		6151 DOVE FIELD CT	NORCROSS	GA	30092
ARCP RL PORTFOLIO I LLC		450 S ORANGE AVE STE 100	PHOENIX	AZ	85016
REGENCY CENTERS LP		1 INDEPENDENT DR STE 114	JACKSONVILLE	FL	32202
TOMBLIN EDWARD B	TOMBLIN JOYCE I	3202 EVELYN ST	TUCKER	GA	30084
ING ROY E	ING DONNA J	1249 APPLE VALLEY RD NE	ATLANTA	GA	30319
SCOTT VIVIAN LEIGH TAYLOR	SCOTT JOHN THOMAS R	3733 GLENEAGLES LN	TUCKER	GA	30084
RENT 2 KEEP LLC		P O BOX 787	DECATUR	GA	30031
SWR-LV LLC		4200 NORTHSIDE PKWY NW 10-101	ATLANTA	GA	30327
S N LEE INC		3935 LAVISTA RD	TUCKER	GA	30084
REGENCY RETAIL PARTNERSHIP LP		PO BOX 790830	SAN ANTONIO	TX	78279
CHENG JIMMY	CHANG HSIANG	3186 EVELYN ST	TUCKER	GA	30084

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

THOMAS LESLEY

**THIS SECTION TO BE FILLED OUT BY ORGANIZER**  
List any observations and/or comments below:

SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005

Property Description  
**3925 Lavista Road**  
(Date: 2-16-24)

All that tract or parcel of land lying and being in Land Lot 190 of the 18th District, of DeKalb County, City of Tucker, Georgia, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch rebar set at the northwesterly end of the mitered right-of-way intersection between the southeasterly right-of-way of Lavista Road (aka State Route 236)(100-foot public right-of-way) and the westerly right-of-way of Montreal Road (80-foot public right-of-way), said point having State Plane coordinates of North: 1,398,386.39; East: 2,269,136.90, Georgia West Zone; Thence along said miter South 57 degrees 41 minutes 11 seconds East, a distance of 52.40 feet to a 5/8-inch rebar set at the south end of said mitered right-of-way intersection; Thence continuing with said westerly right-of-way of Montreal Road, South 00 degrees 22 minutes 24 seconds East, a distance of 234.61 feet to a 1/2-inch rebar found; Thence departing said right-of-way South 89 degrees 32 minutes 09 seconds West, a distance of 137.14 feet to a 5/8-inch rebar set; Thence North 06 degrees 28 minutes 11 seconds East, a distance of 208.96 feet to a 1/2-inch rod found on the southeasterly right-of-way of said Lavista Road; Thence continuing with said right-of-way North 50 degrees 23 minutes 08 seconds East, a distance of 87.98 feet to a 5/8-inch rebar set, which is the **POINT OF BEGINNING**.

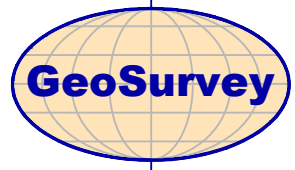
Said tract or parcel of land contains 0.679 Acres.

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

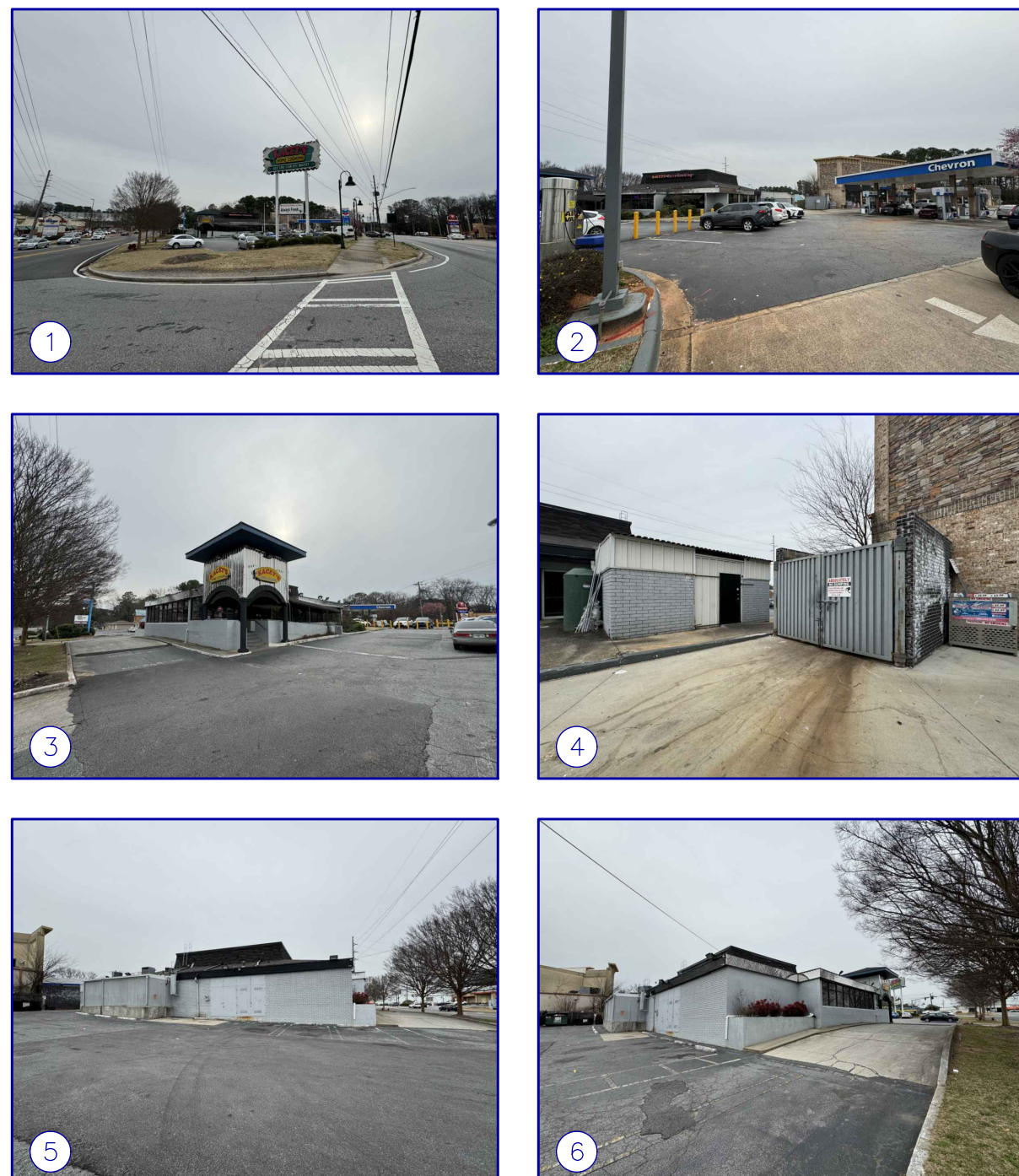
SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH — CA WEST ZONE



### SITE PHOTOGRAPHS



### UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

GROUNDHAWK  
355 ONETA STREET — SUITE D200  
ATHENS, GEORGIA 30601  
(762) 728-9155

GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

### IF YOU DIG

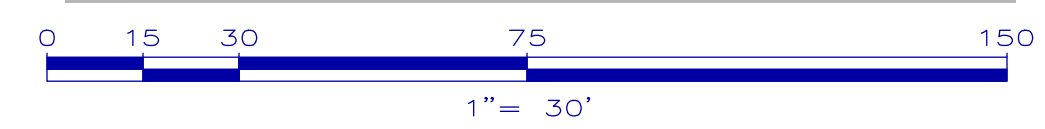


Know what's below.  
**Call before you dig.**  
Dial 811  
Or Call 800-282-7411

### CLOSURE STATEMENT

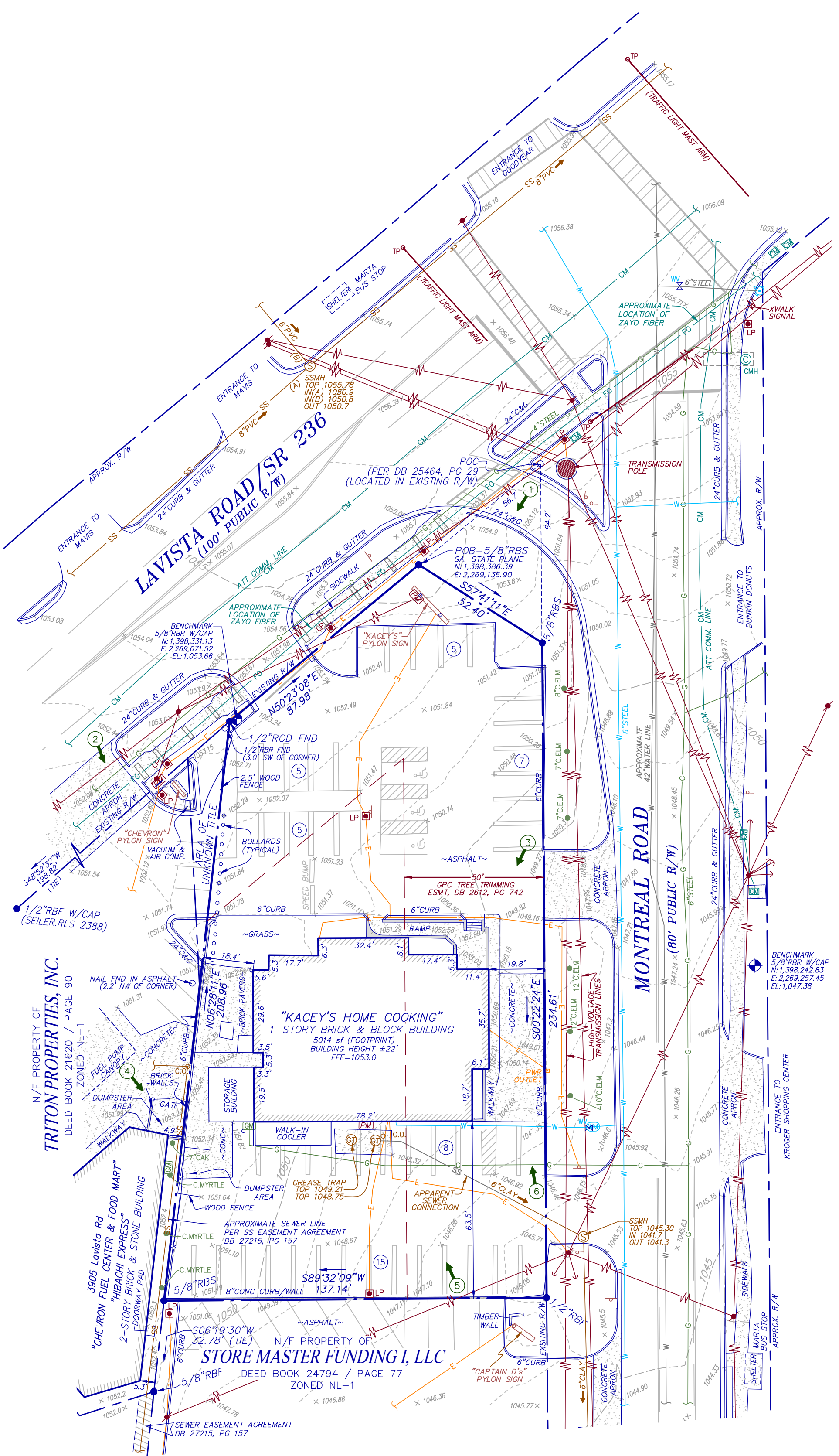
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .53,016, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .753,249 FEET. GEE\_INIT.

### GRAPHIC SCALE



N/F PROPERTY OF  
**Reeves & Flowers Partnership L.L.C.**  
DEED BOOK 25464 / PAGE 29  
ZONED NL-1  
PIN: 18 190 02 001  
**SITE AREA**  
0.679 Acres  
29,581 sf

**PARKING SUMMARY**  
47 REGULAR  
3 HANDICAP  
50 TOTAL SPACES



### LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMP CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WATER VAULT
CO SANITARY CLEANOUT	GAS VALVE
CPED COMMUNICATION PEDESTAL	GAS METER
CTP CRIMPED TOP PIPE	WATER VALVE
DI DROP INLET	WATER METER
DIP DUCTILE IRON PIPE	FIRE HYDRANT
DWCB DOUBLE WING CATCH BASIN	UNDERGROUND ELECTRIC LINE
FND FOUND	UNDERGROUND GAS LINE
GM GAS METER	UNDERGROUND WATER LINE
INV INVERT	PHOTO POSITION INDICATOR
JB JUNCTION BOX	REGULAR PARKING SPACE COUNT
MH MANHOLE	HANDICAP PARKING SPACE
NF NAIL FOUND	TREE POSITION INDICATOR
OCS OUTLET CONTROL STRUCTURE	
OTP OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

### TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2-43283, EFFECTIVE DATE: JANUARY 22, 2024.

3(a) Right of Way Deed from Alton J. Reeves, Mrs. Maggie E. Flowers and Mrs. Bessie E. Adams to DeKalb County, a political subdivision of the State of Georgia, dated November 3, 1965, filed for record November 9, 1965 at 10:22 a.m., recorded in Deed Book 2044, Page 240, Records of DeKalb County, Georgia, DOES NOT AFFECT SITE (DEDICATION OF EXISTING R/W AS SHOWN ALONG LAVISTA ROAD)

(f) Permit to Cut or Trim Trees from Alton J. Reeves, Maggie E. Flowers, et al to Georgia Power Company, a corporation, dated January 14, 1971, filed for record February 8, 1971 at 10:50 a.m., recorded in Deed Book 2012, Page 742, aforesaid Records. AFFECTS SITE, AS PLOTTED (RIGHT TO TRIM OR REMOVE ANY TREES WITHIN 50 FEET OF R/W)

(g) Easement from Alton J. Reeves, Maggie E. Flowers, et al to Georgia Power Company, dated August 28, 1972, filed for record September 18, 1972 at 4:11 p.m., recorded in Deed Book 2884, Page 93, aforesaid Records. AFFECTS SITE — BLANKET EASEMENT RIGHTS FOR DISTRIBUTION OF COMMUNICATION & ELECTRICAL WIRES

(h) Notice of Filing of Declaration of Taking — DeKalb County, Georgia, a political subdivision of the State of Georgia vs. Certain Easement Rights and Joseph Pitman Williams Goalsby, Evelyn Williams Chewing, et al, being Civil Action File No. 07CV1121-6, dated January 4, 2007, filed for record January 12, 2007 at 9:45 a.m., recorded in Deed Book 1560, Page 105, aforesaid Records. DOES NOT AFFECT SITE — NOT ON THE PROPERTY

### PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 190 of the 18th District, of DeKalb County, City of Tucker, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set at the northwesterly end of the mitered right-of-way intersection between the southeasterly right-of-way of Lavista Road (aka State Route 236)(100-foot public right-of-way) and the westerly right-of-way of Montreal Road (80-foot public right-of-way), said point having State Plane coordinates of N 1,398,386.39; East: 2,269,136.90, Georgia West Zone; Thence along said mitered South 37 degrees 41 minutes 11 seconds East, a distance of 52.40 feet to a 5/8-inch rebar set at the south end of said mitered right-of-way intersection; Thence continuing with said westerly right-of-way of Montreal Road, South 00 degrees 22 minutes 24 seconds East, a distance of 234.61 feet to a 1/2-inch rebar found; Thence departing said right-of-way South 89 degrees 32 minutes 09 seconds West, a distance of 137.14 feet to a 5/8-inch rebar set; Thence North 06 degrees 28 minutes 11 seconds East, a distance of 208.96 feet to a 1/2-inch rod found on the southeasterly right-of-way of said Lavista Road; Thence continuing with said right-of-way North 50 degrees 23 minutes 08 seconds East, a distance of 87.98 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING.

Said tract or parcel of land contains 0.679 Acres.

### SURVEYOR CERTIFICATION (ALTA)

To: Southeastern Retail Development, LLC  
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, 2, 3, 4, 6, 7(c), 7(b-1), 8, 9, 10, 11a, & 13 of Table A thereof. The field work was completed on FEBRUARY 16, 2024.

Date: FEBRUARY 16, 2024

David L. Hester  
Georgia Registered  
Land Surveyor # 3042



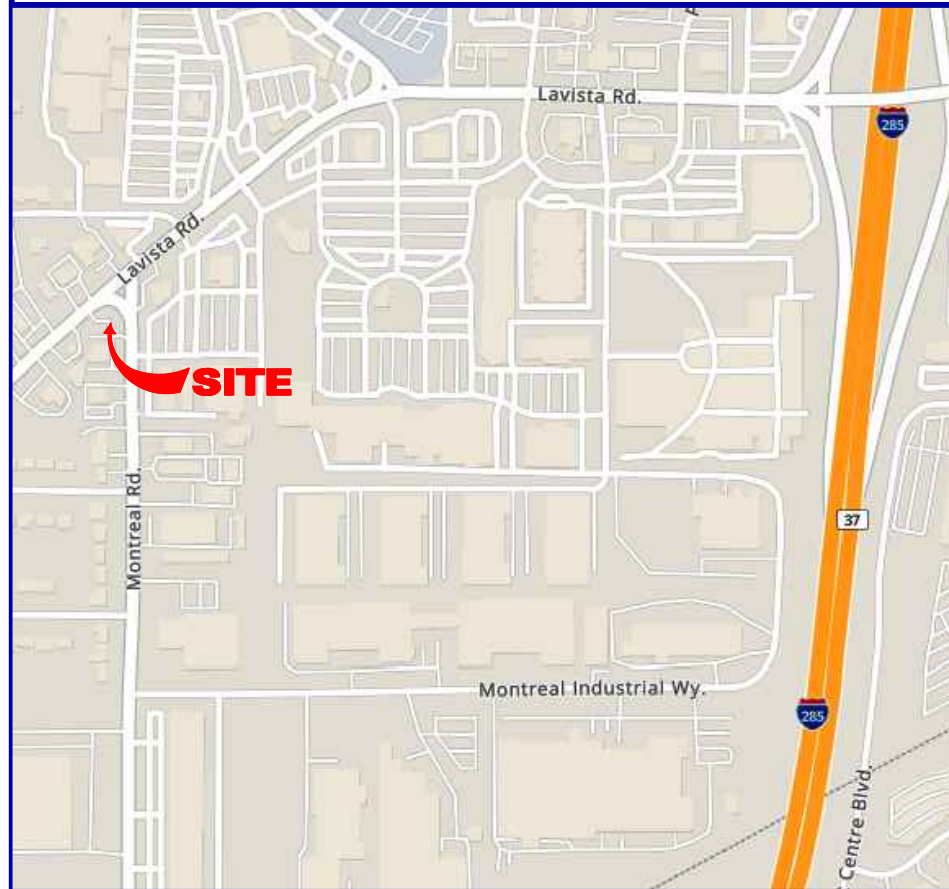
Professional Land Surveying Services

1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880

www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

### VICINITY MAP

SITE LOCATION — LATITUDE: 33° 50' 38" LONGITUDE: 84° 15' 26"



### GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE: 13089C0057K & 13089C0059K, AND THE DATE OF SAID MAPS IS 8-15-2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)—STATE PLANE COORDINATE SYSTEM OF GEORGIA—WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "NL-1" (NORTHLAKE HIGH-INTENSITY COMMERCIAL DISTRICT) AS SHOWN ON THE ONLINE ZONING MAP OF THE CITY OF TUCKER. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

**SURVEY REFERENCES**  
1.—BOUNDARY SURVEY FOR McDONALD'S USA, LLC, PREPARED BY SEILER & ASSOCIATES, PROFESSIONAL SURVEYORS, DATED 1-21-2011.

### SURVEYOR CERTIFICATION (GA)

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 herein. 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 complies 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 O.C.G.A. Section 47-15-1.

David L. Hester  
Georgia Registered  
Land Surveyor # 3042

### ALTA/NSPS LAND TITLE SURVEY

3925 Lavista Road

FOR

**Southeastern Retail Development, LLC**  
**Fidelity National Title Insurance Company**

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.  
City of Tucker

CS JOB NO:	20247843	DRAWING SCALE:	1"= 30'	SURVEY DATE:	2-16-2024
FIELD WORK:	JE	CITY:	TUCKER	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	GEE	COUNTY:	DEKALB	1. 3/7/24 Revised utilities	
REVIEWED:	DLH	STATE:	GA		
DWG FILE:	20247843-1.dwg	LAND LOT:	190		
		DISTRICT:	18TH		



Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.



PRAXIS3



Fifth Third Bank  
Tucker, GA

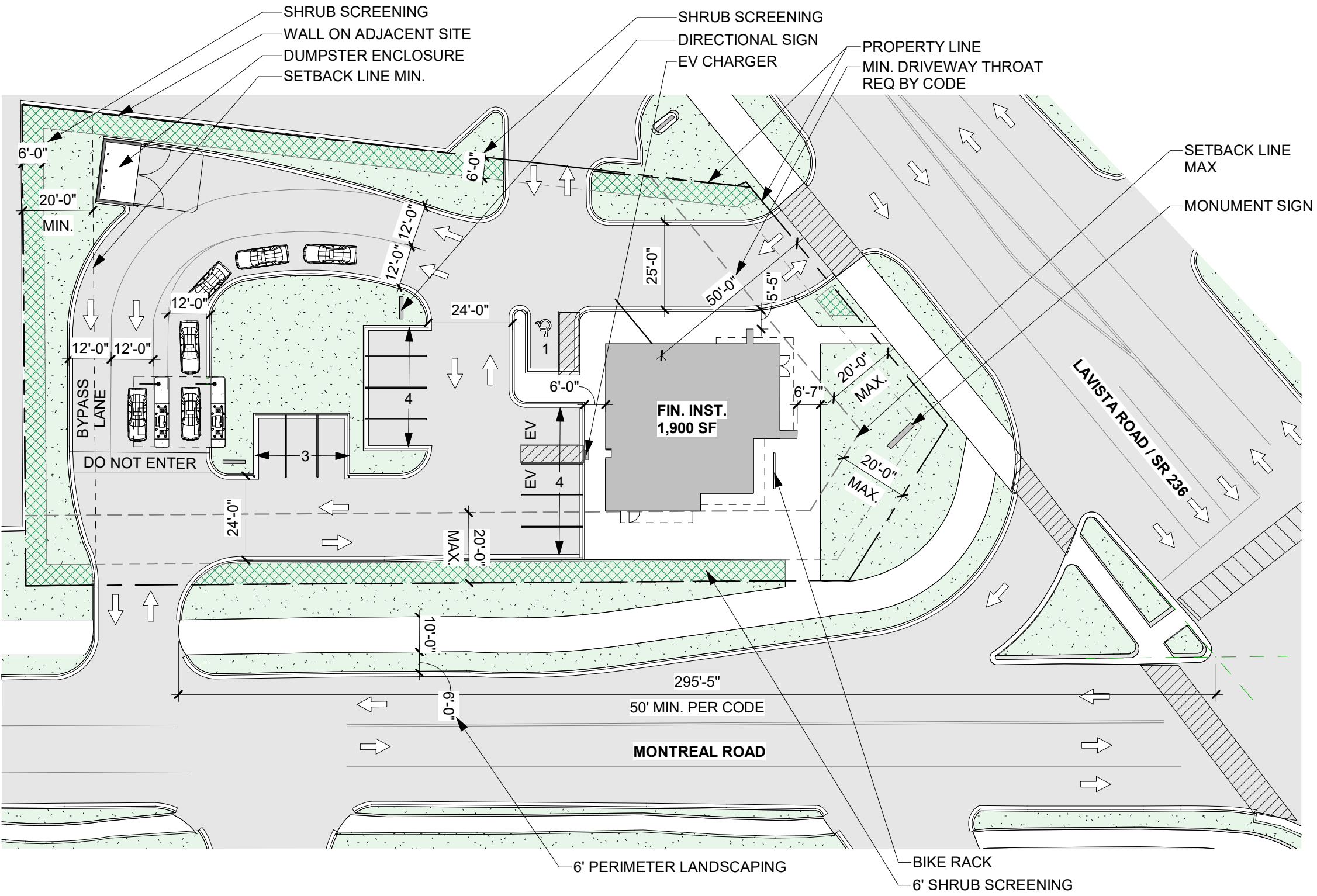
Site Area Plan

Project No. 24039

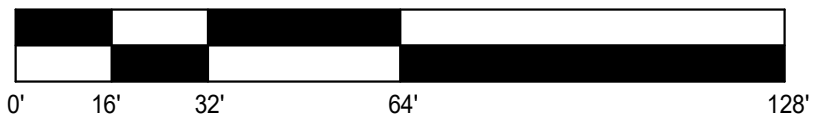
03.21.2024

A1.0

SLUP-24-0003, CV-24-0003, C V-24-0004, CV-24-0005



Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

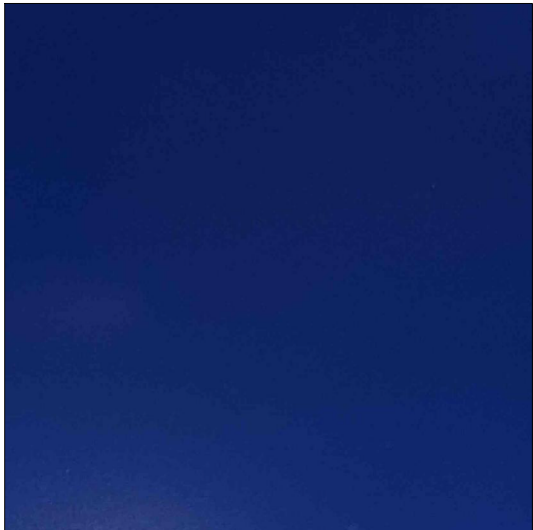


**SITE PLAN**  
1/32" = 1'-0"

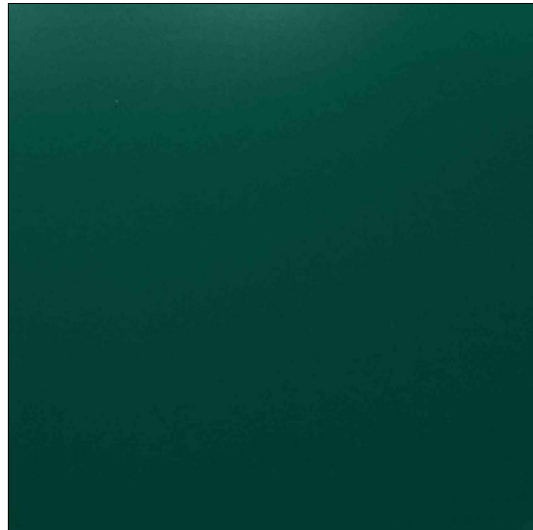
SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005

SITE DATA	
SITE ADDRESS:	3925 LAVISTA RD. TUCKER GA, 30084
JURISDICTION:	TUCKER, GA
BUILDING AREA:	1,900 SF BUILDING
EXISTING ZONING:	NL-1
SITE AREA:	0.677 ACRES
SITE ARE USED:	0.5 ACRES (LESS THAN 80% OF TOTAL)
EXISTING USE:	RESTAURANT
PROPOSED USE:	BANK WITH DRIVE THRU
PARKING DATA	
STANDARD PARKING REQUIRED:	1 SPACE PER 250 SF GFA 1,900 SF x (1/250 SF) = (8) SPACES MIN. 4 SPACES, MAX. 8 SPACES
HANDICAP PARKING REQUIRED:	(1) SPACE PER 25 REGULAR PARKING SPACE = (1) ADA PARKING SPACE
TOTAL PARKING PROVIDED:	STANDARD PARKING = 11 HANDICAP PARKING = 1 TOTAL PARKING = 12
PARKING SPACE SIZE:	9' x 18' MINIMUM
LOADING ZONE:	NONE
BICYCLE PARKING REQUIRED:	1 SPACE PER 20 REQUIRED VEHICLE SPACES
BICYCLE PARKING PROVIDED:	1
LANDSCAPING REQUIREMENTS	
LANDSCAPING =	6' MIN. SCREENING ALONG PROPERTY LINE REQUIRED BY CODE
BUILDING REQUIREMENTS	
BUILDING SETBACK - FRONT	= NO MIN./20' MAX.
BUILDING SETBACK - SIDE CORNER	= NO MIN./20' MAX.
BUILDING SETBACK - SIDE INTERIOR	= NI MIN.
BUILDING SETBACK - REAR	= 20' MIN.
LOT COVERAGE	= 80% MAX.
VEHICLE STACKING	
ALL DRIVEWAY ENTRANCES MUST BE AT LEAST 50' FROM INTERSECTION	
EV REQUIREMENTS	
SEC. 46-1464 REQUIRED ALTERNATIVE FUEL VEHICLE PARKING TO BE AS CLOSE TO PRIMARY ENTRANCE AS POSSIBLE WITHOUT CONFLICTING WITH ADA REQUIREMENTS	
SITE DOES NOT REQUIRE ALTERNATIVE FUEL VEHICLE PARKING	

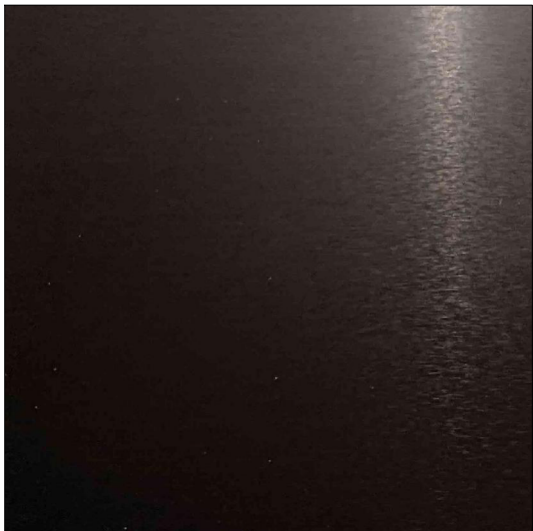
EXTERIOR FINISH IMAGES



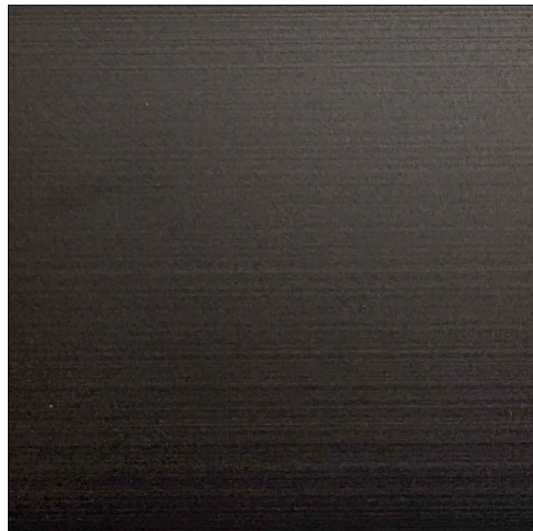
ACM-1



ACM-2



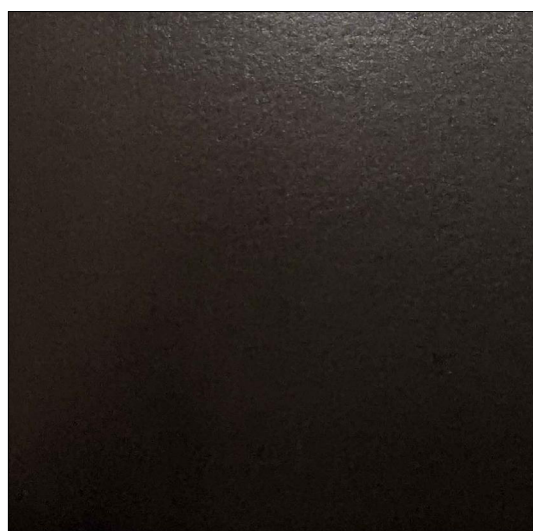
ACM-3



AL-1 & AL-2



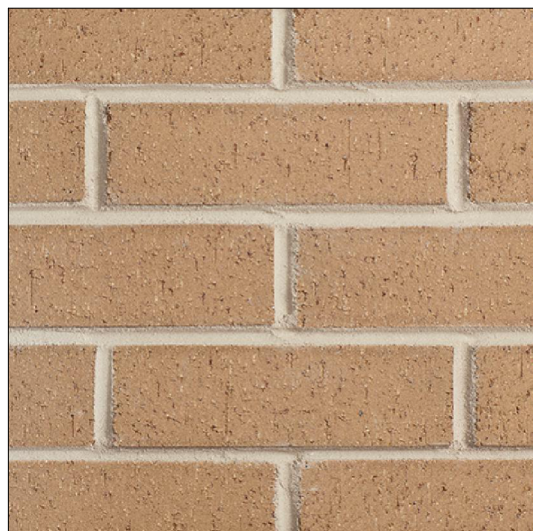
EIFS-1



M-1



EXT-2 & EXT-4



EXT-1 & EXT-3

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	DARK BRONZE	CANOPIES
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	DARK BRONZE	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT	#103 NATURAL WHITE	SANDPEBBLE FINE FINISH
EP-1	EXTERIOR PAINT	BENJAMIN MOORE	OC-5 MARITIME WHITE	SEE PAINT SCHEDULE SPEC FOR PAINT TYPE AND SHEEN
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	15 - SAFETY YELLOW	SEE PAINT SCHEDULE SPEC FOR PAINT TYPE AND SHEEN
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN-GERY	KHAKI MATT	MORTAR MANUFACTURER: ARGOS , MORTAR COLOR: SAN TAN
EXT-2	BRICK ROWLOCK	GLEN-GERY	WHITE VELOUR	MORTAR MANUFACTURER: ARGOS , MORTAR COLOR: SAN TAN
EXT-3	BRICK SOLDIER COURSE	GLEN-GERY	KHAKI MATT	MORTAR MANUFACTURER: ARGOS , MORTAR COLOR: SAN TAN
EXT-4	STANDARD MODULAR BRICK VENEER	GLEN-GERY	WHITE VELOUR	MORTAR MANUFACTURER: ARGOS , MORTAR COLOR: SAN TAN
M-1	PREFINISHED METAL COPING	PAC-CLAD	DARK BRONZE	

ACM PANEL - GENERAL NOTES

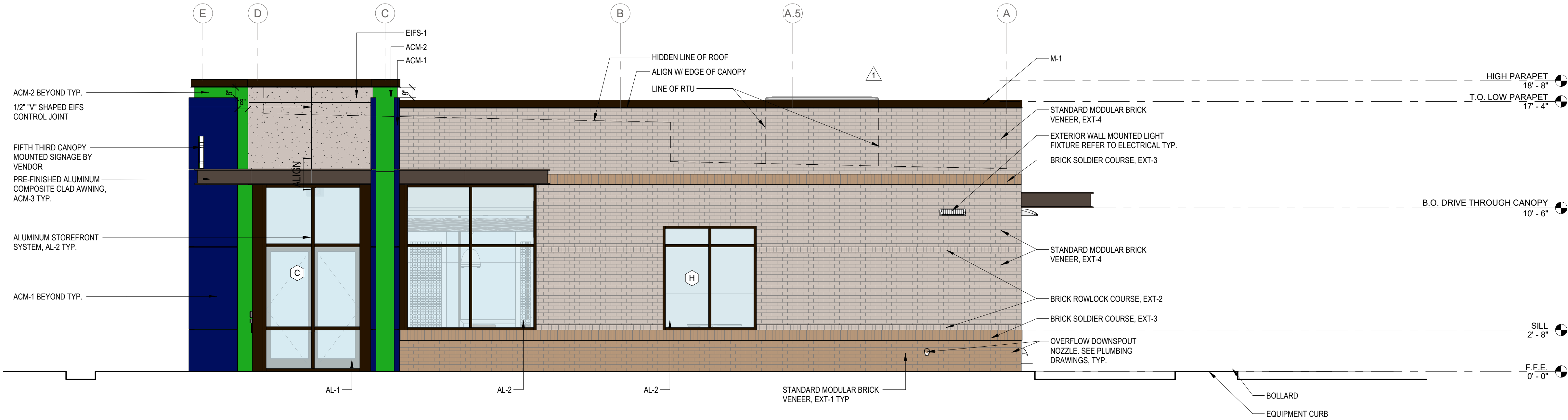
- A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS.
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GLAZING PERCENTAGES  
WITH FIN WALL: 41.7%  
WITHOUT FIN WALL: 45.9%



NORTH ELEVATION - LAVISTA ROAD | 1/4" = 1'-0" | 2

GLAZING PERCENTAGES  
WITH FIN WALL: 20.7%  
WITHOUT FIN WALL: 22.3%

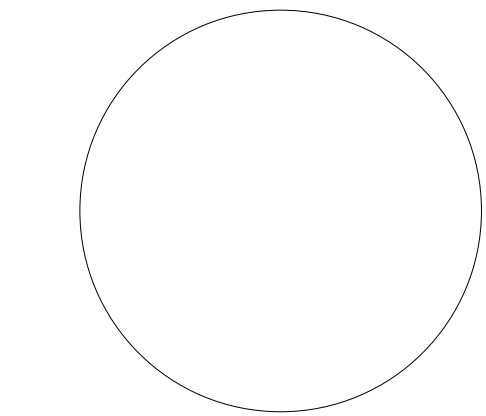


WEST ELEVATION | 1/4" = 1'-0" | 1

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Client:

FIFTH THIRD BANK

KAHUA #: K1103653

Project Number: 23123

Project Name:

FIFTH THIRD BANK  
TUCKER, GA

Key Plan:

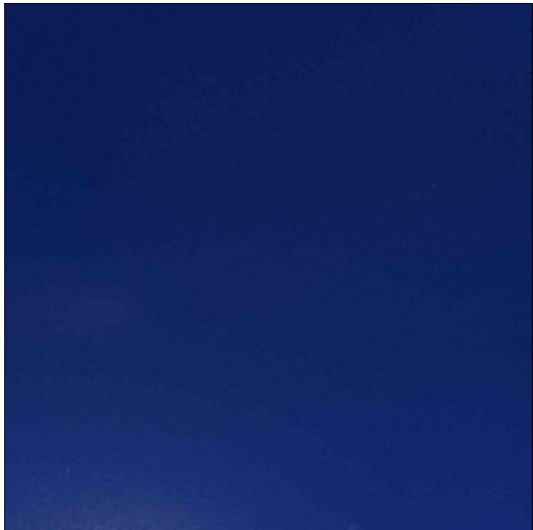
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EXTERIOR  
ELEVATIONS

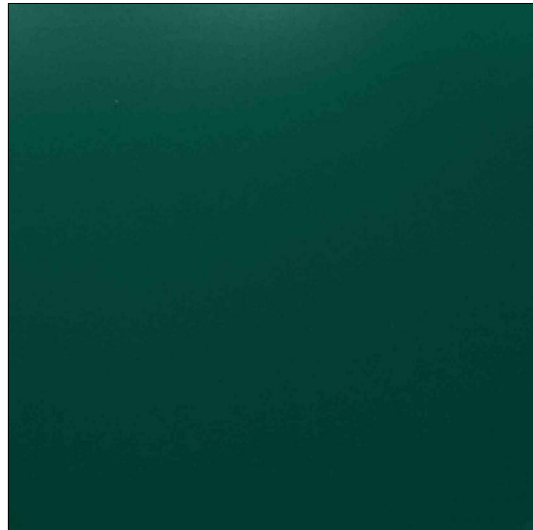
Sheet Number:

A-200

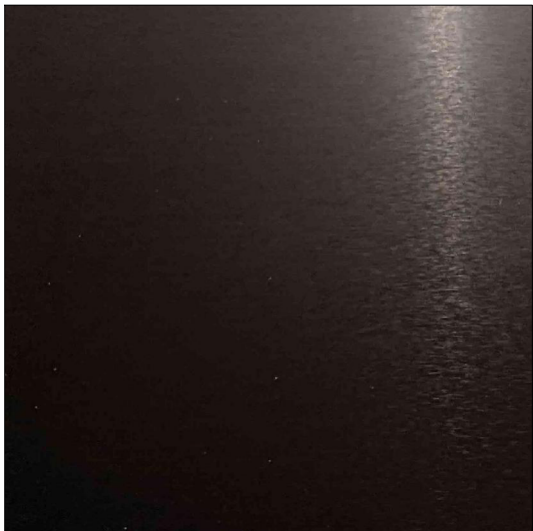
EXTERIOR FINISH IMAGES



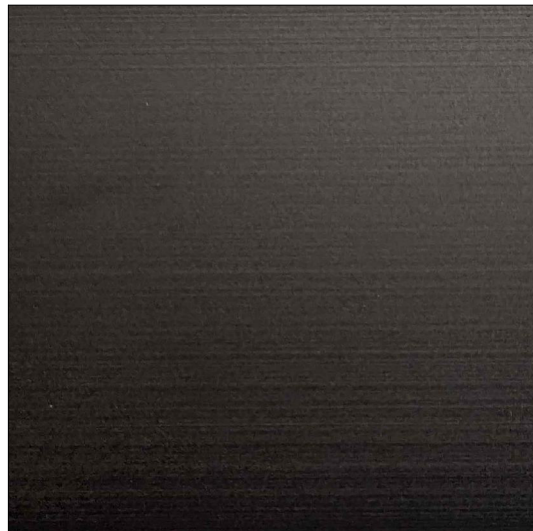
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ACM-2



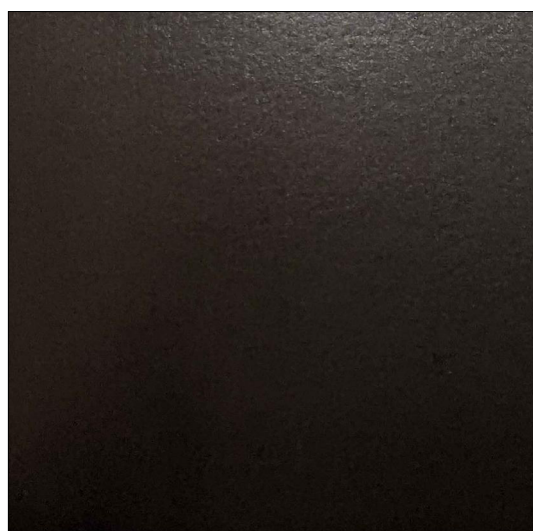
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AL-1 & AL-2



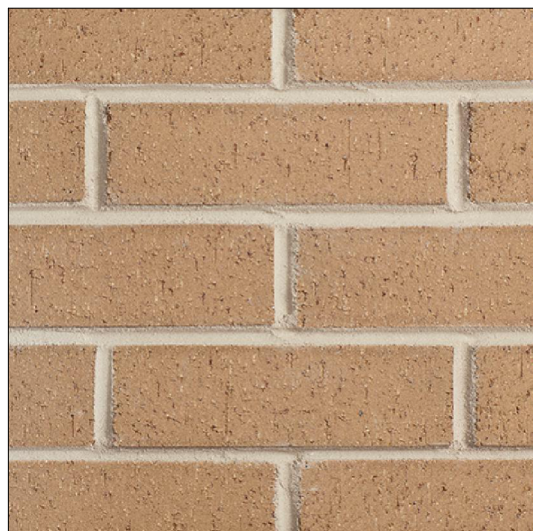
EIFS-1



M-1



EXT-2 & EXT-4



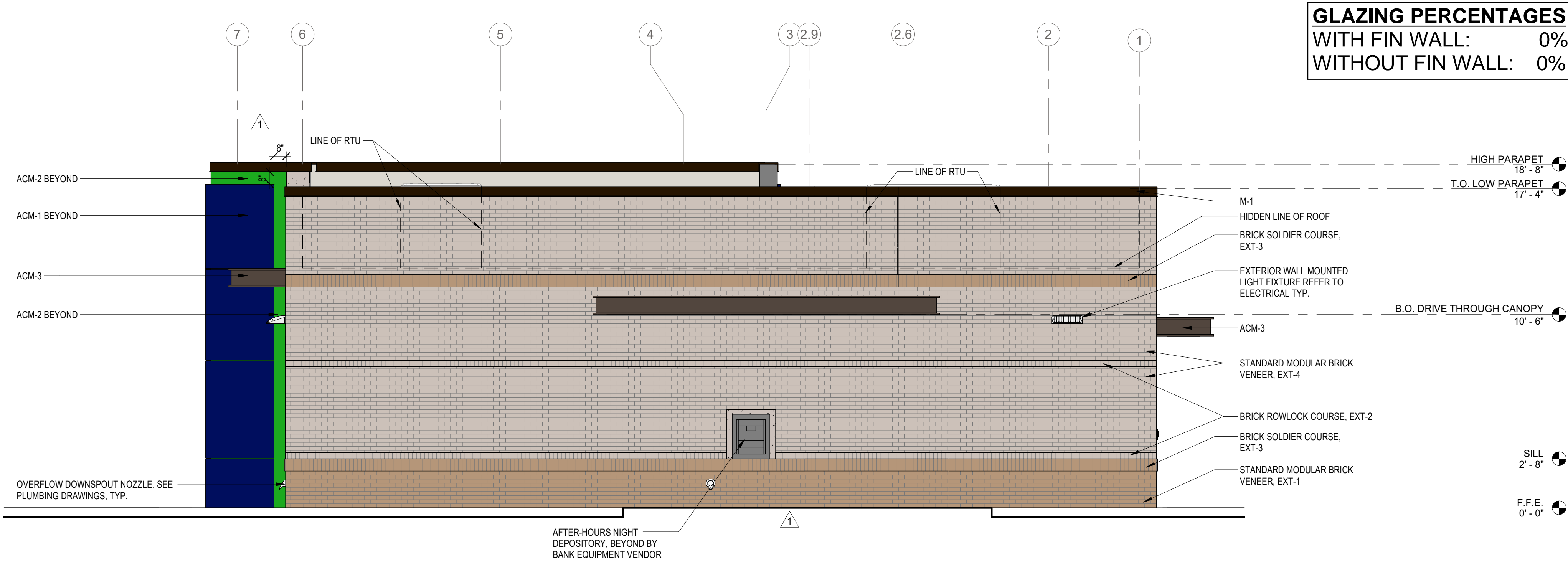
EXT-1 & EXT-3

EXTERIOR FINISH SCHEDULE

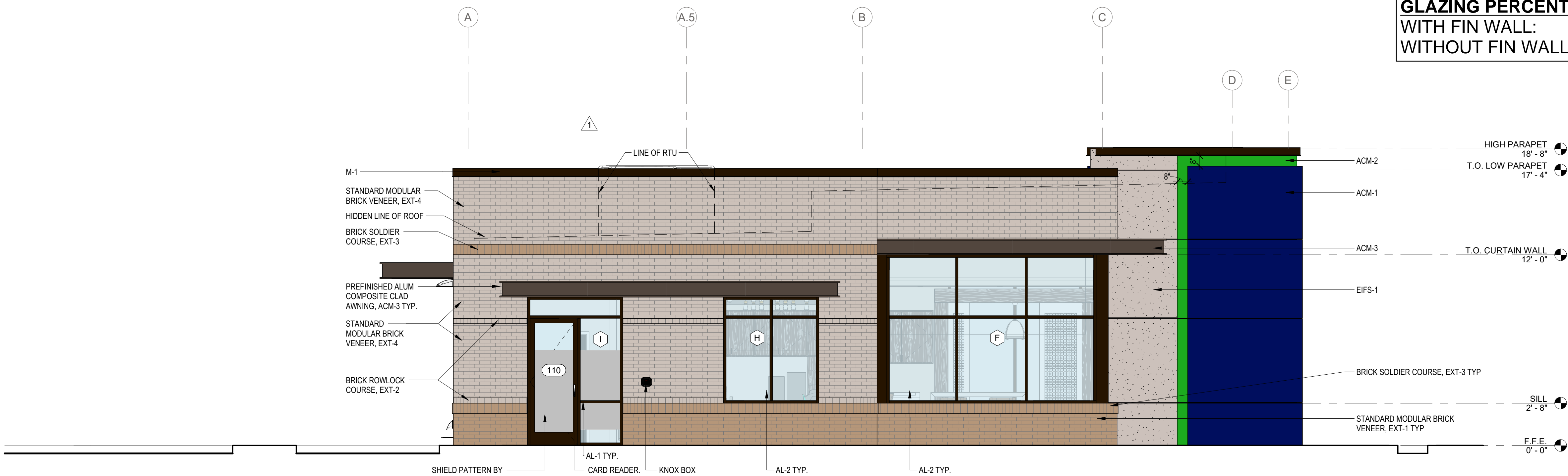
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SOUTH ELEVATION | 1/4" = 1'-0" | 2

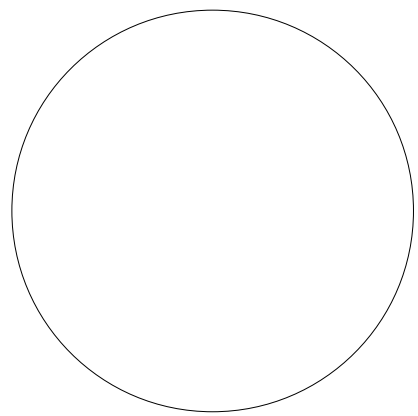


EAST ELEVATION - MONTREAL ROAD | 1/4" = 1'-0" | 1

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Client:  
**FIFTH THIRD BANK**

KAHUA #: K1103653  
Project Number: 23123  
Project Name:  
**FIFTH THIRD BANK  
TUCKER, GA**

Key Plan:

Sheet Title:  
**EXTERIOR  
ELEVATIONS**

Sheet Number:  
**A-201**

West side of the building

These Proto Elevations will be changed to meet the Nortlake zoning requirements



Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

SLUP-24-0003, CV-24-0003, CV-24-0004, CV-24-0005

Southside of the Building - ATM no included  
ATM will be remote further away from the building (See Site Plan)



400 N Ashley Drive,  
Suite 600  
Tampa, FL 33692  
P: 813 - 323 - 9233  
Lic #: AA - 0003590  
W: www.bdgip.com

FIFTH THIRD BANK  
1900-S  
XXXX STREET ADDRESS  
CITY, ST ZIP

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SD-004



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Montreal Road Frontage - ATM not included.



**bdg**  
architects

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**SHEET TITLE**

RENDERINGS

**SHEET NUMBER**

**SD-006**

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City of Tucker  
4/22/2024  
Planning & Zoning Dept.  
SLUP-24-0003, CV-24-0003,  
CV-24-0004, CV-24-0004

Lavista Road Frontage



Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.

SLUP-24-0003, CV-24-0003,  
CV-24-0004, CV-24-0005



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SHEET TITLE	
	RENDERINGS
SHEET NUMBER	
	SD-008



April 19, 2024

Planning and Zoning  
1975 Lakeside Parkway, Suite 350  
Tucker, GA 30084  
Phone: 678-597-9040

RE: Land Use Petition Application- Letter of Intent  
Tucker Bank Site  
3925 Lavista Road,  
Tucker, GA 30084

Dear Planning and Zoning,

Please accept the attached Land Use Petition Application for your review in conjunction with the Variance application request associated with current Kacey's property, located at 3925 Lavista Road, Tucker, GA. The scope of work for the project includes the construction of a Bank and the redeveloping of the site, associated parking, and drive-thru lanes for the best configuration for the Tenant to utilize the property and customer service.

A Special Land Use Permit for a drive-through use for a proposed bank; The drive-through will allow banking customers convenient access to the ATM's and will be a safety benefit with customers being able to stay in their car during banking transactions.

A Concurrent Variance to the maximum allowed parking requirements; Additional parking spaces for the use of bank employees and customers.

A Concurrent Variance to the maximum allowed setback; The proposed development exceeds the 20' building setback requirement based on the current location and shape of the property.

A Concurrent Variance to the minimum fenestration requirements on both public street elevations; for security purposes on this side of the building.

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.  
SLUP-24-0003, CV-24-0003,  
CV-24-0004, CV-24-0005



1. Concurrent Variance request for relief to the maximum parking count regulation in Section 46-1452 – Off Street Parking Ratios. **Increase the maximum number of parking spaces from 8 to 12.**

a. 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.

*This site is unique in that it has two road frontages and the width along Lavista road is relatively narrow. The two road frontages meet at an odd angle, creating quasi triangle or point, rather than a typical 90 degree connection. These conditions were not created by the applicant and a strict application of the requirements would deprive the applicant of rights and privileges enjoyed by other property owners in the same zoning district.*

b. 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.

*We do believe the requested variance goes beyond the minimum necessary to afford relief.*

c. 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.

*We do not believe the granting of the variance will be materially detrimental to the public welfare or injurious to the property.*

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

*Literal interpretation and strict application would cause undue and unnecessary hardship due the reasons stated above.*

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

*The overall design is in the spirit and purpose of the code.*

2. Concurrent variance request for relief to the fenestration requirements in Section 46-1040 – Building Form and Design. **Decrease the fenestration requirement from the front elevation**



(Lavista Road) from 65% to 41.7% and decrease the fenestration requirement from the eastern elevation (Montreal Road) from 65% to 23.5%.

a. 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.

*Not applicable, as fenestration is architectural related and this question is related to the physical characteristics of the site.*

b. 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.

*It is applicants intent to meet the design standards to the best of its ability while also taking into account the security needs of the banking use. We do not believe a reduction in the fenestration will have a substantial adverse effect on the design standards and the overall design will be compatible with recent developments under this code and would not go beyond the minimum necessary to afford relief given the purposed use.*

c. 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.

*We do not believe the granting of the variance will be materially detrimental to the public welfare or injurious to the property.*

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

*Given the purposed banking use, the literal interpretation and strict application of the applicable provision would cause an undue and unnecessary hardship.*

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

*The overall design is in the spirit and purpose of the code.*

3. Concurrent Variance request for relief to the maximum setback in Section 46-1036 – Dimensional Requirements. **Exceeding 20' maximum setback by a minimum of 2' to a maximum of 14'4' along Lavista Road.**



(1)

- a. 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.

*This site is unique in that it has two road frontages and the width along Lavista road is relatively narrow. The two road frontages meet at an odd angle, creating quasi triangle or point, rather than a typical 90 degree connection which would allow the design to much more easily meet the max setback requirements. The majority of the building facade along Montreal Road does meet the setback requirements. To the extent it does not, it is to create architectural relief. In the alternative, it would simply be a flat wall along Montreal Road which would be far less appealing architecturally. Meeting the maximum setback requirements along both roads is not possible due to the shape of the lot. Additionally, the Department of Transportation is requiring a 50' throat width for the access point on Lavista Road which further impairs our ability to meet the max setback requirement on Lavista Road.*

- b. 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.

*We do believe the requested variance goes beyond the minimum necessary to afford relief.*

- c. 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.

*We do not believe the granting of the variance will be materially detrimental to the public welfare or injurious to the property. As stated above, the intent of the code is met along Montreal road, the variance is minimal in nature (2' at the smallest point).*

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

*Literal interpretation and strict application would cause undue and unnecessary hardship due the reasons stated above.*

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

*The overall design is in the spirit and purposed of the code.*

Received  
City of Tucker  
4/22/2024  
Planning & Zoning Dept.



**APPLICANT ANSWERS TO Sec. 46-1594. - Special land use permit considerations**

- (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.
  - a. The size of the site is adequate for the intended use. The SLUP request is for a remote drive-up ATM.
- (2) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
  - a. The proposed use of the property is comparable to the adjacent properties and other properties in the immediate area.
- (3) Adequacy of public services, public facilities, and utilities to serve the proposed use.
  - a. All adequate public services/facilities and utilities are available and all close by the site.
- (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.
  - a. The intended use should generate less traffic than what the current restaurant does. Both Lavista Road and Montreal Road are busy roads but they both have the traffic carrying capacity for a bank branch.
- (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.
  - a. Existing land uses will not be affected by our proposed bank branch. The volume of traffic generated should be less than the existing traffic and less than the adjacent uses overall.
- (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.
  - a. The bank branch will have adequate ingress/egress to both Lavista Road and Montreal Road. Cross-access is planned between this parcel and the adjacent gas station. A sidewalk will be added to Montreal Road along our boundary line to assist with pedestrian convenience. Automotive safety and traffic flow will be met with this overall development.
- (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.



- a. The proposed development will create no adverse impacts upon other users in the immediate area.
- (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.
  - a. The hours of operation will be 8AM to 5PM during the week, 9AM to 12PM on Saturday and closed on Sunday. These hours of operation will have no adverse impacts upon any adjoining land use.
- (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.
  - a. The use of the property by a bank branch will have no adverse impacts of the neighboring properties.
- (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.
  - a. The proposed use is allowed and is consistent with the zoning district classification. The requested drive-up ATM is consistent with the zoning classification but does require a SLUP.
- (11) Whether or not the proposed use is consistent with the policies of the comprehensive plan.
  - a. The proposed use is consistent with the policies of the comprehensive plan.
- (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.
  - a. The proposed development meets all of the required buffer zones and transitional buffer zones per the zoning code.
- (13) Whether or not there is adequate provision of refuse and service areas.
  - a. There will be adequate provision of refuse and service areas on the site.
- (14) Whether the length of time for which the special land use permit is granted should be limited in duration.
  - a. The SLUP should not be limited in duration.
- (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.
  - a. The size and square footage of the building is similar in size, if not smaller, than most of the buildings in the immediate area.
- (16) Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
  - a. The proposed use and development will have no adverse effects on 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.



- a. The proposed use will meet the requirements within the supplemental regulations with grant this SLUP.

(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.

- a. The height of the building will not create a negative shadow impact on any adjoining lots or buildings.

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

- a. The proposed use will not result in a disproportionate proliferation of similar uses in the subject area.

(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.

- a. The proposed use will be consistent with the needs of the neighborhoods and community. The use would also be compatible to the area and the objectives of the comprehensive plan.

In conclusion, the proposed use will be consistent with the needs of the neighborhoods and community. The use will also be compatible with the area and the objectives of the comprehensive plan.

Thank you for your time and consideration. If you have any questions, please don't hesitate to reach me at (404) 667-0569 or [alesley@serdllc.com](mailto:alesley@serdllc.com).

Very Truly Yours,  
Southeastern Retail Development

Alec Lesley, Representative

Received  
City of Tucker 4/22/2024  
Planning & Zoning Dept.  
SLUP-24-0003, CV-24-0003,  
CV-24-0004, CV-24-0005

Trip Generation 5th and 3rd Data

		<i>DT Split</i>		<i>Peak Multiplier</i>		
		45%		142%		
Cost Center	Branch Name	Monthly Vol	DT Vol	Weekly Open Hours	DT Per Hour	Peak DT Vol Per Hour
46304	46304 Merchants Walk BC	566	255	44	1.36	1.93
46305	46305 Roswell Crossing BC	770	346	44	1.85	2.63
46306	46306 Buckhead Sovereign BC	370	167	40	0.98	1.39
46307	46307 Peachtree Corners BC	815	367	44	1.96	2.78
46308	46308 Johns Creek BC	500	225	44	1.20	1.71
46309	46309 Lawrenceville-Suwanee BC	1,366	615	44	3.29	4.67
46310	46310 Webb Gin BC	1,178	530	44	2.83	4.03
46314	46314 Lawrenceville BC	672	302	44	1.62	2.29
46316	46316 State Bridge Road BC	470	211	44	1.13	1.60
46335	46335 Lindbergh Plaza BC	913	411	44	2.20	3.12
46343	46343 Madison Place BC	1,507	678	44	3.63	5.15
46348	46348 Duluth BC	871	392	44	2.10	2.98
46352	46352 Smyrna Cobb Parkway BC	908	409	44	2.19	3.10
46356	46356 Powers Ferry BC	555	250	44	1.33	1.89
46357	46357 Marietta Cobb Parkway BC	778	350	44	1.87	2.66
46380	46380 Southeast Cobb BC	1,035	466	44	2.49	3.54
Average					2.00	2.84

see attached Fifth Third drive-thru analysis. This takes known overall transaction volumes at 16 Fifth Third branches in that part of metro Atlanta and applies a 45% factor for how many of those transactions are done in the drive thru versus inside teller. Those drive-thru numbers are then divided over the available business hours to get an average number of drive-thru customers per hour. We also examined “peak hours” to come up with the number of drive-thru customers per hour during certain peak times (later afternoons and Fridays in general).

The result is that we average 2 customers per hour at the drive-thru on average and just under 3 customers per hour during peak periods.