

Planning and Zoning  
1975 Lakeside Parkway, Suite 350  
Tucker, GA 30084  
Phone: 678-597-9040  
Website: [www.tuckerga.gov](http://www.tuckerga.gov)

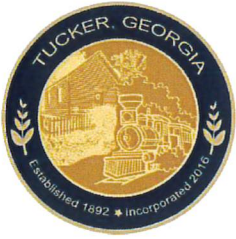
# Land Use Petition Application Checklist

REQUIRED ITEMS (DIGITAL)	CHECK <input checked="" type="checkbox"/>
Public Participation Report	<input checked="" type="checkbox"/>
Application, Signature Pages, Disclosure Form	<input checked="" type="checkbox"/>
Survey and Written Legal Description	<input checked="" type="checkbox"/>
Proposed Site Plan	<input checked="" type="checkbox"/>
Building Elevations	<input checked="" type="checkbox"/>
Letter of Intent	<input checked="" type="checkbox"/>
Analysis of Standards/Criteria	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	<input checked="" type="checkbox"/>
Trip Generation Letter (ITE Trip Generation Manual)	<input checked="" type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED (DIGITAL)	CHECK <input type="checkbox"/>
Traffic Impact Study (See Sec. 46-1309)	<input type="checkbox"/>
Development of Regional Impact Review Form	<input type="checkbox"/>
Environmental Impact Report	<input type="checkbox"/>
Noise Study Report	<input type="checkbox"/>
PUD Documents (Sec. 46-1050)	<input type="checkbox"/>
Meeting with GDOT if near I-285 Eastside Express Lane Project	<input type="checkbox"/>
Other items required per the Zoning Ordinance	<input type="checkbox"/>
APPLICATION TYPE	FEE
Residential Rezoning	\$500
Multifamily/Non-Residential Rezoning	\$750
Special Land Use Permit	\$400
Comprehensive Plan Amendment	\$1000
Modification	\$250
Variance (includes Concurrent Variance)	\$300
Public Notice Sign Fee	\$85 (per required sign)

RZ-25-0002  
RECEIVED  
CITY OF TUCKER

06/13/25

PLANNING & ZONING  
DEPARTMENT



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# Land Use Petition Application

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

APPLICANT INFORMATION		
Applicant is the: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name:		
Address:		
City:	State:	Zip:
Contact Name:		
Phone:	Email:	
OWNER INFORMATION		
Name: 4372 Chamblee Tucker LLC		
Address: 3780 Old Norcross Road		
City: Duluth	State: Georgia	Zip: 30096
Contact Name: Gabrielle Schaller		
Phone: 770-232-0000	Email: gschaller@mptlawfirm.com	
PROPERTY INFORMATION		
Property Address: 4372 Chamblee Tucker Road		
Present Zoning District(s): O-I	Requested Zoning District(s): MR-2	
Present Land Use Category: Office	Requested Land Use Category: Dwelling, Townhouse	
Land District: 18th	Land Lot(s): 288	Acreage: 0.551
Proposed Development: 6 Townhomes		
Concurrent Variance(s): to allow parking in the front yard and garages to face public street		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: 6	Dwelling Unit Size (Sq. Ft.): 1,400	Density: 10.88
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: N/A	Total Building Sq. Ft.: N/A	Density: N/A

### 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

Date

11/18/2024

4372 Chamblee Tucker LLC / President

Type or Print Name and Title

Signature of Notary Public

Date \_\_\_\_\_

11/18/2024

Notary Seal





## 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. 4372 Chamblee Tucker LLC	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) 4372 Chamblee Tucker LLC

Signature:

Date: 12/16/24

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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.

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Name (print)

Signature:

Gabrielle Schaller, Attorney for Applicant

Gabrielle Schaller

Date:

3/21/2025

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06/13/25

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