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October 8, 2025

VIA MAIL

Neighbors of 4270 Lawrenceville Highway

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

Dear Neighbor,

Rocket Brew, Inc. seeks to redevelop the property located at 4268 and 4270 Lawrenceville Highway for a 7 Brew Coffee shop, which will require a Special Land Use Permit, a concurrent variance, and modification. The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss the proposal with you and receive feedback. This meeting is required before Rocket Brew, Inc. can submit the application for a Special Land Use Permit, concurrent variance, and modification to the city. You are receiving this letter as you own property within 500' of our project. We hope you will be able to meet with us at the following time:

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

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

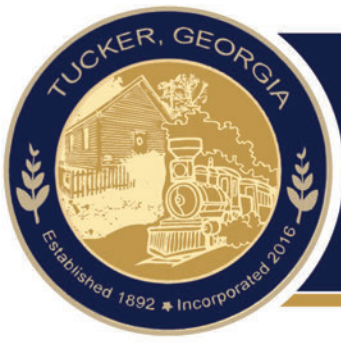
I have included a site plan of the current proposal and look forward to discussing with you and getting feedback on October 23, 2025. If you are unable to attend or wish to reach out beforehand, I can be reached at jsellers@dillardsellers.com or 404.665.1242.

A flyer outlining the land use petition process in the city of Tucker is also included. Questions relating to city matters can be addressed to info@tuckerga.gov.

Sincerely,



Julie Sellers



Land Use Petition Process for Rezoning, Special Land Use Permits, and Comprehensive Plan Amendments

1

Before filing, the applicant must host a neighborhood meeting per our Public Participation Plan requirements. The point of this meeting is for the potential applicant to discuss the proposal with neighbors and get feedback or requests for changes. More information can be found here: tuckerga.gov/ppp

2

The applicant files an application with the City of Tucker. Deadlines are listed in the Land Use Petition Application.

3

Staff completes a technical analysis of the application based on the City of Tucker Zoning Ordinance and Comprehensive Plan. This report includes a staff recommendation.

4

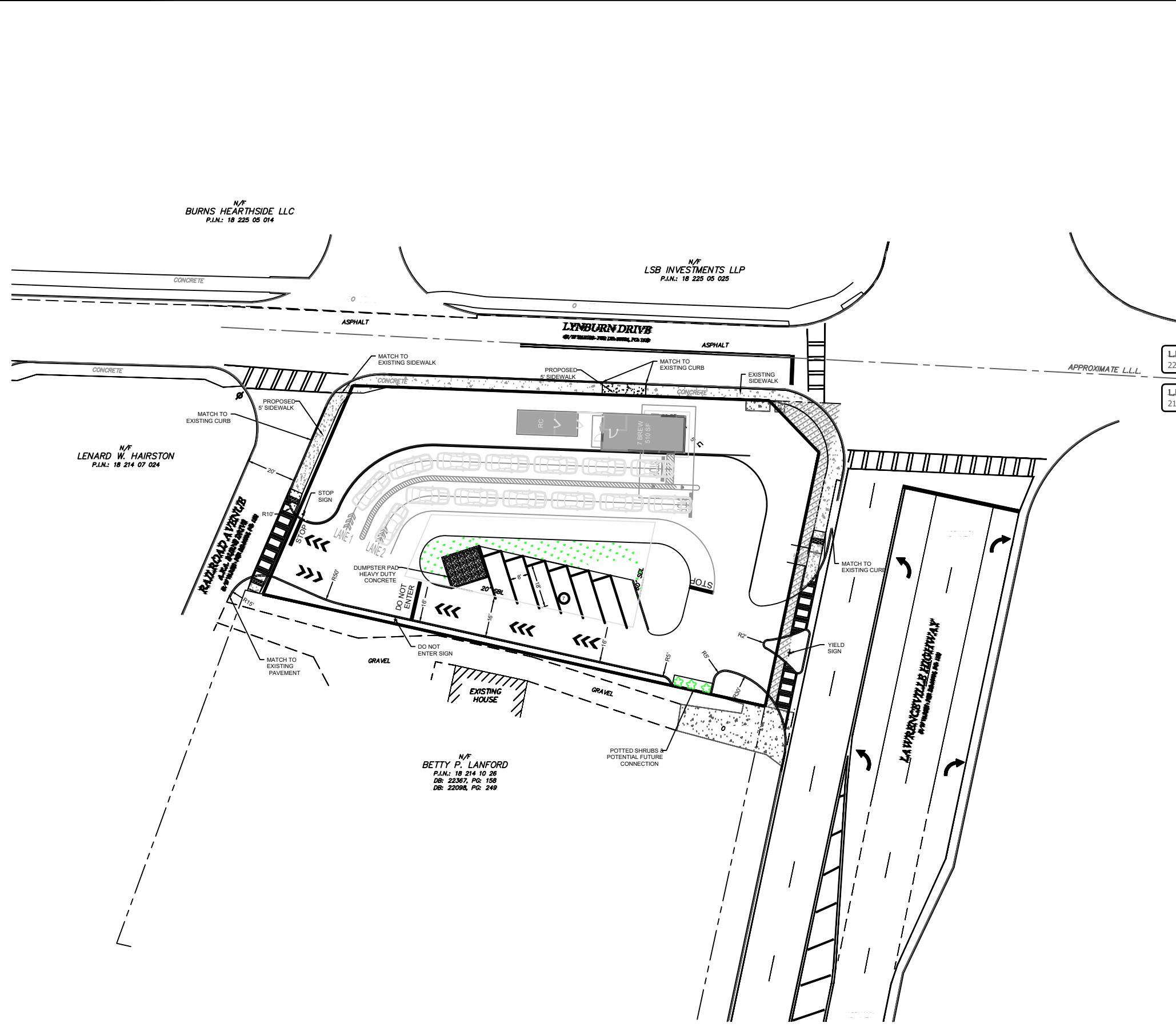
The City holds Public Meetings

- Planning Commission
 - Staff presentation of the staff report and staff recommendation
 - Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
 - The Planning Commission votes on a recommendation to forward to City Council
- Mayor & City Council – 1st Read
 - Staff presentation of the staff report and staff recommendation
 - Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
- Mayor & City Council – 2nd Read
 - Staff presentation of the staff report and staff recommendation
 - Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
 - City Council can take a vote for final action on the request

Decisions on applications are based on the criteria that is set forth in the zoning ordinance. The criteria is located here: tuckerga.gov/landusecriteria

Please note that some applications, such as those that meet the Development of Regional Impact (DRI) standards, will have additional steps between filing an application and the Public Hearing.

For information about current land use petitions, including application information and public meeting dates, please visit: tuckerga.gov/landusepetitions



<u>LEGEND</u>	<u>EXISTING</u>	<u>PROPOSED</u>
REBAR SET	●	
REBAR FOUND	○	
DRILLHOLE SET	◎	
DRILLHOLE FOUND	◎	
RIGHT OF WAY LINE	----	----
PROPERTY LINE	=====	=====
EDGE OF PAVEMENT	----	----
CURB	=====	=====
	FACE	FACE
	BACK	BACK
DEPRESSED CURB	=====	=====
SIDEWALK	=====	=====
FENCES	----	-----X-----X-----
ROADWAY SIGNS	— — — — —	— — — — —
UTILITY EASEMENT	=====	=====
PAVEMENT STRIPPING	=====	=====
STALL COUNT		7
ADA ACCESSIBLE STALL		HC
PARKING NUMBER		4
DIRECTION OF TRAFFIC FLOW		→ → →
LAND LOT LINE	-----	-----

- NOTES:**
- 1) THE PLAN IS PREPARED IN SUPPORT OF THE MAJOR SITE PLAN REVISION APPLICATION.
 - 2) BOUNDARY TOPO SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED ALTA/NPS/SP LAND TITLE, PREPARED BY W. S. BODKIN SURVEYING L.L.C., PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC. DATED 05/08/2024 AND LAST REVISED 07/12/24.
 - 3) THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED TOPOGRAPHIC SURVEY, PREPARED BY W. S. BODKIN SURVEYING L.L.C., PREPARED FOR 4270 LAWRENCEVILLE HIGHWAY LLC. DATED 06/18/2024 AND LAST REVISED 07/12/24.
 - 4) ZONING RELIEF REQUIRED
 - A) FRONT AND SIDE SETBACKS
 - B) "PER LANE" DRIVE THROUGH STACKING COURT
 - 5) THE "Commercial Demolition Permit Application" MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT.
 - 6) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO: UTILITIES, EXISTING IMPROVEMENTS, ETC.
 - 7) CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SITE DATA	REQUIRED	PROPOSED
PIN : 182140025		
ZONING	C-LOCAL COMMERCIAL	C-LOCAL COMMERCIAL
TOTAL SITE AREA	+/- 20.000 S.F. or 0.46 ACRES	+/- 21.818 S.F. or 0.503 ACRES
PRINCIPAL BUILDING		
MINIMUM FRONT YARD - THOROUGHFARES AND ARTERIALS	60 FT	60 FT
MINIMUM FRONT YARD - OTHER STREETS	50 FT	50 FT
MINIMUM SIDE YARD - CORNER LOT ON PUBLIC STREET	50 FT	50 FT
MINIMUM REAR YARD	50 FT	50 FT
MINIMUM SIDE YARD - INTERIOR LOT	20 FT	20 FT
PARKING		
MINIMUM 1 SPACE/250 S.F. OF BUILDING	3	6
MAXIMUM 1 SPACE/150 S.F.	5	-
ADA:	1	1
TOTAL	9	7
FENCE MAXIMUM HEIGHT:	10 FT	-
RESTAURANT, DRIVE THROUGH, WITHOUT SEATING AREA FOR PATRONS 1 SPACE PER 250 SQ.FT MIN; 1 SPACE PER 150 SQ.FT MAX 50 SQ.FT/150 = 4 SPACE MAX		
PARKING		
REGULAR SPACES REQUIRED	-	6
HC SPACES REQUIRED	-	-
TOTAL SPACES REQUIRED	-	1
TOTAL	-	7
13 STACKING SPACES PROVIDED		

