



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

RECEIVED
 CITY OF TUCKER

02/02/26

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

Land Use Petition Application

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

APPLICANT INFORMATION

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

OWNER INFORMATION

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

PROPERTY INFORMATION

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

RESIDENTIAL DEVELOPMENT

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

No. of Buildings/Lots: 2	Total Building Sq. Ft.: 777	Density:
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PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

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

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

on this date December 8, 2025
~~October~~
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

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

Andrew Alexander, Member
Type or Print Name and Title

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



DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (if party to petition, complete sections 2, 3 and 4 below)
 In Opposition to Petition (if in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

- | | |
|----------------------------|----------|
| 1. <u>B+A Ventures</u> | 5. _____ |
| 2. <u>Andy Alexander</u> | 6. _____ |
| 3. <u>Brenda Alexander</u> | 7. _____ |
| 4. _____ | 8. _____ |

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
<u>Ann Learner</u>	<u>3,300</u>	<u>7/30/25</u>	
<u>Roger Orlando</u>	<u>3,300</u>	<u>6/27/25</u>	
<u>Virginia Reese</u>	<u>1,000</u>	<u>8/24/25</u>	
<u>Lara Schröder</u>	<u>1,000</u>	<u>9/19/25</u>	

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

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

APPLICANT'S CERTIFICATION

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

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.



12/30/25

Signature of Applicant

Date

Julie Sellers, attorney

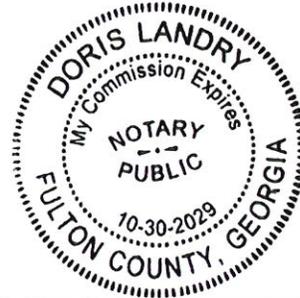
Type or Print Name and Title

Doris Landry

12/30/25

Signature of Notary Public

Date



Notary Seal

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DEPARTMENT
CITY OF TUCKER
CV-26-0001

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

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Max Pi.
Signature of Applicant

12/30/2025
Date

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

[Signature]
Signature of Notary Public

12/30/2025
Date



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Name (print) Max Pontrelli
 Signature: *Max Pontrelli* Date: 12/30/25