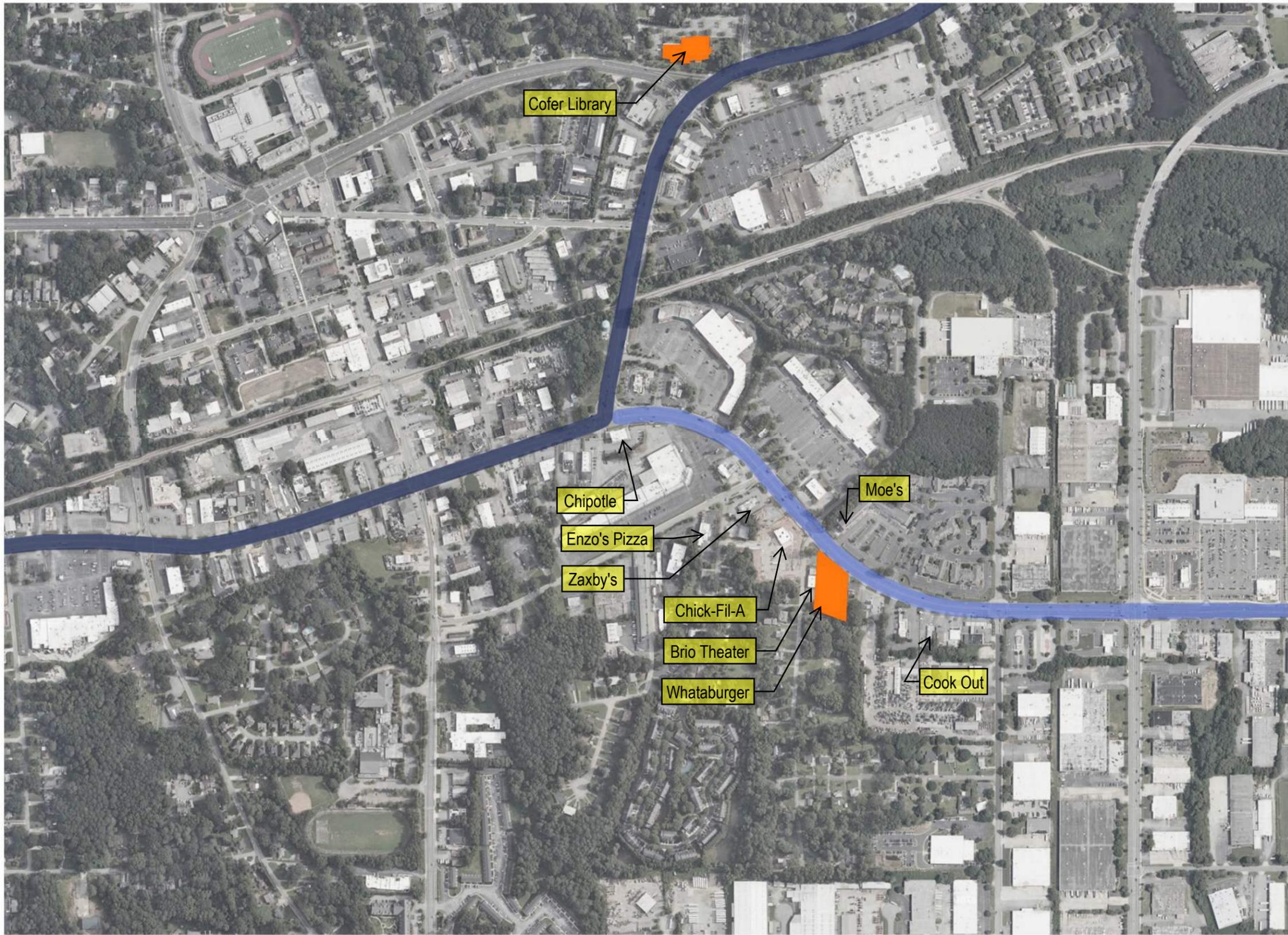


Whataburger Tucker

4453 Hugh Howell Road,
Tucker, Georgia 30084

02 March 2026



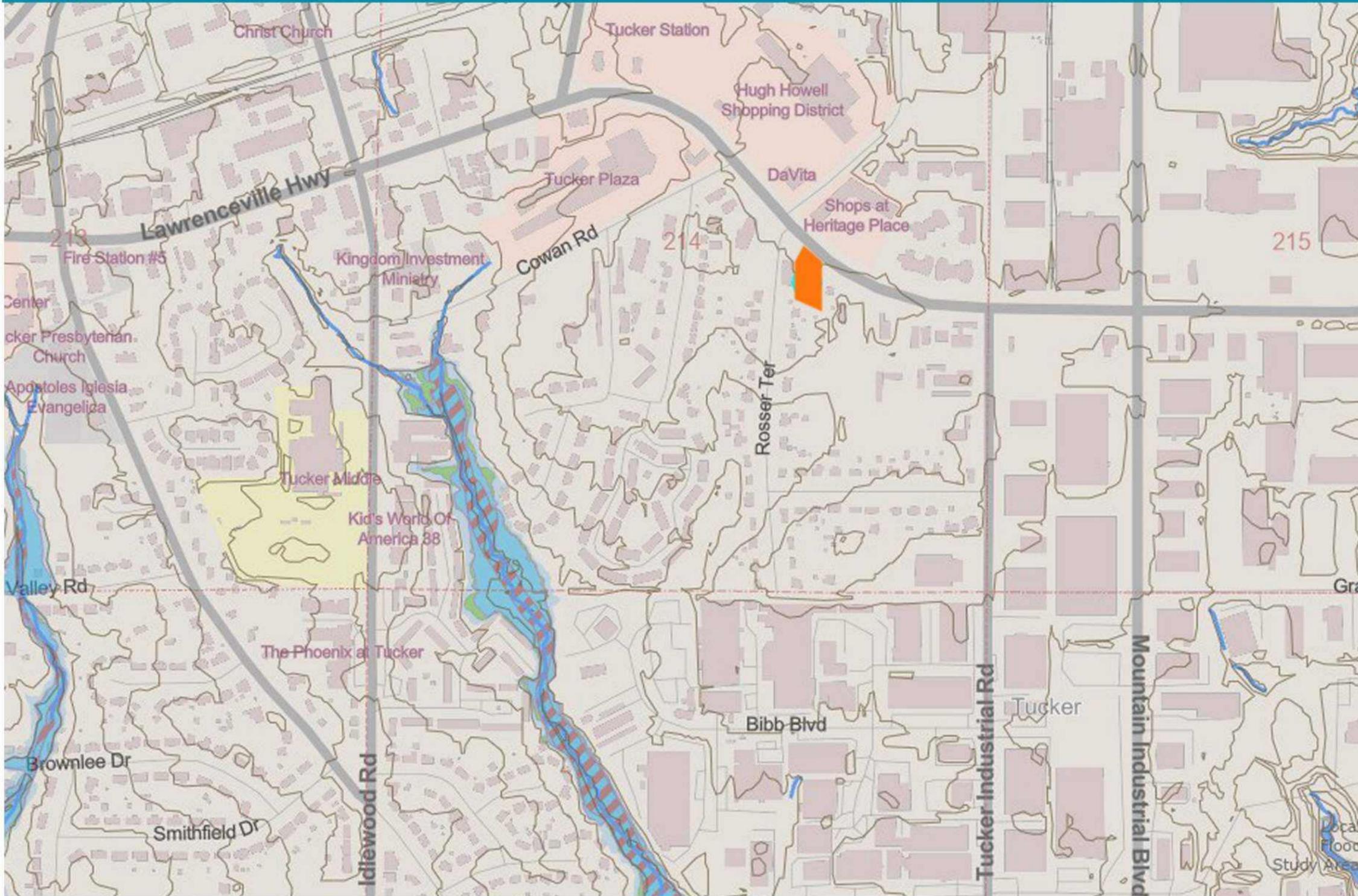


VICINITY PLAN

4453 Hugh Howell Road,
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Map Layers

- > Zoning Districts ...
- > Landuse ...
- ✓ Flood ...
 - Basins ...
 - FIRM_Panel ...
- > Overtopped Structures ...
- Repetitive Loss Areas ...
- ✓ State Waters ...
- > Supporting Data ...
- ✓ L100_Local Studies of 100 Acres Plus ...
- > FEMA Mapped Effective Flood Hazard Areas ...
- > Ordinance Mapping Layers ...
- > Freeboard Areas ...

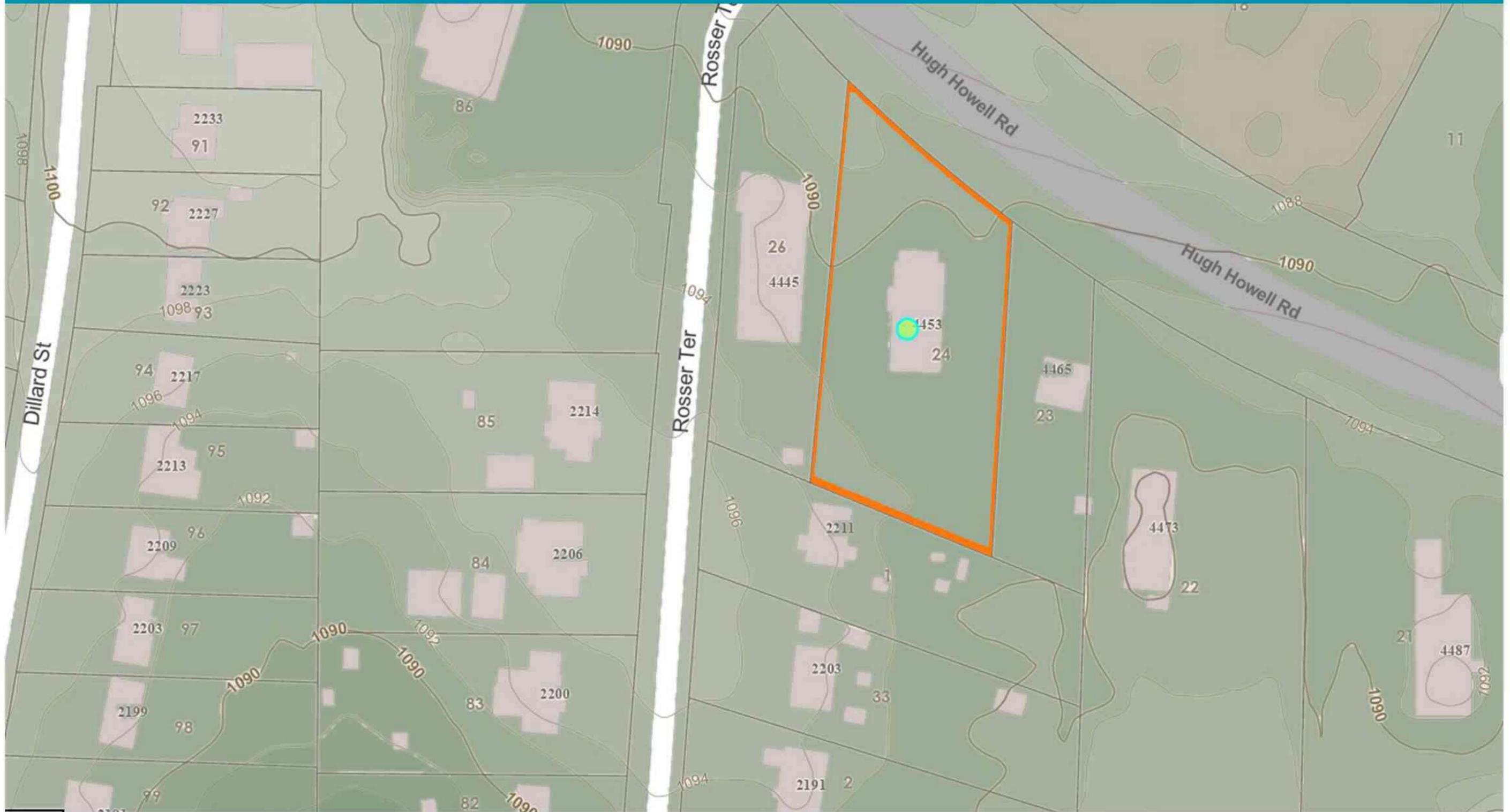


FLOOD PLAINS

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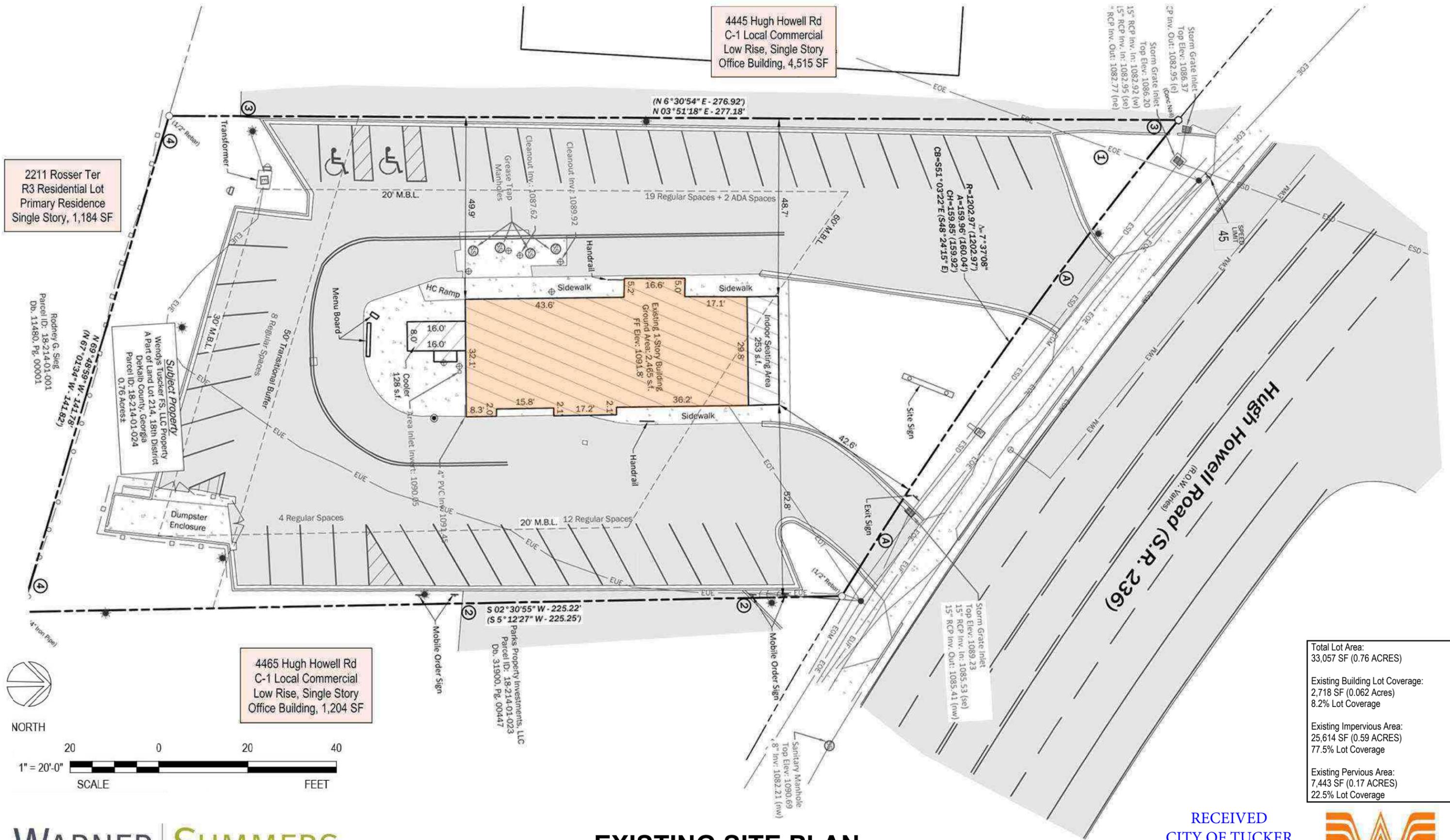


TOPOGRAPHY

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2211 Rosser Ter
R3 Residential Lot
Primary Residence
Single Story, 1,184 SF

4445 Hugh Howell Rd
C-1 Local Commercial
Low Rise, Single Story
Office Building, 4,515 SF

4465 Hugh Howell Rd
C-1 Local Commercial
Low Rise, Single Story
Office Building, 1,204 SF

Total Lot Area:
33,057 SF (0.76 ACRES)

Existing Building Lot Coverage:
2,718 SF (0.062 Acres)
8.2% Lot Coverage

Existing Impervious Area:
25,614 SF (0.59 ACRES)
77.5% Lot Coverage

Existing Pervious Area:
7,443 SF (0.17 ACRES)
22.5% Lot Coverage

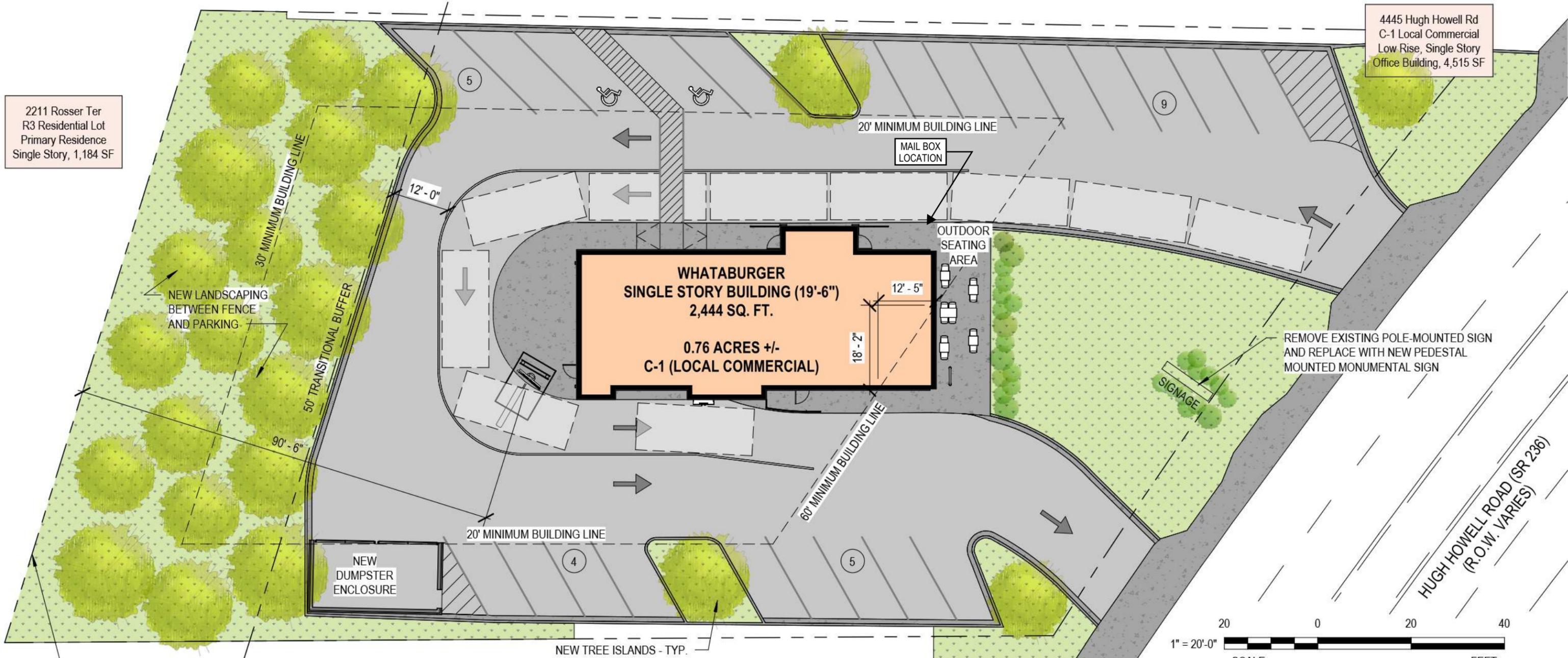
WARNER SUMMERS
ARCHITECTURE & INTERIOR DESIGN

EXISTING SITE PLAN

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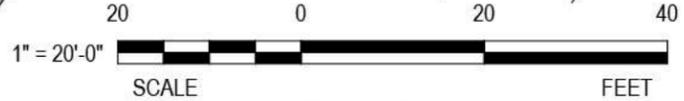


4445 Hugh Howell Rd
C-1 Local Commercial
Low Rise, Single Story
Office Building, 4,515 SF

2211 Rosser Ter
R3 Residential Lot
Primary Residence
Single Story, 1,184 SF

REMOVE EXISTING POLE-MOUNTED SIGN
AND REPLACE WITH NEW PEDESTAL
MOUNTED MONUMENTAL SIGN

HUGH HOWELL ROAD (SR 236)
(R.O.W. VARIES)



DRIVE-THRU SPECIAL LAND USE PERMIT NOTES:

1. PROPERTY ZONING: C-1 (LOCAL COMMERCIAL), UNCHANGED
USE: QUICK SERVE RESTAURANT WITH DRIVE-THRU, UNCHANGED
2. PROPERTY AREA: 33,057 SF (10,000 SF MINIMUM REQUIRED)
3. DISTANCE FROM ADJACENT RESIDENTIAL ZONED PROPERTY: 90' - 6" FEET (65 FEET MINIMUM REQUIRED)
4. NORTHEAST CORNER OF THE EXISTING BUILDING EXTENDS PAST THE CURRENT 60-FOOT BUILDING SETBACK LINE. THE BUILDING WAS CONSTRUCTED PRIOR TO THE ESTABLISHMENT OF THE CURRENT MINIMUM SETBACKS.
5. A 50-FOOT TRANSITIONAL BUFFER WITH CODE COMPLIANT LANDSCAPING WILL BE ESTABLISHED AT THE REAR OF THE PROPERTY TO PROVIDE A BUFFER TO THE ADJACENT RESIDENTIAL ZONED PROPERTY.
6. THERE WILL BE MINIMAL CHANGES TO THE SIZE AND SCALE OF THE BUILDING. THE HEIGHT WILL BE INCREASED BY 18 INCHES TO BETTER SCREEN ROOF TOP EQUIPMENT. THE NEW ENTRY ELEMENT WILL PROJECT 3 FEET ABOVE THE NEW SCREENING ELEMENTS.
7. IF PEAK HOURS OF OPERATION REQUIRE TRAFFIC MANAGEMENT, MADE TO ORDER HOLDINGS WILL EMPLOY LOCAL OFF-DUTY POLICE OFFICERS TO DIRECT TRAFFIC.
8. HOURS OF OPERATION WILL BE 24 HOURS / 364 DAYS PER YEAR / CLOSED ON CHRISTMAS.
9. THE SPECIAL LAND USE PERMIT WILL REMAIN IN PLACE FOR AS LONG AS MTOH OPERATES A WHATABURGER AT THIS LOCATION.
10. DRIVE-THRU LANES & SERVICE WINDOW LOCATED ON THE SIDE OF THE BUILDING TOWARD THE REAR (NOT STREET FACING).
11. DRIVE-THRU CANOPIES & STRUCTURES SHALL BE CONSTRUCTED OF SAME MATERIALS AS PRIMARY BUILDING.
12. SPEAKER BOX IS POINTED TOWARD THE ADJACENT C-1 ZONED PROPERTY (AWAY FROM ADJACENT RESIDENTIAL ZONED PROPERTY).
13. STRIPED OFF DRIVE-THRU INCLUDES STACKING SPACE FOR 10 CARS (EACH SPACE 10' X 25') AND IS LOCATED MORE THAN 5 FEET FROM ALL LOT LINES AND ROADWAY RIGHT-OF WAY LINES.
14. PROVIDED BY-PASS LANE IS 12 FEET WIDE (10-FOOT MINIMUM WIDTH REQUIRED).
15. PARKING REQUIREMENTS: MINIMUM, 16; MAXIMUM, 31; PARKING PROVIDED: 23 (21 REGULAR + 2 ADA).



Total Lot Area:	33,057 SF (0.76 Acres)
Propose Building Lot Coverage:	2,444 SF (0.056 Acres) 7.4% Lot Coverage (Reduction: 0.8%)
Proposed Impervious Area:	22,510 SF (0.52 Acres) 68.1% Lot Coverage (Reduction: 9.4%)
Proposed Pervious Area:	10,546 SF (0.24 Acres) 31.9% Lot Coverage (Increase: 9.4%)

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EXISTING CONDITION
Front-Right Side View

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PROPOSED RENOVATION
Front-Right Side View

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WARNER | **SUMMERS**
ARCHITECTURE & INTERIOR DESIGN

PROPOSED RENOVATION
Right Side Elevation

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EXISTING CONDITION
Rear/Drive Through View

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Tucker, Georgia 30084

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PROPOSED RENOVATION
Rear/Drive Through View

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WARNER SUMMERS
ARCHITECTURE & INTERIOR DESIGN

PROPOSED RENOVATION
Left Side Elevation

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EXISTING CONDITION
Front-Left Side View

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PROPOSED RENOVATION
Front-Left Side View

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