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*Of Counsel

July 22, 2026

Dear Neighbors of 4114 Chamblee Tucker Road,

Southern Heritage Home Builders c/o Mahaffey Pickens Tucker, LLP is interested in developing at 4114 Chamblee Tucker Road for annexation and rezoning. The request requires an annexation and rezoning because it is currently outside of the city limits and within unincorporated Dekalb County.

The Applicant is an experienced local homebuilder. The proposed development is for a townhome and single-family home neighborhood on 15 acres. Please see the attached site plan for more details.

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 an annexation and rezoning 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: Monday August 10, 2026, at 6:00 p.m.

Meeting Location: First United Methodist Church of Tucker
Wesley Center
2397 Fourth Street, Tucker GA 30084

July 22, 2026

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We've included a site plan of our current proposal in which we look forward to discussing with you and getting feedback on August 10th, 2026, at 6:00 p.m. If you are unable to attend or wish to reach out beforehand, we can be reached at GSchaller@MPTLawfirm.com or by phone at (770) 232-0000.

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,

MAHAFFEY PICKENS TUCKER, LLP

Gabrielle H. Schaller

Gabrielle Schaller

Attorney for Applicant



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