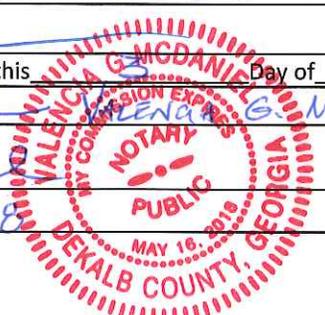


Special Land Use Permit Application

Applicant	Name: Brookhaven City Center Partners, LLC		
	Address: 191 Peachtree Street NE Atlanta, GA 30303		
Property Owner	Phone: (404) 224-1860	Fax: (404) 224-1898	Email: ALomenick@integral-online.com
	Owner's Name: MARTA		
Property Owner	Owner's Address: 2424 Piedmont Rd., NE, Atlanta GA 30324		
	Phone: (404) 848-5357	Fax: (404) 848-5132	Email: arhein@itsmarta.com
Property Information	Property Address: SEE ATTACHED		Acreage: 17.757 acres
	Parcel ID: SEE ATTACHED		
	Current Zoning Classification: M, C-2-RM-75, R-75 / Proposed = PC-2		
	Proposed Use of Property: Mixed Use		
Special Land Use Permit Type	Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	<input type="checkbox"/> Adult day care facility	<input type="checkbox"/> Convent or monastery	<input type="checkbox"/> Mines and mining operations, quarries, asphalt plants, gravel pits, and sand pits
	<input type="checkbox"/> Alcohol outlets, except as accessory to a major retail establishment	<input type="checkbox"/> Crematory	<input type="checkbox"/> Minor automobile repair and maintenance shops
	<input type="checkbox"/> Amateur radio service antenna exceeding seventy (70) feet	<input type="checkbox"/> Drive-through restaurants Emissions testing station	<input type="checkbox"/> Neighborhood recreation club
	<input type="checkbox"/> Automobile gas stations	<input type="checkbox"/> Explosive manufacture or storage	<input type="checkbox"/> Nightclub
	<input type="checkbox"/> Automobile wrecking yard or junk yard	<input type="checkbox"/> Heliport	<input type="checkbox"/> Pawn shops
	<input type="checkbox"/> Biomedical waste disposal facility, disposal facility, landfill, materials recovery center, solid waste disposal facility, solid waste landfill, private industry solid waste disposal facility, recovered materials processing facility, solid waste handling facility, solid waste thermal treatment technology facility, and disposal facility for hazardous and/or toxic materials including radioactive materials	<input type="checkbox"/> High-rise apartment development	<input type="checkbox"/> Personal care home, group
	<input checked="" type="checkbox"/> Building exceeding five (5) stories in height	<input type="checkbox"/> Home occupation involving any customer contact	<input type="checkbox"/> Petroleum refining
	<input type="checkbox"/> Building exceeding two (2) stories in height	<input type="checkbox"/> Home stay bed and breakfast residence	<input type="checkbox"/> Place of worship
	<input type="checkbox"/> Bus and rail stations and terminals for passenger service or freight service	<input type="checkbox"/> Industrial or business service activities which utilize, manufacture, or process radioactive materials which emit or could emit radioactive levels of one thousand (1,000) curies or more and are licensed by the radiological health division of the Georgia Department of Human Resources	<input type="checkbox"/> Private elementary, middle and high school
	<input type="checkbox"/> Cemetery, columbarium, or mausoleum	<input type="checkbox"/> Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal	<input type="checkbox"/> Railroad car classification and repair yards and team truck yards
	<input type="checkbox"/> Check cashing establishments	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Shelter for homeless persons for no more than six (6) persons
	<input type="checkbox"/> Child caring institution, group	<input type="checkbox"/> Late-night establishment	<input type="checkbox"/> Smelting of metal ores or drop forge industry
	<input type="checkbox"/> Child day care facility	<input type="checkbox"/> Major automobile repair and maintenance shops	<input type="checkbox"/> Stations and terminal for bus and rail passenger service
		<input type="checkbox"/> Manufacturing operations not housed within a building	<input type="checkbox"/> Storage yard for damaged or confiscated automobiles
		<input type="checkbox"/> Telecommunications tower or antenna	
		<input type="checkbox"/> Transitional housing facility	
		<input type="checkbox"/> Truck stop or terminal	
		<input type="checkbox"/> Utility generation facilities	
Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance.		
	Applicant's Name: Brookhaven City Center Partners, LLC		Date:
Notary	Applicant's Signature: <i>[Signature]</i>		Date: 8/3/16
	Sworn to and subscribed before me this <u>16</u> Day of <u>AUGUST</u> , 20 <u>16</u>		
	Notary Public: <i>[Signature]</i>		
	Signature: <i>[Signature]</i>		
My Commission Expires: 5/16/18			



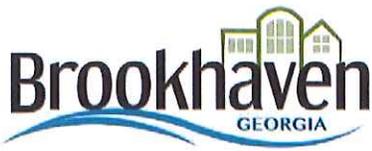


**Property Owner(s)
Notarized Certification**

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <i>A. Phelan</i>		Date: <i>8/3/16</i>
	Address: 2424 Piedmont Rd, NE	City, State: Atlanta	Zip: 30324-3330
	Phone: (404) 848-5357		
	Sworn to and subscribed before me this <u>3rd</u> day of <u>August</u> , 20 <u>16</u>		
Notary Public:			
Property Owner (If Applicable)	Signature: <i>Will E. Stinson</i>		Date: <i>8.3.16</i>
	Address: 2424 Piedmont Rd N.E.	City, State: Atlanta	Zip: GA
	Phone: (404) 848-5792		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			

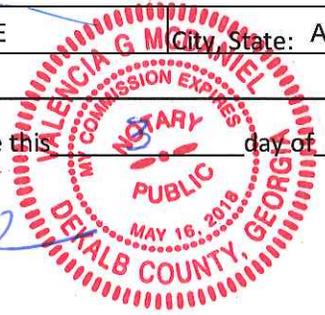


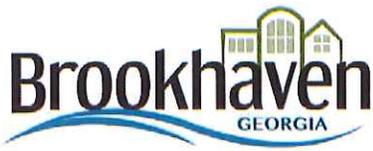


Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: By: <u>Brookhaven City Center Partners, LLC</u>		Date: <u>8/3/16</u>
	Address: <u>191 Peachtree Street, NE</u>		City, State: <u>Atlanta, GA</u> Zip: <u>30303</u>
	Phone: <u>(404) 224-1860</u>		
	Sworn to and subscribed before me this _____ day of <u>August</u> , 20 <u>16</u>		
Attorney / Agent	Notary Public: <u>[Signature]</u>		
	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			





Campaign Disclosure Statement

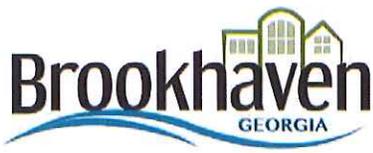
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Brookhaven City Center Partners, LLC
	Signature:
	Address: 191 Peachtree Street, Suite 4100, Atlanta, GA 30303
Date: 8/3/16	

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Integral Development, LLC
	Signature:
	Address: 191 Peachtree Street, Suite 4100, Atlanta, GA 30303
Date: 8/3/16	

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement

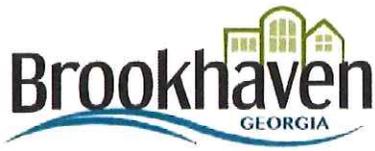
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Transwestern
	Signature:
	Address: 3340 Peachtree Rd., NE, Suite 1000, Atlanta, GA 30326
	Date: 8.3.16

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	MARTA
	Signature: <i>Aprin</i>
	Address: 2424 Piedmont Rd., NE, Atlanta, GA 30324-3330
Date: <i>8/3/16</i>	

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Public Participation Plan

Attached hereto is a list of the property owners within 500 feet of the subject property. Also attached is a copy of a form letter that was sent to each owner identified, inviting them to a meeting on July 25, 2016 to discuss the rezoning and development proposal. At the meeting, the need for a special land use permit to increase the height of the office building was presented and discussed. Attached hereto also is the sign in sheet from the meeting and the public participation report required by the application.

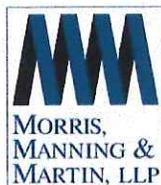
In addition to the required public meeting to be held after filing, the applicant engaged in a series of pre-filing meetings with the community and also the Citizens Advisory Board established to review the project. Enclosed in this application is a listing of those meetings evidencing opportunities for community input.

OBJECTID	OWNER/NAME1	PARCELID	PSTLADDRESS	PSTLCITY	PSTLSTATA	PSTLZIF	SITEADDRESS
2	2600 BROOKHAVEN LLC	18 238 28 022	1835 HIGH TRL	ATLANTA	GA	30339	2600 BROOKHAVEN CHASE L
188	A V ASSOCIATES LLC	18 238 01 001	1819 PEACHTREE RD STE 575	ATLANTA	GA	30309	2573 APPLE VALLEY RD
8	ADAIR CARTER W R	18 238 28 010	2572 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2572 BROOKHAVEN CHASE L
23	ADAMS ANNE STAUNTON	18 238 25 035	1280 FERNWOOD CIR NE	ATLANTA	GA	30319	1280 FERNWOOD CIR
146	AKERS NANCY & JOSEPH	18 238 04 042	1287 SYLVAN CIR NE	ATLANTA	GA	30319	1287 SYLVAN CIR
143	ALEXANDER WALTER JR & MONICA	18 238 02 010	1276 PEACHTREE VW NE	ATLANTA	GA	30319	1276 PEACHTREE VW
16	ALLEN CHARLES H & LIZABETH BERNATE	18 238 25 017	1291 PEACHTREE VW NE	ATLANTA	GA	30319	1291 PEACHTREE VW
134	ALLISON KIM S	18 238 25 076	1354 FERNWOOD CIR NE	ATLANTA	GA	30319	1354 FERNWOOD CIR
27	ANDERSON BARBARA E	18 238 04 006	1242 STAR DR NE	ATLANTA	GA	30319	1242 STAR DR
38	ANDERSON ELIZABETH S	18 239 11 011	1273 N DRUID HILLS RD NE	ATLANTA	GA	30319	1273 N DRUID HILLS RD
193	ANDERSON JESSICA	18 239 11 010	1277 N DRUID HILLS RD NE	ATLANTA	GA	30319	1277 N DRUID HILLS RD
224	ANDERSON RICHARD A & NEWARK GERALD ANTONELLI JOINT REVOCABLE TRT	18 238 25 014	1283 PEACHTREE VW NE # 10	ATLANTA	GA	30319	1283 PEACHTREE VW
21	ANTONELLI JOSEPH	18 238 25 026	1298 FERNWOOD CIR NE	BROOKHAVEN	GA	30319	1298 FERNWOOD CIR
63	ARAL SEVGI O	18 239 06 054	1166 BROOKHAVEN GRN NE	ATLANTA	GA	30319	1166 BROOKHAVEN GRN
210	ARENZ ELEANOR	18 238 28 015	2592 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2592 BROOKHAVEN CHASE L
86	AUNE BENJAMIN A & SHEETZ PENNY	18 238 04 044	1279 SYLVAN CIR	ATLANTA	GA	30319	1279 SYLVAN CIR
91	BAKER THOMAS M	18 238 04 025	5 CROGLIN LN	BELLA VISTA	AR	72714	1357 SYLVAN CIR
32	BARNES ERIC R	18 239 13 005	2456 BROOKHAVEN HEIGHTS CT	ATLANTA	GA	30319	2456 BROOKHAVEN HEIGHTS
138	BARNES STEPHEN BLAKE IV	18 238 28 026	2601 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2601 BROOKHAVEN CHASE L
20	BATH MICHAEL B	18 238 28 017	2596 BROOKHAVEN CHASE LN NE # 17	ATLANTA	GA	30319	2596 BROOKHAVEN CHASE L
13	BEAN JAMES FRANKLIN SR TRUSTEE	18 238 02 008	496 CONNEMARA XING	LAWRENCEVILLE	GA	30044	1268 PEACHTREE VW
183	BERNAL MIZRACHI LEON	18 238 25 081	1344 FERNWOOD CIR NE	ATLANTA	GA	30319	1344 FERNWOOD CIR
171	BERNATH JAY	18 238 25 010	1275 PEACHTREE VW NE # 6	ATLANTA	GA	30319	1275 PEACHTREE VW
21	BRACKUP ELLEN	18 238 25 061	1251 APPLE VALLEY RD NE	ATLANTA	GA	30319	1251 APPLE VALLEY RD
121	BRADDOCK LIANE D	18 238 25 031	1288 FERNWOOD CIR NE	ATLANTA	GA	30319	1288 FERNWOOD CIR
111	BRAND WILLIAM	18 238 04 027	1347 SYLVAN CIR NE	ATLANTA	GA	30319	1347 SYLVAN CIR
175	BRE/ESA 2005 PORTFOLIO LLC	18 239 05 007	11525 N COMMUNITY HOUSE RD	CHARLOTTE	NC	28277	3967 PEACHTREE RD
157	BRILLMAN ROMAN & IBARRA RENEE	18 239 11 016	1201 STANDARD DR NE	ATLANTA	GA	30319	1201 STANDARD DR
46	Brites EDUARDO M	18 238 25 080	1346 FERNWOOD CIR NE	ATLANTA	GA	30319	1346 FERNWOOD CIR
77	BRODMANN THOMAS G	18 238 04 019	1302 STAR DR NE	ATLANTA	GA	30319	1302 STAR DR
24	BRONIEC MATTHEW G	18 238 25 019	1295 PEACHTREE VW NE # 15	ATLANTA	GA	30319	1295 PEACHTREE VW
124	BROOKHAVEN AT DRESDEN LLC	18 238 02 050	3715 NORTHSIDE PKWY NW 4-600	ATLANTA	GA	30327	1288 PEACHTREE VW
14	BROOKHAVEN BAPTIST CHURCH INC	18 238 05 016	1294 N DRUID HILLS RD NE	ATLANTA	GA	30319	1239 STAR DR
98	BROOKHAVEN CHASE TOWNHOMES ASSOCIATION INC	18 238 28 031	3883 ROGERS BRIDGE RD # 703	DULUTH	GA	30097	250 BROOKHAVEN CHASE LN
222	BROOKHAVEN MMJP LLLP	18 240 04 030	3610 CHAMBLEE TUCKER RD	ATLANTA	GA	30341	54 BROOKHAVEN DR
27	BROOKHAVEN TOWNSHIP HOMEOWNERS	18 238 26 052	3927 PEACHTREE RD NE	ATLANTA	GA	30319	100 OGLETHORPE CIR
97	BUITRAGO JOSE	18 238 02 009	1272 PEACHTREE VW NE	ATLANTA	GA	30319	1272 PEACHTREE VW
85	BURKE JOHN D JR	18 238 28 002	1006 DELAWARE AVE	HAVERTOWN	PA	19083	2583 BROOKHAVEN CHASE L
6	BUTTS MICHAEL W & NANCY	18 238 26 007	2547 OGLETHORPE CIR NE	ATLANTA	GA	30319	2547 OGLETHORPE CIR
232	BUZZARD DANIEL B & ERIN	18 238 04 034	1319 SYLVAN CIR NE	ATLANTA	GA	30319	1319 SYLVAN CIR
142	CADY MICHAEL	18 238 04 029	1339 SYLVAN CIR NE	ATLANTA	GA	30319	1339 SYLVAN CIR
190	CASEY RICHARD T	18 238 25 070	1327 PEACHTREE VW NE	ATLANTA	GA	30319	1327 PEACHTREE VW
189	CASEY ANDREA K	18 238 28 023	4001 N OCEAN BLVD # 208	BOCA RATON	FL	33431	2595 BROOKHAVEN CHASE L
37	CHALAS DENNIS J & BRENDA	18 238 25 023	1303 PEACHTREE VW NE	ATLANTA	GA	30319	1303 PEACHTREE VW
166	CHOATE EMILY	18 238 04 039	1297 SYLVAN CIR NE	ATLANTA	GA	30319	1297 SYLVAN CIR
64	CHRISTENSEN JOHN W	18 238 25 067	1321 PEACHTREE VW NE	ATLANTA	GA	30319	1321 PEACHTREE VW
243	CHRISTJOHN BRIAN K	18 238 20 002	4362 PEACHTREE RD	BROOKHAVEN	GA	30319	1282 DRESDEN DR
89	CITY OF BROOKHAVEN	18 238 04 045	1269 SYLVAN CIR NE	ATLANTA	GA	30319	1269 SYLVAN CIR
221	CORTINA ALBERT	18 238 26 010	2541 OGLETHORPE CIR NE	ATLANTA	GA	30319	2541 OGLETHORPE CIR
217	COTY DARCY F	18 238 25 030	1290 FERWOOD CIR NE	ATLANTA	GA	30319	1290 FERNWOOD CIR
180	CRAMER NARISA	18 238 25 006	1267 PEACHTREE VW NE	ATLANTA	GA	30319	1267 PEACHTREE VW
186	DALESSANDRO PETER & SUSAN	18 239 06 008	3300 ENTERPRISE PKWY	BEACHWOOD	OH	44122	3960 PEACHTREE RD
225	DDR SAU ATLANTA BROOKHAVEN LLC	18 238 20 001	1300 COMMERCE DR	DECATUR	GA	30030	1316 DRESDEN DR
123	DEKALB COUNTY	18 238 20 001	1271 PEACHTREE VW NE	ATLANTA	GA	30319	1271 PEACHTREE VW
50	DEMARS LINDA A	18 238 25 008	2579 BROOKHAVEN CHASE LN	ATLANTA	GA	30319	2579 BROOKHAVEN CHASE L
185	DEWRELL DENTON	18 238 28 004	1305 PEACHTREE VW NE	ATLANTA	GA	30319	1305 PEACHTREE VW
52	DILLON BRIAN A	18 238 25 024	745 BROOKLINE TRCE	ALPHARETTA	GA	30022	1306 FERNWOOD CIR
109	DILLON MARINA ARAUJO	18 238 25 057	3610 CHAMBLEE TUCKER RD	ATLANTA	GA	30341	50 BROOKHAVEN DR
156	DREW AND CO LLC	18 240 04 029	1301 SYLVAN CIR NE	ATLANTA	GA	30319	1301 SYLVAN CIR
171	DUNHAM KENNETH B & SUSAN DYESS SHANNON S	18 238 05 010	1271 STAR DR NE	ATLANTA	GA	30319	1271 STAR DR
137	DYESS BRIAN C	18 238 28 029	349 FOREST PKWY	FOREST PARK	GA	30297	2591 BROOKHAVEN CHASE L
71	ELLIOTT HENRY R	18 238 28 007	2573 BROOKHAVEN CHASE LN	ATLANTA	GA	30319	2573 BROOKHAVEN CHASE L
129	ELLIS CRYSTAL LEIGH	18 238 25 073	1333 PEACHTREE VW NE	ATLANTA	GA	30319	1333 PEACHTREE VW
151	EUBANKS BENJAMIN A FEATHERSTUN CHRISTOPHER P	18 238 25 056	1308 FERNWOOD CIR	ATLANTA	GA	30319	1308 FERNWOOD CIR
141	STAUGAITIS CHERYL A	18 239 13 004	2452 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319	2452 BROOKHAVEN HEIGHTS
203	FERNERTY LAWRENCE GILL	18 238 25 065	1408 TUGALOO DR NE	ATLANTA	GA	30319	1322 FERNWOOD CIR
125	FERNWOOD PARK HOMEOWNERS ASSO	18 238 28 001	2585 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2585 BROOKHAVEN CHASE L
53	FORESTAL JAMES THOMAS II	18 238 04 016	1290 STAR DR	ATLANTA	GA	30319	1290 STAR DR
236	FOUNTAIN KENDALL B	18 239 08 002	PO BOX 6450	NORCROSS	GA	30091	4065 PEACHTREE RD
99	FRISSEM GEORGE H III	18 238 04 046	1263 SYLVAN CIR NE	ATLANTA	GA	30319	1263 SYLVAN CIR
51	GAFFNEY SHARON & JENNIFER GARCIA JOSE L	18 238 28 016	2594 BROOKHAVEN CHASE LN	ATLANTA	GA	30319	2594 BROOKHAVEN CHASE L
201	GARCIA ODALYS T	18 240 04 078	40 BROOKHAVEN DR NE	ATLANTA	GA	30319	40 BROOKHAVEN DR
215	GARTLAND TIM & EMILY	18 238 04 011	1266 STAR DR NE	ATLANTA	GA	30319	1266 STAR DR
105	GENTHNER JEFFREY H	18 239 13 014	P O BOX 420394	ATLANTA	GA	30342	2474 BROOKHAVEN HEIGHTS
105	GORDON VERIA						

44	GOW MICHAEL & LAUREN	18 238 25 013	1281 PEACHTREE VW	ATLANTA	GA	30319 1281 PEACHTREE VW
229	GRASSO LAWRENCE A & DEBORAH	18 238 26 009	2543 OGLETHORPE CIR NE	ATLANTA	GA	30319 2543 OGLETHORPE CIR
29	GRIFFIN JON MARCUS A	18 238 25 016	3227 TURKEYFOOT RD	EDGEWOOD	KY	41017 1289 PEACHTREE VW
194	GRIFFIN SARAH P	18 238 28 003	2581 BROOKHAVEN CHASE LN	ATLANTA	GA	30319 2581 BROOKHAVEN CHASE L
95	GUISI 2487 LLC	18 239 13 015	1120 CHURCHILL DOWNS RD	ATLANTA	GA	30319 2487 BROOKHAVEN HEIGHTS
179	HALL DONNA J	18 238 25 055	1310 FERNWOOD CIR NE	ATLANTA	GA	30319 1310 FERNWOOD CIR
28	HANCOCK DONALD E HARDY RODERICK A TRUSTEE OF &	18 238 28 005	2577 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2577 BROOKHAVEN CHASE L
132	HARDY RODERICK A REVOC LV TR HARRIS JAMES JR	18 238 25 002	1259 APPLE VALLEY RD NE # 50	ATLANTA	GA	30319 1259 APPLE VALLEY RD
94	WANG XIN	18 238 04 024	1363 SYLVAN CIR NE	ATLANTA	GA	30319 1363 SYLVAN CIR
212	HAYNES JACK D	18 238 22 003	4010 CLUB DR NE	ATLANTA	GA	30319 2572 APPLE VALLEY RD
116	HENDON CHARLES TANNER & CHARLES JR	18 239 09 012	1198 STANDARD DR NE	ATLANTA	GA	30319 1196 STANDARD DR
140	HICKS VERONICA HILL JAMES TODD	18 238 04 012	1270 STAR DR NE	ATLANTA	GA	30319 1270 STAR DR
7	REIER DANIELLE REGINA	18 238 05 012	1255 STAR DR	ATLANTA	GA	30319 1255 STAR DR
48	HINDMAN KATHERINE E	18 238 26 002	2558 OGLETHORPE CIR NE	ATLANTA	GA	30319 2558 OGLETHORPE CIR
98	HOVEY DANIEL H & DANIEL F	18 238 04 043	3673 LONDON RD	CHAMBLEE	GA	30341 1283 SYLVAN CIR
153	HUNT PATRICIA	18 239 13 017	2479 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2479 BROOKHAVEN HEIGHTS
122	ING ROY & DONNA	18 238 25 060	1249 APPLE VALLEY RD NE # 45	ATLANTA	GA	30319 1249 APPLE VALLEY RD
182	IVES MITCHELL J	18 238 25 051	1318 FERNWOOD CIR NE	ATLANTA	GA	30319 1318 FERNWOOD CIR
100	JADOW LLC	18 238 25 066	4030 CLUB DR NE # D	ATLANTA	GA	30319 1319 PEACHTREE VW
26	JAMES TODD T	18 238 04 037	1157 PINE GROVE AVE NE	ATLANTA	GA	30319 1307 SYLVAN CIR
202	JOHN D WELCH DDS LLC	18 238 29 003	2556 APPLE VALLEY RD NE # 150	ATLANTA	GA	30319 2556 APPLE VALLEY RD UNIT
196	JOHNSON APRIL	18 238 25 018	1293 PEACHTREE VW NE	ATLANTA	GA	30319 1293 PEACHTREE VW
142	JOHNSON BARBARA V JOHNSON THOMAS A	18 238 04 040	1293 SYLVAN CIR NE	ATLANTA	GA	30319 1293 SYLVAN CIR
110	JOHNSON REBECCA L	18 238 25 084	1336 FERNWOOD CIR NE	ATLANTA	GA	30319 1336 FERNWOOD CIR
97	JOHNSON WILLIAM O & DENISE JONES TYLER CARTER	18 238 25 011	1277 PEACHTREE VW NE # 7	ATLANTA	GA	30319 1277 PEACHTREE VW
48	JONES ELIZABETH RIANE KAIN JESSICA	18 238 04 030	1335 SYLVAN CIR NE	ATLANTA	GA	30319 1335 SYLVAN CIR
198	RUSSO WESLEY	18 238 28 011	2574 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2574 BROOKHAVEN CHASE L
114	KARKULA JANICE L	18 238 25 020	1297 PEACHTREE VW NE # 16	ATLANTA	GA	30319 1297 PEACHTREE VW
231	KATZ NELLYS	18 238 28 024	2597 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2597 BROOKHAVEN CHASE L
41	KEILEY KAREY B	18 238 25 012	1279 PEACHTREE VW NE	ATLANTA	GA	30319 1279 PEACHTREE VW
84	KELLY LAURA S	18 238 04 028	1454 CANOOCHEE DR	ATLANTA	GA	30319 1343 SYLVAN CIR
104	KING EDWARD L	18 238 04 035	3655 OAKWOOD CT	PARK CITY	UT	84060 1315 SYLVAN CIR
159	KLEIN JILL	18 238 25 009	1273 PEACHTREE VW NE	ATLANTA	GA	30319 1273 PEACHTREE VW
205	KORABELNIKOVA YULIYA	18 238 25 062	PO BOX 190996	ATLANTA	GA	31119 1253 APPLE VALLEY RD
79	KRUPP JAMES RUSSELL	18 238 25 083	1340 FERNWOOD CIR NE	ATLANTA	GA	30319 1340 FERNWOOD CIR
151	KURLANSKY ANDREW	18 239 13 007	PO BOX 2902	TYBEE ISLAND	GA	31328 2480 BROOKHAVEN HEIGHTS
119	KVALHEIM KYLE & MADELEINE	18 239 13 016	2483 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2483 BROOKHAVEN HEIGHTS
78	LACY WILLIAM R & ELIZABETH	18 239 06 055	1170 BROOKHAVEN GRN NE	ATLANTA	GA	30319 1170 BROOKHAVEN GRN
161	LANE MARGARET A	18 239 13 018	2475 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2475 BROOKHAVEN HEIGHTS
235	LEE ALAN & LU XIAOYUN	18 238 25 015	1287 PEACHTREE VW	ATLANTA	GA	30319 1287 PEACHTREE VW
216	LEGGETT ROBERT G & SUZANNE	18 239 11 017	1197 STANDARD DR NE	ATLANTA	GA	30319 1197 STANDARD DR
102	LEONG CARMEN IRIS	18 238 04 032	1329 SYLVAN CIR NE	ATLANTA	GA	30319 1329 SYLVAN CIR
12	LIAO CINDERELLA & MING CHEN STEVEN CHIEH	18 240 04 079	44 BROOKHAVEN DR	ATLANTA	GA	30319 44 BROOKHAVEN DR
178	LIMERES LUIS A LITTLETON NICOLE KAMEN	18 238 25 079	1348 FERNWOOD CIR NE	ATLANTA	GA	30319 1348 FERNWOOD CIR
139	LITTLETON PAUL W	18 238 05 054	1259 STAR DR	ATLANTA	GA	30319 1259 STAR DR
76	LIVABLE DEVELOPMENT LLC	18 238 25 090	1408 TUGALOO DR NE	ATLANTA	GA	30319 1317 PEACHTREE VW
117	LYONS KATHLEEN J	18 238 28 028	2589 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2589 BROOKHAVEN CHASE L
74	MACHI JOSEPH S MAJOR WILLIAM C	18 238 25 001	6811 DURHAM AVE	NORTH BERGEN	NJ	7047 1257 APPLE VALLEY RD
149	HARTY AGNES L MARKS MICHAEL J JR	18 238 28 009	2570 BROOKHAVEN CHASE LN	ATLANTA	GA	30319 2570 BROOKHAVEN CHASE L
25	POTTS GILLIAN E	18 238 05 013	1251 STAR DR	ATLANTA	GA	30319 1251 STAR DR
90	MARTIN LYNDA LEE & LOUISE	18 239 05 001	3931 PEACHTREE RD NE	ATLANTA	GA	30319 3931 PEACHTREE RD UNIT RE
130	MARTIN RICHARD H	18 239 13 010	2460 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2460 BROOKHAVEN HEIGHTS
93	MATHAI JACOB	18 239 13 003	2448 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2448 BROOKHAVEN HEIGHTS
82	MATHEWS ROBBEN	18 238 28 019	2606 BROOKHAVEN CHASE LN	ATLANTA	GA	30319 2606 BROOKHAVEN CHASE L
145	MATTHEWS EDWARD R & LAURA	18 239 06 056	1174 BROOKHAVEN GRN NE	ATLANTA	GA	30319 1174 BROOKHAVEN GRN
72	MAY ROBERT W & CLAUDIA	18 239 09 016	1192 STANDARD DR NE	ATLANTA	GA	30319 1192 STANDARD DR
217	MCCONNELL ROBERT H JR	18 238 04 065	4060 PEACHTREE RD D-337	ATLANTA	GA	30319 1280 STAR DR
11	MCDONALD CAITLIN M	18 239 13 006	2476 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2476 BROOKHAVEN HEIGHTS
168	MCKOWN SANDRA F	18 238 26 012	2535 OGLETHORPE CIR NE	ATLANTA	GA	30319 2535 OGLETHORPE CIR
118	MCLELLAN ANTHONY S & SARA MEADOWS BARBARA A	18 238 26 006	2550 OGLETHORPE CIR NE	ATLANTA	GA	30319 2550 OGLETHORPE CIR
172	MEADOWS BOBBIE B	18 238 04 057	1331 SYLVAN CIR NE	ATLANTA	GA	30319 1331 SYLVAN CIR
237	MEEKER RICHARD KENT & ELEANOR	18 238 04 007	1243 STAR DR	ATLANTA	GA	30319 1246 STAR DR
103	MEHTA PARAG M	18 238 21 008	1632 DANBURY PARC PL NE	ATLANTA	GA	30319 1245 APPLE VALLEY RD
72	MEHTA PUNEET	18 239 13 013	414 6TH ST NE	ATLANTA	GA	30308 2472 BROOKHAVEN HEIGHTS
19	MILLER KENNETH J & MARANE BENTLEY	18 238 25 033	1284 FERNWOOD CIR NE	ATLANTA	GA	30319 1284 FERNWOOD CIR
199	MILLER MICHAEL S & PAULA MILNER ZACHARY S	18 238 25 004	1263 APPLE VALLEY RD NE # 52	ATLANTA	GA	30319 1263 APPLE VALLEY RD
90	GARCIA MEREDITH	18 238 25 088	1328 FERNWOOD CIR NE	ATLANTA	GA	30319 1328 FERNWOOD CIR
5	MIMRANI INC	18 238 29 004	2024 WRIGHTS MILL CIR NE	ATLANTA	GA	30324 2556 APPLE VALLEY RD UNIT
192	MMJP LLLP	18 240 04 058	3610 CHAMBLEE TUCKER RD	ATLANTA	GA	30341 4046 PEACHTREE RD

MOODY BRENT						
136 MOODY TASHA	18 238 14 014	1364 SYLVAN CIR	ATLANTA	GA	30319 1364 SYLVAN CIR	
124 MOORE GEORGE III & ITEM FIVE WILL OF GEORGE MC MORAN SCOTT E	18 239 11 014	1404 N DECATUR RD NE	ATLANTA	GA	30306 1251 N DRUID HILLS RD	
15 COSTA GRETCHEN E	18 238 25 085	1334 FERNWOOD CIR NE	ATLANTA	GA	30319 1334 FERNWOOD CIR	
MUELLER DEREK						
26 MUELLER ALISON	18 238 05 011	1263 STAR DR NE	ATLANTA	GA	30319 1263 STAR DR	
1 MURNAHAN W SHAWN & KRISTIN	18 238 26 001	2560 OGLETHORPE CIR NE	ATLANTA	GA	30319 2560 OGLETHORPE CIR	
13 MYERS CAROLINE E	18 238 26 019	2564 OGLETHORPE CIR NE	ATLANTA	GA	30319 2564 OGLETHORPE CIR	
207 MYHRER RAGNAR MIGUEL	18 238 26 003	2556 OGLETHORPE CIR NE	ATLANTA	GA	30319 2556 OGLETHORPE CIR	
143 MYSZKA KENNETH R	18 238 25 022	1301 PEACHTREE VW NE	ATLANTA	GA	30319 1301 PEACHTREE VW	
83 NATIONAL RETAIL PROPERTIES	18 239 06 038	450 SOUTH ORANGE AVE 900	ORLANDO	FL	32801 4030 PEACHTREE RD	
154 NEEL CASEY N	18 238 28 013	2588 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2588 BROOKHAVEN CHASE L	
56 NESMITH PATRICK D R & MARY ALICE	18 238 25 028	1294 FERNWOOD CIR NE	ATLANTA	GA	30319 1294 FERNWOOD CIR	
167 NONAMI ENTERPRISES INC & THE HURT BUILDING	18 239 06 057	600 W PEACHTREE ST NW # 3830	ATLANTA	GA	30308 1151 BROOKHAVEN GRN	
60 NORRIS JOSHUA B	18 238 25 027	1296 FERNWOOD CIR NE	ATLANTA	GA	30319 1296 FERNWOOD CIR	
70 NORTHSTAR ASSOCIATES INC	18 238 04 005	1254 NORTH DRUID HILLS RD	ATLANTA	GA	30319 1234 STAR DR	
180 O'DONNELL MICHAEL J	18 238 04 064	1306 STAR DR NE	ATLANTA	GA	30319 1306 STAR DR	
28 OLIVER ELIZABETH & CHRISTIAN	18 238 25 007	1269 PEACHTREE VW NE # 3	ATLANTA	GA	30319 1269 PEACHTREE VW	
127 OSTROVSKY TANYA	18 238 04 055	1254 STAR DR NE	ATLANTA	GA	30319 1254 STAR DR	
59 PARKSIDE BROOKHAVEN PARTNERS	18 238 29 009	800 MOUNT VERNON HWY NE # 300	ATLANTA	GA	30328 10 APPLE VALLEY RD	
160 PATEL RITA RAMA & NILESH	18 238 28 014	2590 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2590 BROOKHAVEN CHASE L	
227 PEARSON SCOTT D	18 238 26 004	2554 OGLETHORPE CIR NE	ATLANTA	GA	30319 2554 OGLETHORPE CIR	
4 PERRY KYLE ARTHUR	18 238 25 050	1320 FERNWOOD CIR	ATLANTA	GA	30319 1320 FERNWOOD CIR	
223 PILLARI VIMALA	18 238 28 020	2604 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2604 BROOKHAVEN CHASE L	
22 PIPKIN NORMAN REID	18 238 02 031	1283 DRESDEN DR NE	ATLANTA	GA	30319 1283 DRESDEN DR	
111 POLS AARON G & CYNTHIA	18 238 04 052	1273 SYLVAN CIR NE	ATLANTA	GA	30319 1273 SYLVAN CIR	
91 POST GLEN LLC	18 240 04 032	4401 NORTHSIDE PKWY NW STE 800	ATLANTA	GA	30327 4120 PEACHTREE RD	
170 PRICE ROBERT HARRISON	18 238 25 029	1292 FERNWOOD CIR NE	ATLANTA	GA	30319 1292 FERNWOOD CIR	
49 PRICE STANLEY B	18 238 25 068	6000 ISLAND BLVD 807	AVENTURA	FL	33160 1323 PEACHTREE VW	
203 PRILOP DENISE J	18 238 29 001	2556 APPLE VALLEY RD NE # A	ATLANTA	GA	30319 2556 APPLE VALLEY RD UNIT	
16 PROPERTY OWNER	18 238 02 016	1300 PEACHTREE VW	ATLANTA	GA	30319 1300 PEACHTREE VW	
54 PROPERTY OWNER	18 238 02 018	1308 PEACHTREE VW	ATLANTA	GA	30319 1308 PEACHTREE VW	
56 PROPERTY OWNER	18 238 02 012	1284 PEACHTREE VW NE	ATLANTA	GA	30319 1284 PEACHTREE VW	
61 PROPERTY OWNER	18 238 14 047	1357 FERNWOOD CIR	ATLANTA	GA	30319 1357 FERNWOOD CIR	
112 PROPERTY OWNER	18 238 02 019	1312 PEACHTREE VW	ATLANTA	GA	30319 1312 PEACHTREE VW	
145 PROPERTY OWNER	18 238 02 015	1296 PEACHTREE VW NE	ATLANTA	GA	30319 1296 PEACHTREE VW	
148 PROPERTY OWNER	18 238 02 017	1304 PEACHTREE VW	ATLANTA	GA	30319 1304 PEACHTREE VW	
195 PULLEY BRENDA	18 238 25 074	1202 PINECREST CIR	SILVER SPRING	MD	20910 1335 PEACHTREE VW	
49 RAMA DOMINGO ALBERTO & MARIA ROSARIO	18 238 28 018	2598 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2598 BROOKHAVEN CHASE L	
104 RAMSEY KATHERINE	18 238 05 009	1275 STAR DR NE	ATLANTA	GA	30319 1275 STAR DR	
68 READ HENRY JR	18 238 14 013	1339 FERNWOOD CIR NE	ATLANTA	GA	30319 1335 SYLVAN CIR	
176 REDDY AKAVARAM & SUBADA	18 238 25 003	1261 APPLE VALLEY RD NE # 51	ATLANTA	GA	30319 1261 APPLE VALLEY RD	
212 RHM HOLDINGS LLC	18 238 04 015	4060 PEACHTREE RD # D337	ATLANTA	GA	30319 1286 STAR DR	
37 RINGER PATRICK	18 238 04 047	1257 SYLVAN CIR NE	ATLANTA	GA	30319 1257 SYLVAN CIR	
141 ROBERTS LYNN D	18 238 25 078	1350 FERNWOOD CIR	ATLANTA	GA	30319 1350 FERNWOOD CIR	
148 ROBERTS MICHAEL	18 238 04 048	1251 SYLVAN CIR NE	ATLANTA	GA	30319 1251 SYLVAN CIR	
181 ROBINSON ELEANORE A	18 238 25 077	1352 FERNWOOD CIR NE	ATLANTA	GA	30319 1352 FERNWOOD CIR	
226 ROBINSON RONALD S	18 238 26 011	601 24TH ST NW # 701	WASHINGTON	DC	20037 2537 OGLETHORPE CIR	
62 ROLLINS CONTINENTAL INC	18 241 05 003	2170 PIEDMONT AVE NE	ATLANTA	GA	30324 2600 APPLE VALLEY RD	
7 ROSEN RE HOLDINGS I LLC	18 238 28 027	3805 CRESTWOOD PKWY NW # 175	DULUTH	GA	30096 2587 BROOKHAVEN CHASE L	
ROSS DAVID R						
214 ROSS ELAINE O	18 238 04 013	1274 STAR DR	ATLANTA	GA	30319 1274 STAR DR	
61 RSI VENTURES LLC	18 239 13 001	4651 ROSWELL RD C 203	ATLANTA	GA	30342 2440 BROOKHAVEN HEIGHTS	
150 SALLARULO PATRICK J	18 239 11 015	5742 REVINGTON DR	NORCROSS	GA	30092 1205 STANDARD DR	
80 SAMMATARO MICHAEL D	18 238 25 032	1286 FERNWOOD CIR NE	ATLANTA	GA	30319 1286 FERNWOOD CIR	
SAYMAN ERSAN						
133 SAYMAN OZLEM B	18 238 25 069	1325 PEACHTREE VW NE	ATLANTA	GA	30319 1325 PEACHTREE VW	
96 SCHULTZ RICHARD P & DARLENE	18 238 28 030	2593 BROOKHAVEN CHASE LN NE # 30	ATLANTA	GA	30319 2593 BROOKHAVEN CHASE L	
SEELOS DANIEL						
197 SEASON MEREDITH	18 238 05 014	1247 STAR DR NE	ATLANTA	GA	30319 1247 STAR DR	
158 SEITZ RONALD A	18 238 25 071	1329 PEACHTREE VW NE	ATLANTA	GA	30319 1329 PEACHTREE VW	
87 SERPAS DAWN & SCOTT	18 238 04 063	1323 SYLVAN CIR NE	ATLANTA	GA	30319 1323 SYLVAN CIR	
103 SGARRINI JAMIE K	18 238 28 021	2602 BROOKHAVEN CHASE LN NE # 21	ATLANTA	GA	30319 2602 BROOKHAVEN CHASE L	
SHIELDS KATHRYN D						
117 SHIELDS GEORGE B	18 238 25 053	1314 FERNWOOD CIR NE	ATLANTA	GA	30319 1314 FERNWOOD CIR	
133 SHOEMAKER BRADLEY J & JENNY	18 239 09 011	1190 STANDARD DR NE	ATLANTA	GA	30319 1190 STANDARD DR	
120 SIMS B GRIFF	18 238 26 020	2566 OGLETHORPE CIR NE	ATLANTA	GA	30319 2566 OGLETHORPE CIR	
211 SKOGSTAD JOHN C & RUTH	18 239 06 053	1162 BROOKHAVEN GRN NE	ATLANTA	GA	30319 1162 BROOKHAVEN GRN	
183 SMITH LOUIE J	18 239 11 012	1267 N DRUID HILLS RD NE	ATLANTA	GA	30319 1267 N DRUID HILLS RD	
59 SMITH SUSAN M	18 238 25 087	1330 FERNWOOD CIR NE	ATLANTA	GA	30319 1330 FERNWOOD CIR	
185 SMITHSON LINDSAY DAVENPORT	18 238 26 008	2545 OGLETHORPE CIR NE	ATLANTA	GA	30319 2545 OGLETHORPE CIR	
173 SOOD NEELY	18 238 04 056	1262 STAR DR NE	ATLANTA	GA	30319 1262 STAR DR	
100 SPENCER PROPERTIES INC	18 241 06 017	1287 SUNLAND DR NE	BROOKHAVEN	GA	30319 1279 SUNLAND DR	
68 STEELE AMBER	18 238 28 025	2599 BROOKHAVEN CHASE LN NE # 25	ATLANTA	GA	30319 2599 BROOKHAVEN CHASE L	
136 STOKES DEANE H JR	18 238 04 009	1258 STAR DR NE	ATLANTA	GA	30319 1258 STAR DR	
162 STUBBLEFIELD JOHN WILLIAM JR	18 238 02 033	4225 PRESTLEY MILL RD	DOUGLASVILLE	GA	30135 1279 DRESDEN DR	
SUTTON DARRELL L						
168 SUTTON MEREDITH	18 238 05 034	1277 STAR DR	ATLANTA	GA	30319 1277 STAR DR	
107 TEDDER JONATHAN LEE & BRENDA JEAN	18 238 04 036	1311 SYLVAN CIR NE	ATLANTA	GA	30319 1311 SYLVAN CIR	
163 THOMAS L WOOD ENTERPRISES LLC	18 238 29 008	2556 APPLE VALLEY RD NE # 200	ATLANTA	GA	30319 2556 APPLE VALLEY RD UNIT	
51 THOMAS TALBERT E	18 239 13 002	2444 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2444 BROOKHAVEN HEIGHTS	

42	THORNTON ROBERT J	18 239 13 009	2488 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2488 BROOKHAVEN HEIGHTS
194	TRACHTENBERG LORI ROSLYN	18 238 25 058	1304 FERNWOOD CIR	ATLANTA	GA	30319 1304 FERNWOOD CIR
189	TUVE ROBERT F	18 238 25 075	3755 PEACHTREE RD NE APT 1605	ATLANTA	GA	30319 1337 PEACHTREE VW
95	TYNER WARREN ROBERT	18 238 25 072	1331 PEACHTREE VW	ATLANTA	GA	30319 1331 PEACHTREE VW
64	U HAUL REAL ESTATE COMPANY	18 239 05 009	PO BOX 29046	PHOENIX	AZ	85038 3947 PEACHTREE RD
40	UNIVERSITY BAPTIST CHURCH	18 238 02 020	1375 FERNWOOD CIR NE	ATLANTA	GA	30319 1375 FERNWOOD CIR
15	VANDERVOORTVANZYP FRITHJOB & JENNIFER	18 238 25 059	1302 FERNWOOD CIR	ATLANTA	GA	30319 1302 FERNWOOD CIR
58	VYE ANDREW WAGNON WINDY L	18 238 28 008	2571 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2571 BROOKHAVEN CHASE L
204	WAGNON JANNA N	18 238 25 052	1316 FERNWOOD CIR NE	ATLANTA	GA	30319 1316 FERNWOOD CIR
10	WALLER LAWRENCE W II	18 238 25 021	1299 PEACHTREE VW NE	ATLANTA	GA	30319 1299 PEACHTREE VW
55	WATKINS LISA M	18 238 25 082	1342 FERNWOOD CIR NE	ATLANTA	GA	30319 1342 FERNWOOD CIR
3	WATSON ROBERT A & ROBIN	18 239 13 012	2870 REDDING RD NE	ATLANTA	GA	30319 2468 BROOKHAVEN HEIGHTS
85	WEEKS KYLE	18 238 28 012	2586 BROOKHAVEN CHASE LN NE # 12	ATLANTA	GA	30319 2586 BROOKHAVEN CHASE L
138	WEILBAECHER DEREK E	18 238 04 054	1310 STAR DR NE	ATLANTA	GA	30319 1298 STAR DR
84	WEINMANN BROOKE & WINSTON	18 238 25 034	3905 CLUB DR NE	ATLANTA	GA	30319 1282 FERNWOOD CIR
186	WILLIAMS MARIE	18 238 25 089	1326 FERNWOOD CIR NE	ATLANTA	GA	30319 1326 FERNWOOD CIR
149	WILLIAMS MONICA	18 238 26 005	2552 OGLETHORPE CIR NE	ATLANTA	GA	30319 2552 OGLETHORPE CIR
158	WILSON TYLER W & DAVID	18 238 25 005	1265 PEACHTREE VW	ATLANTA	GA	30319 1265 PEACHTREE VW
34	WIMPEY JUDY L	18 239 13 008	2484 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2484 BROOKHAVEN HEIGHTS
156	WOODS CHRISTINA WRIGHT DANITA J	18 238 28 006	85 N EDENFIELD RIDGE DR SE	ROME	GA	30161 2575 BROOKHAVEN CHASE L
89	FRANCIS PAT A	18 238 04 058	1294 STAR DR	ATLANTA	GA	30319 1294 STAR DR
60	WRIGHT TODD G	18 238 25 054	1312 FERNWOOD CIR	ATLANTA	GA	30319 1312 FERNWOOD CIR
144	YODA MINAMI	18 238 25 086	1332 FERNWOOD CIR	ATLANTA	GA	30319 1332 FERNWOOD CIR
213	YUSUPOV ALEXANDER	18 239 11 013	1261 N DRUID HILLS RD	ATLANTA	GA	30319 1261 N DRUID HILLS RD
36	ZENTMEYER MARC	18 239 13 011	10142 KINGSBRIDGE AVE	TAMPA	FL	33626 2464 BROOKHAVEN HEIGHTS



Jessica L. Hill, Esq.
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

VIA US MAIL

July 6, 2016

RE: Brookhaven MARTA Transit Oriented Development Rezoning Application

Dear Property Owner:

You are receiving this letter because you own property within 500 feet of the MARTA owned property around the Brookhaven MARTA station. As you may be aware, a rezoning application has been filed to rezone the Property from C-2, M, R-75 and RM-75 to the PC-2 zoning district. The property will remain in the Brookhaven Peachtree Overlay district. As a part of the rezoning process, the City of Brookhaven requires that the rezoning applicant notify all property owners within 500 feet of the property and schedule a meeting to discuss the proposal. A meeting to discuss the proposed development and the rezoning request has been scheduled by the applicant on Monday, July 25, 2016 at 5:30 p.m. The meeting will take place at Oglethorpe University in the Philip Weltner Library (Atrium) located at 4484 Peachtree Road, Atlanta, Georgia 30319. You are invited to attend this meeting and we hope to see you there.

Sincerely,

Jessica L. Hill
Attorney for Applicant



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY - TRUSTEE ROOM
SIGN IN SHEET

Monday, July 25, 2016
5:30 PM - 8:00 PM

Please print clearly

Name	Address	Zip Code	E-mail
LISA WATKINS	1742 Fernwood Circle NE	30319	lisawatkins@bellsouth.net
LEN EMIC	3378 Brookside	30319	
Ensign O'Neil	" "	" "	
Patrice Tanner	1470 Sylvan Circle	30319	petanner@att.net
Barbara Johnson	1293 Sylvan Circle	30319	bjinc@gmail.com
Jill Dione Fitzpatrick	3429 Breton Cir	30319	
Richard Darlene Schultz	2593 Brookhaven Chase Lane	30319	dar652@aol.com
Kenneth Braunstein	1154 Brynnydd Court	30319	KMbraunstein@netrage.net
Sue Binkert	2480 E. Eagan Dr	30319	suebinkert@gnail.com
Ken Barone	1394 Cortez Dr	30319	
Jodi McMechan	" " "	" "	
Donna Hall	1310 Fernwood Circle NE	30319	hall@je.wc.com
Kathie Lyons	2589 Brookhaven Chase Ln NE	30319	Kmjl1008@gmail.com

Over →



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SIGN IN SHEET

Monday, July 25, 2016
5:30 PM – 8:00 PM

Please print clearly

Name	Address	Zip Code	E-mail
Terrill Carstens	2444 Oostanaula	30319	tcrowa@bellsouth.net
Kara Hivrichs	1342 Fernwood Cir NE	30319	khivrichs1@yahoo.com
M. Miller	1263 Apple Valley Rd	30819	lol!
KEN & MARIANNA YATES	1895 9TH ST	30341	—
Jack Howard	1468 Njohno	30079	—
RAPH WILLIAM	1326 FERNWOOD CIR NE	30315	—
John Tombling	1304 Fernwood Cir NE	30319	Ltrachtenberg@bellsouth.net
Cynthia BattiFF-Poe	1307 Brookhaven Gardens Ln	30319	Cynthapoe@bellsouth.net
Avery Poe	" " "	"	Averypoe@bellsouth.net
Sarah Griffin	2581 Brookhaven Chase LN	30319	sarah.p.griffin7@gmail.com
Quinn J. Bhatnagar	2556 Apple Valley Rd	30319	denise@dipinteriors.com
John Millier	2225 W. AVENUE DR	30331	millierjc@solis.com
Barb Beth Barney	1541 Bubbling Crk. Rd	30319	idabeth1@yahoo.com

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SIGN IN SHEET

Monday, July 25, 2016
5:30 PM - 8:00 PM

Please print clearly

Name	Address	Zip Code	E-mail
JIM CARBY	1413 CARTER CA	30319	bassett1553@aol.com
Jill Klein	1273 Peachtree View	30319	jklein@htasearch.com
Don Richards	3416 WYANTON DR	30319	LDonRichards@hotmail.com
Michael Bernath	1388 Sylvan Cir NE	30319	Bernath.michael@gmail.com
Wm. O. Johnson	1277 PEACHTREE VW NE	30319	wjohnson@gsu.edu
CHRIS BINKERT	2480 ELLIJAY DR NE	30319	CHRISVDPO@gmail.com

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SIGN IN SHEET

Monday, July 25, 2016
5:30 PM – 8:00 PM

Please print clearly

Name	Address	Zip Code	E-mail
Tom Johnson	1336 Fernwood Circle	30319	tjthoughts@comcast.net
Becky Johnson	"	"	"
PAUL TOMASZEWSKI	1523 Kastlestone way	30319	Pault@Pmrfunds.com
Amber Steelp	2599 POTOCKHAWEN CHASE CA	30319	wos1994@yahoo.com
LOUISE SIMS	2566 Oglethorpe Circle	30319	gsims@citycra.com
Margy Jule	127 Newbridge Trace	30319	MRS15@juro.com
Emily Bridges	1303 Peachtree View	30319	echoate@choate.com
ANDREA MACMILLAN	1347 SYLVAN CIR	30319	DREAMAC2@GMAIL
Natalie Cheney	1331 Brod Haven Gardens Ln	30319	natalie.cheney@gmail.com
Neal Reddy	1261 Apple Valley	30319	Neal@alven.com
Chenise Brent + Mott	2337 LOFANE ST NE	30319	CM5301@att.com (Chenise)

Over →



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY - TRUSTEE ROOM
SIGN IN SHEET

Monday, July 25, 2016
5:30 PM - 8:00 PM

Please print clearly

Name	Address	Zip Code	E-mail
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Over →

**Brookhaven MARTA Transit Oriented Development Rezoning Application
Public Participation Meeting Report
Meeting Held Monday, July 25, 2016 at Oglethorpe University**

Community Questions /Comments:

- **Who controls and programs the park space?**

The development team will work in collaboration with the City to program the park and transit plaza area. The team believes it is important that programming for the park space is in keeping with the **community's needs and wants** so City involvement is very much part of the vision. It is currently envisioned that the park will host movie nights, small concerts, yoga events and arts festivals, including the Brookhaven Arts Festival.

- **Who controls security for the project and MARTA?**

MARTA police will maintain responsibility over **the station itself and MARTA's parking deck**. The Brookhaven Police Department will continue to have responsibility over the public realm. Typically, in projects such as these, multi-party agreements are entered into that clearly identify and define roles and responsibilities for all parties.

- **What is the situation with the tax abatement?**

The development team anticipates submitting an application for tax abatement for public improvements and infrastructure both on and off the property site. The team is currently working to finalize the scope and budgets for these improvements. Once this process is complete, an application will be submitted to the Brookhaven Development Authority.

- **Is the library going to go on the site?**

The development team has had preliminary conversations with the DeKalb County Public Library. They have shown interest but are considering other sites as well as exploring staying in their current location. The master plan allows for civic building to be an alternative use on the hotel site if the Brookhaven Library or Brookhaven City Hall were to locate at the TOD.

- **Is the office building speculative?**

No, the office building will not be speculative. We anticipate a portion of the office will need to be pre-leased in order for the building to start construction.

- **Will the office building house MARTA's offices?**

This building will not house MARTA administrative offices. The intent of this building is to provide office space to market tenants.

- **General concerns over for rent housing**

The project is proposing the inclusion of 340 for rent units within two mixed use buildings that includes significant retail and restaurant space as well. These apartments will be very high end and will be very attractive to young professionals and empty nesters alike. Further, there is no difference in the impact on traffic for rental housing vs. for sale housing.

After hearing the community's concern over for rent multifamily units, the development team has already significantly reduced the number of for rent multifamily units compared to the original master plan. The original plan called for 580 for rent units and has been updated to only 340 units. We have also included a for sale component in the form of condos and stacked flats equaling 107 units.

- **Concerns with location of MARTA's parking (walk distance).**

The location of the MARTA parking deck is where MARTA's short-term patron parking is currently provided at the station. The new parking deck for MARTA patrons will accommodate all patron parking (short-term and long-term parking) in one parking structure. A breezeway from the parking deck will provide patrons with a covered pedestrian walkway to the station's access tunnel near the Town Green.

- **How do you assure MARTA parking will be available for MARTA patrons and not used for other uses?**

The MARTA parking deck will be access-controlled. We anticipate allowing for non-MARTA patrons to utilize a portion of the spaces in the deck during non-peak hours if excess capacity exists. We anticipate implementing technology to control access and utilization. MARTA is in the midst of hiring a third-party parking management company to manage our park and ride lots. We envision replacing aging parking management infrastructure with automated systems that will check recent Breezecard use in an attempt to crack down on misuse of lots. It is too early in the planning process to know exactly how the parking deck system will function.

- **Impact of development on schools**

MARTA met with DeKalb County School District in February 2016 to assess the impact on existing schools and estimate the total new enrollment. The City of Brookhaven's Planning Department has requested an updated impact analysis of the Brookhaven/Oglethorpe University TOD be prepared by the DeKalb County School District to determine what impact the proposed development would have on the schools serving the City of Brookhaven. The deadline for the school district to submit the information to the planning department is July 28, 2016. MARTA has requested a copy of the school district's report.

- **Concerns of whether MARTA's parking count of 560 spaces is sufficient**

MARTA's TOD Guidelines classify Brookhaven/Oglethorpe University Station as a town center station. Town center stations are set in nodes of dense, active, mixed-use development. These station areas enjoy TOD-friendly street networks, a rich pedestrian environment and identifiable civic landmarks. Town centers tend to have a balanced mix of uses with housing a significant ingredient from the start. The Brookhaven/Oglethorpe University Station town center will replace earlier, pre-TOD patterns of land use—such as expansive park-and-ride lots. Town center stations may provide some park-and-ride,

but it should be of secondary importance and must be appropriately located and designed. Over time, large surface parking lots, whether originally used for park-and-ride or for station area development, are incompatible with the town center pattern of land use and should be replaced by well-designed parking structures. There are 1460 total parking spaces at the Brookhaven/Oglethorpe station including 170 long-term parking spaces. In FY2015, the average parking utilization at the Brookhaven/Oglethorpe station was 495 parking spaces (or 34% of available parking). When constructed, the Brookhaven/Oglethorpe station was an end of the line station and the parking allocation at that time was intended to meet the parking needs for an end of the line station. With the addition of the Chamblee and Doraville stations, the end of the line parking needs are now met at the Doraville station with nearly 80% utilization of the 1,257 parking spaces. There are 1,149 parking spaces at the Chamblee station with a parking utilization of 573 spaces (or roughly 50%).

- **Concerned MARTA overflow parking would end up on neighborhood streets.**

MARTA parking utilization is not expected to exceed the number of replacement parking spaces allocated in the parking deck. However, if a need for MARTA overflow parking occurs, during weekend or during special events, the overflow parking may be accommodated within the project site of one or both of the other parking decks. If MARTA patrons are parking on neighborhood streets MARTA Police will work with Brookhaven Police to enforce parking regulations.

- **What improvements will be completed on the station?**

Brookhaven/Oglethorpe University station improvements include: an elevator to provide ADA accessibility to the pedestrian tunnel; new platform shelters with heaters; paver replacement on platform; LED light replacement; painting of station; and replacement of the canopy at the entrance.

- **Will the MARTA parking be free?**

MARTA parking will remain free for daily users parking for less than 24 hours. The parking policies that are currently in place will continue to regulate how short-term and long-term parking is defined after the redevelopment of the surface parking lots.

- **Why development at this MARTA station and not another station?**

MARTA is working to implement TOD on the underutilized surface parking lots at several stations **through the system in accordance with MARTA's TOD Guidelines.** The Brookhaven/Oglethorpe University Station is one of multiple stations in various stages of planning and/or implementation. MARTA and its development partners are working to implement the vision strongly supported by the Brookhaven community, which lead to the creation of the Livable Centers Initiative (LCI) report for the Brookhaven/Oglethorpe University station. In 2013, a planning charrette was held and the recommendations from the initial LCI report were reaffirmed by residents of the City of Brookhaven.

- **Will there be a pump station in the retention pond?**

The stormwater pond will be gravity drained and won't require a pump station.

- **Is there a thought to flatten out MARTA's stormwater pond?**

There is a stream with base flow that feeds the pond within the MARTA park parcel. The stream is governed by City, State, and Federal regulations. Those regulations will not allow for the piping of the stream to flatten out the parcel.

- **What about the issue of stagnate water?**

The design team will explore ways to help mitigate this issue such as adding a water feature to the pond.

- **Could you do underground detention underneath the pond?**

As mentioned above, the pond is regulated by City, State, and Federal regulations that would not allow for piping / underground detention of the pond.

- **Is the project a "done deal"?**

The project is going through rezoning process. The uses and densities proposed are allowed on the property without rezoning, but due to the four different zoning categories, the placement of the proposed uses would have to change if a rezoning was not approved.

- **There was general confusion regarding the LCI, the Overlay and the underlying zoning.**

The Livable Centers Initiative study was a planning effort that started in 2005 through the Atlanta Regional Commission with some funding from DeKalb County. The Brookhaven Peachtree Overlay district was a product of the LCI study and is based on the recommendations in the LCI.

The Brookhaven Peachtree Overlay district is part of the Brookhaven zoning ordinance. It was originally adopted by DeKalb County prior to Brookhaven's incorporation.

The Brookhaven Peachtree Overlay allows a wide range of uses including hotel, office, retail and multifamily and allows building heights up to 8 stories. The Brookhaven Peachtree Overlay district provides that in the event of conflict with the underlying zoning, the Overlay controls. For this reason, an office building, a hotel, or a retail or restaurant use could be developed on the portion of the MARTA property currently zoned single family (R-75) without any rezoning or public input needed. Based on the current interpretation of the Overlay by the City of Brookhaven, the underlying zoning would control with respect to any stated number of units per acre to the extent a residential use is proposed on a portion of the site with a residential zoning. This limits the ability to locate the proposed multifamily use on the residentially zoned property near Dresden on the Apple Valley side of the project, however, the proposed office, hotel, restaurant or retail space could, under the current zoning, be relocated there and the multifamily units could be shifted around to accommodate such displacement. From a planning perspective, locating the office and hotel uses along Peachtree in lieu of along Apple Valley, was more

logical, less impactful to the community and provides a more suitable residential transition into the neighborhoods to the east.

- **What additional height is being sought and what is the impact?**

The Overlay accommodates building heights of up to 8 stories and 100 feet in height as of right to the extent certain bonuses are achieved. The Overlay also provides for a height bonus for properties within a certain proximity of the MARTA, based on certain metrics. This height bonus allows 125 feet in height but requires a special land use permit to be approved by the City Council in addition to meeting the applicable metrics. The MARTA zoning proposal requests a Special Land Use Permit to allow the office building on Peachtree Road to be 125 feet with 8 stories. The additional 25 feet in height will enable the floor to ceiling heights to be increased to the industry standard.

- **What variances are being considered?**

Two possible variances have been identified but are not requested at this time. The first variance is to increase the number of curb cuts on Apple Valley Road. The second variance is to vary the Overlay requirement that the office building be predominantly masonry and similar materials.

- **Does the overlay allow for PC-2 zoning?**

Yes, the overlay accommodates PC-2 zoning. PC-2 is very similar in nature to the Brookhaven Peachtree Overlay district and rezoning to PC-2 will make the underlying zoning more consistent with the Overlay.

- **Why haven't these recommendations been done before?**

Peachtree is a GDOT roadway. GDOT has a different process than a City or County to make changes. A study and design need to happen before any changes can be proposed for construction. All of these steps require budget and resources. The Brookhaven/Oglethorpe University TOD is serving as a catalyst for these studies and improvements.

- **Disagreement with the traffic study findings and recommendations**

The recommendations for the intersection of Peachtree Road at Dresden Drive/ Brookhaven Drive are made to remain in the existing right-of-way in anticipation of being a faster process for implementation with GDOT. Within the existing ROW constraints, an additional lane in either direction on Peachtree is only possible by narrowing the existing lanes. Either an additional northbound through lane can be added or an additional southbound left-turn lane can be added. Comparing these two options, the impact to the intersection is greater and meets level-of-service standards with the additional northbound through lane. An additional southbound left-turn lane would require more improvements to be made to bring the LOS to an acceptable level. With an additional northbound through lane on Peachtree, an additional westbound right-turn lane on Dresden also improves the overall intersection

LOS and reduces the spillback queuing from the right-turning vehicles blocking the lanes for the through or left-turn movements.

- **Have new developments in Chamblee, Doraville, John’s Creek and other cities been taken into consideration for the traffic study?**

A background growth rate of 1.5% compounded annually from 2016 to 2019 was applied to the existing traffic volumes to account for growth in the area, such as new developments in neighboring cities. (Note: the typical background growth rate is for a DRI traffic study is between 0.5% - 1.0%.) Additionally, above and beyond the 1.5% background growth rate, the City of Brookhaven provided the land uses and densities for three specific developments in the area: Gables Oglethorpe, Solis Dresden, and Dresden Village. These development trips and the background growth were added to the study network to determine a baseline before the proposed Brookhaven-Oglethorpe University TOD trips were added.

- **What will the impact of the increased traffic be on the intersections of Apple Valley Road with Dresden Drive, Peachtree View, Fernwood Circle, and North Druid Hills Road?**

The intersections of Apple Valley Road with Dresden Drive, Peachtree View, Fernwood Circle, and North Druid Hills Road were included in the existing, future without development, and future with development analysis scenarios. In all three scenarios, the neighborhood approaches and the overall signal operations continue to operate above the minimum LOS standard.

Level-of-Service Summary LOS (Delay in Seconds)								
Intersection	LOS Std	Control	Existing 2016		Projected 2019 without Development		Projected 2019 with Development	
			Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
1. Apple Valley Road @ Dresden Drive	E	Signal	B (16.7)	C (26.0)	B (17.9)	C (28.5)	C (21.5)	D (48.2)
2. Apple Valley Road @ Peachtree View	-	EB Stop	-	-	-	-	B (14.0)	C (17.2)
		WB Stop	B (11.1)	B (12.5)	B (11.4)	B (12.8)	B (14.2)	C (15.5)
		SB Left	A (7.7)	A (8.9)	A (7.7)	A (9.0)	A (7.8)	A (9.2)
3. Apple Valley Road @ Fernwood Circle	-	EB Stop	B (12.1)	B (13.8)	B (12.4)	B (14.4)	B (14.0)	C (18.2)
		WB Stop	B (13.2)	B (12.9)	B (13.7)	B (13.2)	C (16.1)	C (15.1)
		NB Left	A (8.7)	A (7.7)	A (8.8)	A (7.7)	A (9.2)	A (8.3)
4. Apple Valley Road @ North Druid Hills Road	E	Signal	B (17.9)	B (16.5)	B (19.7)	B (17.2)	C (23.9)	B (19.8)

- **Will the reduced eastbound Dresden laneage cause queuing into the site/parking decks to spillback to Peachtree?**

Modeling analysis does not report any significant queuing to be expected for vehicles traveling eastbound on Dresden Drive from Peachtree Road in the AM or PM peak hours. The driveways accessing the proposed development parking will be restricted to right-in-right-out movements only, which removes the conflict of left-turning vehicles and subsequently reduces delay for the vehicles turning into these driveways.

- **What is the acceptable traffic grade?**

The acceptable level-of-service for the study area was determined at the DRI/rezoning traffic study level by project stakeholders (GDOT, GRTA, ARC, City of Brookhaven, City of Chamblee, DeKalb County, MARTA, City of Atlanta). Because of the alignment with the LCI and the MARTA TOD Guidelines, LOS E (55-80 seconds of delay for the intersection as a whole) is the standard for signalized intersections.

- **Why isn't Peachtree being widened?**

Staying within the existing right-of-way is advantageous for the recommended improvements to be designed, funded, and constructed more quickly. Acquiring additional right-of-way increases the cost and level of difficulty in implementing the recommendations. Additionally, widening Peachtree into a larger cross-section would present a higher level of difficulty for bicyclists and pedestrians to cross from one side to the other. This could also be interpreted as being in direct conflict with the goals of the recently adopted Brookhaven Bicyclist, Pedestrian, & Trails Plan.

- **Why are there not two left turn lanes from Peachtree southbound onto Dresden?**

Same answer as above: The recommendations for the intersection of Peachtree Road at Dresden Drive/ Brookhaven Drive are made to remain in the existing right-of-way in anticipation of being a faster process for implementation with GDOT. Within the existing ROW constraints, an additional lane in either direction on Peachtree is only possible by narrowing the existing lanes. Either an additional northbound through lane can be added or an additional southbound left-turn lane can be added. Comparing these two options, the impact to the intersection is greater and meets level-of-service standards with the additional northbound through lane. An additional southbound left-turn lane would require more improvements to be made to bring the LOS to an acceptable level. With an additional northbound through lane on Peachtree, an additional westbound right-turn lane on Dresden also improves the overall intersection LOS and reduces the spillback queuing from the right-turning vehicles blocking the lanes for the through or left-turn movements.

- **Will there be bike lanes through the Dresden intersection?**

The intersection of Peachtree Road at Dresden Drive/ Brookhaven Drive has significant physical constraints with the existing cross-section. The development team will work with the City to implement the recently adopted Brookhaven Bicycle, Pedestrian, & Trails Plan.

- **Will there be a light at Fernwood Circle and Apple Valley?**

No – the intersection will remain as it is today. Modeling and LOS do not require any additional improvements to be made.

- **Who approves road improvements?**

Along Peachtree Road, GDOT decides and coordinates improvements. North Druid Hills, Dresden Drive, Apple Valley Road and the other local roads in the study network fall under the City of Brookhaven's jurisdiction with potential coordination with DeKalb County.

- **Concerns about the food hall's rooftop deck and sound and noise issue adjacent to town homes across Apple Valley.**

Brookhaven's current design guidelines outline that all standalone commercial retail buildings must convey a 2-story appearance which would provide the design team the liberty of screening the occupied roof with a solid wall with punch openings that will buffer ambient noise and help reflect said noise toward the town green park.

- **Provide dimensions for the Town Green Park.**

The total area of the central plaza is 59,540 SF with approximately 42,000 SF of dedicated park space consisting of plaza, lawn, and landscaped areas. At its widest dimension it is 285 FT and approximately 304 FT long.

- **Comments about size of public park space provided.**

The total development is providing approximately 2 acres of park space consisting of the Transit Plaza Park, Pocket Park, and the Town Green Park. The Town Green Park itself is approximately 1 acre and comprises about 6% of the total development. It is currently envisioned to host movie nights, small concerts, yoga events, and arts festivals which includes an additional 80 spaces for the **Brookhaven Art's Festival**. The Town Green Park is comprised of a variety of plaza, lawn, fountains, and landscaped areas that are designed to be heavily planted creating a lush environment much greater than just the lawn area. When activated the Town Green Park can accommodate comfortably 1,000 people with yoga mats, 1,200 chairs on movie night, and 80 tents during town festivals.

Comparatively, Glover Park at the center of Marietta Square is a 1.35 acres plaza similarly activated by fountains, stages, playscapes, landscaping, benches, street parking, shopping, and festivals. Likewise, the buildings that enclose Glover Park are also similar in scale and height as the proposed buildings in the Brookhaven TOD.

Public Input and Engagement to Date

MARTA's Charette Meetings

In 2013, MARTA engaged Southface to facilitate a community visioning process for the subject property. This process was a weeklong intensive planning event that included several public input sessions. The Charrette was held between October 20th – October 24th, 2013.

Initial Public Input Meetings

The Development team hosted a series of public meetings with the goal of communicating plans and get community feedback on desired outcomes for the project. This series started with a city wide meeting followed by district specific meetings all of the City's council districts. Sign in sheets for these meetings are attached. Dates and location of meetings are below:

2/2/16 - City Wide- City Hall (4362 Peachtree Road)

2/10/16 - District 1- Lynwood Park Recreation Center (3360 Osborne Road)

2/11/16- District 2 - Briarwood Park Recreation Center (2235 Briarwood Way NE)

2/18/16 - District 3 - Capital City Club (53 West Brookhaven Drive, N.E.)

2/25/16 - District 4 - Cross Keys High School (1626 N. Druid Hills Road NE)

MARTA Survey

To supplement public meetings, MARTA conducted an online survey to engage participants that could not make it to public meetings. This survey was open from April 21st to May 12th.

Public Meeting Regarding Plan Changes based on Public Input

Based on comments received from initial community engagement, the development team implemented changes to the plan to address community suggestions. A city wide public meeting was held on June 22nd at Oglethorpe University to update the community on changes to the plan and answer questions.

CRB Meetings:

The City of Brookhaven put together a Citizen Review Board (CRB) to provide another way for the development team to get community feedback on the project. The CRB's members are made up of representatives of adjacent neighborhood and civic organizations. The CRB was involved in reviewing and providing recommendations to MARTA in its selection of the development team. The CRB has also met the development team and provided feedback during meetings on the following dates:

2/8/16

4/15/16

6/8/16

6/16/16

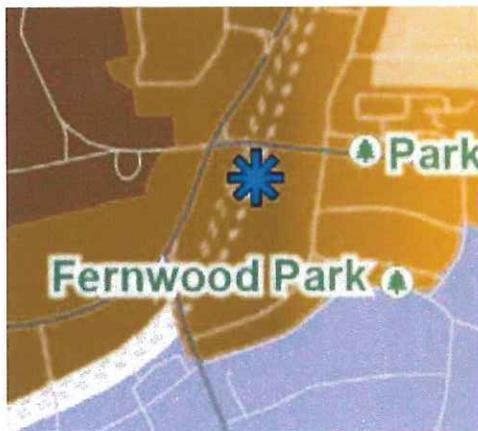
Environmental Site Analysis

1. Conformance to the Comprehensive Plan

The Subject Property has existed as the Metropolitan Atlanta Rapid Transit Authority (MARTA) Brookhaven / Oglethorpe heavy rail transit station and associated surface parking for the past ±35 years. The proposed project consists of the redevelopment of the existing surface parking lots to allow for a mid-rise mixed use development consisting of retail, restaurants, office, hotel, structured parking, and rental / for sale multi-family residential units.

The proposed mixed use transit oriented development is complemented by the surrounding existing properties which consist of: commercial facilities to the west; civic, park land, and single family residential buffered by the park to the south; attached single family residential to the east; and commercial / office facilities to the north.

The Subject Property is included in the City’s Comprehensive Plan 2034 (the “Comprehensive Plan”) as “Peachtree Corridor Overlay District,” which is one of the City’s most dense land use classifications that promotes mixed-use, pedestrian friendly development. The Comprehensive Plan recommends heights in this land use classification as three (3) to eight (8) stories. The Property is specifically identified within the Comprehensive Plan as a priority redevelopment parcel and transit oriented design (TOD) is identified as a community goal / key strategy to shaping the City’s future. Accordingly, the Applicant’s proposal conforms to the policy and intent of the Comprehensive Plan.



- Historic Brookhaven
- Osborne
- Peachtree Corridor Overlay District
- Ashford Park-Drew Valley
- Brookhaven Heights-Brookhaven Fields

2. Environmental Impacts of the Proposed Project:

The proposed redevelopment site has been developed in its current state for the past ±35 years. As based upon City of Brookhaven research guidelines, field observation, and field survey of the subject property, there are limited environmentally sensitive jurisdictional features on the site, as itemized below:

- a. Wetlands: There are no wetlands located on the site based on the U.S. Fish and Wildlife Service National Wetlands Mapper and field observation.
- b. Floodplain: The proposed site location does not lie within the 100 year special flood hazard area as defined by the F.E.M.A Flood Insurance Rate Map (FIRM) of DeKalb County, Georgia, panel number 13089 C0052 J, effective date of May 16, 2013. However, a portion of the existing stormwater management pond south of Apple Valley Road lies within an area identified as a “Zone X Shaded” which equates to areas of 0.2% annual chance flood or areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile. The proposed project will reduce the amount of impervious coverage on site and will not impose additional adverse flooding downstream.
- c. Streams / Stream buffers: There is an active stream located within the existing stormwater management pond south of Apple Valley Road based on site observation and field survey. It is subject to a 50’ undisturbed buffer as measured from the point of wrested vegetation and an additional 25’ impervious buffer beyond the 50’ undisturbed buffer. Temporary encroachments into the stream buffers are proposed in order to bring the existing stormwater management pond into compliance with current stormwater regulations as outlined in the City of Brookhaven code and the Georgia Stormwater Management Manual.
- d. Slopes exceeding 25% over a 10ft rise in elevation: There are slopes on site exceeding these values adjacent to North Druid Hills Road, at the corner of Dresden Drive and Apple Valley Roads, and within the existing stormwater management pond south of Apple Valley Road as based upon field survey. Slope stabilization measures will be implemented as part of the erosion control plans developed as part of the land disturbance permitting process to help maintain the integrity of these slopes.

- e. Vegetation: Given the developed condition of the proposed development site, there are no significant areas of vegetation except adjacent to the existing stormwater management pond south of Apple Valley Road. The site will adhere to the City of Brookhaven tree protection and replacement requirements.
- f. Wildlife Species (including fish and endangered species): Given the existing developed condition of the proposed development area, there are no wildlife species on the existing site.
- g. Archeological / Historic Sites: The site does not have any known archeological or historical areas.

3. Project Implementation Measures

The following measures will be enforced during implementation of the proposed development program:

- a. In order to help protect environmentally sensitive areas on site, the following practices will be implemented:
 - Reduce the amount of impervious coverage on the site.
 - Make reasonable efforts during construction in accordance with the Georgia Erosion and Sedimentation Control Manual to minimize the effects of sediment runoff.
 - Treat on site stormwater runoff for water quality in accordance with the Georgia Stormwater Management Manual prior to discharge from the site.
- b. Compliance with current State & City stormwater code requirements and NPDES requirements during construction and redevelopment of the site will greatly improve water quality in stormwater discharge flows from the project area.
- c. Critical infrastructure will be protected during the redevelopment of the site, with traffic congestion impacts identified and mitigated per traffic study recommendations and/or GRTA Notice of Decision recommendations.
- d. There are no archeological or historically significant areas in the proposed development area.
- e. There are no environmentally stressed communities within the proposed development area.

- f. The redevelopment program will comply with City green space and open space requirements, thus increasing those areas.
- g. It is anticipated that having the proposed parking structures adjacent to the existing heavy rail tracks that the proposed project will help to buffer the existing noise from the trains utilizing the tracks from the adjacent residential neighborhoods. The existing surface parking lot is lighted and all proposed site lighting will attempt to minimize any adverse impacts on the neighboring properties.
- h. Existing parks and recreational green space areas will not be impacted by the proposed redevelopment program.
- i. Given the developed condition of the site, there are no wildlife habitats within the proposed development area.

Legal Description: Tract 1

All and singular that certain tract of land lying and being in Land Lot 239, 18th District of DeKalb County Georgia, being more particularly described as follows:

COMMENCING at the intersection of the southern right-of-way of Dresden Drive, having a variable right-of-way, and the western right-of-way of Southern Railway, having a variable right-of-way, having Georgia West State Plane Coordinates (NAD83/94) of a Northing of 1,404,388.000 and an Easting of 2,244,332.491, said point being the POINT OF BEGINNING;

THENCE along the right-of-way of Southern Railway, South 21°45'31" West, a distance of 559.41 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 100.64 feet, said curve having a radius of 2259.38 feet and a chord bearing of South 24°25'01" West, 100.64 feet, to a point;

THENCE continuing along said right-of-way, South 25°13'44" West, a distance of 274.32 feet to a point;

THENCE continuing along said right-of-way, North 61°11'41" West, a distance of 8.85 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 82.81 feet, said curve having a radius of 2265.38 feet and a chord bearing of South 30°29'17" West, 82.81 feet, to a point;

THENCE continuing along said right-of-way, South 61°06'41" West, a distance of 82.14 feet to a point on the eastern right-of-way of North Druid Hills Road;

THENCE along the right-of-way of North Druid Hills Road, along the arc of a curve to the right a distance of 41.54 feet, said curve having a radius of 525.02 feet and a chord bearing of North 13°47'17" West, 41.53 feet, to a point;

THENCE continuing along said right-of-way, North 11°50'49" West, a distance of 73.76 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 103.51 feet, said curve having a radius of 426.77 feet and a chord bearing of North 04°53'36" West, 103.26 feet, to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 99.40 feet, said curve having a radius of 371.34 feet and a chord bearing of North 09°43'17" East, 99.10 feet, to a point on the right-of-way of Peachtree Road;

THENCE along the right-of-way of Peachtree Road, along the arc of a curve to the right a distance of 122.86 feet, said curve having a radius of 1185.06 feet and a chord bearing of North 20°21'21" East, 122.80 feet, to a point;

THENCE continuing along said right-of-way, North 23°19'26" East, a distance of 37.88 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 101.09 feet, said curve having a radius of 1006.50 feet and a chord bearing of North 20°26'57" East, 101.05 feet, to a point;

THENCE continuing along said right-of-way, North 17°34'16" East, a distance of 216.69 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 75.39 feet, said curve having a radius of 993.50 feet and a chord bearing of North 19°44'39" East, 75.37 feet, to a point;

THENCE continuing along said right-of-way, North 21°55'11" East, a distance of 65.91 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 106.13 feet, said curve having a radius of 98.50 feet and a chord bearing of North 52°47'02" East, 101.07 feet, to a point on the right-of-way of Dresden Drive;

THENCE continuing along said right-of-way, North 83°38'57" East, a distance of 50.80 feet to a point;

THENCE continuing along said right-of-way, along arc of a curve to the right, 165.47 feet said curve having a radius of 893.50 feet and a chord of North 88°57'20" East, 165.24 feet, to a point, said point being the POINT OF BEGINNING. Containing 215,902 square feet or 4.956 acres.

Legal Description: Tract 2

All and singular that certain tract of land lying and being in Land Lot 239, 18th District of DeKalb County Georgia, being more particularly described as follows:

COMMENCING at the intersection of the eastern right-of-way of Apple Valley Road, having a sixty foot right-of-way, and the southern right-of-way of Fernwood Circle, having a fifty foot right-of-way;

THENCE North 65°40'21" East, a distance of 19.33 feet to a point on the southern right-of-way of Fernwood Circle;

THENCE continuing along said right-of-way, South 66°16'10" East, a distance of 9.26 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 88.52 feet, said curve having a radius of 325.00 feet and a chord bearing of South 74°04'15" East, 88.25 feet, to a point;

THENCE continuing along said right-of-way, South 88°36'19" East, a distance of 76.70 feet to a point, having Georgia West State Plane coordinates of a Northing of 1,403,637.408 and an Easting of 2,244,883.958 (NAD83/94), said point being the POINT OF BEGINNING;

THENCE continuing along said right-of-way, North 85°43'51" East, a distance of 19.30 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 247.96 feet, said curve having a radius of 975.00 feet and a chord bearing of South 86°59'01" East, 247.29 feet, to a point;

THENCE leaving said right-of-way, South 56°12'49" West, a distance of 232.60 feet to a point on the northwest right-of-way of Sylvan Circle, having a forty foot right-of-way;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 208.18 feet, said curve having a radius of 337.54 feet and a chord bearing of South 66°06'09" West, 204.90 feet, to a point;

THENCE continuing along said right-of-way, South 48°26'03" West a distance of 237.29 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 157.74 feet, said curve having a radius of 383.45 feet and a chord bearing of South 60°13'07" West, 156.63 feet, to a point;

THENCE continuing along said right-of-way, South 72°00'12" West, a distance of 91.40 feet to a point;

THENCE leaving said right-of-way, North 19°54'09" West, a distance of 131.39 feet to a point on the southern right-of-way of Apple Valley Road;

THENCE continuing along said right-of-way, North 69°23'31" East, a distance of 118.94 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 150.76 feet, said curve having a radius of 356.44 feet and a chord bearing of North 57°23'50" East, 149.64 feet, to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 199.59 feet, said curve having a radius of 1279.22 feet and a chord bearing of North 49°45'01" East, 199.39 feet, to a point;

THENCE continuing along said right-of-way, North 54°13'12" East, a distance of 145.28 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 59.20 feet, said curve having a radius of 214.71 feet and a chord bearing of North 62°07'08" East, 59.01 feet, to a point, said point being the POINT OF BEGINNING.

Containing 108,888 square feet or 2.500 acres.

Legal Description: Tract 3

All and singular that certain tract of land lying and being in Land Lot 239, 18th District of DeKalb County Georgia, being more particularly described as follows:

COMMENCING at the intersection of the eastern right-of-way of North Druid Hills Road, having a variable right-of-way, and the southeastern right-of-way of Southern Railway, having a variable right-of-way, having Georgia West State Plane Coordinates (NAD83/94) of a Northing of 1,403,316.299 and an Easting of 2,243,894.149, said point being the POINT OF BEGINNING;

THENCE along the right-of-way of Southern Railway, North 40°05'53" East, a distance of 297.88 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 108.90 feet, said curve having a radius of 2295.38 feet and a chord bearing of North 32°39'48" East, 108.89 feet, to a point;

THENCE continuing along said right-of-way, North 23°43'54" East a distance of 805.86 feet to a point on the western right-of-way of Dresden Drive, having a variable right-of-way;

THENCE continuing along the right-of-way of Dresden Drive, South 83°52'45" East, a distance of 29.63 feet to a point;

THENCE continuing along said right-of-way, South 83°19'32" East, a distance of 220.42 feet to a point;

THENCE leaving said right-of-way, South 27°33'17" East, a distance of 23.07 feet to a point on the northern right-of-way of Apple Valley Road, having a sixty foot right-of-way;

THENCE continuing along the right-of-way of Apple Valley Road, South 07°01'56" West, a distance of 554.39 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 588.88 feet, said curve having a radius of 535.00 feet and a chord bearing of South 38°33'55" West, 559.60 feet, to a point;

THENCE South 70°05'53" West, a distance of 406.82 feet to a point on the eastern right-of-way of North Druid Hills Road;

THENCE continuing along said right-of-way, North 16°23'00" West, a distance of 123.24 feet to a point, said point being the POINT OF BEGINNING.

Containing 448,692 square feet or 10.301 acres.



16-LUP 00009

FEE: REZ \$2000
 SIGNS \$1020 (12)
 AD \$20
\$3040

**PRE-APPLICATION FORM
 LAND USE PETITIONS AND VARIANCE PETITIONS**

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (404) 637 - 0500. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: BROOKHAVEN CITY CENTER PARTNERS, LLC Phone: _____
 Applicant E-mail: (ART HOMENICK) Fax: _____
 Representative Name: JESSICA HILL Phone: 404 7754
 Representative E-mail: JHILL@MMMLAW.COM Fax: _____
 Site Address: - SEE ATTACHED - Parcel Size: 17.757 ACRES
 Tax Parcel #: - SEE ATTACHED - City Council District: 3-MATTISON
 Existing Zoning and Case Number: R-75, RM-75, C-2, M Proposed Zoning: PC-2
 Comprehensive Plan Character Area Map Designation: PEACHTREE CORRIDOR OVERLAY DISTRICT

- Application Type: Rezoning Special Land Use Permit Variance Special Exception
- Variance Type: Administrative Zoning Board of Appeals Stream Buffer
- Overlay District: Brookhaven-Peachtree Subarea I (MAIN PARCEL) Brookhaven-Peachtree Subarea II (PARK PARCEL)
- Additional Studies: Trip Generation Report Traffic Impact Study
 Development of Regional Impact Review Environmental Impact Review

Proposal Description: DEVELOPMENT OF 547 MULTIFAMILY UNITS, 24,340 # OF RESTAURANT SPACE, 31,428 # OF RETAIL SPACE, 125 HOTEL ROOMS, 7 200,000 # OF OFFICE SPACE.

Applicant Signature: [Signature] Date: 6/17/16
 Planner Signature: [Signature] Date: 6/16/16