

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

Land Use Petition Application

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


APPLICANT INFORMATION		
Applicant is the: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: SDM Northlake, LLC		
Address: 445 Bishop Street, Suite 100		
City: Atlanta	State: Georgia	Zip: 30318
Contact Name: Steve Martin		
Phone: 470-235-3500	Email: sdm@sdmpartners.com	
OWNER INFORMATION		
Name: Same as applicant.		
Address:		
City:	State:	Zip:
Contact Name:		
Phone:	Email:	
PROPERTY INFORMATION		
Property Address: 2245 & 2249 Northlake Parkway		
Present Zoning District(s): NL-4	Requested Zoning District(s): N/A	
Present Land Use Category: Regional Activity Center	Requested Land Use Category: N/A	
Land District: 18	Land Lot(s): 210	Acreage: 7.29
Proposed Development: Adaptive re-use conversion of office building to multifamily of adjacent property that effects subject property		
Concurrent Variance(s): None		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: 80 du	Dwelling Unit Size (Sq. Ft.): varies	Density: 11 du/ac
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: N/A	Total Building Sq. Ft.: N/A	Density: N/A

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APPLICANT'S CERTIFICATION

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




Signature of Applicant

4/5/22

Date

SDM Northlake, LLC - Steven D. Martin, Manager

Type or Print Name and Title




Signature of Notary Public

4-5-2022

Date

Notary Seal



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PROPERTY OWNER'S CERTIFICATION

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

I, SDM Northlake, LLC, authorize, SDM Northlake, LLC c/o Morris, Manning & Martin, LLP
(Property Owner) (Applicant)

to file for Modification, at 2245 & 2249 Northlake Parkway
(RZ, CA, SLUP, M, CV) (Address)

on this date April, 11, 2022
(Month) (Day)

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

[Handwritten Signature]

4/5/22

Signature of Property Owner

Date

SDM Northlake, LLC - Steven D. Martin, Manager

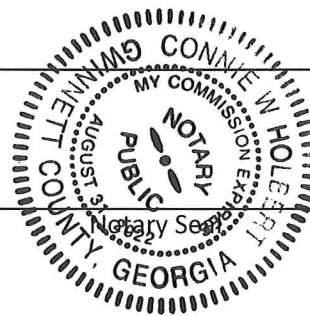
Type or Print Name and Title

[Handwritten Signature]

4-5-2022

Signature of Notary Public

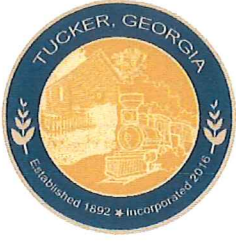
Date



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PLANNING & ZONING
DEPARTMENT



Planning and Zoning
 1975 Lakeside Parkway, Suite 350
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Land Use Petition Application Checklist

FOR ALL REZONINGS, COMPREHENSIVE PLAN AMENDMENTS, SPECIAL LAND USE PERMITS, MODIFICATIONS, AND CONCURRENT VARIANCES

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
Pre-Application Meeting	• In Person	<input checked="" type="checkbox"/>
One (1) digital copy of all submitted materials	• One (1) flash drive or CD in .JPEG, .PDF format	<input checked="" type="checkbox"/>
Public Participation Report	• One (1) Copy	<input checked="" type="checkbox"/>
Application, Signature Pages, Disclosure Form	• One (1) Copy each	<input checked="" type="checkbox"/>
Written Legal Description	• One (1) 8 ½" x 11" Legal Description	<input checked="" type="checkbox"/>
Boundary Survey and Proposed Site Plan (See Page 9 for Requirements)	• One (1) Full-Size (24" x 36") Copies of each • One (1) 8 ½" x 11" or 11x17 Site Plan of each	<input checked="" type="checkbox"/>
Building Elevations (renderings or architectural drawings to show compliance with code)	• One (1) Copy	<input checked="" type="checkbox"/>
Letter of Intent	• One (1) Copy	<input checked="" type="checkbox"/>
Analysis of Standards/Criteria (See page 5)	• One (1) Copy	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	• One (1) Copy	<input checked="" type="checkbox"/>
Trip Generation Letter (ITE Trip Generation Manual)	• One (1) Copy	<input checked="" type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study (See Sec. 46-1309)	• One (1) Copy	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
Environmental Impact Report	• One (1) Copy	<input type="checkbox"/>
Noise Study Report	• One (1) Copy	<input type="checkbox"/>
Meeting with GDOT if impact to I-285 Eastside Express Lanes	• One (1) Copy	<input type="checkbox"/>
Other items required per the Zoning Ordinance	• One (1) Copy	<input type="checkbox"/>
LAND USE PETITION FEE SCHEDULE		
Residential Rezoning	\$500	<input type="checkbox"/>
Multifamily/Non-Residential Rezoning	\$750	<input type="checkbox"/>
Special Land Use Permit	\$400	<input type="checkbox"/>
Comprehensive Plan Amendment	\$1000	<input type="checkbox"/>
Modification	\$250	<input type="checkbox"/>
Variance (includes Concurrent Variance)	\$300	<input type="checkbox"/>
Public Notice Sign Fee	\$80 (per required sign)	<input type="checkbox"/>

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RZ-22-0002

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Henry A. Bailey
404-504-5446
hbailey@mmmlaw.com
www.mmmlaw.com

April 11, 2022

City of Tucker
Planning and Zoning
1975 Lakeside Parkway, Suite 350
Tucker, Georgia 30084

**RE: Letter of intent for the Modification of Conditions at 2245 Northlake Parkway,
Tucker Georgia (the “Property”).**

To Whom it May Concern:

This application seeks approval of a modification of conditions request to relocate the visitor parking for the townhome development from its current location to the parking garage on the adjacent office parcel. Pursuant to the pre-application meeting held on March 2, 2022, this change in conditions request requires a modification to the originally approved zoning in O2021-05-08, a copy of which is enclosed herein. Aside from the proposed modification to Conditions #2 and #8 no other conditions will be modified. Under the existing zoning, Condition #2 references the originally approved site plan. This request updates that condition to reference the site plan enclosed herein. Condition #8 requires the designated visitor parking spaces to be located at the southeast corner of the Property, which will now be the proposed location of a fire and emergency access lane to accommodate the adaptive reuse of the office parcel at 2247 Northlake Parkway as shown on the enclosed site plan. This allows for cohesion and circuitry of travel between the Property and the adjacent office parcel.

Very truly yours,

Henry A. Bailey, Jr.

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ANALYSIS OF STANDARDS/CRITERIA

ZONING MAP AMENDMENT CRITERIA

Section 46-1560 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

COMPREHENSIVE PLAN MAP AMENDMENT CRITERIA

Section Sec. 46-1559 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant for evaluating applications for amendments to the comprehensive plan map and shall govern the review of all proposed amendments to the comprehensive plan map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

SPECIAL LAND USE PERMIT CRITERIA

Section 46-1594 and 46-1595 of the City of Tucker Zoning Ordinance lists specific criteria that shall be considered by the planning and zoning department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4. The applicant shall write a detailed written analysis of criteria as it relates to their proposed project.

CONCURRENT VARIANCE CRITERIA

Section 46-1633 of the City of Tucker Zoning Ordinance lists specific criteria the board shall use in determining whether *or not* to grant a variance. The applicant shall provide a written analysis of how the request complies with this criteria, if they are requesting a concurrent variance.

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ENVIRONMENTAL SITE ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

c. Streams/stream buffers

- Field observation and verification

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

e. Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

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ENVIRONMENTAL SITE ANALYSIS FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
 - b. Protection of water quality
 - c. Minimization of negative impacts on existing infrastructure
 - d. Minimization on archeological/historically significant areas
 - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
 - f. Creation and preservation of green space and open space
 - g. Protection of citizens from the negative impacts of noise and lighting
 - h. Protection of parks and recreational green space
 - i. Minimization of impacts to wildlife habitats

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DISCLOSURE REPORT FORM

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

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

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

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


1.	5.
2.	6.
3.	7.
4.	8.

3. **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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

Name (print) SDM Northlake, LLC - Steven Martin, Manager

Signature:  Date: 4/5/22

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DISCLOSURE REPORT FORM

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

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1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

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Name (print) Morris, Manning & Martin, LLP

Signature: 

Date: 4.11.22

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SITE PLAN CHECKLIST

All items must be included on the Site Plan; separate Site Plans may be necessary to address all items

1. Key and/or legend and site location map with North arrow
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
3. Acreage of subject property
4. Location of land lot lines and identification of land lots
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
6. Proposed streets on the subject site
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director
11. Location of proposed buildings (except single family residential lots) with total square footage
12. Layout and minimum lot size of proposed single family residential lots
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines
15. Required and/or proposed setbacks
16. 100 year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed
18. Required and proposed parking spaces; Loading and unloading facilities
19. Lakes, streams, and waters on the state and associated buffers
20. Proposed stormwater management facilities
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
22. Availability of water system and sanitary sewer system
23. Tree lines, woodlands and open fields on subject site
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet
25. Wetlands shown on the County's GIS maps or survey.
26. Mail kiosk location.

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**PLANNING & ZONING
DEPARTMENT**

LAND USE PETITION CALENDAR

*Application Deadline	Planning Commission	M&CC 1st Read	M&CC 2nd Read
12/13/2021	1/20/2022	2/15/2022	3/14/2022
1/10/2022	2/17/2022	3/14/2022	4/11/2022
2/14/2022	3/17/2022	4/11/2022	5/9/2022
3/14/2022	4/21/2022	5/9/2022	6/13/2022
4/11/2022	5/19/2022	6/13/2022	7/11/2022
5/9/2022	6/16/2022	7/11/2022	8/8/2022
6/13/2022	7/21/2022	8/8/2022	9/12/2022
7/11/2022	8/18/2022	9/12/2022	10/10/2022
8/8/2022	9/15/2022	10/10/2022	11/14/2022
9/12/2022	10/20/2022	11/14/2022	12/12/2022
10/10/2022	11/17/2022	12/12/2022	TBD
11/14/2022	12/15/2022	TBD	TBD
12/12/2022	TBD	TBD	TBD

*Incomplete applications will not be accepted.

PUBLIC PARTICIPATION PLAN AND REPORT

See separate document.

PUBLIC NOTICE REQUIREMENTS

Sec. 46-1526 details the public notice requirements for land use petitions, which include public notice sign(s), advertisement in The Champion newspaper, and written notice to everyone within 500’.

- The applicant is responsible for posting the public notice sign(s). City of Tucker Staff will order the signs(s) and provide the required timeframe for posting.
- The City of Tucker is responsible for placing the legal ad in The Champion newspaper
- The City of Tucker is responsible for mailing the written notification to surrounding property owners.

PROPERTY COMPLIANCE

All Occupational Tax payments must be paid in-full and any and all outstanding code violations on the property must be rectified prior to the public hearing.

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AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FROM NL-2 TO NL-4 (RZ-21-0001) IN LAND LOT 210 OF THE 18th DISTRICT TO ALLOW FOR EIGHTY SINGLE FAMILY ATTACHED DWELLINGS.

- WHEREAS:** Notice to the public regarding said rezoning have been duly published in The Champion, the Official News Organ of Tucker; and
- WHEREAS:** A Public Hearing was held by the Mayor and City Council of Tucker on May 10, 2021 and June 14, 2021;
- WHEREAS:** The Mayor and City Council is the governing authority for the City of Tucker;
- WHEREAS:** The Mayor and City Council has reviewed the rezoning and concurrent variance requests based on the criteria found in Section 46-1560 and Section 46-1633 of the Zoning Ordinance of the City of Tucker;

NOW THEREFORE, the Mayor and City Council of the City of Tucker while in Regular Session on June 14, 2021 hereby ordains and approves Rezoning 21-0001 to allow for eighty single family attached dwellings, subject to the following conditions:

1. Use of the subject property shall be limited to a 80-unit rental townhome development.
2. The property should be developed in general conformance with the site plan submitted on May 7, 2021 to the Planning and Zoning Department, with revisions to meet these conditions.
3. A landscape plan for the pocket parks shall be submitted for review and approval by the Planning and Zoning Director.
4. The maximum lot coverage on the overall site shall be increased to 52% (CV-21-0001)
5. The minimum lease term shall not be shorter than 6 months.
6. The owner/property manager shall have an office in a model unit on the site during the development process. The owner/property manager shall have operations and maintenance personnel assigned to the community and will provide their contact information (24 hours per day/ 7 days per week) to all residents and to local authorities.
7. A mail kiosk and two parking spaces shall be provided on site.
8. The 23 surface parking spaces at the southeast corner shall be reserved for guest parking for the townhome development and office development. Signage shall be provided that designates these spaces as guest parking for both uses.
9. Each unit shall provide a two-car garage.

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10. Architectural detailing on townhouses shall meet Article 3 and Article 5 (when applicable) of the Zoning Ordinance.
11. Each townhome shall have a defined walkway and/or porch/stoop from the sidewalk to the front doors.
12. No units shall encroach into any storm drain or sanitary sewer easements.
13. Driveways shall be a minimum of twenty feet (20') from the alley back of curb to the face of structure to accommodate the off-street parking of vehicles.
14. The private alley shall be constructed per the City of Tucker Development Regulation, including width, pavement design, and curb.
15. The private alleys shall be signed and striped as a No Parking zone.
16. The detention pond shall be located on a separate lot of record.
17. The development of the property is contingent on approval from DeKalb County Department of Watershed Management.
18. The develop shall be limited to two (2) full access driveways on Northlake Parkway. The southern driveway shall align with the existing traffic signal at Northlake Parkway / Northlake Center Drive. Curb cut locations are subject the sight distance requirements and the approval of the City Engineer.
19. Owner/Developer shall maintain efficient operation of the existing traffic signal as required by the City Engineer, at no cost to the City of Tucker.
20. Owner/Developer shall construct a ten foot (10') wide concrete trail and 5' landscape strip along the entire frontage of Northlake Parkway / Northlake Center Drive. Alternative layouts to preserve the existing oak trees along Northlake Parkway may be authorized so long as the trail is ten feet (10') along the entire length of the frontage. These alternatives shall be reviewed at the land disturbance permitting stage, subject to the review and approval of the Planning and Zoning Director.
21. Owner/Developer shall dedicate at no cost to the City of Tucker such additional right-of-way as required to have a minimum of two feet (2') from the back of the future trail.
22. Owner/Developer shall install a bus shelter at or close to the existing bus pad on Northlake Parkway. Said shelter shall comply with MARTA specifications and may be located within the landscape strip required in condition #20 above. Regardless of the location of the bus shelter, any required setbacks will be measured from the dedication required by condition #21 above. Final location of bus shelter shall be subject to the review and approval of MARTA and the Planning and Zoning Director.
23. Internal dead-end streets greater than one hundred-fifty feet (150') must provide a cul de sac or turnaround, subject to the approval of the City Engineer and DeKalb County Fire Department.
24. Owner/Developer shall install a five foot (5') wide sidewalk along one side of all internal streets.
25. Owner/Developer shall provide stormwater management in compliance with Tucker's Post Construction Stormwater Management Ordinance.
26. Owner/Developer shall comply with Section 14-39 of the City of Tucker Code of Ordinances concerning tree protection and replacement. A minimum tree density of fifteen (15) units/acre shall be

required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.

27. The \$8,500 that was placed into the tree bank prior to making application shall be remitted back to the applicant to use for new tree plantings on the subject site.

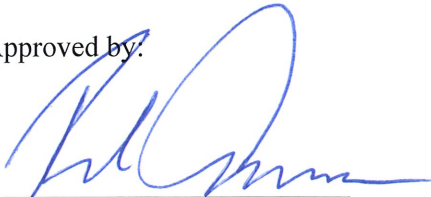
28. Architectural detailing on townhouses shall include:

- a. The front and rear elevations shall vary from unit to unit to avoid a monotone style and/or color palette.
- b. Rear and side windows shall be trimmed similar to the front windows.
- c. If units contain cantilevered balconies on the rear, they shall be painted or stained in a color that is complimentary to the individual unit colors and shall not be left as unfinished wood nor stained to appear as natural wood.
- d. The units shall have an 8" or greater frieze board (top of wall, abutting the soffit) to accentuate the trim details.
- e. Windows shall be a color to match the color palette of the surrounding townhome veneer (for example: not white windows in a brown colored unit).
- f. Architectural detailing shall occur consistently on all facades.
- g. The rear elevation of each set of townhome units shall have at least two distinguishing features which shall include, but are not limited to, enclosed sunrooms, enclosed porches, rear entry door overhangs with decorative brackets, metal decorative railings, and brick privacy walls.

29. Owner/Developer shall install a 6-foot-high fence along the north property line that complies with the standards of Section 46-1340.

So effective this 14th day of June 2021.

Approved by:



Frank Auman, Mayor

Attest:



Bonnie Warne, City Clerk



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PLANNING & ZONING
DEPARTMENT

MODIFICATION JUSTIFICATION

2245 Northlake Parkway

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The property is currently zoned NL-4 with conditions as approved on June 14, 2021 in Ordinance No. O2021-05-08. The request by this application is to revise Condition #8 to allow visitor parking to be located in the parking garage as opposed to the surface lot on the adjacent parcel at 2247 Northlake Parkway that is the subject of an SLUP application being filed simultaneously herewith, which will allow parking and other amenities available for the townhome development on the subject property.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The zoning proposal requests only to change Condition #8 as stated above. Nothing else about the property or the development is being revised or otherwise modified. To accommodate the adaptive reuse of the adjacent office building, the visitor parking needs to be moved to the parking garage to accommodate the development of a fire lane in that location. This request does not change the previously approved use and is suitable in view of the adjacent and nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned and there are no changes being proposed to the current zoning. Only a change to the existing conditions of approval is proposed to allow movement of the visitor parking to the parking deck on the adjacent office parcel.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposal to modify Condition #8 will not adversely affect the existing uses or usability of the adjacent or nearby properties.

5. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The proposed adaptive reuse of the adjacent office building directly affects the development of the subject property and allows for a more cohesive development between the two parcels. As such, the proposed modification to Condition #8 to allow visitor parking to be moved to the parking garage is aligned with this cohesion and allows the fire lane to be located where the visitor parking was originally approved. Once completed, the residents and visitors of the subject property will have access to the features and amenities of the rear office parcel.

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6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The zoning proposal will not adversely affect any historic buildings, sites, districts or archaeological resources.

7. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed change of conditions does not impact the prior approved zoning on this property as it relates to this criteria.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

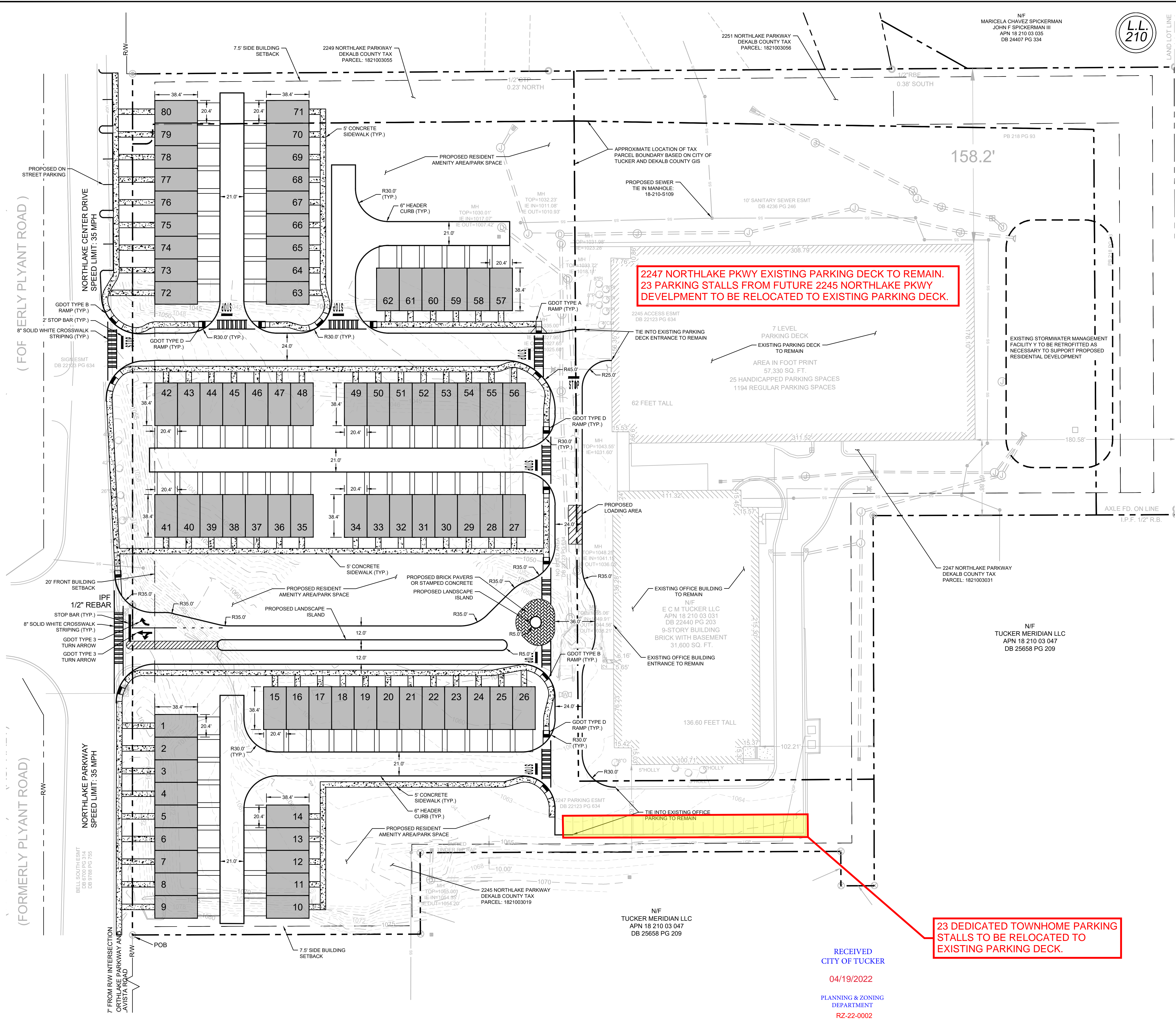
The zoning proposal does not adversely impact the environment or surrounding natural resources.

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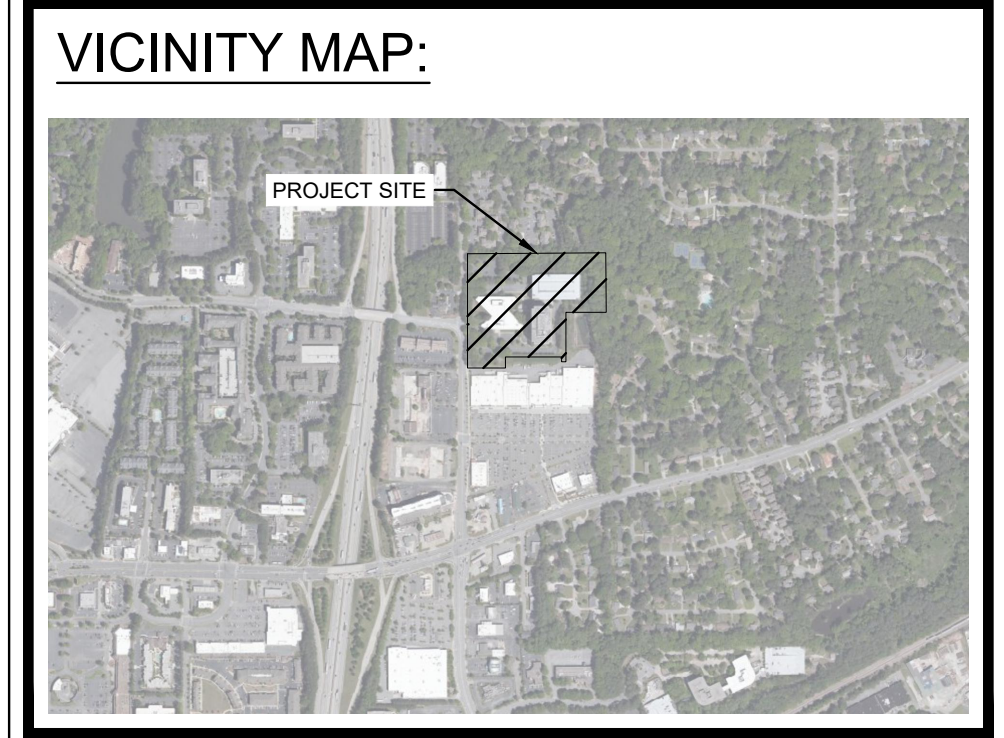
PLANNING & ZONING
DEPARTMENT

RZ-22-0002



2247 NORTHLAKE PKWY EXISTING PARKING DECK TO REMAIN.
23 PARKING STALLS FROM FUTURE 2245 NORTHLAKE PKWY DEVELOPMENT TO BE RELOCATED TO EXISTING PARKING DECK.

23 DEDICATED TOWNHOME PARKING STALLS TO BE RELOCATED TO EXISTING PARKING DECK.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	NL-2 (NORTHLAKE OFFICE PARK)
PROPOSED ZONING:	NL-4 (NORTHLAKE VISTA DALE COURT)
SITE AREA:	7.29 ACRES
DEKALB COUNTY TAX PARCELS INCLUDED IN REZONING:	1821003019 & 1821003055
IMPERVIOUS AREA:	4.10 ACRES (56%)
PERVIOUS AREA:	3.19 ACRES (44%)
OPEN SPACE:	3.19 ACRES (44%)
IMPERVIOUS LOT COVERAGE:	3.74 ACRES (52%)
BUILDING SETBACK:	
FRONT:	30 FT MAX
SIDE:	7.5 FT MIN
BACK:	20 FT MIN
PROPOSED LAND USES & DENSITIES:	
TOWNHOMES	80 UNITS
PARKING SUMMARY:	
REQUIRED PARKING:	160 SPACES (TOTAL)
TOWNHOMES (90 UNITS)	160 SPACES (2/UNIT)
PROPOSED PARKING:	160 SPACES (TOTAL)
TOWNHOMES	160 SPACES (2/UNIT)

- ### SITE NOTES:
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DVS DESIGN GROUP, DATED 02/03/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY MORELAND ALTOBELLI ASSOCIATES, INC., DATED 08/24/2017.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13089C0076K, DATED 08/15/2019.
 - WETLANDS DO NOT EXIST ON THE SITE.

SITE PLAN LEGEND:

---	PROPERTY LINE
---	BUILDING SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	STANDARD DUTY CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT

GEORGIA811
UNITE Protection Center, Inc.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

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Kimley Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 674-4281
WWW.KIMLEY-HORN.COM

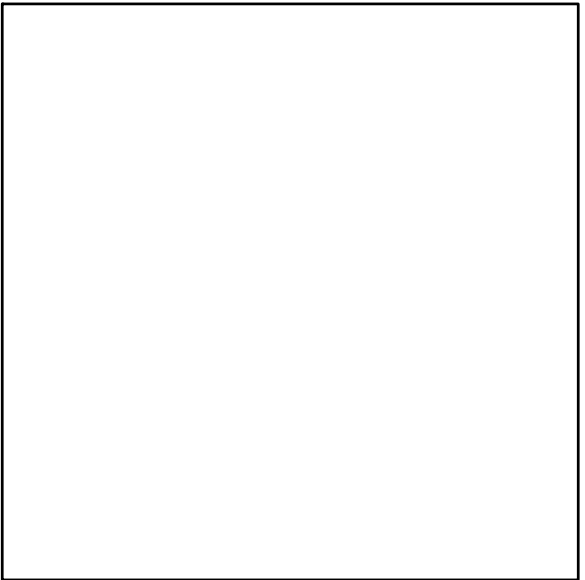
SDM NORTHLAKE, LLC
1166 AVENUE OF THE AMERICAS, SUITE NUMBER
NEW YORK, NY 10036
PHONE: 212.699.6348

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

SDM NORTHLAKE
2245 NORTHLAKE PARKWAY, TUCKER, GA 30084
LAND LOT 210, 18TH DISTRICT

GEORGIA
REGISTERED
No. PE042068
PROFESSIONAL
LAND ENGINEER
DREW CLARK
1/1/14

GSWCC NO. (LEVEL II) 0000077042
DRAWN BY JNS
DESIGNED BY LDC
REVIEWED BY LDC
DATE 03/03/2021
PROJECT NO. 013898000
TITLE
ZONING SITE PLAN
SHEET NUMBER
C2-00



Legend

- PQB Point of Beginning
- POC Point of Commencement
- RW Right-of-way
- Iron pin found
- Right-of-way

Survey Notes

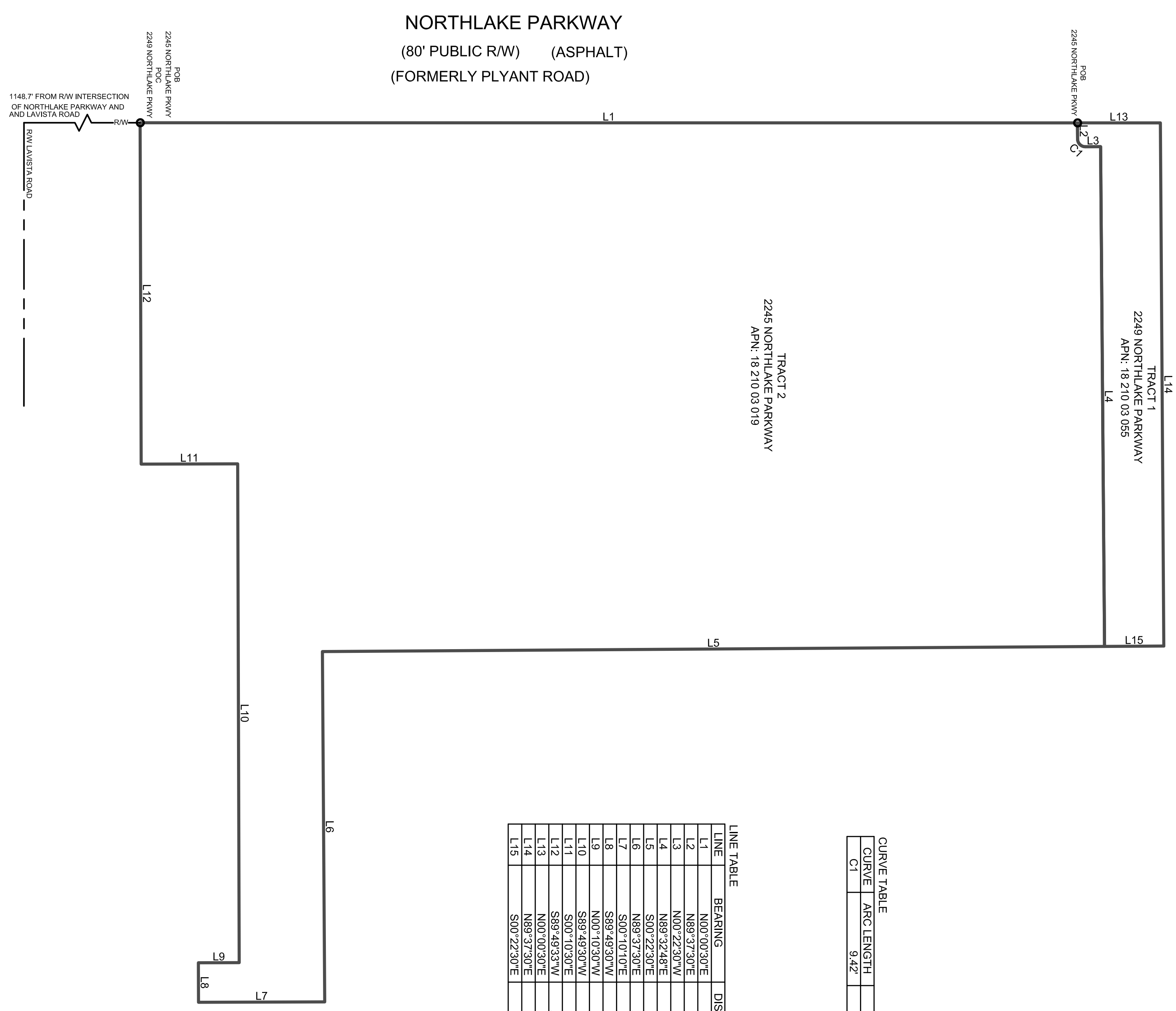
A Topcon GTS-313 (total station), Topcon traversing equipment, a 200 foot tape were used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 45,548 feet, an angular error of 1 seconds per angle point, and was adjusted using Compass Rule. This plat has been calculated for closure and found to close one foot in 350,341 feet. Property as shown depicts a mathematically closed figure without any gaps, overlaps, or omissions.

FLOOD NOTE:
By public act July 19th, this property is in Zone "X" Flood Insurance Rate Map Number 130802028K which has a revised date of August 15, 2019 and is not in a special flood hazard area by contact dated March 08, 2021 to the National Flood Insurance Program <http://www.fema.gov>. We have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify the determination or apply for a service from the Special Emergency Management Agency.

Area

Total area of subject property at 2245 Northlake Parkway is approximately 0.420 acres (18,296 square feet).
Total area of subject property at 2245 Northlake Parkway is approximately 6,870 acres (299,257 square feet).

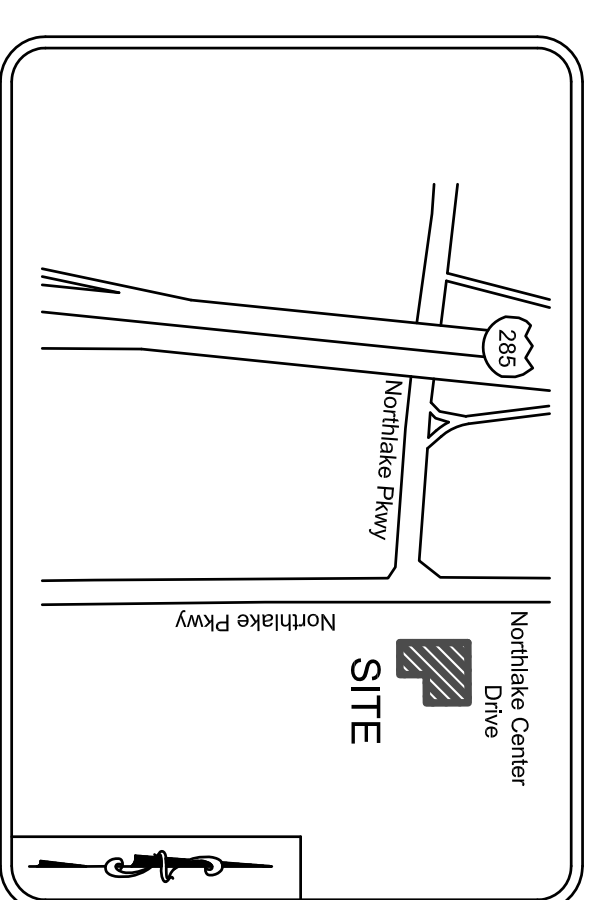
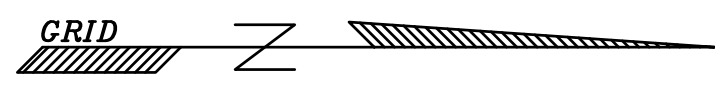
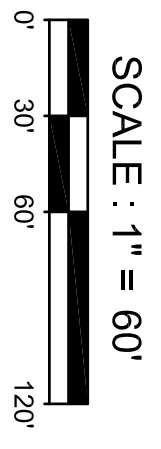


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	9.42'	6.00'	N44°37'30"E	8.49' LT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'30"E	711.80'
L2	N89°37'30"E	12.15'
L3	N00°22'30"W	11.48'
L4	N89°32'48"E	379.42'
L5	S00°22'30"E	284.00'
L6	N89°42'24"E	284.00'
L7	S00°10'00"E	95.82'
L8	S88°48'30"W	30.00'
L9	N00°10'30"W	31.00'
L10	S89°49'30"W	378.68'
L11	S00°10'30"E	73.30'
L12	S89°49'33"W	259.16'
L13	N00°00'30"E	63.00'
L14	N89°37'30"E	397.15'
L15	S00°22'30"E	45.00'



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This plat is a reinforcement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any new divisions. It is not a plat of land. The surveying instruments which created the parcel or parcels are stated in the instrument which created the parcel or parcels and are not to be used for any other purpose. This plat is not to be used for any other purpose. **AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR OTHER APPLICABLE LAWS.** The undersigned land surveyor certifies that this plat complies with the minimum technical standards and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 14-6-67.

BOUNDARY EXHIBIT
SDM NORTHLAKE, LLC.

LOCATION	
DISTRICT: 18TH	LAND LOT: 210
COUNTY: DEKALB	STATE: GEORGIA
ADDRESS: 2249 & 2245 NORTHLAKE PKWY	
CITY: TUCKER	
TAX PARCEL ID: 18 21 0 03 055 AND 18 21 0 03 019	
INFORMATION	
JOB NUMBER: 21209	
SURVEY DATE: 03/08/2021	
FIELD WORK DATE:	
DATE OF LAST REVISION:	
DRAWN BY: CLC	
CHECKED BY: RJU	SHEET 1 OF 1

ATEAS
Technical Consultants
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096
770/263-5945

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lot 210 of the 18th District, of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point on the eastern right-of-way line of Northlake Parkway (80-foot right-of way), said PK nail located a distance of 1,860.50 feet, as measured northeasterly along said right-of-way line of Northlake Parkway, and following the curvature thereof, from the intersection of the eastern right-of-way line of Northlake Parkway with the northerly right-of-way line of LaVista Road (also known as State Route 236) (right-of-way width varies); thence, proceed North 00 degrees 00 minutes 30 seconds East for a distance of 63.00 feet to a point; thence North 89 degrees 37 minutes 30 seconds East for a distance of 397.15 feet to a point; thence South 00 degrees 22 minutes 30 seconds East for a distance of 45.00 feet to a point; thence South 89 degrees 32 minutes 48 seconds West for a distance of 379.42 feet to a point; thence South 00 degrees 22 minutes 30 seconds East for a distance of 11.48 feet to a point; thence along a curve to the right having a radius of 6.00 feet and an arc length of 9.42 feet, said arc being subtended by a chord with a bearing of South 44 degrees 37 minutes 30 seconds West and a length of 8.49 feet, to a point; thence South 89 degrees 37 minutes 30 seconds West for a distance of 12.15 feet to a point and The True Point of Beginning.

Containing within said bounds 0.420 acres (18,295 square feet) more or less.

Tract 2

All that tract or parcel of land lying and being in Land Lot 210 of the 18th District, of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a PK nail found on the eastern right-of-way line of Northlake Parkway (80-foot right-of way), said PK nail located a distance of 1,148.70 feet, as measured northeasterly along said right-of-way line of Northlake Parkway, and following the curvature thereof, from the intersection of the eastern right-of-way line of Northlake Parkway with the northerly right-of-way line of LaVista Road (also known as State Route 236) (right-of-way width varies); thence, proceed North 00 degrees 00 minutes 30 seconds East for a distance of 711.80 feet to a point; thence North 89 degrees 37 minutes 30 seconds East for a distance of 12.15 feet to a point; thence along a curve to the left having a radius of 6.00 feet and an arc length of 9.42 feet, said arc being subtended by a chord with a bearing of North 44 degrees 37 minutes 30 seconds East and a length of 8.49 feet, to a point; thence North 00 degrees 22 minutes 30 seconds West for a distance of 11.48 feet to a point; thence North 89 degrees 32 minutes 48 seconds East for a distance of 379.42 feet to a point; thence South 00 degrees 22 minutes 30 seconds East for a distance of 594.00 feet to a point; thence North 89 degrees 37 minutes 30 seconds East for a distance of 265.97 feet to a point; thence South 00 degrees 10 minutes 10 seconds East for a distance of 95.82 feet to a point; thence South 89 degrees 49 minutes 30 seconds West for a distance of 30.00 feet to a point; thence North 00 degrees 10 minutes 30 seconds West for a distance of 31.00 feet to a point; thence South 89 degrees 49 minutes 30 seconds West for a distance of 378.66 feet to a point; thence South 00

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degrees 10 minutes 30 seconds East for a distance of 73.30 feet to a point; thence South 89 degrees 49 minutes 33 seconds West for a distance of 259.16 feet to a point and The True Point of Beginning.

Containing within said bounds 6.870 acres (299,257 square feet) more or less.

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MEMORANDUM

To: Adam Lorry, *SDM Northlake, LLC*

From: John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*
Harrison Forder, E.I. (AL), *Kimley-Horn and Associates, Inc.*

Date: February 19, 2021

RE: ***Northlake Parkway Development – City of Tucker, Georgia - Trip Generation Comparison***

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *Northlake Parkway* development in the City of Tucker, Georgia.

PROJECT OVERVIEW

The *Northlake Parkway* development is a proposed residential development on an approximately 13.54-acre site located east of Northlake Parkway, which is to the east of Interstate 285 at the Northlake Parkway interchange in the City of Tucker, Georgia. Please see **Figure 1** for an aerial of the site.

The site currently consists of an approximately 148,000 square foot (SF) office building which will be demolished. As currently envisioned, *Northlake Parkway* development will consist of 80 townhomes. The trip generation comparison will be based on the following scenarios:

1. Current Land Use (148,000 SF General Office Building)
2. Proposed Land Use (80 townhomes)

The purpose of this memorandum is to compare the trip generation potential of the current land use versus the proposed land use.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Northlake Parkway* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*.

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The density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation (Gross Trips)											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Current Land Use											
<i>General office Building</i>	710	148,000 SF	1,552	776	776	166	143	23	165	26	139
Proposed Land Use											
<i>Multi-Family Housing (Low Rise)</i>	220	80 Units	564	282	282	39	9	30	48	30	18
<i>Difference in Gross Project Trips</i>			-988	-494	-494	-127	-134	+7	-117	+4	-121
<i>% Difference in Gross Project Trips</i>			-63.7%	-63.7%	-63.7%	-76.5%	-93.7%	+30.4%	-70.9%	+15.4%	-87.1%

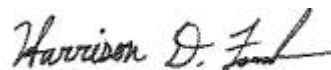
Based on **Table 1**, the proposed *Northlake Parkway* development is projected to generate approximately 988 fewer total daily trips (494 in; 494 out), 127 fewer AM peak hour trips, and 117 fewer PM peak hour trips. The proposed *Northlake Parkway* development will generate approximately 63.7% fewer gross daily trips, approximately 76.5% fewer AM peak hour trips, and approximately 70.9% fewer PM peak hour trips than what is currently constructed on the site.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate



Harrison Forder, E.I. (AL)
Project Analyst

- Attachments:
1. Site Aerial
 2. Trip Generation Analysis

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Approximate
Site Area

NORTHLAKE PARKWAY

NORTHLAKE PARKWAY

nearmap

Trip Generation Analysis (10th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
Northlake Parkway
Tucker, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
710 General Office Building	148,000 s.f.	1,552	166	143	23	165	26	139
220 Multi-Family Housing (Low-Rise)	80 d.u.	564	39	9	30	48	30	18
	Difference (Trips)	988	127	134	-7	117	-4	121
	% Difference	63.7%	76.5%	93.7%	-30.4%	70.9%	-15.4%	87.1%

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MEMORANDUM

To: Jillian Japka, *SDM Northlake, LLC*

From: Harrison Forder, P.E., *Kimley-Horn and Associates, Inc*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: April 6, 2022

RE: ***SDM Northlake Multifamily – City of Tucker, Georgia – Trip Generation Comparison***

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *SDM Northlake Multifamily* development in the City of Tucker, Georgia.

PROJECT OVERVIEW

The *SDM Northlake Multifamily* development is a proposed conversion of an unoccupied 9-story office building (299,775 SF) to a multifamily residential development located on 5.04 acres at 2247 Northlake Parkway in the City of Tucker, Georgia. Please see **Figure 1** for an aerial of the site. Adjacent to the multifamily development, a separate 80-townhome development (new construction) is proposed.

The trip generation comparison will be based on the following scenarios:

1. Existing Office Building (299,775 SF General Office Building)
2. Proposed Multifamily Development (200 multifamily residential units)
3. Proposed Multifamily Development + Adjacent Townhome Development (200 multifamily residential units + 80 townhomes)

The purpose of this memorandum is to compare the trip generation potential of the current land use versus the proposed land use.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Northlake Parkway* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*.

The density and the anticipated project trip generation are summarized in **Table 1**.

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Table 1: Trip Generation (Gross Trips)											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Scenario 1 – Existing Office Building											
General Office Building	710	299,775 SF	3,078	1,539	1,539	308	265	43	323	52	271
Scenario 2 – Proposed Multifamily Development											
Multi-Family Housing (Mid-Rise)	221	200 Units	1,088	544	544	68	18	50	86	52	34
Difference in Gross Project Trips			-1,990	-995	-995	-240	-247	+7	-237	0	-237
% Difference in Gross Project Trips			-65%	-65%	-65%	-78%	-93%	+16%	-73%	0%	-87%
Scenario 3 – Proposed Multifamily Development + Adjacent Townhome Development											
Multi-Family Housing (Low-Rise)	220	80 Units	564	282	282	39	9	30	48	30	18
Multi-Family Housing (Mid-Rise)	221	200 Units	1,088	544	544	68	18	50	86	52	34
Total Gross Trips			1,652	826	826	107	27	80	134	82	52
Difference in Gross Project Trips			-1,426	-713	-713	-201	-238	+37	-189	+30	-219
% Difference in Gross Project Trips			-46%	-46%	-46%	-65%	-90%	+86%	-59%	+58%	-80%

Based on **Table 1**, the proposed *SDM Northlake Multifamily* development is projected to generate approximately 1,990 fewer total daily trips (995 in; 995 out), 240 fewer AM peak hour trips, and 237 fewer PM peak hour trips than the trip generation potential of the existing 9-story office building. The proposed *SDM Northlake Multifamily* and adjacent townhome development together are projected to generate approximately 1,426 fewer total daily trips (713 in; 713 out), 201 fewer AM peak hour trips, and 189 fewer PM peak hour trips than the trip generation potential of the existing 9-story office building.

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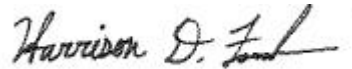
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We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate



Harrison Forder, P.E.
Project Engineer

Attachments:

1. Site Aerial
2. Trip Generation Analysis

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NORTHLAKE PARKWAY



NORTHLAKE PARKWAY

SDM MULTIFAMILY
DEVELOPMENT

TOWNHOME
DEVELOPMENT



LAVISTA ROAD

nearmap

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
SDM Northlake Multifamily Site - Scenario 1 - Existing Office
City of Tucker, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
710 General Office Building	299,775 s.f.	3,078	308	265	43	323	52	271
Gross Trips		3,078	308	265	43	323	52	271

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Trip Generation Analysis (10th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
SDM Northlake Multifamily Site - Scenario 2 - Proposed Multifamily
City of Tucker, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
221 Multi-Family Housing (Mid-Rise)	200 d.u.	1,088	68	18	50	86	52	34
Gross Trips		1,088	68	18	50	86	52	34

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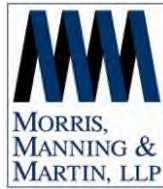
Trip Generation Analysis (10th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
SDM Northlake Multifamily Site - Scenario 3 - Proposed Multifamily and Townhomes
City of Tucker, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
220 Multi-Family Housing (Low-Rise)	80 d.u.	564	39	9	30	48	30	18
221 Multi-Family Housing (Mid-Rise)	200 d.u.	1,088	68	18	50	86	52	34
Gross Trips		1,652	107	27	80	134	82	52

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Carl E. Westmoreland
404-504-7799
cwestmoreland@mmmlaw.com
www.mmmlaw.com

March 10, 2022

VIA U.S. MAIL

Dear Neighbors of 2245 & 2247 Northlake Parkway:

I represent SDM Partners, which owns the office buildings located at the above addresses. You may recall that the 2245 parcel, which is the front and older building, was rezoned last year to allow an 80-unit townhome development. That property is included in this discussion because of the need to modify a condition of that approval to relocate visitor parking. Otherwise, that property remains as approved and we expect development on this townhome project to begin this spring.

The other application involves the newer office building which has been vacant for several years. The owner has made constant attempts to lease the building, but, exacerbated by the pandemic, those efforts have not resulted in any tenants. SDM has a partnership with Third & Urban to convert the existing building to allow a total of 216 multifamily units. The building footprint will not change and parking will be accommodated in the existing deck. The area to the rear of the building will not be affected and access will remain solely from Northlake Parkway. Under the existing zoning, the property could contain a total of 148 multifamily units as a matter of right and we will be filing a special use permit with the City to allow the increase to 216 units.

Before we file the application with the City, we need to hold a public participation meeting to discuss this proposal and you are receiving this letter as someone who owns property within 500 feet of the proposed development. That meeting is scheduled for 6 p.m. on Wednesday, March 30, 2022 in the lobby of the 2247 office building. We hope that you will be able to meet with us at that time. To give you more information before we meet, we have included a site plan showing both developments. If you are unable to attend or wish to reach out to us beforehand, please contact Jillian Japka (jillianj@thirdandurban.com). A flyer outlining the land use petition process in the City of Tucker is also included and questions related to City issues can be addressed to info@tuckerga.gov.

Thank you and we look forward to seeing you on March 30th.

Very truly yours,

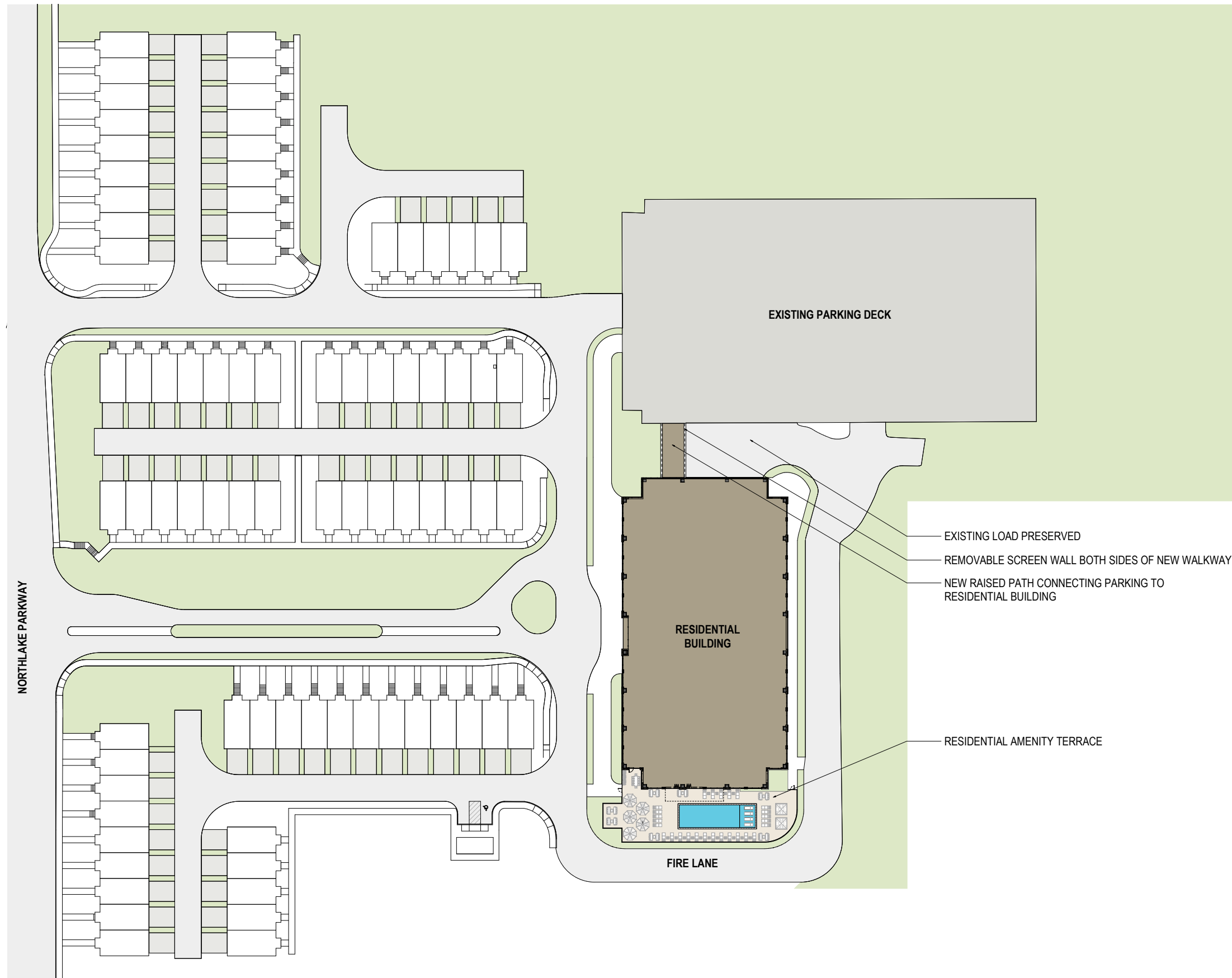
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SITE PLAN



DEVELOPMENT SUMMARY

- Current Zoning: NL-2
- Site Area: 6.17 acres
- Proposed Use: Adaptive Reuse Multifamily
- Total Proposed Units: 216
- Density: 35 units/acre

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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

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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.

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

RZ-22-0002



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USPS® Tracking Number	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
Firm-specific Identifier					
1.	3000 LANGFORD ROAD LLC 3100 MEDLOCK BRIDGE RD BLDG 500 NORCROSS GA 30071				
2.	AHMED GEORGIA PROPERTY TRUST 37249 ALLEPO DR NEWARK CA 94560				
3.	ALBE BRIAN 2234 WINDING WAY TUCKER GA 30084				
4.	ASSOCIATION FOR HABERSHAM AT NORTHLAKE CONDOMINIUMS PO BOX 767847 DUNWOODY GA 30326				
5.	BEVEL PATRICIA N 2267 WENDER DR TUCKER GA 30084				
6.	BP AND JN LLC 1159 GAVINWOOD PL DECATUR GA 30033				
7.	BUNTING JOHN D & BUNTING MAYIRA 2204 WINDING WAY TUCKER GA 30084				
8.	C F S INVESTMENT COMPANY LLLP 3756 LAVISTA RD STE 200 TUCKER GA 30084				
9.	CHENG MINDER 12410 BERAGIO PL ALPHARETTA GA 30004				



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10.	CURCIO ALEXIS 2268 WENDER DR TUCKER GA 30084				
11.	DAN CHAPMAN AND ASSOCIATES LLC P.O. BOX 1343 CONYERS GA 30012				
12.	DECIDE DEKALB DEVELOPMENT AUTHORITY 5355 MIRA SORRENTO PL STE 100 SAN DIEGO CA 92121				
13.	DECIDE DEKALB DEVELOPMENT AUTHORITY 2 DECATUR TOWN CENTER STE 150 DECATUR GA 30030				
14.	DS AND SL LLC 3554 HABERSHAM AT NORTHLAKE RD TUCKER GA 30084				
15.	FIDELITY BANK 160 CLAIREMONT AVE # 100 DECATUR 30030				
16.	FIDELITY NATIONAL BANK PO BOX 105075 ATLANTA GA 30348				
17.	GASM LLC 275 CARPENTER DR NE # 201 ATLANTA GA 30328				
18.	GUNTER JOHN W & GUNTER KAY S 2334 CASTLERIDGE CT TUCKER GA 30084				
19.	HEYWARD INCORPORATED (ATLANTA) 3590 HABERSHAM AT NORTHLA TUCKER GA 30084				
20.	HINES WILLIAM JACKSON II & HINES DAWN 2245 WENDER DR TUCKER GA 30084				
21.	IRELAND VALLEY PROPERTY HOLDINGS LLC 3546 HABERSHAM AT NORTHLAKE BLDG 5 TUCKER GA 30084				
22.	JR COMMERCIAL LLC 2844 TALISMAN CT NE ATLANTA GA 30345				RECEIVED CITY OF TUCKER
23.	KLEEMEIER ROBERT B & KLEEMEIER CAROL P 2135 STARFIRE DR NE ATLANTA GA 30345				04/19/2022
24.	KRAMER CHRISTOPHER J 2329 CASTLERIDGE CT MARIETTA GA 30064				PLANNING & ZONING DEPARTMENT



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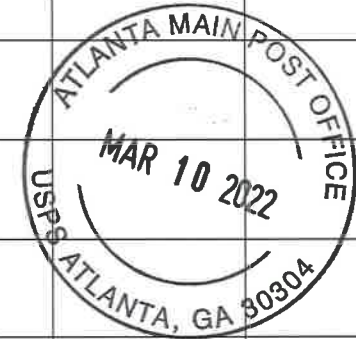
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25.	LAMPIRIS ELIAS & LAMPIRIS SANDRA 2212 WINDING WAY TUCKER GA 30084							
26.	LONG LYNN R 2284 WENDER DR TUCKER GA 30084							
27.	MCINTOSH SOFYA M & MCINTOSH RICHARD LINCOLN 3621 WINBROOKE LN TUCKER GA 30084							
28.	NEW BRIDGE PROPERTIES LLC 9590 MEDLOCK BRIDGE RD # G DULUTH 30097							
29.	NEWTON JACK & KAY MICHAEL 2254 WENDER DR TUCKER GA 30084							
30.	NORTHLAKE CRYSTAL LLC 240 WESTBROOK DR ACWORTH GA 30101							
31.	NUCLEAR MEDICINE TECHNOLOGY CERTIFICATION BOARD INC. 3558 HABERSHAM AT NORTHLA TUCKER GA 30084							
32.	PASHCHENKO BRITTANY TODD & PASHCHENKO OLEKSANDR 2262 WENDER DR TUCKER GA 30084							
33.	PBJ REALTY INVESTMENTS LLC 1159 GAVINWOOD PL DECATUR GA 30033							
34.	PH HABERSHAM LLC 3562 HABERSHAM AT NORTHLAKE BLDG J TUCKER GA 30084							
35.	PROFESSIONAL CASE MANAGEMENT SERVICES OF AMERICA INC 4298 OLD QUITMAN HWY VALDOSTA GA 31604							
36.	PUGH KENNETH W SR & PUGH LISA 2255 WENDER DR TUCKER GA 30084							
37.	RAXTER CECILIA R 2228 WINDING WAY TUCKER GA 30084							RECEIVED CITY OF TUCKER
38.	REDWINE CHARLES D II & REDWINE WANDA G 2282 WENDER DR TUCKER GA 30084							04/19/2022
39.	SANDERS DAVID E B III & SANDERS JOHNNIE L 3635 WINBROOKE LN TUCKER GA 30084							PLANNING & ZONING DEPARTMENT



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40.	SDM NORTHLAKE LLC 1251 AVENUE OF THE AMERICAS FLOOR 50 NEW YORK NY 10020				
41.	SDM NORTHLAKE LLC 445 BISHOP ST STE 100 ATLANTA GA 30318				
42.	SHEREE MANAGEMENT LLC 311 MONTROSE DR MCDONOUGH GA 30253				
43.	SLAWSON MARK & SLAWSON KATHY S 2242 WINDING WAY TUCKER GA 30084				
44.	SMITH GARY W & SMITH ONA B 3550 HABERSHAM AT NORTHLA TUCKER GA 30084				
45.	SPICKERMAN MARICELA CHAVEZ & SPICKERMAN JOHN F. III 2286 WENDER DR TUCKER GA 30084				
46.	STONE JASON R & STONE KAREN W 2275 WENDER DR TUCKER GA 30084				
47.	SYCAMORE INVESTMENTS INC PO BOX 584 LITHONIA GA 30058				
48.	THRIVIKRAMAN K V & THRIVIKRAMAN SUBHASHINI 3629 WINBROOKE LN TUCKER GA 30084				
49.	TILLERY JAMES E & YUN MYLIHN MILLA 2220 WINDING WAY TUCKER GA 30084				
50.	TUCKER COMMONS LLC 5570 STONE CREEK DR STONE MOUNTAIN GA 30087				
51.	TUCKER MERIDIAN LLC 19241 BIRMINGHAM HWY ALPHARETTA GA 30004				
52.	WELLER ERIN LEIGH & DALTON BLAKE WALLER 3613 WINBROOKE LN TUCKER GA 30084				RECEIVED CITY OF TUCKER
53.	WILLET GLENDA V 3528 HABERSHAM AT NORTHLA TUCKER GA 30084				04/19/2022
54.	WINDING VISTA RECREATION ASSOC PO BOX 643 TUCKER GA 30084				PLANNING & ZONING DEPARTMENT



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55.	WINDING VISTA RECREATION INC PO BOX 643 TUCKER GA 30084	
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Carl E. Westmoreland
404-504-7799
cwestmoreland@mmmlaw.com
www.mmmlaw.com

April 5, 2022

Kylie Thomas
Planner II
Planning and Zoning
City of Tucker, GA
kthomas@tuckerga.gov

RE: 2245 and 2247 Northlake Parkway

Dear Kylie:

This letter is a report on the public participation meeting held for the applications which will be filed on the above property on March 30, 2022 at 6:00 p.m. in the 2247 Northlake building. Eleven people attended, although not all signed the sign-in sheet, which is attached to this letter. The meeting lasted from approximately 6:00 p.m. until 7:15 p.m.

Steve Martin of SDM and Hank Farmer of Third & Urban answered the questions which were asked as follows:

1. Will all units be rental?
Yes.
2. Will the units be individually metered?
No, because of conversion office building.
3. What will be the unit mix?
70% one bedroom, 30% two bedroom
4. What will the approximate rental be for the units?
Market.
5. There are too many apartments in the area.
There is still substantial demand.
6. Why can't you build condominiums?
Impossibility of financing.
7. Will this encourage more apartments?
Concrete and steel requirement will keep some out of the market.

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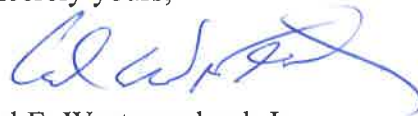
04/19/2022

Kelly Thomas
April 5, 2022
Page 2

8. What is status of sewer and stormwater?
These are issues we will address with the County.
9. Will any of the units be subsidized?
No.
10. Will each unit have its own controls for HVAC?
Yes.
11. Can you price this for workforce housing?
We are pricing the units so that 47% of them are affordable at 120% of Tucker AMI.
12. What about traffic safety in the area?
There are substantially fewer cars with this development than if the office building were repopulated.
13. Does this development incorporate the City's trail?
Yes, it is along the townhome frontage.
14. How many parking spaces are there per bedroom?
There are many more spaces in the existing deck than this development could ever use.
15. What is the projected buildout of the development?
14-16 months.
16. Will there be any retail in the development?
No.

In addition to the above, the applicant spoke to the modification application and the relocation of the visitor parking to which the audience asked no questions. Please let me know if you have questions or need anything further.

Sincerely yours,



Carl E. Westmoreland, Jr.

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Kelly Thomas
April 5, 2022
Page 3

cc: Steve Martin (via email: sdm@sdmpartners.com)
Hank Farmer (via email: hankf@thirdandurban.com)

Sign-in Sheet

Meeting Regarding
2245 and 2247 Northlake Parkway

Name	Address	Email Address
Matthew Lee		mlee@tucker northlake .com
LESLIE HIGH	2331 NORTHLAKE CT NE ATL	lesliehigh@gmail.com
Suzanne Borchert	2340 Northlake Ct NE ATL	Suzbb1@gmail.com
Tom Ulbricht	3571 Castlebridge Dr, Tucker	tulbr@gmail.com
Janet Curtis	1887 Robin Hill Ct. Tucker	Curtisjan843@gmail.com

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NORTHLAKE TUCKER

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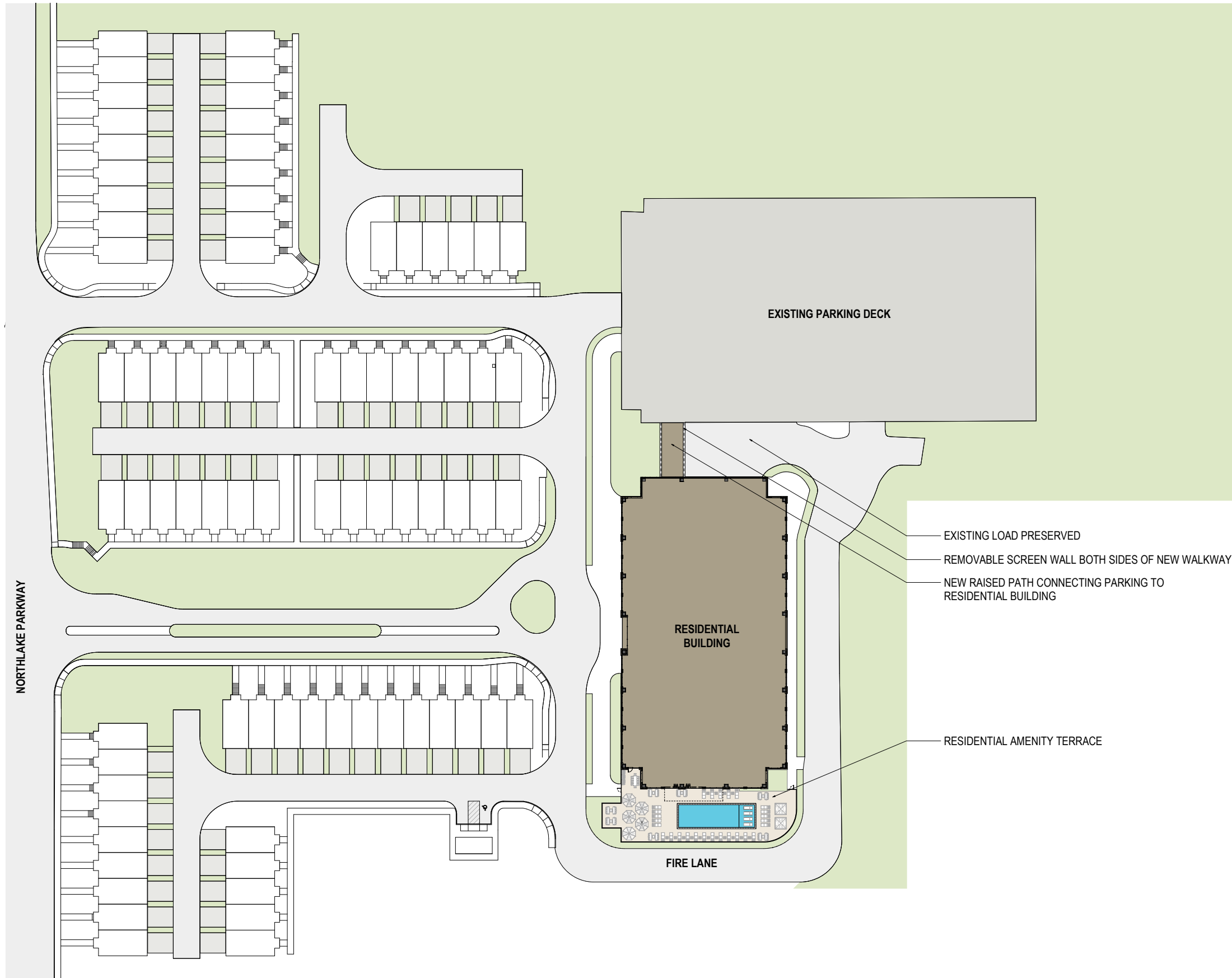
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SITE PLAN



DEVELOPMENT SUMMARY

- Current Zoning: NL-2
- Site Area: 6.17 acres
- Proposed Use: Adaptive Reuse Multifamily
- Total Proposed Units: 216
- Density: 35 units/acre

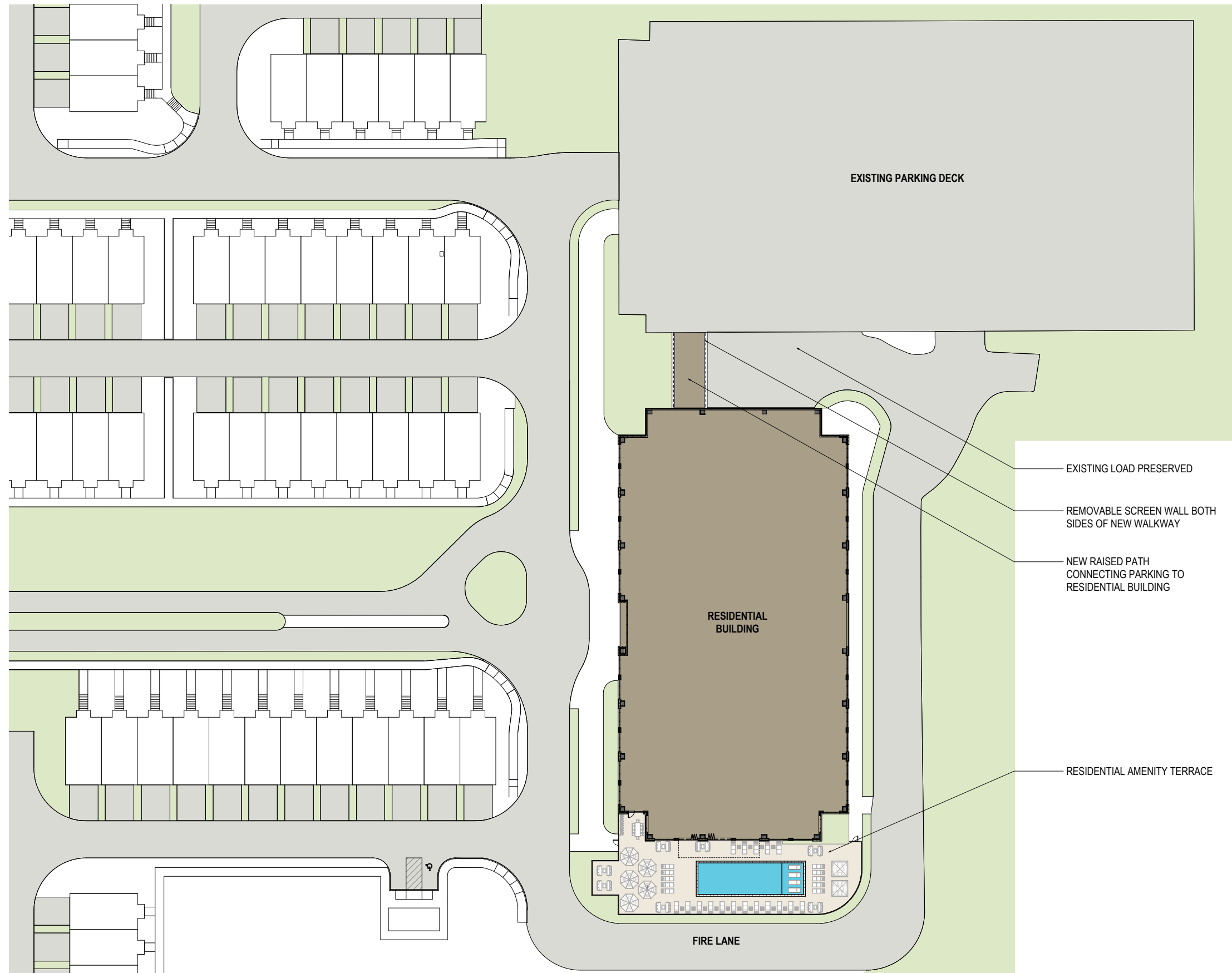
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ENLARGED SITE PLAN



DEVELOPMENT SUMMARY

- Current Zoning: NL-2
- Site Area: 6.17 acres
- Proposed Use: Adaptive Reuse Multifamily
- Total Proposed Units: 216
- Density: 35 units/acre

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TYPICAL PLAN



DEVELOPMENT SUMMARY

- Total Proposed Units: 216
- Average Unit Size: 965 sf
- Unit Mix: 70% 1-bed, 30% 2-bed
- Total Rentable: 208,457 sf

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AERIAL VIEW

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SEMI-AERIAL VIEW

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THANK YOU!



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■ ***Environmental Site Analysis Report***

**SDM Northlake
City of Tucker, Georgia
April 2022**



Prepared for:
City of Tucker
On Behalf of SDM Northlake
2247 Northlake Parkway
Tucker, GA 30084

Prepared by:
Kimley-Horn and Associates, Inc.
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009
770-619-4280

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Environmental Site Analysis

1. Conformance with the Comprehensive Plan

SDM Northlake seeks to redevelop the existing Office property along of Northlake Parkway and Northlake Center Drive, including two (2) office buildings and one (1) parking deck. The site is located adjacent to commercial and residential areas. According to the site review, there are no FEMA floodplains, jurisdictional streams, wildlife habitat, or environmentally sensitive areas located within the property boundary.

SDM Northlake is seeking to demolish one (1) existing office building and to re-develop the front portion of the property in its location with approximately 80 Townhome Residential units. The second existing office building and parking deck are proposed to remain and are proposed to be converted to 200 Multifamily Residential units. Please refer to the site plan included for additional detail (Figure 5).

In accordance with the City of Tucker's Comprehensive Plan approved on April 23, 2018, the future use of the SDM Northlake property will maintain the City's vision of "preserving and improving neighborhoods" as well as "bolstering [the City's] economic base." The property seeks to repurpose an underutilized commercial development to further align with the City's vision.

2. Environmental Impacts of Proposed Project

The subject property totals approximately 14+/- acres and is located along of Northlake Parkway and Northlake Center Drive within the City of Tucker in DeKalb County, Georgia (Figure 1). An existing site survey was completed by Moreland Altobelli Associates, Inc. on August 24, 2017 (Figure 4).

A desktop analysis was performed using various online and GIS data sources to gain an understanding of the property's conditions and potential resources. These sources include wetlands, floodplains, streams/stream buffers, topography, slope, vegetation, and documented protected species and cultural resources. A detailed site delineation of streams and wetlands was not performed.

a. Wetlands

According to the National Wetlands Inventory (NWI), there are no mapped wetlands located within or adjacent to the property boundary. Known and potential aquatic resources are illustrated on Figure 2.

b. Floodplain

Areas classified as 100-year floodplains are subject to regulations that limit the extent to which development and fill activities can occur. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Information, the subject property does not contain 100-year floodplains (Zone A) and is illustrated on Figure 2.

c. Streams/Stream Buffers

Possible streams were identified using vegetative signatures on aerial photographs, topographic maps, and National Hydrography Datasets (NHD) (Figures 2 & 3). No jurisdictional streams or their respective stream buffers are located within the project boundary. A detailed stream delineation and official jurisdictional determination was not performed.

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d. Slopes Exceeding 25 percent over 10-foot Rise in Elevation

Using the *Stone Mountain, GA* USGS 7.5-Minute quadrangle topographic maps, slopes and draws were identified within the site boundaries (Figure 3). The land surface generally slopes from higher points in the southern portion of the property towards the northern portion of the site.

e. Vegetation

The subject site is dominated by urban development with associated parking lots with surrounding mixed pine/hardwood forests within the property boundary (Figure 2). The subject site is located within the Southern Outer Piedmont Ecoregion (Level IV) of Georgia.

f. Wildlife

An online review of protected wildlife and plant species was performed to assess threatened or endangered State and Federal species that have known occurrences on or near the site. The Federal list of species within the property boundary in DeKalb County was generated through the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system query report and the State list was generated through the Georgia Department of Natural Resources (GADNR) Natural Heritage Program (NHP) Species of Concern list. These reports are included in Attachment B.

The IPaC report documented one (1) plant on the federal list in DeKalb County.

The *Stone Mountain, GA, NW Quarter Quad* reports did not document any species with state protection. Based on the desktop analysis of the subject project site, critical habitat for State and Federally protected species was not observed within the property boundary.

Type	Common Name	Scientific Name	Federal or State Rank	Critical Habitat at This Location? (Y/N)
Plant	Michaux's Sumac	<i>Rhus michauxii</i>	FE; E	N
Key: FE= Federally Endangered, T= State Endangered				

At the present time, the State of Georgia does not have state regulations that require State protected species investigations for privately funded projects. The list of State species both with and without protection are intended to provide the project with a level of due diligence to satisfy decision making. Based on the information provided by USFWS and GADNR, no suitable habitat for protected species is not located within the property boundary.

g. Archeological/Historical Sites

An online review of available resources was performed to assess known listed sites that may have cultural or historic significance (Attachment C). The restricted public access database of the *National Register of Historic Places (NRHP)*, did not result in any historic sites within one (1) mile of the property. A review of the *Georgia Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS)* database was performed and did not result in any designated or listed cultural resource located within one (1) mile of the proposed project site. Based on the current land use plan, it is reasonably probable that direct impacts to cultural resources and their viewsheds are not expected to occur.

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3. **Project Implementation Measures**

a. Protection of Environmentally Sensitive Areas

The site does not contain any additional environmentally sensitive areas i.e. floodplains, slopes exceeding 25 percent, river corridors, etc.

b. Protection of Water Quality

The site utilizes existing stormwater management and will continue to utilize onsite stormwater management.

c. Minimization of Negative Impacts on Existing Infrastructure

The project proposes to demolish one (1) existing office building in order to re-develop to property and construct townhomes. One (1) parking garage and one (1) existing office building will remain onsite and are proposed to be converted to multifamily residential use.

d. Minimization on Archeological/Historically Significant Areas

There are no known archeological/historically significant areas within the property boundary.

e. Minimization of Negative Impacts on Environmentally Stressed Communities

Proposed improvements to the site will avoid environmental impacts. There are no indications that the site contains environmentally stressed communities.

f. Creation and Preservation of Green Space and Open Space

There is no net change in the allotment of green space and open space on the site.

g. Protection of Citizens from the Negative Impacts of Noise and Lighting

The site is currently developed and proposes re-zoning/development. Impacts to noise or lighting impacts to citizens will be minimized and avoided if possible.

h. Protection of Parks and Recreational Green Space

The property is currently developed and proposes re-zoning/development. Existing parks and recreational green space surrounding the site will not be impacted by the property.

i. Minimization of Impacts to Wildlife Habitats

The site is currently developed and proposes re-zoning/development. No suitable habitat of Federally or State Listed species is located within the property boundary. There are no impacts anticipated to wildlife or wildlife habitats within the property boundary.

Summary

Based on our Environmental Site Analysis, it is reasonably probable that the proposed project would not encroach upon or adversely affect environmental, cultural, or historic resources. Should additional permitting be needed, a detailed site delineation may be required.

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Attachments

Attachment A: Project Figures

Figure 1: Vicinity Map

Figure 2: FEMA Floodplains, NWI, & NHD Map

Figure 3: USGS Topographic Map

Figure 4: Existing Boundary Survey

Figure 5: Master Plan

Attachment B: IPaC Report and GADNR QQ Rare Elements Report

Attachment C: NRHP Map and GNAHRGIS Map

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Attachment A:
Project Figures

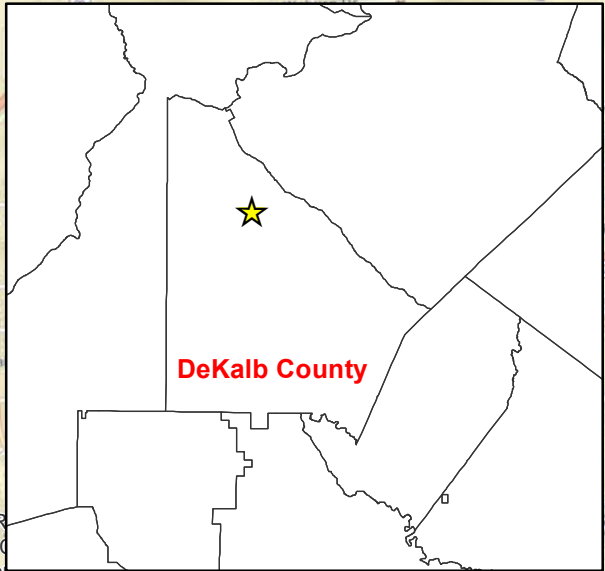
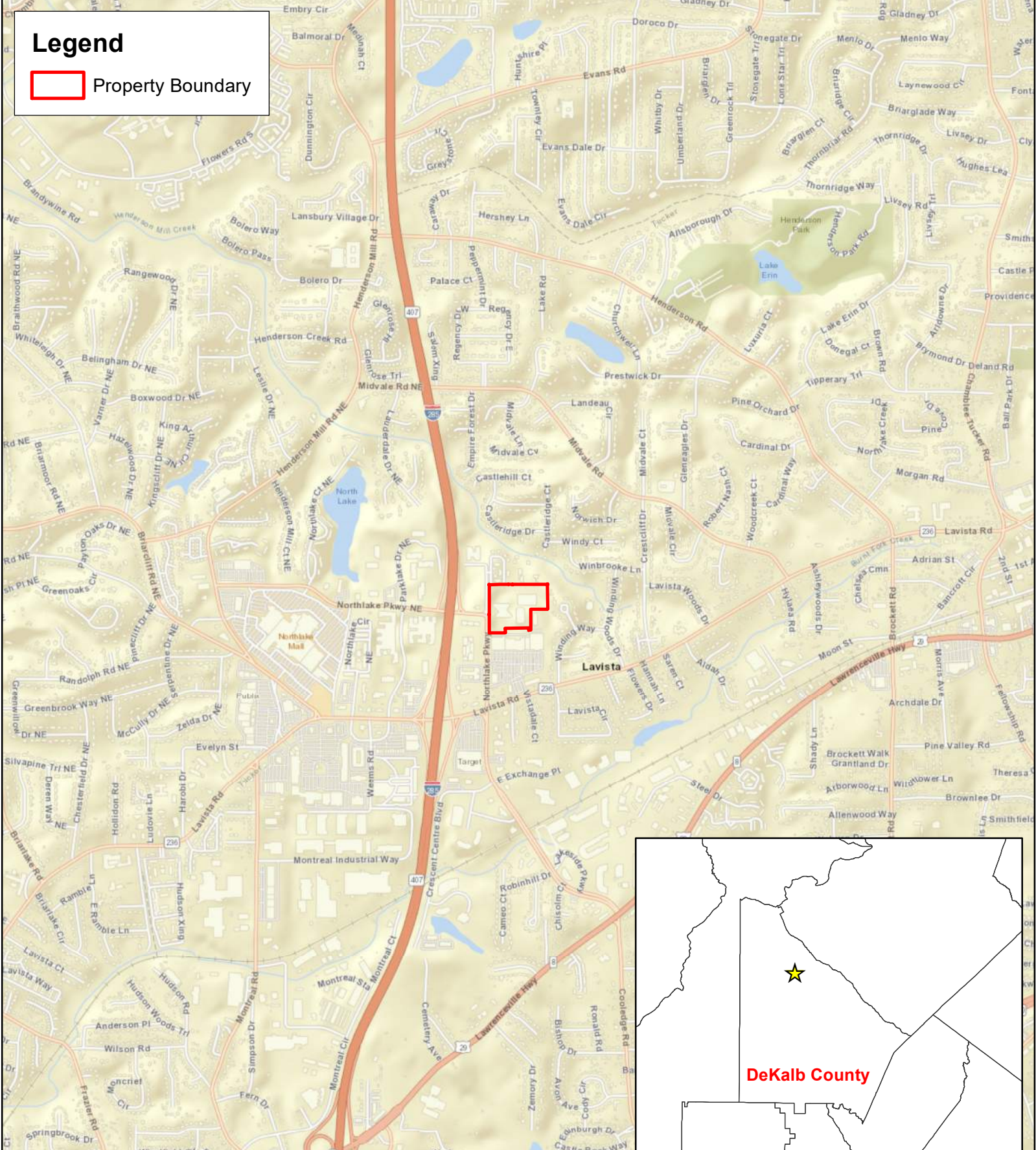
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Legend

 Property Boundary



Sources: Esri, HERE, Japan, METI, Esri, OpenStreetMap contributors, and the GIS User Community

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**Figure 1: Vicinity Map
SDM Northlake
City of Tucker
February 2021**

1 inch = 2,000 feet



Legend

 Property Boundary

Northlake Center Drive

Northlake Parkway

Lavista Road

236

0 200 400 600 800 Feet

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Kimley  Horn



Figure 3: USGS Topographic Map
SDM Northlake
City of Tucker
February 2021

1 inch = 200 feet


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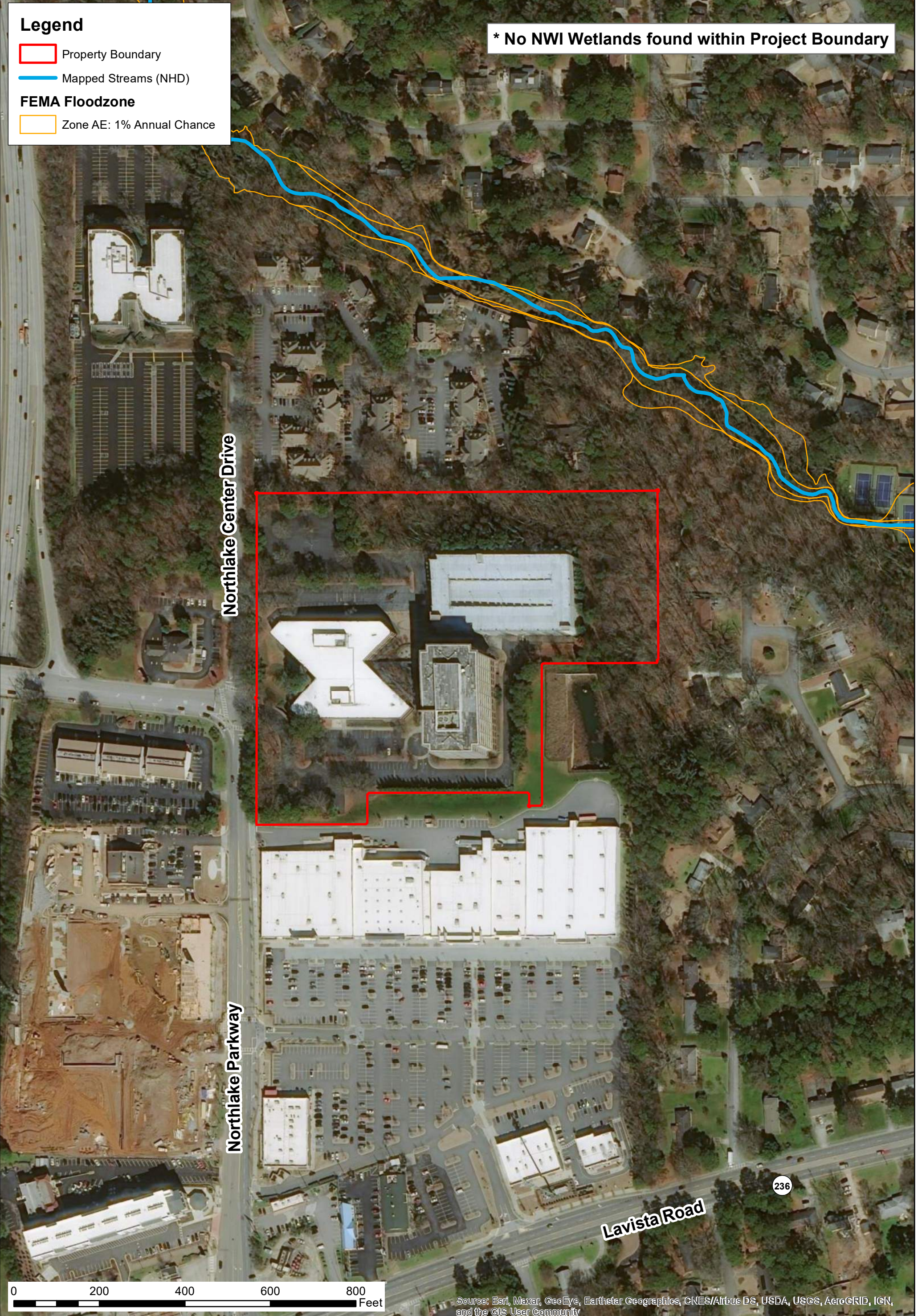
Legend

-  Property Boundary
-  Mapped Streams (NHD)

FEMA Floodzone

-  Zone AE: 1% Annual Chance

*** No NWI Wetlands found within Project Boundary**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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**Figure 2: FEMA Floodplains,
National Wetland Inventory (NWI),
National Hydrography Dataset (NHD) Map
SDM Northlake
City of Tucker
February 2021**

1 inch = 200 feet



Items Corresponding to Schedule B

Notes Corresponding to Special Exceptions Schedule B - Section 2
 Old Republic National Title Insurance Company
 Commitment No.: 2-35515(R1)
 Effective Date: July 24, 2017 at 5:00 p.m.

- (g)** Easement from W. H. Cash to Georgia Power Company, dated September 13, 1932, filed for record November 26, 1932 at 11:00 a.m., recorded in Deed Book 373, Page 589, Records of DeKalb County, Georgia. (Affects property; Blanket in nature; Not shown.)
- (h)** INTENTIONALLY OMITTED
- (i)** INTENTIONALLY OMITTED
- (j)** INTENTIONALLY OMITTED
- (k)** Easement from Hicks & Associates to Georgia Power Company, dated September 23, 1971, filed for record November 11, 1971 at 9:55 a.m., recorded in Deed Book 2730, Page 20, aforesaid Records. (Affects property; Blanket in nature; Not shown.)
- (l)** Terms, conditions and obligations as contained in that certain Easement from R. G. Talman to LaVista Perimeter Associates, a partnership composed of Glenn E. Hicks, Jr., Curtis O. Hicks, and Max R. Johnson under a Partnership Agreement dated April 30, 1971, dated June 30, 1972, filed for record August 23, 1972 at 9:55 a.m., recorded in Deed Book 2870, Page 317, aforesaid Records. (Affects property as shown.)
- (m)** Terms, conditions and obligations as contained in that certain Warranty Deed from LaVista Perimeter Associates, a partnership under Agreement dated April 30, 1971, by and among Glenn E. Hicks, Jr., Curtis O. Hicks, Max R. Johnson and Robert E. McAfee, Jr. to Richard Heller, Frances H. Cahen, Phillip H. Rosenthal and 200 E. 38th St. Co., a limited partnership, in which limited partnership Allan Stillman and Stanley Stillman are the General Partners, dated November 24, 1975, filed for record December 3, 1975 at 9:37 a.m., recorded in Deed Book 3422 Page 69, aforesaid Records. (Affects property as shown.)
- (n)** Ten (10') foot wide DeKalb County Sewer Easement from CA Southern Investors, Ltd. to DeKalb County, Georgia, dated March 18, 1980, filed for record March 19, 1980 at 3:51 p.m., recorded in Deed Book 4236, Page 246, aforesaid Records. (Affects property as shown.)
- (o)** INTENTIONALLY OMITTED
- (p)** Five (5') foot wide telecommunication Right-of-Way Easement from The Vanderbilt University to Southern Bell Telephone and Telegraph Company, dated May 27, 1990, filed for record June 26, 1990 at 12:41 p.m., recorded in Deed Book 4287, Page 403, aforesaid Records. (Affects property as shown.)
- (q)** Ten (10') wide Easement from CA Southern Investors, Ltd. to Georgia Power Company, dated February 28, 1980, filed for record July 2, 1980 at 1:19 p.m., recorded in Deed Book 4292, Page 164, aforesaid Records. (Affects property as shown.)
- (r)** Right of Way Easement from CA Southern Investors, Ltd. to Southern Bell Telephone and Telegraph Company, dated April 26, 1990, filed for record May 11, 1990 at 8:30 a.m., recorded in Deed Book 6700, Page 314, aforesaid Records. (Affects property as shown.)
- (s)** Easement from CA Southern Investors, Ltd. to BellSouth Telecommunications, Inc., a Georgia corporation, dated October 16, 1997, filed for record January 12, 1998 at 8:30 a.m., recorded in Deed Book 9788, Page 755, aforesaid Records. (Affects property as shown.)
- (t)** INTENTIONALLY OMITTED
- (u)** INTENTIONALLY OMITTED
- (v)** INTENTIONALLY OMITTED
- (w)** Terms and conditions of that certain Lease Agreement and right of first offer, including right of first offer, as evidenced by that certain Memorandum of Lease and Notice of Right of First Offer by and between ECM Tucker, LLC, a Delaware limited liability company ("Landlord") and AT&T Services, Inc., a Delaware corporation ("Tenant"), dated as of August 1, 2008, filed for record August 7, 2008 at 3:09 p.m., recorded in Deed Book 20985, Page 439, aforesaid Records; as amended by that certain Amended and Restated Memorandum of Lease and Notice of Right of First Offer by and between ECM Tucker, LLC and AT&T Services, Inc., a Delaware corporation, undated, filed for record September 9, 2010 at 11:10 a.m., recorded in Deed Book 22123, Page 654, aforesaid Records; as further amended by that certain Amended and Restated Memorandum of Lease and Notice of Right of First Offer by and between ECM Tucker, LLC and AT&T Services, Inc., a Delaware corporation, undated, filed for record September 9, 2010 at 11:10 a.m., recorded in Deed Book 22123, Page 660, aforesaid Records. (Affects property; Not survey related.)
- Note: The above Lease Agreement contains a right of first offer which has been waived for the insured transaction. (The coverage will only appear in the final policy if enforceable waiver of right of first offer is delivered at or prior to the closing.)
- (x)** INTENTIONALLY OMITTED
- (y)** Declaration of Easements, Covenants, Conditions and Restrictions by the Development Authority of DeKalb County, dated effective as of September 3, 2010, filed for record September 9, 2010 at 11:10 a.m., recorded in Deed Book 22123, Page 634, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (Affects property as shown.)
- (z)** All those matters as disclosed by that certain plat recorded in Plat Book 218, Page 93, aforesaid Records. (Affects property as shown.)

Survey Notes

A Topcon GTS-313 Total Station with (EDM) Electronic Distance Meter was used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 13,307 feet, an angular error of 12 seconds per angle point, and was adjusted using compass rule.

This plat has been calculated for closure and found to be accurate within one foot in 1,136,645 feet.

There are 1,527 regular parking spaces and 31 handicap parking spaces located on the Property.

There is no evidence of Earth moving work.

There is no evidence of currently ongoing Building construction and Building additions.

There is no evidence of any changes in street right of way.

The property has direct access to Northlake Parkway which is an accepted public street or highway.

There is no evidence of cemeteries or burial grounds.

There is no evidence of the site being used as a solid waste dump, storage of hazardous waste, a sump, or sanitary landfill.

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

Bearings are based on the axle found in the northeast corner of property and the 1/2 inch rebar found at the southeasterly corner of the property, forming a bearing of S00°12'00"E.

By observed above ground evidence, no undisurbed stream buffers were found on the property.

There are no party walls located on the subject property.

There are offsite easements that benefit the subject property.

This surveyor has not been advised of any designated wetland areas on the property.

The subject property abuts and has direct, physical access to Northlake Center Drive and Northlake Parkway, each a publicly dedicated right-of-way.

The subject property is contiguous with the easements established in the document recorded in Deed Book 2870, Page 317 and Deed Book 3422, Page 69, in the Register's Office of DeKalb County, along all common boundaries.

Location of utilities are based on observed evidence and markings provided by a utility locator.

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" Flood Insurance Rate Map Number 13089C00763 which bears an effective date of 05-16-13 and is Not in a special flood hazard area by contact dated 08-23-2017 to the National Flood Insurance Program <http://www.fema.gov> we have learned this property currently participates in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Recorded Legal Description

All that tract or parcel of land lying and being in Land Lot 210 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a PK nail found on the eastern right-of-way line of Northlake Parkway (80-foot right-of-way), said PK nail located a distance of 1,148.70 feet, as measured northeasterly along said right-of-way line of Northlake Parkway, and following the curvature thereof, from the intersection of the eastern right-of-way line of Northlake Parkway with the northerly right-of-way line of LaVista Road (also known as State Route 236) (right-of-way width varies); running along said right-of-way line of Northlake Parkway, North 00 degrees 00 minutes 30 seconds East a distance of 296.50 feet to a 1/2-inch rebar found at the intersection of said right-of-way line of Northlake Parkway with the eastern right-of-way line of Northlake Center Drive (right-of-way width varies); running thence along said right-of-way line of Northlake Center Drive, North 00 degrees 00 minutes 30 seconds East a distance of 478.30 feet to a 1/2-inch rebar found; thence leaving the eastern right-of-way line of Northlake Center Drive, and running North 89 degrees 37 minutes 30 seconds East a distance of 937.90 feet to a 1-inch axle found at stone on the land lot line dividing Land Lots 210 and 211, aforesaid district and county; running thence along said land lot line, South 00 degrees 12 minutes 00 seconds East a distance of 402.80 feet to a 1/2-inch rebar found; thence leaving said land lot line, and running South 89 degrees 49 minutes 50 seconds West a distance of 272.70 feet to a 1/2-inch rebar found; running thence South 00 degrees 10 minutes 10 seconds East a distance of 333.00 feet to a PK nail found; running thence South 89 degrees 49 minutes 30 seconds West a distance of 378.66 feet to a PK nail found; running thence North 00 degrees 10 minutes 30 seconds West a distance of 31.00 feet to a PK nail set; running thence South 89 degrees 49 minutes 30 seconds West a distance of 378.66 feet to a PK nail found; running thence South 00 degrees 10 minutes 30 seconds East a distance of 73.30 feet to a PK nail found; running thence South 89 degrees 49 minutes 30 seconds West a distance of 259.16 feet to the PK nail found at the Point of Beginning.

Said property contains 597,905 square feet (13.726 acres) more or less, and is more particularly shown on ALTA/ACSM Land Title Survey prepared for ECM by Moreland Altobelli Associates, Inc., bearing the seal and certification of Michele Dorman-Pothoff, Georgia Registered Land Surveyor No. 2597, dated May 29, 2006, which said survey is by this reference incorporated herein and made a part hereof.

The lands surveyed, shown and described hereon are the same lands as described in the Old Republic National Title Insurance Company Commitment No. 2-35515(R1), with an effective date of July 24, 2017 at 5:00 p.m.

Zoning Information

The current zoning district for the subject property is OI, Office-Institutional District within the Northlake Overlay District - Tier II.

Minimum Setbacks
 Required Front: 0; Throughfare & Arterial: 20 ft. minimum, 50 ft. maximum
 All other streets: 10 ft. minimum, 60 ft. maximum
 Interior Side/Rear/Northern Overlay/Tier 2: 20 ft.

Maximum building height
 Northlake Overlay Tier II: 9 stories/135 ft.
 Parking decks & accessory structures: 7 stories

Lot Size
 Minimum lot area: 20,000 sq. ft.
 Minimum lot width & street frontage: 100 ft. of frontage
 Minimum lot depth: No requirement noted

Floor Area Ratio: Maximum floor area ratio 1.5

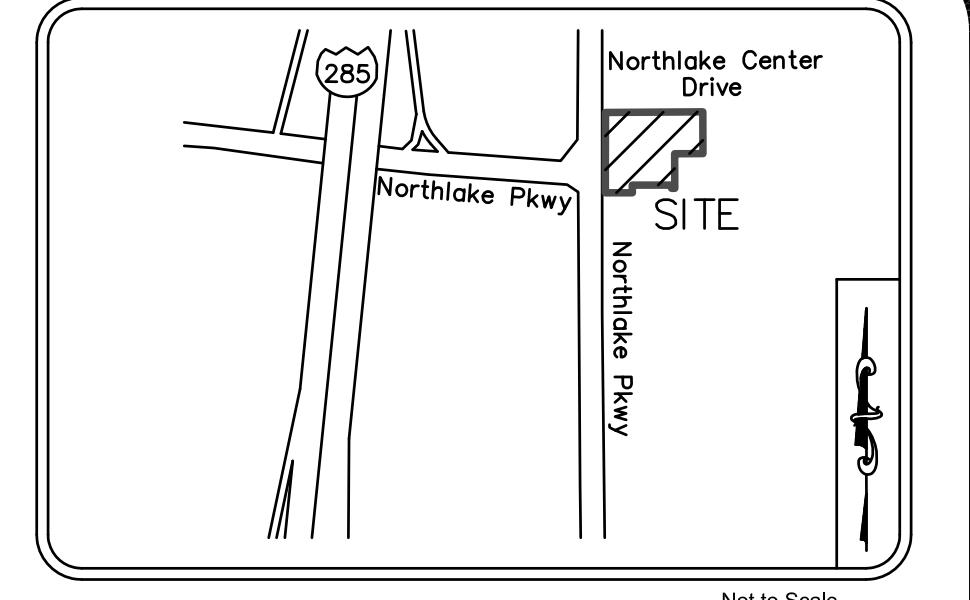
Parking formula: Required spaces Northlake Overlay Tier II:
 Office: 311,000 sq. ft. of gla
 Required spaces: 1,293 spaces (Based on 430,991 sq. ft. of gla)

Project Z 17.08.004 Dated: August 22, 2017

This project was researched and produced by Michelle O'Brien, Zoning, Inc. (405) 366-9663, mobrien@zoningreport.com

The property is in conformance with the exception of the 9 story building which is 1.6 feet over maximum building height.

Figure 4: Existing Boundary Survey



Legend

APN	Assessor parcel number	⊠	Electric box
BSL	Building setback line	⊠	Water valve
C&G	Concrete	⊠	Fire department connection
CONC	Concrete	⊠	Junction box
CTP	Crimped top pipe found	⊠	Iron pin found
DB	Deed book	⊠	Telephone manhole
ESMT	Easement	⊠	Capped 1/2" rebar set
IPF	Property corner found	⊠	Light pole
LL	Land lot	⊠	
M	Measured	⊠	Parking spaces
NIF	Now or formerly	⊠	Nail set
OCS	Outlet control structure	⊠	Traffic pole
PB	Plat book	⊠	Single wing catch basin
PG	Page	⊠	Fire hydrant
POB	Point of Beginning	⊠	Headwall
R/W	Right of way	⊠	Single wing catch basin
RBF	Rebar found	⊠	Flared end section
SW	Sidewalk	⊠	Nail found
⊠	Drop inlet	⊠	Sanitary sewer manhole
⊠		⊠	Sanitary sewer line
⊠		⊠	Underground power line
⊠		⊠	Underground telephone line
⊠		⊠	Water pipe
⊠		⊠	Adjoiner property line
⊠		⊠	Land lot line
⊠		⊠	Right-of-way
⊠		⊠	Easement
⊠		⊠	Pipe

ALTA/NSPS Land Title Survey

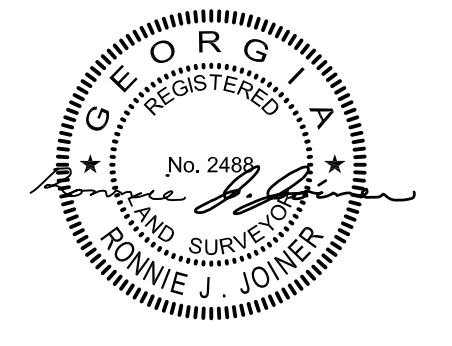
Surveyor's Certification

To: SDM Northlake, LLC; Paulson-SDM Northlake, LLC; Paulson & Co., Inc.; Callaway Title Company; CIBC Bank USA, as administrative agent for the benefit of the Lenders, and its successors and assigns; Bradley Arant Boult Cummings, LLP; Old Republic National Title Insurance Company and Bock and Clark

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a, 6b, 7a, 7b, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on 08-22-2017

Date of Plat or Map: 08-24-2017



Ronnie Joiner
 Registration No. 2488
 Within the State of GA
 Moreland Altobelli Associates Inc.
 2450 Commerce Ave Ste 100
 Duluth, GA 30096-8910
 Phone: 770-263-5945
 Fax: 770-263-0166
 rjoiner@maai.net
 www.maai.net

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY FOR
2245 & 2247 NORTHLAKE PARKWAY

LOCATION

DISTRICT:	18TH	LAND LOT:	210
COUNTY:	DEKALB	STATE:	GA
2245-2247 NORTHLAKE PKWY			
CITY: TUCKER			
TAX PARCEL ID: 18 210 03 019 & 18 210 03 031			

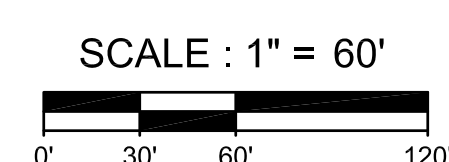
INFORMATION

JOB NUMBER:	17322
SURVEY DATE:	08-24-2017
FIELD WORK DATE:	08-22-2017
DATE OF REVISIONS:	08-28-17, 10-04-17, 10-10-17
DRAWN BY:	SKJ
CHECKED BY:	RJJ

SHEET 1 OF 1

Statement of Encroachments

A 3 STORY BRICK BUILDING ENCLOSES ONTO NO BUILD AREA 13.7 FEET FOR 6.8 FEET



Area

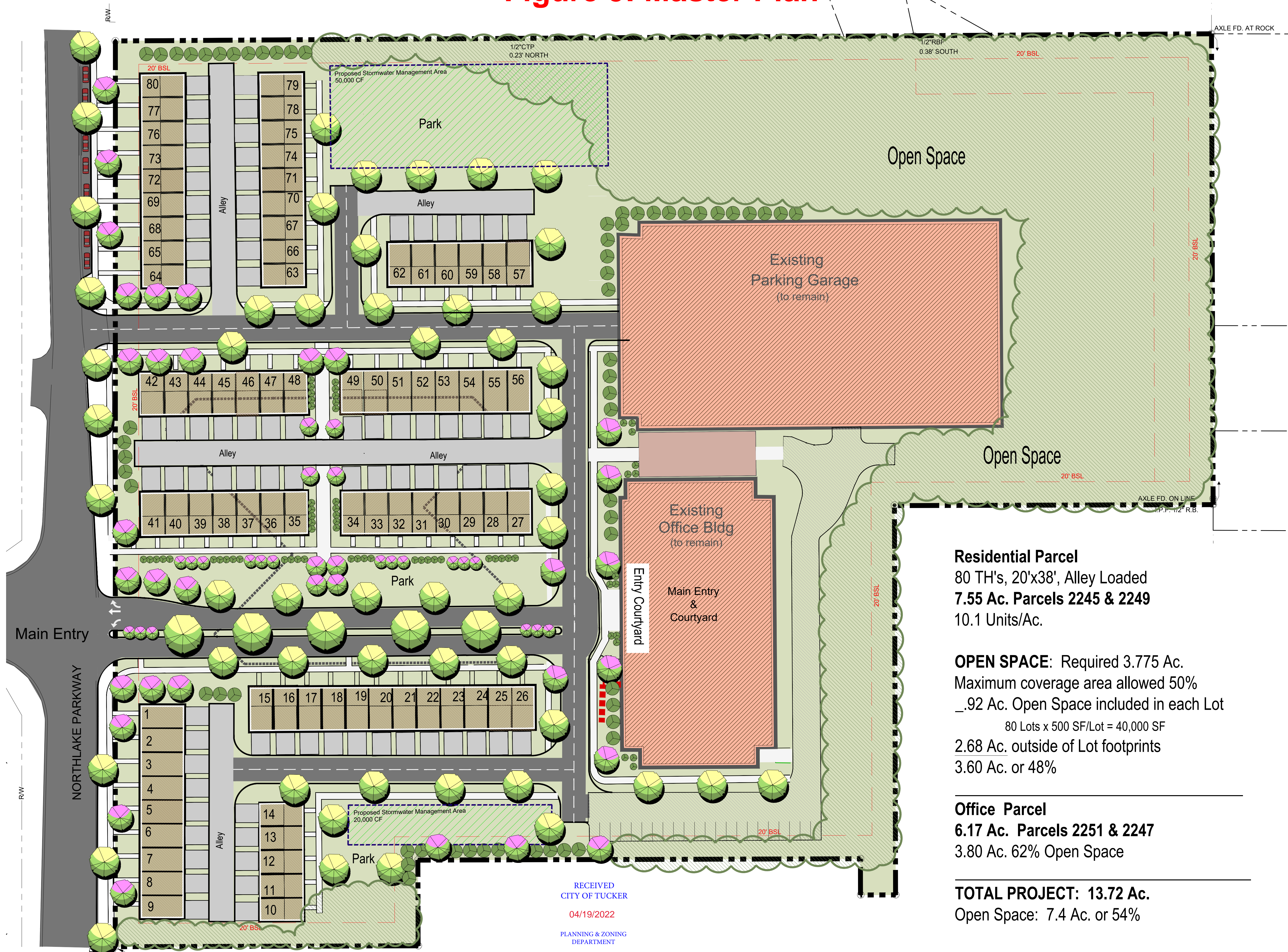
Total area of subject property is approximately 13.726 acres (597,905 square feet).

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 DEPARTMENT
 RZ-22-0002

MA Moreland Altobelli Associates, Inc.
 Engineering Planning Landscape Architecture Land Acquisition Surveying
 2450 Commerce Ave Ste 100
 Duluth, GA 30096-8910
 770/263-5945

Figure 5: Master Plan



Residential Parcel
 80 TH's, 20'x38', Alley Loaded
7.55 Ac. Parcels 2245 & 2249
 10.1 Units/Ac.

OPEN SPACE: Required 3.775 Ac.
 Maximum coverage area allowed 50%
 .92 Ac. Open Space included in each Lot
 80 Lots x 500 SF/Lot = 40,000 SF
 2.68 Ac. outside of Lot footprints
 3.60 Ac. or 48%

Office Parcel
6.17 Ac. Parcels 2251 & 2247
 3.80 Ac. 62% Open Space

TOTAL PROJECT: 13.72 Ac.
 Open Space: 7.4 Ac. or 54%

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 RZ-22-002

DVS
 DESIGN GROUP
 404-409-8029
 6175 Hickory Flat Hwy.
 Canton, GA 30115

0 40' 80'

Prepared By:

 GSWCC LEVEL
 CERTIFICATION: # 66078

Land Lots:
 210 & 211
 Parcels:
 18 219 03 019 & ----031
 DeKalb County Zoning:

Prepared For:

 LanDeavor
 &
 Cross Lake
 Partners

Project:
 Northlake Pkwy
 2245-2247 Northlake Pkwy
 Tucker, GA 30084
 DeKalb County

Rev.	Date	Description

Issued:
 Jan. 26, 2021

DVS Project No.
 20-048

Sheet Title:
 Master Plan

L-2



Attachment B:

IPaC Report
GADNR QQ Rare Elements Report

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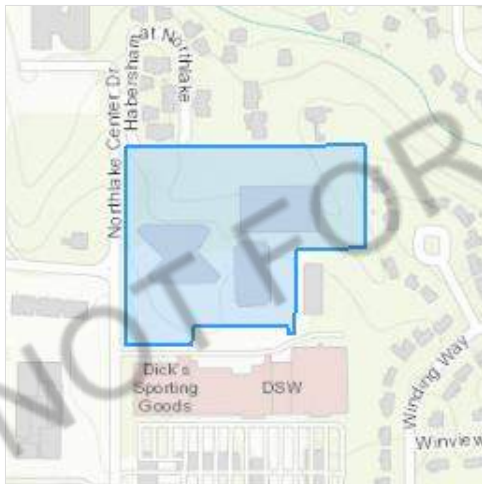
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

DeKalb County, Georgia



Local office

Georgia Ecological Services Field Office

☎ (706) 613-9493

📠 (706) 613-6059

355 East Hancock Avenue

Room 320

Athens, GA 30601

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

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Flowering Plants

04/19/2022

NAME

STATUS

Michaux's Sumac *Rhus michauxii*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/5217>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Blue-winged Warbler *Vermivora pinus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds May 1 to Jun 30

Cerulean Warbler *Dendroica cerulea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/2974>

Breeds Apr 28 to Jul 20

Kentucky Warbler *Oporornis formosus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 20 to Aug 20

King Rail *Rallus elegans*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8936>

Breeds May 1 to Sep 5

Prairie Warbler *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Prothonotary Warbler *Protonotaria citrea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Jul 31 **RECEIVED
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Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10
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DEPARTMENT**

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

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Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

04/16/2022

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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DEPARTMENT

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

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What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters.

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Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

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Stone Mountain, GA, NW Quarter Quad

All Tracked Natural Elements
With or Without Protection Status

0 element records in list

ANIMALS

NATURAL COMMUNITIES

OTHER NATURAL ELEMENTS

PLANTS

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Attachment C:

NRHP Map
GNAHRGIS Map

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National Register of Historic Places

National Park Service
U.S. Department of the Interior

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. ...

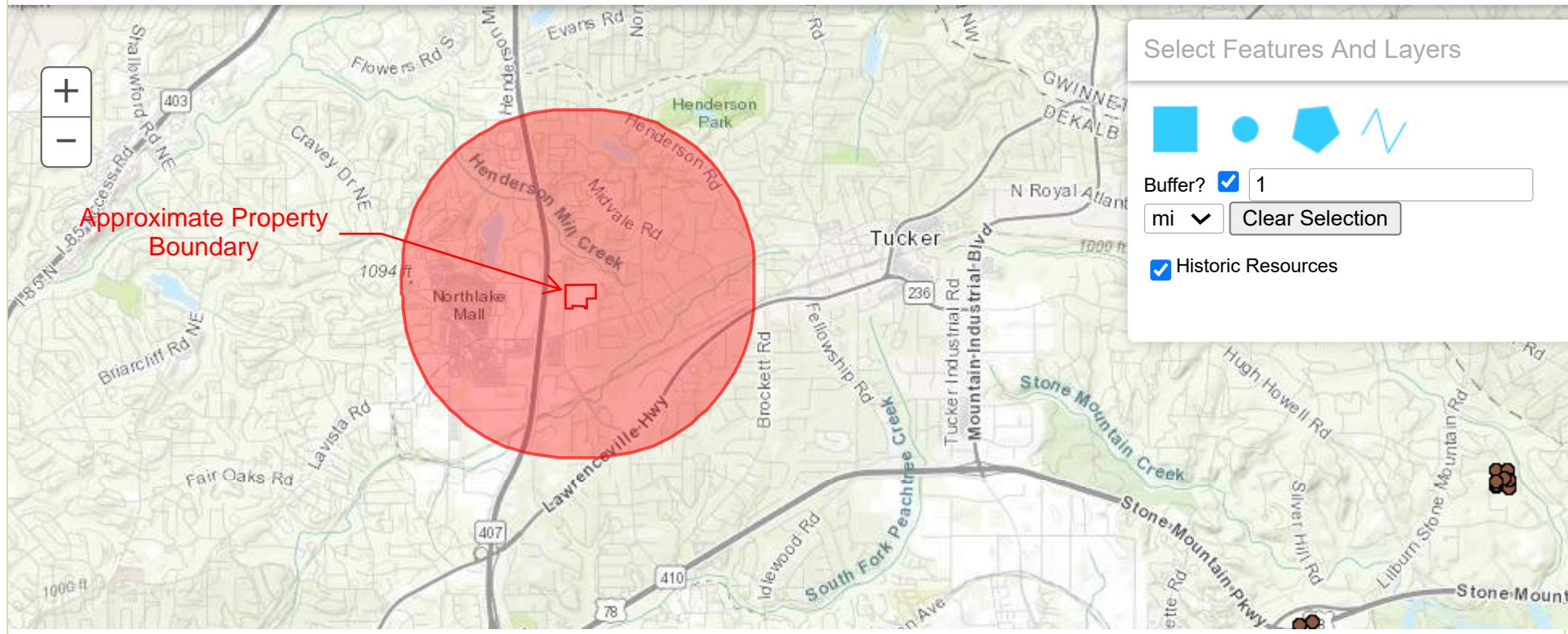


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Map

GNAHRGIS Map



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