



PZ 05-04-22

**Amendment Application**

Applicant Information	Name: St. Martin's Episcopal School, Inc. c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP		
	Address: 1105 W. Peachtree Street, NE, Suite 1000, Atlanta, GA 30309		
	Phone: 404-815-3620	Fax: 404-685-6920	Email: dwebb@sgrlaw.com
Owner Information	Owner's Name: Morrison Family Properties, LLC		
	Owner's Address: 4768 Springfield Drive, Dunwoody, GA 30338		
	Phone:	Fax:	Email:
Property Information	Property Address: 3086, 3074 and 3068 Osborne Road		Parcel Size: ± 7.24 acres
	Parcel ID: 1827503028, 1827503032, 1827503027		
	Current Zoning Classification: RS-75 and RS-100		
	Requested Zoning Classification: RS-75		
Questionnaire	1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan? See Attached Statement of Intent		
	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? See Attached Statement of Intent		
	3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? See Attached Statement of Intent		
	4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? See Attached Statement of Intent		
	5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? See Attached Statement of Intent		
	6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? See Attached Statement of Intent		
	7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? See Attached Statement of Intent		
Affidavit	<i>To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance.</i>		
	Applicant's Name: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP		Date: 05.03.22
Notary	Applicant's Signature: <i>[Signature]</i>		Date: 05.03.22
	Sworn to and subscribed before me this <u>3rd</u> Day of <u>May</u> , 2022		
	Notary Public: <i>Cathy M. Ellington</i>		
Fees	Signature: <i>[Signature]</i>		
	My Commission Expires: <u>March 13, 2025</u>		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 x number required)* <input type="checkbox"/> Legal Fee (\$10)		
Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	

\* One sign is required per street frontage and/or every 500 feet of street frontage

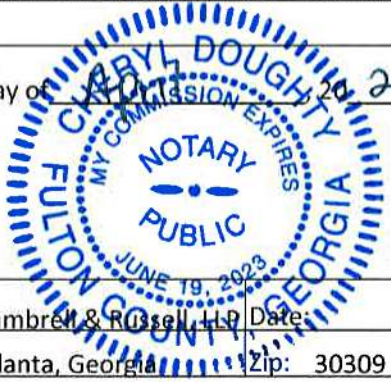

**Special Land Use Permit Application**

Applicant	Name: St. Martin's Episcopal School, Inc. c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP		
	Address: 1105 West Peachtree Street, NE, Suite 1000, Atlanta, Georgia 30309		
Property Owner	Phone: 404.815.3500	Fax:	Email: dwebb@sgrlaw.com
	Owner's Name: Morrison Family Properties, LLC		
Property Information	Owner's Address: 47768 Springfield Drive, Dunwoody, Georgia 30338		
	Phone: 662.915.3845	Fax:	Email:
	Property Address: 3068, 3074 and 3086 Osborne Road		Acreage: +/- 7.24 acres
	Parcel ID: 1827503027; 1827503032; 1827503028		
Special Land Use Permit Type	Current Zoning Classification: RS-75 and RS-100 to RS-75		
	Proposed Use of Property: development of school recreational facility, consisting of ballfield, gym and passive park		
	<input type="checkbox"/> Adult day care facility	<input type="checkbox"/> Convent or monastery	<input type="checkbox"/> Mines and mining operations, quarries, asphalt plants, gravel pits, and sand pits
	<input type="checkbox"/> Alcohol outlets, except as accessory to a major retail establishment	<input type="checkbox"/> Crematory	<input type="checkbox"/> Minor automobile repair and maintenance shops
	<input type="checkbox"/> Amateur radio service antenna exceeding seventy (70) feet	<input type="checkbox"/> Drive-through restaurants Emissions testing station	<input type="checkbox"/> Neighborhood recreation club
	<input type="checkbox"/> Automobile gas stations	<input type="checkbox"/> Explosive manufacture or storage	<input type="checkbox"/> Nightclub
	<input type="checkbox"/> Automobile wrecking yard or junk yard	<input type="checkbox"/> Heliport	<input type="checkbox"/> Pawn shops
	<input type="checkbox"/> Biomedical waste disposal facility, disposal facility, landfill, materials recovery center, solid waste disposal facility, solid waste landfill, private industry solid waste disposal facility, recovered materials processing facility, solid waste handling facility, solid waste thermal treatment technology facility, and disposal facility for hazardous and/or toxic materials including radioactive materials	<input type="checkbox"/> High-rise apartment development	<input type="checkbox"/> Personal care home, group
	<input type="checkbox"/> Building exceeding five (5) stories in height	<input type="checkbox"/> Home occupation involving any customer contact	<input type="checkbox"/> Petroleum refining
	<input type="checkbox"/> Building exceeding two (2) stories in height	<input type="checkbox"/> Home stay bed and breakfast residence	<input type="checkbox"/> Place of worship
<input type="checkbox"/> Bus and rail stations and terminals for passenger service or freight service	<input type="checkbox"/> Industrial or business service activities which utilize, manufacture, or process radioactive materials which emit or could emit radioactive levels of one thousand (1,000) curies or more and are licensed by the radiological health division of the Georgia Department of Human Resources	<input type="checkbox"/> Private elementary, middle and high school	
<input type="checkbox"/> Cemetery, columbarium, or mausoleum	<input type="checkbox"/> Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal	<input type="checkbox"/> Railroad car classification and repair yards and team truck yards	
<input type="checkbox"/> Check cashing establishments	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Shelter for homeless persons for no more than six (6) persons	
<input type="checkbox"/> Child caring institution, group	<input type="checkbox"/> Late-night establishment	<input type="checkbox"/> Smelting of metal ores or drop forge industry	
<input type="checkbox"/> Child day care facility	<input type="checkbox"/> Major automobile repair and maintenance shops	<input type="checkbox"/> Stations and terminal for bus and rail passenger service	
	<input type="checkbox"/> Manufacturing operations not housed within a building	<input type="checkbox"/> Storage yard for damaged or confiscated automobiles	
Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance.		
	Applicant's Name: Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP	Date: 05.03.22	
	Applicant's Signature: <i>[Signature]</i>	Date: 05.03.22	
Notary	Sworn to and subscribed before me this <u>3rd</u> Day of <u>May</u> , 20 <u>22</u>		
	Notary Public: <i>Cathy M. Ellington</i>		
	Signature: <i>[Signature]</i>		
	My Commission Expires: <u>March 13, 2025</u>		



**Applicant/Petitioner  
Notarized Certification**

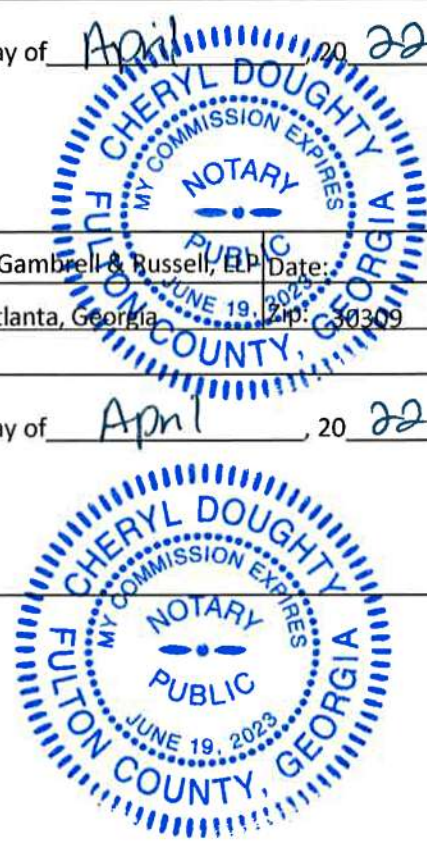
Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of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

<b>Applicant / Petitioner</b>	Signature: <i>Lisa A. Ouley</i> St. Martin's Episcopal School, Inc.	Date: 4/22/22	
	Address: 3110-A Ashford Dunwoody Road	City, State: Atlanta, Georgia	Zip: 30319
	Phone: 404.237.4260		
	Sworn to and subscribed before me this <u>22nd</u> day of <u>April</u> , 20 <u>22</u>		
	Notary Public: <i>Cheryl Doughty</i>		
<b>Attorney / Agent</b>	Signature: <i>[Signature]</i> Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP	Date:	
	Address: 1105 W. Peachtree St., Ste 1000	City, State: Atlanta, Georgia	Zip: 30309
	Phone: 404.815.3500		
	Sworn to and subscribed before me this <u>22nd</u> day of <u>April</u> , 20 <u>22</u>		
	Notary Public: <i>Cheryl Doughty</i>		

### Applicant/Petitioner Notarized Certification

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

Applicant / Petitioner	Signature: <i>Luis A. Otley</i> St. Martin's Episcopal School, Inc.		Date: 4/22/22
	Address: 3110-A Ashford Dunwoody Road		City, State: Atlanta, Georgia Zip: 30319
	Phone: 404.237.4260		
Sworn to and subscribed before me this <u>22nd</u> day of <u>April</u> , 20 <u>22</u>			
Notary Public: <i>Cheryl Doughty</i>			
Attorney / Agent	Signature: <i>[Signature]</i> Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP		Date:
	Address: 1105 W. Peachtree St, NE Ste 1000		City, State: Atlanta, Georgia Zip: 30309
	Phone: 404.815.3500		
Sworn to and subscribed before me this <u>22nd</u> day of <u>April</u> , 20 <u>22</u>			
Notary Public: <i>Cheryl Doughty</i>			



PZ 05-04-22



To the best of your knowledge

Property Owner(s)  
Notarized Certification

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

Property Owner (If Applicable)	Signature: <u>[Handwritten Signature]</u>	Morrison Family Properties, LLC	Date: <u>April 27, 2022</u>
	Address: <u>4768 Springfield Drive</u>	City, State: <u>Dunwoody, Georgia</u>	Zip: <u>30338</u>
	Phone: <u>662 915-3845</u>	Sworn to and subscribed before me this <u>27<sup>th</sup></u> day of <u>April</u> , 20 <u>22</u>	
	Notary Public: <u>Caroline C. Heuer</u>		
Property Owner (If Applicable)	Signature: <u>Caroline C. Heuer</u>		Date: <u>April 27, 2022</u>
	Address: <u>406 University Ave.</u>	City, State: <u>Oxford, MS</u>	Zip: <u>38655</u>
	Phone: <u>662-915-5944</u>	Sworn to and subscribed before me this <u>27<sup>th</sup></u> day of <u>April</u> , 20 <u>22</u>	
	Notary Public:		
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:	Sworn to and subscribed before me this _____ day of _____, 20____	
	Notary Public:		






Property Owner(s) Notarized Certification

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

*To the best of my ability*

Property Owner (If Applicable)	Signature: <i>Cynthia M Seibels</i>	Morrison Family Properties, LLC	Date: <i>4-28-22</i>
	Address: <i>4769 Springfield Drive</i>	City, State: <i>Dunwoody, Georgia</i>	Zip: <del>30008</del> <i>3532 Thomas Ave. Montgomery, AL 36111</i>
	Phone: <i>334-281-0379</i>	Sworn to and subscribed before me this <i>28</i> day of <i>April</i> , 20 <i>22</i>	
	Notary Public:		
Property Owner (If Applicable)	Signature: <i>Chris Rossetti-Carter</i>		Date: <i>April 28, 2022</i>
	Address: <i>2000 Eastchase Ln Montgomery AL</i>	City, State: <i>AL</i>	Zip: <i>36117</i>
	Phone: <i>(334) 213-1622</i>	Sworn to and subscribed before me this <i>28th</i> day of <i>April</i> , 20 <i>22</i>	
	Notary Public:		
Property Owner (If Applicable)	Signature:		
	Address:		
	City, State:	Zip:	
	Phone:	Sworn to and subscribed before me this _____ day of _____, 20 _____	
	Notary Public:		



*To the best of my knowledge*

**Property Owner(s) Notarized Certification**

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

Property Owner (If Applicable)	Signature: <i>Morrison Family Properties, LLC</i>	Morrison Family Properties, LLC	Date: <i>April 27, 2022</i>
	Address: 4768 Springfield Drive	City, State: Dunwoody, Georgia	Zip: 30338
	Phone: <i>662 915-3845</i>		
Sworn to and subscribed before me this <i>27<sup>th</sup></i> day of <i>April</i> , 20 <i>22</i>			
Notary Public: <i>Caroline C. Heuer</i>			
Property Owner (If Applicable)	Signature: <i>Caroline C. Heuer</i>		Date: <i>April 27, 2022</i>
	Address: <i>406 University Ave.</i>	City, State: <i>Oxford, MS</i>	Zip: <i>38655</i>
	Phone: <i>662-915-5944</i>		
Sworn to and subscribed before me this <i>27<sup>th</sup></i> day of <i>April</i> , 20 <i>22</i>			
Notary Public:			
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
Sworn to and subscribed before me this _____ day of _____, 20_____			
Notary Public:			





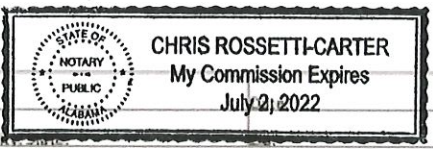
Property Owner(s)  
Notarized Certification

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

*To the best of my ability -*

Property Owner (If Applicable)	Signature: <i>Cynthia M. Seibels</i>	Morrison Family Properties, LLC	Date: <i>4-28-22</i>
	Address: <del>208 Springfield Ave</del>	City, State: <del>Montgomery, AL</del>	Zip: <del>36102</del>
	Phone: <i>334-281-0379</i>		
	Sworn to and subscribed before me this <i>28</i> day of <i>April</i> , 20 <i>22</i>		
	Notary Public:		
Property Owner (If Applicable)	Signature: <i>Clair Ronald Carter</i>		Date: <i>April 28, 2022</i>
	Address: <i>2660 East Chase Ln.</i>	City, State: <i>Montgomery, AL</i>	Zip: <i>36117</i>
	Phone: <i>(334) 213-1622</i>		
	Sworn to and subscribed before me this <i>28th</i> day of <i>April</i> , 20 <i>22</i>		
	Notary Public:		
Property Owner (If Applicable)	Signature:		
	Address:		
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		

*3535 Thomas Ave.  
Montgomery, AL 36111*





**PURCHASE AND SALE AGREEMENT**

THIS PURCHASE AND SALE AGREEMENT, is made and entered into as of this \_\_\_ day of January, 2022, by and between MORRISON FAMILY PROPERTIES, LLC, the successor in interest to MORRISON INVESTMENT PROPERTIES, LLLP, (the "Seller"), and ST. MARTIN'S EPISCOPAL SCHOOL, INC., a Georgia nonprofit corporation (the "Purchaser");

**WITNESSETH, That:**

WHEREAS, Seller is the owner of that certain approximate 7.1 acre unimproved real property located in Dekalb County, Georgia, which real property is more particularly shown and described in Exhibit A, attached hereto and incorporated herein (the "Real Property");

WHEREAS, Seller has agreed to sell the Real Property to Purchaser, and Purchaser has agreed to purchase the Real Property from Seller, on the terms and conditions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, all of which each party respectively agrees constitutes sufficient consideration received at or before the execution and delivery hereof, the parties hereto, intending to be legally bound, hereby agree as follows:

1. DEFINITIONS AND MEANINGS. In addition to any other terms whose definitions are fixed and defined by this Agreement, each of the following defined terms, when used in this Agreement with an initial capital letter, shall have the meaning ascribed thereto by this Paragraph 1:

1.1 "Agreement" means this Purchase and Sale Agreement, together with any and all amendments, modifications, supplements or restatements hereof and any and all exhibits and addenda attached hereto.

1.2 "Closing" means the consummation of the purchase and sale contemplated by this Agreement by the deliveries required under Section 11 hereof.

1.3 "Closing Date" means the time and date, established under Section 11.1 hereof, when the purchase and sale contemplated by this Agreement is to be consummated, as such date may be extended by mutual agreement of the parties or pursuant to the express provisions of this Agreement.

1.4 "Date of this Agreement" and "Effective Date" both mean the date on which this Agreement has been duly executed by both Seller and Purchaser and a fully executed counterpart has been delivered by Seller to Purchaser; such date shall be inserted in the preamble on the first page of this Agreement.

1.5 "Earnest Money" means the amount deposited by Purchaser pursuant to the provisions of Sections 4.1 hereof.

PZ 05-04-22

IN WITNESS WHEREOF, the parties hereto have duly signed, sealed, and delivered this Agreement on the dates hereinbelow indicated.

SELLER:

MORRISON FAMILY PROPERTIES, LLC,  
a Georgia limited liability company

Date of Execution:

\_\_\_\_\_

By: UNIVERSITY OF MISSISSIPPI  
FOUNDATION  
d/b/a "Friends of the Library",  
Member holding 66.66% of membership  
interests

DocuSigned by:

WENDELL WEAKLEY

Name: Wendell Weakley

Title: President and CEO

and:

DocuSigned by:

Cynthia Morrison Seibels

Name: Cynthia Morrison Seibels,

Member holding 33.333% of membership  
interests

[SEAL]

PZ 05-04-22

Date of Execution:

1/13/22

PURCHASER:

ST. MARTIN'S EPISCOPAL SCHOOL,  
INC., a Georgia nonprofit corporation

By: Luis A. O'Leary  
Name: Luis A. O'Leary  
Title: Head of School

[SEAL]



**Campaign Disclosure  
Statement**

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

Yes       No

<b>Applicant / Owner</b>	Signature: <i>Luis A Otley</i> St. Martin's Episcopal School, Inc.
	Address: 3110-A Ashford Dunwoody Road, Atlanta, Georgia 30319-2751
	Date: 4/22/22

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

Date	Government Official	Official Position	Description	Amount



**Campaign Disclosure  
Statement**

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

Yes  No

<b>Applicant / Owner</b>	Signature: <i>Russell Weaker</i> Morrison Family Properties, LLC <i>CSO University of Mississippi Foundation</i>
	Address: 4768 Springfield Drive, Dunwoody, Georgia 30338
	Date: <i>April 27, 2022</i>

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

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement

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

Yes  No

Applicant / Owner	Signature: <i>Cynthia M. Seibler</i>	Morrison Family Properties, LLC
	Address: <i>3532 Thomas Ave. Montgomery, AL 36111</i>	
	Date: <i>4-28-22</i>	

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

Date	Government Official	Official Position	Description	Amount
------	---------------------	-------------------	-------------	--------

## Campaign Disclosure Statement

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

Yes       No

<b>Applicant / Owner</b>	Signature: <i>Kathryn M Zickel</i> Kathryn M. Zickel, Smith, Gambrell & Russell, LLP
	Address: 1105 W. Peachtree Street, NE, Suite 1000, Atlanta, Georgia 3030
	Date: 05.03.22


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

Date	Government Official	Official Position	Description	Amount

## Campaign Disclosure Statement

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

Yes       No

<b>Applicant / Owner</b>	Signature:  ennis J. Webb, Jr., Smith, Gambrell & Russell, LLP
	Address: 1105 W. Peachtree Street, NE, Suite 1000, Atlanta, Georgia 3030
	Date: 05.03.22

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

Date	Government Official	Official Position	Description	Amount





# PZ 05-04-22

## SURVEY LEGAL DESCRIPTION OVERALL

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 275, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, **COMMENCE** FROM THE SOUTHEASTERLY MOST POINT OF A MITERED RIGHT OF WAY INTERSECTION FORMED BETWEEN, THE SOUTHERLY RIGHT OF WAY LINE OF WINDSOR PARKWAY, FORMERLY KNOWN AS LAWRENCEVILLE HOUSE ROAD (VARIABLE R/W) WITH THE WESTERLY RIGHT OF WAY LINE OF OSBORNE ROAD, FORMERLY KNOWN AS JOHNSON FERRY ROAD (VARIABLE RIGHT OF WAY); THENCE DEPART SAID MITERED RIGHT OF WAY INTERSECTION AND PROCEED ALONG THE WESTERLY RIGHT OF WAY OF OSBORNE ROAD, FORMERLY KNOWN AS JOHNSON FERRY ROAD (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES:

- 1) 123.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 338.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 10°54'59" EAST, 122.72 FEET TO A POINT;
- 2) SOUTH 00°04'02" WEST FOR A DISTANCE OF 15.40 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WIMBERLY ROAD (50 FOOT R/W);
- 3) SOUTH 80°36'04" EAST FOR A DISTANCE OF 4.36 FEET TO A POINT;
- 4) SOUTH 01°08'15" EAST FOR A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WIMBERLY ROAD;
- 5) SOUTH 01°08'15" EAST FOR A DISTANCE OF 169.00 FEET TO AN IRON PIN PLACED (1/2" REBAR), AND THE **TRUE POINT OF BEGINNING**.

FROM **THE POINT OF BEGINNING** THUS ESTABLISHED, THENCE CONTINUE ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OSBORNE ROAD, FORMERLY KNOWN AS JOHNSON FERRY ROAD (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 01°08'26" EAST, A DISTANCE OF 185.38 FEET TO A POINT;
- 2) 188.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1687.07 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 02°06'56" WEST, 188.19 FEET TO AN IRON PIN PLACED (1/2" REBAR);
- 3) SOUTH 06°54'16" WEST, A DISTANCE OF 79.34 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE);

THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE OF OSBORNE ROAD AND PROCEED NORTH 89°01'17" WEST FOR A DISTANCE OF 222.75 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 89°01'17" WEST FOR A DISTANCE OF 478.24 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE NORTH 12°03'14" EAST FOR A DISTANCE OF 58.77 FEET TO AN IRON PIN FOUND (1/2" REBAR W/CAP); THENCE NORTH 12°13'34" EAST FOR A DISTANCE OF 28.63 FEET TO A SQUARE ROD FOUND (1-1/8" X 3/4"); THENCE NORTH 11°24'25" EAST FOR A DISTANCE OF 64.61 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 11°16'28" EAST FOR A DISTANCE OF 111.36 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE NORTH 11°28'04" EAST FOR A DISTANCE OF 106.04 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 11°32'02" EAST FOR A DISTANCE OF 99.82 FEET TO A POINT; THENCE NORTH 11°28'58" EAST FOR A DISTANCE OF 36.90 FEET TO A SQUARE ROD FOUND (1-1/8" X 3/4" ROD); THENCE SOUTH 84°59'24" EAST FOR A DISTANCE OF 615.18 FEET TO **THE POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 7.24107 ACRES, OR 315,420 SQUARE FEET.

# PZ 05-04-22

## PRE-APPLICATION MEETING FORM

### LAND USE PETITIONS & VARIANCE APPLICATIONS



4362 Peachtree Road, Brookhaven, GA 30319  
 Phone: 404-637-0500 • Fax: 404-637-0501  
[www.BrookhavenGA.gov](http://www.BrookhavenGA.gov)

### Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review an application. To schedule a meeting, contact a member of the Planning and Zoning Division by calling (404) 637-0500 or via email at [Planning@BrookhavenGA.Gov](mailto:Planning@BrookhavenGA.Gov). This form will be completed during the pre-application meeting and must be submitted with the application for the submittal to be deemed complete.

Applicant Name		Applicant Email	
Applicant Phone			
Site Address	3086 Osborne Road 3074 Osborne Road 3068 Osborne Road	Parcel Size	7.12 Acres
Tax Parcel #	18-275 03-028 18-275-03-032 18-275-03-027	City Council District	3/ Simmons
Existing Zoning & Case	RS-75/RS-100	Proposed Zoning District	RS-75
		Proposed Use:	Civic Use with Multi-Purpose Building and Soccer Fields
Overlay District	---	Character Area	Osborne

<u>Request</u>	<u>Fees</u>
<input checked="" type="checkbox"/> Rezoning	
<input type="checkbox"/> with Concurrent Variances	Application Base
<input checked="" type="checkbox"/> Special Land Use Permit	Additional Request + (2)
<input type="checkbox"/> Board of Appeals Variance	Public Notice Sign x (2)
<input type="checkbox"/> Administrative Variance	Public Notice Advertisement
<input type="checkbox"/> Stream Buffer	<b><u>Estimated Total</u></b>
<input type="checkbox"/> Sign	<b>\$250</b>

#### Deadlines and Public Hearing Dates

Application Deadline (If Applicable)	May 4, 2022
Commission or Board Meeting Date (If Applicable)	July 6, 2022

#### Additional Studies

<input checked="" type="checkbox"/> Trip Generation	<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Development of Regional Impact Review	<input type="checkbox"/> Environmental Impact Review

### Proposal Description

- 1) Land Use Petition to rezoning the subject property from RS-75/RS-100 to RS-75
- 2) Special Land Use Permit to allow a civic use

PZ 05-04-22

# PRE-APPLICATION MEETING FORM

## LAND USE PETITIONS & VARIANCE APPLICATIONS



4362 Peachtree Road, Brookhaven, GA 30319

Phone: 404-637-0500 • Fax: 404-637-0501

[www.BrookhavenGA.gov](http://www.BrookhavenGA.gov)

Applicant Signature: *J. M. Baker* Date: 4-29-2022

Planner Signature: *Aronda Smith* Date: 4-29-2022

1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com

PZ 05-04-22



Dennis (Den) J. Webb, Jr.  
Direct Tel: 404-815-3620  
Direct Fax: 404-685-6920  
dwebb@sgrlaw.com

May 4, 2022

Re: 3068, 3074 & 3086 Osborne Road, Brookhaven, Georgia  
Rezoning and Special Land Use Applications

Dear Neighbors:

You are receiving this notification because you are an owner of property located within 500 feet of the above-referenced property. St. Martin's Episcopal School will be submitting an application to the City of Brookhaven to rezone a  $\pm 7.24$  acre tract of land located at 3068, 3074 & 3086 Osborne Road, Brookhaven, Georgia from RS-75 (Single-Dwelling Detached) and RS-100 (Single-Dwelling Detached) to RS-75. The rezoning will allow the development of a school recreational facility consisting of a ballfield, a gym, and a passive park, among other things. The Applicant is also seeking approval of a Special Land Use Permit, because the Proposed Development is accessory to SMES's principal school use.

I write both to inform you of the pending Application and the Applicant-Initiated Informational Meeting to be held on Monday, June 6, 2022 at 6:30 p.m., via Zoom video conference:

Meeting URL:

<https://sgrlaw.zoom.us/j/93487721642?pwd=SXlhQXFtM0lqNEJVRUUwT1lubHB4QT09>

Meeting ID: 934 8772 1642

Passcode: 421662

Join by Telephone

For higher quality, dial a number based on your current location.

Dial: US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248  
7799 or +1 669 900 9128 or +1 253 215 8782

Meeting ID: 934 8772 1642

Should you have any questions regarding this Application, please feel free to contact me.

Sincerely,

Dennis (Den) J. Webb, Jr.  
Partner

PZ 05-04-22

SWENSON KAREN  
1156 HAVEN BROOK PL NE  
ATLANTA GA 30319

WILLIAMSON ROBERT G  
4118 E BROOKHAVEN DR NE  
ATLANTA GA 30319

LARSON LISA P  
1164 BROOKHAVEN GLN  
ATLANTA GA 30319

HARRIS SARAH ELIZABETH  
1148 HAVEN BROOK PL  
ATLANTA GA 30319

CREW JAQUELIN  
1071 DUNBARTON TRCE NE  
ATLANTA GA 30319

BALL BARBARA N  
1152 HAVEN BROOK PL NE  
ATLANTA GA 30319

BASS RENTALS LLC  
5440 CLAIRE ROSE LN  
ATLANTA GA 30327

LITTLETON ERNEST C  
1076 DUNBARTON TRCE NE  
ATLANTA GA 30319

WOOD CHANNING LEIGH  
1190 HAVEN BROOK LN  
ATLANTA GA 30319

STANLEY BENJAMIN TAYLOR  
1172 HAVEN BROOK LN NE  
ATLANTA GA 30319

GIOMETTI BRIAN RICHARD  
4588 E BROOKHAVEN DR NE  
ATLANTA GA 30319

WOOD CHANNING LEIGH  
1190 HAVEN BROOK LN NE  
BROOKHAVEN GA 30319

HOPSON BRENNAN LEEVANDORJA  
1065 OAKLAND TRCE NE  
ATLANTA GA 30319

SWAN ROBERT RAY  
1066 WIMBERLY RD NE  
ATLANTA GA 30319

MILLER REKEITHEN D  
1066 OAKLAND TRCE  
ATLANTA GA 30319

BUNCH ASHLEY  
1070 OAKLAND TRC NE UNIT 2  
ATLANTA GA 30319

KING LINDSEY  
1179 HAVEN BROOK CT NE  
BROOKHAVEN GA 30319

LEAMER JUSTIN  
1074 OAKLAND TRCE NE  
ATLANTA GA 30319

LIN JOHN L  
1099 WIMBERLY RD NE  
ATLANTA GA 30319

GRAYTUG PROPERTY LLC  
273 N PEACHTREE ST NE  
NORCROSS GA 30071

BELACHEW YOHANNES  
1095 WIMBERLY RD NE  
ATLANTA GA 30319

BREEDLOVE AMY C  
1089 WIMBERLY RD NE  
ATLANTA GA 30319

POLAN GEOFFREY M  
1320 WINDSOR PKWY NE  
ATLANTA GA 30319

LLOYD D AND MELISSA J PIERCE REV LV TRST  
1083 WIMBERLY RD NE  
ATLANTA GA 30319

BAWCOM HOPE  
1054 CLUB PL  
ATLANTA GA 30319

MILLER HELEN Z  
4763 BUFORD HWY STE 200  
CHAMBLEE GA 30341

FRANK DANIEL  
1198 BILTMORE DR NE  
ATLANTA GA 30329

ZHENG DEDA  
1062 CLUB PL NE  
ATLANTA GA 30319

VALKO STACY  
1174 BROOKHAVEN GLN NE  
ATLANTA GA 30319

MCMAINS ROBERT J  
1066 CLUB PL  
ATLANTA GA 30319

PZ 05-04-22

STALLINGS LUCY  
1051 CLUB PL NE  
ATLANTA GA 30319

BRESS LYNN M  
1176 BROOKHAVEN GLN NE  
ATLANTA GA 30319

LUTZ H FRED  
1089 DUNBARTON TRCE NE  
ATLANTA GA 30319

FLEURY MARK A  
1137 DUNBARTON TRC NE  
ATLANTA GA 30319

HALL MICHAEL P  
1172 BROOKHAVEN GLN NE  
ATLANTA GA 30319

FABIAN DENNIS MARK  
1079 DUNBARTON TRCE NE  
ATLANTA GA 30319

PALLADI JOSEPH P  
1073 DUNBARTON TRCE NE  
ATLANTA GA 30319

RIMLER EVA R  
1084 OAKLAND TRC NE  
ATLANTA GA 30319

WANG LIN  
1040 MABRY OAKS DR  
ATLANTA GA 30319

BAUMAN SELENA G  
1072 DUNBARTON TRC NE  
ATLANTA GA 30319

OP SPE TPA1 LLC  
2150 E GERMANN ST STE 1  
CHANDLER AZ 85286

KINDARD CALVIN WILLIAM  
3087 OSBORNE RD  
ATLANTA GA 30319

SNITZER JOSEPH A III  
4584 E BROOKHAVEN DR NE  
ATLANTA GA 30319

BODNER DOUGLAS A  
1120 OAKLAND TRCE NE  
ATLANTA GA 30319

HORVATH STEPHEN M  
1150 HAVEN BROOK LN NE  
ATLANTA GA 30319

HERRERA FELIPE  
1060 WIMBERLY RD  
ATLANTA GA 30319

RUIZ PETER FINLEY  
1132 OAKLAND TRC NE  
ATLANTA GA 30319

HILTON SARAH  
1172 HAVEN BROOK CT NE  
ATLANTA GA 30319

BAKER MARTHA  
1175 HAVEN BROOK CT NE  
ATLANTA GA 30319

VITE JESSICA  
1073 WIMBERLY RD NE

TSYGANKOV ANDREI D  
3080 DICKSON ST NE  
ATLANTA GA 30319

MCATEE COURTNEY  
1165 HAVEN BROOK CT NE  
ATLANTA GA 30319

BEECY ROBERT E JR  
1061 WIMBERLY RD  
ATLANTA GA 30319

JAMES AMY  
2267 SAGAMORE HILLS DR  
DECATUR GA 30033

MILLER HELEN Z  
4763 BUFORD HWY STE 200  
CHAMBLEE GA 30341

ULMER SCOTT S  
1127 DUNBARTON TRCE NE  
ATLANTA GA 30319

TRINKLE WILLIAM  
1149 HAVEN BROOK LN NE  
ATLANTA GA 30319

SIMPLE PROPCO LLC  
3146 FRONTENAC CT NE  
ATLANTA GA 30319

HORNE ROBERT E  
1115 DUNBARTON TRCE NE  
ATLANTA GA 30319

OAKLEY AMANDA MARIE  
1160 BROOKHAVEN GLN NE  
ATLANTA GA 30319

PZ 05-04-22

FARR NANCY B  
1156 BROOKHAVEN GLN NE  
ATLANTA GA 30319

LAWSON TANVA  
1084 CLUB PL NE  
ATLANTA GA 30319

WEERASIN ADIDSARA  
3088 DICKSON ST NE  
ATLANTA GA 30319

FARRELL ERIC J  
1155 HAVEN BROOK PL NE  
ATLANTA GA 30319

KIGER PHILIP A  
12460 CRABAPPLE RD STE 202-1  
ALPHARETTA GA 30004

CANALE FAMILY TRUST  
3091 OSBORNE RD NE  
ATLANTA GA 30319

SERVY STEPHANIE  
1125 OAKLAND TRCE NE  
ATLANTA GA 30319

WALDEN LANCE E  
1131 DUNBARTON TRC NE  
ATLANTA GA 30319

JAMES AMY  
1309 RAGLEY HALL RD NE  
ATLANTA GA 30319

CHAPUIS CLAUDE  
1089 OAKLAND TRCE NE  
ATLANTA GA 30319

CALISI NABIL  
1075 DUNBARTON TRCE NE  
BROOKHAVEN GA 30319

ZHANG DAIJUN  
1316 WINDSOR PKWY NE  
ATLANTA GA 30319

WININGDER JENNIFER D  
1069 OAKLAND TRCE NE  
BROOKHAVEN GA 30319

MARTIN MONICA  
1096 DUNBARTON TRC NE  
ATLANTA GA 30319

HAIRE LAUREN N  
1153 HAVEN BROOK LN NE  
ATLANTA GA 30319

ESKANDER ANDREW  
1090 OAKLAND TRCE NE  
ATLANTA GA 30319

AGGARWAL VISHAL  
1132 DUNBARTON TRCE  
ATLANTA GA 30319

GAY JENNIFER L  
1180 BROOKHAVEN GLN  
ATLANTA GA 30319

NUSRAT NADIA  
1126 OAKLAND TRCE NE  
ATLANTA GA 30319

VANCE TEDMAN L  
1048 MABRY OAKS NE  
ATLANTA GA 30319

TARR CHARLES T  
1158 BROOKHAVEN GLN NE  
ATLANTA GA 30319

SINGH PAWANJIT AND HANJRAH JAS  
1105 WIMBERLY RD NE  
ATLANTA GA 30319

MATHEWS MATHEW  
1072 WIMBERLY RD NE  
ATLANTA GA 30319

ALEXANDER DANIEL  
2700 OLD NORCROSS RD  
TUCKER GA 30084

OWENS JOHN SCOTT  
1067 WIMBERLY RD NE  
ATLANTA GA 30319

ROSS MAX B  
1078 WIMBERLY RD NE  
ATLANTA GA 30319

PESKIN JODY LYNN  
1144 HAVEN BROOK WAY NE  
ATLANTA GA 30319

MORRISON FAMILY PROPERTIES LLC  
406 UNIVERSITY AVE  
OXFORD MS 38655

MORGAN SARAH ESSER  
3061 OSBORNE RD NE  
ATLANTA GA 30319

BARRICKMAN W BRUCE  
1112 CLUB TRCE NE  
ATLANTA GA 30319



ADAMSKY MAXWELL  
1115 OAKLAND TRCE NE  
ATLANTA GA 30319

RUE LIWEL  
1084 DUNBARTON TRCE NE  
ATLANTA GA 30319

PZ 05-04-22

MASON EMILY  
1145 HAVEN BROOK LN NE  
ATLANTA GA 30319

GOLDBERG EVAN ROSS  
1077 OAKLAND TRC NE  
ATLANTA GA 30319

FRANZ B G  
1106 DUNBARTON TRCE NE  
ATLANTA GA 30319

TRAN NHON THOAI  
1202 BROOKHAVEN GLN NE  
ATLANTA GA 30319

HENSLER MATTHEW J  
1078 OAKLAND TRCE NE  
ATLANTA GA 30319

JACKSON ALLISON M  
1039 MABRY OAKS DR  
ATLANTA GA 30319

UHERKA TANYA  
1184 BROOKHAVEN GLN NE  
ATLANTA GA 30319

GORRELL JOSEPH  
1117 WIMBERLY RD NE  
ATLANTA GA 30319

LANIER JOSEPH  
1088 WIMBERLY RD NE  
ATLANTA GA 30319

JONES TIMOTHY C  
1154 BROOKHAVEN GLN NE  
ATLANTA GA 30319

MATTHEWS JEFFREY B  
1079 WIMBERLY RD NE  
ATLANTA GA 30319

TAYLOR CHRISTY  
1327 WINDSOR PKWY NE  
ATLANTA GA 30319

STILL CAROLINE  
1177 HAVEN BROOK LN NE  
ATLANTA GA 30319

GILMORE RACHEL  
1076 CLUB PL NE  
ATLANTA GA 30319

JONES WOODROW JR  
3079 OSBORNE RD NE  
ATLANTA GA 30319

MOORE III CHARLES H  
1134 CLUB TRC NE  
ATLANTA GA 30319

PARKER CHRISTINA  
1079 CLUB PL NE  
ATLANTA GA 30319

KISTENMACHER MARTIN  
1146 HAVEN BROOK LN NE  
ATLANTA GA 30319

TANIS JAMES R  
1128 CLUB TRCE  
ATLANTA GA 30319

LOOPER AMBER E LIVING TRUST  
1059 CLUB PL NE  
ATLANTA GA 30319

COVAULT COURTNEY A  
1178 HAVEN BROOK CT NE  
ATLANTA GA 30319

SPIRO JAN ALLEN  
1097 OAKLAND TRCE NE  
ATLANTA GA 30319

BOSWELL RICHARD THOMAS  
1121 DUNBARTON TRC NE  
ATLANTA GA 30319

VENKATRAMAN SANGAMESWAR  
1308 WINDSOR PKWY  
ATLANTA GA 30319

MCKENNA ELIZABETH  
1093 OAKLAND TRC NE  
ATLANTA GA 30319

BOWMAN CHRISTOPHER  
1085 DUNBARTON TRCE NE  
ATLANTA GA 30319

SIMPLE PROPCO LLC  
3146 FRONTENAC CT NE  
BROOKHAVEN GA 30319

GILMAN DANIELLE  
20291 NE 30TH AVE # 122  
AVENTURA FL 33180

PZ 05-04-22

CHAN YELENA  
1116 OAKLAND TRC NE  
ATLANTA GA 30319

VOGHTNER RICHARD  
1128 DUNBARTON TRCE NE  
BROOKHAVEN GA 30319

LAM TIM  
1294 WINDSOR PKWY NE  
ATLANTA GA 30319

MAYSON PIERCE  
1139 WIMBERLY RD NE  
ATLANTA GA 30319

MOHAMMADI JEFFREY  
1056 MABRY OAKS DR NE  
ATLANTA GA 30319

GUO QI  
1298 WINDSOR PKWY  
ATLANTA GA 30319

MOXLEY SABRINA LOUISE  
1133 WIMBERLY RD NE  
BROOKHAVEN GA 30319

HAERTEL JEFFREY  
1068 MABRY OAKS DR NE  
ATLANTA GA 30319

KURPAS SIGL URSULA REVOCABLE  
635 BRIDGEWAY LN  
NAPLES FL 34108

1055 WIMBERLY VENTURE LLC  
3400 W HOSPITAL AVE STE 204  
CHAMBLEE GA 30341

WAN MICHELLE  
1104 WIMBERLY RD NE  
ATLANTA GA 30319

WALKER JONI  
1194 BROOKHAVEN GLN NE  
ATLANTA GA 30319

MORRISON FAMILY PROPERTIES LLC  
406 UNIVERSITY AVE  
OXFORD MS 38655

PETERSON WILLIAM CHAD  
1110 WIMBERLY RD NE  
ATLANTA GA 30319

BROOKHAVEN GLEN  
1170 BROOKHAVEN GLN NE  
ATLANTA GA 30319

PALSSON JOHANNES G  
1088 CLUB PL NE  
ATLANTA GA 30319

TAYLOR SHAWN  
7033 KAJE WUKKIW DRUVE  
NEW ORLEANS LA 70126

ROLWOOD KELSEY  
1151 HAVEN BROOK PL NE  
ATLANTA GA 30319

CUTLER JOSHUA  
1092 CLUB PL NE  
ATLANTA GA 30319

FRAGGLE ROCK LLC  
1082 MENDELL CIR NE  
ATLANTA GA 30319

GULICH EMILIE ANN  
1157 HAVEN BROOK PL  
ATLANTA GA 30319

HASAN HAMZA  
1105 DUNBARTON TRCE NE  
ATLANTA GA 30319

GRAY JARED  
1162 HAVEN BROOK CT NE  
BROOKHAVEN GA 30319

MANTON JED D  
1118 CLUB TRCE NE  
ATLANTA GA 30319

YANG KEVIN  
1099 DUNBARTON TRC  
ATLANTA GA 30319

JAMES AMY  
1309 RAGLEY HALL RD NE  
ATLANTA GA 30319

CHITAMPALLI SUPRITHA  
1108 CLUB TRC NE  
ATLANTA GA 30319

KOEPPE STEPHEN  
1122 DUNBARTON TRCE NE  
ATLANTA GA 30319

JAMES AMY  
2267 SAGAMORE HILLS DR  
DECATUR GA 30033

RICHARDS JOSEPH  
1131 OAKLAND TRCE NE  
BROOKHAVEN GA 30319

PZ-05-04-22

GROTNES CARL C  
1119 OAKLAND TRCE  
ATLANTA GA 30319

WILLIAMS JEFFREY S  
1090 DUNBARTON TRCE NE  
ATLANTA GA 30319

LEVERETT JERRY JOSEPH JR  
3072 DICKSON ST  
ATLANTA GA 30319

HIGEL JEFFREY ROBERT  
1083 OAKLAND TRCE NE  
ATLANTA GA 30319

CURREY SUSAN RENEE  
1102 DUNBARTON TRCE NE  
ATLANTA GA 30319

ISHAKOM PROPERTIES LLC  
3162 BAYONET CT  
MARIETTA GA 30068

GORMAN GREER WALTHER  
1073 OAKLAND TRCE NE  
ATLANTA GA 30319

WILLIAMSON JOHN CAMPBELL  
1138 DUNBARTON TRCE NE  
ATLANTA GA 30319

MCDANIEL GARY L  
1304 WINDSOR PKWY NE  
ATLANTA GA 30319

WOOD G LARRY  
4583 E BROOKHAVEN DR NE  
ATLANTA GA 30319

TOTH WAYNE D  
1082 WIMBERLY RD  
BROOKHAVEN GA 30319

WANG GANGLI  
1312 WINDSOR PKWY NE  
ATLANTA GA 30319

GREEN IMPLEMENTATION GROUP LLC  
300 E SMOKETREE TER  
JOHNS CREEK GA 30005

JENNINGS BRENDA R  
1094 WIMBERLY RD NE  
ATLANTA GA 30319

BENTON CATHY A  
1204 BROOKHAVEN GLN NE  
ATLANTA GA 30319

JONES TIMOTHY C  
1111 WIMBERLY RD NE  
ATLANTA GA 30319

XIE GUOHE  
1120 WIMBERLY RD  
ATLANTA GA 30319

HARWELL KAREN E  
1200 BROOKHAVEN GLN NE  
ATLANTA GA 30319

FLAGLER SARAH J  
305 BROOKHAVEN AVE # 112  
ATLANTA GA 30319

MILLER MICHAEL  
4763 BUFORD HWY STE 200  
CHAMBLEE GA 30341

SMITH ERIC J  
1190 BROOKHAVEN GLN NE  
ATLANTA GA 30319

KNOX JANNELL  
1080 CLUB PL NE  
ATLANTA GA 30319

BENJAMIN EUBANKS A  
3085 OSBORNE RD  
ATLANTA GA 30319

REIK DIANE L  
1182 BROOKHAVEN GLN NE  
ATLANTA GA 30319

SZWECH KENNETH JR  
1075 CLUB PL NE  
ATLANTA GA 30319

SPENCER ROBERT SCOTT  
3073 OSBORNE RD NE  
ATLANTA GA 30319

CRITZER MARY B  
1178 BROOKHAVEN GLN NE  
ATLANTA GA 30319

BARBOSA BRITTANY A  
1063 CLUB PL  
ATLANTA GA 30319

GENTLES AMANDA R  
3098 DICKSON ST NE  
ATLANTA GA 30319

LIM SINN  
1122 CLUB TRCE NE  
ATLANTA GA 30319

PZ 05-04-22

WENZEL RANEE K  
1109 OAKLAND TRC NE  
ATLANTA GA 30319

GROVER HARPAL  
1112 DUNBARTON TRC NE  
ATLANTA GA 30319

ANSLEY CAPITAL LLC  
675 SEMINOLE AVE STE 301  
ATLANTA GA 30307

AKINS ANNE M  
1103 OAKLAND TRC NE  
ATLANTA GA 30319

TRAN PAUL TRI LUU  
1118 DUNBARTON TRCE NE  
ATLANTA GA 30319

HOLLAND JAMES W JR  
1286 WINDSOR PKWY NE  
ATLANTA GA 30319

MORAITAKIS ANN MARIE  
1104 OAKLAND TRC NE  
ATLANTA GA 30319

QUINN TIMOTHY EDWARD  
1067 MABRY OAKS DR NE  
ATLANTA GA 30319

WILLIAMS DIANE  
1290 WINDSOR PKWY NE  
ATLANTA GA 30319

BEAN BONNIE R  
1110 OAKLAND TRCE NE  
ATLANTA GA 30319

WAGMAN RICHARD S  
1049 MABRY OAKS DR NE  
ATLANTA GA 30319

JONES CONSTANCE L  
1302 WINDSOR PKWY NE  
ATLANTA GA 30319

YAKUBOV ARKADIY  
983 NOTTINGHAM LN  
ATLANTA GA 30319

KUDARAUSKAS THOMAS  
1098 WIMBERLY RD NE  
ATLANTA GA 30319

LAM MARTHA N  
1198 BROOKHAVEN GLN NE  
ATLANTA GA 30319

MORRISON FAMILY PROPERTIES LLC  
406 UNIVERSITY AVE  
OXFORD MS 38655

COX CAREY H  
1116 WIMBERLY RD NE  
BROOKHAVEN GA 30319

HARVEY PATRICK TRESKA  
1192 BROOKHAVEN GLN NE  
ATLANTA GA 30319

BOLSTRIDGE JONATHAN FLEMING  
1087 CLUB PL NE  
ATLANTA GA 30319

MCGOWAN DAVID JUDSON  
3110 DICKSON ST NE  
ATLANTA GA 30319

GOODMAN ELIZABETH  
1152 BROOKHAVEN GLN  
ATLANTA GA 30319

FRANCO LENORE  
2284 KINGSLAND DR  
ATLANTA GA 30360

KINGSLEY RENTALS LLC  
1098 MENDELL CIR NE  
ATLANTA GA 30319

HITTE STEVEN LIVING TRUST  
1150 BROOKHAVEN GLN  
ATLANTA GA 30319

LIGHT MEGAN L  
1111 DUNBARTON TRCE NE  
ATLANTA GA 30319

KORTH JENNIFER LEIGH  
1166 HAVEN BROOK CT NE  
ATLANTA GA 30319

HP TRUST  
1095 DUNBARTON TRC  
ATLANTA GA 30319

STATURE PROPERTIES LLC  
675 SEMINOLE AVE 301  
ATLANTA GA 30307

MEMORANDUM

TO: City of Brookhaven, Department of Community Development

FROM: J. Alexander Brock, P.E. Smith, Gambrell & Russell, LLP (GA P.E. 031209)  
Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP  
Kathryn M. Zickert, Smith, Gambrell & Russell, LLP

DATE: May 4, 2022

RE: Environmental Site Analysis - 3068, 3074 & 3086 Osborne Road

---

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The St. Martin’s Episcopal School, (“SMES” and/or “Applicant”) seeks to rezone a three parcel assemblage, totaling ± 7.24 acres from RS-75 (Single-Dwelling Detached) and RS-100 (Single-Dwelling Detached) to RS-75 to allow the development of school athletic fields. The property is located on the west side of Osborne Road approximately 171 feet south of its intersection with Wimberly Road and located more particularly at 3068, 3074 & 3086 Osborne Road (Parcel IDs 1827503027, 1827503032, 1827503028) (the “Subject Property”). The Subject Property is currently developed with two single family residential homes and several accessory structures. SMES seeks to remove the existing structures and develop the Subject Property with a 60-yard-wide x 120-yard-long athletic field, a ±20,000 square foot multi-purpose/gym building, concessions/restroom building, playground, park area, and ±97 parking spaces (“Proposed Development”). The athletic fields will be utilized for SMES’s sports programs.

The Subject Property is within the Lynwood Park character area under the City of Brookhaven’s 2034 Comprehensive Plan (“Comprehensive Plan”). The Comprehensive Plan describes the Lynwood Park character area as a traditional neighborhood with single-family homes. The Comprehensive Plan also notes that parks and recreation are appropriate uses in the Lynwood Park character area. Moreover, the Comprehensive Plan specifically notes the following among its strategies for future development:

Explore potential of “Morrison Farms” property as active and passive recreation and/or townhomes or cluster homes residential development. See Comprehensive Plan, pg. 104.

The Proposed Development aligns with the Comprehensive Plan’s goals to use the Subject Property for active and passive recreation. The instant Application provides a unique opportunity for the City to implement specific goals, objectives and policies of the Comprehensive Plan for the Lynwood Park character area and the Morrison Farms property in particular. Furthermore, the project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby properties. The proposed use, therefore, is suitable vis-a-vis the policies of the Comprehensive Plan.

2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

There are no wetlands on or adjacent to the property as indicated by the U.S. Fish and Wildlife Service, National Wetlands Inventory Maps. Accordingly, there are no impacts to any wetlands proposed.

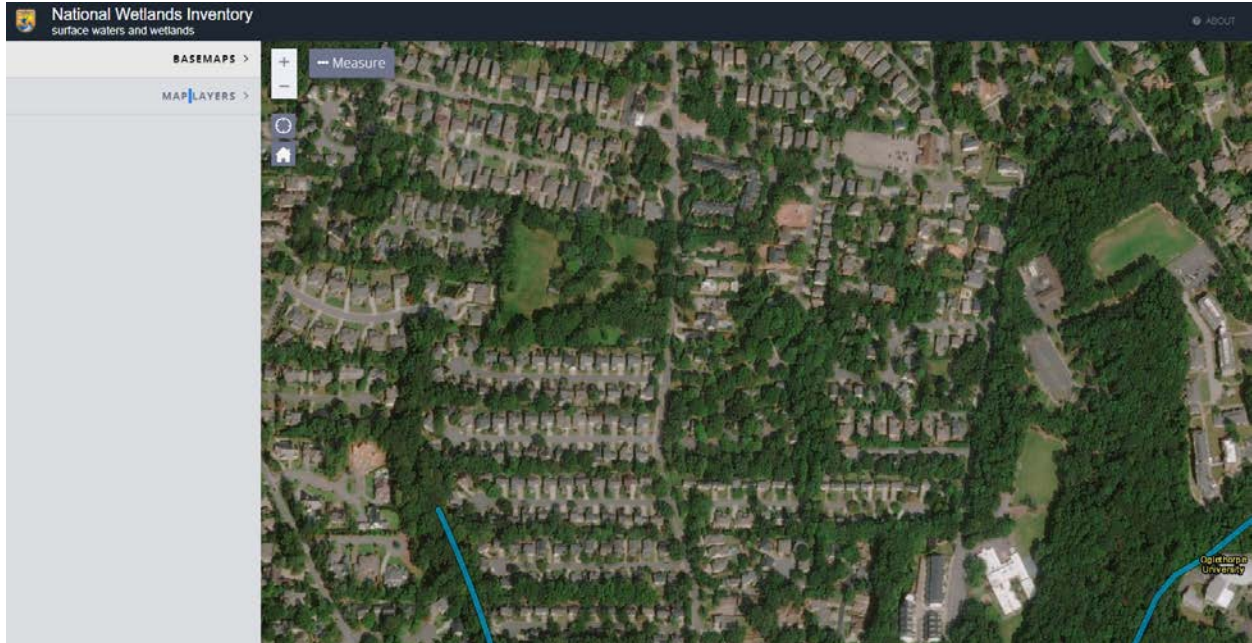


Figure 1. National Wetlands Inventory Map

b) Floodplain

The Subject Property is designated as being within Zone X (a floodplain with a 0.2% annual chance of flood hazard) according to FEMA FIRM Map, Panel number 13089C0014K, effective August 15, 2019. No portion of the Subject Property is within the 100-year flood plain.

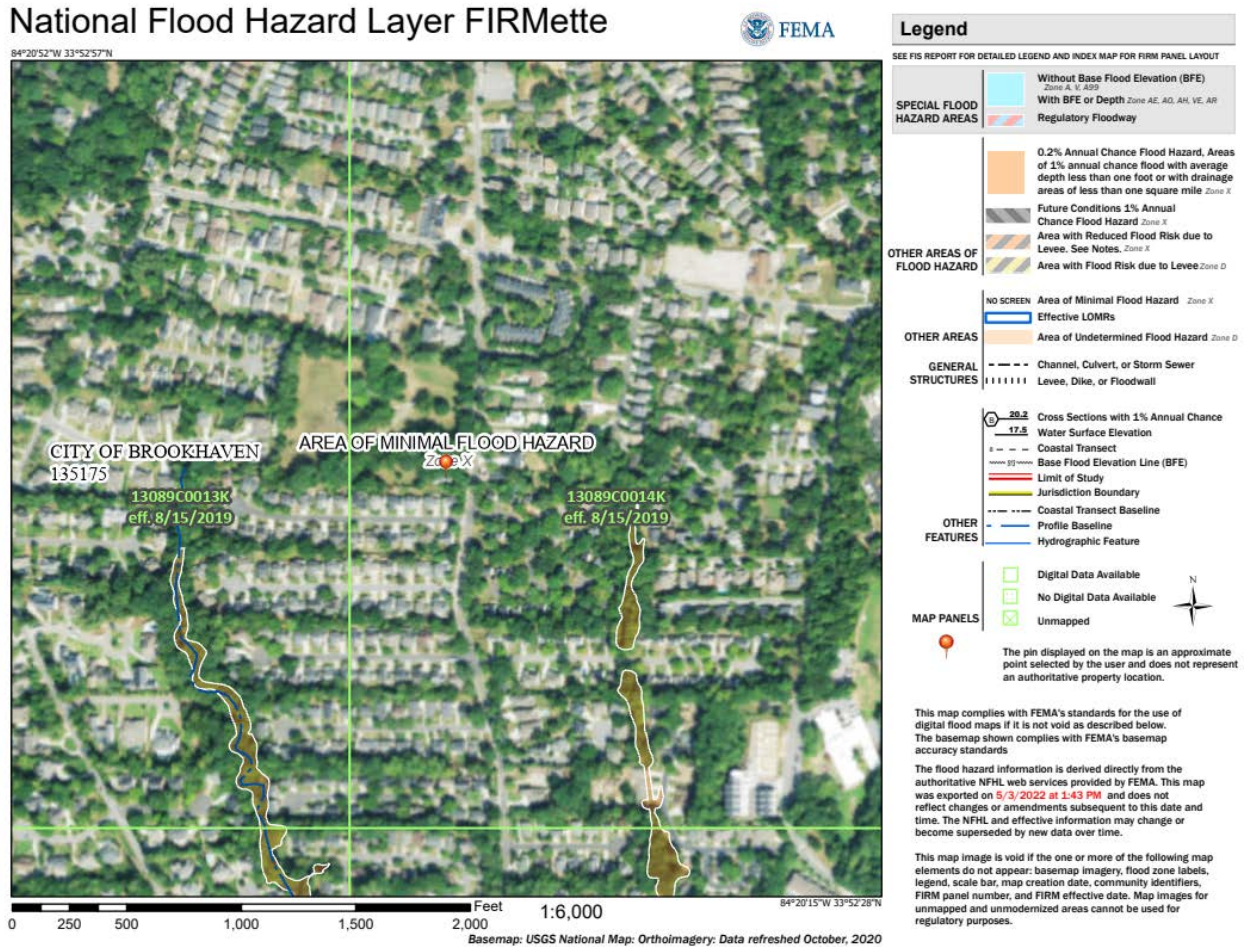


Figure 2. FEMA FIRM Panel

## **c) Streams/stream buffers**

There are no state waters present on the Subject Property based on site observations and as indicated on the survey by Watts & Browning Engineers, Inc., dated 3/9/22.

## **d) Slopes exceeding 25 percent over a 10-foot rise in elevation**

Based on topographic information obtained from the Brookhaven GIS and site observation there are no slopes in excess of 25% over a 10-feet in rise on the Subject Property.

## **e) Vegetation**

The project site consists primarily of grassed/landscaped areas with some trees. An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there is one plant native to the region (Michaux's Sumac) that is endangered. This species was not found onsite.

## **f) Wildlife Species (including fish)**

An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there is one animal (Monarch Butterfly) native to the region that is endangered. None were found to be present or nesting at the project location during the site visit on May 3, 2022.



**g) Archeological/Historical Sites**

According Georgia's Natural, Archaeological and Historic Resources GIS (GNAHRGIS) maps, the project site is not on a historic or archaeological registry. The site is currently developed with two single family homes and appurtenant site improvements.

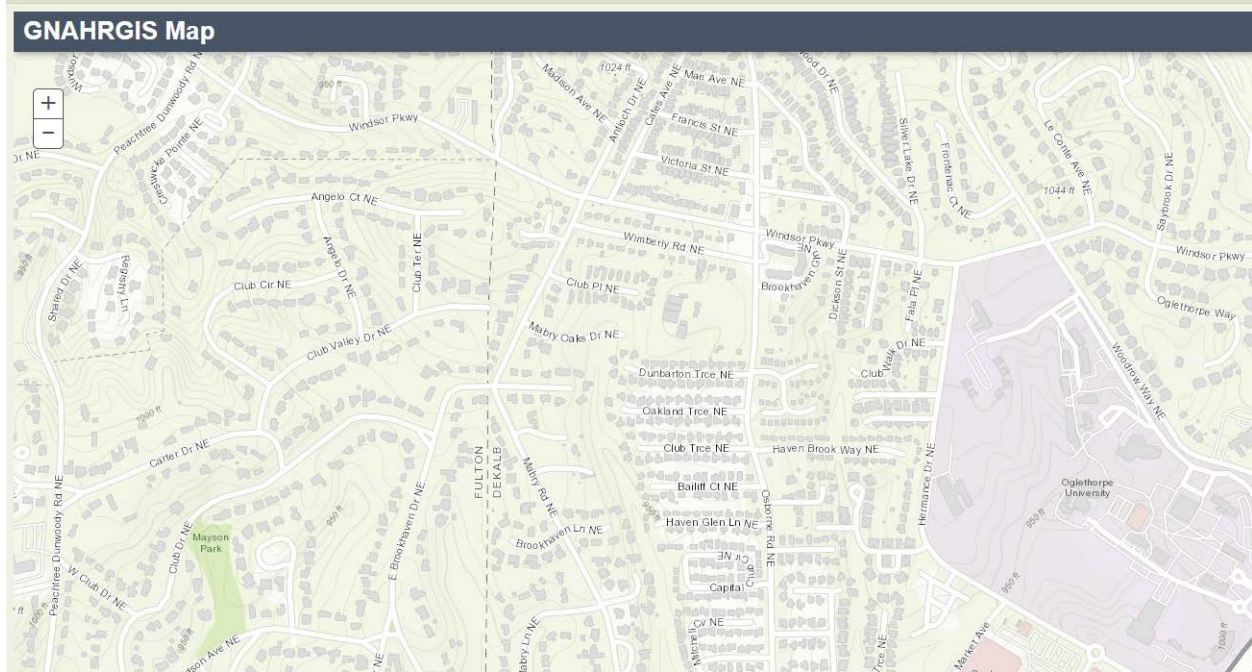


Figure 3. GNAHRGIS Map

### 3) **PROJECT IMPLEMENTATION MEASURES.**

The Proposed Development will require the disturbance of a majority of the Subject property. As a result, here are the anticipated impacts from the proposed rezoning and redevelopment of the Subject Property:

**a) Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.**

N/A

**b) Protection of water quality**

The Applicant will provide sufficient stormwater management, including water quality measures, to treat the stormwater runoff prior to it being discharged from the site.

**c) Minimization of negative impacts on existing infrastructure**

The Applicant will provide stormwater management to will detain and release flows at a rate at or below those required by the Georgia Stormwater Management Manual. The stormwater detention will minimize the impacts on the adjacent storm sewer infrastructure.

**d) Minimization on archeological/historically significant areas**

N/A

**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.**

N/A

**f) Creation and preservation of green space and open space**

The Proposed Development consists primarily of open space in the form of athletic fields and park space.

**g) Protection of citizens from the negative impacts of noise and lighting**

The Applicant will not be lighting the athletic fields to limit the lighting impacts and will be including a landscaped buffer to minimize the noise and visual impacts on the surrounding properties.

## **h) Protection of parks and recreational green space**

The Proposed Development will not be impacting any existing parks or recreational green space, and will be developing recreational green space to be used for SMES's sports programs.

## **i) Minimization of impacts to wildlife habitats**

The plans call for the redevelopment of most of the site, however there will be a significant amount of green space and landscaping to support wildlife habitats.

**Thresholds for Additional Studies, Reports & Forms**

**Development of Regional Impact**

The Department of Community Affairs has formulated development thresholds as listed on the next page. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with the City of Brookhaven. After the ARC/GRTA findings are completed, the rezoning/use permit request will be placed on the next available appropriate agenda. It is the applicant’s responsibility to contact and follow all ARC and GRTA review procedures. For details, contact the ARC at <http://www.dca.ga.gov/DRI> and GRTA at <http://www.grta.org/dri> or at 404-463-3000.

<b>Development of Regional Impact – Tiers and Development Thresholds</b>	
Type of Development	Metropolitan Region
Office	Greater than 400,000 square feet
Commercial	Greater than 300,000 square feet
Wholesale & Distribution	Greater than 500,000 square feet
Hospitals and Health Care	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotel	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1,800 sq. ft. per unit toward the total gross sq. ft.); or covering more
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post-Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25% of capacity
Waste Handling Facilities	New facility or expansion of use of existing facility by 50% or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by 50%
Wastewater Treatment Facilities	New facility or expansion of existing facility by 50%
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces
Any other development types not identified above (includes parking facilities)	1,000 parking spaces

**Environmental Impact Report**

Projects having any appreciable impact on the environment --either on site or in the region-- as a result of this proposed action may be required to submit an Environmental Impact Report detailing the impact as a result of the proposed project, and the attenuation measures (Erosion/Sediment Control Plan, water quality devices, noise & lighting barricades, etc.) proposed.

## MEMORANDUM

TO: City of Brookhaven  
FROM: J. Alexander Brock – Smith, Gambrell & Russell, LLP  
DATE: May 4, 2022  
RE: Trip Generation Memorandum

---

This Application seeks to rezone a three parcel assemblage, totaling  $\pm 7.24$  acres, from RS-75 (Single-Dwelling Detached) and RS-100 (Single-Dwelling Detached) to RS-75 to allow the development of a school recreational facility consisting of a ballfield, a gym, and a passive park, among other things (“Proposed Development”). The Applicant must also obtain approval of a Special Land Use Permit, because the Proposed Development is accessory to a principal school use.

The property is located on the west side of Osborne Road approximately 171 feet south of its intersection with Wimberly Road and located more particularly at 3068, 3074 & 3086 Osborne Road (Parcel IDs 1827503027; 1827503032; 1827503028) (the “Subject Property”). The St. Martin’s Episcopal School (“SMES” and/or “Applicant”) seeks to remove the existing structures and develop the Subject Property with a 60-yard-wide x 120-yard-long athletic field, a  $\pm 20,000$  square foot multi-purpose/gym building, concessions/restroom building, playground, park area, and  $\pm 97$  parking spaces. The athletic fields will be utilized for SMES’s sports programs.

The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the Proposed Development. The proposed park and athletic fields (ITE category 488 Soccer Complex)<sup>1</sup> will generate  $\pm 71.33$  total trips on a weekday,  $\pm 1.12$  trips during the A.M. peak hour, and  $\pm 17.7$  trips during the P.M. peak hour. The Proposed Development will have direct access onto Osborne Road, which is classified as a Local Road according to the GA Dept. of Transportation’s State Functional Classification Map, and a short distance from Windsor Parkway, which is classified as a Major Collector. It is not anticipated that the Proposed Development’s vehicular trips will cause any significant detrimental impacts on the adjacent roadways.

---

<sup>1</sup> The ITE category 488 Soccer Complex most closely aligns with the planned operation of the athletic fields. Other categories were examined, including ITE category 411 City Park and category 495 Recreational facilities, however these categories included other uses not anticipated in the Proposed Development.