

Special Land Use Permit Application

Applicant	Name: Ashford Green Ventures, LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP		
	Address: 1105 W. Peachtree St. NE, Suite 1000, Atlanta, GA 30309		
	Phone: 404.815.3620	Email: dwebb@sgrlaw.com	
Property Owner	Owner's Name: Ashford Green Ventures, LLC		
	Owner's Address: 2737 N. Haskell Drive, Tucson, AZ 85716		
	Phone: 404.815.3620	Email: talev@alineaholdings.com	
Property Information	Property Address: 4170 Ashford Dunwoody Road, Brookhaven, GA		
	Parcel ID: 18 330 01 015		
	Current Zoning Classification: O-I Conditional (Office-Institution)		
	Proposed Use of Property: Multi-unit residential in the O-I zoning district		
Special Land Use Permit Type	<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
			<input type="checkbox"/> Telecommunications tower or antenna
	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: See attached	Date:
Notary	Applicant's Signature:	Date:	
	Sworn to and subscribed before me this _____ Day of _____, 20____		
	Notary Public:		
	Signature:		
	My Commission Expires:		

Land Use Petition Application

All applications and plans must be submitted through the Project Portal
<https://Cityworks.BrookhavenGA.gov/ProjectPortal>



Land Use Petition Application

PROPERTY

Site Address(es): 4170 Ashford Dunwoody Road, Brookhaven, GA	Parcel #: 18 330 01 015	Zip: 30319
Project Name (If applicable): Ashford Green		

TYPE OF REQUEST (Select all applicable)

<input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Special Land Use Permit <input type="checkbox"/> Concurrent Variances <input checked="" type="checkbox"/> Modification of Conditions			
Current Zoning	O-I Conditional (Office-Institution)	Proposed Zoning	O-I Conditional (Office-Institution)
Current Use	Mixed-Use	Proposed Use	Mixed-Use

OWNER INFORMATION

Name:	Ashford Green Ventures, LLC		
Address:	2737 N. Haskell Drive, Tucson, AZ 85716		
Email:	talev@alineaholdings.com	Phone:	

APPLICANT

Name:	Ashford Green Ventures, LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell		
Address:	1105 W. Peachtree St. NE, Suite 1000, Atlanta, GA 30309		
Email:	dwebb@sgrlaw.com	Phone:	404-815-3620

AFFIDAVIT

To the best of my knowledge, this variance 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 understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Brookhaven Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Dennis J. Webb, Jr.	(Authorized Agent for Ashford Green Ventures LLC)
Applicant's Signature:	<i>[Signature]</i>	Date: 8.29.2023

NOTARY

Sworn to and subscribed before me this <u>29th</u> Day of <u>August</u>		
Notary Public:	<i>Beverly D. Campbell</i>	
Signature:	<i>Beverly D. Campbell</i>	Date: 8.29.2023



Land Use Petition Application

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Land Use Petition Application

PROPERTY

Site Address(es): 4170 Ashford Dunwoody Road, Brookhaven, GA	Parcel #: 18 330 01 015	Zip: 30319
Project Name (If applicable): Ashford Green		

TYPE OF REQUEST (Select all applicable)

<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Special Land Use Permit	<input type="checkbox"/> Concurrent Variances	<input checked="" type="checkbox"/> Modification of Conditions
Current Zoning	O-I Conditional (Office-Institution)	Proposed Zoning	O-I Conditional (Office-Institution)
Current Use	Mixed-Use	Proposed Use	Mixed-Use

OWNER INFORMATION

Name:	Ashford Green Ventures, LLC		
Address:	2737 N. Haskell Drive, Tucson, AZ 85716		
Email:	talev@alineaholdings.com	Phone:	

APPLICANT

Name:	Ashford Green Ventures, LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell		
Address:	1105 W. Peachtree St. NE, Suite 1000, Atlanta, GA 30309		
Email:	dwebb@sgrlaw.com	Phone:	404-815-3620

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Applicant's Name:	Tyler Alev	(Authorized Agent for Ashford Green Ventures)
Applicant's Signature:		Date: 8/28/23

NOTARY

Sworn to and subscribed before me this <u>29th</u> Day of <u>August</u> , 20 <u>23</u>		
Notary Public:	<u>Cathy M. Ellington</u>	
Signature:		Date: <u>8.29.2023</u>



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Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this variance 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 variance(s), 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

Name:	Ashford Green Ventures, LLC		
Address:	2737 N. Haskell Drive	City, State:	Tucson, AZ
		Zip:	85716
Signature:		(Authorized Agent for Ashford Green, LLC)	Date: 8/29/23
Sworn to and subscribed before me this <u>29th</u> day of <u>August</u> , 20 <u>23</u>			
Notary Public:			

Additional Property Owner (if applicable)

Name:			
Address:		City, State:	
		Zip:	
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)

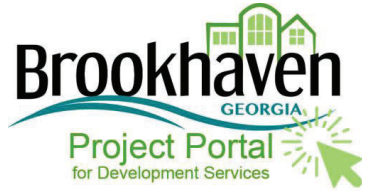
Name:			
Address:		City, State:	
		Zip:	
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

P&Z 10-05-23

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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/Property Owner			
Name:	Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)		
Address:	1105 W. Peachtree St. NE	City, State: Atlanta, GA	Zip: 30319
Signature:		Date:	8.29.2023

If the answer above is yes, please complete the following section:

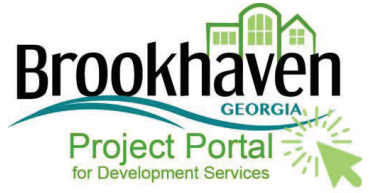
Date	Government Official & Position	Description	Amount

P&Z 10-05-23

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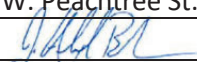


Campaign Disclosure Statement

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/Property Owner			
Name:	J. Alexander Brock (Smith, Gambrell, and Russell, LLP)		
Address:	1105 W. Peachtree St. NE	City, State: Atlanta, GA	Zip: 30319
Signature:		Date:	8.29.2023

If the answer above is yes, please complete the following section:

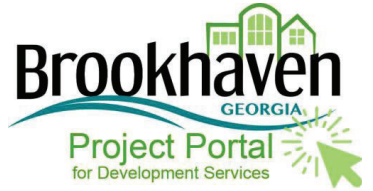
Date	Government Official & Position	Description	Amount

P&Z 10-05-23

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Campaign Disclosure Statement

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Yes

No

Applicant/Property Owner			
Name:	Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)		
Address:	1105 W. Peachtree St. NE	City, State: Atlanta, GA	Zip: 30319
Signature:	<i>Kathryn M Zickert</i>	Date:	8.29.2023

If the answer above is yes, please complete the following section:

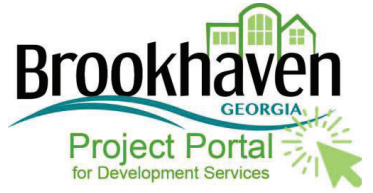
Date	Government Official & Position	Description	Amount

P&Z 10-05-23

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Campaign Disclosure Statement

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Yes

No

Applicant/Property Owner			
Name:	Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)		
Address:	1105 W. Peachtree St. NE	City, State: Atlanta, GA	Zip: 30319
Signature:		Date:	8.29.2023

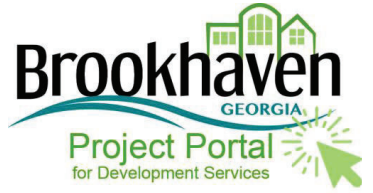
If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount

P&Z 10-05-23

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Campaign Disclosure Statement

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Yes

No

Applicant/Property Owner			
Name:	Tyler Alev		(Authorized Agent for Ashford Green Ventures, LLC)
Address:	2737 N. Haskell Drive	City, State: Tucson, AZ	Zip: 85716
Signature:			Date: 8/28/23

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount

P&Z 10-05-23

All that tract or parcel of land lying and being in Land Lots 329 & 330 of the 18th District, City of Brookhaven, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the westerly right-of-way line of Ashford Dunwoody Road (having an apparent 100' right-of-way) and the southerly right-of-way line of Lake Hearn Drive (having an apparent variable width right-of-way); thence, leaving the aforesaid right-of-way of Lake Hearn Drive and running with the said right-of-way line of Ashford Dunwoody Road

1. 48.76 feet along the arc of a curve deflecting to the left and having a radius of 3,213.22 feet and a chord bearing and distance of South 28° 16' 01" East, 48.76 feet to a point; thence,
2. South 28° 42' 06" East, 272.65 feet to a point; thence,
3. South 28° 56' 43" East, 349.39 feet to an iron pin set; thence leaving the said right-of-way of Ashford Dunwoody Road,
4. 90.90 feet along the arc of a curve deflecting to the right and having a radius of 100.00 feet and a chord bearing and distance of North 84° 52' 52" West, 87.80 feet to a point; thence,
5. 66.01 feet along the arc of a curve deflecting to the left and having a radius of 65.18 feet and a chord bearing and distance of North 89° 34' 41" West, 63.22 feet to a point; thence,
6. South 60° 58' 56" West, 211.72 feet to a point; thence,
7. 67.94 feet along the arc of a curve deflecting to the left and having a radius of 100.00 feet and a chord bearing and distance of South 41° 31' 03" West, 66.64 feet to a point; thence,
8. 149.18 feet along the arc of a curve deflecting to the left and having a radius of 425.00 feet and a chord bearing and distance of South 12° 58' 39" West, 148.42 feet to a point; thence,
9. South 03° 16' 43" West, 160.69 feet to an iron pin set on the northerly right-of-way line at Perimeter Summit Parkway (having an apparent 100' right-of-way); thence, running along said right-of-way line of Perimeter Summit Parkway
10. North 84° 32' 49" West, 152.15 feet to a point; thence,
11. 177.93 feet along the arc of a curve deflecting to the left and having a radius of 470.05 feet and a chord bearing and distance of South 84° 36' 32" West, 176.87 feet to an Iron pin set at the intersection of the aforesaid right-of-way line of Perimeter Summit Parkway and the easterly right-of-way line of Parkside Place (having an apparent variable width right-of-way); thence, leaving the aforesaid right-of-way line of Perimeter Summit Parkway and running with the said right-of-way line of Parkside Place
12. North 58° 20' 35" West, 64.24 feet to an iron pin set; thence, leaving the aforesaid right-of-way line of Parkside Place and running with property now or formerly owned by Brian Realty Corporation per Deed Book 7600, Page 426, recorded among the records of Dekalb County, Georgia
13. North or 26' 13" West, 899.82 feet to an iron pin set; thence, leaving the aforesaid property of Brian Realty Corporation and running with property now or formerly owned by BRE SH Atlanta Perimeter owner, LLC per Deed Book 23739, Page 683, aforesaid records
14. South 83° 41' 58" East, 58A8 feet to an iron pin set; thence,
15. North 68° 00' 13" East, 176.68 feet to an iron pin set; thence,
16. North 38° 33' 50" East, 197.47 feet to an iron pin set on the aforesaid right-of-way line of Lake Hearn Drive; thence, leaving the aforesaid right-of-way line of BRE SH Atlanta Perimeter Owner, LLC and running with the aforesaid right-of-way line of Lake Hearn Drive
17. South 50° 05' 29" East, 128.23 feet to a point; thence,

P&Z 10-05-23

18. 146.15 feet along the arc of a curve deflecting to the left, having a radius of 125.00 feet and a chord bearing and distance of South 83° 35' 11" East, 137.97 feet to an iron pin set; thence,
19. South 79° 39' 44" East, 17.67 feet to an iron pin set and the POINT OF BEGINNING, containing 620,399 square feet or 14.2424 acres of land, more or less.

P&Z 10-05-23

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

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. 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	Ashford Green Ventures, LLC c/o Dennis J. Webb, Jr. – Smith, Gambrell, and Russell, LLP	Applicant Email	dwebb@sgrlaw.com
Applicant Phone	404.815.3620		
Site Address	4170 Ashford Dunwoody Road	Parcel Size	14.2 Acres
Tax Parcel #	18 330 01 015	City Council District	1/Linley
Existing Zoning & Case	O-I	Proposed Use:	Multi-Family (Seniors & Senior Assisted Living facility)

<u>Request</u>		<u>Fees</u>
<input checked="" type="checkbox"/> Rezoning		\$,2000
<input type="checkbox"/> with Concurrent Variances	Application Base	\$00
<input checked="" type="checkbox"/> Special Land Use Permit	Additional Request + (0)	\$500
<input type="checkbox"/> Board of Appeals Variance	Public Notice Sign (\$80) x (6)	\$480
<input type="checkbox"/> Administrative Variance	Public Notice Advertisement	\$20
<input type="checkbox"/> Stream Buffer	<u>Estimated Total</u>	\$3,000
<input type="checkbox"/> Sign		

Deadlines and Public Hearing Dates

Application Deadline (If Applicable)	8/30/23
Commission or Board Meeting Date (If Applicable)	Planning Commission: 11/1 23 = (Mandatory In-Person Meeting) City Council 11/28/23

Additional Studies

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

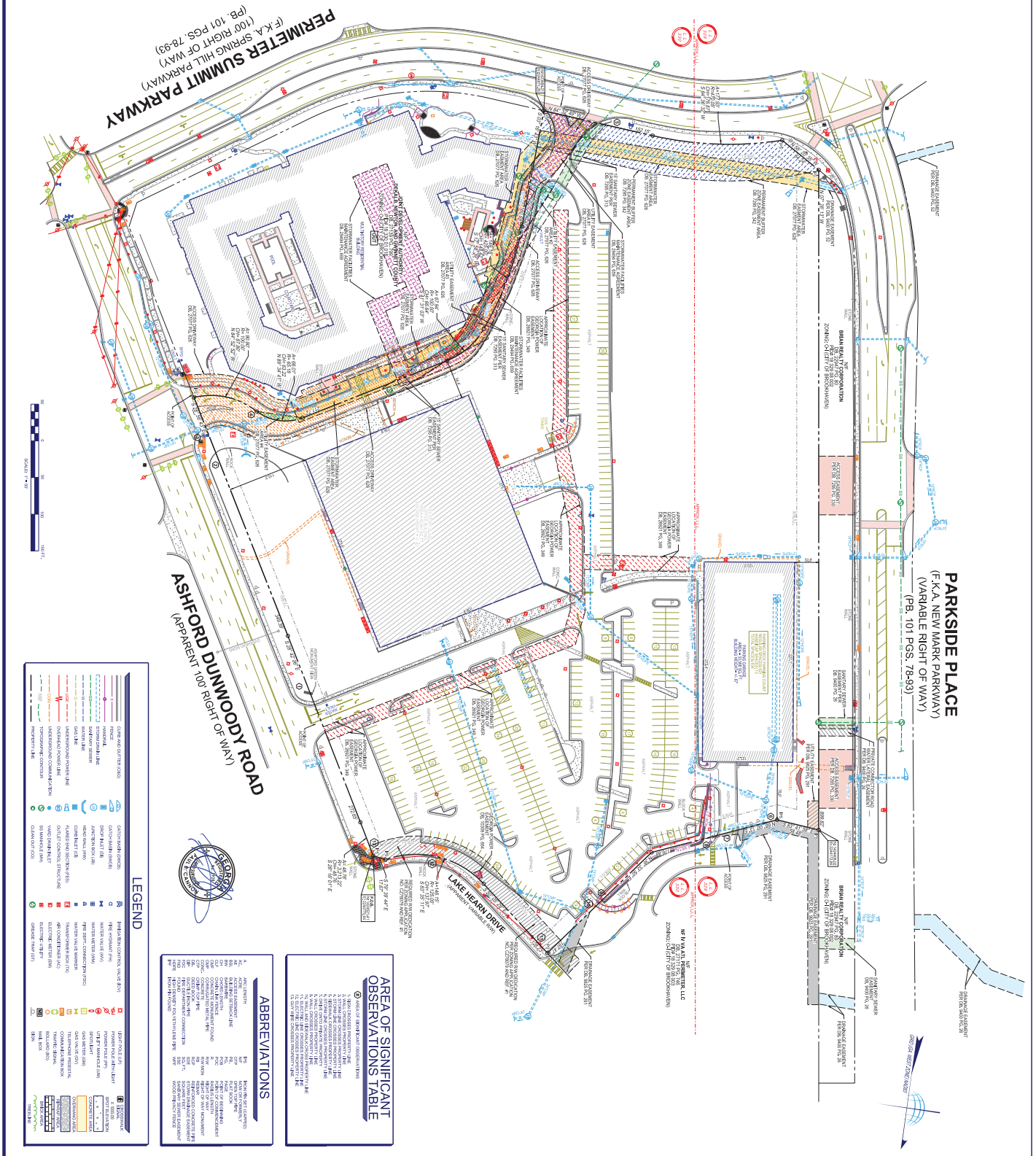
Proposal Description

1) Rezoning and Major Modification of RZ13-11, SLUP13-12 and SLUP13-02 and new SLUP to allow Multi-family (Senior Living) or 4+ households

Applicant Signature: *DR* Date: 8.30.2023

Planner Signature: *Amanda Smith* Date: 08-30-23

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LEGEND

CONCRETE CENTER CIRCLE	CONCRETE CURB	CONCRETE CURB	CONCRETE CURB	CONCRETE CURB	CONCRETE CURB
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ABBREVIATIONS

AC	ASBESTOS CONTAMINATION
AE	ADVERSE EASEMENT
AL	ALUMINUM
AS	ASBESTOS
AV	AIR CONDITIONING
B	BIOMASS
CB	CEMENT BINDER
CC	CONCRETE CURB
CD	CEMENT DUCT
CE	CEMENT
CF	CEMENT FLOOTING
CG	CEMENT GROUT
CH	CEMENT HOPE
CI	CEMENT INLET
CJ	CEMENT JUNCTION
CK	CEMENT KICK
CL	CEMENT LAY
CM	CEMENT MORTAR
CN	CEMENT NET
CO	CEMENT OILING
CP	CEMENT PAVING
CQ	CEMENT QUOTE
CR	CEMENT RATIO
CS	CEMENT SET
CT	CEMENT TEST
CU	CEMENT UNDER
CV	CEMENT VENEER
CW	CEMENT WATER
CX	CEMENT XING
CY	CEMENT YIELD
CZ	CEMENT ZONE
D	DECK
DA	DECK AREA
DB	DECK BOARD
DC	DECK CHAIR
DD	DECK DRAIN
DE	DECK EDGE
DF	DECK FLOOR
DG	DECK GROUT
DH	DECK HOLE
DI	DECK INSULATION
DJ	DECK JOINT
DK	DECK KICK
DL	DECK LAY
DM	DECK MORTAR
DN	DECK NET
DO	DECK OILING
DP	DECK PAVING
DQ	DECK QUOTE
DR	DECK RATIO
DS	DECK SET
DT	DECK TEST
DU	DECK UNDER
DV	DECK VENEER
DW	DECK WATER
DX	DECK XING
DY	DECK YIELD
DZ	DECK ZONE

AREA OF SIGNIFICANT OBSERVATIONS TABLE

NO.	DESCRIPTION
1	AREA OF SIGNIFICANT OBSERVATION
2	AREA OF SIGNIFICANT OBSERVATION
3	AREA OF SIGNIFICANT OBSERVATION
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49	AREA OF SIGNIFICANT OBSERVATION
50	AREA OF SIGNIFICANT OBSERVATION

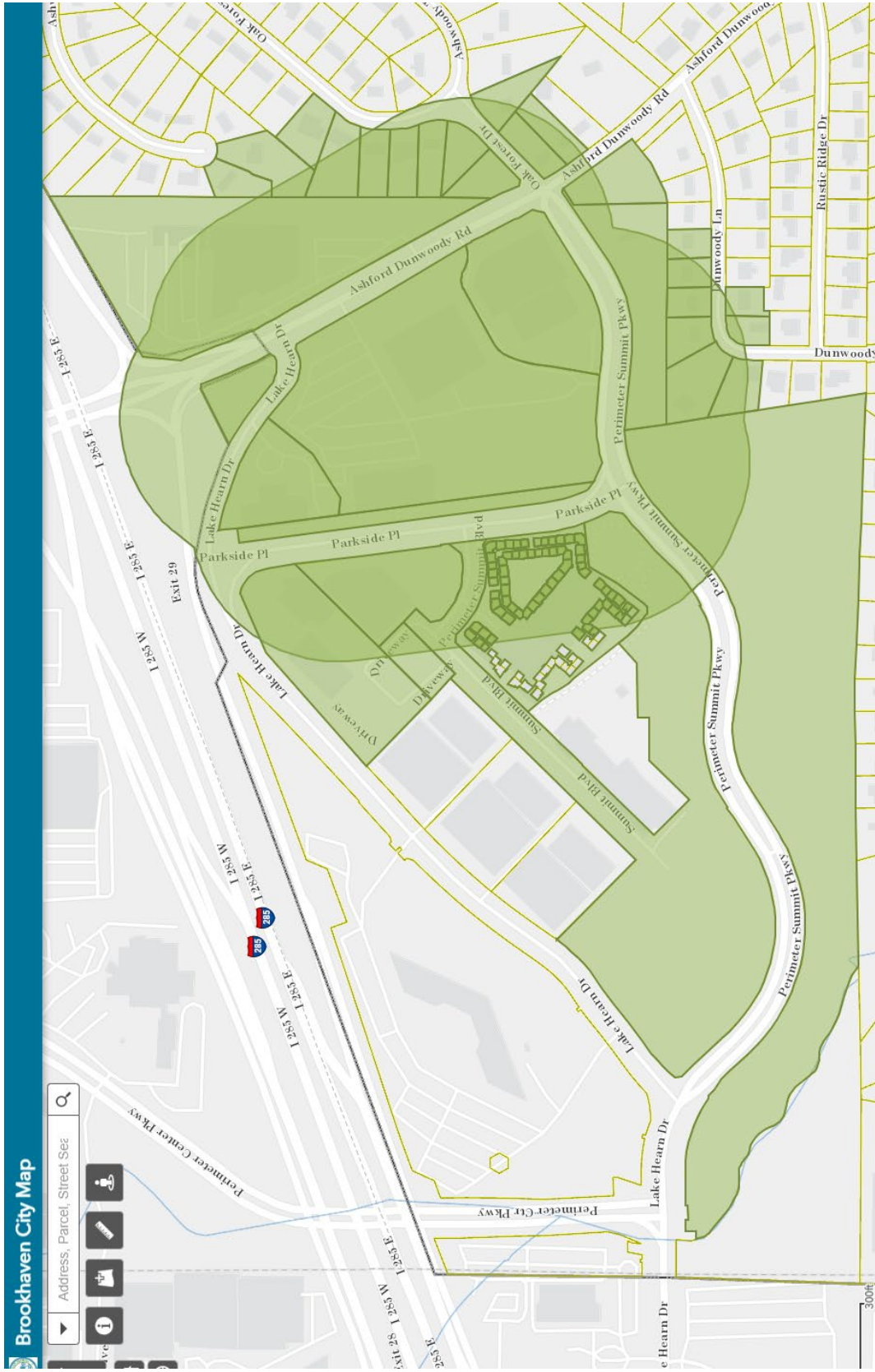
Project No.	2023-504	No.		Revision		Date	
Survey Crew:	JH	41					
Drawn By:	AT	42					
Approved By:	PBC	43					
Date:	12/22/2022	44					
Scale:	1"=50'	45					

ALTA/NSPS LAND TITLE SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, ASHFORD GREEN VENTURES, LLC AND BERGER AG, LLC (4170 ASHFORD DUNWOODY ROAD) LOCATED IN LAND LOT 329 & 330, 18TH DISTRICT CITY OF BROOKHAVEN DEKALB COUNTY COUNTY, GEORGIA

TerraMark Land Surveying, Inc.	1208 Duke Farm Road	Marietta, Georgia 30066
Phone No. (770) 421-1937	Fax No. (770) 421-5552	www.TerraMark.com
Professional Land Surveying C. O. A. #LSF00808		

SHEET NO.	2
DATE	7/2/2024

Ashford Green 500' Buffer



P&Z 10-05-23

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



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

August 25, 2023

Re: COMMUNITY MEETING Regarding Proposed Development at
4170 Ashford Dunwoody Road, Brookhaven, GA 30319

Dear Neighbor:

We represent Ashford Green Ventures, LLC (“AGV”), the owners of the Ashford Green office complex. AGV would like to provide senior residential uses on the property (active-adult, assisted living and memory care) and proposes to convert the existing office building and construct a new building in place of an office building that it has been authorized to build in the future. To accomplish these goals, AGV plans to file two land use applications: (1) a major modification application to modify existing conditions of zoning on the property; and (2) a Special Land Use Permit to allow for the senior residential uses.

We are contacting you as property owners within the immediate area to invite you to attend a community meeting to hear more about the proposed development and offer input. The meeting will be held on Thursday, September 7, 2023 at 7:00 p.m. at The Hilton Garden Atlanta Perimeter Center, located at 1501 Lake Hearn Drive, Atlanta, GA 30319.

We look forward to seeing you then.

Thank you,

A handwritten signature in blue ink, appearing to read 'D J Webb'.

Dennis (Den) J. Webb, Jr.
Representative for Ashford Green Ventures, LLC



Name and Address of Sender

Kylie Thomas
Smith, Gambrell & Russell, LLP
1105 West Peachtree Street, NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
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- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual if Regis
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1. AMIRZADEHSHAMS FARIMAH
10 PERIMETER SUMMIT BLVD 4437
ATLANTA, GA 30319

.63

.57

2. LITHERLAND ANDREW
10 PERIMETER SUMMIT BLVD NE
ATLANTA, GA 30319

.63

.57

3. LEE SOK P
4090 TOWNSEND LN
DUNWOODY, GA 30346

.63

.57

4. BORDONI RODOLFO E
273 DEVIN PL
ATLANTA, GA 30305

.63

.57

5. ROUNDS SUSAN
10 PERIMETER SUMMIT BLVD NE 4412
ATLANTA, GA 30319

.63

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6. BOERNER GERALD
855 LONGSTONE LNDG
ALPHARETTA, GA 30022

.63

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7. PANDURO MARIA E
10 PERIMETER SUMMIT BLVD NE 4307
ATLANTA, GA 30319

.63

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8. BROWN RUSSELL GARRETT
10 PERIMETER SUMMIT BLVD 4403
ATLANTA, GA 30319

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.57

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9.	CHEEVERS LYNDERIA P.O. BOX 18712 ATLANTA, GA 31126	.63	.57																		
10.	KAYHAN STEPHANIE 10 PERIMETER SMT 3211 ATLANTA, GA 30319	.63	.57																		
11.	SANTMYER ROBERT 1164 HOLLY AVE DUNWOODY, GA 30338	.63	.57																		
12.	DEKALB COUNTY 1300 COMMERCE DR DECATUR, GA 30030	.63	.57																		
13.	FERREIRA ISABEL M 10 PERIMETER SUMMIT BLVD NE 4134 ATLANTA, GA 30319	.63	.57																		
14.	WILLIAMS ASHLEY 10 PERIMETER SUMMIT BLVD NE 3411 ATLANTA, GA 30319	.63	.57																		
15.	MENDEZ LUIS F 10 PERIMETER SUMMIT BLVD NE 4312 ATLANTA, GA 30319	.63	.57																		
16.	TSAI YIGUAN 4506 MANCHESTER CT NE ROSWELL, GA 30075	.63	.57																		
17.	MURPHY BRIAN COLIN 10 PERIMETER SUMMIT BLVD 3209 ATLANTA, GA 30319	.63	.57																		
18.	JENKINS JILL M 10 PERIMETER SUMMIT BLVD NE ATLANTA, GA 30319	.63	.57																		

29.	STEWART MARIIA 10 PERIMETER SUMMIT BLVD NE 4143 ATLANTA, GA 30319	.63	.57												
30.	KIM EUING IN 10 PERIMETER SUMMIT BLVD NE 3409 ATLANTA, GA 30319	.63	.57												
31.	YU IL RANG 10 PERIMETER SUMMIT BLVD 4112 ATLANTA, GA 30319	.63	.57												
32.	DJEMMO LUCAS 673 NE 3RD AVE 601 FORT LAUDERDALE, FL 33304	.63	.57												
33.	LAWING CASEY W 10 PERIMETER SUMMIT BLVD NE 4233 ATLANTA, GA 30319	.63	.57												
34.	SHAMMA AMAL K 2007 DECLARATION 8680 SCENIC HWY 22 PENSACOLA, FL 32514	.63	.57												
35.	HONG JUNG EUN 10 PERIMETER SUMMIT BLVD NE 4214 ATLANTA, GA 30319	.63	.57												
36.	BRIAN REALTY CORPORATION 2002 SUMMIT BLVD 200 ATLANTA, GA 30319	.63	.57												
37.	MELLETTTE JOE W 10 PERIMETER SUMMIT BLVD NE 3306 ATLANTA, GA 30319	.63	.57												
38.	GUEVARA ALBERT VIZCARRA 10 PERIMETER CENTER BLVD NE 4445 ATLANTA, GA 30319	.63	.57												

39.	WHB CONTRACTORS LLC 5880 LIVEOAK PKWY 180 NORCROSS, GA 30093	.63	.57															
40.	KAMAT VASANT 4143 ASHFORD DUNWOODY RD NE ATLANTA, GA 30319	.63	.57															
41.	GEORGIA POWER COMPANY 241 RALPH MCGILL BLVD NE ATLANTA, GA 30308	.63	.57															
42.	GRABLE WILLIAM J 1261 DUNWOODY LN NE ATLANTA, GA 30319	.63	.57															
43.	LYNCH TERRY H 1276 DUNWOODY LN NE ATLANTA, GA 30319	.63	.57															
44.	KIM SHIN AE 10 PERIMETER SUMMIT BLVD 4415 ATLANTA, GA 30319	.63	.57															
45.	HURT TIFFANY 10 PERIMETER SUMMIT BLVD NE 3318 ATLANTA, GA 30319	.63	.57															
46.	ZEE JAN P 10 PERIMETER SUMMIT BLVD NE ATLANTA, GA 30319	.63	.57															
47.	MASON SUSAN G 10 PERIMETER SUMMIT BLVD NE 4344 ATLANTA, GA 30319	.63	.57															
48.	GRAY REGINA 2279 FIELDSTONE DR SE CONYERS, GA 30013	.63	.57															

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49.	GILCHRIST CARL C 10 PERIMETER SUMMIT BLVD 4207 ATLANTA, GA 30319	.63	.57																																																						
50.	AGUILAR SONIA 10 PERIMETER SUMMIT BLVD NE 3408 ATLANTA, GA 30319	.63	.57																																																						
51.	MATHEW RENE 10 PERIMETER SUMMIT BLVD NE 4338 ATLANTA, GA 30319	.63	.57																																																						
52.	WOOD WARREN RAY 4801 SUMMERFORD DR DUNWOODY, GA 30338	.63	.57																																																						
53.	BARON MITZI 10 PERIMETER SUMMIT BLVD NE 4421 ATLANTA, GA 30319	.63	.57																																																						
54.	MERCHANT AMBREEN 926 BOUDREAU CT SANDY SPRING, GA 30329	.63	.57																																																						
55.	ASHFORD SIERRA 10 PERIMETER SUMMIT BLVD NE 4331 ATLANTA, GA 30319	.63	.57																																																						
56.	HUNT MENESHA S 10 PERIMETER SUMMIT BLVD NE 1D ATLANTA, GA 30319	.63	.57																																																						
57.	JACKSON JARRELL 10 PERIMETER SUMMIT BLVD NE 4104 ATLANTA, GA 30319	.63	.57																																																						
58.	READ RICHARD F 4090 COPPER LEAF LN CUMMING, GA 30040	.63	.57																																																						

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59.	CASSIDY CAROLINE 10 PERIMETER SUMMIT BLVD 3311 ATLANTA, GA 30319	.63	.57																		
60.	PAPPADAKIS MARIA T 1234 DUNWOODY LN ATLANTA, GA 30319	.63	.57																		
61.	BAGHER MARVA 10 PERIMETER SUMMIT BLVD 3111 ATLANTA, GA 30319	.63	.57																		
62.	PARK HWA SUN 10 PERIMETER SUMMIT BLVD 3406 ATLANTA, GA 30319	.63	.57																		
63.	STALLWORTH NICOLE S 10 PERIMETER SUMMIT BLVD NE 4429 ATLANTA, GA 30319	.63	.57																		
64.	DABKOWSKI MARYANN M 10 PERIMETER SUMMIT BLVD NE ATLANTA, GA 30319	.63	.57																		
65.	GILLMORE CHARLES P 10 PERIMETER SUMMIT BLVD 4319 ATLANTA, GA 30319	.63	.57																		
66.	MALLA PRAKASH 104 PARK RDG DUBLIN, GA 31021	.63	.57																		
67.	HASHIM ZEESHAN 10 PERIMETER SUMMIT BLVD NE 1406 BROOKHAVEN, GA 30319	.63	.57																		
68.	HILL FOTINI 10 PERIMETER SUMMIT BLVD 4206 ATLANTA, GA 30319	.63	.57																		

69.	BAINBRIDGE PATRICIA 10 PERIMETER SUMMIT BLVD NE 4128 ATLANTA, GA 30319	.63	.57																	
70.	GALARZA DORIS ALEXANDRA 10 PERIMETER SUMMIT BLVD NE 3114 ATLANTA, GA 30319	.63	.57																	
71.	CALHOUN TROY 10 PERIMETER SUMMIT BLVD NE 4431 ATLANTA, GA 30319	.63	.57																	
72.	FICCO ADRIANNE M 10 PERIMETER SUMMIT BLVD NE 3401 ATLANTA, GA 30319	.63	.57																	
73.	MUJICA DAHIANNA C TORREALBA 10 PERIMETER SUMMIT BLVD 4424 ATLANTA, GA 30319	.63	.57																	
74.	ABDULLAHI KHALID 10 PERIMETER SUMMIT BLVD NE 3204 ATLANTA, GA 30319	.63	.57																	
75.	HAWKINS KATHRYN 10 PERIMETER SUMMIT BLVD 1206 ATLANTA, GA 30319	.63	.57																	
76.	GASPERINI SUSAN R 497 SOUTH RIVER OAKS DR INDIALANTIC, GA 32903	.63	.57																	
77.	WHITEHEAD PHIL SPENCER 10 PERIMETER SUMMIT BLVD 4142 ATLANTA, GA 30319	.63	.57																	
78.	BASS MATTHEW CULLEN JR 10 PERIMETER SUMMIT BLVD NE 3405 ATLANTA, GA 30319	.63	.57																	

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79.	HON HUIMING 1242 DUNWOODY LN NE ATLANTA, GA 30319	.63	.57																	
80.	DONATO KORY TRUST 10 PERIMETER SUMMIT BLVD NE 1205 ATLANTA, GA 30319	.63	.57																	
81.	TAHMASS WEISS 10 PERIMETER SUMMIT BLVD NE 4238 ATLANTA, GA 30319	.63	.57																	
82.	KYPARISIS MICHELLE ANN 10 PERIMETER SUMMIT BLVD NE 3313 ATLANTA, GA 30319	.63	.57																	
83.	KNOCK PROPERTY 1 LLC 309 E PACES FERRY RD NE 400 ATLANTA, GA 30305	.63	.57																	
84.	HUTCHINS ANGELA K PO BOX 1438 LOGANVILLE, GA 30052	.63	.57																	
85.	THOMAS ROGER 10 PERIMETER SUMMIT BLVD NE 4405 ATLANTA, GA 30319	.63	.57																	
86.	HADFIELD JULIE 10 PERIMETER SUMMIT BLVD NE 4411 ATLANTA, GA 30319	.63	.57																	
87.	HAHN EDWARD 4088 OAK FOREST DR NE ATLANTA, GA 30319	.63	.57																	
88.	EDWARDS VIRTUOUS M 10 PERIMETER SUMMIT BLVD NE 4131 ATLANTA, GA 30319	.63	.57																	

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89.	OLAYODE ADEGBOYEGA OLASENI 10 PERIMETER SUMMIT BLVD NE 3101 ATLANTA, GA 30319	.63	.57																	
90.	OKON MICHAEL SCOTT 10 PERIMETER SUMMIT BLVD NE 4119 ATLANTA, GA 30319	.63	.57																	
91.	PATEL RAJOOOL 3338 PEACHTREE RD NE 2007 ATLANTA, GA 30326	.63	.57																	
92.	MICK ALAN R 4110 OAK FOREST DR NE ATLANTA, GA 30319	.63	.57																	
93.	GRIGORIEVA IRINA 10 PERIMETER SUMMIT BLVD NE 3203 ATLANTA, GA 30319	.63	.57																	
94.	WADEHRA NAVIN P 2657 DEVIN CT SMYRNA, GA 30080	.63	.57																	
95.	PERALEZ SMITH FAMILY TRUST 10 PERIMETER SUMMIT BLVD 1305 ATLANTA, GA 30319	.63	.57																	
96.	DAVILA GIANCARLO 10 PERIMETER SUMMIT BLVD NE 4121 ATLANTA, GA 30319	.63	.57																	
97.	GRANDY BRITTANY 10 PERIMETER SUMMIT BLVD 3106 ATLANTA, GA 30319	.63	.57																	
98.	WALLACE OLGA 10 PERIMETER SUMMIT BLVD NE 4425 ATLANTA, GA 30319	.63	.57																	

99.	MAYA ANDRES G 904 URBAN ASH CT JOHNS CREEK, GA 30022	.63	.57																
100.	STANIFORTH JOHN E 10 PERIMETER SUMMIT BLVD NE 4235 ATLANTA, GA 30319	.63	.57																
101.	CARR KEVIN 10 PERIMETER SUMMIT BLVD 4231 ATLANTA, GA 30319	.63	.57																
102.	PEARSON ELIZABETH ANNE 1260 DUNWOODY LN NE ATLANTA, GA 30319	.63	.57																
103.	DUMAS ELENA 10 PERIMETER SUMMIT BLVD NE 4230 ATLANTA, GA 30319	.63	.57																
104.	OCONNOR JOHN 6480 WESTCHESTER PL CUMMING, GA 30040	.63	.57																
105.	DAVIDSON TAYLOR 10 PERIMETER SUMIT BLVD NE 4316 ATLANTA, GA 30319	.63	.57																
106.	VILLA SONOMA LLC 3520 PIEDMONT RD NE 420 ATLANTA, GA 30305	.63	.57																
107.	DAVIS CAROLYN D 10 PERIMETER SUMMIT BLVD NE 4217 ATLANTA, GA 30319	.63	.57																
108.	O MYONG HYE 10 PERIMETER SUMMIT BLVD NE 4318 ATLANTA, GA 30319	.63	.57																

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PSN 7530-02-000-9098

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109.	STEPHENS LEIGH ANNE 10 PERIMETER SUMMIT BLVD NE 4320 ATLANTA, GA 30319	.63	.57																	
110.	VICKERS ALAN TROY 10 PERIMETER SUMMIT BLVD NE 3212 ATLANTA, GA 30319	.63	.57																	
111.	CRUZ EDWARD 10 PERIMETER SUMMIT BLVD NE 3310 ATLANTA, GA 30319	.63	.57																	
112.	CASTRO ISABEL MORA 4131 ASHFORD DUNWOODY RD NE ATLANTA, GA 30319	.63	.57																	
113.	PATEL KALPESH 3860 SUGARLOAF DR CUMMING, GA 30028	.63	.57																	
114.	ACS ASHFORD OWNERS LLC P.O. BOX 56607 ATLANTA, GA 30343	.63	.57																	
115.	SUESSERMAN JUSTIN 10 PERIMETER SUMMIT BLVD NE 4103 ATLANTA, GA 30319	.63	.57																	
116.	TRUCCO MONICA FLORENCIA 10 PERIMETER SUMMIT BLVD NE 4325 ATLANTA, GA 30319	.63	.57																	
117.	PATEL RAJOOL 3338 PEACHTREE RD 2007 ATLANTA, GA 30326	.63	.57																	
118.	FLEENOR ROGER ALEXANDER 10 PERIMETER SUMMIT BLVD NE 4111 ATLANTA, GA 30319	.63	.57																	

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119.	EVANS CHRISTOPHER ALAN 10 PERIMETER SUMMIT BLVD 4339 ATLANTA, GA 30319	.63	.57																	
120.	KNIGHT JACQUELINE 10 PERIMETER SUMMIT BLVD NE 4213 ATLANTA, GA 30319	.63	.57																	
121.	ZELICH NICHOLAS MOORE 10 PERIMETER SUMMIT BLVD 3110 ATLANTA, GA 30319	.63	.57																	
122.	BELL RANCE K 10 PERIMETER SUMMIT BLVD 4208 ATLANTA, GA 30319	.63	.57																	
123.	STANFORTH JOHN 440 HEMBREE GROVE OVERLOOK ROSWELL, GA 30076	.63	.57																	
124.	SHAH YOGESH N 10 PERIMETER SUMMIT BLVD 3314 ATLANTA, GA 30319	.63	.57																	
125.	DALEY DIANA 10 PERIMETER SUMMIT BLVD NE 4241 ATLANTA, GA 30319	.63	.57																	
126.	WINTER DRUPATTIE 10 PERIMETER SUMMIT BLVD 1307 ATLANTA, GA 30319	.63	.57																	
127.	FOUNTAIN MELVIN C 206 BOREL CIR PALM BAY, FL 32907	.63	.57																	
128.	DIAMOND JESSICA LYNN 10 PERIMETER SUMMIT BLVD 3415 ATLANTA, GA 30319	.63	.57																	

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139.	OSEI FAITH 10 PERIMETER SUMMIT BLVD 4115 ATLANTA, GA 30319	.63	.57																																																				
140.	KWON HYEJIN 10 PERIMETER SUMMIT BLVD NE UNIT 3112 BROOKHAVEN, GA 30319	.63	.57																																																				
141.	GARG LOVE KUMAR 10 PERIMETER SUMMIT BLVD NE 4205 ATLANTA, GA 30319	.63	.57																																																				
142.	EDWARDS MICHAEL C 10 PERIMETER SMT NE 4432 ATLANTA, GA 30319	.63	.57																																																				
143.	FISCHER MICHAEL B 10 PERIMETER SUMMIT BLVD NE 4140 ATLANTA, GA 30319	.63	.57																																																				
144.	JAIN FAMILY REVOCABLE TRUST 8925 DORAL DR DULUTH, GA 30097	.63	.57																																																				
145.	TCEPLUKHOVA ALINA 10 PERIMETER SUMMIT BLVD 1409 ATLANTA, GA 30319	.63	.57																																																				
146.	TAFUR RONALD A 10 PERIMETER SUMMIT BLVD NE ATLANTA, GA 30319	.63	.57																																																				
147.	ADEBAYO MUTIAT 1070 LONGSHORE CV DECATUR, GA 30032	.63	.57																																																				
148.	ABDULLAHI KHALID 10 PERIMETER SUMMIT BLVD NE 4302 ATLANTA, GA 30319	.63	.57																																																				

P&Z 10-05-23

149.	PERIMETER SUMMIT 4137 LLC 4300 RIVER BOTTOM DR NORCROSS, GA 30092	.63	.57																	
150.	VERDUZCO DIEGO 10 PERIMETER SUMMIT BLVD 4438 ATLANTA, GA 30319	.63	.57																	
151.	LEWIS GREGORY C 10 PERIMETER SUMMIT BLVD NE 1209 ATLANTA, GA 30319	.63	.57																	
152.	LIU PING 474 WARREN ST 1304 JERSEY CITY, GA 7302	.63	.57																	
153.	WYNN REBECCA 10 PERIMETER SUMMIT BLVD NE 4434 ATLANTA, GA 30319	.63	.57																	
154.	MOLDENHAWER ALEXANDER CHANG 10 PERIMETER SUMMIT BLVD NE 3410 ATLANTA, GA 30319	.63	.57																	
155.	HUNTER MARY STAFFORD 10 PERIMETER SUMMIT BLVD NE 1309 ATLANTA, GA 30319	.63	.57																	
156.	EQUATOR PROPERTIES LLC 5930 TERRACE BEND WAY PEACHTREE CORNERS, GA 30092	.63	.57																	
157.	DEAN GAIL 10 PERIMETER SUMMIT BLVD 4221 ATLANTA, GA 30319	.63	.57																	
158.	WALKER LINDSEY A 10 PERIMETER SUMMIT BLVD NE 4404 ATLANTA, GA 30319	.63	.57																	

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159.	LOVICH PATRICIA E 10 PERIMETER SUMMIT BLVD NE 3113 ATLANTA, GA 30319	.63	.57														
160.	JAMES M SCHMIDT REVOCABLE FAMILY TRUST 4824 RIVERCLIFF DR SE MARIETTA, GA 30067	.63	.57														
161.	HSR PROPERTIES LLC PO BOX 76319 SANDY SPRINGS, GA 30358	.63	.57														
162.	FISHER CARIANNE E 10 PERIMETER SUMMIT BLVD NE 4243 ATLANTA, GA 30319	.63	.57														
163.	FONT RICHARD 11 PIERMONT AVE PIERMONT, NY 10968	.63	.57														
164.	VROOMAN STACIE L 10 PERIMETER SUMMIT BLVD NE 3307 ATLANTA, GA 30319	.63	.57														
165.	BRITTO TITILOLA 2824 CREEDMOOR CT ALBANY, GA 31721	.63	.57														
166.	WOO JACOB K 10 PERIMETER SUMMIT BOULEVARD NCK ATLANTA, GA 30319	.63	.57														
167.	KEARNS ILANA FRENKEL 10 PERIMETER SMT NE 3317 ATLANTA, GA 30319	.63	.57														
168.	SAHSEK HOLDINGS LLC 10 PERIMETER SUMMIT BLVD 4237 ATLANTA, GA 30319	.63	.57														

169.	KENDALL JESSICA L 10 PERIMETER SUMMIT BLVD NE 4410 ATLANTA, GA 30319	.63	.57																
170.	GEIGER KIMBERLY DEAN 10 PERIMETER SUMMIT BLVD 4130 ATLANTA, GA 30319	.63	.57																
171.	KATES HILLARY 10 PERIMETER SUMMIT BLVD NE 4303 ATLANTA, GA 30319	.63	.57																
172.	BIORD SONIA L 10 PERIMETER SUMMIT BLVD NE 4125 ATLANTA, GA 30319	.63	.57																
173.	WADDELL JASON R 10 PERIMETER SUMMIT BLVD NE 4308 ATLANTA, GA 30319	.63	.57																
174.	KN REAL ESTATE LLC 330 STANYAN PL ALPHARETTA, GA 30022	.63	.57																
175.	SPRIGGS AKO Y 10 PERIMETER SUMMIT BLVD 4113 ATLANTA, GA 30319	.63	.57																
176.	PATEL TUSHAR 1370 GREY ROCK WAY SUWANEE, GA 30024	.63	.57																
177.	CLEVELAND JAMEEL DONNELL 10 PERIMETER SUMMIT BLVD NE 4426 ATLANTA, GA 30319	.63	.57																
178.	SMITH EDWIN B 10 PERIMETER SUMMIT BLVD 3109 ATLANTA, GA 30319	.63	.57																

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209.	WANG JAMES 10 PERIMETER SUMMIT BLVD NE 4401 ATLANTA, IL 30319	.63	.57																
210.	HARLAN JASON D 10 PERIMETER SUMMIT BLVD 3108 ATLANTA, GA 30319	.63	.57																
211.	LOWREY PIERCE LANG III 52 W KELSEY CT HIGHLANDS, GA 28741	.63	.57																
212.	SORTOR KIMBERLY M 10 PERIMETER SUMMIT BLVD NE 1207 ATLANTA, GA 30319	.63	.57																
213.	GOW MARIE ANTOINETTE 10 PERIMETER SUMMIT BLVD 4311 ATLANTA, GA 30319	.63	.57																
214.	GEORGIA POWER COMPANY 241 RALPH MCGILL BLVD NE 10151 ATLANTA, GA 30308	.63	.57																
215.	MCBRIDGE MICHAEL A II 10 PERIMETER SUMMIT BLVD 4229 ATLANTA, GA 30319	.63	.57																
216.	LINDSAY ATKINS 10 PERIMETER SUMMIT BLVD NE 4315 ATLANTA, GA 30319	.63	.57																
217.	WONG PETER B 381 CASTLEWOOD DR DEVON, PA 19333	.63	.57																
218.	SCHUTT ASHLEY VICTORIA 10 PERIMETER SUMMIT BLVD NE 4114 ATLANTA, GA 30319	.63	.57																

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PSN 7530-02-000-9098

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219.	WASHINGTON TARNISHA 10 PERIMETER SUMMIT BLVD ATLANTA, GA 30319	.63	.57								
220.	WILLIAMS THOMAS NYEMA 10 PERIMETER SUMMIT BLVD 4236 ATLANTA, GA 30319	.63	.57								
221.	DAVILA MYRIAM Y 4800 N BRIDGES DR ALPHARETTA, GA 30022	.63	.57								
222.	BLOW BRITTANY NICOLE 10 PERIMETER SUMMIT BLVD NE 4436 ATLANTA, GA 30319	.63	.57								
223.	LEE HEE CHUL 10 PERIMETER SUMMIT BLVD 4343 ATLANTA, GA 30319	.63	.57								
224.	BARNES BRADFORD S 4450 HARLEY AVE FORT WORTH, TX 76107	.63	.57								
225.	TRINH DAVID 10 PERIMETER SUMMIT BLVD NE 4418 ATLANTA, GA 30319	.63	.57								
226.	OKEEFFE JAMES V 4116 OAK FOREST DR NE ATLANTA, GA 30319	.63	.57								
227.	MALKANI ANJALI 561 GAMMON RD KINGSPOST, MD 37663	.63	.57								
228.	PERIMETER SUMMIT 4304 LLC 4300 RIVER BOTTOM DR NORCROSS, GA 30092	.63	.57								

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239.	LEEPER JAMES JOSEPH 10 PERIMETER SUMMIT BLVD NE 4328 ATLANTA, GA 30319	.63	.57																
240.	BRAVO SIMON 11695 SW 153RD AVE MIAMI, FL 33196	.63	.57																
241.	NF IV VA ATL PERIMETER LLC 3424 PEACHTREE RD 2000 ATLANTA, GA 30326	.63	.57																
242.	KURTZ ARI 4124 OAK FOREST DR NE ATLANTA, GA 30319	.63	.57																
243.	CLARK KEVIN M 10 PERIMETER SUMMIT BLVD NE 4414 ATLANTA, GA 30319	.63	.57																
244.	LEROY ZAINE C 10 PERIMETER SUMMIT BLVD NE 1308 ATLANTA, GA 30319	.63	.57																
245.	SIMON CAREN B 10 PERIMETER SUMMIT BLVD NE 4244 ATLANTA, GA 30319	.63	.57																
246.	THOMAS TREVOR 10 PERIMETER SUMMIT BLVD NE 1407 ATLANTA, GA 30319	.63	.57																
247.	MILLER JOAN 10 PERIMETER SUMMIT BLVD NE 4442 ATLANTA, GA 30319	.63	.57																
248.	WILSON KINDRA 10 PERIMETER SUMMIT BLVD 4323 ATLANTA, GA 30319	.63	.57																

259.	AYO AFOLABI BOLAJI OLANREWAJU 3545 WEST RIVER CMNS DOUGLASVILLE, GA 30135	.63	.57															
260.	VU STACY TRANG 10 PERIMETER SUMMIT BLVD 4239 ATLANTA, GA 30319	.63	.57															
261.	LUCAS CAPITAL LLC 515 CALMWATER LN 4201 ALPHARETTA, GA 30022	.63	.57															
262.	DOUGLAS KING MAXINE 10 PERIMETER SUMMIT BLVD NE 4408 ATLANTA, GA 30319	.63	.57															
263.	NWE KHIN LAY 10 PERIMETER SUMMIT BLVD 1310 ATLANTA, GA 30319	.63	.57															
264.	CEIGLER ROSE 10 PERIMETER SUMMIT BLVD NE 4336 ATLANTA, GA 30319	.63	.57															
265.	MUTHUSWAMY SUNIL 2043 NE 98TH ST 4106 SEATTLE, WA 98115	.63	.57															
266.	MARGOLIS JULIE L 10 PERIMETER SUMMIT BLVD NE 4245 ATLANTA, GA 30319	.63	.57															
267.	TERAN OCHOA DANIEL R 10 PERIMETER SUMMIT BLVD NE 4228 ATLANTA, GA 30319	.63	.57															
268.	ZHOU JING 10 PERIMETER SUMMIT BLVD 4433 BROOKHAVEN, GA 30319	.63	.57															

269.	MANDIGA SUDHAKAR 7186 WILLIAMS HILL RD COLUMBUS, GA 31904	.63	.57																	
270.	GARG LOVE KUMAR 10 PERIMETER SUMMIT BLVD 4107 ATLANTA, GA 30319	.63	.57																	
271.	GILCHRIST CARL C 10 PERIMETER SUMMIT BLVD 4321 ATLANTA, GA 30319	.63	.57																	
272.	SARVI MAHIN 10 PERIMETER SUMMIT BLVD NE 3412 ATLANTA, GA 30319	.63	.57																	
273.	HELMENDACH GRANT JR 10 PERIMETER SUMMIT BLVD 4335 ATLANTA, GA 30319	.63	.57																	
274.	RM HOME RENTALS LLC 8215 SOUTHPORT TER DULUTH, GA 30097	.63	.57																	
275.	JOINT DEVELOPMENT AUTHORITY OF DEKALB 1780 S POST OAK LN HOUSTON, GA 77056	.63	.57																	
276.	ALIPANTE VLADIMIR 10 PERIMETER SUMMIT BLVD NE 4334 ATLANTA, GA 30319	.63	.57																	
277.	CRANSTON POLLY 10 PERIMETER SUMMIT BLVD 3208 ATLANTA, GA 30319	.63	.57																	
278.	AMAR TAMAR 3708 WESTBROOKE CIR ATLANTA, GA 30319	.63	.57																	

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279.	BRIAN REALTY CORPORATION 2002 SUMMIT BLVD 200 ATLANTA, GA 30319	.63	.57																	
280.	DEVELOPMENT AUTHORITY OF DEKALB COUNTY 1 W COURT SQ DECATUR, GA 30030	.63	.57																	
281.	BLATZ MARGUERITE J 10 PERIMETER SUMMIT BLVD NE 4136 ATLANTA, GA 30319	.63	.57																	
282.	KEDZIE MELISSA 10 PERIMETER SUMMIT BLVD 4309 ATLANTA, GA 30319	.63	.57																	
283.	LEE BRUCE 10 PERIMETER SUMMIT BLVD NE 3115 BROOKHAVEN, GA 30319	.63	.57																	
284.	GARDNER KEVIN KEITH 4403 ASHWOODY TRL NE ATLANTA, GA 30319	.63	.57																	
285.	MANUFACTURERS LIFE INSURANCE 3520 PIEDMONT RD NE 410 ATLANTA, GA 30305	.63	.57																	
286.																				
287.																				
288.																				

M E M O R A N D U M

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: August 30, 2023, Revised October 4, 2023

RE: Environmental Site Analysis – 4170 Ashford Dunwoody Road

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

This Application seeks (a) a Major Modification to modify existing conditions of zoning; and (b) a Special Land Use Permit (“SLUP”) to allow a proposed senior residential development on a ±14.29-acre property. Known as Ashford Green, the property is located in Land Lot 329 of the 18th District of DeKalb County, Georgia and more particularly at 4170 Ashford Dunwoody Road. The Applicant, Ashford Green Ventures, LLC, intends to develop ±201 units of age-restricted, active adult residences in a new five-story building, plus convert the existing 273,632 square foot office building into a variety of senior living residences, including 138 independent living units, 41 assisted living units and 28 memory care units.

The Subject Property falls within the Perimeter Center (PC) character area under the City of Brookhaven’s 2034 Comprehensive Plan (“Comprehensive Plan”). The Comprehensive Plan does not detail specific requirements for development within the PC character area. The Comprehensive Plan does, however, encourage development to allow its residents to age in place:

A vision has been set for Brookhaven to continue as a lifelong community. While there are some senior resources currently in the city, there is room for improvement. The City should support opportunities for residents to age in place. *See Comp Plan, Community Goals, pg. 43.*

Brookhaven is an attractive location for people of all ages and there is a strong desire for it to be supportive of the aging population. *See Comp Plan, Implementation Strategy, pg. 97.*

The Proposed Development meets this need through its single facility, progressive care housing. The residences will range from active adult, whose residents are still active and need no support, to long-term assisted living and memory care, for those who need more support from 24-hour nursing staff.

2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

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

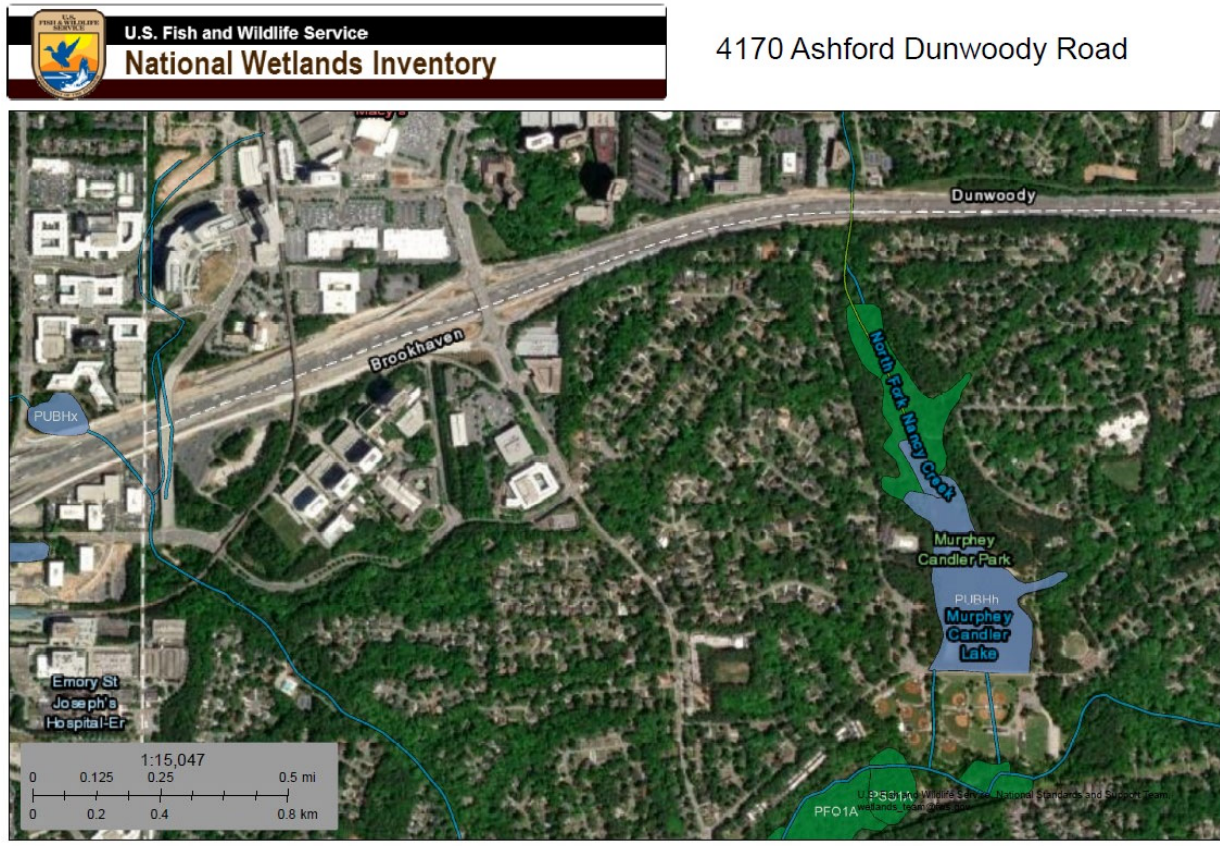


Figure 1. National Wetlands Inventory Map

b) Floodplain

The rear portion of the property, adjacent to the North Fork of Peachtree Creek is located in a Special Flood Hazard Area (Zone AE), while the remainder of the property is in an Area of Minimal Flood Hazard according to FEMA FIRM Map, Panel number 13089C0012K, effective on 08/15/2019. No disturbance is proposed within the Special Flood Hazard area.

National Flood Hazard Layer FIRMette



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, APF
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future conditions 1% Annual chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of undetermined Flood Hazard Zone D
GENERAL STRUCTURES		channel, culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/30/2023 at 8:41 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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 by the ALTA survey by TerraMark Land Surveying, Inc., dated 12/20/22.

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 is developed with some areas of forested vegetation and parking lot landscaping. 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 are two endangered species native to the region including Whooping Cranes and Monarch Butterflies. None were found to be present or nesting at the project location during the site visit on August 30, 2023.

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 an office building, parking deck and appurtenant site improvements.

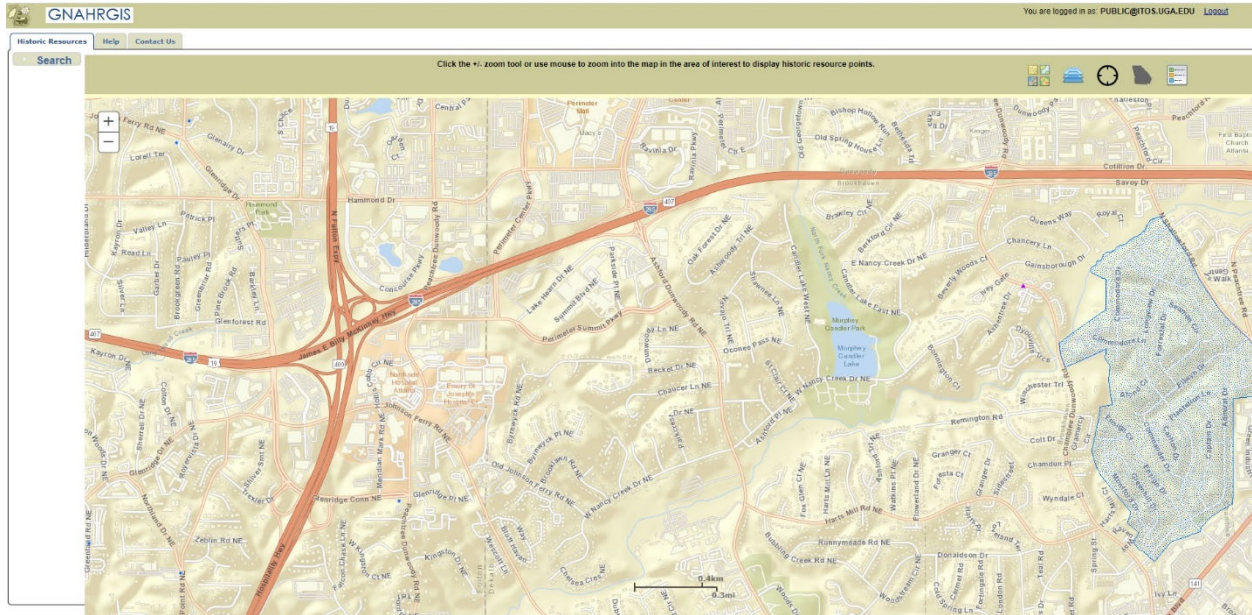


Figure 3. GNAHRGIS Map

3) **PROJECT IMPLEMENTATION MEASURES.**

The existing building and site improvements will remain in the same configuration after rezoning and no site work or other land disturbing activities are anticipated to allow the proposed restaurant. As a result, there will be no impacts to the items below from the proposed rezoning:

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

N/A

b) Protection of water quality

The proposed project will treat stormwater for pollutants prior to discharge from the site. The overall impact to the downstream stormwater infrastructure will be positive.

c) Minimization of negative impacts on existing infrastructure

The Proposed Development has access to existing utilities to support the proposed use. The proposed use is not anticipated to overly burden existing utilities.

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 Applicant's design incorporates landscaped green and open space areas throughout the development.

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

The proposed noise and lighting will be similar to other multifamily residential developments and is not anticipated to have negative 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.

i) Minimization of impacts to wildlife habitats

The plans call for the redevelopment of most of the site, however the Subject Property is located in an area that is already highly developed. As a result, impacts to wildlife habitats are anticipated to be minimal.

HOUSING AFFORDABILITY IMPACT STATEMENT
FORM A: Qualitative Analysis of Housing Affordability

Name of Project/Plan:	Ashford Green
Project/Plan Number:	
Current Zoning:	O-I Conditional (Office-Institution)
Proposed Use:	Multi-Family (Seniors & Senior Assisted Living facility)

Policy Impact on Housing Affordability	
Policy Considerations	Projected Impact
Impact on implementation of vision, goals, and priorities of the Affordable Housing Task Force Recommendations:	<input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> No Impact <i>Explain:</i> The development will provide 10% of the Active Adult and Independent Living units at the City's required AMI, this will be a positive impact as more workforce housing will be added to the city's existing stock.
Impact on regulatory barriers to housing development:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i>
Land use / zoning opportunities for affordable housing development:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i> The development will provide 10% of the Active Adult and Independent Living units at the City's required AMI, this will be a positive impact as more workforce housing will be added to the city's existing stock.
Impact on cost of development:	<input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> No Impact <i>Explain:</i> We do not anticipate there will be a significant impact on the cost of development by adding a workforce housing component.

Policy Impact on Housing Affordability	
Policy Considerations	Projected Impact
Impact on production of affordable housing	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i> We do not anticipate that this project will have an impact on the production of affordable housing.
Proposed Changes Impacting Housing Affordability:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i> We do not anticipate that this project will have proposed changes that will impact housing affordability.
Alternative Policy Language to Maximize Affordable Housing Opportunities:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i>
Other Housing Policy Considerations:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i>
Engagement of stakeholders from different racial/ethnic groups, especially those most adversely affected:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i>
Evaluate racial/ethnic groups most advantaged and most disadvantaged by the issues the policy seeks to address:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i>

HOUSING AFFORDABILITY IMPACT STATEMENT
FORM B: Quantitative Analysis of Housing Affordability

Name of Project/Plan:	Ashford Green		
Project/Plan Number:			
Current Zoning:	O-I Conditonal (Office-Institution)		
Proposed Use:	Multi-Family (Seniors & Senior Assisted Living facility)		
Addition of Dwelling Units (Increase)			
Number of Bedrooms/Units	Number of Units	Projected: Sales Price or Monthly Rent per Unit (Range)	
Studio/0	TBD	TBD	
1	TBD	TBD	
2	TBD	TBD	
3	+		
4	+	10% of the Active Adult and Independent Living Units	
5+	+	will be provided as workforce housing.	
Total Units:	+		
Addition of Dwelling Units (Decrease)			
Number of Bedrooms/Units	Number of Units	Projected: Sales Price or Monthly Rent per Unit (Range)	
Studio/0	-		
1	-		
2	-		
3	-		
4	-		
5+	-		
Total Units:	-		
Affordable Housing Units			
Area Median Income Level (AMI)	Units Added	Units Lost	Bedroom Mix
30% or below of AMI	+	-	
31% to 50% of AMI	+	-	
51% to 80% of AMI	+ 40	_ 0	TBD
Total Units:	+	-	



MEMORANDUM

To: Mr. Josh Mackenzie, *Buckhaven Construction Services, LLC*

From: Ms. Ana Eisenman, P.E., *Kimley-Horn*
Mr. Askar O'Malley, *Kimley-Horn*

Date: September 19, 2023

RE: ***Ashford Green – City of Brookhaven – Trip Generation Memorandum***

Kimley-Horn is pleased to provide this opinion memorandum regarding the project trip generation evaluation for the *Ashford Green* development in the City of Brookhaven, Georgia.

PROJECT OVERVIEW

The *Ashford Green* development in Brookhaven, Georgia is located on an approximately 14.24-acre site west of Ashford Dunwoody Road and north of Perimeter Summit Parkway. A previous master planning effort conducted in 2017 for the site included 300 proposed multifamily residential units and a total of 773,632 SF of office space in its program. The current master plan in 2023 includes 300 multifamily residential units, 408 senior housing units, and a future office with 253,574 SF.

The 2017 master plan conducted a traffic impact study that identified new development traffic associated with the build-out of the site to determine if traffic would be accommodated by adjacent roadway and intersection capacity. No roadway improvements were recommended based on the full build-out of the 2017 master plan program. This memorandum summarizes the trip generation conditions associated with the current master plan compared with the build out of the 2017 master plan.

TRIP GENERATION

Gross trips associated with the *Ashford Green* development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021* for both the 2017 master plan and the 2023 master plan. Under both scenarios, mixed-use trip reductions were taken according to the *ITE Trip Generation Handbook, Third Edition, 2017*. No reductions for alternative mode or pass-by trips were taken for the purposes of this trip generation memorandum.

The 2017 master plan included an existing 273,632 SF office building that was operational at the time of the traffic data collection, and projections for future traffic generated by proposed additional density including 500,000 SF of new office and 300 multifamily residential units. Trip generation for the proposed 2017 master planning effort was calculated in **Table 1** below for the full 2017 program (operational and proposed) based upon the following land uses:

- Land Use 221: Multifamily Housing (Mid-Rise)
- Land Use 710: General Office Building

Table 1: Trip Generation Summary – 2017 Master Plan											
ITE Code	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
221	Multifamily Housing (Mid-Rise)	300 Dwelling Units	1,384	692	692	120	28	92	117	71	46
710	General Office Building	773,632 SF	6,880	3,440	3,440	973	856	117	907	154	753
Gross Project Trips			8,264	4,132	4,132	1,093	884	209	1,024	225	799
<i>Mixed-Use Reduction</i>			<i>-40</i>	<i>-20</i>	<i>-20</i>	<i>-4</i>	<i>-2</i>	<i>-2</i>	<i>-10</i>	<i>-5</i>	<i>-5</i>
Net New Project Trips			8,224	4,112	4,112	1,089	882	207	1,014	220	794

Based on ITE trip generation rates and equations, the 2017 master plan is expected to generate 8,224 net new trips on a typical weekday, including 1,089 net new trips in the AM peak hour (882 entering and 207 exiting) and 1,014 net new trips in the PM peak hour (220 entering, 794 exiting).

The proposed 2023 master plan includes the 300 multifamily residential units proposed from the former plan. Additionally, the new program proposes to include a new building with 201 senior adult independent living units, a conversion of the original existing 273,632 SF office building into 207 mixed senior housing units, and a future office building proposed to be 253,574 SF. Trip Generation for the current 2023 master plan was calculated based upon the following land uses:

- Land Use 221: Multifamily Housing (Mid-Rise)
- Land Use 252: Senior Adult Housing – Multifamily (Independent Living)
- Land Use 255: Continuing Care Retirement Community (Mixed Independent, Assisted, and Nursing Home Care)
- Land Use 710: General Office Building

Table 2 summarizes the anticipated trip generation for the proposed development's updated 2023 master plan.

Table 2: Trip Generation Summary – 2023 Current Master Plan											
ITE Code	Land Use	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
252	Senior Adult Housing – Multifamily	201 Dwelling Units	606	303	303	39	13	26	50	28	22
255	Continuing Care Retirement Community	207 Dwelling Units	664	332	332	49	32	17	82	32	50
710	General Office Building	253,574 SF	2,608	1,304	1,304	373	328	45	359	61	298
Gross Project Trips			5,262	2,631	2,631	581	401	180	608	192	416
<i>Mixed-Use Reduction</i>			<i>-52</i>	<i>-26</i>	<i>-26</i>	<i>-6</i>	<i>-3</i>	<i>-3</i>	<i>-20</i>	<i>-10</i>	<i>-10</i>
2023 Net New Project Trips			5,210	2,605	2,605	575	398	177	588	182	406

Based on ITE methodology, the updated 2023 master planning program is expected to generate 5,210 net new trips on a typical weekday, including 575 net new trips in the AM peak hour (398 entering and 177 exiting) and 588 net new trips in the PM peak hour (182 entering, 406 exiting).

Table 3 provides a trip generation comparison of the 2017 master plan with the current proposed 2023 master plan, including percent change.

Table 3: Trip Generation Comparison – 2017 and 2023 Master Plan									
Program	Daily Traffic			AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
2017 Master Plan Project Trips	8,224	4,112	4,112	1,089	882	207	1,014	220	794
2023 Master Plan Project Trips	5,210	2,605	2,605	575	398	177	588	182	406
Change in Trips	-3,014	-1,507	-1,507	-514	-484	-30	-426	-38	-388
Percent Change	-36.7%	-36.7%	-36.7%	-47.2%	-54.9%	-14.5%	-42.0%	-17.3%	-48.9%

Based on the proposed new program, the site is projected to have 3,014 fewer trips in daily (36.7% reduction), 514 fewer trips in the AM peak hour (47.2% reduction), and 426 fewer trips in the PM peak hour (42.0% reduction) as compared with the 2017 program.

SUMMARY

Based on the trip generation comparison, the *Ashford Green* development is projected to generate 5,210 net new trips, including 575 and 588 trips during the AM and PM peak hours under the current 2023 master plan. The updated 2023 master planning program is expected to generate 36.7% fewer daily trips, 47.2% fewer AM peak hour trips, and 42.0% fewer PM peak hour trips when compared to the 2017 program.

With the expected lower daily, AM, and PM peak hour traffic anticipated for the full build-out of the 2023 program as compared with the 2017 master plan, it is expected that traffic impacts from the new development program will be lesser than those identified in the former traffic impact study. No roadway improvements were recommended in the 2017 traffic impact study; therefore the new proposed development program is unlikely to identify improvements.

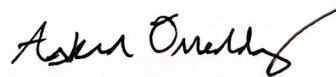
If you have any questions concerning this letter or need additional information, please do not hesitate to contact me at 404-201-6155, or at ana.eisenman@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ana Eisenman, P.E.



Askar O'Malley

Attachments:

- Proposed Site Plan
- Trip Generation
- Site Location Map
- Site Aerial

Reference Document:

- 2017 Hanover Ashford Green Traffic Impact Study (March 2017)

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of said information or the documents without written authorization and signature by Kimley-Horn and Associates, Inc. shall be voided. Issued by Kimley-Horn and Associates, Inc.

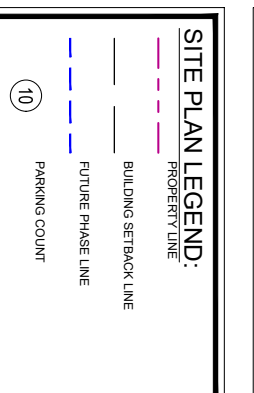
P&Z 10-05-23



DEVELOPMENT SUMMARY:

SITE AREA:	14.24 ACRES
DISTURBED AREA:	4.74 ACRES
CURRENT ZONING:	O - OFFICE INDUSTRIAL
REZONING REFERENCE #:	RZ13-11
PROPOSED USES:	
EX MULTIFAMILY APARTMENT (200 UNITS):	336,000 SF
PROPOSED SENIOR LIVING #01 (201 UNITS):	234,400 SF
EXISTING 8-STOREY OFFICE BUILDING #02 (207 UNITS):	273,632 SF
EXISTING MULTIFAMILY RESIDENTIAL BUILDING (300 UNITS):	380,300 SF
TOTAL PROPOSED DEVELOPMENT:	1,224,332 SF (281 UNITS)
PROPOSED TO BE REMOVED:	273,632 SF (207 UNITS)
PROPOSED TO REMAIN:	950,700 SF (708 UNITS)
OFFICE:	253,574 SF
PARKING:	
REQUIRED (PER CITY ZONING CODE SEC. 27-244):	424 SPACES
PROPOSED (PER CITY ZONING CODE SEC. 27-244):	424 SPACES
TOTAL PROPOSED PARKING:	424 SPACES
TOTAL REQUIRED PARKING:	424 SPACES
TOTAL EXCESS PARKING:	0 SPACES
PROPOSED:	
OFFICE SURFACE PARKING:	37 SPACES
EX OFFICE DECK PARKING:	614 SPACES
EX MULTIFAMILY SURFACE PARKING:	8 SPACES
EX MULTIFAMILY DECK PARKING:	468 SPACES
SENIOR RES SURFACE PARKING:	87 SPACES
SENIOR RES DECK PARKING:	87 SPACES
TOTAL PROPOSED PARKING:	1,099 SPACES
LOT COVERAGE:	
MAXIMUM IMPERVIOUS:	60% (114 AC)
PROPOSED IMPERVIOUS:	60% (114.5 AC)
BUILDING HEIGHT:	
MAXIMUM ALLOWED:	5-STORIES / 70-FT
PROPOSED (SENIOR LIVING #01):	5-STORIES / 70-FT
SETBACKS PER CITY ZONING:	
FRONT STREET SETBACK:	15 FT
REAR SETBACK:	0 FT (PER SEC. 27-204 (D))
INTERIOR SIDE SETBACK:	30 FT (PER SEC. 27-204 (D))
0-ZONING ORDINANCE ADOPTED AFTER 2014/1/24: 0 FT CODE APPLIES	
LANDSCAPING:	
NEW INTERIOR PARKING LOT LANDSCAPE TO COMPLY WITH CITY ZONING ORDINANCE (PER CITY ZONING CODE SEC. 27-244 (B))	
EXISTING PARKING LOT LANDSCAPE TO REMAIN IN CURRENT CONDITION	
DESIGNER GREEN ZONES:	
ASHFORD DUNWOODY ROAD: 35 MPH	
PERIMETER SUMMIT DRIVE: 35 MPH	
PARKSIDE PLACE: 35 MPH	
LAKE HEALEY DRIVE: 35 MPH	
HAZARDOUS MATERIAL / PETROLEUM TRANSMISSION LINES:	NONE
STORMWATER MANAGEMENT FACILITIES:	
STORMWATER FOR ON-SITE RUNOFF WILL BE DETAINED ON SITE PER CITY OF BROOKHAVEN STANDARDS	
WETLANDS:	NONE
ETHEL FLOOD ZONE:	NONE
NO FLOOD ZONES ARE PRESENT PER MAP 1386000102 DATED MAY 16, 2013	
SPECIAL BUFFERS:	
CANALS/STREAMS:	NONE
ARCHAEOLOGICAL LANDMARKS:	NONE
ARCHAEOLOGICAL LANDMARKS:	NONE
DOCK/STIC WATER PROVIDER:	DEKALB COUNTY
SEWAGE TREATMENT PLANT:	DEKALB COUNTY
BOTH WASTEWATER AND SEWERAGE AVAILABLE	

SITE PLAN LEGEND:



REQUESTED ZONING AMENDMENT

INCREASE TOTAL RESIDENTIAL UNITS FOR MASTER DEVELOPMENT FROM 300 TO 708 UNITS.

REQUESTED VARIANCE

- UPDATE TOTAL REQUIRED PARKING BASED ON THE NEW MASTER DEVELOPMENT SITE PLAN, USING PARKING RATIOS CONSISTENT WITH SEC. 27-144.
- THE PROPOSED DEVELOPMENT PROGRAM REMOVES 280,000 SF OF NEW OFFICE AND REPLACES WITH 244,000 SF OF SENIOR LIVING, AND CONVERTS 273,632 SF OF EXISTING OFFICE TO SENIOR LIVING.

NOTE:

PROPOSED UNIT COUNTS ARE EXCLUSIVE OF WORK-FORCE HOUSING AN ADDITIONAL 10% OF THE TOTAL UNITS MAY BE ADDED AS WORK-FORCE HOUSING UNITS.

REZONING SITE PLAN

C1.70

SHEET NUMBER

DESIGNED BY: ATB

DRAWN BY: ATB

DATE: 08/30/2023

PROJECT NO: 013383002

PROJECT: **ASHFORD GREEN**
2170 ASHFORD DUNWOODY RD, ATLANTA, GA 30319
LAND LOT 329, 18TH DISTRICT
PARCEL ID: 18 330 01 015

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PREPARED FOR:

BUCKHAVEN CONSTRUCTION SERVICES, LLC

4983 NEW PEACHTREE RD
CHAMBLEE, GA 30341
PHONE: 770.263.0616

PREPARED BY:

Kimley-Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
 Ashford Green - 2017 Program
 Brookhaven, GA

Land Use	Setting	Density	Daily Trips		AM Peak Hour		PM Peak Hour				
			Total	In Out	Total	In Out	Total	In Out			
Proposed Project Trips											
221 Multifamily Housing (Mid-Rise)	General Urban/Suburban	300 dwelling units	1,384	692	692	120	28	92	117	71	46
710 General Office Building	General Urban/Suburban	773,632 Sq. Ft. GFA	6,880	3,440	3,440	973	856	117	907	154	753

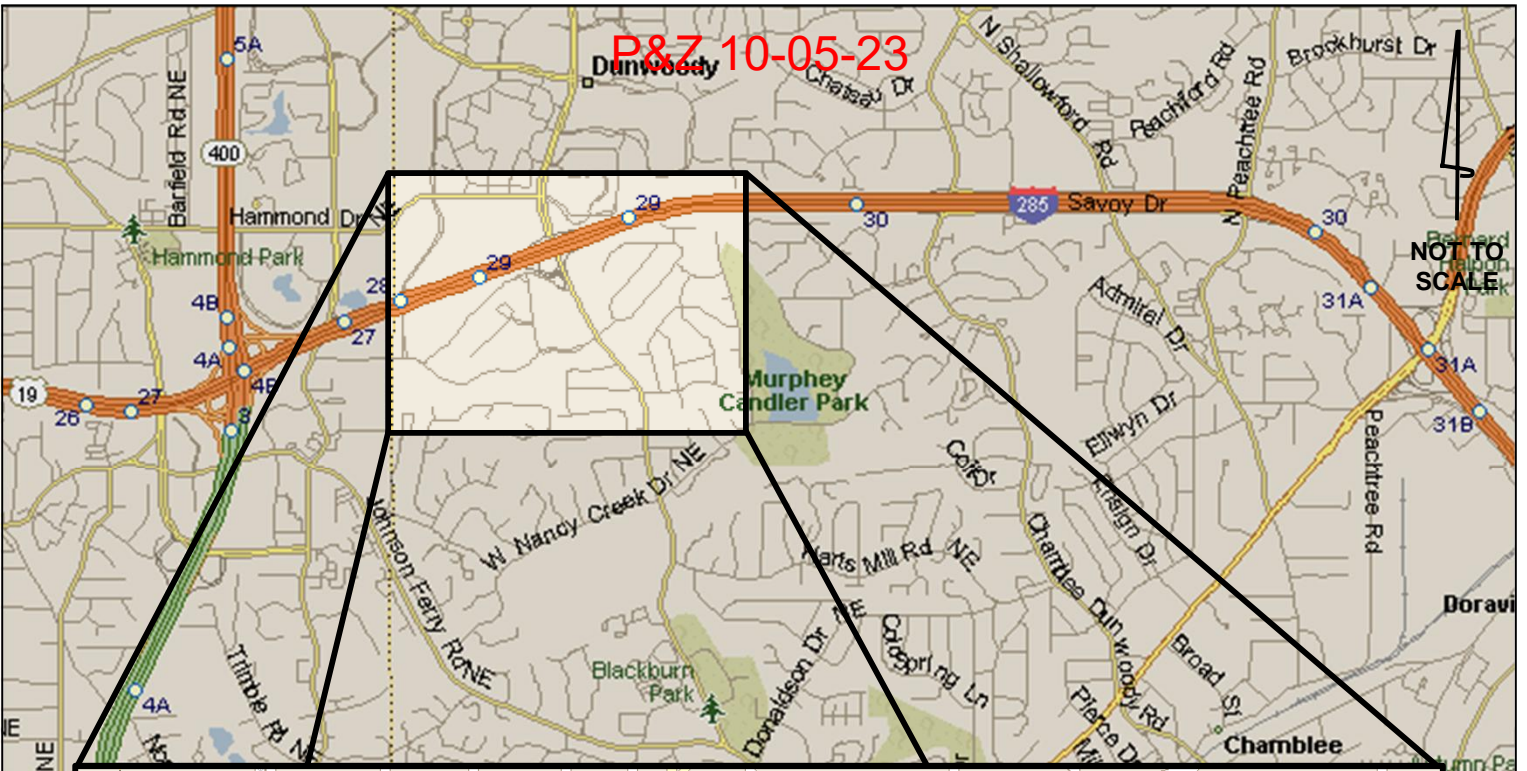
Gross Project Trips			8,264	4,132	4,132	1,093	884	209	1,024	225	799
Residential Trips			1,384	692	692	120	28	92	117	71	46
Mixed-Use Reductions			-20	-10	-10	-2	0	-2	-5	-3	-2
Alternative Mode Reductions			0	0	0	0	0	0	0	0	0
Adjusted Residential Trips			1,364	682	682	118	28	90	112	68	44
Office Trips			6,880	3,440	3,440	973	856	117	907	154	753
Mixed-Use Reductions			-20	-10	-10	-2	-2	0	-5	-2	-3
Alternative Mode Reductions			0	0	0	0	0	0	0	0	0
Adjusted Office Trips			6,860	3,430	3,430	971	854	117	902	152	750
Mixed-Use Reductions - TOTAL			-40	-20	-20	-4	-2	-2	-10	-5	-5
Alternative Mode Reductions - TOTAL			0	0	0	0	0	0	0	0	0
Pass-By Reductions - TOTAL			0	0	0	0	0	0	0	0	0
New Trips			8,224	4,112	4,112	1,089	882	207	1,014	220	794

Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
 Ashford Green - Current 2023 Program
 Brookhaven, GA

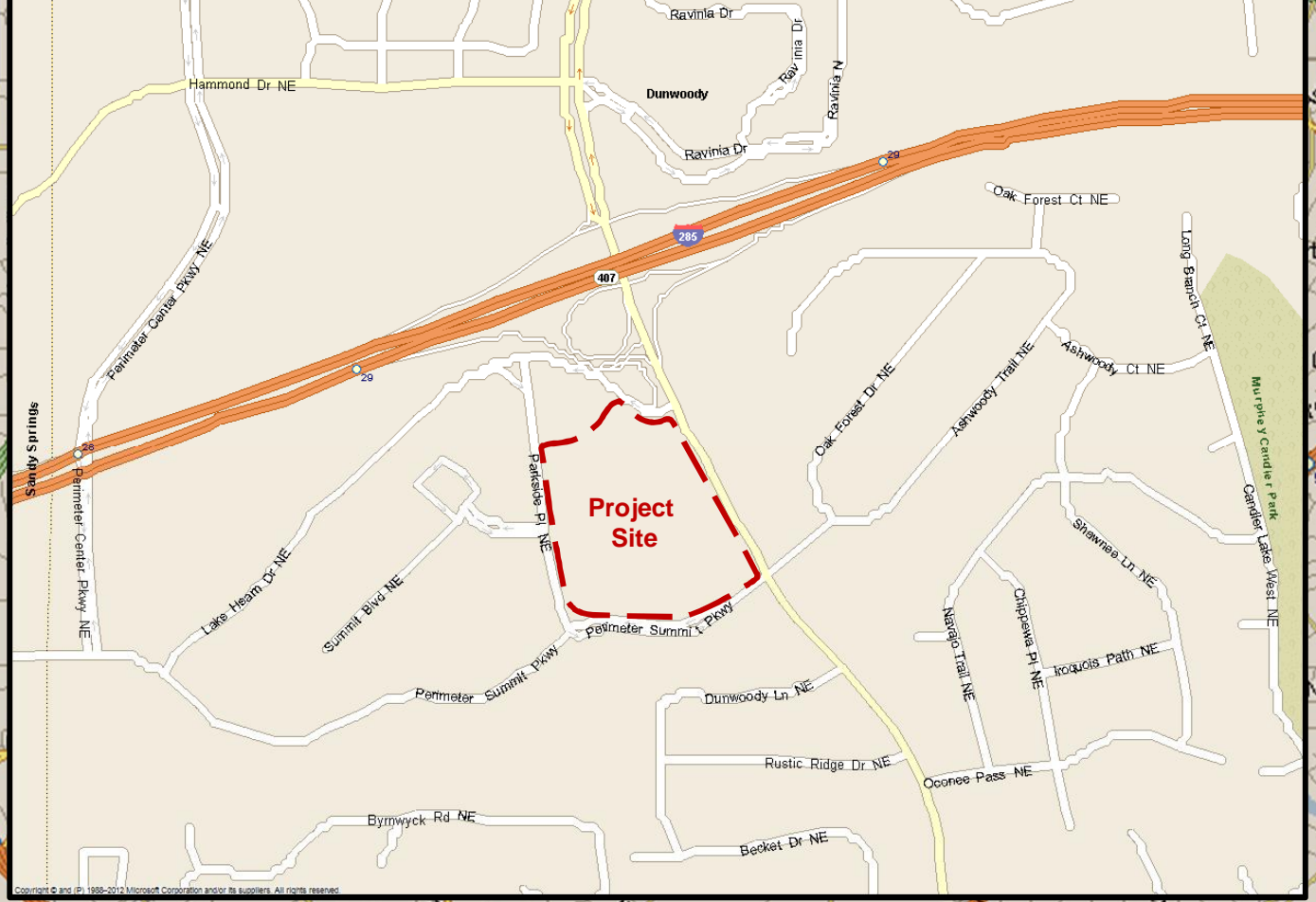
Land Use	Setting	Density	Daily Trips		AM Peak Hour		PM Peak Hour				
			Total	In Out	Total	In Out	Total	In Out			
Proposed Project Trips											
221 Multifamily Housing (Mid-Rise)	General Urban/Suburban	300 dwelling units	1,384	692	692	120	28	92	117	71	46
252 Senior Adult Housing - Multifamily	General Urban/Suburban	201 dwelling units	606	303	303	39	13	26	50	28	22
255 Continuing Care Retirement Community	General Urban/Suburban	207 dwelling units	664	332	332	49	32	17	82	32	50
710 General Office Building	General Urban/Suburban	253,574 Sq. Ft. GFA	2,608	1,304	1,304	373	328	45	359	61	298

Gross Project Trips			5,262	2,631	2,631	581	401	180	608	192	416
Residential Trips			2,654	1,327	1,327	208	73	135	249	131	118
Mixed-Use Reductions			-26	-13	-13	-3	0	-3	-10	-5	-5
Alternative Mode Reductions			0	0	0	0	0	0	0	0	0
Adjusted Residential Trips			2,628	1,314	1,314	205	73	132	239	126	113
Office Trips			2,608	1,304	1,304	373	328	45	359	61	298
Mixed-Use Reductions			-26	-13	-13	-3	-3	0	-10	-5	-5
Alternative Mode Reductions			0	0	0	0	0	0	0	0	0
Adjusted Office Trips			2,582	1,291	1,291	370	325	45	349	56	293
Mixed-Use Reductions - TOTAL			-52	-26	-26	-6	-3	-3	-20	-10	-10
Alternative Mode Reductions - TOTAL			0	0	0	0	0	0	0	0	0
Pass-By Reductions - TOTAL			0	0	0	0	0	0	0	0	0
New Trips			5,210	2,605	2,605	575	398	177	588	182	406

P&Z 10-05-23




NOT TO SCALE



P&Z 10-05-23



Project Site

LEGEND	
	Project Site Boundary