

PZ 01-31-24

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): 1946 and 1960 Harts Mill Road	Parcel #: 18 307 02 003 & 18 307 02 004	Zip: 30341
Project Name (If applicable): Harts Mill Road		

TYPE OF REQUEST (Select all applicable)			
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Special Land Use Permit	<input type="checkbox"/> Concurrent Variances	<input type="checkbox"/> Modification of Conditions
Current Zoning	RS-100	Proposed Zoning	RS-50
Current Use	2 single-family detached homes	Proposed Use	14-unit, single-family detached subdivision

OWNER INFORMATION			
Name:	See attached Property Owner Information		
Address:			
Email:		Phone:	

APPLICANT			
Name:	Pirkle Built c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP		
Address:	1105 W. Peachtree St. NE, Suite 1000, Atlanta, GA 30309		
Email:	dwebb@sgrlaw.com; russell@pirklebuilt.com	Phone:	404.815.3500

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:	Charles Pirkle	(Authorized Agent for Pirkle Built)
Applicant's Signature:	<i>Charles Pirkle</i>	Date: <i>1/19/24</i>

NOTARY			
Sworn to and subscribed before me this	19	Day of	JAN 20 24
Notary Public:	<i>Katherine Pirkle</i>		
Signature:	<i>Katherine Pirkle</i>		



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Address:	1105 W. Peachtree St. NE, Suite 1000, Atlanta, GA 30309		
Email:	dwebb@srglaw.com; russell@pirklebuilt.com	Phone:	404.815.3500

AFFIDAVIT

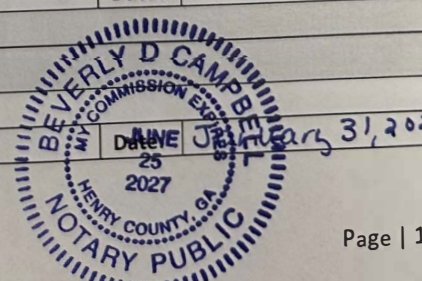
To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance. I understand that failure to supply 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. - Smith, Gambrell, and Russell, LLP (Authorized Agent for Pirkle Built)	
Applicant's Signature:	<i>[Signature]</i>	Date:

NOTARY

Sworn to and subscribed before me this 31st Day of January 2024

Notary Public:	<u>Beverly D. Campbell</u>
Signature:	<i>[Signature]</i>



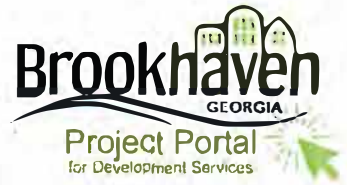
Property Owner Information

1946 Harts Mill Road – Parcel ID: 18 307 02 003
Brookhaven, GA 30341
The Estate of Martha Marable Simms c/o Vivienne Renee Smithers

1960 Harts Mill Road – Parcel ID: 18 307 02 004
Brookhaven, GA 30341
The Estate of Mary Roberts Freeman

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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:	The Estate of Martha Marable Simms c/o Vivienne Renee Smithers		
Address:	1946 Harts Mill Road	City, State: Brookhaven, GA	Zip: 30341
Signature:	<i>Vivienne Renee Smithers</i>	Date:	1-24-24
Sworn to and subscribed before me this <u>24</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:	 <i>M San Miguel</i>		

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:			

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Property Owner

Name:	The Estate of Mary Roberts Freeman (David Freeman, Co-Executor)		
Address:	1960 Harts Mill Road	City, State:	Brookhaven, GA
Signature:	<i>David Freeman</i>	Date:	1/24/2024
Sworn to and subscribed before me this <u>24th</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:	<i>[Signature]</i>		



Additional Property Owner (if applicable)

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

Additional Property Owner (if applicable)

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

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Property Owner

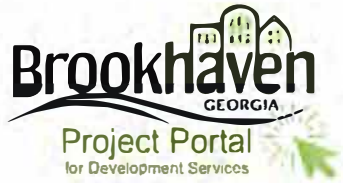
Name:	The Estate of Mary Roberts Freeman		
Address:	1960 Harts Mill Road	City, State: Brookhaven, GA	Zip: 30341
Signature:	<i>[Handwritten Signature]</i>	Date:	01/26/2024
Sworn to and subscribed before me this <u>26</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:	<i>[Handwritten Signature]</i>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> CARYN L. JOHNS NOTARY PUBLIC Coweta County State of Georgia My Comm. Expires Oct. 12, 2027 </div>	

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:			



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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

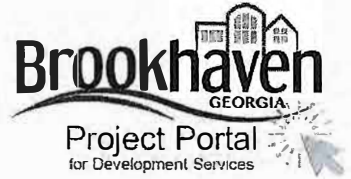
Applicant/Property Owner			
Name:	The Estate of Martha Marable Simms c/o Vivienne Renee Smithers		
Address:	1946 Harts Mill Road	City, State: Brookhaven, GA	Zip: 30341
Signature:	<i>Vivienne Renee Smithers</i>	Date:	1-24-24

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

Date	Government Official & Position	Description	Amount

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Yes

No

Applicant/Property Owner			
Name:	The Estate of Mary Roberts Freeman		
Address:	1960 Harts Mill Road	City, State:	Brookhaven, GA Zip: 30341
Signature:	<i>A. Jarrow VP, For Trust Bank as Co-Executor</i>		Date: 01/26/2024

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

Date	Government Official & Position	Description	Amount

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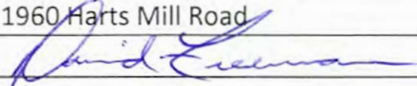


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Yes

No

Applicant/Property Owner			
Name:	The Estate of Mary Roberts Freeman		
Address:	1960 Harts Mill Road	City, State: Brookhaven, GA	Zip: 30341
Signature:		Date:	2/24/2024

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

Date	Government Official & Position	Description	Amount

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Yes

No

Applicant/Property Owner			
Name:	Charles Pirkle - Pirkle Built		
Address:	PO Box 70245	City, State: Marietta, GA	Zip: 30007
Signature:		Date:	1/19/24

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

Date	Government Official & Position	Description	Amount

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Yes

No

Applicant/Property Owner			
Name:	Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP		
Address:	1105 W. Peachtree St. NE, Suite 1000	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	1.30.2024

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

Date	Government Official & Position	Description	Amount
1.4.2024	John Park - City of Brookhaven Mayor		\$250.00

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Yes

No

Applicant/Property Owner			
Name:	Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP		
Address:	1105 W. Peachtree St., NE, Suite 1000	City, State: Atlanta, GA	Zip: 30309
Signature:	<i>Kathryn M Zickert</i>	Date:	1.30.2024

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

Date	Government Official & Position	Description	Amount

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Campaign Disclosure Statement

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Yes

No

Applicant/Property Owner			
Name:	J. Alexander Brock - Smith, Gambrell, and Russell, LLP		
Address:	1105 W. Peachtree St. NE, Suite 1000	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	1.30.2024

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

Date	Government Official & Position	Description	Amount

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Yes

No

Applicant/Property Owner			
Name:	William J. Diehl - Smith, Gambrell, and Russell, LLP		
Address:	1105 W. Peachtree St. NE, Suite 1000	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	1.30.2024

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

Date	Government Official & Position	Description	Amount

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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, Suite 1000	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	1.30.2024

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

Date	Government Official & Position	Description	Amount

LEGAL DESCRIPTION

1946 HARTS MILL ROAD BROOKHAVEN, GA 30341

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 307 THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING THE SAME PROPERTY AS RECORDED IN A SURVEY MADE BE SHIREY, NELSON & ASSOCIATES, DATED APRIL 12, 1965, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 74, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE NORTHWESTERN RIGHT OF WAY OF HARTS MILL ROAD (80 FOOT RIGHT OF WAY) INTERSECTS WITH SOUTHWESTERN RIGHT OF WAY OF CHAMBLEE DUNWOODY ROAD (VARIABLE RIGHT OF WAY), THENCE RUN IN THE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY DIRECTION ALONG NORTHERN RIGHT OF WAY OF HARTS MILL ROAD A DISTANCE 1054.90 FEET TO A 1"CTP, AND THE TRUE POINT OF BEGINNING,

FROM THE TRUE POINT OF BEGINNING BEING ESTABLISHED THENCE RUN IN NORTHWESTERLY DIRECTION ALONG NORTHEASTERN RIGHT OF WAY OF HARTS MILL ROAD 147.00 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 866.85 FEET AND BEING SUBTENDED BY A CHORD NORTH 62 DEGREES 11 MINUTES 02 SECONDS WEST A DISTANCE OF 146.82 FEET TO A 1"CTP,

THENCE LEAVING SAID RIGHT OF WAY OF HARTS MILL ROAD RUN IN THE NORTHEASTERN DIRECTION NORTH 04 DEGREES 45 MINUTES 11 SECONDS EAST A DISTANCE OF 307.39 FEET TO A 0.5"RBF,

THENCE RUN NORTH 04 DEGREES 50 MINUTES 39 SECONDS EAST A DISTANCE OF 102.53 FEET TO A 0.5"RBF,

THENCE RUN NORTH 04 DEGREES 38 MINUTES 47 SECONDS EAST A DISTANCE OF 43.53 FEET TO A 1"CTP,

THENCE RUN NORTH 04 DEGREES 38 MINUTES 47 SECONDS EAST A DISTANCE OF 16.34 FEET TO A 0.5"RBS LOCATED ON THE NORTHERN LINE OF LAND LOT 307,

THENCE RUN EASTERLY ALONG NORTHERN LINE OF LAND LOT 307 SOUTH 85 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 51.36 FEET TO A 0.5"RBF,

THENCE RUN SOUTH 86 DEGREES 01 MINUTES 30 SECONDS EAST A DISTANCE OF 83.54 FEET TO A 1"CTP,

THENCE LEAVING SAID NORTHERN LINE OF LAND LOT 307 RUN SOUTH 04 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 21.07 FEET TO A 1"CTP,

THENCE RUN SOUTH 04 DEGREES 45 MINUTES 01 SECONDS EAST A DISTANCE OF 507.96 FEET TO A 1"CTP, AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 1.555 ACRES.

LEGAL DESCRIPTION

1960 HARTS MILL ROAD BROOKHAVEN, GA 30341

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 307 THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING THE SAME PROPERTY AS RECORDED IN A SURVEY MADE BE SHIREY, NELSON & ASSOCIATES, DATED APRIL 12, 1965, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 59, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE NORTHWESTERN RIGHT OF WAY OF HARTS MILL ROAD (80 FOOT RIGHT OF WAY) INTERSECTS WITH SOUTHWESTERN RIGHT OF WAY OF CHAMBLEE DUNWOODY ROAD (VARIABLE RIGHT OF WAY), THENCE RUN IN THE SOUTHWESTERLY DIRECTION ALONG NORTHWESTERN RIGHT OF WAY OF HARTS MILL ROAD A DISTANCE 853.4 FEET TO A 0.5"RBF, AND THE TRUE POINT OF BEGINNING,

FROM THE TRUE POINT OF BEGINNING BEING ESTABLISHED THENCE RUN IN SOUTHWESTERLY DIRECTION ALONG NORTHWESTERN RIGHT OF WAY OF HARTS MILL ROAD 201.50 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 418.97 FEET AND BEING SUBTENDED BY A CHORD NORTH 85 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 199.56 FEET TO A 1"CTP,

THENCE LEAVING SAID RIGHT OF WAY OF HARTS MILL ROAD RUN IN THE NORTHEASTERN DIRECTION NORTH 04 DEGREES 45 MINUTES 01 SECONDS EAST A DISTANCE OF 507.96 FEET TO A 1"CTP,

THENCE RUN NORTH 04 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 21.07 FEET TO A 1"CTP LOCATED ON THE NORTHERN LINE OF LAND LOT 307,

THENCE RUN EASTERLY ALONG NORTHERN LINE OF LAND LOT 307 SOUTH 85 DEGREES 49 MINUTES 03 SECONDS EAST A DISTANCE OF 71.30 FEET TO A 0.5"RBF,

THENCE RUN SOUTH 85 DEGREES 51 MINUTES 59 SECONDS EAST A DISTANCE OF 99.72 FEET TO A 0.5"RBF,

THENCE RUN SOUTH 86 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 28.86 FEET TO A 1"CTP,

THENCE LEAVING SAID NORTHERN LINE OF LAND LOT 307 RUN SOUTH 04 DEGREES 46 MINUTES 13 SECONDS WEST A DISTANCE OF 530.65 FEET TO A 0.5"RBF, AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 2.465 ACRES.

LEGAL DESCRIPTION (CONSOLIDATED)

1946 & 1960 HARTS MILL ROAD BROOKHAVEN, GA 30341

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 307 THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING THE SAME PROPERTY AS RECORDED IN A SURVEY MADE BE SHIREY, NELSON & ASSOCIATES, DATED APRIL 12, 1965, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 59, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE RUN NORTH 04 DEGREES 50 MINUTES 39 SECONDS EAST A DISTANCE OF 102.53 FEET TO A 0.5"RBF,

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PZ 01-31-24

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SAID TRACT OR PARCEL CONTAINS 4.020 ACRES.



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

Purpose & Process

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

Applicant Name: _____ Phone: _____
 Applicant E-mail: Webb, Dennis (Den) <DWEBB@sgrlaw.com> Fax: _____
 Representative Name: _____ Phone: _____
 Representative E-mail: _____ Fax: _____
 Site Address: 1946/1960 Harts Mill Road Parcel Size: _____
 Tax Parcel #: 18 307 02 003 & 18 307 02 004 City Council District: 1 - Diaz
 Existing Zoning and Case Number: RS-100 Proposed Zoning: RS-50 (or) RSA-5
 Comprehensive Plan Character Area Map Designation: Lakes District

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

Proposal Description: _____
Rezone from RS-100 to RS-50 (or) RSA-5 to allow a single-family detached subdivision; with concurrent variance
from Section 14-357(a) to waive the cul-de-sac requirement.

Applicant Signature: Date: 1.19.2024
 Planner Signature: Date: 01-12-24

PZ 01-31-24

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

January 30, 2024

Re: COMMUNITY MEETING Regarding Proposed Development at
1946 and 1960 Harts Mill Road, Brookhaven, GA 30319

Dear Neighbor:

We represent Pirkle Built ("Pirkle"). Pirkle plans to file a land use application to rezone \pm 4.02 acres of land at 1946 and 1960 Harts Mill Road from RS-100 (Single-Dwelling Detached (15,000 sq. ft.)) to RS-50 (Single-Dwelling Detached (6,000 sq. ft.)) with two concurrent variances to allow for the development of 14 single-family detached homes.

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 Monday, February 26, 2024 at 7:00 p.m. at The Hilton Garden Atlanta Perimeter Center. The Hilton Garden Inn Hotel is located at 1501 Lake Hearn Drive, Atlanta, GA 30319.

We look forward to seeing you then.

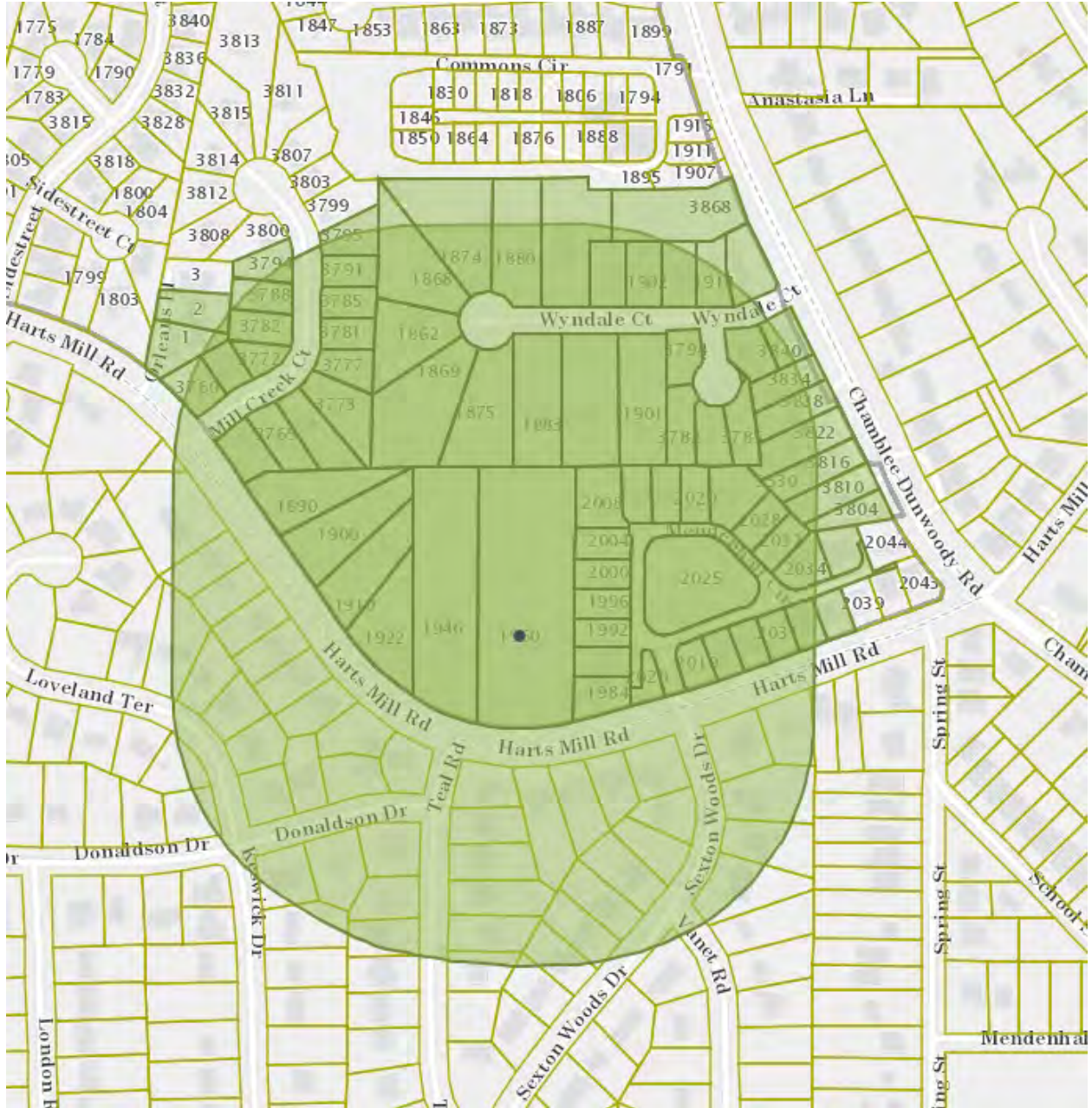
Thank you,

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

Dennis (Den) J. Webb, Jr.
Representative for Pirkle Built

PZ 01-31-24

500' Buffer



PZ 01-31-24

Site Address	First Owner Name	Postal Address	Postal City	Postal State	Postal Zip 5
1946 Harts Mill Road Chamblee, GA 30341	SIMMS MARTHA JOY	7877 W 110TH DR	WESTMINSTER	CO	80021
1960 Harts Mill Road Chamblee, GA 30341	FREEMAN MARY ROBERTS	1960 HARTS MILL RD NE	CHAMBLEE	GA	30341
1922 Harts Mill Road Chamblee, GA 30341	GLAZEBROOK LAURA	1922 HARTS MILL RD	CHAMBLEE	GA	30341
1910 Harts Mill Road Chamblee, GA 30341	LIU JIA MIN	1272 CREST OAK WAY	LAWRENCEVILLE	GA	30043
1900 Harts Mill Road Chamblee, GA 30341	TAHAMTAN AMIR A	P.O. BOX 4198	ALPHARETTA	GA	30023
1890 Harts Mill Road Chamblee, GA 30341	DINGMAN ELLEN MARY	1890 HARTS MILL RD NE	ATLANTA	GA	30341
1984 Mendenhall Circle Chamblee, GA 30341	WANALISTA JOHN M	1984 MENDENHALL CIR	ATLANTA	GA	30341
1988 Mendenhall Circle Chamblee, GA 30341	KARURI KROPAC CYNTHIA	1988 MENDENHALL CIR	ATLANTA	GA	30341
1992 Mendenhall Circle Chamblee, GA 30341	HOLT CHRISTOPHER M	1992 MENDENHALL CIR	CHAMBLEE	GA	30341
1996 Mendenhall Circle Chamblee, GA 30341	CHANG JUDY L	1996 MENDENHALL CIR	ATLANTA	GA	30341
2000 Mendenhall Circle Chamblee, GA 30341	KUMAR NANCY KATRIN	2000 MENDENHALL CIR	ATLANTA	GA	30341
2004 Mendenhall Circle Chamblee, GA 30341	MCLAMB SUZANNE L	2004 MENDENHALL CIR	ATLANTA	GA	30341
2008 Mendenhall Circle Chamblee, GA 30341	ROSS DAMON A SR	2008 MENDENHALL CIR	ATLANTA	GA	30341
2012 Mendenhall Circle Chamblee, GA 30341	MURPHY BRYAN J	2012 MENDENHALL CIR	CHAMBLEE	GA	30341
2016 Mendenhall Circle Chamblee, GA 30341	CANNIS CHRISTOPHER	2016 MENDENHALL CIR	ATLANTA	GA	30341
2020 Mendenhall Circle Chamblee, GA 30341	NGUYEN TU H	2020 MENDENHALL CIR	CHAMBLEE	GA	30341
2024 Mendenhall Circle Chamblee, GA 30341	ZHENG CHUN LI	2024 MENDENHALL CIR	ATLANTA	GA	30341
2028 Mendenhall Circle Chamblee, GA 30341	PATEL MIHIR	2028 MENDENHALL CIR	ATLANTA	GA	30341
2032 Mendenhall Circle Chamblee, GA 30341	FENG PING	2032 MENDENHALL CIR	CHAMBLEE	GA	30341
2034 Mendenhall Circle Chamblee, GA 30341	HUGHES NEIL C	2036 MENDENHALL DR	ATLANTA	GA	30341
2035 Mendenhall Drive Chamblee, GA 30341	ELLISON DALE L	2035 MENDENHALL DR	ATLANTA	GA	30341
2031 Mendenhall Drive Chamblee, GA 30341	ALI FARAH MUBARAK	2031 MENDENHALL DR	ATLANTA	GA	30341
2027 Mendenhall Drive Chamblee, GA 30341	CLARK WARREN L TRUST	2027 MENDENHALL DR	ATLANTA	GA	30341
2023 Mendenhall Drive Chamblee, GA 30341	EDENFIELD REVOCABLE TRUST	2023 MENDENHALL DR	ATLANTA	GA	30341
2019 Mendenhall Drive Chamblee, GA 30341	AKESODE ABDUL FAISAL O	2019 MENDENHALL DR	CHAMBLEE	GA	30341
2020 Mendenhall Drive Chamblee, GA 30341	MENDENHALL HOA INC	PO BOX 80608	ATLANTA	GA	30366
2025 Mendenhall Drive Chamblee, GA 30341	MENDENHALL HOA INC	PO BOX 80608	ATLANTA	GA	30366
2015 Mendenhall Drive Chamblee, GA 30341	MENDENHALL HOA INC	PO BOX 80608	ATLANTA	GA	30366
2040 Mendenhall Drive Chamblee, GA 30341	CORBIN MARGARET	2040 MENDENHALL DR	ATLANTA	GA	30341
2037 Mendenhall Drive Chamblee, GA 30341	ROBERTSON NICOLE MARIE	2037 MENDENHALL DR	ATLANTA	GA	30341
1894 Wyndale Court Chamblee, GA 30341	VRIES RENE DE	1894 WYNDALE CT	ATLANTA	GA	30341
1902 Wyndale Court Chamblee, GA 30341	MEYER ROBERT D	1902 WYNDALE CT	ATLANTA	GA	30341
1910 Wyndale Court Chamblee, GA 30341	JEWELL BRYAN	1910 WYNDALE CT	ATLANTA	GA	30341
3868 Chamblee Dunwoody Road Chamblee, GA 30341	BARTLETT SHARON	3868 CHAMBLEE DUNWOODY RD	CHAMBLEE	GA	30341
1918 Wyndale Court Chamblee, GA 30341	COLE SHAWN D	1918 WYNDALE CT # 4	CHAMBLEE	GA	30341
1926 Wyndale Court Chamblee, GA 30341	GORNALL JOHN N	1926 WYNDALE CT	ATLANTA	GA	30341
1893 Wyndale Court Chamblee, GA 30341	GREENLAW BRETT	1893 WYNDALE CT	ATLANTA	GA	30341
1883 Wyndale Court Chamblee, GA 30341	OLIARO MATTHEW J	1883 WYNDALE CT	CHAMBLEE	GA	30341
1875 Wyndale Court Chamblee, GA 30341	MOTTERN THOMAS LIVING TRUST	1875 WYNDALE CT	ATLANTA	GA	30341
1869 Wyndale Court Chamblee, GA 30341	CORTES ISRAEL	1869 WYNDALE CT	ATLANTA	GA	30341
1862 Wyndale Court Chamblee, GA 30341	RUIZ ARIELA	1862 WYNDALE CT	ATLANTA	GA	30341
1868 Wyndale Court Chamblee, GA 30341	DASGUPTA TINA	1868 WYNDALE CT	ATLANTA	GA	30341
1874 Wyndale Court Chamblee, GA 30341	MALDONADO WILFREDO	1874 WYNDALE CT	ATLANTA	GA	30341
1880 Wyndale Court Chamblee, GA 30341	DARRACOTT RONALD BUNYON	1880 WYNDALE CT	CHAMBLEE	GA	30341
1888 Wyndale Court Chamblee, GA 30341	ROBINS JASON	1888 WYNDALE CT	ATLANTA	GA	30341
1901 Wyndale Court Chamblee, GA 30341	DENEEN LEE ANDREW	1901 WYNDALE CT	ATLANTA	GA	30341
3759 Mill Creek Court Chamblee, GA 30341	DANIELS TINA ZOUBOUKOS	3759 MILL CREEK CT	CHAMBLEE	GA	30341
3765 Mill Creek Court Chamblee, GA 30341	PICKENS JOHN	3765 MILL CREEK CT	ATLANTA	GA	30341
3771 Mill Creek Court Chamblee, GA 30341	CUMMINGS JANET	3771 MILL CREEK CT	ATLANTA	GA	30341
3773 Mill Creek Court Chamblee, GA 30341	MONTREUIL LEO	3773 MILL CREEK CT	CHAMBLEE	GA	30341
3777 Mill Creek Court Chamblee, GA 30341	DILLION MICHAEL A	3777 MILL CREEK CT	CHAMBLEE	GA	30341
3781 Mill Creek Court Chamblee, GA 30341	POWELL KAREN L	3781 MILL CREEK CT	ATLANTA	GA	30341
3785 Mill Creek Court Chamblee, GA 30341	BACON LAUREN LIVING TRUST	3785 MILL CREEK CT	ATLANTA	GA	30341
3791 Mill Creek Court Chamblee, GA 30341	SAULSON SCOTT B	3791 MILL CREEK CT	CHAMBLEE	GA	30341
3795 Mill Creek Court Chamblee, GA 30341	POSEY RUSSELL R II	3795 MILL CREEK CT	ATLANTA	GA	30341
3794 Mill Creek Court Chamblee, GA 30341	KRISTEN M. LEWIS	3794 MILL CREEK CT	ATLANTA	GA	30341
3788 Mill Creek Court Chamblee, GA 30341	PIPPIN WILLIAM L III	3788 MILL CREEK CT	CHAMBLEE	GA	30341
3782 Mill Creek Court Chamblee, GA 30341	EMBLEAU GARY EDWARD	3782 MILL CREEK CT	CHAMBLEE	GA	30341
3772 Mill Creek Court Chamblee, GA 30341	ALBRIGHT CARL MICHAEL	3772 MILL CREEK CT	CHAMBLEE	GA	30341
3764 Mill Creek Court Chamblee, GA 30341	STAIR JEFFREY C	3764 MILL CREEK CT	CHAMBLEE	GA	30341
3760 Mill Creek Court Chamblee, GA 30341	ABATE JOHN F JR REVOCABLE LIVING TRUST	3760 MILL CREEK CT	ATLANTA	GA	30341
1 Orleans Place Chamblee, GA 30341	POIMBOEUF ALLISON TRUST	1 ORLEANS PL	ATLANTA	GA	30341
2 Orleans Place Chamblee, GA 30341	LOVINGER ANTONELLA BUGATTELLA	PO BOX 00573252	SIOUX FALLS	SD	57186
3794 Wynn Walk Chamblee, GA 30341	COPPERLEAF PARTNERS LLC	4527 S OLD PEACHTREE RD	NORCROSS	GA	30071
1915 Wyndale Court Chamblee, GA 30341	MOORMAN HERSCHEL E JR	1915 WYNDALE CT	ATLANTA	GA	30341
1923 Wyndale Court Chamblee, GA 30341	PATEL DEEPA	1923 WYNDALE COURT RD	CHAMBLEE	GA	30341
3834 Chamblee Dunwoody Road Chamblee, GA 30341	THORBURN MONICA	3834 CHAMBLEE DUNWOODY RD	ATLANTA	GA	30341
3828 Chamblee Dunwoody Road Chamblee, GA 30341	THOMSON ROBERT M	3828 CHAMBLEE DUNWOODY RD	ATLANTA	GA	30341
3822 Chamblee Dunwoody Road Chamblee, GA 30341	PATEL DHARMENDRA	3822 CHAMBLEE DUNWOODY RD	ATLANTA	GA	30341
3816 Chamblee Dunwoody Road Chamblee, GA 30341	TANG JINGXIANG	3816 CHAMBLEE DUNWOODY RD	ATLANTA	GA	30341
3810 Chamblee Dunwoody Road Chamblee, GA 30341	SADARANGANI INDER KUMAR	4267 WHISPERWOOD CIR	VALDOSTA	GA	31602
3804 Chamblee Dunwoody Road Chamblee, GA 30341	BUI TU	3804 CHAMBLEE DUNWOODY RD	ATLANTA	GA	30341
3782 Wynn Walk Chamblee, GA 30341	COPPERLEAF PARTNERS LLC	4527 S OLD PEACHTREE RD	NORCROSS	GA	30071
3778 Wynn Walk Chamblee, GA 30341	COPPERLEAF PARTNERS LLC	4527 S OLD PEACHTREE RD	NORCROSS	GA	30071
3785 Wynn Walk Chamblee, GA 30341	COPPERLEAF PARTNERS LLC	4527 S OLD PEACHTREE RD	NORCROSS	GA	30071
3789 Wynn Walk Chamblee, GA 30341	COPPERLEAF PARTNERS LLC	4527 S OLD PEACHTREE RD	NORCROSS	GA	30071

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: January 31, 2024

RE: Environmental Site Analysis – 1946 & 1960 Harts Mill Road

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

This Application seeks to rezone a ± 4.02-acre tract of land from RS-100 (Single-Dwelling Detached (15,000 sq. ft.)) to RS-50 (Single-Dwelling Detached (6,000 sq. ft.)) with two concurrent variances to allow for the development of fourteen (14) single family detached homes. The Subject Property consists of two parcels located in Land Lot 307 of the 18th District of DeKalb County, Georgia at 1946 and 1960 Harts Mill Road (Parcel IDs 1830702003 and 1830702004). The Subject Property is currently developed with two single family homes originally built in 1966 and 1967. The Applicant intends to fully remove the structures and redevelop the property with homes on lots ranging from ±8,800-square feet to ±10,803-square feet (“Proposed Development”).

The City of Brookhaven’s 2034 Comprehensive Plan (“Comp Plan”) identifies the property as being located within the Lakes District character area. The vision for this character area is “for the single-family neighborhoods to be maintained and preserved. Residential infill development should be permitted only if it maintains the single-family detached character of the surrounding neighborhood.” *See City of Brookhaven’s 2034 Comprehensive Plan, pg. 15.* The Comp Plan also notes that single-family residential is one of the appropriate land uses for the character area. *Id.* The Proposed Development’s RS-50 zoning and the proposed single family detached homes on moderate lots are both consistent with these policies and better aligned with the surrounding developments than the two large-lot homes currently on the property.

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.

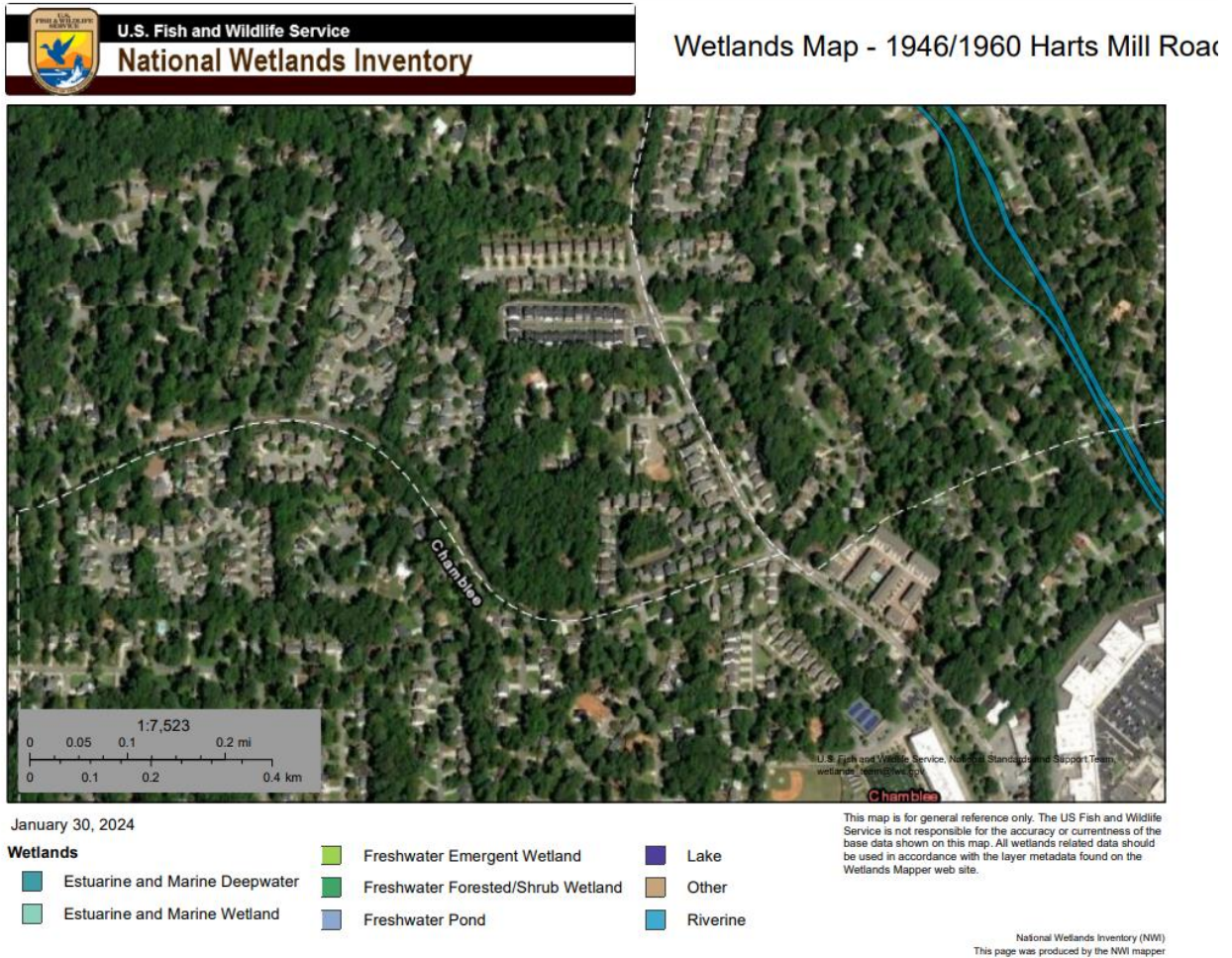


Figure 1. National Wetlands Inventory Map

b) Floodplain

No portion of the property is located in in a Special Flood Hazard Area (Zone AE), however it is in an Area of Minimal Flood Hazard according to FEMA FIRM Map, Panel number 13089C0018K, effective on 08/15/2019. No disturbance is proposed within the Special Flood Hazard area.

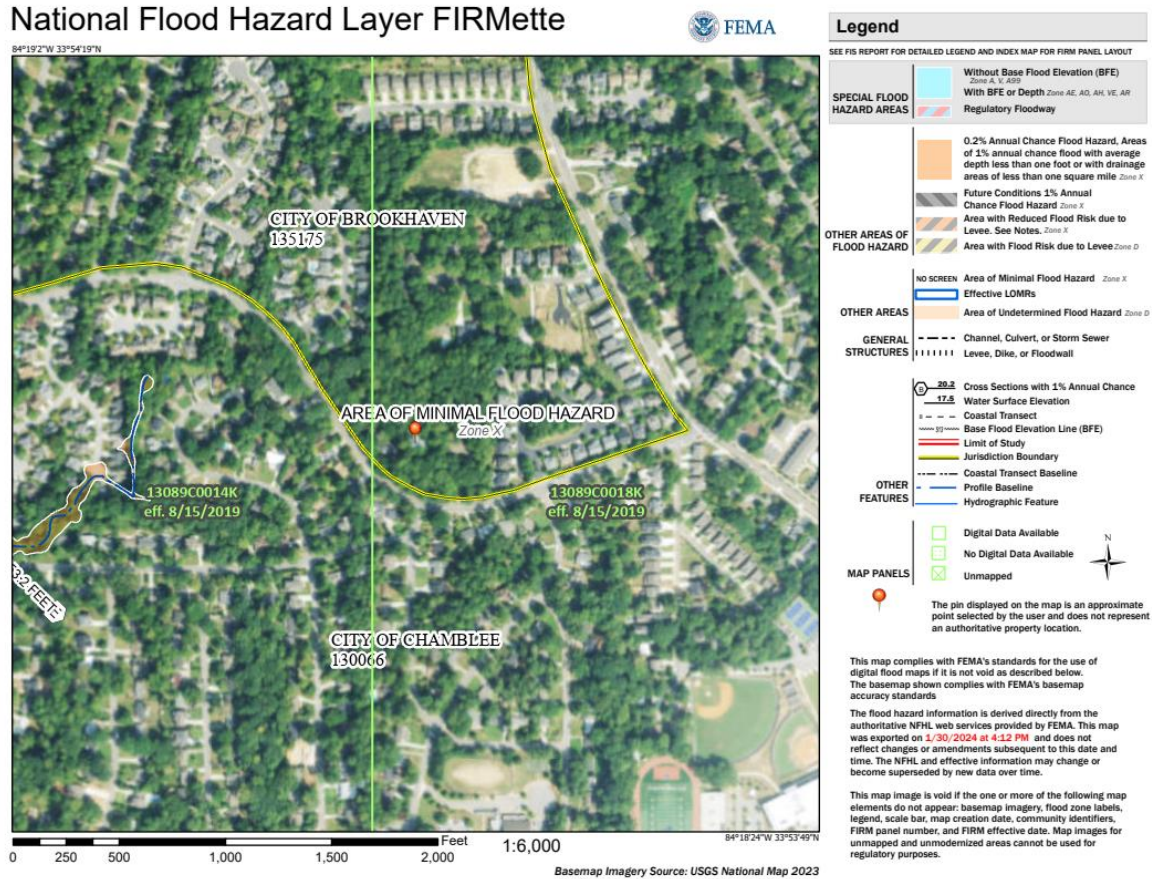


Figure 2. FEMA FIRM Panel

c) Streams/stream buffers

There are no state waters present on the Subject Property based on site observations and as indicated by the survey by Survey Land Express, Inc., dated July 17, 2023.

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

Based on topographic information obtained from the survey by Survey Land Express, Inc., dated July 17, 2023, 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 Tricolored Bats, Whooping Cranes and Monarch Butterflies. None were found to be present or nesting at the project location during the site visit on January 31, 2024.

g) Archeological/Historical Sites

According to 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.

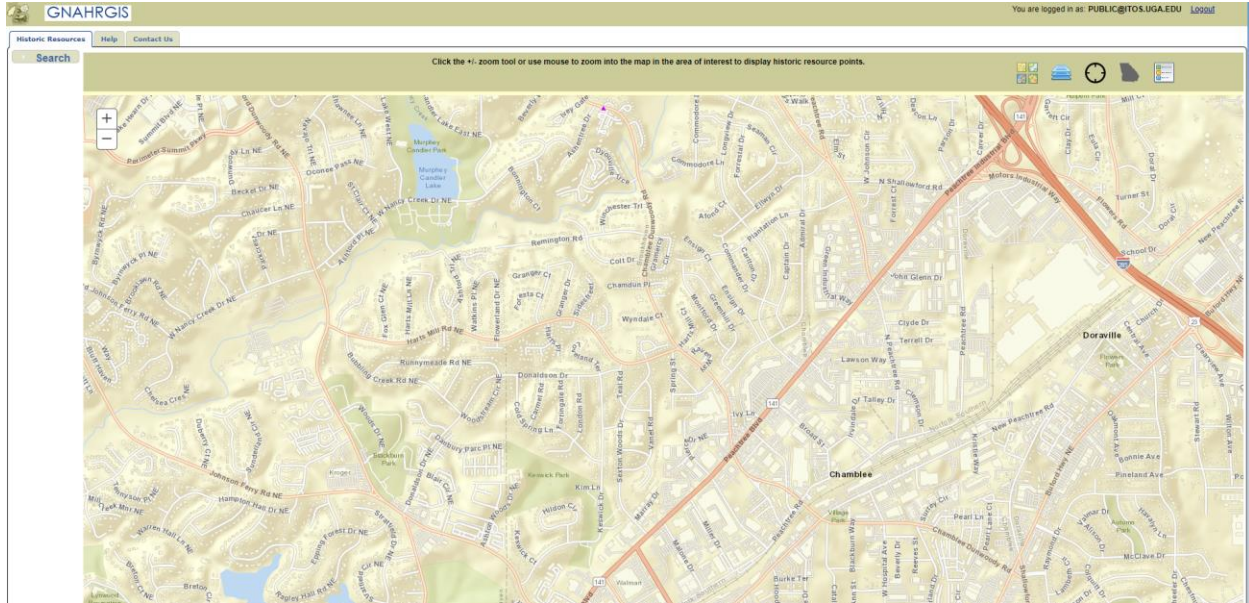


Figure 3. GNAHRGIS Map

3) **PROJECT IMPLEMENTATION MEASURES.**

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

There are no environmentally sensitive areas (i.e., floodplain, slopes exceeding 25 percent, river corridors) on the property.

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 Applicant's 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 single family residential developments and is not anticipated to have negative impacts on the surrounding properties.

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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 already developed with two existing homes and has been used as residences for most of the past 55 years. 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:	1946/1960 Harts Mill Road
Project/Plan Number:	
Current Zoning:	RS-100 (Single-Dwelling Detached (15,000 sq. ft.))
Proposed Use:	RS-50 - 14 single-family detached homes

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 type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i> The rezoning will allow the development of 14 market rate homes, replacing the two existing market rate homes currently on the property. There will be no impact on affordability.
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>
Impact on cost of development:	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input checked="" type="checkbox"/> No Impact <i>Explain:</i> The development does not include a workforce housing component, therefore this is not applicable.

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:	1946/1960 Harts Mill Road		
Project/Plan Number:			
Current Zoning:	RS-100 (Single-Dwelling Detached (15,000 sq.ft.))		
Proposed Use:	14 single-family detached homes		
Addition of Dwelling Units (Increase)			
Number of Bedrooms/Units	Number of Units	Projected: Sales Price or Monthly Rent per Unit (Range)	
Studio/0	+		
1	+		
2	+		
3	+		
4	+		
5+	+ 14	1.4-1.6 million	
Total Units:	+ 14		
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	+	-	
Total Units:	+	-	



2022 SEWER CAPACITY EVALUATION

Department of Watershed Management

Email request to: Sewercapacity@dekalbcountyga.gov

Project Name: 1946 & 1960 Harts Mill Rd Lot Split	Type of Development: Lot Split - 2 to 14 lots
DeKalb County AP # (if applicable): N/A	Land Lot & Parcel ID: 18 307 02 003 & 18 307 02 004
Project Address: 1946 & 1960 Harts Mill Rd Brookhaven, GA 30341	Replacing existing sewer customer? Yes <input type="checkbox"/> No <input type="checkbox"/>
Estimated Month Flow Begins: (mm/yyyy) 06/2024	If yes, see calculations notes.
Total Peak Flow Requesting (gpd): 5,550	Sewershed: Nancy Creek
Average Daily Flow Requesting (gpd): 2,220	Intended Tie-in Manhole ID: 18-307-s044 See Additional Resources

Developer/ Owner Information

Company Name: Pirkle Built	Address: PO Box 70245
Contact Name: Russell Pirkle	City, State, Zip Code: Marietta, GA 30007
Phone Number: 404-787-8180	Email Address: Russell@PirkleBuilt.com

Engineer Information (if applicable)

Company Name: Crescent View Engineering, LLC.	Address: 211 Frasier St. SE
Contact Name: George Baltz	City, State, Zip Code: Marietta, GA 30060
Phone Number: 678-324-8410	Email Address: trey@crescentvieweng.com

Please include the following items in your submittal package if applicable:

- Proposed Peak and Average Daily Flow Calculation based on attached guidelines (See Appendix -A)
- Detailed information about building use type(s) and unit counts for both proposed and existing uses, if applicable
- Requested flows greater than 500 GPD average daily flow should be sealed by a Professional Engineer
- If a new physical connection to the sewer is being proposed Geographical Information System (GIS) map clearly showing the proposed site(s) surrounding areas, and utilities. (See Page 3 for map request form)
- Proposed utility or site plan, if available
- Essential Services & Community Enhancement screener (optional - See Appendix B)

Name: George H. Baltz III

Date: 01/29/2024

Signed:

Seal: (if signed)



Fill out all highlighted fields, sign form (electronically or scanned) and email to: sewercapacity@dekalbcountyga.gov

Additional Resources:

Water & sewer map request (manhole ID): <https://survey123.arcgis.com/share/d496b791b4c4d97994fb38da543444f1>

Watershed GIS requests: dwm_gis@dekalbcountyga.gov

Capacity Assurance Program: <https://www.dekalbcountyga.gov/watershed-management/capacity-assurance-program>

Watershed Planning Docs: https://www.dekalbcountyga.gov/planning-and-sustainability/watershed_guides-checklists-and-calendars

Appendix - A (Revised 01/01/2020)

Table 1: Sanitary Flow Contributions from Site Specific Sources

CONTRIBUTOR	UNIT	DESIGN AVG DAILY FLOW (GPD)
Barber Shop	Per Station	20
Carwash (Automatic)	Per Unit	166
Carwash (Self Service)	Per Bay	100
Church (NOT including food or day schools)	Per 1,000 sf	30
Coffee Shop/Deli/Fast Food	Per 1,000 sf	450
Coin Laundromats	Per Washing Machine	400
Commercial Laundromats	Per Washing Machine	640
Daycare	Per 1,000 sf	150
Dentist	Per dental chair	120
Full-Service Restaurant/Bar/Caterer	Per 1,000 sf	550
Gym/Dance Studio (w/o shower)	Per 1,000 sf	65
Gym/Dance Studio (w/showers)	Per person	20
Hair Salon	Per Shampoo Bowl/Chair	150
Hospitals	Per bed	200
Motel/Hotel	Per room	100
Nail Salon	Per pedicure chair	50
Nursing Home/Assisted Living	Per bed	125
Offices	Per 1,000 sf	110
Police/Fire Station	Per 1,000 sf	100
Residence (Single family/Apts/Condo, etc.)	Per residence	185
Retail/Shopping Center/Mercantile	Per 1,000 sf	100
School	Per student	16
School - w/gymnasium	Per student	20
Service Station/Convenience Store	Per 1,000 sf	100
Theater/Museum/Auditorium/Amusement	Per 1,000 sf	65
Warehouse/Industrial	Per 1,000 sf	25

GPD = gallons per day

Example Calculation – 1 house* 185 gpd = 185 gpd average daily flow

185 gpd * 2.5 (peaking factor) = 462.5 gpd peak daily flow

CALCULATIONS NOTES:

- Current, existing flow (since 01/2019) that is being replaced (previous use, demolished buildings, etc.) are subtracted from the flow request for both average and peak daily flow.
- Include information about the units in calculations.
- Your peak daily flow should be 2.5 times the average daily flow, per the peaking factor of 2.5

Simple calculations:

Appendix – B

Essential Services & Community Enhancement Screener (optional)

If we are unable to certify sewer capacity through wastewater modeling, some projects are eligible for special considerations in the Capacity Assurance Program. If you wish to be considered through these programs, please indicate if your project fits any of the below categories with a checkmark and provide documentation to sewercapacity@dekalbcountyga.gov.

Essential Services:

- Healthcare facility
- Public safety facility
- Public school
- Connection of existing untreated wastewater discharge (e.g. failing septic system) to the County wastewater system

Community Enhancing Projects:

- Low-income housing which qualifies for U.S. Department of Housing and Urban Development (HUD) subsidies
- Qualifies for the U.S. Dept. of Treasury New Markets Tax Credit Program e.g. grocery stores in food deserts
- Government building or facility
- Project which has funding participation from federal, state, or local government
- Provides community enhancement and which is in an Economic Opportunity Zone

Supporting Information for Essential Services or Community Enhancement Project Designation:

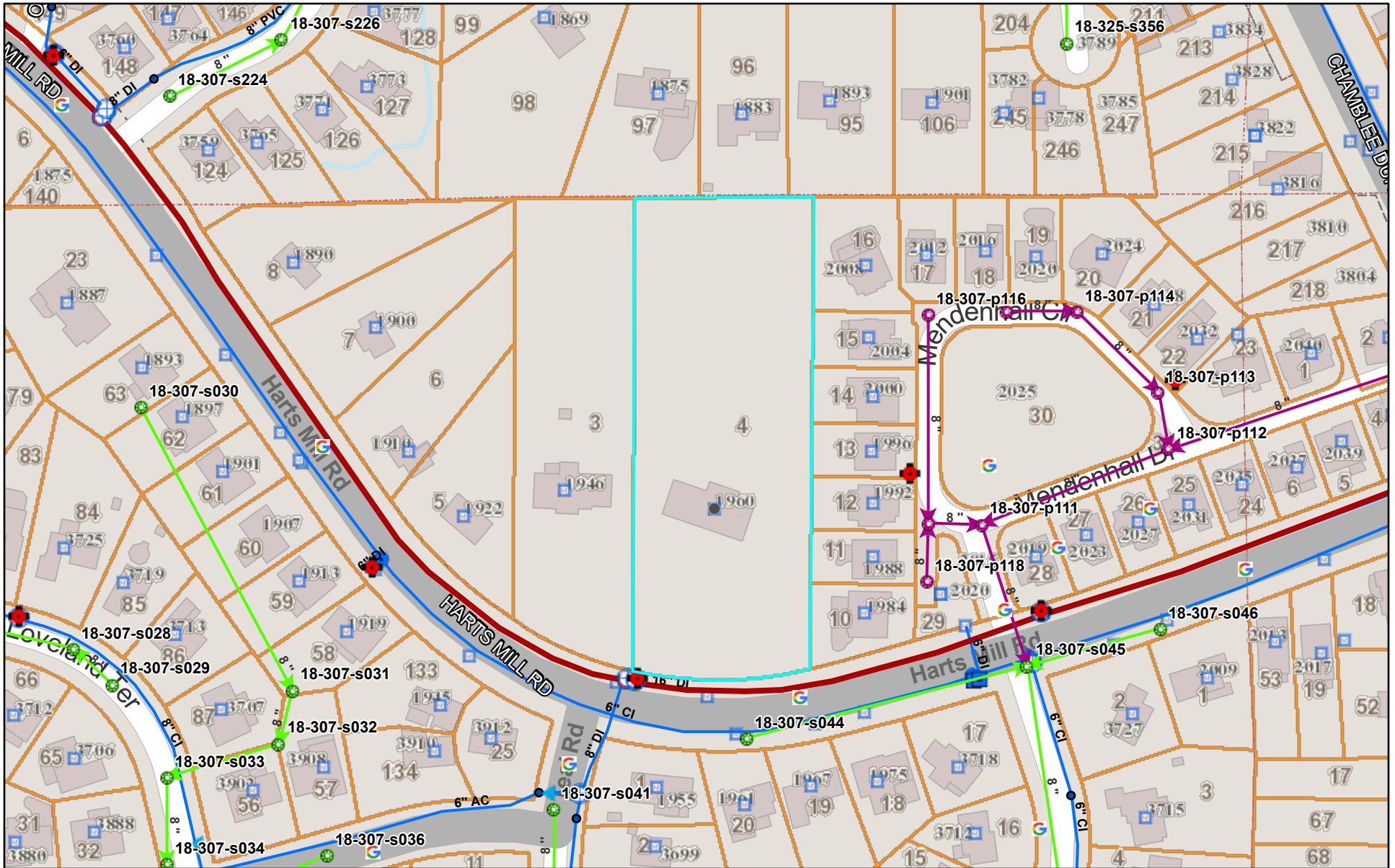
Internal Use only:

Date reviewed and accepted:

Signed:

Received by:

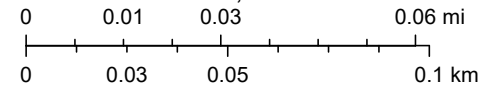
1960 Harts Mill Road



1/25/2024, 12:08:42 PM

1:2,257

- | | | | | | | | | | | | |
|--|--------------------|--|----------------|--|----------------|--|------------|--|--------------------------|--|-------------|
| | Google Street View | | Sewer Mains | | Water Valves | | Tap Sleeve | | Water Transmission Lines | | Districts |
| | Manholes | | DEKALB | | Water Fittings | | Tee | | Water Mains | | Legal Anno |
| | DEKALB | | PRIVATE | | 90 Bend | | Valve | | Water Meter | | Address |
| | PRIVATE | | Water Hydrants | | Reducer | | WML | | Land Lot | | Tax Parcels |



DeKalb County Watershed Management

The data provided in this map is provided for informational and planning purposes only. DeKalb County DWM is not responsible for the misuse or misrepresentation of the data.



MEMORANDUM

TO: City of Brookhaven
FROM: Alex Brock - Smith, Gambrell & Russell, LLP
DATE: January 31, 2024
RE: Trip Generation Report - 1946 & 1960 Harts Mill Road

The Applicant does not anticipate any significant impact to the vehicular traffic from the number of trips that the Proposed Development will generate. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition) (ITE Category 210 Single Family Residential), to calculate vehicle trips for the Proposed Development. According to the ITE Trip Generation Manual, the fourteen (14) homes will generate ± 12.07 trips during the weekday A.M. peak hour, ± 14.97 trips during the weekday P.M. peak hour, and ± 161.24 total trips on a weekday. The Proposed Development's small number of vehicular trips are not anticipated to cause any significant detrimental impacts on the adjacent roadways, however. The Proposed Development will have direct access to Harts Mill Road, which is classified as a Collector roadway per the Roadway Functional Classification in Brookhaven Map. *See City of Brookhaven's 2034 Comprehensive Plan, pg. 22.* Additionally, the Subject Property is located a short distance from Chamblee-Dunwoody Road and Ashford Dunwoody Road, both of which are classified as Minor Arterials and intended for higher volumes of traffic. *Id.* For example, the Georgia Department of Transportation's data for Chamblee-Dunwoody Road notes an average daily trip count of $\pm 12,200$ cars. When the current daily trips are compared to the trips that the Proposed Development is expected to generate, the proposed trips are inconsequential. Hence, the Proposed Development's impact on traffic is anticipated to be minimal.