

# GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES  
CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT &  
REGULATORY AFFAIRS

## MEMORANDUM

**TO:** Mayor and Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** Z21-004 and CV21-005 for 0 Yates Rd  
**MEETING DATE:** July 14, 2021

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Applicant seeks to rezone from **NUP (Neighborhood Unit Plan) to MIX (Mixed Use)** for the purpose of building mixed-use senior apartments. This would also involve an amendment to the Future Land Use Map from Suburban Neighborhood to Regional Live Work.

Applicant also seeks the following concurrent variances:

1. To amend the parking requirement from 186 down to 151. This would be broken down as 1 per unit (114 spaces) and 37 on street spots for guests. The total reduction request is 35 spaces.
2. A reduction in the required front landscape strip from 20 feet to 10 feet.
3. A reduction in the required side yard from 25 feet to 15 feet.
4. An allowance to build a road in the 10-foot improvement setback.

**STAFF RECOMMENDATION: Denial on all**

**PLANNING COMMISSION RECOMMENDATION: Approval on both cases**

cc: Corey Adams, City Clerk

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**APPLICATION INFORMATION**

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Applicant Information:	Donald Washington for Bolster Real Estate Partners L.L.C. 2179 Niles Place NE Atlanta GA, 30324
Status of Applicant:	Developer
City Council District(s):	District 3
Parcel ID Number:	13 0034 LL0897
Area of Property:	4.5 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	2004Z -0080, rezoning AG-1 to NUP, APPROVED
Surrounding Zoning:	<u>North:</u> AG-1 <u>South:</u> A-1 <u>East:</u> AG-1, and R-3 <u>West:</u> None (I-285)
2035 Future Land Use Designation:	<u>Character Type:</u> Suburban Neighborhood <u>Land Uses:</u> Residential 2 to 3 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings:</u> R-3, R-3A, R-4A, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	No
Overlay District:	None
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to the site by Fulton County. Any extension of sewer service is the responsibility of the developer.
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street:</u> Roosevelt Highway  <u>Classification:</u> Minor Arterial  <u>Public Transit:</u> Rte. 180 serves Roosevelt Highway

Bike/Pedestrian Access: No sidewalk or bicycle lanes on Yates Rd.

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Parking Required (Retail/Service Stations): As determined in the MIX conditions. Petitioner is asking for a parking variance for the residential component.

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## MAPS

### **City of South Fulton Zoning and Aerial Map:**

(see attached)

### **Proposed Site Plan:**

(see attached)

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## **PUBLIC PARTICIPATION**

The applicants have held multiple public meetings concerning this project. Two virtual meetings were held on March 30 and April 8, 2021, via Zoom. An in-person meeting was held on April 14, 2021. The report for all meetings is attached.

The applicants have also met on multiple occasions with the D3 Councilmember and staff.

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## **ZONING IMPACT ANALYSIS**

### **1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

This proposal would be a big departure from both the Future Land Use Map and the surrounding development. Although bordered on one side by an existing apartment complex, the new proposal is significantly denser. Otherwise, the neighborhood is single family residential.

While the project may have merit in and of itself, the opinion of the department is that there may be other locations within the City that are more suitable for a project of this magnitude.

### **2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

No. Although not in compliance with the land use map for the area, the project as proposed would not negatively affect the surrounding neighborhood. It would however, be a significant change from what had originally been envisioned for the area.

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

No. The current zoning of the property is for low density single family residential. Given the fact that this property abuts the highway, this is not a development type that would likely be realized at this location. Furthermore, the current development plan that was approved for the property consists of a single row of single family residential. This has never been constructed as approved.

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

No. Although This project would be of a density much higher than what is currently in the area, this development is not of a size to where streets or transportation in the area would be overburdened. Current utility infrastructure is sufficient for this proposal, including what is already in the area. Future needed infrastructure improvements for the site would be paid for by the developer. Additionally, Fulton County Schools sent their report showing no concern with the possible increased enrollment from this project.

**5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**

No. This rezoning request conflicts with the land use plan.

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

No. There are no other pertinent conditions or concerns with this site.

**7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.**

No. The project proposed here would not be environmentally averse, and any site environmental concerns would have to be addressed in any development plan.

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**VARIANCE CONSIDERATIONS**

Staff is including the specific conditions that must be considered for a variance to be granted to assist the Zoning Board of Appeals in considering the application and its merits. According to our Code, these considerations include:

**808.09 Hardship Criteria:**

Primary variances shall only be granted by the Zoning Board of Appeals and concurrent variances shall only be granted by City Council upon showing that, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship and such approval will not be contrary to the public interest. A variance from the terms on this Ordinance shall not be granted unless a written application is submitted demonstrating:

- a) The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of



its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public;

- b) That special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other land, structures, or buildings in the same district;
- c) That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties within the same district under the terms of this Ordinance;
- d) That the special conditions and circumstances do not result from the actions of the appellant;
- e) That granting the variance requested will not confer on the appellant any special privilege that is denied by this Zoning Ordinance to other lands, structures or buildings in the same district;
- f) That the request is limited to the extent necessary to alleviate the unnecessary hardship and not as a convenience to the appellant nor to gain any advantage or interest over similarly zoned properties; and
- g) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.

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## **STAFF COMMENTS**

Engineering: Engineering was invited to the pre-application meeting before the application was submitted and provided comments at that time.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: The traffic engineer was invited to the pre-application meeting before the application was submitted and provided comments at that time.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: The report is attached.

Fire: The Fire Marshall was invited to the pre-application meeting before the application was submitted and provided comments at that time.

Legal: Requested information, none provided.

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## **PLANNER'S RECOMMENDATION**

Regarding the rezoning request, the recommendation is for Denial. While this development may have merit on its own, at the current proposed location it is not in compliance with our current Future Land Use Map. It is the policy of the City of South Fulton to maintain compliance with the Future Land Use Map in all cases so that the desired growth patterns of the Comprehensive plan can be maintained.

Concerning the concurrent variances, the recommendation is also for Denial. They are being requested in conjunction with a request not in compliance with the Future Land Use Map and the policy of the City.

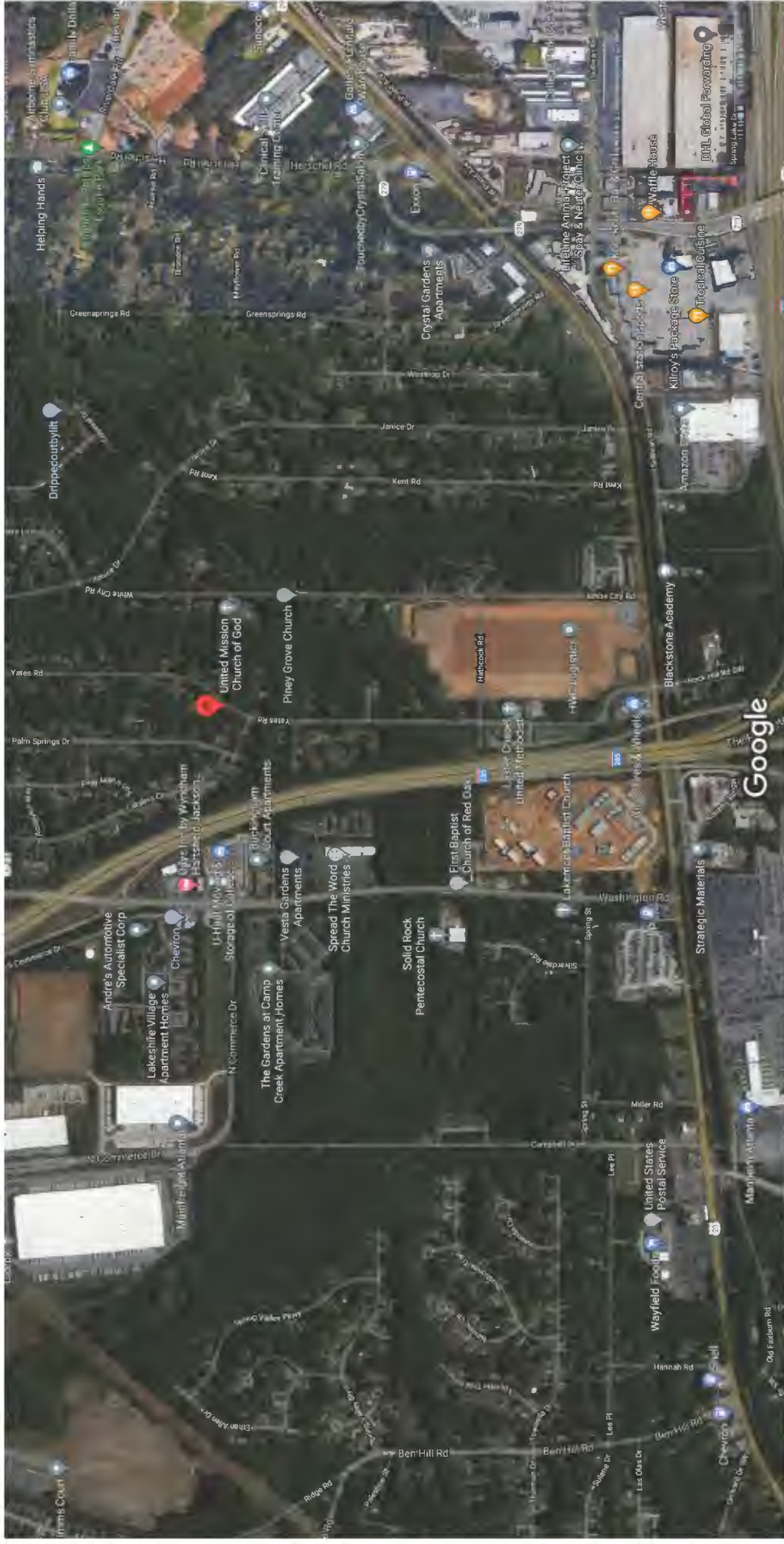
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**PLANNING COMMISSION RECOMMENDATION**

At the June 15, 2021 Planning Commission meeting, the board recommended Approval of both cases.

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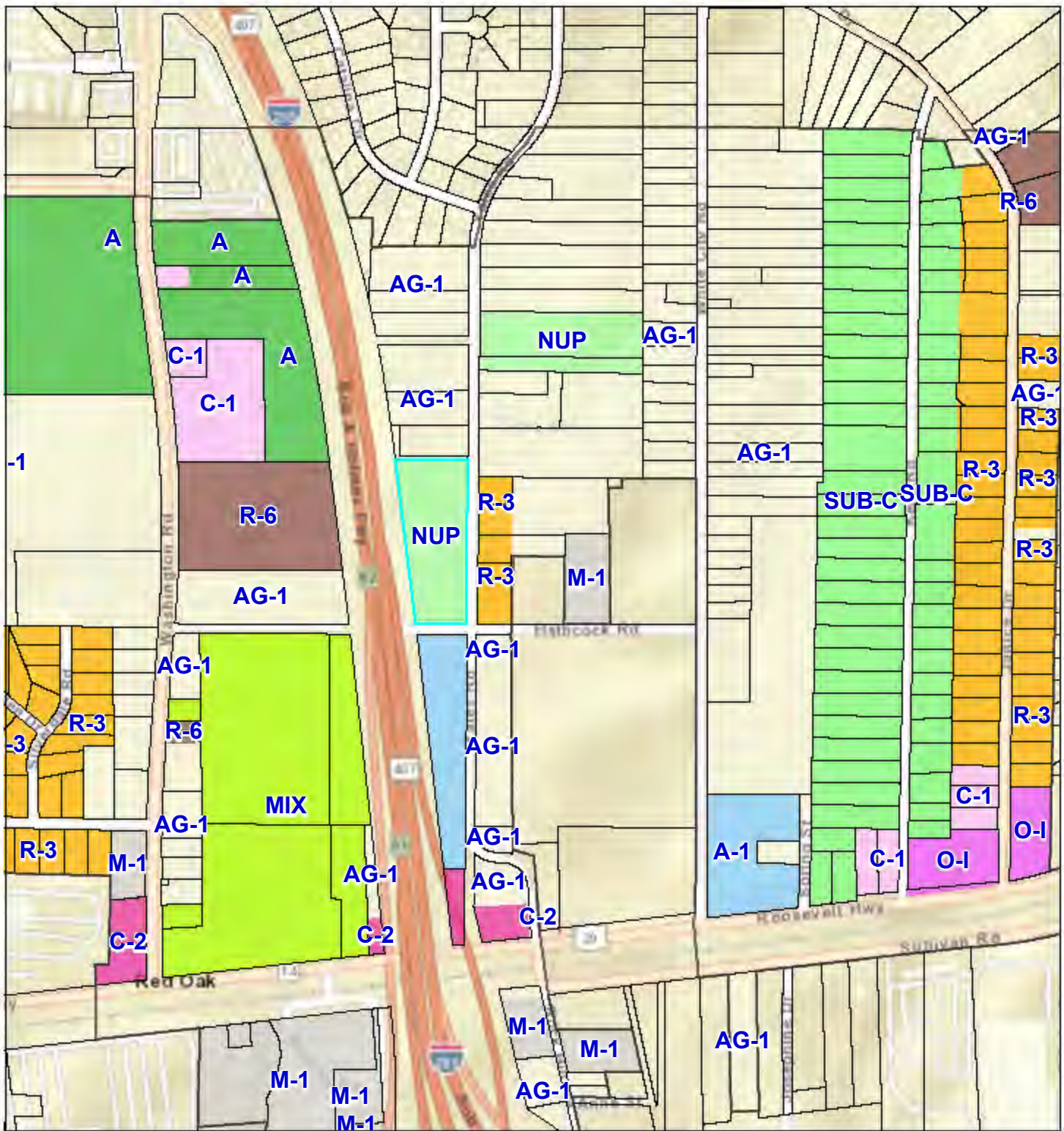
**PREPARED BY:** Nathan Mai-Lombardo, Planning and Zoning Administrator**REVIEWED BY:** Shayla Reed, Director, CDRA



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 500 ft



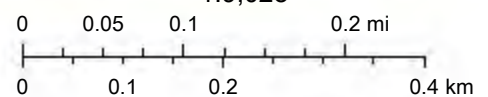
# COSF ArcGIS Web Map



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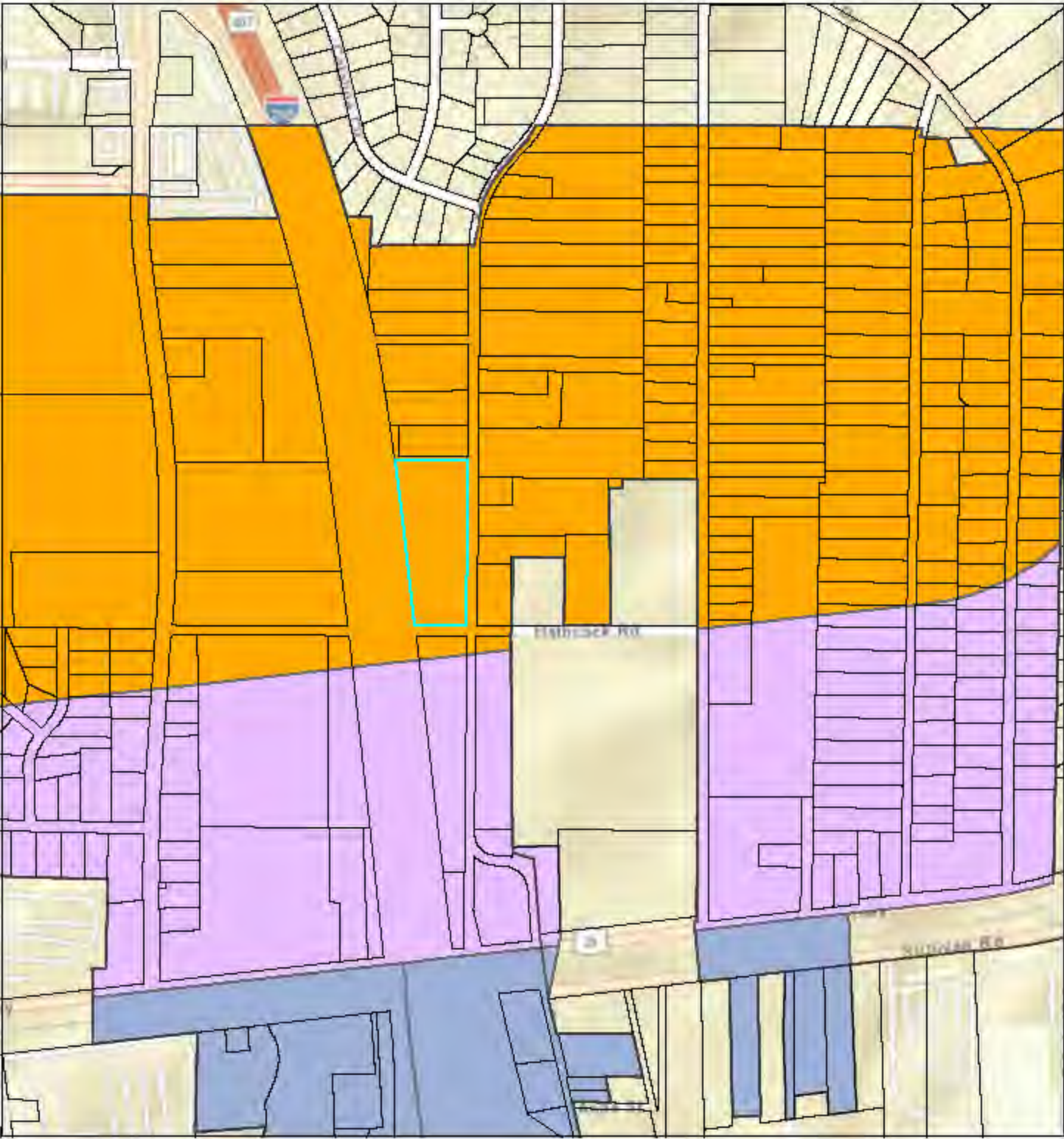
- |                              |                              |
|------------------------------|------------------------------|
| City Limits                  | C-2 (General Commercial)     |
| Tax Parcels from County      | M-1 (Light Industrial)       |
| <b>Current Zoning</b>        |                              |
| A (Medium Density Apartment) | NUP (Neighborhood Unit Plan) |
| A-1 (Apartment Dwelling)     | O-I (Office & Institutional) |
| AG-1 (Agricultural)          | R-3 (Single Family Dwelling) |
| C-1 (Limited Commercial)     | R-6 (Single Family Dwelling) |
|                              | MIX (Mixed Use)              |
|                              | C-2 (General Commercial)     |



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

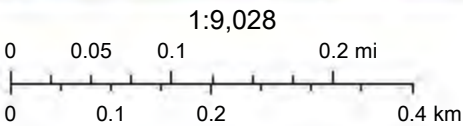


# COSF ArcGIS Web Map



5/7/2021, 12:18:24 PM

- City Limits
- Tax Parcels from County
- 2035 Future Land Use
- Community Live Work
- Suburban Neighborhood
- Business Park



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Jeff Haymore  
404.665.1242

Email:  
jhaymore@dillardsellers.com

June 3, 2021

Nathan Mai-Lombardo  
Planning and Zoning Administrator  
Department of Community Development and Regulatory Affairs  
City of South Fulton  
5440 Fulton Industrial Boulevard, SW  
Atlanta, Georgia 30336

Re: Application # Z21-004: Amendment filings for 5140 Yates Road, "The Kourtney"

Dear Nathan:

Based on input received at community outreach meetings, Staff and Applicant's design professionals, please find enclosed the following which I ask to be substituted for the originals, placed in the official application file and included in your CZIM presentation on June 7, 2021:

1. Amended site plan dated June 3, 2021. The amended site plan arranges the site in a manner that increases the open/green space while increasing a unit count from 114 to 120, changes the bedroom count slightly and also increases total proposed on-site parking from 151 spaces (original application) to 174 spaces. Applicant still requests a parking reduction in accordance with City Code Sec. 404.05(c), from the total required on-site of 196 to 174. A detailed parking calculation is attached hereto as Exhibit "A". In addition, Applicant still requests concurrent variances from the front and north side yard setbacks as stated in the original concurrent variance application;
2. Project Images, consistent with the amended site plan, depicting the following:
  - a. Flexible Designs
  - b. Flexible Unit Plans
  - c. Intimate Courtyards
  - d. Residential Scale
  - e. Well Designed Streets
  - f. Designed for Dignity; and
3. Elevation Perspective.

Please let me know if you have any questions about this. As we discussed today, you will allow Applicant to share its screen at the CZIM meeting in order to share additional project details.

[signature on following page]

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey S. Haymore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey S. Haymore, Esq.

Cc: Donald Washington, Bolster Real Estate Partners, LLC

Exhibit "A"

Parking Calculation

With regard to off-street parking, Article 6 does not specify minimum number of off-street parking spaces by zoning district. Instead, Table 6-1 provides that for multi-family with fewer than 40 units/acre, the parking ratio is 1.4 spaces for 1-bedroom units and 2 spaces for 2-bedroom units.

UNIT MIX		
<i>Unit Type</i>	<i># of Units</i>	<i># of bedrooms</i>
Studio	20	20
1 Bedroom	54	54
Two Bedroom	46	92
Total/Average	120	166

At 74 1-bedroom/studio units ( $74 \times 1.4 = 103.6$ ) and at 46 2-bedroom units ( $46 \times 2.0 = 92$ ), the required off-street parking is 196 ( $104 + 92 = 196$ ).

As shown on the site plan, the proposed development will provide 174 spaces as follows:

1. 128 off-street spaces for residents; and
2. 46 on-street parking for residents and guests

**Applicant requests, pursuant to Sec. 404.05(c), that the City Council reduce the required off-street parking by 68 parking spaces but only by 22 total parking spaces.**



## PROJECT INFORMATION

### SITE DATA

EXISTING ZONING: NUP (NEIGHBORHOOD UNIT PLAN)  
PROPOSED ZONING: MIX (MIXED USE)  
TOTAL ACREAGE: 4.503  
DISTURBED ACREAGE: 4.5

FULTON COUNTY, GA  
LAND LOT 34; 13TH DISTRICT  
PARCEL #: 13 0034 L0097

SETBACKS:

FRONT: 0 ft

SIDE: 0 ft

BACK: 0 ft

MINIMUM COMMON OUTDOOR AREA: 20%

### BUILDING DATA

OFFICE/COMMERCIAL SPACE: 3,625 SF  
PROPOSED UNITS: 120 UNITS (74-1BR/STUDIO & 46-2BR)  
PROPOSED DENSITY: 27 UNITS / AC  
MAX. BUILDING HT.: 60 ft  
PROPOSED BUILDING HT.: 40 ft. < 60 ft.

### PARKING DATA

REQUIRED PARKING:  
MULTIFAMILY  
(1.4 SPACES / 1.88 UNIT); 74 X 1.4 = 104 SPACES  
(2 SPACES / 2.88 UNIT); 46 X 2 = 92 SPACES  
TOTAL REQUIRED: 196 SPACES  
PARKING PROVIDED:  
128 RESIDENTIAL PARKING  
46 ON-STREET GUEST PARKING  
174 TOTAL SPACES

### UTILITY PROVIDERS

WATER: CITY OF ATLANTA  
SEWER: FULTON COUNTY

### OWNER / DEVELOPER (PRIMARY PERMITTEE)

DONALD R. WASHINGTON  
2712 NILES PLACE NE  
ATLANTA, GA 30324  
BOSTON AREA ESTATE PARTNERS, LLC  
DWASHT7@GMAIL.COM

### CIVIL ENGINEER

ANTONIO SAMPLI  
BERRY & ASSOCIATES, INC.  
2951 TUCKER ROAD SOUTH  
SUITE 119  
ATLANTA, GA 30341  
(770) 452-7549  
ASAMPLI@BERRY.NET

### ARCHITECT

ERIC SEUGLING  
CHOATE + HERBLEIN ARCHITECTS  
1409 NORTH HIGHLAND AVE, NE  
SUITE H  
ATLANTA, GA 30306  
(404) 686-7214  
ESEUGLING@SCHWACH.COM

### 24 HOUR CONTACT

SHARA MCLENDON  
(404) 440-4029  
SMCLENDON@GARDENCOMPANY.COM



LOCATION MAP (N.T.S.)



1409 NORTH HIGHLAND AVENUE, NE  
SUITE H  
ATLANTA, GEORGIA 30306  
404 672 8400 | SCHWACH.COM

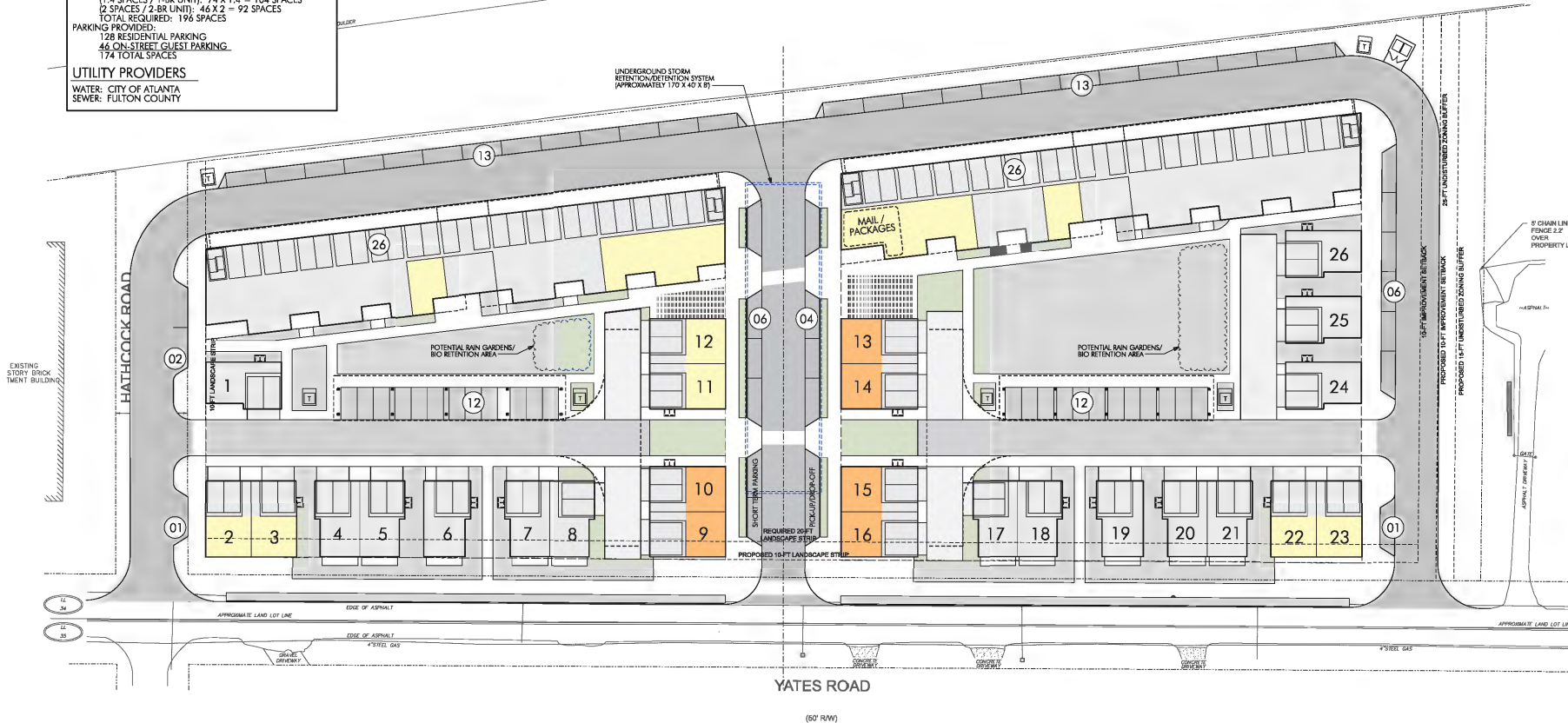


THE KOURTNEY  
@YATES ROAD  
LAND LOT 34  
13TH DISTRICT  
FULTON COUNTY

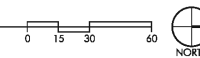
PROJECT: SBCH 22103.00  
PRINTED: ZONING AMENDMENT JUNE 03, 2021  
REVISED:

A-Z1.0

ARCHITECTURAL  
ZONING SITE PLAN  
NOT ISSUED FOR CONSTRUCTION



01 ARCHITECTURAL SITE PLAN  
A-Z1.0 SCALE: 1" = 30'-0"





## Rezoning Impact Statement

**PETITION:** Z21-004

**JURISDICTION:** South Fulton

### Proposed Residential Units

Single-family detached 0 Townhouses 0 Apartments 114 Condominiums 0

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT <sup>A</sup>	GADOE CAPACITY	EST. # NEW FCS STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY <sup>B</sup>	
				WITHOUT DEV	WITH DEV
College Park ES	595 to 631	850	8 to 35	-255 to -219	-255 to -184
Woodland MS	750 to 796	1,200	0 to 9	-450 to -404	-450 to -395
Banneker HS	1,511 to 1,605	1,900	1 to 18	-389 to -295	-388 to -277
<b>TOTAL</b>			<b>9 to 62</b>		Insufficient historical data to run report? <input type="checkbox"/>

### HS REGION: Banneker HS

One single-family detached unit generates:

AVERAGE - 1 STD DEV

AVERAGE + 1 STD. DEV.

elementary school students  
middle school students  
high school students

One townhouse unit generates:

elementary school students  
middle school students  
high school students

One apartment unit generates:

elementary school students  
middle school students  
high school students

One condominium unit generates:

elementary school students  
middle school students  
high school students

(Note: Empty/null values indicate insufficient historic data)

<sup>A</sup> Forecasted enrollment for the 2021-22 school year

<sup>B</sup> Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.

\* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.

\*\* Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.



## PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Bolster Real Estate Partners, LLC Petition No. \_\_\_\_\_

Date: 4/20/21

1. The following parties were notified of the requested rezoning/use permit:  
See enclosed list of property owners within 1/2 mile. In addition, notification was sent to  
constituents of District 3 via mailer by Council member Helen Willis in April. A copy of  
of the mailer is also enclosed.
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)  
Zoom meetings were held on March 30 and on April 8 from 7-8 pm. An in-person "open house"  
was held on April 14 from 1-7 pm. Additional details on the meeting are included in the attached  
mailers. A copy of the power point presentation at the Zoom meetings is enclosed.
3. The following issues and concerns were expressed:  
See attached meeting reports. Also, a video recording of the Zoom meetings is being provided  
electronically.
4. The applicant's response to issues and concerns was as follows:  
See attached meeting reports.
5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

*Attach additional sheets as needed.*

## **Public Participation Report**

### **The Kourtney: Yates Road**

**Meeting Date:** March 30, 2021 at 7:00 p.m.

**Meeting Location:** Zoom (Meeting ID 861 8517 5125; Code: 218377)

Notice was mailed to the owners on the list included in the rezoning application

Eight residents attended the online meeting ( Dr. Jones, Linnie Grier, Lareecia, Rich Yun, Vearl Jones, KT (only initial given), K. Robinson, Rev. Doc. Jo (no last name given). The Zoom log for participants and comments is attached as Exhibit A. Attendees were able to ask questions in the chat feature and also verbally. The meeting lasted approximately 45 minutes when attendees had no further questions/comments

#### **Summary of issues/questions raised during meeting:**

1. Will development be a gated community?
2. What kind of retailers?
3. Will development primarily front on Yates Road or Hathcock Road?
4. Is the development planning on making improvements to Roosevelt Highway/Rock Hill Road/Sullivan Road intersection?
5. Will there be employment opportunities for residents?
6. When is the scheduled groundbreaking?
7. Why not look to do project on Washington Road?

#### **Summary of Applicant's response**

1. Regarding gated community, Applicant stated that it was seeking input from the community on this issue, had not made any decision on this issue and would have a third-party management company to manage property but that safety and well-being on its residents is paramount
2. Regarding type of retailers, Applicant stated that it was seeking input from the community on this issue, that no specific retailer/commercial tenant has been finalized but looking at potential users like coffee shop, small grocer, restaurant, dry cleaner, etc.
3. Regarding frontage, Applicant stated that Yates Road would be primary street frontage
4. Regarding planned traffic improvements, Applicant team stated that it is not making any improvement to the Roosevelt Highway/Rock Hill Road/Sullivan Road intersection which is approximately ¼ mile south of the project.
5. Regarding employment opportunities for residents, Applicant stated that this is a possibility for commercial uses
6. Regarding groundbreaking, Applicant stated Spring 2022.
7. Regarding Washington Road v. Yates Road, Applicant stated that site under contract is on Yates Road.

#### **Resident Reaction**

1. Dr. Jones loves the project. She grew up on White City Road, just to the east of the site.
2. Linnie Jones loves the project. Her family owns the tire job just to the south of the site at Yates Road and Roosevelt Highway



## MARCH 30 zoom CHAT

chat.txt

```

1 19:27:02 From Dr. Jones : Will this be a gated community? security environment? Mr. Washington mentioned growth in this area. Do
and White City Road?
2 19:30:57 From Dr. Jones : Not this project, but do you know if there are any future projects on these roads
3 19:31:37 From K. Robinson : Do you know what kind of retailers will be coming into the development?
4 19:32:15 From K. Robinson : I know you mentioned a coffee shop and dry cleaner, but are these set in stone or just potential typ
5 19:33:37 From Dr. Jones : Will this sit on Hathcock Road or more on Yates Road? Any employment opportunities
6 19:33:39 From Rich Yun : hi, what about the land on washinton rd?
7 19:33:57 From Linnie Grier : are you going to put a round about on yates road they have a lot of accidents there
8 19:34:59 From Rich Yun : The land is next to the Atl Job corp
9 19:35:24 From Linnie Grier : By the tires shop?
10 19:37:38 From K. Robinson : and the railroad is kinda off to the side
11 19:37:49 From Dr. Jones : its at Sullivan road
12 19:39:02 From Rich Yun : on the Washington rd next to Atl Job corp, it is betwenn church of Red Oak & Spread the word church. Th
13 19:39:05 From Dr. Jones : Great idea!
14 19:39:12 From Rich Yun : that I had question
15 19:39:13 From K. Robinson : The Jop Corp is an eyesore. I'll be glad for something nice looking to make me ignore it
16 19:40:55 From Dr. Jones : When is groundbreaking?
17 19:43:01 From Dr. Jones : I think its attractive and great idea for making the area more pleasant
18 19:48:27 From Rich Yun : please send me email to realty@7globe.com
19 19:48:34 From Rich Yun : thank you guys
20
  
```

## **Public Participation Report #2**

### **The Kourtney: Yates Road**

**Meeting Date:** April 08, 2021 at 7:00 p.m.

**Meeting Location:** Zoom (Meeting ID 869 5621 4883; Code: 505852)

Notice was mailed to the owners on the list included in the rezoning application

Seventeen residents attended the online meeting (Dr. Jones, Vearl Jones, Ann Norman, Eddie Fisher, Lareecia, Harriet N, Doris Derby, "The Sun on the Peak, LLC" , Michelle, Rev Doc John Allen Sr., Deacon John Balkum, Rich Yun, Paula Bailey, Rosario Rivera, Jean & Ralph Leslie, Marva Leslie, James Davis. The Zoom log for participants and comments is attached as Exhibit A. Attendees were able to ask questions in the chat feature and also verbally. The meeting lasted approximately 45 minutes when attendees had no further questions/comments.

#### **Summary of issues/questions raised during meeting:**

1. How much will the units cost?
2. Where would this project be located exactly?
3. When do you plan to complete this project?
4. Can you share more about the re-zoning and how it will affect residents? Does it open the area up for other developers to come in and build non-residential?
5. Have you taken in consideration the traffic in that area?
6. Will this property be at East Point or College Park?
7. You mentioned that 3<sup>rd</sup> party traffic company said it won't be an issue, but it will be coming into Catalina Rd/ Yates Rd and nearby residential neighborhoods. Traffic has picked up from recently added businesses.
8. How big is the lot? How many different residents are you having on the lot?
9. Do you plan to do a community garden?
10. Will you ask the City of SF to install a traffic light at Roosevelt and Yates?
11. Noise abatement dealing with train, highway, airport, etc. Have you considered this concern?
12. How many units per a building?
13. What plans do you have for security within the complex? Will you have security guards and cameras?
14. Who is the builder of the project?
15. Is there wiggle room on age of 55+?
16. Is this a black owned company?

#### **Summary of Applicant's response**

1. This is a market rate project but 15% will be allocated to 60% AMI (Area Median Income). This will be mixed income with studios at \$950, 1 BD at \$1,100 and 2 BD at \$1,300.
2. Located next door to Pine Cove Apartment Bldg at 4755 Yates Rd. There is not physical address for the project yet.



3. Currently in middle of re-zoning process. Will get feedback on 4/14 from final community engagement event. Coordinating with design team on finalizing documents, pricing documents, etc. Plan to break ground early spring 2022, with 18-24 month construction period.
4. Re-zoning will only impact our specific site, it would not change zoning of surrounding sites. Residential areas would remain the same and not impacted by re-zoning of the project site. The city of S. Fulton has parameters in place to protect resident zones but we can only speak to our specific project. We cannot guarantee the city's expectations for the city. This is the first time this has been done in COSF.
5. Traffic engineers predict that impacts will be minimal for this area. It was recommended not to spend added cost to do full traffic study due to their past experience.
6. This property will be located in city of South Fulton.
7. Project is tucked further into Yates Rd and keeping car circulation internal to the site.
8. Total site is 4.5 acres. Looking to house 114 units, with a mix of 1-2 bedrooms.
9. We would like to consider incorporating community gardens, walking paths, etc. to promote healthy living.
10. Not directly related to our site but it would be a recommendation we shared with the COSF as feedback from the residents
11. We will work with acoustical consultants to build plan for meeting proper noise levels inside/outside the site. May include better quality construction materials, etc.
12. Each structure can accommodate up to three units.
13. We'll incorporate technology. There will be an onsite property manager team and staff frequently. There will be in unit security features and alarm systems. We will not have gates to restrict flow. Exact logistics have not been worked out yet but absolutely plan to have safety as a #1 priority. We will look at best practices from other community developments as well. We will continue to share as we get further along in the project.
14. Bolster Real Estate Partners
15. It is age targeted to 55+, but not fully restricted. There will be some flexibility. Will not split any families if one spouse meets the age group.
16. YES! The whole team is diverse.

### **Resident Reaction**

1. Dr. Paula Bailey - Concern about increased traffic from the development. Currently experiencing dangerous speeders through the subdivisions nearby.
2. Concern expressed about other developers coming in to change current residential neighborhoods to commercial
3. James Davis - Shared he thinks it's a positive growth opportunity for the community.

 Open in Text Editor

## APRIL 8 200M CHAT

cnat.txt

```

1  19:10:37      From Darden : Feel free to drop your questions here in the chat as they come to mind so that we can answer them at the .
2  19:32:01      From Michelle's Galaxy Tab S7 5G : where would this be located
3  19:32:47      From paulabailey : what side of Roosevelt High way will this project be
4  19:33:34      From Harriet N : When do you plan to complete this project?
5  19:34:12      From paulabailey : Have you take in consideration the traffic in that area
6  19:38:02      From Harriet N : Will this property be at East Point or College Park?
7  19:39:09      From doris derby : There will be a big increase in the traffic flow between Roosevelt, Yates, and moving toward Catali
    about improving the traffic flow from Roosevelt Hywy, the dangerous curve feeding into Roosevelt, and moving down Yates both ways? W
    around the curve.
8  19:42:53      From doris derby : Will you ask the City of SF to install a traffic light at Roosevelt and Yates?
9  19:46:29      From doris derby : I wholeheartedly agree with the speaker. The traffic flow is not minimal through the sub division in
    is dangerous.
10 19:56:38      From Darden : brealestatepartners@gmail.com
11 19:56:50      From doris derby : What plans do you have for security within the complex?
12 19:59:05      From doris derby : Will you have security guards and cameras?
13 19:59:36      From Darden : If there are any additional questions following this meeting, please email brealestatepartners@gmail.com
14 20:00:03      From doris derby : My question was not answered.
15
    
```

**Public Participation Report #3**  
**The Kourtney: Yates Road**

**Meeting Date:** April 14, 2021, 30-minute sessions between 1:00 p.m. to 7:00 p.m.  
**Meeting Location:** 3435 Roosevelt Highway, Suite 11, Atlanta, Georgia 30349

We had two residents attend this in-person “open-house” style meeting. Notes from each conversation between these residents and the Applicant are below:

**Barbara Crane**

- immediate neighbor to the South of the project
- overall is in support of the project
- expressed concerns about potential children being kept long term by the residents of our site
- expressed concerns about a reduction of privacy and asked that our structure near her house have an appropriate distance
- she also expressed a minor concern about her property value being reduced, but mentioned that she has no intention on selling her home

**Hurl Taylor**

- attended a virtual meeting and wanted to meet me in person as well
- in support of the project
- is interested in being a tenant of the project
- he liked the design and thought the concept was innovative and much needed



# Bolster

REAL ESTATE PARTNERS



**The Kourtney at Yates Road | Stacked Townhome 3D Projection**

**Conceptual and Subject to Change**





**Re: The Kourtney at Yates Road | South Fulton, Georgia 30344**  
Parcel # 130034 LL0897 (Located at the corner of Hathcock and Yates Road)

**Dear Neighbor:**

You are receiving this letter because the City of South Fulton has identified you as owning property within ½ mile of the "Subject Property" located at the corner of Hathcock and Yates Road. Bolster Real Estate Partners, LLC proposes to develop the Subject Property into The Kourtney at Yates Road, a 55+ active adult townhome rental community with neighborhood retail and amenity space. To build The Kourtney at Yates Road, the Subject Property must be rezoned. Prior to submitting the rezoning application to the City of South Fulton, we will host a series of virtual and in-person meetings to share details of the project and solicit questions and comments from neighbors. In an effort to maximize our efforts of working with each of you, we will host three meetings for open discussion. If you have questions that you would like answered prior to any of the referenced meetings, you may e-mail them to **brealestatepartners@gmail.com**. We will strive to answer those questions in a timely manner.

We look forward to these meetings and hope that you will attend.

Thank you,

**Bolster Real Estate Partners**

BolsterREP.com

## Meeting Schedule:

### March 30, 2021 | 7pm-8pm

**Virtual Meeting:** <https://zoom.us/join>

**Meeting ID:** 861 8517 5125

**Passcode:** 218377

**Note:** During this meeting, submit questions in the comment area at the bottom of the screen.

### April 8, 2021 | 7pm-8pm

**Virtual Meeting:** <https://zoom.us/join>

**Meeting ID:** 869 5621 4883

**Passcode:** 505852

**Note:** During this meeting, submit questions in the comment area at the bottom of the screen.

### April 14, 2021 | 30-Minute Sessions Between 1pm-7pm

**In-Person Meeting:** 3435 Roosevelt Hwy, Suite 11  
Atlanta, GA 30349

**Register for a 30-minute time slot via the link:**

<https://www.signupgenius.com/go/70A0F4CA8AE2FA7F94-thekourtney>

**Note:** Each session will accommodate no more than 10 guests; face masks will be required.



**The Kourtney at Yates Road | Stacked Townhome 3D Projection**

**Conceptual and Subject to Change**

Re: The Kourtney at Yates Road | South Fulton, Georgia 30344 Parcel # 130034 LL0897 (Located at the corner of Hathcock and Yates Road)

Dear Neighbor:

Bolster Real Estate Partners, LLC proposes to develop the "Subject Property", located at the corner of Hathcock and Yates Road, into The Kourtney at Yates Road, a 55+ active adult townhome rental community with neighborhood retail and amenity space. To build The Kourtney at Yates Road, the Subject Property must be rezoned.

Prior to submitting the rezoning application to the City of South Fulton, we will host a series of virtual and in-person meetings to share details of the project and solicit questions and comments from neighbors. In an effort to maximize our efforts of working with each of you, we will host three meetings for open discussion. If you have questions that you would like answered prior to any of the referenced meetings, you may e-mail them to [breaalestatepartners@gmail.com](mailto:breaalestatepartners@gmail.com). We will strive to answer those questions in a timely manner.

We look forward to these meetings and hope that you will attend.

Thank you,

Bolster Real Estate Partners  
BolsterREP.com

## **Meeting Schedule:**

### **March 30, 2021 | 7pm-8pm**

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# THE KOURTNEY

The Kourtney brand is purposefully designed for **empty nesters** looking to lead an **active and social lifestyle** with the convenience and freedom of low maintenance townhome living.

CITY OF SOUTH FULTON





# TABLE OF CONTENTS

Project Details  
Company Overview  
Meet Our Team

03  
20  
22





# PROJECT DETAILS





# PROJECT OVERVIEW

## PROJECT FACTS:

**Address:** I-285 and Yates Rd., South Fulton, GA

**Site Area:** 4.5 Acres

**Units:** 114 Units

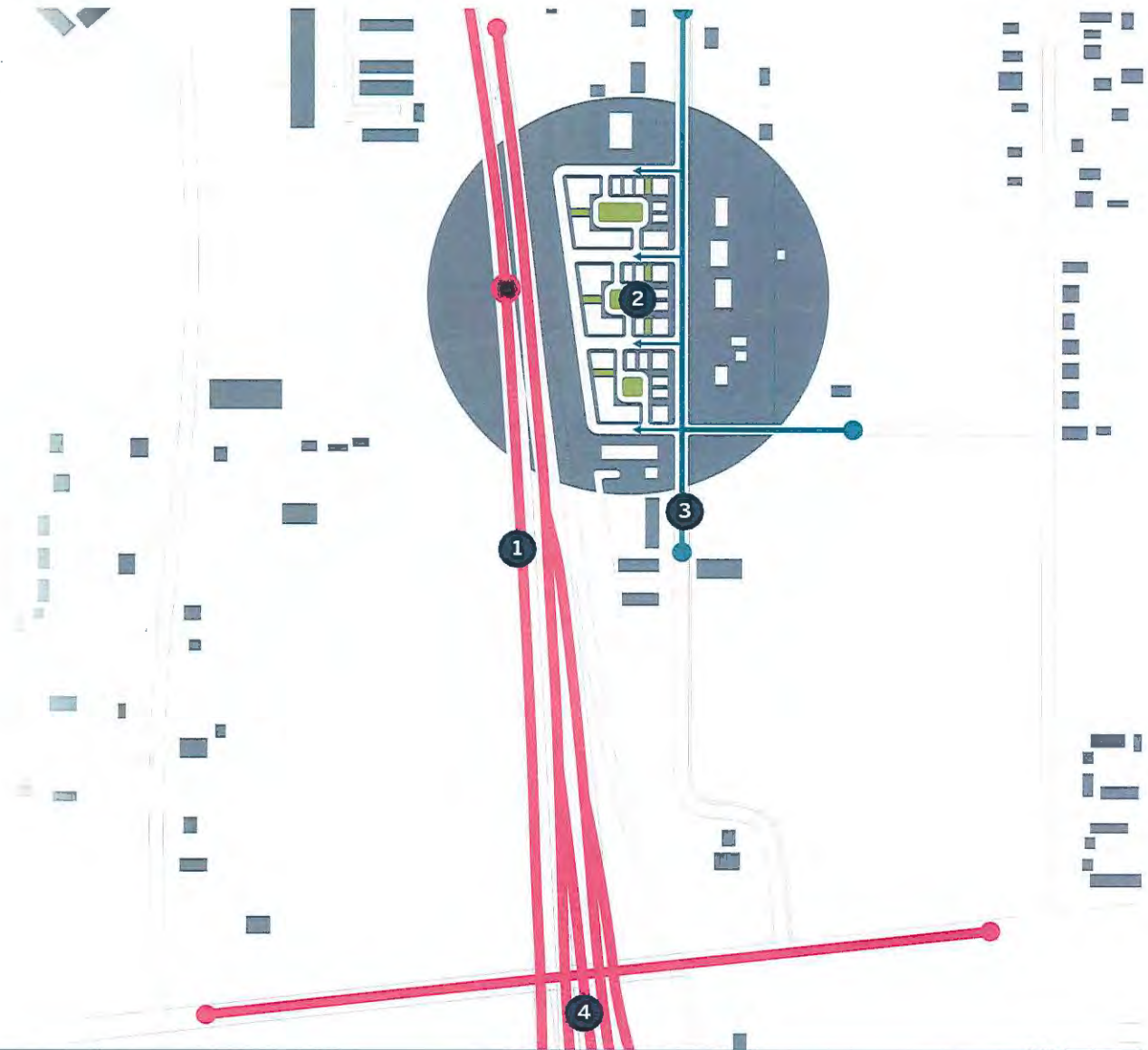
**Average Square Footage:** 958 SF/Unit



# SITE LOCATION

## LEGEND:

- 1. I-285
- 2. Project Location
- 3. Yates Rd.
- 4. I-85 and I-285 Junction





# SITE PLAN

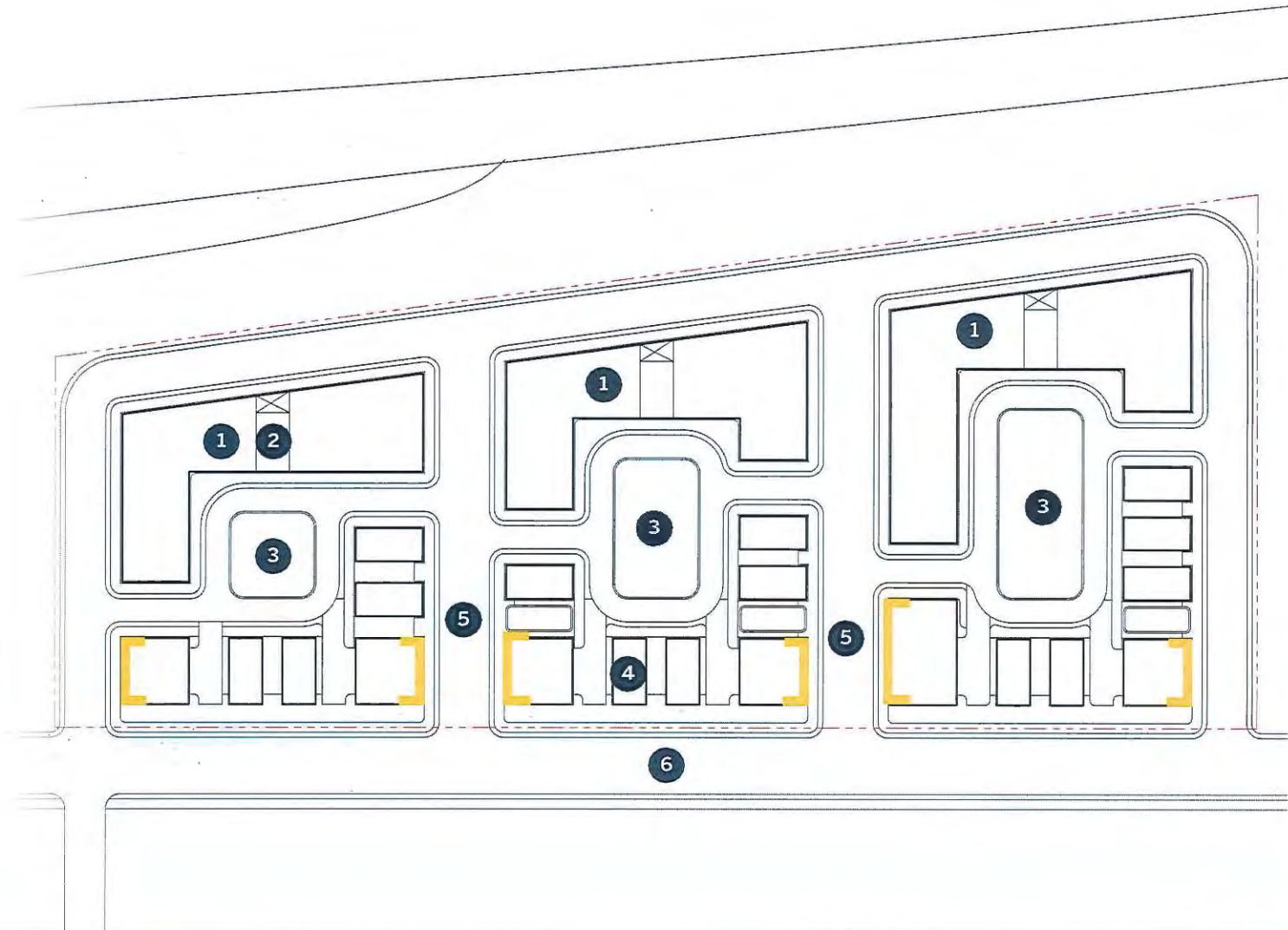
## LEGEND:

- 1. Attached Units
- 2. Lobby + Elevator
- 3. Courtyards
- 4. Detached Units
- 5. Internal Streets
- 6. Yates Rd

 Commercial Frontage

**76% of units accessible to low mobility individuals**

0 60 



# PARKING DIAGRAM

## LEGEND:

- Rear Parking
- xx Parking/Block
- 20 On-Street Guest Parking
- 114 Resident Parking

**134 Total Resident and Guest Parking**

0 60





# REAR COVERED PARKING



## **Separate Garage Entry:**

The stacked townhome concept will have a separate garage entry for each unit with the townhome.



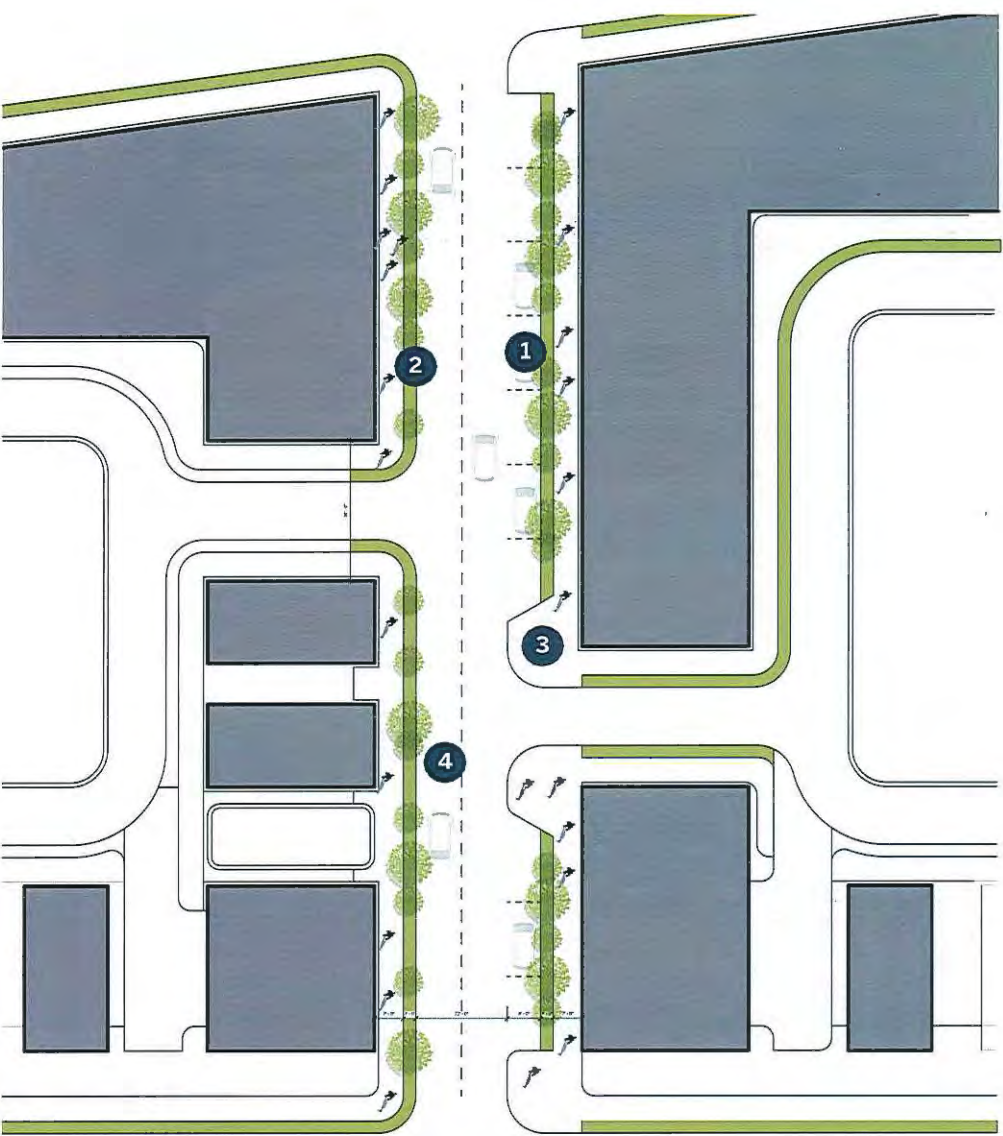
## **Potential Additional Parking:**

More parking spaces could be gained by reclaiming some portion of the green spaces.



## **Guest Parking:**

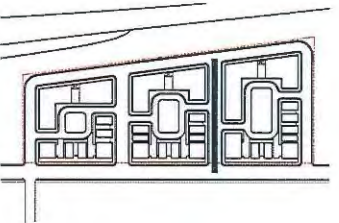
Guest parking will be distributed throughout the site.



# STREET PLAN

## LEGEND:

- 1. Extra On-Street Parking
- 2. Planting Zone
- 3. Safe Pedestrian Sidewalks
- 4. Two-way Carriage Way

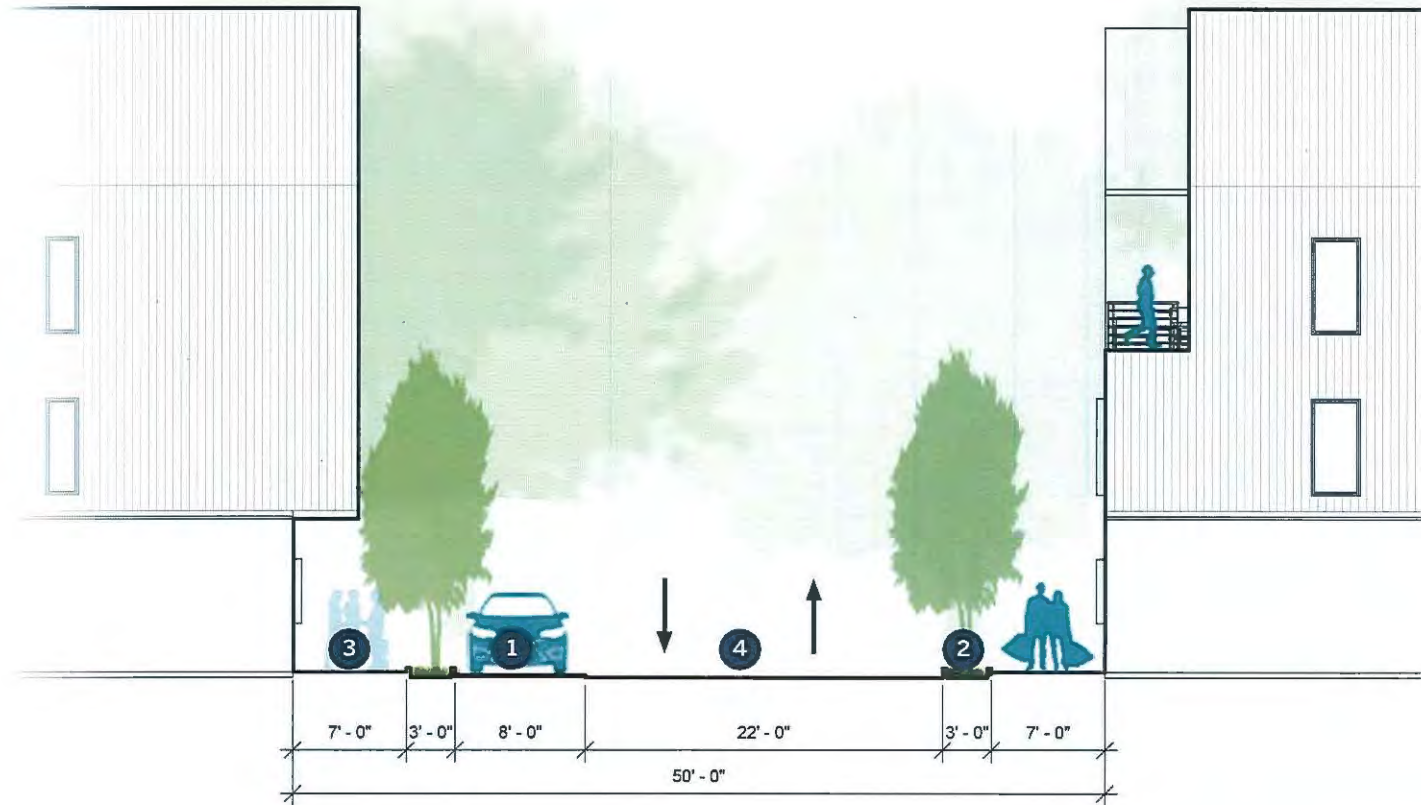
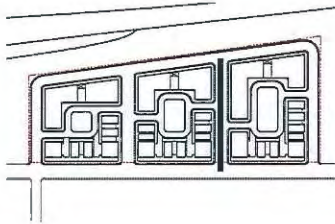




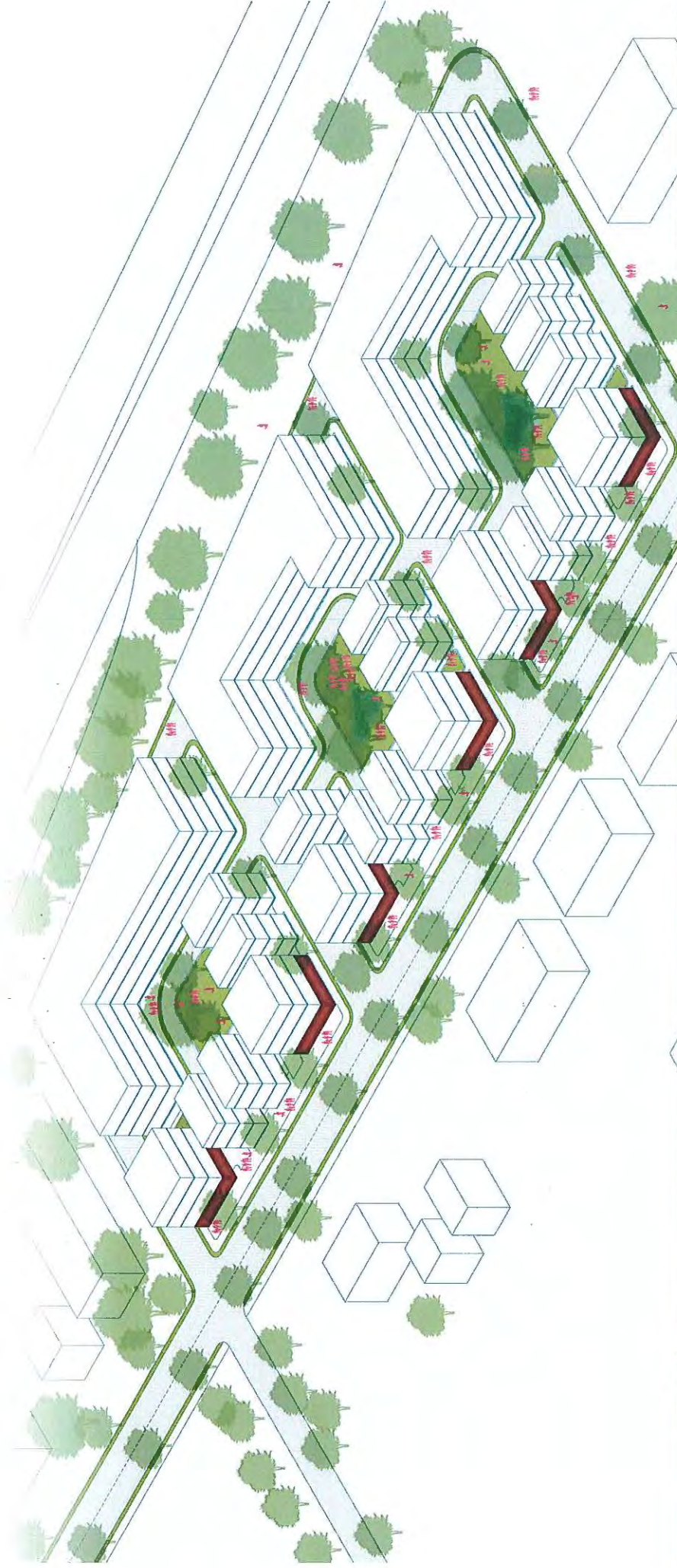
# STREET SECTION

## LEGEND:

- 1. Extra On-Street Parking
- 2. Planting Zone
- 3. Safe Pedestrian Sidewalks
- 4. Two-way Carriage Way



# COMMERCIAL USES





# RETAIL + NON-RESIDENTIAL USES



## **Small Footprint Grocery Store:**

Provide easy access to healthier essential needs for both senior residents and the community.



## **Laundry and Dry Cleaning:**

A small retail space for professional laundry and dry cleaning services.

# RETAIL + NON-RESIDENTIAL USES



## **Senior Volunteer and Networking Center:**

Focuses on helping retired seniors find volunteer opportunities and new career paths after retirement.



## **Small Local Restaurant:**

Support legacy community businesses.



## **Wellness Center:**

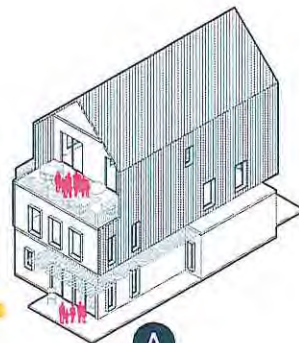
Fitness and wellness programming for seniors and the community.



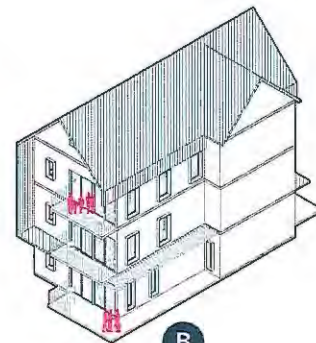
# FLEXIBLE DESIGNS

**04**

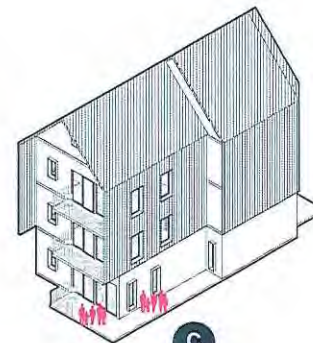
**FRONT  
TOWNHOMES**



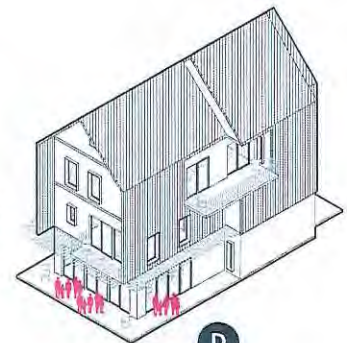
**A**



**B**



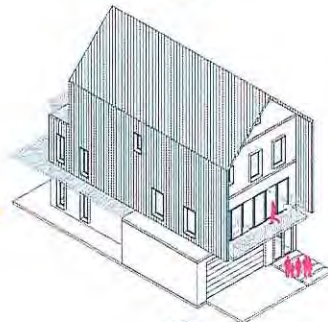
**C**



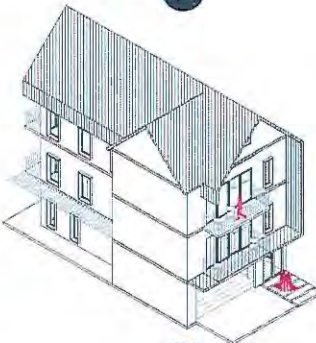
**D**

**04**

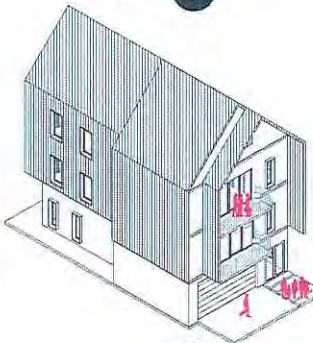
**BACK  
LIFESTYLE**



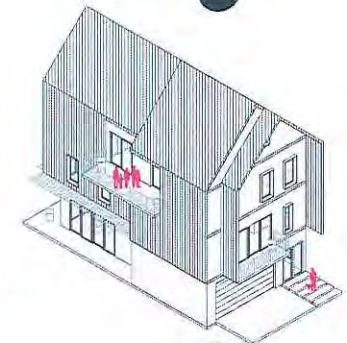
**A**



**B**



**C**



**D**



# FLEXIBLE UNIT PLANS

02

COVERED  
PARKING SPACES



FIRST FLOOR  
OPTIONS

THIRD FLOOR  
OPTIONS



SECOND FLOOR  
OPTIONS

# INTIMATE COURTYARDS

## LEGEND:

- 1. Shared Courtyards
- 2. Pocket Parks
- 3. Detached Townhome
- 4. 2 Attached Townhomes
- 5. Ground Floor Amenities
- 6. Rear Parking
- 7. Multiple Attached Townhomes







# RESIDENTIAL SCALE

## LEGEND:

- 1. Private Roof Terrace
- 2. Pedestrian Friendly Streets
- 3. Ground Floor Amenities
- 4. Appropriate Scale
- 5. Rear Parking



# WELL DESIGNED STREETS





# DESIGNED FOR DIGNITY





# COMPANY OVERVIEW





# COMPANY PROFILE

**Bolster Real Estate Partners develops and capitalizes transformative urban infill projects that empower local businesses and residents to participate in economic viability.**

Minority-owned and based in Atlanta, Bolster focuses on mixed-income housing, transit-oriented development and neighborhood revitalization to deliver outsized, risk-adjusted returns and grow financial mobility. Investing in the future of the communities we serve, we execute fulfillable projects in emerging markets to amplify opportunity in the Southeast and beyond.

Acting as a conduit for economic development, we design, finance, permit and construct/rehab communities while upholding sustainability and affordability. We are dedicated to creating built environments that prove innovative design and good financial returns are not mutually exclusive. Our knowledge and long-standing relationships in these neighborhoods enable us to surpass peers in bringing transformational projects to the market.

Our network of like-minded partners knows and backs our vision to be bigger than our buildings. Above all, we seek to renew purpose in and for these communities through revitalization that empowers.

## WHY IT MATTERS

When Donald Washington founded Bolster, he imagined an ecosystem where investors and public entities work hand-in-hand to drive financial returns and empower viability in emerging communities. What started as a way to improve local housing desirability has quickly transformed into a vision that goes far beyond our buildings. For so long, real estate development has operated as a catalyst for gentrification. But what if developers were able to preserve the character of these urban markets while giving local businesses and residents the chance to participate in and benefit from revitalization?

What might sound like wishful thinking to some starts to shed light on Bolster's competitive advantage. Bolster understands the needs and challenges associated with these communities because our team embodies them through a myriad of personal and professional experiences.

As a minority-owned company with longstanding relationships in these communities, we welcome the opportunity to champion and challenge others to join in our commitment to grow, improve, and nurture places worth preserving. Development success is typically measured by generated asset value, but here we consider social capital an equal metric. Here, we're intentional about bolstering viability. It's what we stand for.



# MEET OUR TEAM





## DONALD WASHINGTON, JR

Lead Developer | General Partner



**Founding Principal of Bolster Real Estate Partners, Donald Washington oversees all phases of real estate investment and development for emerging communities throughout the Southeast and beyond.** With over 13 years of finance, strategy and business development experience, Donald leverages strategic partnerships and local market knowledge to design, finance, permit, construct and rehabilitate high potential communities. Founding Bolster Real Estate Partners in 2021 with a passion for investing in the future of communities, he is a visionary and an active conduit for economic development.

Donald earned his BS in Finance from the University of New Orleans and his MBA from Georgia Tech Scheller College of Business with concentrations in Strategy & Innovation, Entrepreneurship and Real Estate. Currently residing in Atlanta with his family, Donald is a member of LEAD Atlanta and has served on two mission-driven Boards that work to empower disadvantaged communities. Donald served on the Board of Directors for the Emerging 100 of Atlanta, an organization dedicated to the academic and vocational success of youth within disadvantaged communities in Atlanta. Donald also served on the Board of Directors and volunteers for Bright Futures Atlanta, an organization offering academic curriculum, after school programming, and a summer camp for youth within the Bankhead community.

### Certifications:

- Georgia Institute of Technology | Certificate in Entrepreneurship
- Series 7, General Securities Representative
- Series 63, Uniform Securities Agent
- Series 79, Investment Banking Representative
- Lean 6 Sigma Green Belt Certified



## LECRAE MOORE

### Co-General Partner

A multiple Grammy award winner and New York Times bestselling author, Lecrae has evolved from primarily being an artist into an entrepreneur, private equity investor, speaker, activist, thought leader, and philanthropist. Lecrae now influences millions with his socially conscious message and transcendent sound, positioning himself as a catalyst for restoration in faith, music, community building, and popular culture.



## J. DWIGHT BELL, III

### Strategic Partner

Dwight Bell founded Cannon Equities in 2001 as a diversified investment/development company specializing in commercial, residential, and mixed-use institutional grade real estate. Targeted projects are uniquely located in select markets and range in size from \$5 million to more than \$100 million. He brings a long track record with 39 years of real estate experience in Atlanta and other major US markets.



## JOEL JASSU

### Lead Designer/Design Manager

With a particular interest in the intersection of architecture, ecology, urban design and real estate, Joel Jassu currently works as an urban design consultant on projects of multiple scales and provides innovative support for real estate planning and development projects. Projects whose goals are beyond fulfilling program requirements and design empathy are key drivers in his search for innovation in architecture, urban design and real estate.



## BARRY BRANCH

### Advisor

Barry Branch began his real estate career in 1971 when he was hired to head up the formation of John Portman's original real estate development company, Portman Properties. Since then, Barry has had a career in the real estate industry that spans over 40 years, having financed, developed, marketed and managed more than \$12 billion of domestic and international real estate. In addition, he served 18 years on the Board of Directors of two publicly traded REITs (Duke Realty Corporation and Weeks Corporation).



# PROJECT PARTNERS



Project/Construction Management



Civil Engineer



Debt Financing Partner



Architect



Property Management



Real Estate Marketing + Graphics



General Counsel



General Contractor



Land Use / Zoning Counsel



Investment Advisor



# THE KOURTNEY

The Kourtney brand is purposefully designed for **empty nesters** looking to lead an **active and social lifestyle** with the convenience and freedom of low maintenance townhome living.

CITY OF SOUTH FULTON





## APPLICANT'S CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL ITEMS ARE DUE AT THE TIME OF FILING.  
INCOMPLETE APPLICATIONS WILL NOT BE  
ACCEPTED.**

*Applications will not be accepted after 3:00 PM on each due date.*

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	Pre-Application Review Form	1 original and 2 copies	✓
2.	Site Plan Checklist	1 original and 1 copy	✓
3.	Application Form	1 original and 2 copies; plus 1 additional copy if project includes a DRI or MARTA review	✓
4.	Legal Description (8½" x 11")	4 copies	✓
5.	Deed	2 copies	✓
6.	Letter of Intent (8½" x 11")	9 copies; plus 1 additional copy if project includes a DRI or MARTA review	✓
7.	Site Plan	9 copies; plus 1 additional copy if project includes a DRI or MARTA review	✓
8.	Environmental Site Analysis	3 copies	✓
9.	Impact Analysis (8½" x 11")	3 copies	✓
10.	Disclosure Form(s)	2 copies	✓
11.	Public Participation Plan	2 copies	✓
12.	Public Participation Report	2 copies (see schedule for due date)	when due
<b>THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.</b>			
13.	Adjacent Property Owner List	1 copy	✓
14.	Traffic Impact Study	3 copies	N/A
15.	Metropolitan River Protection	2 copies	N/A
16.	Development of Regional Impact Review Form (DRI)	2 copies	N/A
17.	Environmental Impact Report	3 copies	N/A
18.	Noise Study Report	3 copies	✓
19.	Jump /Thumb drive containing the complete application	1 drive	✓

### APPLICATION REQUIREMENTS

**ALL APPLICATION SUBMITTALS MUST BE DONE IN PERSON AT 5440 FULTON INDUSTRIAL BOULEVARD BETWEEN 8:30 A.M. AND 3:00 P.M. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**



ITEM # 1

## Item # 1: Pre-Application Review Form

Per Zoning Ordinance Sec. 803.02, prior to filing a rezoning application, a representative for the application is required to schedule a pre-application conference with Staff. At the direction of Staff, on March 19, 2021 counsel for the application sent an e-mail (enclosed) to Staff to schedule such pre-application. Such conference is scheduled for March 24, 2021 at 9 AM.

## Jeff Haymore

---

**From:** Marissa Jackson <marissa.jackson@cityofsouthfultonga.gov>  
**Sent:** Monday, March 22, 2021 10:06 AM  
**To:** Jeff Haymore; Nathan Mai-Lombardo  
**Cc:** Donald Washington; Jennifer Taylor  
**Subject:** RE: Pre-application conference request: The Kourtney at Yates Road

It's on Wednesday March 24<sup>th</sup> at 9:00am.

### Marissa Jackson, MPA

Planner, Community Development and Regulatory Affairs (CDRA)  
City of South Fulton  
5440 Fulton Industrial Blvd. SW  
Suite A  
Atlanta, GA 30336  
470-809-7235  
[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)  
[www.CityofSouthFulton.gov](http://www.CityofSouthFulton.gov)



**From:** Jeff Haymore <JHaymore@dillardsellers.com>  
**Sent:** Monday, March 22, 2021 10:05 AM  
**To:** Marissa Jackson <marissa.jackson@cityofsouthfultonga.gov>; Nathan Mai-Lombardo <nathan.mai-lombardo@cityofsouthfultonga.gov>  
**Cc:** Donald Washington <dwashi7@gmail.com>; Jennifer Taylor <jtaylor@dillardsellers.com>  
**Subject:** RE: Pre-application conference request: The Kourtney at Yates Road

Thanks! The project engineer is finalizing the site plan today. I will send as soon as I receive. Is the pre-app tomorrow or Wednesday? Your e-mail below says "conversation tomorrow".

**Jeffrey S. Haymore, Esq.**



d (404) 665-1243 e [jhaymore@dillardsellers.com](mailto:jhaymore@dillardsellers.com)

**New Mailing Address:** P.O. Box 250271, Atlanta, GA 30325

**Office Address:** 1776 Peachtree Street, NW, Suite 415-South, Atlanta, GA 30309

**DILLARDELLERS.COM**



**From:** Marissa Jackson <[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)>  
**Sent:** Monday, March 22, 2021 10:02 AM  
**To:** Jeff Haymore <[JHaymore@dillardsellers.com](mailto:JHaymore@dillardsellers.com)>; Nathan Mai-Lombardo <[nathan.mai-lombardo@cityofsouthfultonga.gov](mailto:nathan.mai-lombardo@cityofsouthfultonga.gov)>  
**Cc:** Donald Washington <[dwashi7@gmail.com](mailto:dwashi7@gmail.com)>; Jennifer Taylor <[jtaylor@dillardsellers.com](mailto:jtaylor@dillardsellers.com)>  
**Subject:** RE: Pre-application conference request: The Kourtney at Yates Road

Good Moring,

We conduct the meetings via zoom, so you can join in from anywhere.

I will send over the zoom link to the meeting in a few minutes.

Will you please forward me the site plan for the development?

We will need it for the conversation tomorrow.

**Marissa Jackson, MPA**

Planner, Community Development and Regulatory Affairs (CDRA)  
City of South Fulton  
5440 Fulton Industrial Blvd. SW  
Suite A  
Atlanta, GA 30336  
470-809-7235  
[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)  
[www.CityofSouthFulton.gov](http://www.CityofSouthFulton.gov)



**From:** Jeff Haymore <[JHaymore@dillardsellers.com](mailto:JHaymore@dillardsellers.com)>  
**Sent:** Monday, March 22, 2021 10:00 AM  
**To:** Marissa Jackson <[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)>; Nathan Mai-Lombardo <[nathan.mai-lombardo@cityofsouthfultonga.gov](mailto:nathan.mai-lombardo@cityofsouthfultonga.gov)>  
**Cc:** Donald Washington <[dwashi7@gmail.com](mailto:dwashi7@gmail.com)>; Jennifer Taylor <[jtaylor@dillardsellers.com](mailto:jtaylor@dillardsellers.com)>  
**Subject:** RE: Pre-application conference request: The Kourtney at Yates Road

Hi Marissa: I am traveling in the car out of town at that time. Could we do today or tomorrow? If not, would you object if I participated via zoom from the car? Also, we have the application check that we'd like to drop off today or tomorrow. What's the best way to do that?

**Jeffrey S. Haymore, Esq.**



d (404) 665-1243 e [jhaymore@dillardsellers.com](mailto:jhaymore@dillardsellers.com)

New Mailing Address: P.O. Box 250271, Atlanta, GA 30325

Office Address: 1776 Peachtree Street, NW, Suite 415-South, Atlanta, GA 30309

**DILLARDELLERS.COM**

**From:** Marissa Jackson <[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)>

**Sent:** Monday, March 22, 2021 9:56 AM

**To:** Jeff Haymore <[JHaymore@dillardsellers.com](mailto:JHaymore@dillardsellers.com)>; Nathan Mai-Lombardo <[nathan.mai-lombardo@cityofsouthfultonga.gov](mailto:nathan.mai-lombardo@cityofsouthfultonga.gov)>

**Cc:** Donald Washington <[dwashi7@gmail.com](mailto:dwashi7@gmail.com)>; Jennifer Taylor <[jtaylor@dillardsellers.com](mailto:jtaylor@dillardsellers.com)>

**Subject:** RE: Pre-application conference request: The Kourtney at Yates Road

Good Morning,

We can do the pre-application meeting on Wednesday at 9:00am.

Does that time work for you?

### **Marissa Jackson, MPA**

Planner, Community Development and Regulatory Affairs (CDRA)

City of South Fulton

5440 Fulton Industrial Blvd. SW

Suite A

Atlanta, GA 30336

470-809-7235

[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)

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



**From:** Jeff Haymore <[JHaymore@dillardsellers.com](mailto:JHaymore@dillardsellers.com)>

**Sent:** Friday, March 19, 2021 5:52 PM

**To:** Nathan Mai-Lombardo <[nathan.mai-lombardo@cityofsouthfultonga.gov](mailto:nathan.mai-lombardo@cityofsouthfultonga.gov)>; Marissa Jackson <[marissa.jackson@cityofsouthfultonga.gov](mailto:marissa.jackson@cityofsouthfultonga.gov)>

**Cc:** Donald Washington <[dwashi7@gmail.com](mailto:dwashi7@gmail.com)>; Jennifer Taylor <[jtaylor@dillardsellers.com](mailto:jtaylor@dillardsellers.com)>

**Subject:** Pre-application conference request: The Kourtney at Yates Road

**Importance:** High

Hi Nathan: pursuant to our phone call, please accept this e-mail as my client's request to schedule a pre-application conference in anticipation of filing the rezoning application to MIX on Monday by 3pm. As we discussed, so long as the application is scheduled now, it can be held later. A site plan and letter of intent are forthcoming by separate e-mail. As you know, we have held numerous remote video meetings and calls with staff, council member Willis and other city officials to discuss the project and the application. We appreciate your assistance in this matter. We are happy to hold the pre-application conference as early as Monday if you would like.

**Jeffrey S. Haymore, Esq.**



**d** (404) 665-1243 **e** [jhaymore@dillardsellers.com](mailto:jhaymore@dillardsellers.com)

1776 Peachtree Street, NW, Suite 415-South  
Atlanta, Georgia • 30309

**DILLARDELLERS.COM**



ITEM # 2



## SITE PLAN CHECKLIST FORM F

*Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:*

ITEM #	DESCRIPTION	CHECK ✓
1	Key and/or legend and site location map with North arrow <span style="color: red;">See sheet Z1.0</span>	✓
2	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning <span style="color: red;">See sheet Z1.0</span>	✓
3	Acreage of subject property <span style="color: red;">See sheet Z1.0</span>	✓
4	Location of land lot lines and identification of land lots <span style="color: red;">See sheet Z1.0</span>	✓
5	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property <span style="color: red;">See sheet Z1.0</span>	✓
6	Proposed streets on the subject site <span style="color: red;">See sheet Z1.0</span>	✓
7	Posted speed limits on all adjoining roads <span style="color: red;">See sheet Z1.0</span>	✓
8	Current zoning of the subject site and adjoining properties <span style="color: red;">See sheet Z1.0</span>	✓
9	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property	N/A
10	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400 feet of the subject site based on the County's aerial photography or an acceptable substitute as approved by the Director <span style="color: red;">See sheet Z1.1</span>	✓
11	Location of proposed buildings (except single family residential lots) with total square footage	N/A
12	Layout and minimum lot size of proposed single-family residential lots	N/A
13	Topography (surveyed or County) on subject site and adjacent property within 200 feet as required to assess runoff effects; Onsite areas with slopes greater than thirty-three percent (33%) shall be labeled and identified through cross-hatching and/or separate colors. <span style="color: red;">See sheet Z1.0</span>	
14	Location of major overhead and underground electrical and petroleum transmission/conveyance lines <span style="color: red;">None located onsite</span>	N/A
15	Required and/or proposed setbacks <span style="color: red;">See sheet Z1.0</span>	✓
16	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	N/A
17	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓
18	Required and proposed parking spaces; Loading and unloading facilities <span style="color: red;">See sheet Z1.0</span>	✓
19	Lakes, streams and other waters on the site and associated buffers <span style="color: red;">None located onsite</span>	N/A
20	Proposed stormwater management facilities <span style="color: red;">See sheet Z1.0</span>	✓
21	Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	N/A
22	Availability of water system and sanitary sewer system <span style="color: red;">See sheet Z1.0</span>	✓
23	Tree lines, woodlands and open fields on subject site <span style="color: red;">See sheet Z1.0</span>	✓
24	Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Fulton County Subdivision Regulations) <span style="color: red;">See sheet Z1.0</span>	✓
25	Wetlands shown on the County's GIS maps or survey <span style="color: red;">no wetland identified</span>	N/A
26	Airport noise contours on those properties within the FAR Part 150 Airport Noise Contour Map. <span style="color: red;">See Noise Study</span>	✓

## PRE-APPLICATION REVIEW FORM

Office use only:

I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Article 28.5.2 of the Fulton County Zoning Resolution.

Staff signature: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Division  
Community Development and Regulatory Affairs

Staff printed name: \_\_\_\_\_

The undersigned acknowledges that the site plan is submitted in accordance with Article 28.5.2 of the City of South Fulton Zoning Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature:  \_\_\_\_\_ Date: 3-22-21

Applicant printed name: Donald Washington \_\_\_\_\_



ITEM # 3



## APPLICATION FOR REZONING & USE PERMIT

City of South Fulton Community Development and Regulatory Affairs  
City of South Fulton City Hall  
5440 Fulton Industrial Boulevard  
Atlanta, GA 30336

DATE: March 22, 2021

TAX PARCEL IDENTIFICATION NUMBER(S): 13 0034 LLo897

### **SECTION I**

### **REZONING REQUEST**

Office use only:

ZONING CASE #: \_\_\_\_\_ ROAD FRONTAGE: \_\_\_\_\_

PROPERTY ADDRESS (if available): 0 Yates Road (NW corner Yates Road and Hathcock Rd.

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned  
from NUP to MIX

Existing Zoning(s)

Proposed Zoning(s)

### **SECTION II**

### **USE PERMIT REQUEST**

Office use only:

USE PERMIT CASE # \_\_\_\_\_ ROAD FRONTAGE: \_\_\_\_\_

Under the provisions of Article XIX of the Zoning Resolution, application is hereby made to obtain a Use Permit as follows:

CURRENT ZONING: \_\_\_\_\_

USE PERMIT REQUEST: None. Applicant only seeks rezoning.

### **SECTION IV**

### **OWNER/PETITIONER**

**NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:**

- If you are the sole owner of the property and not the petitioner complete Part 1.
- If you are the petitioner and not the sole owner of the property complete Part 2.
- If you are the sole owner and petitioner complete Part 1.
- If there are multiple owners each must complete a separate Part 1 and include it in the application.

**Part 1.** Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

See attached owner forms

TYPE OR PRINT OWNER'S NAME

Sworn to and subscribed before me this the

\_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

ADDRESS

NOTARY PUBLIC

CITY & STATE

ZIP CODE

OWNER'S SIGNATURE

PHONE NUMBER

EMAIL ADDRESS

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

Bolster Real Estate Partners, LLC

TYPE OR PRINT PETITIONER'S NAME

2179 Niles Place NE

ADDRESS

Atlanta, GA

30324

CITY & STATE

ZIP CODE

PETITIONER'S SIGNATURE

brealestatepartners@gmail.com

EMAIL ADDRESS

Sworn to and subscribed before me this the

22nd Day of March 2021

NOTARY PUBLIC

225-2889335

PHONE NUMBER

**SECTION V**

**ATTORNEY / AGENT**

Check One: ☒ Attorney ☐ Agent

Jeffrey S. Haymore

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

1776 Peachtree Street, Suite 415-S

ADDRESS

Atlanta, GA

30309

CITY & STATE

ZIP CODE

PETITIONER'S SIGNATURE

jhaymore@dillardsellers.com

EMAIL ADDRESS

404-665-1243 (o); 770-363-0243 (c)

PHONE NUMBER



Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

DAVID P. Conversano  
TYPE OR PRINT OWNER'S NAME

310 Canopy Cove  
ADDRESS

Alpharetta, GA 30022  
CITY & STATE ZIP CODE

David P. Conversano  
OWNER'S SIGNATURE

david.conversano@Dell.Com  
EMAIL ADDRESS

Sworn to and subscribed before me this the

22<sup>nd</sup> Day of February 20 21

Alena Anton  
NOTARY PUBLIC

ALENA ANTON  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Comm. Expires April 8, 2023

770-330-5070  
PHONE NUMBER

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

\_\_\_\_\_  
TYPE OR PRINT PETITIONER'S NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY & STATE ZIP CODE

\_\_\_\_\_  
PETITIONER'S SIGNATURE

\_\_\_\_\_  
EMAIL ADDRESS

Sworn to and subscribed before me this the

\_\_\_\_\_  
Day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PHONE NUMBER

## SECTION V

## ATTORNEY / AGENT

Check One: [ ☐ ] Attorney [ ☐ ] Agent

\_\_\_\_\_  
TYPE OR PRINT ATTORNEY / AGENT NAME

\_\_\_\_\_  
SIGNATURE OF ATTORNEY / AGENT

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
EMAIL ADDRESS

\_\_\_\_\_  
CITY & STATE ZIP CODE

\_\_\_\_\_  
PETITIONER'S SIGNATURE

\_\_\_\_\_  
PHONE NUMBER

**Part 1.** Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

RICKEY J. SEWELL  
TYPE OR PRINT OWNER'S NAME  
300 Ashley Park Blvd # 2208  
ADDRESS  
Newnan GA 30263  
CITY & STATE ZIP CODE  
[Signature]  
OWNER'S SIGNATURE  
RSEWELL@CREELPROPERTIES.com  
EMAIL ADDRESS

Sworn to and subscribed before me this the  
22 Day of February, 2021  
Camelia Crandell  
NOTARY PUBLIC

770)463-4667  
PHONE NUMBER



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

\_\_\_\_\_  
TYPE OR PRINT PETITIONER'S NAME  
\_\_\_\_\_  
ADDRESS  
\_\_\_\_\_  
CITY & STATE ZIP CODE  
\_\_\_\_\_  
PETITIONER'S SIGNATURE  
\_\_\_\_\_  
EMAIL ADDRESS

Sworn to and subscribed before me this the  
\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PHONE NUMBER

**SECTION V** **ATTORNEY / AGENT**

Check One: ☐ Attorney ☐ Agent

\_\_\_\_\_  
TYPE OR PRINT ATTORNEY / AGENT NAME  
\_\_\_\_\_  
SIGNATURE OF ATTORNEY / AGENT  
\_\_\_\_\_  
ADDRESS  
\_\_\_\_\_  
CITY & STATE ZIP CODE  
\_\_\_\_\_  
PETITIONER'S SIGNATURE

\_\_\_\_\_  
EMAIL ADDRESS  
\_\_\_\_\_  
PHONE NUMBER

ITEM # 4



Exhibit "A": LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 34, 13th District, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the intersection of the Westerly right-of-way of Yates Road (50 foot right-of-way) with the Northerly right-of-way of Hathcock Road (40 foot right-of-way); thence along said right-of-way of Hathcock Road South 89 degrees 57 minutes 30 seconds West, a distance of 228.41 feet to a 5/8 inch rebar set on the Easterly right-of-way of Interstate I-285 (variable right-of-way); thence along said right-of-way North 06 degrees 42 minutes 58 seconds West, a distance of 726.09 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 89 degrees 25 minutes 40 seconds East, a distance of 317.00 feet to a 1/2 inch rebar found on the Westerly right-of-way of Yates Road; thence along said right-of-way South 00 degrees 17 minutes 30 seconds West, a distance of 717.79 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Said tract of land contains 4.503 Acres.

**Know what's below.**  
**Call** before you dig.  
Dial 811  
Or Call 800-282-7411

Dr Call 800-282-7411

THE FIELD COLLECTION WHICH THIS PLOT IS BASED HAS A CLOSURE MEASURE OF ONE FOOT IN 22,863, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A MINOR TOTAL STATION AND MINOR TWO-3 DATA COLLECTION WERE USED TO COLLECT THE FIELD DATA.

THIS PLOT WAS BEING CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITH ONE FOOT IN 51,166 FEET. CITY, IN.

[illegible]

**UTILITY MARKING**, LLC  
5042 GALL TRL.  
DALLAS, TX 75246  
(972) 357-1846

**SURVEYOR CERTIFICATION (ALTTRANS®)**

Director Peter Gillette Partners, LLC

It is to certify that this male or girl and the surveyor on which it is based were used in accordance with the 2021 Minimum Standard Detail required by ALTA and NSPS, and requires items 1, 2, 3, 4, 5, 6/6A, 7/6A, 8, 9, 10, 11, 12, 13 of their A Manual. The map work was completed on March 11, 2021.

the March 11, 2021

**RELIMINARY**

**PENDING COMPLETION OF A TITLE REPORT**

For E. Peterson

[illegible]

**GeoSurvey**  
Land Surveying • 3D Laser Scanning  
1560 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9901  
Fax: (770) 795-8888  
www.geosurvey.com  
Email: info@geosurvey.com  
Certified of Surveyors

CS JOB NO.	20276915	DRAINING SCALE:	7" = 30'
TITLE NAME	MCM	CITY	SOUTH FULTON
PROJ NAME	JTN	COUNTY	FULTON
REVISIONS	EJM	STATE	GA
DATE TYPED	20276915-01.dwg	LAND USE	3#
		PERCENT	1.7%

ITEM # 5



Return Recorded Document to:  
SHUPING, MORSE & ROSS, LLP  
6259 RIVERDALE ROAD SUITE 100  
RIVERDALE, GA 30274-1698

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

File #: 04-49044

This Indenture made this 14th day of June, 2004 between  
RICKEY J. SEWELL,

of the County of , State of Georgia, as party or parties of the first part, hereinafter called Grantor, and  
DAVID P. CONVERSANO

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**A ONE HALF INTEREST IN AND TO**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 13TH DISTRICT, FULTON COUNTY, GEORGIA BEING 4.5 ACRES, MORE OR LESS, YATES ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

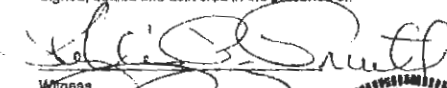
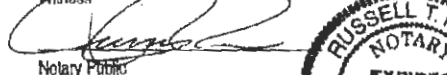
**This conveyance is made subject to all easements, conditions, covenants, restrictions of record.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.


**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF,** Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness  
  
Notary Public



 (Seal)  
RICKEY J. SEWELL  
\_\_\_\_ (Seal)

Fulton County, Georgia

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 34, District 13, Fulton County, Georgia, and being more particularly described as follows:

Begin at the intersection of the westerly right-of-way of Yates Road (apparent 40' right-of-way) and the northerly right-of-way of Hathcock Road (apparent 40' R/W) at an iron pin; said point being the POINT OF BEGINNING.

Proceed thence south 89 degrees 45 minutes 59 seconds west a distance of 223.50 feet to a point; proceed thence north 06 degrees 36 minutes 33 seconds west along the easterly right-of-way of Interstate 285 a distance of 728.80 feet to a point; proceed thence south 88 degrees 42 minutes 52 seconds east a distance of 322.91 feet to a point on the westerly right-of-way of Yates Road (apparent 40' right-of-way); proceed thence along the right-of-way of Yates Road south 01 degrees 14 minutes 01 seconds west a distance of 717.79 feet to a point on the right-of-way of Yates Road to the POINT OF BEGINNING.

Said tract of land containing 4.52 acres more or less and further described on a boundary survey dated 05/18/04 by W.S. Bodkin, Registered Land Surveyor.

ITEM # 6



**Letter of Intent, Impact Analysis and Constitutional Notice**

**City of South Fulton, GA**

**Rezoning Application and Concurrent Variance**

**Applicant:**

Bolster Real Estate Partners, LLC

**Property:**

+/-4.5 Acres on Yates Road

**Parcel ID No.**

**13 0034 LL0897**

**Submitted for Applicant by:**

Jeffrey S. Haymore

DILLARD SELLERS, LLC

1776 Peachtree Street, Suite 415-South

Atlanta, Georgia 30309

(404) 665-1243

## **I. INTRODUCTION**

Bolster Real Estate Partners, LLC (hereafter “Applicant”) applies to rezone approximately 4.5 acres of property on Yates Road, tax parcel number 13 0034 LL0897 (hereafter “Subject Property” and more specifically described in the legal description attached hereto as Exhibit “A”) from the Neighborhood Unit Plan (NUP) district<sup>1</sup> to the Mixed Use (MIX) district.

The purpose of the rezoning is to develop a 114-unit active adult rental community named “The Kourtney” which will target, but not be exclusively limited to, empty nesters 55 years and older.<sup>2</sup> As shown on the enclosed site plan submitted with the application, The Kourtney consists of residential buildings and commercial and office spaces, each placed around internal streets, greenspaces and other amenities (hereafter “Proposed Development”). Of the proposed 114 new residential units, 97 residential units are targeted for market rate while 17 units (~15%) will target households earning up to 60 percent area median income (AMI). For the multi-family units consisting of three stories, elevators are provided to better assist senior residents. Between these units and ground-floor units, 76% of the units are accessible to residents without the necessity of climbing any steps. To offset the cost of this amenity, as well as provide 17 units at below-market rents, density is needed at 114 new residential units. The proposed commercial and office space is a combined 3,265 square feet. Finally, Applicant requests three concurrent variances and parking relief as more fully set forth in this application.

## **II. PROPOSED DEVELOPMENT**

As shown on the site plan, the Proposed Development is laid out as three block faces oriented toward Yates Road and internal streets. These internal streets are pedestrian friendly, with a 7’ sidewalk zone, a 3’ tree planting zone, and a 30’ two-way “carriage way”, consisting of 8’ of on-street parking and 22’ street width. Off-street parking is behind the residential structures. Each block has a central courtyard/open space amenity. The multi-family buildings are situated to the rear of the development with attached and detached townhomes located between Yates

---

<sup>1</sup> The NUP district limits density to five or fewer single-family detached units per acre.

<sup>2</sup> At least one of the residents of each unit will be at least 55 years old. For example, a couple aged 55 and 54 would be eligible to reside at The Kourtney.

Road and the multi-family buildings. Building typologies include detached, duplex, triplex, and multiple attached “townhomes”.<sup>3</sup> The buildings have flexible designs and architectural elevations, each incorporating open-air patios on the first floor and/or terrace areas on the second or third floor.

The building typology—both vertical and horizontal—is a mixture, consistent with the intent of the MIX district “to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a stable multiple use environment compatible with surrounding uses.” Zoning Ordinance Sec. 206.05(a)(1). For example, within some buildings, there might be a ground floor studio unit, with a second unit on the middle floor and a third unit on the third floor (for a total of three units). Or, another building might have one ground floor studio unit and a second unit consisting of kitchen/living space on the middle floor and bedroom space on the third floor (for a total of two units). Or, another building might consist of garage on the ground floor, kitchen/living space on the middle floor and bedrooms on the top floor (for a total of one unit). On average, each building will have 2 units in each structure. These are often called “stacked townhomes.” Each unit has direct access to the outside or to a common hall.

Approximately 17% of the units will be studio/efficiency, 45% will be 1-bedroom and 38% will be 2-bedroom. The proposed unit mix, size and rent is:

UNIT MIX			
<i>Unit Type</i>	<i># of Units</i>	<i>Unit Size</i>	<i>Monthly Rent</i>
Studio - Affordable	5	612	\$950
Studio - Market	14	612	\$1,113
1 Bedroom - Affordable	7	800	\$1,256
1 Bedroom-Market	44	800	\$1,010
Two Bedroom - Affordable	5	1,290	\$1,125
Two Bedroom - Market	39	1,290	\$1,690
<b><i>Total/Average</i></b>	<b><i>114</i></b>	<b><i>958</i></b>	<b><i>\$1,353</i></b>

<sup>3</sup> Townhouse is defined as “a dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.” Sec. 904.04 D



In total, there are 23 structures. The building typologies are as follows: 14 detached structures, 5 attached structures (duplex)<sup>4</sup> and 1 attached (triplex) structure<sup>5</sup>. In addition, there are 3 multi-family structures<sup>6</sup> consisting of 10 attached units in the southern block (Block A), 9 attached units in the middle block (Block B) and 11 attached units in the northern block (Block C). Per Table 2-4 of the Zoning Ordinance, each of these building typologies is permitted in the MIX district. Despite the above differentiating nomenclature, each building façade will have the appearance of townhomes.

This mixture of building typology allows for seniors to live in either a one-story multi-family unit accessible via elevator or to live in a multi-story townhome with parking on the ground floor, living space on the second floor and bedrooms on the top floor. This mixture also allows for a range of unit sizes and rent prices to meet the needs of residents.

### **III. PUBLIC PARTICIPATION PLAN**

Applicant is committed to sharing the Proposed Development with community members, including adjacent owners and residents. For example, Applicant has mailed letters to over 380 adjacent neighbors inviting them to participate in one or more of three meetings scheduled on March 30, April 8 and April 14. The first two of these meetings are remote. The last meeting is a “workshop” where individuals have the opportunity to meet the Applicant team in person. All meetings are designed to share project details but more importantly to solicit constructive feedback for further refining of the Proposed Development. In addition, Applicant has worked with District 3 to include information on the Proposed Development within the District 3 monthly newsletter. More details on this public participation plan are included in the Application.

### **IV. CRITICAL NEED FOR RETIREMENT-AGE HOUSING**

There is a substantial need and demand in the City for housing for existing residents approaching retirement age (i.e. empty nesters) who are looking to down-

---

<sup>4</sup> Duplex is defined as “a structure that contains two dwelling units”.

<sup>5</sup> Triplex is defined as a “building containing three dwelling units, each of which has direct access to the outside or to a common hall.” Sec. 904.04 D

<sup>6</sup> Multi-family is defined as a “structure containing three or more dwelling units not including townhouses, triplexes or quadraplexes.” Sec. 904.04 D

size from traditional single-family detached homes to multi-family dwellings. For example, page 53 of the 2016-2035 Fulton County Comprehensive Plan (adopted by the City), states that “[a]s the “Peak Earning Adults” continues to age, it’s anticipated that many will prefer to...downsize to a multi-family dwelling.” With little market supply within City limits, residents are compelled to look elsewhere rather than aging in place. This imbalance between supply and demand is not hyperbole. The City’s Economic Development Plan recognizes the unmet demand. So, too does the City of South Fulton 2020-2023 Strategic Plan.<sup>7</sup> The Applicant’s market study confirms this unmet demand.

## V. COMPREHENSIVE PLANNING

### A. Fulton Comprehensive Plan

According to the City’s website, “Fulton County adopted the 2035 Comprehensive Plan in 2016. The City of South Fulton is currently in the process of making minor updates to this plan in order to adopt it as our own.” Thus, the City of South Fulton has not yet adopted its “own” comprehensive plan. Instead, for the time being the City uses the Fulton County 2035 Comprehensive Plan (hereafter “Fulton Comprehensive Plan”).<sup>8</sup> As stated on page 10 therein, “[c]omprehensive plans are guides that determine how communities shape their growth and development in the future.” As further explained on the City’s website, the [Fulton Comprehensive Plan] is a guiding document that the Planning and Zoning Division utilizes when reviewing rezoning requests.”<sup>9</sup> Thus, it is a guide, not a mandate.

The Fulton Comprehensive Plan is divided into six chapters/elements. The “Land Use” element is found on pages 27-46 of the Fulton Comprehensive Plan, and includes the Future Land Use Map (FLUM), which is Figure 2E found on page 46.

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<sup>7</sup> See e.g., page 30 listing as an “objective” the creation of economic development plan to grow interest from developers for, among other things, “Senior Living”. See also pg. 18, recognizing “limited housing stock” as a “weakness”.

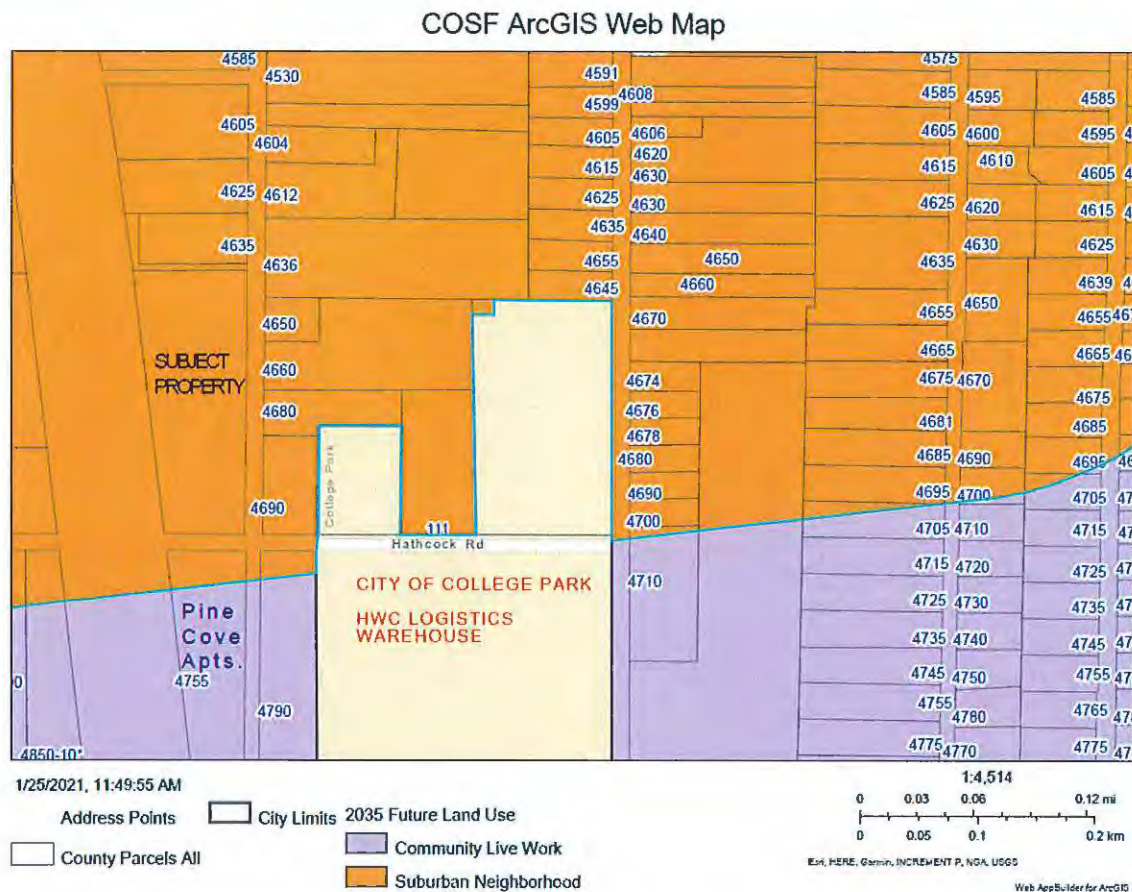
<sup>8</sup> In fact, page 10 of the Fulton Comprehensive Plan is clear that it “*was written to guide Fulton County’s vision for Unincorporated Fulton County.*” (Emphasis supplied).

<sup>9</sup>This statement is consistent with state law. Comprehensive planning contemplates the evolvement of an over-all program or design of the present and future physical development of a local government. *Kingsley v. Florida Rock Industries, Inc.*, 259 Ga. App. 207 (2002).

The Land Use element is divided into four main character areas which are in turn further divided into thirteen subareas. See, pg. 28. The “Housing” element is found on pages 47-54 of the Fulton Comprehensive Plan. Importantly, the FLUM for the City was adopted October 5, **2016** by Fulton County as part of the 2016-2035 Fulton County Comprehensive Plan.

### B. Character Area/FLUM for Subject Property

While the character subarea shown on the FLUM for the Subject Property is “Suburban Neighborhood”, as depicted in the FLUM map image below, the Subject Property is literally feet from the “Community Live Work” character subarea to the south, which along with the “Regional Live Work” subarea form the Mixed-Use District Character Area.



### C. Community Live Work character subareas



Community Live Work character subareas “are designated at intersections or along corridors and provide for a balanced mix of uses to create a live work environment.” As shown on the previous image, character area boundary limits do not follow property lines. Instead, as explained on page 38 of the Fulton Comprehensive Plan, they are based on distances, specifically “a 1/2-mile distance for intersections and a 1/4 distance for corridors.” Thus, unlike zoning boundary lines, which tend to follow property lines, character area boundaries are approximate and should not be taken literally. “Within the Community Live Character Areas, vertical and horizontal mixing of uses is appropriate, which includes medium and high-density residential housing such as duplexes and townhomes.” Fulton Comprehensive Plan, pg. 38. As such, the MIX zoning district is a compatible district within the Community Live Work character area.

#### D. Regional Live Work character subareas

Like Community Live Work character subareas, Regional Live Work character subareas (each part of the Mixed-Use Character Area) “are based on distances to intersection and corridors and also “provide a mix of uses to create a live work environment” Fulton Comprehensive Plan, pg. 41. Also, like Community Live Work character subareas, within Regional Live work character subareas, “vertical and horizontal mixing of uses is appropriate, which includes high density residential housing such as condominiums, townhomes, and apartments.” Fulton Comprehensive Plan, pg. 41. Not surprisingly therefore, the MIX zoning district is also a compatible district with the Regional Live Work character area.

#### E. Community Live Work versus Regional Live Work character areas

According to Figure 2C (page 42) of the Fulton Comprehensive Plan, the *suggested* density in the Community Live Work character subarea is up to nine (9) units per acre and the suggested density in the Regional Live Work character subarea is nine plus (9+) units per acre. Of course, the suggested densities are guides and not binding on policy makers and property owners. As explained by the Georgia Supreme Court, as a matter of law, the City is not obligated to follow its comprehensive plan because it merely serves as guide to and is not legally binding on legislative officials when making zoning decisions. *Lamar County v. E.T. Carlyle Co.*, 277 Ga. 690, 694 (2004). Consistent with this legal truism, the MIX zoning district, unlike other zoning districts, does not have a maximum dwelling units per acre (e.g. density). More specifically, Table 4-1 (Area Regulations for

Lots and Principal Buildings) of the Zoning Ordinance states that density in the MIX: “None, unless specified in [rezoning] conditions”.

There are many reasons why planning officials and policy makers should not take the position that the FLUM and Figure 2C legally bind them to recommend against and/or limit rezoning to MIX at a density less than requested by Applicant. First, the Fulton Comprehensive Plan was adopted by Fulton County for then-unincorporated land. Second, as stated on page 10 of the Fulton Comprehensive Plan, “[c]omprehensive plans are guides that determine how communities shape their growth and development in the future.” Third, as explained by the Georgia Supreme Court, as a matter of law, the city is not obligated to follow its comprehensive plan because it merely serves as guide to and is not legally binding on legislative officials when making zoning decisions. *Lamar County v. E.T. Carlyle Co.*, 277 Ga. 690, 694 (2004). Fourth, the Zoning Ordinance does not expressly mandate compatibility between the comprehensive plan (including the FLUM and Figure 2C) and the zoning district, but rather only recognizes the comprehensive plan’s intent to “guide and direct growth and development in the city.” Sec. 103.02(a).<sup>10</sup> Fifth, the FLUM character area boundary is based on proximate distances, not literal property lines, thus suggesting flexibility and modification of lines. Sixth, the Comprehensive Plan is more than the FLUM and Figure 2C. It also includes the “Housing” element which recognizes the importance of providing multi-family dwelling supply for seniors wishing to age in place. See page 53, Fulton County Comprehensive Plan. See also, The City’s Economic Development Plan and the City of South Fulton 2020-2023 Strategic Plan.<sup>11</sup> As proof, the site on the western side of I-285 has the Community Live Work subarea but MIX zoning district.

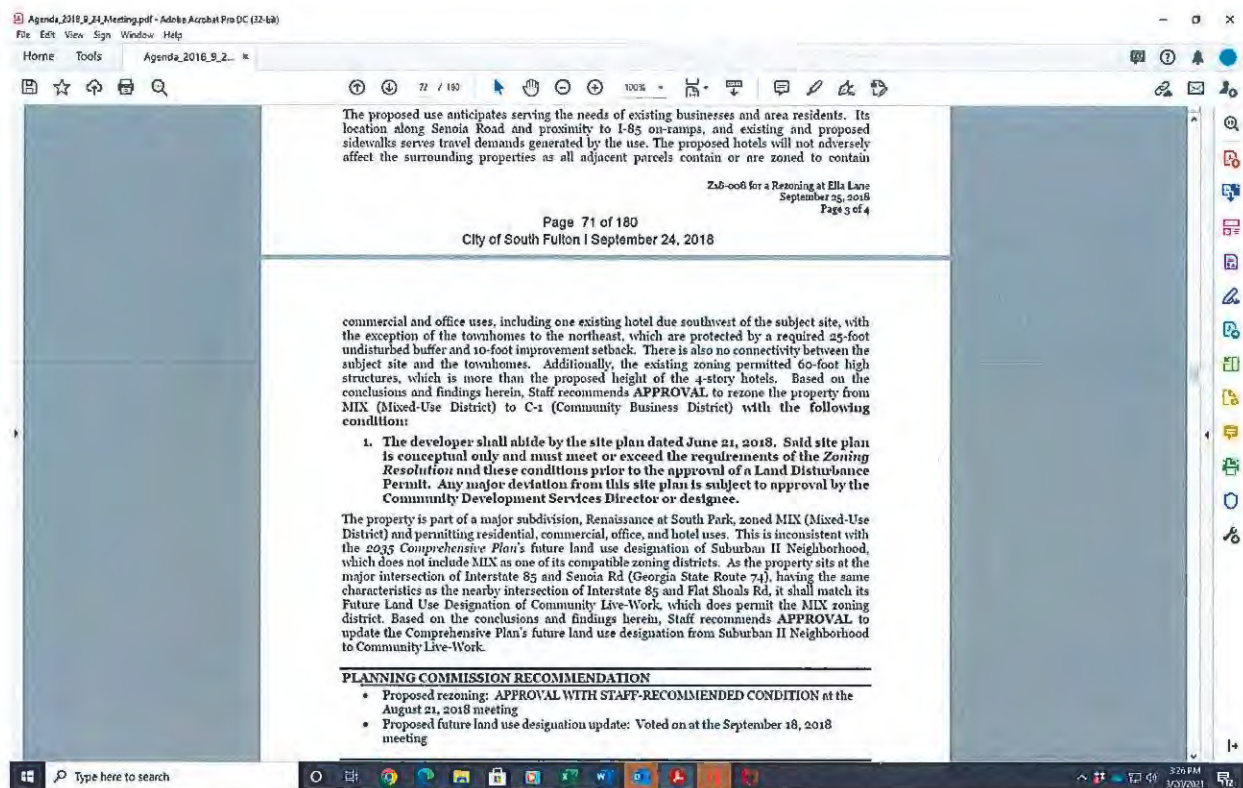
Finally, and in recognition of the foregoing reasons, Staff has supported (correctly) a rezoning not consistent with the FLUM. For example, August 21, 2018, Staff issued a staff report for case #Z18-008 for Ella Lane, which is adjacent to I-85. There, the property owner sought rezoning of 4.5 acres of vacant land from MIX to C-1 (Community Business) for two hotels. The 2035 Future Land Use Map’s land

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<sup>10</sup> Juxtaposed, see *City of Atlanta v. TAP*, 273 Ga. 681, 682 (2001) (noting that in Atlanta’s Zoning Code, rezoning of property must be consistent with the land use plan in its Comprehensive Development Plan

<sup>11</sup> See e.g., page 30 listing as an “objective” the creation of economic development plan to grow interest from developers for, among other things, “Senior Living”. See also pg. 18, recognizing “limited housing stock” as a “weakness”.

use classification for the property was Rural Neighborhood and C-1 is not a compatible zoning district. However, staff, correctly, recognized that the area had and was continuing to change given its interstate adjacency but the land use map had failed to recognize this change. Accordingly, staff, correctly, recommended both an amendment to the Future Land Use Map and approval of the rezoning as follows:



Staff's recommendation there was consistent with sound planning principles that recognize that as areas change, so to must land uses. The Planning Commission recommended approval of the rezoning with conditions. The City Council and Mayor approved the rezoning with conditions. For this reason, the above discussed case law as well as sound planning principles recognize that future land use maps serve as guides, not mandates.

For all these reasons, an amendment to the FLUM character area for the Subject Property should be amended to the Regional Live Work designation. Concurrent with this Application, **Applicant requests that upon rezoning to MIX, the City Council change the FLUM character subarea map designation for the**



**Subject Property from Suburban Neighborhood to Regional Live Work.** Pursuant to Ga Reg. 110-3-2.06(11)(b), the City Council has plenary authority to make “minor amendments”, such as a change to the FLUM for the Subject Property, without pre-submittal to the ARC. This state regulation provides:

*While local governments are encouraged to keep their plans current, it is not intended that each minor amendment being considered by a local government be submitted for review to the regional development center. Proposed amendments that are strictly local in nature and are not considered as having an effect on another local government need not be submitted to the regional development center for review.*

See also, *Kingsley v. Florida Rock Industries, Inc.*, 259 Ga. App. 207 (2002) (holding that notice for planning hearings must simply conform to the county's normal procedure, not the state-wide mandated ZPL requirements).

## **VI. MIX DISTRICT**

The intent of the MIX district is “to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a stable multiple use environment compatible with surrounding uses.” Sec. 206.05(a)(1). The MIX district is particularly encouraged in areas designated by the Comprehensive Plan Future Land Use Map...in Live-Work corridors.” Sec. 206.05(a)(1). The MIX district mandates a residential component, including townhouses and/or multi-family and “at least two of the following: commercial, office or institutional uses.” Sec. 206.05(a)(2).

Consistent with the MIX district intent, most controls on development such as lot area, setbacks, lot width, heated floor area, density and lot coverage are set by the City Council in the ordinance approving the rezoning, rather than the controls established in Table 4-1 of the Zoning Ordinance. However, Sec. 404.05 district requires the following in a MIX district:

- (a) a minimum of 20% of the total site area shall be common outdoor area and shall be maintained by the property owner(s).
- (b) All components are required to be interconnected with pedestrian paths constructed of either colored/textured materials or conventional sidewalk materials and clearly identified.

- (c) Off-street parking as required by Article 6 may be reduced, and shared parking among uses may be allowed upon approval by City Council in the conditions of zoning.
- (d) No more than 25% of the total floor area may be devoted to storage.

As shown on the site plan, the proposed development meets the 20% common outdoor area and maintenance requirement, is interconnected with pedestrian sidewalks, does not contain any storage use/component (other than incidental space inside residents units or non-commercial uses).

### Parking

With regard to off-street parking, Article 6 does not specify minimum number of off-street parking spaces by zoning district. Instead, Table 6-1 provides that for multi-family with fewer than 40 units/acre, the parking ratio is 1.4 spaces for 1-bedroom units and 2 spaces for 2-bedroom units. At 70 1-bedroom/studio units ( $70 \times 1.4 = 98$ ) and 44 2-bedroom units ( $44 \times 2.0 = 88$ ), the required parking is 186 ( $98 + 88 = 186$ ).

UNIT MIX		
<i>Unit Type</i>	<i># of Units</i>	<i># of bedrooms</i>
Studio	19	19
1 Bedroom	51	51
Two Bedroom	44	88
Total/Average	114	158

As shown on the site plan, the proposed development will provide 151 spaces as follows:

1. 114 off-street spaces for residents; and
2. 37 on-street parking for guests

**Applicant requests, pursuant to Sec. 404.05(c), that the City Council reduce the required off-street parking by 72 on-site parking spaces but only by 35 total parking spaces.**

### Landscape Strip and Zoning Buffer

The Site Plan shows a proposed 10' landscape strip between Yates Road and the front lot line where Table 4-4 requires a 20' width. **Applicant hereby requests a 10' concurrent variance for this landscape strip.** The Site Plan also shows a 15' side yard undisturbed zoning buffer along the north property line where Table 4-4 requires a 25' width. **Applicant hereby requests a 15' concurrent variance for this side yard buffer.** Finally, the Site Plan shows grading within the 10' improvement setback for road installation adjacent to northern most internal drive where Sec. 405(c) does not allow improvement within the setback. **Applicant hereby requests a concurrent variance to allow such improvement within the 10' provided improvement setback.**

## **VII. ZONING IMPACT ANALYSIS**

### **1. The existing land uses and zoning classification of nearby property**

The Subject Property sits at the northwest intersection of Yates Road and Hathcock Road.<sup>12</sup> The western boundary of the subject property is I-285. As shown below, the zoning classifications of nearby property vary. This is not unexpected given the area sits at the intersection of I-285 and I-85 and Roosevelt Highway. For example, to the north extending to the City line, there are a few low-density single-family residences zoned AG-1. The property to the immediate south is zoned A-1 (Pine Cove Apartments) and south of that there are a few parcels zoned C-2, one of which is used for a tire shop. To the immediate east are four parcel zoned R-3 and adjacent to that is property zoned M-1. Property to the south and east fronting on Roosevelt Highway has a diversity of C-2, A-1 (vacant apartment complex), C-1, O-I (Fulton County Voiture 217 Military Veterans) and SUB-C zoned property. To the west (across I-285) similar patterns of diverse zoning classifications abound and include A (Vesta Gardens Apartments, The Gardens at Camp Creek Apartment Homes, Buckingham Court Apartments), R-6 (vacant land), MIX (vacant land), AG-1 (Calvary Memorial Church), C-1 (Christian Plaza shopping center/Spread the

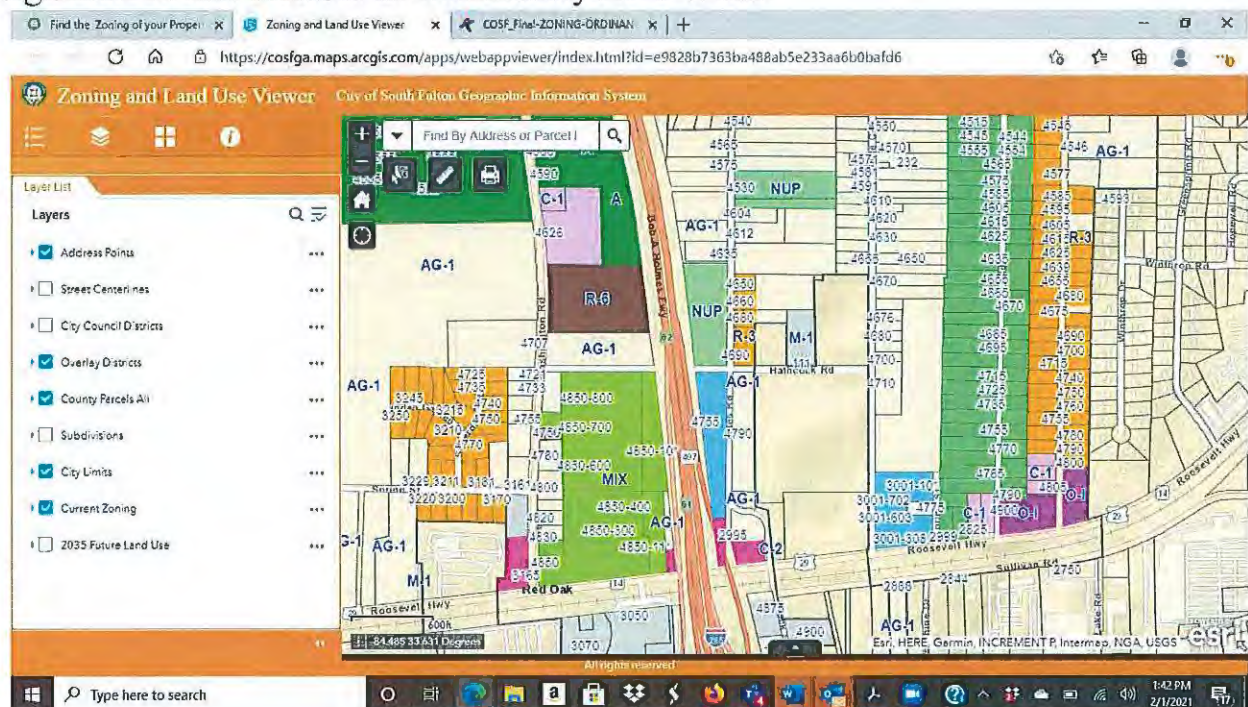
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<sup>12</sup> Hathcock Road formally ran perpendicular to Yates Road on the west and White City Road on the east. Hathcock Road has been closed in connection with Duke Realty's 499,000 square foot warehouse development at the southeast quadrant of this same intersection (2929 Roosevelt Highway) for light industrial (M-1). The City of College Park approved that rezoning in the last five years.



Word Church Ministries), C-2 (BP Gas Station) and R-3, many fronting on Washington Road. Indeed, the prevailing zoning and land use characteristic is the lack of uniformity.

In looking at the Zoning Map (below) in the area, there are 25 acres of property currently zoned MIX since 2006 (from AG-1) which directly fronts on I-285 (on the west side) and fronting on Roosevelt Highway. Thus, this area has been transitioning for many years to a more mixed-use, higher intensity area, which makes sense given this area is dominated by transportation corridors, reflected in the FLUM's designation of this corridor as Community Live Work.



## 2. The suitability of the subject property for the zoned purposes

The Subject Property is perfectly suited for the purposes of the MIX zoning district. The Subject Property follows transitional use planning principles from commercial (tire shop) and industrial uses (HWC Logistics warehouse leased from Duke Realty) fronting at the intersection of Roosevelt Highway and Yates Road, followed by the A-1 apartment use (Pine Cove Apartments) just south of the Subject

Property, to the Subject Property's townhouse use, to the single-family residential use to the north of the Subject Property.

**3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions**

The Subject Property's NUP zoning dates back to approximately February 2006 when Fulton County rezoned the Subject Property for up to 24 single-family residential uses.<sup>13</sup> However, the development was never built and the Subject Property has remained vacant. This lack of development is due to the current zoning which unreasonably diminishes the property value of the Subject Property. Building single-family dwellings adjacent to the Interstate is not economically viable at the Subject Property.

**4. The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public**

While maintaining the Subject Property zoned for residential purposes is arguably in the public interest, maintaining the current single-family only zoned NUP classification is not. The current NUP zoning only ensures that the Subject Property remain vacant property rather than contributing to the built environment and the tax base. Rezoning to MIX will provide stability to Yates Road by providing a new transitional use between commercial/industrial on Roosevelt Highway and the few single-family homes in the City of South Fulton and others on the City of College Park side along Yates Road. If the Subject Property is not rezoned as requested, it is likely that in the future there will be even more pressure to rezone the Subject Property to an even more intense use given the relatively recent City of College Park M-1 zoning for the HWC Logistics warehouse opposite the Subject Property. The proposed rezoning will eliminate that pressure.

**5. The relative gain to the public as compared to the hardship imposed upon the individual property owner**

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<sup>13</sup> Case # 2005Z-0131 SFC; 2005VC-0250 SFC.

The current zoning provides no gain to the public because it results in a vacant non-tax producing parcel. On the counterbalance, the current zoning results in significant detriment to the current property owner and Applicant. Building single-family dwellings adjacent to the Interstate is not economically viable, demonstrated in part by over 17 years of non-development since the Subject Property was last rezoned.

**6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**

To the best of Applicant's knowledge, the Subject Property has never been used. At a minimum, the Subject Property has remained vacant since 2005. While there appears to be little new development in the area, the most recent development trends are toward industrial uses, such as the nearly 500,000 square feet of new industrial warehouse space built by Duke Realty and leased to HWC Logistics. This new industrial warehouse space sits opposite the Subject Property. The Proposed Development will counter the warehousing trend in the area and protect existing residential from that trend. As such, the Proposed Development should be welcomed and embraced.

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

Not only will the proposed zoning permit a use that is suitable, but it will permit a similar use that is directly adjacent to the south of the Subject Property and also the predominant land use for parcels directly adjacent to I-285 on the opposite side of the highway.

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property because the majority of such properties are currently used for either the same use (i.e. multi-family) or more intense uses (i.e. industrial, commercial, institutional). For the surrounding single-family uses, the proposed development will have a positive affect by serving as a transitional use. This



transitional use will serve as a buffer from the industrial and commercial uses along Roosevelt highway and will prevent their northerly encroachment to the single-family residential uses north of the Subject Property.

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

The current NUP conditional zoning limiting density to 24 units does not allow for a reasonable economic use, especially when compared to similar properties in proximity which allow for greater residential (i.e. multi-family) density. For example, because the subject property abuts I-285, there is no demand for single-family residential development. This lack of demand is evidenced by the many years this property has sat idle. Contrastingly, there is demand for the Proposed Development, evidenced by the apartment development to the immediate south and to the many apartment developments abutting the western side of I-285. These include the Vesta Gardens Apartments, The Gardens at Camp Creek Apartment Homes, Buckingham Court Apartments

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

The Proposed Development, while adding vehicles to Yates Road, will not cause an excessive burden to Yates Road. The Subject Property is conveniently located next to Roosevelt Highway, I-85 and I-285 which can easily accommodate the traffic generated. Because the Proposed Development is targeted to empty nesters, there should be little to no impact on schools other than increased tax base for the benefit of the Fulton County School District.

**11. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan**

The Proposed Development is consistent with many policies and the intent of the Comprehensive Plan. These include, providing housing for seniors and others desiring to age in place. For example, page 53 of the 2016-2035 Fulton County Comprehensive Plan (adopted by the City), states that “[a]s the “Peak Earning

Adults” continues to age, it’s anticipated that many will prefer to...downsize to a multi-family dwelling.” The City’s Economic Development Plan recognizes the unmet demand for senior housing. So, too does the City of South Fulton 2020-2023 Strategic Plan.<sup>14</sup> Currently, the Subject Property is located in the Suburban Neighborhood Character Area. The intent of this character area “is to provide a wide diversity of housing types and affordability...while preserving the surrounding natural, agricultural, and rural areas.” The Proposed Zoning and the Proposed Development’s mixture of housing types and affordability further this intent. While the Proposed Zoning is not a compatible district with the current FLUM designation of Suburban, the area is changing. The property to the immediate south is used as multi-family. The property to the southeast was recently developed with a 500,000 square foot warehouse. Thus, the Proposed Zoning is in line with zoning and development that has already happened, both in COSF and in the adjacent municipality of College Park. The Proposed zoning will therefore be suitable for the area currently, where it will undoubtedly be headed in the future.

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

As recognized in the Fulton Comprehensive Plan, there is a growing need for housing for empty-nesters and others transitioning from traditional single-family residences into active-adult communities.<sup>15</sup> Currently, there is little housing to meet this need, meaning current residents of the City of South Fulton may need to look outside of the City for housing. The Proposed Development will help meet this need, thereby allowing current residents of the City of South Fulton to age in place. This existing (and also changing) condition gives supporting grounds for approval of the

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<sup>14</sup> See e.g., page 30 listing as an “objective” the creation of economic development plan to grow interest from developers for, among other things, “Senior Living”. See also pg. 18, recognizing “limited housing stock” as a “weakness”.

<sup>15</sup> See, page 30 of the City of South Fulton 2020-2023 Strategic Plan listing as an “objective” the creation of economic development plan to grow interest from developers for, among other things, “Senior Living. See also pg. 18 of the City of South Fulton 2020-2023 Strategic Plan, recognizing “limited housing stock” as a “weakness”.

zoning proposal. The Current Zoning will not meet this demand, only the proposed MIX zoning district.

**13. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton**

The proposed use should not have any environmentally adverse effect on the natural resources and citizens of South Fulton as identified in the enclosed Environmental Site Analysis. The Subject Property does not have any environmentally sensitive areas like floodplains, wetlands, streams, etc. Both construction and post-construction conditions, such as stormwater (velocity, quality and quantity), erosion and sedimentation and other development controls will comply with Chapter 9 (Post-construction Stormwater Management) of the City of South Fulton Code enacted by the City to protect, maintain and enhance the public health and safety.

**VIII. CONSTITUTIONAL NOTICE**

Georgia law requires us to raise federal and state constitutional objections during the rezoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the City of South Fulton Zoning Ordinance, facially and as applied to the Subject Property, which restrict the Subject Property to any uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of South Fulton Zoning Ordinance, facially and as applied to the Subject Property, which restricts the Subject Property to any uses, or to any zoning classification other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a



taking of Applicant's Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the City of South Fulton without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the rezoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by City of South Fulton to grant this rezoning application in accordance with the criteria requirements as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

For all the foregoing reasons, it is submitted on behalf of the Applicant that the rezoning application meets the requirements of the City of South Fulton Zoning Ordinance.

#### Legal Standing Objection

The Applicant further objects to the legal standing of each and every surrounding resident to challenge, whether before the City Council or any court of competent jurisdiction, any zoning decision by the City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before the City and requests the City Council to determine the standing of any individual who challenges or objects to the City Council's decision to rezone the Property. Applicant further raises this objection before the City Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.

### Evidentiary Objection

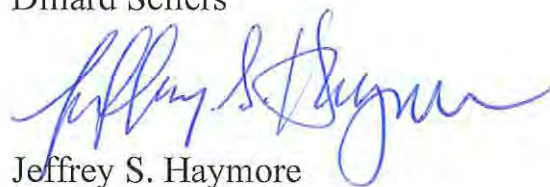
The Applicant further objects on the grounds of relevancy, hearsay, lack of foundation, speculation, opinion, vague, argumentative and all other applicable evidentiary objections to statements made at the public hearings and to documents submitted before or at the public hearings where such statements or documents are in opposition to the Application. The Applicant raises these objections before the City Council and requests the City Council to disregard such statements and/or documents based on these evidentiary objections. Applicant further raises this objection before the City Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.

### **IX. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this rezoning application be granted as requested by the Applicant. If there are any questions about this rezoning request, you may contact me at 404-665-1243 or [jhaymore@dillardsellers.com](mailto:jhaymore@dillardsellers.com)

Sincerely,

Dillard Sellers



Jeffrey S. Haymore

Item # 7: Site Plan

E-mailed as separate pdf with electronic  
filing



# PROJECT INFORMATION

## SITE DATA

EXISTING ZONING: NUP (NEIGHBORHOOD UNIT PLAN)  
PROPOSED ZONING: MIX (MIXED USE)

TOTAL ACREAGE: 4.03  
DISTURBED ACREAGE: 4.5

FULTON COUNTY, GA  
LAND LOT 34, 13TH DISTRICT  
PARCEL # 13 0334 LL0897

SETBACKS:  
FRONT: 0 FT  
SIDE: 0 FT  
BACK: 0 FT

MINIMUM COMMON OUTDOOR AREA: 20%

## BUILDING DATA

OFFICE/COMMERCIAL SPACE: 3025 SF  
PROPOSED UNITS: 114 UNITS (70-10RSTUDIO & 44-2BR)  
PROPOSED DENSITY: 26 UNITS/AC  
MAX BUILDING HEIGHT: 60 FT  
PROPOSED BUILDING HEIGHT: 40 FT < 60%

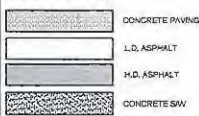
## PARKING DATA

REQUIRED PARKING:  
MULTIFAMILY:  
11.4 SPACES/ 1-BR UNIT; 7.0 X 1.4 = 9.8 SPACES  
12 SPACES/ 2-BR UNIT; 4.4 X 2 = 8.8 SPACES  
TOTAL REQUIRED: 165 SPACES  
PARKING PROVIDED:  
114 RESIDENT PARKING  
31 ON-STREET CURBSIDE PARKING  
151 TOTAL SPACES

## UTILITY PROVIDERS

WATER: CITY OF ATLANTA  
SEWER: FULTON COUNTY

## PAVING LEGEND



## NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



LOCATION MAP  
N.T.S.



TEL: 770.453.7849 FAX: 770.453.0026  
2951 FLOWERS RD S, STE 119  
ATLANTA, GEORGIA 30341  
WWW.E&A.NET

LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

PROJECT:  
THE KOURTNEY  
@ YATES ROAD  
LAND LOT 34  
13TH DISTRICT  
FULTON COUNTY, GEORGIA  
0 YATES ROAD

## REVISIONS:

NO.	DATE	DESCRIPTION
1	08/01/21	CONCEPT SITE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		

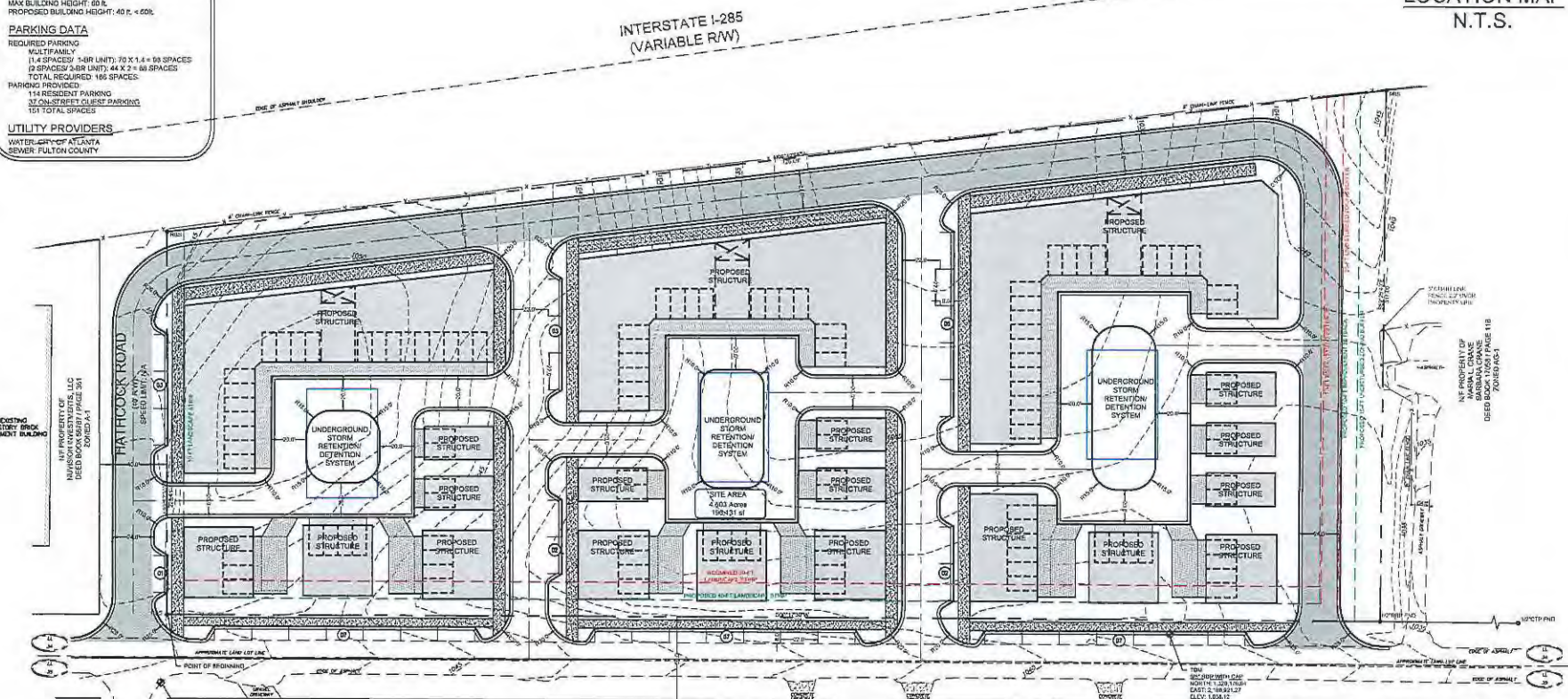
## ZONING SITE PLAN

SCALE	DATE	ANTHONY SAMPLE	ANTHONY SAMPLE
1" = 30'	08/01/21	ANTHONY SAMPLE	ANTHONY SAMPLE
		PROJECT MANAGER	PROJECT MANAGER
		CHECK	CHECK

PROJECT NO.  
21-018

SHEET NO.  
Z1.0

NOT ISSUED FOR  
CONSTRUCTION

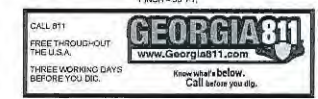
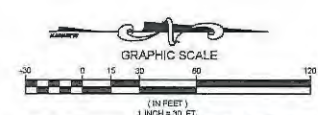


YATES ROAD  
(57' R/W)  
SPEED LIMIT 35 MPH

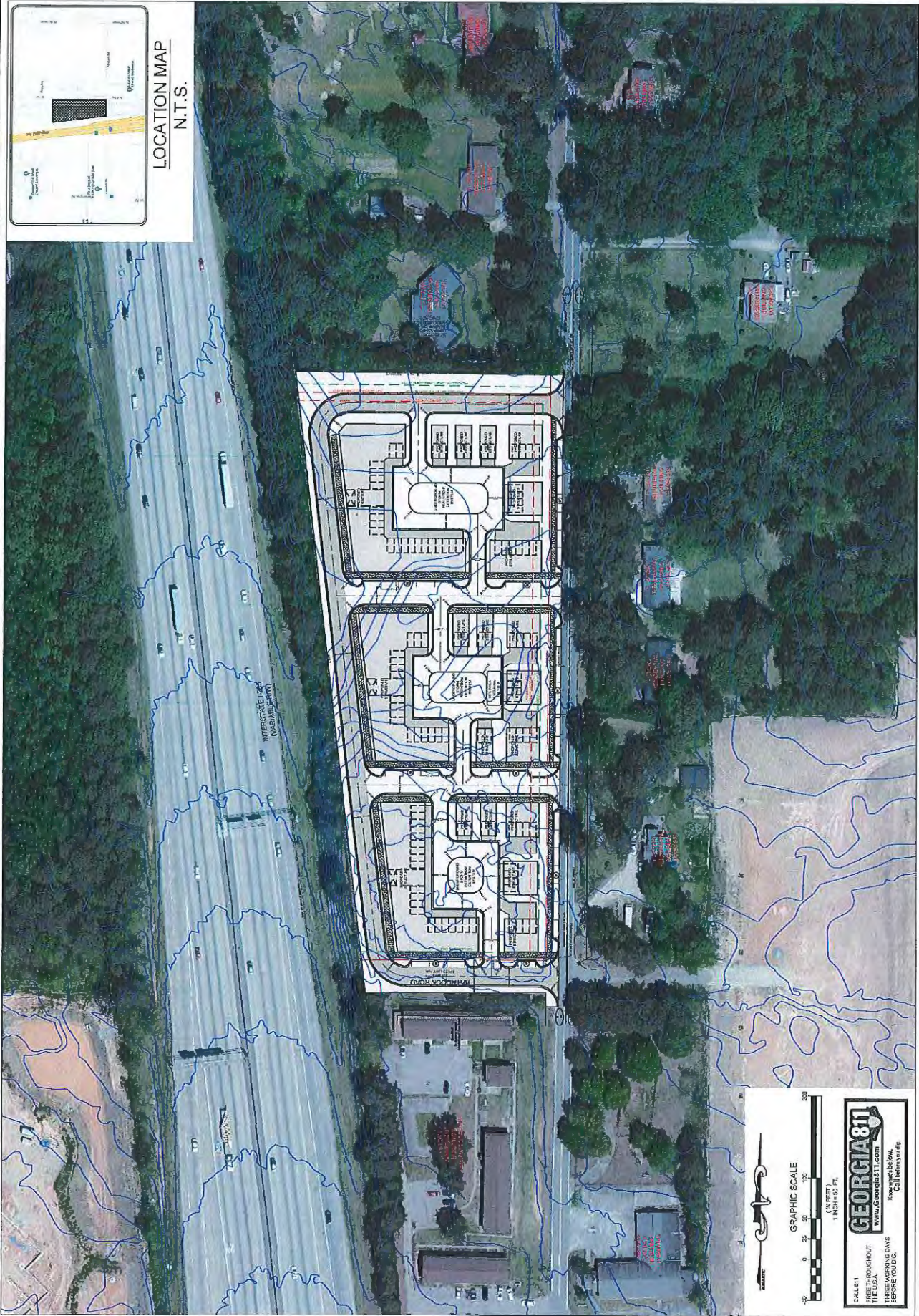
OWNER/DEVELOPER  
ULTIMATE PERMITTEE  
DONALD R. WASHINGTON  
2175 WILCOX PLACE NE  
ATLANTA, GA 30324  
BOLSTUP REAL ESTATE PARTNERS, LLC  
DONALD@BOLSTUP.COM

DESIGNER  
ANTHONY SAMPLE  
E&A ASSOCIATES, INC.  
3051 FLOWERS ROAD, SOUTH  
SUITE 119  
ATLANTA, GEORGIA 30341  
(770) 453-7849  
ASAMPLE@E&A.NET

24 HOUR CONTACT  
SHARLA MCLEOD  
(404) 468-0029  
SMC@E&A.COM








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GRAPHIC SCALE



(IN FEET)  
1 INCH = 50 FT.

OVERALL SITE PLAN	SCALE:	PROJECT NO.  <b>21-018</b>	SHEET NO.  <b>Z1.1</b>  NOT ISSUED FOR CONSTRUCTION
	DATE:		
	DRAWN BY: ARTURO SA		
	PROJECT MANAGER: ARTURO SA		
	QA/QC CHECK: XXX		

[illegible]

PROJECT:  
THE KOURNEY  
@ YATES ROAD  
LAND LOT 34  
13TH DISTRICT  
FULTON COUNTY, GEORGIA  
0 YATES ROAD

**BEA**  
**BERBERY & ASSOCIATES**  
TEL: 770.452.3448 FAX: 770.453.0085  
2950 FLOWERS RD., S. STE. 119  
ATLANTA, GEORGIA 30341  
WWW.BERBERY.NET

▼  
LAND PLANNING  
▼  
CIVIL ENGINEERING  
▼  
LANDSCAPE ARCHITECTURE





1000 S. 10TH AVE. SUITE 100  
ATLANTA, GEORGIA 30309  
WWW.KOURNEY.COM

LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

PROJECT: THE KOURNEY  
LAND LOT 3A  
13TH DISTRICT  
FULTON COUNTY, GEORGIA  
0 YATES ROAD

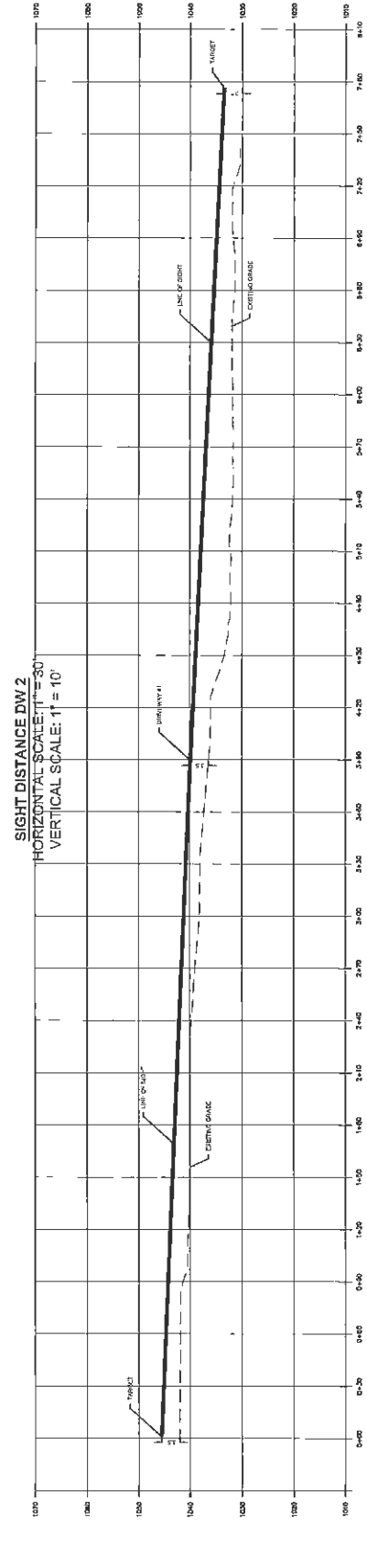
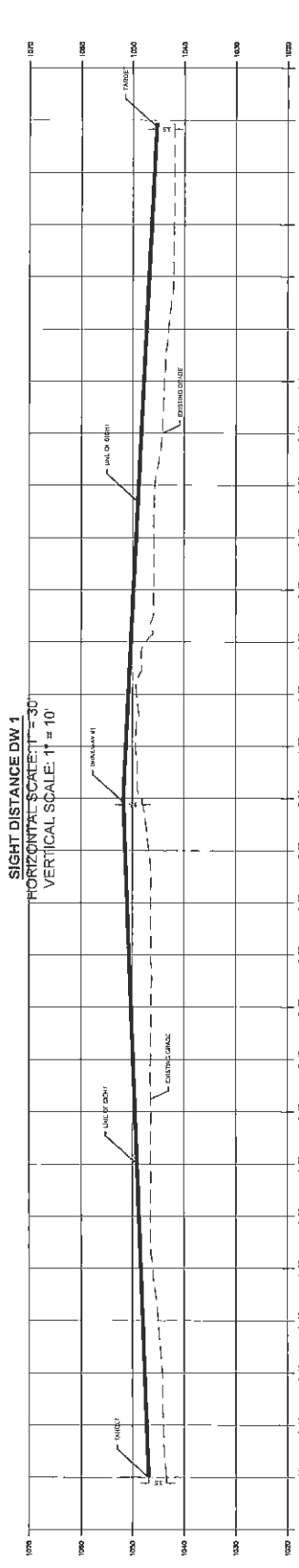
REVISIONS:  
DATE: 08/01/2021  
BY: J. J. JONES

NO.	DATE	DESCRIPTION
1	08/01/2021	CONCEPT SITE PLAN

SIGHT DISTANCE  
SCALE: 1" = 50'  
DATE: 08/01/2021  
BY: J. J. JONES

PROJECT NO. 21-018

SHEET NO. Z1.2  
NOT ISSUED FOR CONSTRUCTION



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ITEM # 8





## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM A

Provide a complete Environmental Site Analysis document fully addressing all items as required in sections 1 through 3 below. Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission. For additional information and questions, please contact the Fulton County Office of Environmental Affairs at 404-613-0250.

ESA Revision Number: \_\_\_\_\_

Applicant: Bolster Real Estate Partners, LLC Phone Number: 404-665-1243

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

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Fulton County's Comprehensive Plan may be found online at [www.fultoncountyga.gov/fcpcsd-home](http://www.fultoncountyga.gov/fcpcsd-home).

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s). Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the City of South Fulton website ([www.cityofsouthfultonga.gov](http://www.cityofsouthfultonga.gov)), wetland areas are located on the northwest portion of the site).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://www.fws.gov/wetlands/>)
- Georgia Geologic Survey (404-656-3214)
- Fulton County Website ([www.fultoncountyga.gov/fcpcsd-home](http://www.fultoncountyga.gov/fcpcsd-home))
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- City of South Fulton Website ([www.cityofsouthfultonga.gov](http://www.cityofsouthfultonga.gov))
- Fulton County Community Development Services
- Field observation and verification

c. Streams/stream buffers

- Fulton County Website ([www.fultoncountyga.gov/fcpcsd-home](http://www.fultoncountyga.gov/fcpcsd-home))
- Field observation and verification

- d. Slopes exceeding 33 percent over a 10-foot rise in elevation
  - United States Geologic Survey Topographic Quadrangle Map
  - Field observation and verification
- e. Vegetation (including endangered species)
  - United States Department of Agriculture, Nature Resource Conservation Service
  - Field observation
- f. Wildlife Species (including fish and endangered species)
  - United States Fish and Wildlife Service
  - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
  - Field observation
- g. Archeological/Historical Sites
  - Fulton County Historic Resources Survey
  - Georgia Department of Natural Resources, Historic Preservation Division
  - Field observation and verification

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting
- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats

March 3, 2021

Ms. Ashley Webb  
Darden & Company  
900 Circle 75 Parkway, Suite 780  
Atlanta, Georgia 30339

RE: Environmental Site Analysis (ESA) Report  
**The Kourtney at Yates Road - Yates Road Tract ±4.52 Acres**  
**Tax Parcel ID: 13-0034-LL0897**  
**City of South Fulton, Georgia**  
Project Number: E21DCO01

Dear Ms. Webb,

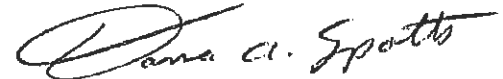
Contour Engineering, LLC (Contour) has completed the authorized Environmental Site Analysis (ESA) report for the above-referenced site. This assessment was performed in general conformance with the Environmental Site Analysis - Form A, as per the City of South Fulton Rezoning & Use Permit Application.

We appreciate the opportunity to provide our environmental consulting services to Darden & Company. If you have any questions regarding this report or if we may be of further service to you, please call our office at (770) 794-0266.

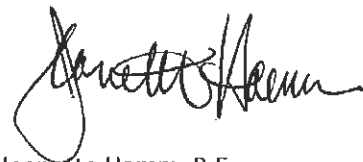
Sincerely,  
**CONTOUR ENGINEERING, LLC**



Andrew G. Riess  
Project Scientist  
Contour Environmental, LLC



Dana A. Spotts, REPA, EP  
Senior Scientist/Manager  
Contour Environmental, LLC



Jeanette Hamm, P.E.  
Senior Engineer

Attachments:

- Figure 1: Site Location Map
- Figure 2: Aerial Tax Map
- Figure 3: NWI Map
- Figure 4: FEMA FIRM
- Figure 5: Georgia Flood Map Flood Risk Snap-Shot
- Figure 6: Fulton County Historic Resources Survey Map
- Figure 7: GNAHRGIS Map
- Appendix A: Site Photographs
- Appendix B: Preliminary Plat, Construction Drawing C2
- Appendix C: USFWS Endangered Species IPAC Report



**Environmental Site Analysis Report**  
**Yates Road Site ±4.52 Acres**  
**City of South Fulton, Georgia**  
**Contour Project No: E21DCO01**

Prepared For:

**DARDEN & COMPANY**  
900 CIRCLE 75 PARKWAY, SUITE 780  
ATLANTA, GEORGIA 30339

Prepared By:

**CONTOUR ENGINEERING, LLC**  
1955 Vaughn Road, Suite 101  
Kennesaw, Georgia 30144

March 3, 2021



## **GENERAL SITE DESCRIPTION**

The site property consists of one [1] undeveloped, parcel of land located west of Yates Road and east of Interstate 285 (I-285) in the City of South Fulton, Fulton County, Georgia. More specifically, the site is identified as Tax Parcel ID: 13 0034 LL0897. The site is not currently addressed. A Site Location Map depicted on a United States Geological Survey (USGS) topographic map is attached as Figure 1.

The site contains ±4.52 acres of undeveloped (wooded and cleared) land containing a diversity of mature hardwood with mixed softwood trees and moderate understory growth. It is noteworthy to mention that the southern portion of the site contains very thick groundcover (kudzu).

The site property is located in an area of mixed residential and commercial development with areas of undeveloped land. The adjacent properties to the north consist of undeveloped land and residential development. The adjacent property to the south consists of residential development. Adjacent properties to the west consist of I-285 and undeveloped land. The adjacent properties to the east consist of residential development, undeveloped land, and commercial development.

An Aerial Tax Map is attached as Figure 2. Photographic documentation is attached as Appendix A.



## **ENVIRONMENTAL IMPACTS**

### ***A. Wetlands***

According to the U.S. Fish and Wildlife Service (USFWS), National Wetland Inventory (NWI), no wetlands, streams, and/or open water impoundments are mapped as being located within the envelope of the site property. The NWI map is attached as Figure 3.

Furthermore, based on results of the site reconnaissance by a Contour qualified Ecologist, no evidence of potential regulated wetlands (*waters of the U.S.*), “buffered” state waters, and/or open water ponds/impoundments were observed within the envelope of the site and/or immediately adjacent to the site property.

### ***B. Floodplains***

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) - Map Number 13121C0363F - Panel Number 0363F, dated September 18, 2013, the site property is located within an “Area of Minimal Flood Hazard - Zone X”. Refer to the FIRM Map as Figure 4 of this report.

According to the City of South Fulton Website ([www.cityofsouthfultonga.gov](http://www.cityofsouthfultonga.gov)), the site is located within an “Area of Minimal Flood Hazard - Zone X”. A Georgia Flood Map Flood Risk Snap-Shot is attached as Figure 5 of this report.

### ***C. Stream Channels/Stream Buffers***

Based on review of the USGS topographic quadrangle as well as site observations, no “buffered” stream channels are located on the site property and/or immediately adjacent to the site property. A Site Location Map depicted on a United States Geological Survey (USGS) topographic map is attached as Figure 1.

According to the Fulton County Website ([www.fultoncountyga.gov/fcpcsd-home](http://www.fultoncountyga.gov/fcpcsd-home)), no “blue-line” stream channels are mapped as being located within the envelope of the site and/or immediately adjacent to the site property.

### ***D. Slopes exceeding 33 percent over a 10-foot rise in elevation***

Based on review of the 7.5 Minute series USGS topographic quadrangle map and review of the provided Preliminary Plat, Construction Plan (Sheet C2, dated January 27, 2016) as well as site observations, the greatest slope exists near the topographic highpoint in the south-southwestern portion of the site property at ±1,050 feet above mean sea level (amsl). A desktop evaluation of the slope was performed, which indicates a ±10-foot decrease in elevation over a ±33.33-foot distance, and results in a ±30.00 percent change in elevation. It should be noted that Contour was not provided with a current ALTA Survey of the property for this evaluation. Attachment B presents the Preliminary Plat.



### ***E. Vegetation (including endangered species)***

The property contained a variety of tree species (including: water oak, magnolia, white oak, sweetgum, red oak, and various pine species). The understory contains saplings of each previously mentioned tree species as well as several shrub and woody vine species (including: privet, blackberry, greenbrier, Virginia creeper, muscadine, kudzu, and poison ivy).

According to the United States Fish and Wildlife (USFWS) IPaC Official Species List, no endangered plant species are known to occur within the project area.

A copy of the USFWS Endangered Species IPAC Report is attached as Appendix C.

### ***F. Wildlife Species (including fish and endangered species)***

According to USFWS IPaC Official Species List, no endangered flora/fauna species are known to occur within the project area. Therefore, impacts to threatened and/or endangered species are not expected to occur, pre and/or post construction of this site.

A copy of the USFWS Endangered Species IPAC Report is attached as Appendix C of this report.

### ***G. Archeological/Historical Sites***

According to the Fulton County Historic Resources Survey, no archeological and/or historical sites are located on the site property. The Fulton County Historic Resources Survey Map is attached as Figure 6.

According to Georgia's Natural, Archaeological, and Historic Resources (GNAHRGIS), provided by Historic Preservation Division of the Georgia Department of Natural Resources (GADNR), no previously recorded archeological/historical sites were identified within the proposed project tract. However, twenty-two [22] archeological/historical sites were identified within a one-kilometer radius of the site property. The sites were identified as buildings 31657, 31658, 31659, 13660, 33127, 33128, 33129, 33130, 33131, 33133, 33134, 33135, 33136, 33137, 33138, 33139, 33140, 33141, 33142, 33143, 33147, and 33418. The majority of the historical buildings identified in the search consist of single-family residential dwellings. However, a Church, former manufacturing facility, school, and a health care clinic were also noted. The buildings were constructed between 1884 and 1949. The closest archeological/historical site consists of "Building 33134", which is located approximately 900 feet west-northwest of the site project.

None of the archeological sites are located within the envelope of the site and/or immediately adjacent to the site property; therefore, none of these recorded sites will be affected by the proposed site construction. The GNAHRGIS Map is attached as Figure 7 of this report.



## **PROJECT IMPLEMENTATION MEASURES**

### ***A. Protection of environmentally sensitive areas***

The proposed development is not expected to impact on-site environmentally sensitive areas. Furthermore, the proposed development is not expected to impact any known floodplains, regulated wetlands, “buffered” stream channels, and/or open water ponds/impoundments.

### ***B. Protection of water quality***

The proposed development is not expected to negatively impact water quality.

### ***C. Minimization of negative impacts on existing infrastructure***

The proposed development is not expected to negatively impact any existing infrastructure.

### ***D. Minimization of archeological/historically significant areas***

Archeological/historically significant areas are not located on the site property or immediately adjacent to the site property. Therefore, the proposed development is not expected to negatively impact any archeological/historically significant areas.

### ***E. Minimization of negative impacts on environmentally stressed communities***

Environmentally stressed communities are not located within the envelope of the site and/or adjacent to the site property. Therefore, the proposed development is not expected to impact environmentally stressed communities.

### ***F. Creation and preservation of green space and open space***

The proposed development is expected to incorporate and maintain/protect a green space/open space area in the central portion of the site property and bordering neighboring properties in accordance with the conceptual site plans.

### ***G. Protection of citizens from the negative impacts of noise and lighting***

The proposed development is not expected to negatively impact citizens through noise and lighting.

### ***H. Protection of parks and recreational green space***

Parks and recreational and/or public green spaces are not located within the envelope of the site property or immediately adjacent to the site property. Therefore, the proposed development is not expected to negatively impact any parks and/or public recreational green space.



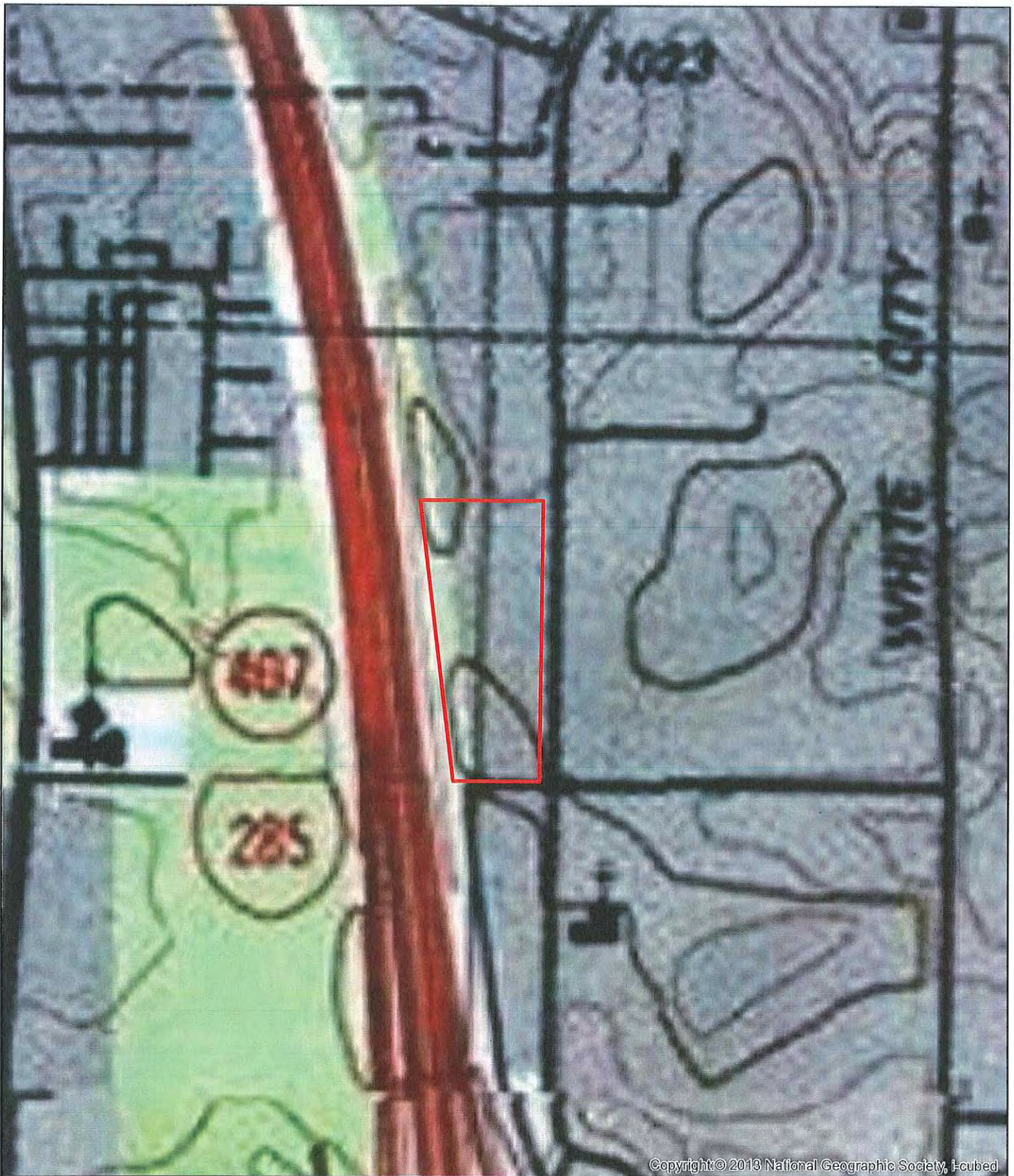


***1. Minimization of impacts to wildlife habitats***

The proposed development is expected to minimize impacts to wildlife and maintain/protect a green space/open space in the central portion of the site property and bordering neighboring properties in accordance with the conceptual site plans. Furthermore, the development is expected to only include upland areas necessary for the proposed development and associated infrastructure while still allowing for greenspace.



## **Figure 1: Site Location Map**



Copyright © 2013 National Geographic Society, Inc.

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**FIGURE 1: SITE LOCATION MAP**  
**7.5 MIN USGS TOPOGRAPHIC QUAD**

Yates Road Site +/- 4.52 acres  
City of South Fulton, Fulton County, GA

CE21CON:02  
February 17, 2021

**LEGEND**

 Property Boundary

330



Feet

N



## **Figure 2: Aerial Tax Map**





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

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# **FIGURE 2: AERIAL TAX MAP**

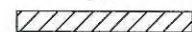
Yates Road Site +/- 4.52 acres  
City of South Fulton, Fulton County, GA

CE21CON:02  
February 17, 2021

## **LEGEND**

 Property Boundary

240



Feet

N



### **Figure 3: NWI Map**





U.S. Fish and Wildlife Service

## National Wetlands Inventory

Figure 3: NWI MAP



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

February 17, 2021

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

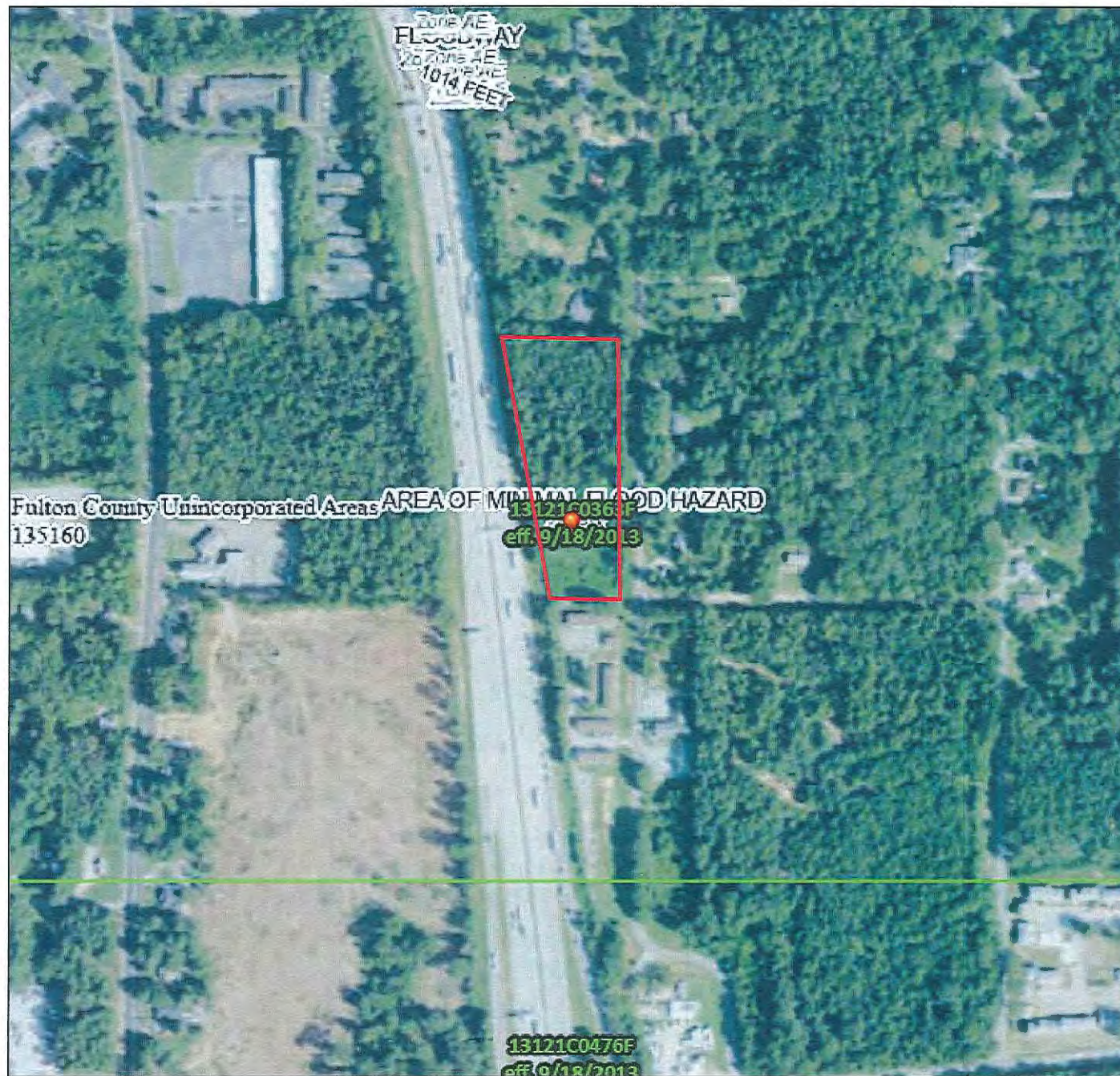
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**Figure 4: FEMA FIRM Map**



Figure 4: Firm Map



## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
MAP PANELS		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 2/17/2021 at 8:48 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

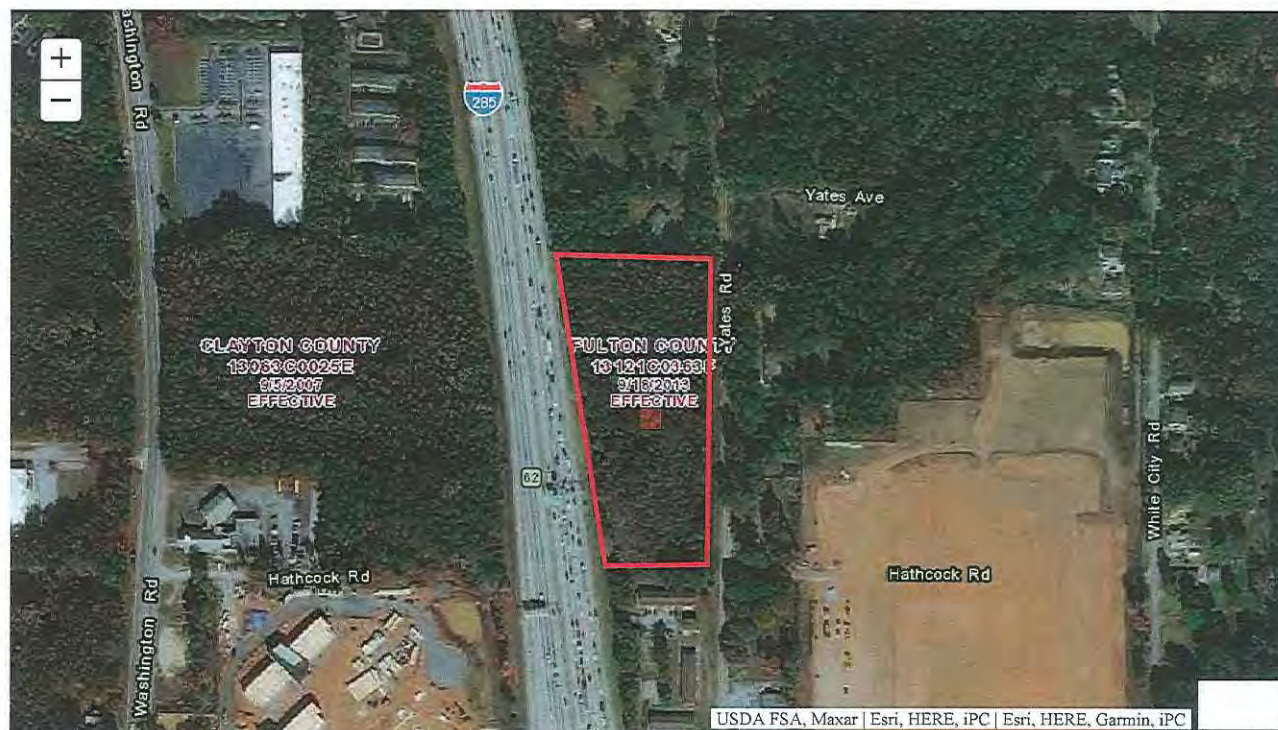
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

84°28'58"W 33°37'25"N

**Figure 5: Georgia Flood Map Flood Risk  
Snap Shot**



Figure 5: Georgia Flood Map Flood Risk Snapshot



Low Risk

Current Flood Zone:	X	
*Probability of Flooding: (30-Year Period)	Not Available	Not Available
Base Flood Elevation:	Not Available	Not Available
Lowest Adj. Grade:	Not Available	Not Available
Preliminary Flood Zone:	Not Available	Not Available
Flood Zone Change Type:	Not Available	

#### Location Information

Panel:	13121C0363F
Watershed:	Middle Chattahoochee-Lake Harding
County:	FULTON
Community ID:	13121C
Map Status:	PRELIMINARY

\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/faq>

#### Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



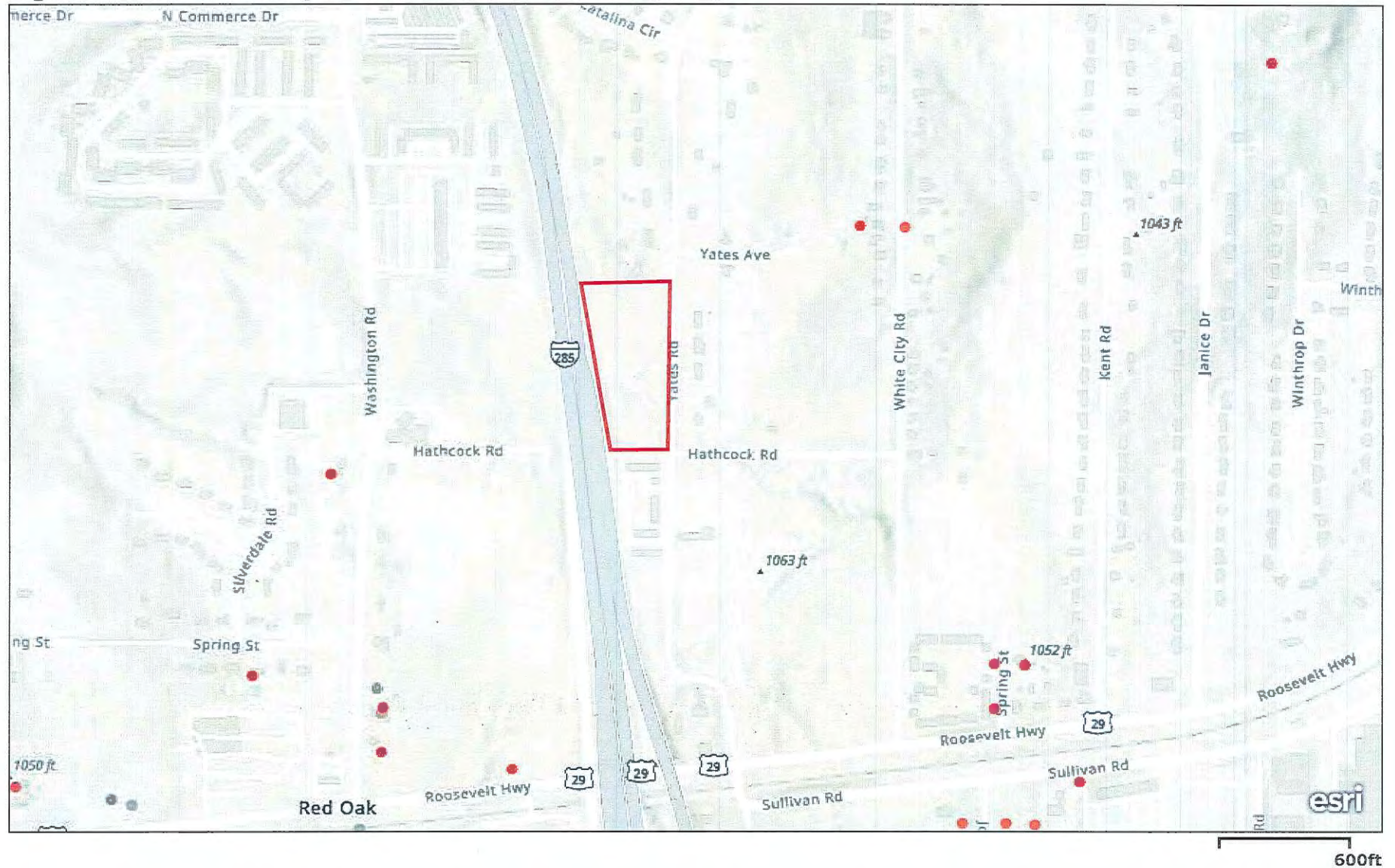
Legend with Flood Zone Designations				
Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (HighRisk)	Floodway Decrease	
Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase	
Cross Sections	1% Flood - Zone A, AH, or AO (HighRisk)	Letters of Map Revision	100-Year Flood Zone Decrease	
Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase	
FIRM Panel Index	Area of Underdetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change	

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).



**Figure 6: Fulton County Historic Resources Survey Map**

**Figure 6: Fulton County Historic Resources Survey Map**

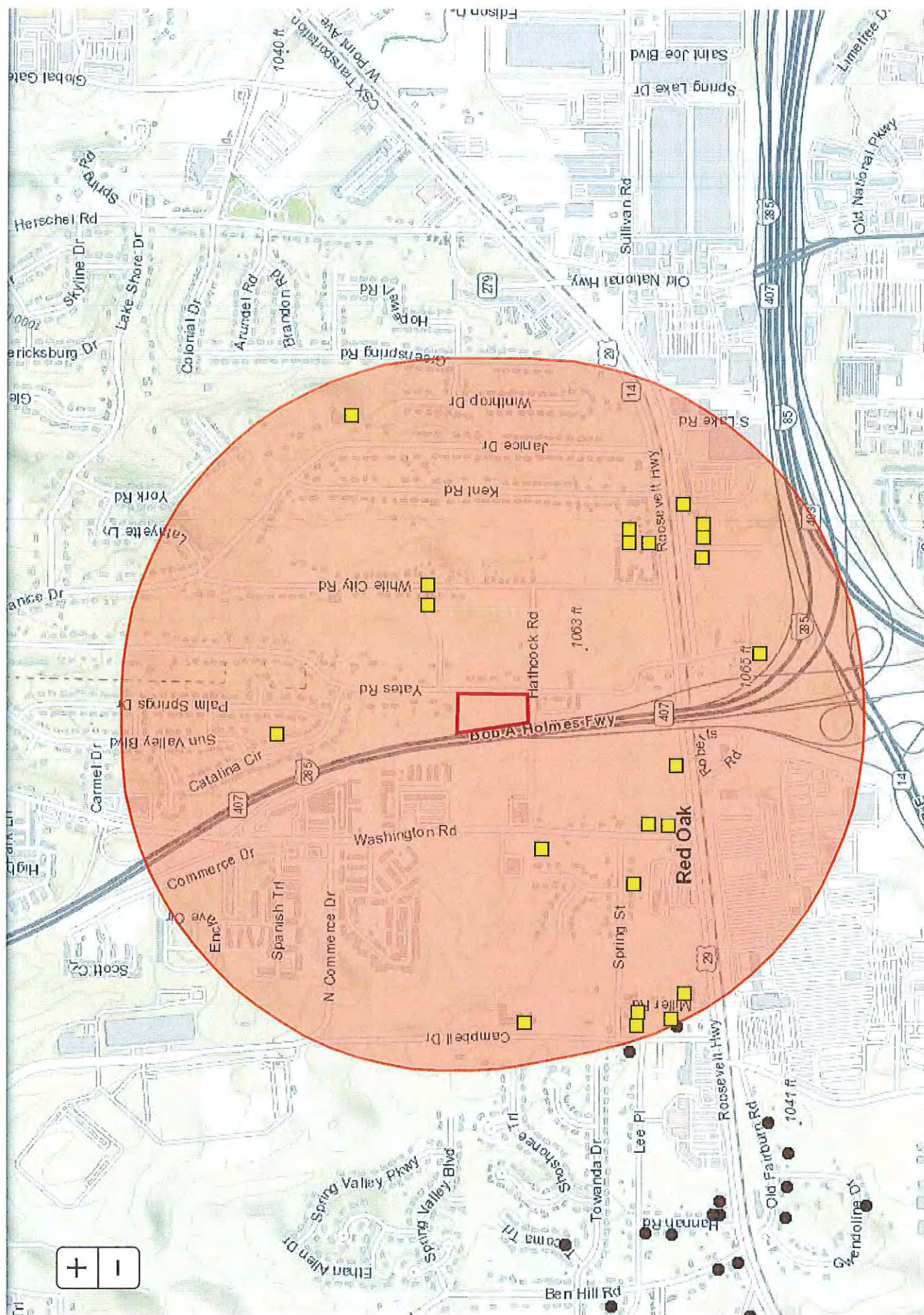


Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

**Figure 7: GNAHRGIS Map**



Figure 7: GNAHRGIS Map



## **Appendix A**

### **Site Photographs**





**PHOTOGRAPH 1**  
Northern portion of the site, facing south.



**PHOTOGRAPH 2**  
Southern portion of the site, facing north.



**PHOTOGRAPH 3**  
Western portion of the site, facing east.



**PHOTOGRAPH 4**  
Eastern portion of the site, facing south.

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**PHOTOGRAPH 5**  
Undeveloped wooded land and a residential structure, adjoining north.



**PHOTOGRAPH 6**  
Residential development, adjoining south.



**PHOTOGRAPH 7**  
I-285, adjoining west.



**PHOTOGRAPH 8**  
Yates Road followed by several residential structures and a commercial warehouse, adjoining east.

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## **Appendix B**

### **Preliminary Plat, Construction Plan C2**







**Appendix C**

**USFWS Endangered Species IPAC Report**



## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Georgia Ecological Services Field Office

355 East Hancock Avenue

Room 320

Athens, GA 30601

Phone: (706) 613-9493 Fax: (706) 613-6059



In Reply Refer To:

February 15, 2021

Consultation Code: 04EG1000-2021-SLI-1168

Event Code: 04EG1000-2021-E-02240

Project Name: Yates Road Site

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for your recent request for information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) has responsibility for certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), the Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), and the Bald and Golden Eagle Protection Act (BGEPA) as amended (16 USC 668-668c). We are providing the following guidance to assist you in determining which federally imperiled species may or may not occur within your project area and to recommend some conservation measures that can be included in your project design if you determine those species or designated critical habitat may be affected by your proposed project.

### **FEDERALLY-LISTED SPECIES AND DESIGNATED CRITICAL HABITAT**

Attached is a list of endangered, threatened, and proposed species that may occur in your project area. Your project area may not necessarily include all or any of these species. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make "no effect" determinations. If you determine that your proposed action will have "no effect" on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally-listed threatened or endangered fish or wildlife species without the appropriate permit.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation process, we will analyze information contained in a biological assessment or equivalent document that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a)(1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt harm or harass federally listed threatened or endangered fish or wildlife species. For more information regarding formal consultation and HCPs, please see the Service's Consultation Handbook and Habitat Conservation Plans at [www.fws.gov/endangered/esa-library/index.html#consultations](http://www.fws.gov/endangered/esa-library/index.html#consultations).

**Action Area.** The scope of federally listed species compliance not only includes direct effects, but also any indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The action area is the spatial extent of an action's direct and indirect modifications to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

If you determine that your action may affect any federally listed species and would like technical assistance from our office please provide the following information (reference to these items can be found in 50 CFR§402.13 and 402.14):

A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. Consistent with the nature and scope of the proposed action, the description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, including:

1. The purpose of the action;
  2. The duration and timing of the action;
  3. The location of the action;
  4. The specific components of the action and how they will be carried out;
  5. Description of areas to be affected directly or indirectly by the action;
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6. Information on the presence of listed species in the action area;
7. Description of effects of the action on species in the action area;
8. Maps, drawings, blueprints, or similar schematics of the action; and
9. Any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (examples include: stormwater plans, management plans, erosion and sediment plans).

**Please submit all consultation documents via email to [gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov) or by using IPaC, uploaded documents, and sharing the project with a specific Georgia Ecological Services staff member. If the project is on-going, documents can also be sent to the Georgia ES staff member currently working with you on your project. For Georgia Department of Transportation-related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.**

## **WETLANDS AND FLOODPLAINS**

Under Executive Orders 11988 and 11990, Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value.

We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. The Service's NWI program website, [www.fws.gov/wetlands/Data/Mapper.html](http://www.fws.gov/wetlands/Data/Mapper.html) integrates digital map data with other resource information. We also recommend you contact the U.S. Army Corps of Engineers for permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

## **MIGRATORY BIRDS**

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's Migratory Bird Office. To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged.

We recommend review of Birds of Conservation Concern at website [www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html](http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html) to fully evaluate the effects to the birds at your site. This list identifies birds that are potentially threatened by disturbance and construction.

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Information related to wind energy development and migratory birds can be found at this location: <https://www.fws.gov/birds/management/project-assessment-tools-and-guidance/guidance-documents/wind-energy.php>.

## BALD AND GOLDEN EAGLES

The bald eagle (*Haliaeetus leucocephalus*) was delisted under the ESA on August 9, 2007. Both the bald eagle and golden eagle (*Aquila chrysaetos*) are still protected under the MBTA and BGEPA. The BGEPA affords both eagles protection in addition to that provided by the MBTA, in particular, by making it unlawful to “disturb” eagles. Under the BGEPA, the Service may issue limited permits to incidentally “take” eagles (e.g., injury, interfering with normal breeding, feeding, or sheltering behavior nest abandonment). For information on bald and golden eagle management guidelines, we recommend you review information provided at <https://www.fws.gov/birds/management/managed-species/bald-and-golden-eagle-information.php> and <https://www.fws.gov/birds/management/managed-species/eagle-management.php>. Additionally the following site will help you determine if your activity is likely to take or disturb bald eagles in the southeast (<https://www.fws.gov/southeast/our-services/eagle-technical-assistance>).

## NATIVE BAT COMMENTS

If your species list includes Indiana bat or northern long-eared bat and the project is expected to impact forested habitat that is appropriate for maternity colonies of these species, forest clearing during the winter. Federally listed bats could be actively present in forested landscapes from April 1 to October 15 of any year and have non-volant pups from May 15 to July 31 in any year. Non-volant pups are incapable of flight and are vulnerable to disturbance during that time.

Additional information on bat avoidance and minimization can be found at the following link: [https://www.fws.gov/athens/transportation/pdfs/Bat\\_AMMs.pdf](https://www.fws.gov/athens/transportation/pdfs/Bat_AMMs.pdf).

Additional information that addresses at-risk or high priority natural resources can be found in the State Wildlife Action Plan (<https://georgiawildlife.com/WildlifeActionPlan>), at Georgia Department of Natural Resources, Wildlife Resources Division Rare Species and Natural Community Portal (<https://georgiawildlife.com/conservation/species-of-concern>), Georgia's Natural, Archaeological, and Historic Resources GIS portal (<https://www.gnahrgis.org/gnahrgis/index.do>), and Georgia Ecological Services Watershed Guidance portal (<https://www.fws.gov/athens/transportation/coordination.html>).

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email [gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov) and reference your Service Consultation Tracking Number (Consultation Code).

This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Migratory Birds



## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Georgia Ecological Services Field Office**

355 East Hancock Avenue

Room 320

Athens, GA 30601

(706) 613-9493

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## Project Summary

Consultation Code: 04EG1000-2021-SLI-1168

Event Code: 04EG1000-2021-E-02240

Project Name: Yates Road Site

Project Type: DEVELOPMENT

Project Description: This project consist of developing the site property to the west of Yates Road in the City of South Fulton, Fulton county, Georgia. The site property consists of one [1] parcel of land totaling 4.52 acres. The property will be cleared and mass graded in association with the planned development. Timing of the project construction is unknown as of the date of this request.

### Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.6282884,-84.48811415,14z>



Counties: Fulton County, Georgia

## Endangered Species Act Species

There is a total of 0 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



## Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

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

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1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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

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

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

## Probability Of Presence Summary

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

### Probability of Presence (■)

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

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

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

### Breeding Season (■)

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

### Survey Effort (|)

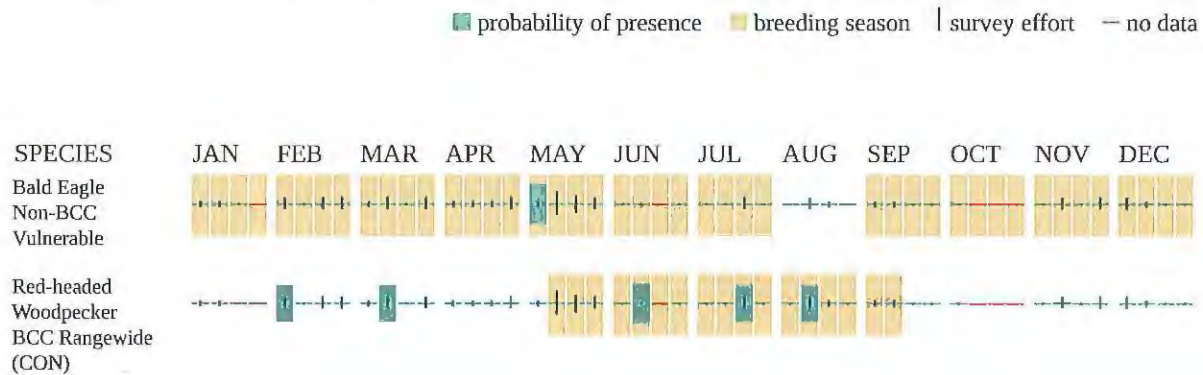
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

### No Data (—)

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

### Survey Timeframe

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



Additional information can be found using the following links:

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

## Migratory Birds FAQ

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

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

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

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



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

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

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

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

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

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

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

**What are the levels of concern for migratory birds?**

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

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

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

### **Details about birds that are potentially affected by offshore projects**

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

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

### **What if I have eagles on my list?**

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

### **Proper Interpretation and Use of Your Migratory Bird Report**

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

ITEM # 9



## Item # 9: Impact Analysis

Included in Item # 6



## IMPACT ANALYSIS FORM B

Applicant: Bolster Real Estate Partners, LLC

*Analyze the impact of the proposed rezoning and answer the following questions:*

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? See enclosed Letter of Intent/Impact Analysis
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? See enclosed Letter of Intent/Impact Analysis
3. Does the property to be rezoned have a reasonable economic use as currently zoned? See enclosed Letter of Intent/Impact Analysis
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? See enclosed Letter of Intent/Impact Analysis
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? See enclosed Letter of Intent/Impact Analysis
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? See enclosed Letter of Intent/Impact Analysis
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton? See enclosed Letter of Intent/Impact Analysis

*Attach additional sheets as needed.*

ITEM # 10





## DISCLOSURE REPORT FORM C

Office use only:

REZONING PETITION #: \_\_\_\_\_ CITY COUNCIL MEETING DATE: \_\_\_\_\_

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CIRCLE ONE: YES **NO**

If the answer is YES, proceed to sections 1 through 4.  
If the answer is NO, complete only section 4.

1. CIRCLE ONE: Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.  
If in opposition, proceed to sections 3 and 4 below.

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) Donald Washington

Signature:  Date: 3-22-21



## DISCLOSURE REPORT FORM C

Office use only

REZONING PETITION #: \_\_\_\_\_ CITY COUNCIL MEETING DATE: \_\_\_\_\_

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CIRCLE ONE: YES ☐ NO ☒

If the answer is YES, proceed to sections 1 through 4.

If the answer is NO, complete only section 4.

1. CIRCLE ONE: ☒ Party to Petition ☐ In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.

If in opposition, proceed to sections 3 and 4 below.

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

3. CAMPAIGN CONTRIBUTIONS:

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

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-62A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) David P. Conversano

Signature: David P. Conversano Date: 2-22-2021





## DISCLOSURE REPORT FORM C

Office use only:

REZONING PETITION #: \_\_\_\_\_ CITY COUNCIL MEETING DATE: \_\_\_\_\_

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CIRCLE ONE:

YES

☒ NO

If the answer is YES, proceed to sections 1 through 4.

If the answer is NO, complete only section 4.

1. CIRCLE ONE:

☒ Party to Petition

☐ In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.

If in opposition, proceed to sections 3 and 4 below.

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

DAVID CONVERSONO

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
	<u>0</u>		

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

Name (print) RICK SEWELL

Signature: [Signature]

Date: 2-22-21



ITEM # 11

## PUBLIC PARTICIPATION PLAN FORM D

Applicant: Bolster Real Estate Partners, LLC

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the City of South Fulton Zoning Ordinance:  
See enclosed list of property owners within 1/2 mile. In addition, notification  
to constituents of District 3 will be included within the monthly newsletter sent  
by council member Helen Willis in April.
2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)  
For the enclosed list of property owners within 1/2 mile, notification of and  
invitation to attend one or more of three applicant-sponsored events was mailed  
on March 20, 2021. A copy of this mailer with details is enclosed. In addition,  
notification to constituents of District 3 will be included within the monthly  
newsletter sent by council member Helen Willis.
3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)  
For the two virtual meetings, individuals will be able to type questions into the  
Zoom chat feature which will be answered during the Q&A portion of the meeting  
For the in-person meetings, individuals will be able to ask questions and provide  
input directly. Also, applicant has provided an e-mail address for question submittal.

*Attach additional sheets as needed.*

Re: The Kourtney at Yates Road | South Fulton, Georgia 30344 Parcel # 130034 LL0897 (Located at the corner of Hathcock and Yates Road)

Dear Neighbor:

Bolster Real Estate Partners, LLC proposes to develop the "Subject Property", located at the corner of Hathcock and Yates Road, into The Kourtney at Yates Road, a 55+ active adult townhome rental community with neighborhood retail and amenity space. To build The Kourtney at Yates Road, the Subject Property must be rezoned.

Prior to submitting the rezoning application to the City of South Fulton, we will host a series of virtual and in-person meetings to share details of the project and solicit questions and comments from neighbors. In an effort to maximize our efforts of working with each of you, we will host three meetings for open discussion. If you have questions that you would like answered prior to any of the referenced meetings, you may e-mail them to **brealestatepartners@gmail.com**. We will strive to answer those questions in a timely manner.

We look forward to these meetings and hope that you will attend.

Thank you,

Bolster Real Estate Partners  
BolsterREP.com



## **Meeting Schedule:**

### **March 30, 2021 | 7pm-8pm**

Virtual Meeting: <https://zoom.us/join>

Meeting ID: 861 8517 5125

Passcode: 218377

**Note:** During this meeting, submit questions in the comment area at the bottom of the screen.

### **April 8, 2021 | 7pm-8pm**

Virtual Meeting: <https://zoom.us/join>

Meeting ID: 869 5621 4883

Passcode: 505852

**Note:** During this meeting, submit questions in the comment area at the bottom of the screen.

### **April 14, 2021 | 30-Minute Sessions Between 1pm-7pm**

In-Person Meeting: 3435 Roosevelt Hwy, Suite 11 Atlanta, GA 30349

**Register for a 30-minute time slot via the link:** <https://www.signupgenius.com/go/70A0F4CA8AE2FA7F94-thekourtney>

**Note:** Each session will accommodate no more than 10 guests; face masks will be required.



# Bolster

REAL ESTATE PARTNERS



**The Kourtney at Yates Road | Stacked Townhome 3D Projection**

**Conceptual and Subject to Change**

ITEM # 12



## Item # 12: Public Participation Report

Per the Application Instructions and Zoning Ordinance Sec. 803.10(d), this Report is not due at the time of application filing, but after such filing and before the required public hearings in accordance with published schedules. Applicant will provide this Report in due course.

ITEM # 13

				Adjacent Property Owner List (.5 miles)					
ParcelID	TaxYear	Address	Owner	OwnerAddr1	OwnerAddr2	TaxDist	LUCode	Class Code	LandAcre
13 003500020463	2019	4475 KENT RD	GILMORE ELIZABETH	4475 KENT RD	COLLEGE PARK GA 30337	55	101	R3	1.2066
13 003500020042	2019	4530 WHITE CITY RD	GRIER CHARLES L	5417 ATTUCK5 BLVD	MORROW GA 30260	55	101	R3	1.0049
13 0062 LL0322	2019	0 SULLIVAN RD	SULLIVAN ASSEMBLAGE LLC	2870 PEACHTREE RD STE 721	ATLANTA GA 30305	15	400	I3	2
13 0063 LL0594	2019	4820 WASHINGTON RD	BURDETT WILLIE C & MOSELLA E	4114 GLENDA DR	COLLEGE PARK GA 30337	55	101	R3	0.3673
13 0063 LL0511	2019	3220 SPRING ST	JOHNSON WILLIAM W	3220 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	0.5051
13 0034 LL1101	2019	4540 WASHINGTON RD SW	CVA HOLDINGS INC	318 FOURTH ST NE # 4	ATLANTA GA 30309	20Y	336	C3	0.305
13 003500010183	2019	4599 WHITE CITY RD	ELDER MARVIN H	108 WISTERIA WAY	STOCKBRIDGE GA 30281	55	101	R3	0.4878
13 003400020290	2019	3171 SPRING ST	HARDNETTE ROOSEVELT	3171 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	1
13 003500030330	2019	4630 KENT RD	DODD GWENDOLYN	4630 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.4408
13 003400020217	2019	4730 SILVERDALE RD	DARVILLE KATHYRN M	4730 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4132
13 003500050056	2019	4690 WHITE CITY RD	STANLEY GEORGE & MARY J	4690 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.3444
13 003000040482	2019	4425 YATES RD	GRIFFIN MARCOS	644 SUPERIOR WAY	FAIRBURN GA 30213	15	101	R3	0.7805
13 0034 LL0970	2019	4515 WASHINGTON RD	DOLLY PROPERTIES LLC	130 BRENNAN DR	TYRONE GA 30290	20	373	C3	0.7031
13 003500010241	2019	4537 WHITE CITY RD	BARNWELL J C	4390 YATES RD	COLLEGE PARK GA 30337	55	101	R3	0.4878
13 003500060410	2019	4670 KENT RD	TUCKER GARFIELD & ROSE	4670 KENT RD	COLLEGE PARK GA 30337	55	101	R3	1.0305
13 003100020293	2019	3009 PALM SPRINGS CT	JIMERSON SAMUEL H	3009 PALM SPRINGS CT	EAST POINT GA 30344	20	101	R3	0.5384
13 003400020084	2019	3230 LINDEN GARDEN	GAY ANITA J	552 WELCHVILLE CT	HAMPTON GA 30228-3444	55	101	R3	0.4773
13 0034 LL0814	2019	4550 WASHINGTON RD	CSJ RE HOLDINGS LLC	PO BOX 1504	KENNESAW GA 30156	55	2C1	C4	2.78
13 003500030181	2019	4655 JANICE DR	DANIEL JANIE R	4655 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	0.4729
13 003500050130	2019	4765 KENT RD	ABDUL AZIZ KHALIL	4765 KENT RD	ATLANTA GA 30337	55	101	R3	0.9114
13 003400020118	2019	3255 LINDEN GARDEN	CHANDLER ANTOINETTE M	3255 LINDEN GARDEN	COLLEGE PARK GA 30349	55	101	R3	0.5762
13 003100020541	2019	4451 CATALINA CIR	HOOD TOMMY W & JO ANN	4451 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.45
13 003000040557	2019	4479 WHITE CITY RD	JORDAN ARIANA	4479 WHITE CITY RD	ATLANTA GA 30337	15	101	R3	0.5722
13 003400020449	2019	4721 WASHINGTON RD	TERRY KATHY M	8451 CEDAR GRV	FAIRBURN GA 30213	55	101	R3	0.4913
13 006200010049	2019	4928 ROCK HILL RD	MJ KING INVESTMENTS LLC	1280 W WESLEY RD NW	ATLANTA GA 30327	55	101	R3	0.2381
13 0062 LL0108	2019	4775 SPRING ST	ADDISON HASID V LLC	315 W PONCE DE LEON AVE SUITE 344	DECATUR GA 30030	55	101	R3	0.4591
13 003500060154	2019	4675 JANICE DR	CLARK REGINALD A	4675 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4752
13 003500030744	2019	4544 KENT RD	CARTER YEVETTE M	4544 KENT RD	ATLANTA GA 30337	55	101	R3	0.4591
13 003000040300	2019	2978 PALM SPRINGS CT	BURNEY CYNTHIA H	2978 PALM SPRINGS CT	EAST POINT GA 30344	20	101	R3	0.5607
13 003100020897	2019	4496 CATALINA CIR	WALLER THEA A	4496 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4957
13 003500060741	2019	4765 JANICE DR	DE FONSECA MONCIA SANCHEZ	4765 JANICE DR	ATLANTA GA 30337	55	101	R3	0.48
13 003500060097	2019	4700 JANICE DR	RANDALL MAXINE H	4700 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4385
13 003500050221	2019	4745 KENT RD	ALCARAZ EFREN V	4745 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9091
13 003400020373	2019	4745 SILVERDALE RD	SIMS IRENE	4745 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.3332
13 003500010076	2019	4530 YATES RD	SALEHA REAL ESTATE LLC	5780 OLD NATIONAL HWY	ATLANTA GA 30349	55	101	R4	2.21
13 003500020117	2019	4578 WHITE CITY RD	PINEY GROVE BAPTIST CHURCH	4578 WHITE CITY RD	ATLANTA GA 30337	55	620	E2	0.0918
13 003500030397	2019	4600 KENT RD	ATKINSON ROBERT M	4600 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.4247
13 0031 LL0957	2019	4395 WASHINGTON RD	EAGLES CRESTE HOUSING PARTNERS L	3756 LAVISTA RD SUITE 200	TUCKER GA 30084	20	2H1	C3	0.434
13 003500020422	2019	4565 KENT RD	CHANEY LENTHEUS	4565 KENT RD	COLLEGE PARK GA 30349	55	101	R3	0.9183
13 003400010085	2019	4545 CATALINA CIR	WILLIAMS DEIDRE M	4545 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.511
13 003400010143	2019	4506 CATALINA CIR	TURNER E J	4506 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4099
13 003100020723	2019	4464 CATALINA CIR	JOHNSON THOMAS H	4464 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.494
13 003000040169	2019	4422 YATES RD	RT & PT INVESTMENTS LLC	11409 WILLOW BRANCH DR	LOUISVILLE KY 40291	15	101	R3	1.6391
13 0063 LL0164	2019	3050 ROOSEVELT HWY	REPUBLIC WASTE INDUSTRIES INC	P O BOX 366	RED OAK GA 30272	55	400	I3	0.9458



13 0031 LL0866	2019	4485 WASHINGTON RD	DOLLY ENTERPRISES INC	130 BRENNAN DR	TYRONE GA 30290	20	348 C3	0.73
13 0062 LL0504	2019	2929 ROOSEVELT HWY	DEVELOPMENT AUTHORITY OF FULTON	141 PRYOR ST SW SUITE 2052	ATLANTA GA 30303	15	300 C4	6.64
13 003500060386	2019	4740 KENT RD	ROBINSON JOHNNIE B	4740 KENT RD	ATLANTA GA 30337	55	101 R3	0.4201
13 003500030561	2019	4620 JANICE DR	WORTHY BARBARA ANN	4620 JANICE DR	COLLEGE PARK GA 30337	55	101 R3	0.466
13 003500020018	2019	126 WHITE CITY RD	CULBREATH MISSOURI	4520 WHITE CITY RD	COLLEGE PARK GA 30337	55	101 R3	0.6147
13 003500020497	2019	4515 KENT RD	PHILLIPS KENNIE L & LAREECIA A	4515 KENT RD	COLLEGE PARK GA 30337	55	101 R3	0.9159
13 003400010218	2019	0 YATES RD	BROWN RENEE CEMETERY	4506 PALM SPRINGS DR	EAST POINT GA 30344-6527	20	100 R3	0.3161
13 003500030298	2019	4620 KENT RD	COKER JOSEPH JR & MARY D	4620 KENT RD	COLLEGE PARK GA 30337	55	101 R3	0.4431
13 0034 LL1069	2019	4626 WASHINGTON RD	SPREAD THE WORD CHURCH MINISTRI	6910 CHESWICK DR	RIVERDALE GA 30296	55	620 E2	3.3751
13 003500010217	2019	4571 WHITE CITY RD	SMITH WILLIE E	6880 CAINWOOD DR	COLLEGE PARK GA 30349	55	101 R3	0.2927
13 003400020068	2019	3210 LINDEN GARDEN	DAVIS CORDIA	3210 LINDEN GARDEN DR	ATLANTA GA 30349	55	101 R3	0.4858
13 0063 LL0560	2019	3045 ROOSEVELT HWY	UNITED STATES OF AMERICA	75 SPRING ST SW FLOOR 16TH	ATLANTA GA 30303	55	699 E1	2.3
13 003500020075	2019	4560 WHITE CITY RD	TINCH EDWARD	2480 NEVELS RD	COLLEGE PARK GA 30349-4813	55	101 R3	1.0049
13 003000040375	2019	4461 YATES RD	ALEXANDER EVELYN B	4461 YATES RD	COLLEGE PARK GA 30337	15	101 R3	0.3283
13 0063 LL0313	2019	0 ROOSEVELT HWY	UNITED STATES OF AMERICA	75 SPRING ST SW FLOOR 16TH	ATLANTA GA 30303	55	699 E1	7.92
13 003400020019	2019	3231 SPRING ST	SHELLING PHYLLIS C	3231 SPRING ST	COLLEGE PARK GA 30349	55	101 R3	1
13 003100020426	2019	4438 SUN VALLEY BLVD	SCOTT KENNETH L & PHYLLIS A	4438 SUN VALLEY BLVD	EAST POINT GA 30344	20	101 R3	0.5817
13 0063 LL0065	2019	0 WASHINGTON RD	SOUTHERN NATURAL GAS CO	P.O. BOX 2563	BIRMINGHAM AL 35202	55H	700 U3	
13 003500060220	2019	4770 KENT RD	PACHECO ESTELLA	4770 KENT RD	ATLANTA GA 30337	55	101 R3	0.561
13 0034 LL0921	2019	4755 YATES RD	NUVISION INVESTMENTS LLC	P O BOX 79502	ATLANTA GA 30357	55	2C1 C4	3.654
13 0063 LL0487	2019	3190 SPRING ST	CLEMMONS SALLIE W & CHRISTOPHER	3190 SPRING ST	ATLANTA GA 30349	55	101 R3	0.5051
13 003400020167	2019	3205 LINDEN GARDEN	HUGHES FRANCOISE R	904 C SOUTH WEATHER RED DR	RICHARDSON TX 75880	55	101 R3	0.3385
13 003500040040	2019	0 HATHCOCK DR	DEVELOPMENT AUTHORITY OF FULTON	P.O. BOX 40509 SUITE 2052	INDIANAPOLIS IN 46038	15	300 C3	1.6
13 003000040524	2019	4449 WHITE CITY RD	HARDMON FLORETTA & HARDMON M	588 DECOUPAGE DR	FAIRBURN GA 30213	15	101 R3	0.5699
13 003100020343	2019	4477 PALM SPRINGS DR	FOSTER WALTER O & CECILIA P	4477 PALM SPRINGS DR	EAST POINT GA 30344	20	101 R3	0.4497
13 003500030215	2019	4670 JANICE DR	JARBOE LATONYA & RASMUSSEN CON	4670 JANICE DR	ATLANTA GA 30337	55	101 R3	0.4454
13 003500010308	2019	4570 YATES RD	DUKE GERALD H	251 ALEX STEPHENS RD	MORELAND GA 30259-2102	55	101 R3	1.6529
13 003500040131	2019	4650 YATES RD	BALLARD LENORA	4650 YATES RD	COLLEGE PARK GA 30337	55	101 R3	0.4128
13 003500060121	2019	0 JANICE DR	DAWSON ANDRE & DAVIDSON FREDER	185 MILLHAVEN LANDING	FAYETTEVILLE GA 30215	55	100 R3	0.4431
13 003500010274	2019	0 WHITE CITY RD	UNITED MISSION CHURCH OF GOD IN C	4390 YATES RD	COLLEGE PARK GA 30337	55	621 E2	0.4878
13 003500020299	2019	0 WHITE CITY RD	SMITH WILLIE E JR & SHINALL C	6880 CAINWOOD DR	COLLEGE PARK GA 30349	55	100 R3	1.0049
13 003500050080	2019	0 WHITE CITY RD	RAINEY LOVETT	4710 WHITE CITY RD	COLLEGE PARK GA 30337	55	100 R5	10.3
13 003000040334	2019	4445 YATES RD	BALLARD LENORA	4650 YATES RD	COLLEGE PARK GA 30337	15	101 R3	0.3329
13 0062 LL0181	2019	4900 KENT RD	FULTON COUNTY VOITURE LOCALE ET	P O BOX 87517	COLLEGE PARK GA 30337-0477	55	398 C4	2.1514
13 003500030710	2019	4573 JANICE DR	RNTR 1 LLC	3495 PIEDMONT RD BLDG 11	ATLANTA GA 30305	55	101 R3	0.4591
13 003000030020	2019	0 WHITE CITY RD	MANOR REAL ESTATE HOLDINGS LLC	3460 MOYE TRL	DULUTH GA 30097-6214	15	100 R4	2.0256
13 0062 LL0132	2019	2835 ROOSEVELT HWY	JONES JIMMY J	3768 THE GREAT DR	ATLANTA GA 30349	55	101 R3	0.5901
13 003500020380	2019	4625 KENT RD	RICHARDSON MORRICE & MAGALENE	4625 KENT RD	COLLEGE PARK GA 30337	55	101 R3	0.9137
13 003100020780	2019	4480 PALM SPRINGS DR	THOMAS PHILLIP & WHITE MONIQUE L	4480 PALM SPRINGS DR	EAST POINT GA 30344	20	101 R3	0.4821
13 003500060683	2019	4755 JANICE DR	DELFI ROBERTO	4755 JANICE DR	COLLEGE PARK GA 30337	55	101 R3	0.4959
13 003500060063	2019	4750 JANICE DR	NORMAN LORITTA M	4750 JANICE DR	ATLANTA GA 30337	55	101 R3	0.4339
13 003400020407	2019	0 WASHINGTON RD	FLOWERY BRANCH LLC	625 HOLCOMB BRIDGE RD	NORCROSS GA 30071	55	100 R3	0.8765
13 003400010176	2019	4535 YATES RD	ROYAL TYRONDA L	261 HOWELL TER	ATLANTA GA 30331	20	101 R3	0.3802
13 003500050254	2019	4705 KENT RD	WALKER MARY ANN	4705 KENT RD	ATLANTA GA 30337	55	101 R3	0.8907
13 003500050189	2019	4685 KENT RD	WISE FREDA RENEE	4685 KENT RD	ATLANTA GA 30337	55	101 R3	0.8907
13 003000040276	2019	4479 YATES RD	EVANS LAVERN & BONITA	4479 YATES RD	ATLANTA GA 30337-5209	15	101 R3	0.9301
13 003400010119	2019	4521 CATALINA CIR	MC CALL ETHEL	1283 WICKER CT	RIVERDALE GA 30296	20	101 R3	0.4777
13 003500010035	2019	0 YATES RD	GATES ANTHONY & TINA L	4516 YATES RD	COLLEGE PARK GA 30337	55	100 R3	1.5863

13 003400020274	2019	3191 SPRING ST	EDWARDS LIZZIE M	3191 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	0.4155
13 0063 LL0578	2019	0 ROOSEVELT HWY	DEPARTMENT OF TRANSPORTATION	2 CAPITAL SQ SW	ATLANTA GA 30334-1000	55	600	E1	0.4831
13 003100020707	2019	4483 CATALINA CIR	MC CRAY AMIA C	4483 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.3735
13 003500010167	2019	4615 WHITE CITY RD	MC GHEE ROSEMARY ET AL	4615 WHITE CITY RD	ATLANTA GA 30337	55	101	R3	0.4878
13 0063 LL0180	2019	3070 ROOSEVELT HWY	STRATEGIC MATERIALS INC	17220 KATY FWY SUITE 150	HOUSTON TX 77094-2699	55	393	I4	3.708
13 003500020026	2019	0 WHITE CITY RD REAR	DORSEY BARBARA A	4674 WHITE CITY RD	COLLEGE PARK GA 30337	55	100	R3	0.3903
13 0031 LL0916	2019	4498 WASHINGTON RD SW	SAIFAN INVESTMENT LLC	4498 WASHINGTON RD	EAST POINT GA 30344	20Y	256	C4	2.73
13 003500060394	2019	4690 KENT RD	DRUMMER BERNICE S	4690 KENT RD	COLLEGE PARK GA 30337-5316	55	101	R3	0.4086
13 003500020430	2019	4555 KENT RD	SHANKLIN REGINA RENEE	4555 KENT RD	ATLANTA GA 30337	55	101	R3	0.9183
13 003500050031	2019	4678 WHITE CITY RD	RAINEY LOVETT	4710 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.3444
13 003000040409	2019	4457 YATES RD	GORDON ANA B	4457 YATES RD	COLLEGE PARK GA 30337	15	101	R3	0.3352
13 0062 LL0264	2019	2844 SULLIVAN RD	SULLIVAN ASSEMBLAGE LLC	1075 PEACHTREE ST NE	ATLANTA GA 30309-3958	15	100	R3	2
13 003500020083	2019	4572 WHITE CITY RD	JAMES JOHN A	1152 WELCH ST SW	COLLEGE PARK GA 30310	55	100	R3	0.4735
13 003400010242	2019	0 YATES RD	CRANE BARBARA & MARIA L	4635 YATES RD	COLLEGE PARK GA 30337-5321	55	100	R3	0.1809
13 0063 LL0495	2019	3200 SPRING ST	DIAMOS ANTHONY	3200 SPRING ST	ATLANTA GA 30349	55	101	R3	0.5051
13 003500010225	2019	0 WHITE CITY RD	BARNWELL JC	4390 YATES RD	COLLEGE PARK GA 30337	55	100	R3	0.4878
13 003100020921	2019	4430 CATALINA CIR	MILLER GINA	4430 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4207
13 003400020035	2019	3221 SPRING ST	TWIN CRIBS LLC	8343 ROSWELL RD STE 164	SANDY SPRINGS GA 30350	55	101	R3	0.4162
13 0034 LL0954	2019	4590 WASHINGTON RD	DMS VESTA LLC	2233 NOSTRAND AVE FLOOR 3RD	BROOKLYN NY 11210	55	2C1	C4	7.71
13 003100020434	2019	4454 CATALINA CIR	RNTR 3 LLC	3495 PIEDMONT RD SUITE 300	ATLANTA GA 30305	20	101	R3	0.5329
13 003500030132	2019	4605 JANICE DR	BABB ERROL F	4605 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	1.2902
13 0034 LL0178	2019	0 WASHINGTON RD	UNITED STATES OF AMERICA & ITS ASS	299 CONSTITUTION AVE NW ROOM N 4	WASHINGTON DC 20210	55	600	E1	0.3007
13 003000040532	2019	4459 WHITE CITY RD	HALL BOAZMAN PAMELA K	4459 WHITE CITY RD	COLLEGE PARK GA 30337-5218	15	101	R3	0.5675
13 003500010332	2019	4506 YATES RD	OLIVER GEORGE	4506 YATES RD	COLLEGE PARK GA 30337	55	101	R4	2.3
13 003500060311	2019	4720 KENT RD	PARKER ELLA M	4720 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.4201
13 003100020376	2019	4439 PALM SPRINGS DR	WILLIAMS TERRILYN A	4439 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3662
13 003000030251	2019	4453 JANICE DR	KOFI KINNEY	4445 GREENTREE TRL	ATLANTA GA 30349-1773	15	101	R3	0.9172
13 0063 LL0438	2019	3050 ROOSEVELT HWY	STRATEGIS MATERIALS INC	16365 PARK TEN PL S #200	HOUSTON TX 77084	55	401	C4	4
13 003500060139	2019	4680 JANICE DR	WYNDER BRIAN A & ASBERRY WYNDEF	4680 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4454
13 003500020323	2019	4655 KENT RD	MORTON CLIFFORD E	4655 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9345
13 003000040284	2019	4489 YATES RD	COOK ANTONIO	4489 YATES RD	COLLEGE PARK GA 30337	15	101	R3	0.6706
13 003500030728	2019	4555 JANICE DR	DISCOVERY ENTERPRISES II LLC	3905 LINDSEY RD NE STE 100	MARIETTA GA 30067	55	101	R3	0.4591
13 0062 LL0041	2019	0 ROOSEVELT HWY	DEVELOPMENT AUTHORITY OF FULTON	141 PRYOR ST SW SUITE 2052	ATLANTA GA 30303	15	300	C3	1.06
13 003500020554	2019	4608 WHITE CITY RD	PONDER CALVIN LEE	4610 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	1.6624
13 003000030038	2019	0 WHITE CITY RD	MANOR REAL ESTATE HOLDINGS LLC	3460 MOYE TRL	DULUTH GA 30097-6214	15	100	R3	1.5565
13 003500050106	2019	4795 KENT RD	SAINT JOHN HENRY H JR	4795 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9091
13 003500030363	2019	4595 KENT RD	PACHECO ESTELA I	4595 KENT RD	ATLANTA GA 30337	55	101	R3	0.4798
13 0062 LL0140	2019	2825 ROOSEVELT HWY	RIVERA GUERRERO MA DEL ROSARIO E	2825 ROOSEVELT HWY	ATLANTA GA 30337	55	101	R3	0.7111
13 003500060071	2019	4740 JANICE DR	DUKES LINDA	P.O. BOX 87415	COLLEGE PARK GA 30337	55	101	R3	0.4362
13 003500020398	2019	4640 WHITE CITY RD	DORSEY LLOYD E ET AL	4640 WHITE CITY RD	COLLEGE PARK GA 30337-5332	55	101	R3	1.0049
13 006200010106	2019	0 JOHN ST	CEDAR CREEK FARMS INC	5138 OLD ATLANTA RD	HAMPTON GA 30228	15	100	R3	1.3
13 003400010069	2019	4565 YATES RD	PINKSTON ANNIE L	4565 YATES RD	COLLEGE PARK GA 30337	55	101	R3	1.9972
13 003400020415	2019	4755 WASHINGTON RD	STAMPS COURTNEY L	245 WOOD ST	SYLACAUGA AL 35150	55	101	R3	0.3994
13 003400010127	2019	4513 CATALINA CIR	CHAMBERS BENNIE & BETTY J	4513 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4125
13 0062 LL0694	2019	2888 SULLIVAN RD	BANK OF NEW YORK MELLON THE	7105 CORPORATE DR	PLANO TX 75024	55	101	R3	1.9
13 003000040110	2019	2998 PALM SPRINGS CT	MC SWEEN BAILEY PAULA CAMILE CEL	2998 PALM SPRINGS CT	EAST POINT GA 30344	20	101	R3	0.4978
13 0034 LL0962	2019	0 WASHINGTON RD	DUKE REALTY LIMITED PARTNERSHIP	P O BOX 40509	INDIANAPOLIS IN 46240-0509	20	100	R4	3.0217
13 003500030256	2019	4540 KENT RD	SUNFIRE 3 LLC	8300 N MOPAC EXPRESSWAY SUITE 200	AUSTIN TX 78759	55	101	R3	0.4729

13 003500020471	2019 4495 KENT RD	TECH MART DIRECT LLC	4751 BEST RD # 180	ATLANTA GA 30337	55	101	R3	0.9298
13 003500040271	2019 0 WHITE CITY RD REAR	MIMS WALTER & ROBERTS C R	0 ?	?	55	100	R3	0.56
13 003500040222	2019 4680 YATES RD	CARTER KEVIN H	4680 YATES DR	COLLEGE PARK GA 30337-5322	55	101	R3	0.9394
13 003400020241	2019 4760 SILVERDALE RD	SCOTT JAMES G & VERONICA G	4760 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4573
13 003400020357	2019 3235 LINDEN GARDEN	WALKER WILLIAM T	3235 LINDEN GARDEN	COLLEGE PARK GA 30349	55	101	R3	0.5993
13 0034 LL1010	2019 0 WASHINGTON RD	FIRST BAPTIST CH OF RED OAK INC	4710 WASHINGTON RD	ATLANTA GA 30349-2207	55	620	E2	3.84
13 003400010275	2019 4585 YATES RD	HARRISON SARAH S	4585 YATES RD	COLLEGE PARK GA 30337-5214	55	101	R3	0.9481
13 003400020027	2019 3229 SPRING ST	TORRENCE PATRICE R	3229 SPRING ST	COLLEGE PARK GA 30337	55	101	R3	1
13 003500020059	2019 4540 WHITE CITY RD	BYRD ANDREW J	4306 FRANK ST	SUITLAND MD 20746	55	100	R3	1.1232
13 0031 LL0742	2019 4478 WASHINGTON RD SW	M B W R INC	1380 COLLINSWORTH RD	PALMETTO GA 30268-9427	20Y	320	C3	0.5778
13 003500010191	2019 4591 WHITE CITY RD	RAINEY LOVETT	4710 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.5739
13 0063 LL0073	2019 4830 WASHINGTON RD	POLIFLY INVESTMENT SERVICES LLC	1207 LAINSTER DR SE	MABLETON GA 30126	55	101	R3	0.303
13 003500030199	2019 0 JANICE DR	REGENT BUILDING GROUP LLC	4630 JANICE DR	COLLEGE PARK GA 30349	55	100	R3	0.45
13 003500060428	2019 4745 JANICE DR	HOWARD WILLIE J	4745 JANICE DR	COLLEGE PARK GA 30337-5311	55	101	R3	0.4867
13 003500010373	2019 0 YATES RD # REAR	UNITED STATES OF AMERICA FEDERAL	75 SPRING ST SW FLOOR 16TH	ATLANTA GA 30303	55	600	E1	2.18
13 003500010258	2019 0 WHITE CITY RD	UNITED MISSION CHURCH OF GOD IN	4517 WHITE CITY RD	COLLEGE PARK GA 30337	55	699	E1	0.4878
13 0063 LL0461	2019 3199 ROOSEVELT HWY	MANHEIM REMARKETING INC	P O BOX 366	RED OAK GA 30272	15H	339	C4	8.7
13 0034 LL0863	2019 0 HATHCOCK DR	UNITED STATES OF AMERICA	75 SPRING ST SW FLOOR 16TH	ATLANTA GA 30303	55	600	E1	2.3
13 003400020092	2019 3240 LINDEN GARDEN	WASHINGTON PAULINE B	3240 LINDEN GARDEN	COLLEGE PARK GA 30349	55	101	R3	0.4435
13 003100020400	2019 4418 SUN VALLEY BLVD	JONES JOYCE B	1688 NEW HOPE RD	ATLANTA GA 30331	20	101	R3	0.4089
13 003500040073	2019 111 HATHCOCK DR	DEVELOPMENT AUTHORITY OF FULTON	141 PRYOR ST SW SUITE 2052	ATLANTA GA 30303	55	300	C3	1.8549
13 0034 LL0467	2019 4730 WASHINGTON RD	FIRST BAPTIST CH OF RED OAK INC	P.O. BOX 126	RED OAK GA 30272	55	621	E2	0.6629
13 003400020126	2019 3245 LINDEN GARDEN	KELLY ANTONIO & TANGALERIA	3245 LINDEN GDN	ATLANTA GA 30349	55	101	R3	0.5739
13 003400020456	2019 0 WASHINGTON RD	HEDAYATI REZA RAY & HASSAN	13000 MERIDAN CT	ALPHARETTA GA 30005	55	100	R3	0.4568
13 003500020588	2019 4670 WHITE CITY RD	NICHOLSON JUANITA	4185 HERSCHEL RD	COLLEGE PARK GA 30337	55	101	R3	1.03
13 003000040318	2019 4478 YATES RD	HERNANDEZ GERARDO & ALBERTINA	4478 YATES RD	COLLEGE PARK GA 30337	15	101	R3	1.2741
13 003500050148	2019 4775 KENT RD	BURDETT WILLIE C & MOSELLA E	4775 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9114
13 003000040565	2019 4489 WHITE CITY RD	MNSF II W1 LLC	6836 MORRISON BLVD SUITE 320	CHARLOTTE NC 28211	15	101	R3	0.5746
13 003500060774	2019 4785 JANICE DR	FEATHERSTONE TONY B	4785 JANICE DR	ATLANTA GA 30337	55	101	R3	0.42
13 003500060105	2019 4690 JANICE DR	JOHNSON EARNESTINE J	4690 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4408
13 0062 LL0116	2019 4780 SPRING ST	ROLLINS DELORES	4780 SPRING ST	COLLEGE PARK GA 30337	55	101	R3	0.4821
13 003500030686	2019 4650 KENT RD	THURMAN CAROLYN A	4650 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9972
13 003500050064	2019 4700 WHITE CITY RD	RAINEY LOVETT	4710 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.3444
13 003100020558	2019 4441 CATALINA CIR	MANLEY JOHN F	4441 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4477
13 003400020381	2019 4735 SILVERDALE RD	DOBSON LATREVIS R	4735 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4166
13 0034 LL1135	2019 0 WASHINGTON RD	LONG ANTHONY	1520 S GORDON ST	ATLANTA GA 30310-2334	55	100	A5	38.94
13 003400010150	2019 4516 CATALINA CIR	TAYLOR RITA J	4516 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.548
13 003500010134	2019 4655 WHITE CITY RD	GRIER CHARLES L	5417 ATTUCKS BLVD	MORROW GA 30260	55	101	R3	0.4878
13 006200010072	2019 0 JOHN ST	CEDAR CREEK FARMS INC	5138 OLD ATLANTA RD	HAMPTON GA 30228	15	100	R4	3.4
13 003100020673	2019 4457 CATALINA CIR	DOTSON JO A	4457 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.432
13 003100020731	2019 4474 CATALINA CIR	RUSSELL MICHELLE	4474 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4545
13 003400010093	2019 4537 CATALINA CIR	COTTON RAYMOND	4537 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.6679
13 0062 LL0579	2019 4925 ROCK HILL RD	GREENE JIMMY H	6621 ROOSEVELT HWY	FAIRBURN GA 30213	55	101	R3	0.3879
13 003500020364	2019 4605 KENT RD	LUXMI HOLDINGS LLC	4306 KENT RD	ATLANTA GA 30337	55	101	R3	0.9183
13 003500060378	2019 4750 KENT RD	HOLT SHAQUITA L	4750 KENT RD	ATLANTA GA 30337	55	101	R3	0.4495
13 003500040214	2019 4690 YATES RD	SMITH JOHNNY N & ADAMS TAMARA	4245 RUSHING WATER CT	DOUGLASVILLE GA 30135	55	101	R3	0.9394
13 003500050015	2019 4674 WHITE CITY RD	GRIER CHARLES L	5417 ATTUCKS BLVD	MORROW GA 30260	55	101	R3	0.2984
13 003500010142	2019 4635 WHITE CITY RD	COFER MICHAEL ET AL	759 SWEDEN FOREST CV	HAMPTON GA 30228	55	101	R3	0.4878



13 003500010209	2019	4581 WHITE CITY RD	HARDEMAN RYAN K	3167 WAKEFIELD DR	DECATUR GA 30034	55	101	R3	0.683
13 003400020258	2019	4770 SILVERDALE RD	ZETLIN TRUST A BROWN TR G BROWN	4002 HWY 78 SUITE 530-295	SNELLVILLE GA 30039	55	101	R3	0.4892
13 003400020365	2019	3225 LINDEN GARDEN	PULIDO RENE CERVANTES	3225 LINDEN GARDEN DR	ATLANTA GA 30349	55	101	R3	0.4925
13 003000030517	2019	4492 WHITE CITY RD	BOOKER MATTIE M	4492 WHITE CITY RD	COLLEGE PARK GA 30337	15	101	R3	0.8768
13 003400020076	2019	3220 LINDEN GARDEN	STRONG ERMA E & BENNIE L	3220 LINDEN GARDEN	COLLEGE PARK GA 30349	55	101	R3	0.416
13 003400010226	2019	4505 YATES RD	STANLEY ANTHONY & CONSTANCE J	4505 YATES RD	COLLEGE PARK GA 30337	20	101	R3	0.3318
13 0063 LL0081	2019	0 WASHINGTON RD	UNITED STATES OF AMERICA & ITS ASS	299 CONSTITUTION AVE NW ROOM N 4	WASHINGTON DC 20210	55	600	E1	0.4495
13 003000040383	2019	4458 YATES RD	NEWMAN SCOBIE	4458 YATES RD	COLLEGE PARK GA 30337	15	101	R3	0.8287
13 0034 LL1077	2019	0 WASHINGTON RD	SPREAD THE WORD CHURCH MINISTRI	P O BOX 492318	COLLEGE PARK GA 30349	55	621	E2	0.6789
13 003500020505	2019	4505 KENT RD	CHAMBERS PAULINE F	4505 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9182
13 0034 LL0129	2019	4800 WASHINGTON RD	FORTY EIGHT HUNDRED WASHINGTON	3316 -A SOUTH COBB DR STE 339	SMYRNA GA 30080	55	301	C3	0.714
13 0063 LL0529	2019	0 ROOSEVELT HWY	DEPARTMENT OF TRANSPORTATION	2 CAPITOL SQ	ATLANTA GA 30334	55	600	E1	0.4
13 003500060238	2019	4760 KENT RD	ALLEN JO ANN C	5270 BRITTANY TRL	COLLEGE PARK GA 30349	55	332	C3	0.4363
13 0063 LL0339	2019	0 ROBERTS RD	DEPARTMENT OF TRANSPORTATION	2 CAPITOL SQ	ATLANTA GA 30334	55	600	E1	1.8
13 003500030207	2019	4660 JANICE DR	DISCOVERY ENTERPRISES INC	3905 LINDSEY RD NE STE 100	MARIETTA GA 30067-4200	55	101	R3	0.4477
13 003400010283	2019	4575 YATES RD	RICHARDSON RONNIE & THERESA	4575 YATES RD	COLLEGE PARK GA 30337	55	101	R3	0.9848
13 003100020418	2019	4428 SUN VALLEY BLVD	POTTS EDWARD & BENJAMIN SHARON	8337 SPIVEY RD	JONESBORO GA 30236	20	101	R3	0.3616
13 0063 LL0479	2019	3180 SPRING ST	JONES CATHERINE E	3180 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	0.4924
13 003500010381	2019	4612 YATES RD	DEREEF AYANA JOIMARIE	38 OLDENBURG DR	RIVERDALE GA 30274	55	101	R3	1.1387
13 0034 LL0897	2019	0 YATES RD	SEWELL RICKEY J	626 MAIN ST	PALMETTO GA 30268	55	100	R4	4.5
13 0062 LL0017	2019	0 YATES RD	KENNEDY HANK	4790 YATES RD	ATLANTA GA 30337	55	100	R3	0.4268
13 003000030236	2019	4473 JANICE DR	HILL JULIA	4473 JANICE DR	COLLEGE PARK GA 30337	15	101	R3	0.7404
13 003400020191	2019	4725 SILVERDALE RD	AUSTIN VERNICE	4725 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4348
13 003500040198	2019	0 HATHCOCK DR	DEVELOPMENT AUTHORITY OF FULTON	141 PRYOR ST SW SUITE 2052	ATLANTA GA 30303	15	300	C5	18.43
13 003100020350	2019	4465 PALM SPRINGS DR	DAVIS BRENDAL L	4280 COLEY CT	LITHONIA GA 30038	20	101	R3	0.5282
13 003500010316	2019	4540 YATES RD	LAMAR LAWRENCE E & MATTIE B	4540 YATES RD	COLLEGE PARK GA 30337	55	101	R3	1.6345
13 003500020596	2019	0 WHITE CITY RD	NICHOLSON JUANITA	4185 HERSCHEL RD	COLLEGE PARK GA 30349	55	100	R3	1
13 003500010282	2019	4511 WHITE CITY RD	HICKSON LORRAINE M ET AL	4755 YATES RD APT 3E	COLLEGE PARK GA 30337-5302	55	100	R3	0.4878
13 003500020307	2019	4580 WHITE CITY RD	SMITH WILLIE E JR & SHINALL C	6880 CAINWOOD DR	ATLANTA GA 30349-4712	55	101	R3	1.0049
13 0062 LL0785	2019	4915 ROCK HILL RD	DGS REALTY	5633 GRAMMERCY DR	ATLANTA GA 30349	55	101	R3	0.8312
13 0062 LL0124	2019	2999 ROOSEVELT HWY	STONE THOMAS A JR	2999 ROOSEVELT HWY	ATLANTA GA 30337	55	102	R3	0.5992
13 003500050072	2019	4710 WHITE CITY RD	RAINEY VELMA T & LOVETT	4710 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	1.7218
13 003500060725	2019	4705 JANICE DR	HILL ANDREA D	4705 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	0.4821
13 0063 LL0636	2019	3165 ROOSEVELT HWY	WASHINGTON INVESTMENT PROPERTY	4425 SUNRISE BLUFF PATH	MARIETTA GA 30067	55	348	C3	1.47
13 003500030348	2019	4625 JANICE DR	NAAR DOMINIQUE & GLADISSE M	3253 THORN CREEK DR	DOUGLASVILLE GA 30135	55	101	R3	0.4408
13 003400010184	2019	4506 PALM SPRINGS DR	HARPER R ALTHEA	4506 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.5335
13 006200010080	2019	0 ROCK HILL RD	CEDAR CREEK FARMS INC	5138 OLD ATLANTA RD	HAMPTON GA 30228	15	100	R4	2.1
13 003400020399	2019	3161 SPRING ST	LAKEMONT BAPTIST MISSION	P O BOX 491701	COLLEGE PARK GA 30349	55	620	E2	0.7025
13 0034 LL1143	2019	4555 WASHINGTON RD	WASHINGTON GARDENS APARTMENTS	822 N A1A HWY SUITE 310	PONTE VEDRA BEACH FL 3208	55	2C1	C5	29.3
13 003500010050	2019	4560 YATES RD	DUKE GERALD H	251 ALEX STEPHENS RD	MORELAND GA 30259-2102	55	101	R3	1.6575
13 003500050262	2019	4715 KENT RD	GILES ANVIL	7288 CHEROKEE CT	RIVERDALE GA 30296	55	101	R3	0.9045
13 003500050197	2019	4681 KENT RD	EZZARD CATHERINE B & CLIFFORD W	4681 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.8907
13 003100020764	2019	4499 PALM SPRINGS DR	THRASH CLARENCE & NETTIE R	4499 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3551
13 003100020681	2019	4463 CATALINA CIR	ROSSER ALVIN L & SARAH H	4463 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4187
13 003000040078	2019	4435 YATES RD	FENG YING	4435 YATES RD	ATLANTA GA 30331	15	101	R3	0.9584
13 003100020129	2019	4418 PALM SPRINGS DR	FIGURES CHARLES E	4418 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3489
13 003500020372	2019	4615 KENT RD	ARNOLD MARY A	4228 FREDERICKSBURG DR	ATLANTA GA 30337	55	101	R3	0.916
13 006200010015	2019	0 ROCK HILL RD	CEDAR CREEK FARMS INC	5138 OLD ATLANTA RD	HAMPTON GA 30228	15	100	R3	1.4

13 0031 LL1039	2019	4395 WASHINGTON RD	EAGLES CRESTE HOUSING PARTNERS L	800 NORTH POINT PKWY SUITE 125	ALPHARETTA GA 30005	20	2H1	C5	11.07
13 003400010101	2019	4529 CATALINA CIR	WARNER JEANETTE B	4529 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.5152
13 003500010175	2019	4605 WHITE CITY RD	ELDER MARVIN H	4605 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.4878
13 003500020034	2019	4520 WHITE CITY RD	LANGFORD JESSIE LEE	4520 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R4	2.01
13 003500040255	2019	4660 YATES RD	SQUARE WHEELS INVESTORS LLC	1672 BARRETT DR	ATLANTA GA 30318	55	101	R4	2.4
13 003000040417	2019	4451 YATES RD	RUSSELL TALISHA DESHONNE	4451 YATES RD	ATLANTA GA 30337	15	101	R3	0.3352
13 0063 LL0602	2019	0 WASHINGTON RD	GILL RICHARD E	6156 POST OAK RD W	JACKSONVILLE FL 32277	55	100	R3	0.3863
13 003500060402	2019	4700 KENT RD	BANKSTON SAMMIE E SR	4700 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.4155
13 0034 LL1119	2019	4510 WASHINGTON RD SW	DOLLY PROPERTIES LLC	130 BRENNAN DR	TYRONE GA 30290	20Y	344	C3	1.104
13 003400010259	2019	4625 YATES RD	MILAM BERNICE & LEN	4625 YATES RD	ATLANTA GA 30337	55	101	R3	1.1983
13 003500050049	2019	4680 WHITE CITY RD	JAMES RUTH D ET AL	4680 WHITE CITY RD	COLLEGE PARK GA 30349	55	101	R3	0.3444
13 003400020282	2019	3181 SPRING ST	THOMAS GERALDINE B	3181 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	0.466
13 003100020939	2019	0 PALM SPRINGS DR REAR	WATSON ROGER S	4492 PALM SPRINGS DR	EAST POINT GA 30344	15	100	R3	0.1335
13 003000030269	2019	4441 JANICE DR	BELLE INVESTMENTS LLC	33 WARD ST	YAGOOONA NS 2199	15	101	R3	1.1295
13 0063 LL0503	2019	3210 SPRING ST	ROMAN LILLIAN R	3210 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	0.5051
13 003500010340	2019	4604 YATES RD	WHITE CRYSTAL ANN	4604 YATES RD SW	ATLANTA GA 30337	55	101	R3	0.6887
13 003500020539	2019	232 WHITE CITY RD	RAINEY LOVETT	4710 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.9131
13 003400020043	2019	3211 SPRING ST	RUIZ LINO	3211 SPRING ST	ATLANTA GA 30349	55	101	R3	0.4162
13 003100020327	2019	3008 PALM SPRINGS CT	DERBY DORIS A	3008 PALM SPRINGS CT	EAST POINT GA 30344	20	101	R3	0.4968
13 003400020225	2019	4740 SILVERDALE RD	MC CORD LORENZA & GWENDOLYN S	4740 SILVERDALE RD	COLLEGE PARK GA 30349-2344	55	101	R3	0.4132
13 0034 LL0392	2019	4780 WASHINGTON RD	GONSENHEIM FAMILY TRUST THE	51 THE PT	CORONADO CA 92118	55	101	R3	0.7438
13 003500060329	2019	4730 KENT RD	VALDOVINOS CONSUELO	4730 KENT RD	ATLANTA GA 30337	55	101	R3	0.4201
13 003500060162	2019	4685 JANICE DR	WILLINGHAM JAMES & MELLORINE	4685 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	0.4775
13 003100020384	2019	4427 PALM SPRINGS DR	NKOMO MTHOKOZISI HARRIET	4427 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3535
13 0063 LL0370	2019	4916 BUFFINGTON RD	MANHEIM REMARKETING INC	P O BOX 366	RED OAK GA 30272	15H	332	C5	10.24
13 003500030173	2019	4639 JANICE DR	HOUSTON JUDGE WINFORD ET AL	4639 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4706
13 0034 LL0806	2019	0 WASHINGTON RD	BV REALTY LLC	3235 SATELLITE BLVD	DULUTH GA 30096	55	100	R3	1.4
13 0062 LL0090	2019	3001 ROOSEVELT HWY	ADDISON HASID V LLC	315 W PONCE DE LEON AVE SUITE 344	DECATUR GA 30030	55	2C1	C4	4.65
13 0063 LL0446	2019	3050 ROOSEVELT HWY	STRATEGIS MATERIALS INC	16365 PARK TEN PL S #200	HOUSTON TX 77084	55	400	I3	1.3
13 006200010056	2019	0 ROSS AVE	CEDAR CREEK FARMS INC	5138 OLD ATLANTA RD	HAMPTON GA 30228	15	100	R3	0.5
13 003500020562	2019	4650 WHITE CITY RD	SALTUS GERALD F	4650 WHITE CITY RD	ATLANTA GA 30337-5332	55	101	R3	0.93
13 003500030736	2019	4554 KENT ST	GODINEZ JOSE A	4554 KENT ST	ATLANTA GA 30337	55	101	R3	0.4591
13 003100020905	2019	4484 CATALINA CIR	REID RONALD D & TERESA L	4484 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4121
13 003500030371	2019	4585 JANICE DR	HENDERSON SANFORD & JACQUELINE	4585 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	0.4899
13 003500060758	2019	4775 JANICE DR	LAMBERT CYNTHIA	4775 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	0.48
13 003500060089	2019	4730 JANICE DR	WILKINS WAYMON A	275 OLD MILL CT	FAYETTEVILLE GA 30214	55	101	R3	0.4385
13 003500010084	2019	0 YATES RD	BARNWELL J C	4390 YATES RD	COLLEGE PARK GA 30337	55	100	R3	0.9642
13 003500060196	2019	4790 KENT RD	GILL CHARLES R	4790 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.3116
13 003500020406	2019	4630 WHITE CITY RD	LEWIS JAMES R	4630 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	1.0049
13 003500060204	2019	0 KENT RD	SANDERS ROBERT JR & MALKIA	4780 KENT RD	COLLEGE PARK GA 30337	55	100	R3	0.3116
13 003500020166	2019	4606 WHITE CITY RD	JUNG CAROLYN H	311 VINEYARD RIDGE LANE	GRIFFIN GA 30223	55	101	R3	0.2571
13 0031 LL0973	2019	4457 COMMERCE DR	DOLLY PROP LLC	130 BRENNAN DR	TYRONE GA 30290	20	332	C3	0.356
13 003400010077	2019	4551 CATALINA CIR	STEWART JOHANNA D & LARRY	4551 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.5449
13 003500020349	2019	4575 KENT RD	SPEAF1 LLC	3009 CYPRESS KNEE CT	RALEIGH NC 27607	55	101	R3	0.9183
13 003500050239	2019	4755 KENT RD	ALCARAZ EFREN V	4745 KENT RD	ATLANTA GA 30337	55	101	R3	0.9045
13 003100020715	2019	4495 CATALINA CIR	BRYANT ARNOLD W	4495 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.3899
13 003000040151	2019	4442 YATES RD	SMITH JANIS F	4442 YATES RD	COLLEGE PARK GA 30337	15	101	R3	1.6483
13 0062 LL0462	2019	2856 SULLIVAN RD	SULLIVAN ASSEMBLAGE LLC	2870 PEACHTREE RD SUITE 721	ATLANTA GA 30305	15	100	R3	1.9

13 003000030210	2019	4465 KENT RD	URBAN PROPERTY SOLUTIONS LLC	4465 KENT RD	ATLANTA GA 30337	15	101	R3	0.5802
13 003500050270	2019	4725 KENT RD	CAMPBELL GEORGE	4725 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9068
13 003500040263	2019	0 HATHCOCK DR	DEVELOPMENT AUTHORITY OF FULTON	141 PRYOR ST SW SUITE 2052	ATLANTA GA 30303	15	300	C4	5.4
13 0034 LL1127	2019	4707 WASHINGTON RD	SOLID ROCK PENTECOSTAL CH INC	P O BOX 490988	COLLEGE PARK GA 30349	55	620	E2	5
13 0034 LL1028	2019	0 WASHINGTON RD	SUN ON THE PEAK LLC	785 AMBERTON CLOSE	SUWANEE GA 30024	55	300	C4	8.7
13 003400010267	2019	4605 YATES RD	REID TOMMY & KAREN W	4605 YATES RD	COLLEGE PARK GA 30337	55	101	R3	1.7264
13 003400010200	2019	0 YATES RD	BROWN RENEE CEMETERY	4506 PALM SPRINGS DR	EAST POINT GA 30344-6527	20	100	R3	0.2837
13 003500020489	2019	4545 KENT RD	HERNANDEZ OSCAR GOMEZ	4545 KENT RD	ATLANTA GA 30337	55	101	R3	0.9252
13 003400020050	2019	4775 SILVERDALE RD	SAMS WALTER D & JOYCE	4775 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4522
13 003500020067	2019	4550 WHITE CITY RD	TINCH WILLIAM EDWARD	2480 NEVELS RD	COLLEGE PARK GA 30349	55	101	R3	1.0049
13 003500010365	2019	4636 YATES RD	COTTON WALLACE A & MARIE S	4636 YATES RD	COLLEGE PARK GA 30337-5322	55	101	R4	3.75
13 003500060444	2019	4710 KENT RD	MORRIS KAREN	4710 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.4086
13 003000030277	2019	4431 JANICE DR	AGBOKA DAVID GUY	4431 JANICE DR	ATLANTA GA 30337	15	101	R3	1.5677
13 003400020233	2019	4750 SILVERDALE RD	FAUCETTE JAMES R & MILDRED W	4750 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4074
13 003500020547	2019	4610 WHITE CITY RD	PONDER ALVIN LEE	4610 WHITE CITY RD	COLLEGE PARK GA 30337	55	101	R3	0.5084
13 003100020947	2019	4492 PALM SPRINGS DR	WATSON ROGER S & WATSON JOANN	4492 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.4818
13 003500010266	2019	4517 WHITE CITY RD	UNITED MISSION CHURCH OF GOD IN GA	4390 YATES RD	COLLEGE PARK GA 30337	55	620	E2	0.4878
13 003500060345	2019	4735 JANICE DR	COKER TERRELL	4735 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4867
13 003500060170	2019	4695 JANICE DR	EYAR REALTY LLC	P O BOX 76634	ATLANTA GA 30358	55	101	R3	0.4798
13 003100020335	2019	4487 PALM SPRINGS DR	NORMAN ANN L & THOMAS E	4487 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3788
13 003100020392	2019	4415 PALM SPRINGS DR	WARNER RICHARD K & MARVA L	4415 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.4178
13 003400020159	2019	3215 LINDEN GARDEN	RICKS WAYNE	3215 LINDEN GARDEN DR	ATLANTA GA 30349	55	101	R3	0.4818
13 003400020100	2019	3250 LINDEN GARDEN	MINDINGALL WILLIE A	3250 LINDEN GARDEN	COLLEGE PARK GA 30349	55	101	R3	0.4562
13 0063 LL0404	2019	0 ROOSEVELT HWY	SEWELL VICTOR HUGO ET AL	2692 WHITEHURST DR	MARIETTA GA 30062-2658	55	601	E4	4.6
13 003000040508	2019	4439 WHITE CITY RD	GIBBONS RUSSELL EMANUEL ET AL	4439 WHITE CITY RD	ATLANTA GA 30337	15	101	R3	0.5915
13 0034 LL0434	2019	0 HATHCOCK DR	UNITED STATES OF AMERICA	75 SPRING ST SW FLOOR 16TH	ATLANTA GA 30303	55	600	E1	12.8
13 003500040123	2019	4790 YATES RD	NICHOLS TIMOTHY JR TR LASTER CHAR	4790 YATES RD	COLLEGE PARK GA 30337	55	620	E2	3.08
13 003500060766	2019	4795 JANICE DR	ROBINSON RANARD & DYETT KITWAH	4795 JANICE DR	ATLANTA GA 30337	55	101	R3	0.496
13 003500060782	2019	4805 JANICE DR	THOMAS ANTWAUN R	4805 JANICE DR	ATLANTA GA 30337-5313	55	101	R3	0.497
13 0063 LL0453	2019	3170 SPRING ST	HARDNETTE ROOSEVELT	3171 SPRING ST	COLLEGE PARK GA 30349	55	101	R3	0.5051
13 003500050163	2019	4735 KENT RD	KIRTON RASHIDA A	4735 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9114
13 003500020570	2019	4660 WHITE CITY RD RT2	PONDER LUVENIA CHAMBERS	4660 WHITE CITY RD # RT2	COLLEGE PARK GA 30337	55	101	R3	0.77
13 003000040573	2019	4499 WHITE CITY RD	ROJAS YONEIDA	4499 WHITE CITY RD	COLLEGE PARK GA 30337-5218	15	101	R3	0.5746
13 006200010064	2019	0 ROSS AVE	CEDAR CREEK FARMS INC	5138 OLD ATLANTA RD	HAMPTON GA 30228	15	100	R3	0.9
13 003500030389	2019	4595 JANICE DR	BUI THANG D	2446 HEADLAND DR	EAST POINT GA 30344	55	101	R3	0.4591
13 003100020913	2019	4427 SUN VALLEY BLVD	JONES JOYCE B	1688 NEW HOPE RD SW	ATLANTA GA 30331-7454	20	101	R3	0.5925
13 003000040326	2019	4488 YATES RD	RIBOCK MARY ANNA	1799 SPRINGER ST NW	ATLANTA GA 30318	15	101	R3	1.0817
13 003500060113	2019	0 JANICE DR	JOHNSON LEROY & ERNESTINE J	4690 JANICE DR	COLLEGE PARK GA 30337	55	100	R3	0.4431
13 003100020566	2019	4431 CATALINA CIR	PHILLIPS LESLIE E & NATHAN R	4431 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4522
13 003400010168	2019	4518 PALM SPRINGS DR	COLLINS WILLIAM T JR & BEVERLY S	4518 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3802
13 003500010126	2019	4645 WHITE CITY RD	HICKSON ROSA D	4645 WHITE CITY RD	COLLEGE PARK GA 30349	55	101	R3	0.4878
13 003500020273	2019	4635 KENT RD	MELVILLE SAMUEL TRUST THE	P O BOX 167 CRUZ BAY	ST JOHN VI 00803	55	101	R3	1.8365
13 003500060212	2019	4780 KENT RD	SANDERS ROBERT JR	4780 KENT RD	ATLANTA GA 30337-5318	55	101	R3	0.561
13 0062 LL0553	2019	4875 ROCK HILL RD	CARR WILLIAM JR	6750 MARLBOROUGH CIR	COLLEGE PARK GA 30349	55H	399	I3	1.202
13 003500050247	2019	4695 KENT RD	HIGGS MICHAEL & MARY A	4695 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.8907
13 003500010019	2019	4502 YATES RD	4502 YRD LLC	2817 WOLF CLUB CT	ATLANTA GA 30349	55	101	R3	1.0132
13 003500020356	2019	4585 KENT RD	FALLING MOSES & SARAH H	4585 KENT RD SW # RT 3	COLLEGE PARK GA 30337	55	101	R3	0.9183
13 0034 LL1085	2019	4510 WASHINGTON RD	FOUR SAC SELF STORAGE CORPORATIO	207 E CLARENDON AVE	PHOENIX AZ 85012-2072	20Y	396	C4	2.631



13 0063 LL0586	2019	0 SPRING ST	SEWELL VICTOR H ET AL	2692 WHITEHURST DR	MARIETTA GA 30062-2658	55	100	R3	1.1767
13 003500020455	2019	0 KENT RD	TURNER FRED	4521 JANICE DR	ATLANTA GA 30337	55	100	R3	0.932
13 0031 LL0932	2019	0 WASHINGTON RD	CITY OF EAST POINT	2777 EAST POINT ST	EAST POINT GA 30344	20	600	E1	0.2171
13 003500030231	2019	4530 KENT RD	4530 KENT RD LLC	3592 ALLEE ELM DR	ALPHARETTA GA 30022	55	101	R3	0.4536
13 0062 LL0306	2019	0 SULLIVAN RD	SULLIVAN ASSEMBLAGE LLC	2870 PEACHTREE RD STE 721	ATLANTA GA 30305	15	400	I3	2
13 003000030525	2019	4480 WHITE CITY RD	MILES EULA M	4480 WHITE CITY RD	COLLEGE PARK GA 30337	15	101	R3	1.7508
13 003500010159	2019	4625 WHITE CITY RD	COFER WILLIE EDWARD ET AL	4625 WHIE CITY RD	COLLEGE PARK GA 30337-5335	55	101	R3	0.4878
13 003500050023	2019	4676 WHITE CITY RD	DORSEY JARIUS	4676 WHITE CITY RD	ATLANTA GA 30337	55	101	R3	0.3444
13 003000040391	2019	4468 YATES RD	CURRY JOHNNY JR	4468 YATES RD	COLLEGE PARK GA 30337	15	101	R3	0.8287
13 003400020266	2019	4780 SILVERDALE RD	DOZIER ANNIE R	4780 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4266
13 003500020513	2019	4620 WHITE CITY RD	GRIER CHARLES	4620 WHITE CITY RD	ATLANTA GA 30337	55	101	R3	1.7498
13 003400010234	2019	0 I 285	PINKSTON ANNIE L	4565 YATES RD	COLLEGE PARK GA 30337	55	100	R3	0.4924
13 0034 LL1150	2019	0 WASHINGTON RD	DUKE REALTY LAND LLC	600 EAST 96TH ST SUITE 100	INDIANAPOLIS IN 46240	20	100	R4	5.4083
13 003500010233	2019	4551 WHITE CITY RD	MUTUAL INVESTMENT CO	4469 MEADOW DR	FOREST PARK GA 30297-1504	55	101	R3	0.4878
13 0034 LL0160	2019	4750 WASHINGTON RD	SOLID ROCK PENETCOSTAL CHURCH	4750 WASHINGTON RD	ATLANTA GA 30349	55	101	R3	0.3352
13 003400020209	2019	4720 SILVERDALE RD	MORTON OLLYE J	4720 SILVERDALE RD	COLLEGE PARK GA 30349	55	101	R3	0.4132
13 003500010324	2019	4516 YATES RD	GATES ANTHONY	4516 YATES RD	ATLANTA GA 30337	55	101	R3	0.6162
13 003500030769	2019	4610 KENT RD	BABB ERROL F	4605 JANICE DR	COLLEGE PARK GA 30337	55	101	R3	0.413
13 003500030017	2019	4521 JANICE DR	TURNER FRED	4521 JANICE DR	ATLANTA GA 30337	55	101	R3	1.0011
13 003500060295	2019	4725 JANICE DR	HALL DOROTHY G	4725 JANICE DR	ATLANTA GA 30337	55	101	R3	0.4844
13 003100020368	2019	4451 PALM SPRINGS DR	GRAY HENRY T & DOROTHEA A	4451 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.4601
13 003000030244	2019	4463 JANICE DR	WISE MILDRED A	4463 JANICE DR	COLLEGE PARK GA 30337	15	101	R3	0.8193
13 003500010290	2019	4501 WHITE CITY RD	DILLARD JEFFERY REX JR	4501 WHITE CITY RD	ATLANTA GA 30337	55	101	R3	0.4878
13 003500020315	2019	4665 KENT RD	REYNOLDS BARBARA	4665 KENT RD	COLLEGE PARK GA 30337	55	101	R3	0.9091
13 006200010031	2019	4922 ROCK HILL RD	STOKES ANGIE C	4922 ROCK HILL	COLLEGE PARK GA 30337-6119	55	101	R3	0.2381
13 003500050114	2019	4785 KENT RD	ORANGE CAPITAL FUNDING LLC	295 E HIGHWAY 50 SUITE 5	CLERMONT FL 34711	55	101	R3	0.9091
13 003000040540	2019	4469 WHITE CITY RD	BOLTON GRETTA C & ADOLPHUS	4469 WHITE CITY RD	COLLEGE PARK GA 30337	15	101	R3	0.5699
13 0062 LL0033	2019	2995 ROOSEVELT HWY	KING GROUP MGMT LLC	2995 ROOSEVELT HWY	ATLANTA GA 30349	55H	332	C3	0.6269
13 003500060147	2019	4665 JANICE DR	MAYS DAVID JR & MEREDITH	750 PARK LEIGH CT	ATLANTA GA 30331	55	101	R3	0.4729
13 003000040292	2019	2988 PALM SPRINGS CT	HARVEY GEORGE L	2988 PALM SPRINGS CT	EAST POINT GA 30344	20	101	R3	0.5152
13 003500060733	2019	4715 JANICE DR	BAF 1 LLC	5001 PLAZA ON THE LK SUITE 200	AUSTIN TX 78746	55	101	R3	0.4821
13 003100020889	2019	4417 SUN VALLEY BLVD	DUNN JOSEPH D	3020 LYNHURST CIR SW	ATLANTA GA 30311	20	101	R3	0.2893
13 003400010010	2019	4635 YATES RD	CRANE MARIA L & BARBARA	4635 YATES RD	COLLEGE PARK GA 30337	55	101	R3	0.9963
13 0062 LL0157	2019	2815 ROOSEVELT HWY	PRUITT SARAH E	2815 ROOSEVELT HWY	COLLEGE PARK GA 30337	55	301	C3	0.6107
13 0063 LL0644	2019	3070 ROOSEVELT HWY	LATHAM HOME SANITATION COMPAN	7756 B HAMPTON PL	LOGANVILLE GA 30052	55	400	I3	0.232
13 006200010098	2019	4900 ROCK HILL RD	GETER JOE P ET AL	4900 ROCK HILL RD	COLLEGE PARK GA 30337	55	399	I3	1.4242
13 003500030280	2019	4615 JANICE DR	TAHOE MANAGEMENT LLC	5253 CRYSTAL LANE	ATLANTA GA 30349	55	101	R3	0.4408
13 003500020091	2019	4570 WHITE CITY RD	JAMES JOHN A	1152 WELCH ST SW	ATLANTA GA 30310	55	101	R3	0.4132
13 003500030355	2019	4577 JANICE DR	LANGSTON TRACEY & LUETRELL	4425 CLARE LN	LITHIA SPRINGS GA 30122	55	101	R3	1.7098
13 003100020137	2019	4428 PALM SPRINGS DR	LESLIE RALPH JR & JEAN	4428 PALM SPRINGS DR	EAST POINT GA 30344	20	101	R3	0.3594
13 003000040094	2019	2999 PALM SPRINGS CT	CMC VENTURES LLC	201 ELVAN AVE NE	ATLANTA GA 30317	20	101	R3	0.489
13 003400020423	2019	0 WASHINGTON RD	SOUTHERN NATIONAL ASSETS LLC	333 W 41ST ST 6TH FL	MIAMI FL 33140-3639	55	100	R3	0.4247
13 003400010135	2019	4501 CATALINA CIR	LYAS DOROTHY B	4501 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.4467
13 003500010068	2019	0 YATES RD	DUKE GERALD H	251 ALEX STEPHENS RD	MORELAND GA 30259-2102	55	100	R3	1.6621
13 003500050213	2019	4675 KENT RD	MATHEWS DWIGHT M	1700 CLAIRMONT RD	DECATUR GA 30033-4032	55	101	R3	0.8884
13 003100020699	2019	4473 CATALINA CIR	DUNNING JERRY L & LOUISE	4473 CATALINA CIR	EAST POINT GA 30344	20	101	R3	0.3945

ITEM # 14

### Item # 14: Traffic Impact Study

Per the Application Instructions and Zoning Ordinance Sec. 803.12(1), this Report is not required because this Rezoning Application does not meet or exceed the specified thresholds.



ITEM # 15

## Item # 15: Metropolitan River Protection

Per the Application Instructions and Zoning Ordinance Sec. 803.07(15), this Report is not required because the property that is the subject of this Rezoning Application is not within 2,000 linear feet of the natural riverbank of the Chattahoochee River.

ITEM # 16



## Item # 16: Development of Regional Impact

Per the Application Instructions and Zoning Ordinance Sec. 803.13, this Report is not required because this Rezoning Application does not meet or exceed the specified threshold(s).

ITEM # 17

Item # 17: Environmental Impact Report  
(EIR)

Per the Application Instructions and Zoning Ordinance Sec. 803.11(b), this Report is not required because this Rezoning Application does not seek industrial rezoning and/or special use.



ITEM # 18



UNITED  
CONSULTING

# REPORT

**For Bolster Real Estate  
Partners, LLC**

Noise Assessment  
The Kourtney at Yates Road Site  
4637 Yates Road  
City of South Fulton, Fulton County,  
Georgia





WAVEN-21-GA-05093-01

March 17, 2021

**Bolster Real Estate Partners, LLC**

c/o

Ms. Ashley Webb

**Darden & Company**

900 Circle 75 Parkway

Suite 780

Atlanta, Georgia 30339

Via E-mail: [awebb@dardencompany.com](mailto:awebb@dardencompany.com)

RE: Report of Noise Assessment

**The Kourtney at Yates Road Site**

4637 Yates Road

City of South Fulton, Fulton County, Georgia

Project No.: WAVEN-21-GA-05093-01

Dear Ms. Webb,

United Consulting is pleased to submit the following report of the noise assessment for The Kourtney at Yates Road Site. Included in this report is a discussion of the limits projected for this site.

We have enjoyed working with you on this project. If you have any questions, or if we can be of further assistance, please feel free to contact us at your convenience.

Sincerely,

**UNITED CONSULTING**

Henry C. Esterly, P.G.

**Senior Geologist**

HCE/SDS/rg

Scott D. Smelter

**Principal**





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Table 2	Total DNL Values for NAL Points

## FIGURES

Figure 1: Noise Source Radius Map
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Figure 3: Noise Assessment Location Plan

## SUPPORTING DOCUMENTATION

Noise Assessment Calculations / HUD Website DNL Calculator Documentation
Nearby Road Traffic Data
Railroad Traffic Data
Hartsfield-Jackson International Airport Noise Map





## 1.0 EXECUTIVE SUMMARY<sup>1</sup>

A Noise Assessment has been completed on The Kourtney at Yates Road site, (hereinafter referred to as the Project Site) located at 4637 Yates Road, in the City of South Fulton, Fulton County, Georgia. The text of the report provides more detailed discussion of the items summarized below.

1. United Consulting performed this noise assessment for the Project Site based on the location of the proposed structures and outdoor recreation areas. The purpose was to estimate the amount of noise generated by the nearby airport, road and railroad at each Noise Assessment Location (NAL) point.
2. Three NAL points were selected for the Project Site. The points were located along the west side of the proposed building located in the west central portion of the Project Site, the southwest corner of the proposed building located in the northeast corner of the Project Site and at the proposed outdoor recreation area located in the south central portion of the Project Site. Noise levels were calculated utilizing the United States Housing and Urban Development (HUD) Noise Assessment Guidelines (NAG) manual.
3. A "Unacceptable" noise level, as defined by the South Fulton Site Acceptability Noise Standards, was calculated at all three of the NAL points on the Project Site. The noise levels at all three NAL points yielded a day-night average sound level (DNL) that ranged from 79 to 83 decibels (dB).
4. United Consulting recommends that the architect, or noise consultant verify that the building materials used in the proposed construction at the Project Site are sufficient to aid in mitigating the indoor day-night average sound level (DNL) to below 50 dB at the Project Site.
5. Based on the DNL calculations, the proposed outdoor amenity area is above the "Acceptable" noise level, as defined by the South Fulton Site Acceptability Noise Standards, of 65 dB. Since the airport DNL exceeds 65 dB, a wavier will be required as well as mitigation from the DNL generated by the nearby I-285 roadway.

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<sup>1</sup> This Executive Summary is not intended to be used or relied upon without reference to the entire report and cannot otherwise be properly understood and interpreted. It is provided solely for the convenience of the Client and not as a substitute for the report or review of the report.





## 2.0 INTRODUCTION

United Consulting was retained by **Bolster Real Estate Partners, LLC** to conduct a Noise Assessment on the Project Site. The purpose of the Noise Assessment was to determine the noise levels that would be present near the exterior of the proposed residential structures and recreational areas at the Project Site, located at 4637 Yates Road in the City of South Fulton, Fulton County, Georgia.

## 3.0 SCOPE

In performing the assessment, United Consulting's representative:

1. Researched available maps and aerial photographs to identify potential noise sources;
2. Reviewed the supplied site plan to determine effective positions for the NAL points;
3. Researched the nearby airports to obtain NAG required information, Georgia Department of Transportation (GDOT) Traffic Analysis and Data Application (TADA) and the Federal Railroad Administration Office of Safety Analysis's website;
4. Utilized the HUD website DNL Calculator to complete the noise assessment calculations;
5. Prepared this report to document the noise levels at the NAL points.

## 4.0 NOISE ASSESSMENT APPROACH

The HUD Office of Policy Development and Research has developed a Noise Assessment Guidelines (NAG) manual, dated September 1991. This manual provides information and procedures for assessing the amounts of noise generated by aircraft, roadways and railways. The noise assessment at this Project Site was accomplished by those methods mentioned in this manual. However, the actual calculations were made using the HUD website DNL Calculator. The supporting documentation is attached to the end of this report after the figures.

Based on the manual and HUD website DNL Calculator, suitable noise levels, expressed in dB, are determined by outdoor day-night average sound levels (DNL). The DNL value is the 24-hour average sound level in decibels, which is obtained after a 10 dB penalty is added for nighttime (10 pm to 7 am) noises. The A-weighting calculations mimic the frequencies of sounds that the human ear is able to hear. The Department of Defense utilizes a C-weighting calculation for loud impulsive sound DNLs. Loud impulsive sounds are defined by HUD as a discrete event where the sound level increases to a maximum and then decreases to the ambient level within one second or less. The C-weighted DNL values can be converted to A-weighted values using HUD formulas.

The DNL values are determined by the Project Site's exposure to aircraft, roadway and railway noise using the A-weighting process for sound. After the DNL values are calculated, the manual further states that a site will fall under one of the following three categories, using the A-weighted calculation method:



**ACCEPTABLE:** The DNL levels do not exceed 65 dB. In this category, the noise exposure may be of some concern, but common building constructions will make the indoor environment acceptable and the outdoor environment will be reasonably pleasant for recreation and play.

**NORMALLY UNACCEPTABLE:** The DNL levels are over 65 dB but do not exceed 75 dB. In this category, the noise exposure is significantly more severe; barriers may be necessary between the site and prominent noise sources to make the outdoor environment acceptable; special building constructions may be necessary to ensure that people indoors are sufficiently protected from outdoor noise.

**UNACCEPTABLE:** DNL levels consistently above 75 dB. In this category, the noise exposure at the site is so severe that the construction cost to make the indoor noise environment acceptable may be prohibitive and the outdoor environment would still be unacceptable.

To determine if a Project Site is "Acceptable", the HUD website is used for determining DNL values based on various levels of traffic, railways, airports, their respective distances from the Project Site and the hours of operation. The calculations require obtaining information from the GDOT for major roadways within 1,000 feet of the Project Site, with 10 year projected ADTs greater than 10,000, railways within 3,000 feet of the Project Site, military airports within 15 miles and civil airports within five miles of the Project Site.

When the information is available, HUD recommends that projected noise levels for 10 years into the future be utilized in the calculations. However, if 10-year projection data is not available for the major roadways, HUD suggests that using a 3 percent (%) increase in automobile traffic per year will produce a conservative projected traffic count.

The information provided by the GDOT, the railway and airport was utilized with the HUD website DNL Calculator to determine the DNL for each source at each NAL. The DNLs for the individual sources are then summed for each NAL to define the total DNL.

## 5.0 MAJOR AIRPORTS, ROADWAYS AND, RAILWAYS

United Consulting conducted a map review to determine the locations of roads, railroad tracks and airports in relation to the Project Site, within the HUD defined distances. Based on the information from the map review, the following information was obtained:

- Military Airports - No military airports were identified within 15 miles of the Project Site.
- Civil Airports - One civil airport, Hartsfield – Jackson International Airport, was present within 5 miles of the Project Site. The end of the nearest Hartsfield – Jackson International Airport runway is 12,088 feet from the nearest edge of the Project Site;
- Major Roadways - Based on our map research and review of GDOT traffic data, there was one major roadway (Interstate I-285) present within 1,000 feet of the Project Site;
- Railroads - one railway, operated by CSX Railways, was present within 3,000 feet of the Project Site;

Please refer to Figures 1 and 2, which show the identified noise sources in relation to the Project Site location.



We have gathered data from Hartsfield – Jackson International Airport, and in the Supporting Documentation section below we have provided a copy of their FAR Part 150 Study Figure 4-1 Noise Contours Map. The project site's location is shown on this map and is located between the 65 DNL and 70 DNL contours. Utilizing this map, we measured the perpendicular distances to the 65 and 70 dB contour lines and used these distances along with the NAG manual formula to calculate the 66.2 dB DNL. We utilized this value to represent the DNL level generated by Hartsfield – Jackson International Airport.

We identified one roadway with GDOT traffic count data within 1,000 feet of the Project Site; Interstate I-285. We used the most recent data and projected it per HUD's suggested 3% increase per year. A copy of the data obtained from the GDOT is included in the Supporting Documentation Section of this report.

The CSX Railways train counts used in this assessment were obtained from the Federal Railroad Administration Office of Safety Analysis's website. No projections are available on the Federal Railroad Administration Office of Safety Analysis's website. We therefore, projected a 3% increase in traffic volume through 2031.

## 6.0 NOISE ASSESSMENT ANALYSIS

Three noise assessment location (NAL) points were selected at the Project Site. The locations of the NAL points are shown on Figure 3. Table 1 is a summary of the data for the NAL points across the Project Site. The HUD website worksheets used in the calculations for the NAL points are attached in the Supporting Documentation Section below.

**Table 1: Summary of Individual Noise Sources**

NAL POINT	ROADWAYS	RAILWAYS	AIRPORTS
1	I-285 – 83 dB	CSX Railways – 55 dB	Hartsfield – Jackson International Airport – 66.2 dB
2	I-285 – 78 dB	CSX Railways – 55 dB	Hartsfield – Jackson International Airport – 66.2 dB
3	I-285 – 80 dB	CSX Railways – 56 dB	Hartsfield – Jackson International Airport – 66.2 dB

In evaluating the Project Site, the noise is predominantly created by Interstate I-285 located to the west of the Project Site. The Noise Assessment for the proposed buildings and outdoor recreation areas at the Project Site yielded DNL values ranging from 79 to 83 decibels (dB).





**Table 2: Total DNL Values for NAL Points**

NAL POINT	LOCATION	dB LEVEL	ACCEPTABILITY CATEGORY
1	The west side of the proposed building in the west central portion of the site	83	Unacceptable
2	The southwest corner of the proposed building in the northeast corner of the site	79	Unacceptable
3	The outdoor recreation area located in the south central portion of the site	80	Unacceptable

Based on the results of the DNL calculations, an “Unacceptable” noise level, as defined by the South Fulton Site Acceptability Noise Standards, was calculated at all three of the NAL points. The majority of the noise is created by Interstate I-285 located to the west of the Project Site.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

This noise assessment has identified that the calculated noise level at the proposed buildings is above the “Acceptable” noise level, as defined by the South Fulton Site Acceptability Noise Standards, of 65 dB. Therefore, based on the noise level at the buildings, specific attention will be needed with regard to the building materials, particularly the windows, to provide sufficient noise mitigation. United Consulting recommends that the architect verify that the proposed building materials used in the construction are sufficient to aid in mitigating the noise level to below 50 dB for the interiors of the structure at the Project Site. Based on the DNL calculations, the proposed outdoor amenity area is above the “Acceptable” noise level, as defined by the South Fulton Site Acceptability Noise Standards, of 65 dB. Since the airport DNL exceeds 65 dB, a waiver will be required as well as mitigation from the DNL generated by the nearby roadway.

## 8.0 LIMITATIONS

The conclusions presented in this Noise Assessment are based on information provided by the GDOT, Hartsfield – Jackson International Airport and Federal Railroad Administration Office of Safety Analysis. Noise levels will vary in differing locations and from the interior to exterior of the proposed structures. No other warranty or guarantee is expressed or implied.

The NAL points selected are believed to be representative of typical noise exposure on the Project Site. United Consulting shall not be held responsible for errors, miscalculations, assumptions, misinterpretations or other problems or liabilities arising from, or associated with, firms or individuals bidding on noise remediation work that rely solely, or in part, on this document.

These sound levels are conservative estimates for the Project Site based on the Noise Assessment Guidelines (NAG) manual and gives no credit for local geography between the Project Site and the major noise sources.





Note that methods other than those documented in the HUD Noise Guidebook would be required in order to accurately predict the levels that would exist once the buildings are in place, and also to account for the local geography between the Project Site and the major noise sources.

United Consulting's conclusions, opinions and suggestions are based upon information furnished and United Consulting's professional experience. Normal assessment may not detect or account for all conditions or factors present at a project area or Project Site. Should such unexpected conditions or factors become manifest during subsequent activities at a site, it will be necessary for United Consulting to review and re-evaluate any and all conclusions, opinions and suggestions made with respect to this project or Project Site. Accordingly, United Consulting should be contacted immediately in such a situation.

This Noise Assessment report has been prepared on behalf of **Bolster Real Estate Partners, LLC and Darden & Company**. Should any other person, partnership, or corporation desire to rely upon this report, it will be necessary for United Consulting to update the report for the new user.

#### UNITED CONSULTING

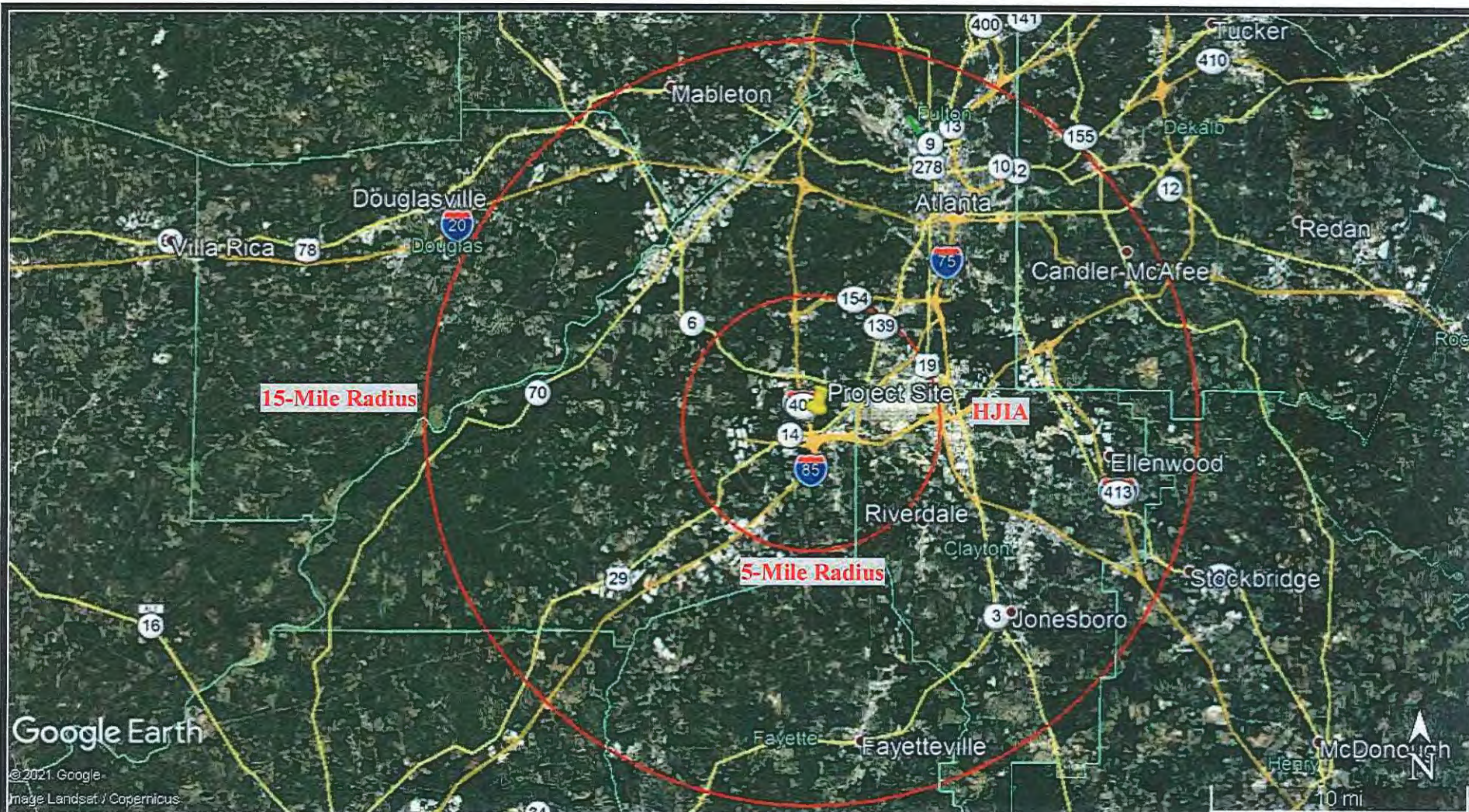




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## FIGURES





One civil airport is located within 5 miles and no military airfields are located within 15 miles of the Project Site.



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Prepared: HCE

Checked: SDS

Date: 3/15/21

Scale: See Above

Title: Noise Source Radius Map - Airports

Project: The Kourtney at Yates Road

Project No. WAVEN-21-GA-05093-01

Client: Bolster Real Estate Partners, LLC

**FIG. 1**





One major road was located within 1,000 feet of the Project Site. One railroad was located within 3,000 feet of the Project Site.



UNITED  
CONSULTING



Prepared: HCE

Checked: SDS

Date: 3/15/21

Scale: See Above

Title: Noise Source Radius Map - Roads/Railroads


Project: The Kourtney at Yates Road

Project No. WAVEN-21-GA-05093-01

Client: Bolster Real Estate Partners, LLC

**FIG. 2**





UNITED CONSULTING  
1000 Peachtree Street, NE  
Atlanta, Georgia 30309  
404.525.1234  
www.unitedconsulting.com

LANDSCAPING  
ON-ROADWAY  
LANDSCAPE ARCHITECTURE

PROJECT: THE KOURTNEY @ YATES ROAD  
13TH DISTRICT  
FULTON COUNTY, GEORGIA  
LAND LOT 34  
YATES ROAD

GRADING PLAN

DATE: 01/15/2021  
PROJECT NO: XX-XXX  
SHEET NO: C4.0  
NOT ISSUED FOR CONSTRUCTION



LOCATION MAP  
N.T.S.

**INLET/LEGEND**

INLET: 10" DIA. TYPE "T" (IN SAG CONDITIONS)  
DOOR: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
V-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
G-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
V-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
G-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
V-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
G-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
V-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)  
G-BOX: 10" DIA. TYPE "T" (ON GRADE CONDITIONS)

**NOTE**

1. ALL ELEVATIONS ARE AT BOTTOM OF CURB, UNLESS NOTED OTHERWISE.

**APPROXIMATE EARTHWORK QUANTITIES**

CUT: 1.00 C.Y. 1.00 C.Y. 1.00 C.Y.  
FILL: 1.00 C.Y. 1.00 C.Y. 1.00 C.Y.



**Legend**

- NAL = Noise Assessment Location
- HJIA = Hartsfield Jackson International Airport
- CSXR = CSX Railways





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## **SUPPORTING DOCUMENTATION**

Noise Assessment Calculations/HUD Website DNL Calculator Documentation

Nearby Road Traffic Data

Nearby Railroad Traffic Data

Hartsfield – Jackson International Airport 2012 Noise Contour Map

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

## DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

### Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

### DNL Calculator

Site ID

The Kourtney at Yates Road NAL 1

Record Date

03/11/2021

User's Name

Henry Esterly

Road # 1 Name:

Interstate I-285

Road #1



Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="188"/>	<input type="text" value="188"/>	<input type="text" value="188"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="65"/>	<input type="text" value="65"/>	<input type="text" value="65"/>
Average Daily Trips (ADT)	<input type="text" value="175936"/>	<input type="text" value="6329"/>	<input type="text" value="32291"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)			<input type="text" value="1"/>
Vehicle DNL	73	69	83
<div>Calculate Road #1 DNL</div>	83	<div>Reset</div>	

Railroad #1 Track Identifier:	<input type="text" value="CSX Railways"/>
-------------------------------	---

#### Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		<input type="text" value="1953"/>
Average Train Speed		<input type="text" value="50"/>
Engines per Train		<input type="text" value="2"/>
Railway cars per Train		<input type="text" value="50"/>
Average Train Operations (ATO)		<input type="text" value="11"/>
Night Fraction of ATO		<input type="text" value="38"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

**Train DNL**

0

55

Calculate Rail #1 DNL

55

Reset

Add Road Source

Add Rail Source

Airport Noise Level

66.2

Loud Impulse Sounds?

☐ Yes ☒ No

Combined DNL for all  
Road and Rail sources

83

Combined DNL including Airport

83

Site DNL with Loud Impulse Sound

Calculate

Reset

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location

- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the Barrier Performance Module (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)



[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

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- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

Site ID

The Kourtney at Yates Road NAL 2

Record Date

03/11/2021

User's Name

Henry Esterly

Road # 1 Name:

Interstate I-285

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="400"/>	<input type="text" value="400"/>	<input type="text" value="400"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="65"/>	<input type="text" value="65"/>	<input type="text" value="65"/>
Average Daily Trips (ADT)	<input type="text" value="175936"/>	<input type="text" value="6329"/>	<input type="text" value="32291"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)			<input type="text" value="1"/>
Vehicle DNL	68	64	78
<div>Calculate Road #1 DNL</div>	78	<div>Reset</div>	

Railroad #1 Track Identifier:	<input type="text" value="CSX Railways"/>
-------------------------------	---

#### Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		<input type="text" value="2189"/>
Average Train Speed		<input type="text" value="50"/>
Engines per Train		<input type="text" value="2"/>
Railway cars per Train		<input type="text" value="50"/>
Average Train Operations (ATO)		<input type="text" value="11"/>
Night Fraction of ATO		<input type="text" value="38"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

Train DNL

0

55

Calculate Rail #1 DNL

55

Reset

Add Road Source

Add Rail Source

Airport Noise Level

66.2

Loud Impulse Sounds?

☐ Yes ☒ No

Combined DNL for all  
Road and Rail sources

78

Combined DNL including Airport

79

Site DNL with Loud Impulse Sound

Calculate

Reset

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location



- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the Barrier Performance Module (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

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[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [DNL Calculator](#)

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- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

Site ID

The Kourtney at Yates Road NAL 3

Record Date

03/11/2021

User's Name

Henry Esterly

Road # 1 Name:

Interstate I-285

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="296"/>	<input type="text" value="296"/>	<input type="text" value="296"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="65"/>	<input type="text" value="65"/>	<input type="text" value="65"/>
Average Daily Trips (ADT)	<input type="text" value="175936"/>	<input type="text" value="6329"/>	<input type="text" value="32291"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)			<input type="text" value="1"/>
Vehicle DNL	70	66	80
<div>Calculate Road #1 DNL</div>	80	<div>Reset</div>	

Railroad #1 Track Identifier:	<input type="text" value="CSX Railways"/>
-------------------------------	---

#### Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		<input type="text" value="1693"/>
Average Train Speed		<input type="text" value="50"/>
Engines per Train		<input type="text" value="2"/>
Railway cars per Train		<input type="text" value="50"/>
Average Train Operations (ATO)		<input type="text" value="11"/>
Night Fraction of ATO		<input type="text" value="38"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>



Train DNL

0

56

Calculate Rail #1 DNL

56

Reset

Add Road Source

Add Rail Source

Airport Noise Level

66.2

Loud Impulse Sounds?

☐ Yes ☒ No

Combined DNL for all  
Road and Rail sources

80

Combined DNL including Airport

80

Site DNL with Loud Impulse Sound

Calculate

Reset

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location

- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
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  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the Barrier Performance Module (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

I-285

## Single Station Annualized Statistics - 121-5534

Data Item	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Data Item
Statistics type	-	-	-	-	-	Actual	Actual	Actual	Actual	Actual	Statistics type
AADT	134000	131000	131000	133000	136000	132000	124000	154000	153000	155000	AADT
Single-Unit Truck AADT	-	4712	4806	4451	4561	4413	4141	2814	5826	4574	Single-Unit Truck AADT
Combo-Unit Truck AADT	-	17158	17698	16470	16877	16329	15321	9872	22115	23333	Combo-Unit Truck AADT
% Peak SU Trucks	-	-	-	-	-	0.229	0.229	-	0.276	0.211	% Peak SU Trucks
% Peak CU Trucks	-	-	-	-	-	0.635	0.634	-	0.683	0.848	% Peak CU Trucks
K-Factor	-	-	-	0.0824	0.0818	0.086	0.0949	0.0748	0.0753	0.0748	K-Factor
D-Factor	-	-	-	0.5	0.5	0.5	0.5	0.55	0.54	0.51	D-Factor
Future AADT	-	-	-	-	-	-	156000	197000	193000	202000	Future AADT

2031 Projected ADT = 214,556

Autos = 82.0% = 175,936

Medium Trucks = 2.95% = 6,329

Heavy Trucks = 15.05% = 32,291

Speed Limit = 65 mph



# U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION  
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Part I, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk \* denotes an optional field.

<b>A. Revision Date</b> (MM/DD/YYYY) 09 / 28 / 2020	<b>B. Reporting Agency</b> <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	<b>C. Reason for Update (Select only one)</b> <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> New Crossing <input type="checkbox"/> Closed <input type="checkbox"/> Re-Open <input type="checkbox"/> Date Change Only <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	<b>D. DOT Crossing Inventory Number</b>  050364L
---	--	---	--

## Part I: Location and Classification Information

1. Primary Operating Railroad CSX Transportation (CSX)		2. State GEORGIA		3. County FULTON	
4. City / Municipality <input type="checkbox"/> In <input checked="" type="checkbox"/> Near COLLEGE PARK		5. Street/Road Name & Block Number ROBERTS ROAD (Street/Road Name)   * (Block Number)		6. Highway Type & No. CR	
7. Do Other Railroads Operate a Separate Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			8. Do Other Railroads Operate Over Your Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR		
9. Railroad Division or Region <input type="checkbox"/> None GULF		10. Railroad Subdivision or District <input type="checkbox"/> None ATLANTA TERMINAL		11. Branch or Line Name <input checked="" type="checkbox"/> None	
12. RR Milepost XXB   0011.830   (prefix)   (nnnn.nnn)   (suffix)		13. Line Segment * 908380			
14. Nearest RR Timetable Station * STONEWALL		15. Parent RR (if applicable) <input checked="" type="checkbox"/> N/A		16. Crossing Owner (if applicable) <input checked="" type="checkbox"/> N/A	
17. Crossing Type <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	18. Crossing Purpose <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.	19. Crossing Position <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input type="checkbox"/> RR Over	20. Public Access (if Private Crossing) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	21. Type of Train <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter	22. Average Passenger Train Count Per Day <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0
23. Type of Land Use <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard					
24. Is there an Adjacent Crossing with a Separate Number? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, Provide Crossing Number			25. Quiet Zone (FRA provided) <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused    Date Established		
26. HSR Corridor ID <input checked="" type="checkbox"/> N/A		27. Latitude in decimal degrees (WGS84 std: nn.nnnnnnn) 33.6227720		28. Longitude in decimal degrees (WGS84 std: -nnn.nnnnnnn) -84.4895750	
29. Lat/Long Source <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated		30.A. Railroad Use *			
30.B. Railroad Use *		30.C. Railroad Use *			
30.D. Railroad Use *		30.E. Railroad Use *			
31.A. Narrative (Railroad Use) *			31.B. Narrative (State Use) *		
32. Emergency Notification Telephone No. (posted) 800-232-0144		33. Railroad Contact (Telephone No.) 904-366-3051		34. State Contact (Telephone No.) 404-631-1375	

## Part II: Railroad Information

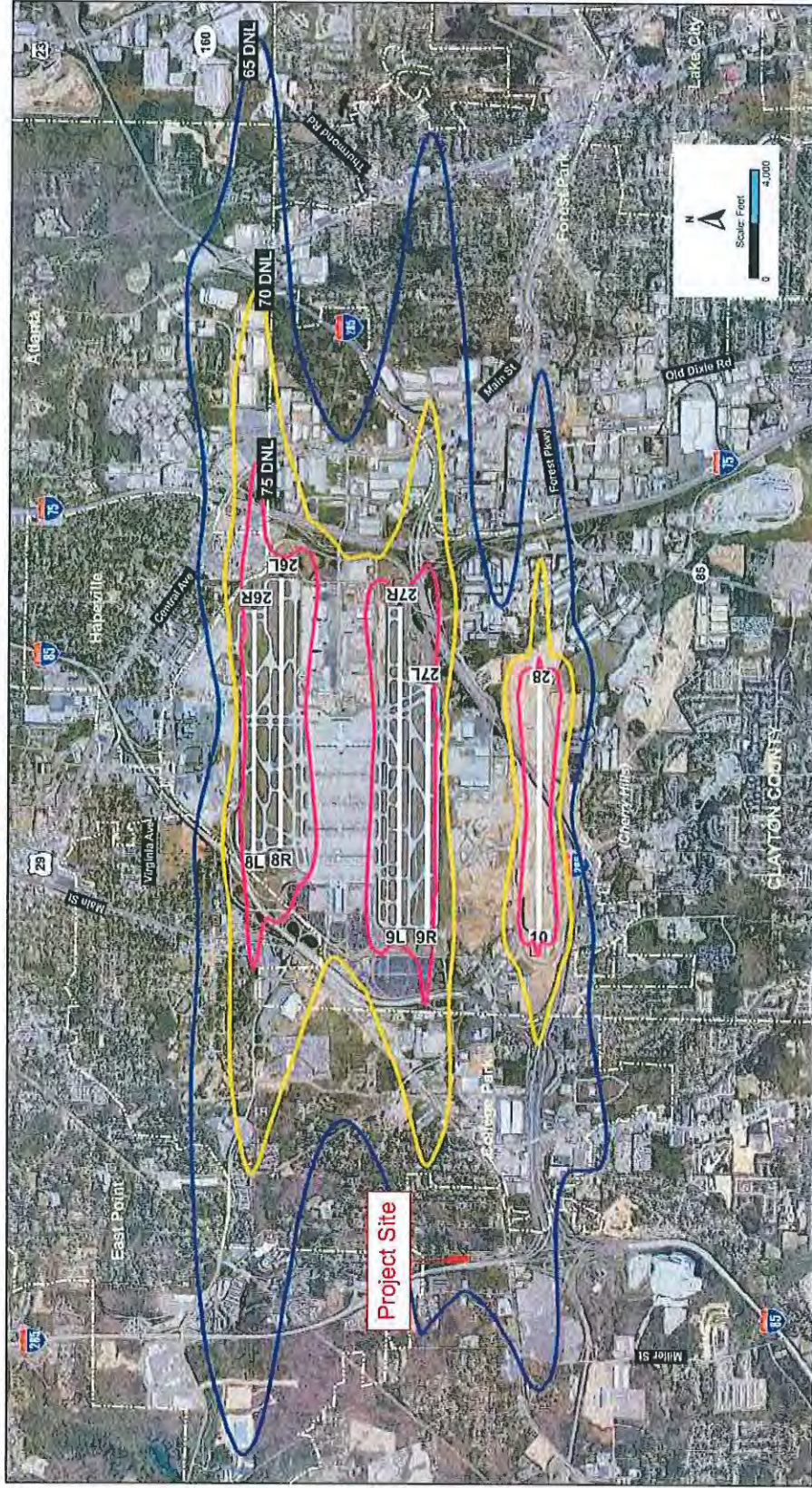
1. Estimated Number of Daily Train Movements					
1.A. Total Day Thru Trains (6 AM to 6 PM) 2	1.B. Total Night Thru Trains (6 PM to 6 AM) 3	1.C. Total Switching Trains 3	1.D. Total Transit Trains 0	1.E. Check if Less Than One Movement Per Day <input type="checkbox"/> How many trains per week?	
2. Year of Train Count Data (YYYY) 2020		3. Speed of Train at Crossing 3.A. Maximum Timetable Speed (mph) 50 3.B. Typical Speed Range Over Crossing (mph) From 50 to 50		<div style="color: red; font-weight: bold;">2031 Projected Trains = 11</div> <div style="color: red; font-weight: bold;">38% Night time</div>	
4. Type and Count of Tracks Main 1    Siding 0    Yard 0    Transit 0    Industry 0					
5. Train Detection (Main Track only) <input type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input checked="" type="checkbox"/> None					
6. Is Track Signaled? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		7.A. Event Recorder <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.B. Remote Health Monitoring <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



# U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 09/28/2020		PAGE 2		D. Crossing Inventory Number (7 char.) 050364L	
<b>Part III: Highway or Pathway Traffic Control Device Information</b>					
1. Are there Signs or Signals?  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing			
		2.A. Crossbuck Assemblies (count) 2	2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count) 2	2.D. Advance Warning Signs (Check all that apply; include count) <input checked="" type="checkbox"/> None <input type="checkbox"/> W10-1 <input type="checkbox"/> W10-3 <input type="checkbox"/> W10-11 <input type="checkbox"/> W10-2 <input type="checkbox"/> W10-4 <input type="checkbox"/> W10-12
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count) <input type="checkbox"/> No		2.F. Pavement Markings <input type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input type="checkbox"/> RR Xing Symbols <input checked="" type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input checked="" type="checkbox"/> None	
2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input type="checkbox"/> No		2.I. ENS Sign (I-13) Displayed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
2.J. Other MUTCD Signs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Specify Type _____ Count 2 Specify Type _____ Count 0 Specify Type _____ Count _____		2.K. Private Crossing Signs (if private) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2.L. LED Enhanced Signs (List types)	
<b>3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)</b>					
3.A. Gate Arms (count) Roadway 0 Pedestrian _____	3.B. Gate Configuration <input type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) <input type="checkbox"/> 3 Quad Resistance <input type="checkbox"/> 4 Quad <input type="checkbox"/> Median Gates	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane 0 <input type="checkbox"/> Incandescent Not Over Traffic Lane 0 <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) 0 <input type="checkbox"/> Incandescent <input type="checkbox"/> LED <input type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 0
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) _____/_____/_____ <input checked="" type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Installed on (MM/YYYY) ____/____/____		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3.I. Bells (count) 0					
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count 0 Specify type _____	
4.A. Does nearby Hwy Intersection have Traffic Signals? <input type="checkbox"/> Yes <input type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input type="checkbox"/> No Storage Distance * _____ Stop Line Distance * _____		6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input type="checkbox"/> None
<b>Part IV: Physical Characteristics</b>					
1. Traffic Lanes Crossing Railroad <input type="checkbox"/> One-way Traffic <input type="checkbox"/> Two-way Traffic Number of Lanes 2 <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/____ Width * _____ Length * _____ <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input checked="" type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____					
6. Intersecting Roadway within 500 feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Approximate Distance (feet) 75		7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input type="checkbox"/> 60° - 90°		8. Is Commercial Power Available? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Part V: Public Highway Information</b>					
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input type="checkbox"/> (03) Federal AID, Not NHS <input checked="" type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input checked="" type="checkbox"/> (0) Rural <input type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				4. Highway Speed Limit ____ MPH <input type="checkbox"/> Posted <input type="checkbox"/> Statutory	
				5. Linear Referencing System (LRS Route ID) *	
				6. LRS Milepost *	
7. Annual Average Daily Traffic (AADT) Year 1988 AADT 000100		8. Estimated Percent Trucks 01 %		9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Average Number per Day 0	
				10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Submission Information - This information is used for administrative purposes and is not available on the public website.</b>					
Submitted by _____ Organization _____ Phone _____ Date _____					
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.					





AERIAL SOURCE: Google/DeLorme, January 2004

SOURCE: ESA Airports

HJIA DNL = 66.2 dB

Hartsfield-Jackson Atlanta International Airport FAR Part 150 Study  
**Figure 4-1**  
 2012 Noise Contours



ITEM # 19

### Item # 19: Jump/Thumb Drive

Applicant is submitting the completed Rezoning Application electronically per instruction from City Staff in light of COVID-19. Applicant will mail a USB jump/thumb drive to City Staff upon request