

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: Z21-011 for o Estes Rd
MEETING DATE: July 14, 2021

Applicant seeks to rezone from **R-3 (Residential)** to **TR (Townhome)** for the purpose of building townhomes.

STAFF RECOMMENDATION: Approval with conditions

PLANNING COMMISSION RECOMMENDATION: Approval with conditions

cc: Corey Adams, City Clerk

APPLICATION INFORMATION

Applicant Information:	Michele Battle for Proterra Development 133 Johnson Ferry Road Suite 500 Marietta, Georgia 30068
Status of Applicant:	Developer
City Council District(s):	District 5
Parcel ID Number:	13 0096 LL0561
Area of Property:	10.9 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	1959Z -0054, information unavailable.
Surrounding Zoning:	<u>North:</u> CUP <u>South:</u> CUP <u>East:</u> R-3 <u>West:</u> R-4
2035 Future Land Use Designation:	<u>Character Type:</u> Suburban II Neighborhood <u>Land Uses:</u> Residential 2 to 3 Units per acre, Residential 3 to 5 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings:</u> R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	Yes
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> Buffington Rd <u>Classification:</u> Minor Arterial <u>Public Transit:</u> Yes, MARTA serves Buffington Rd.

Bike/Pedestrian Access: No sidewalk or bicycle lanes

Parking Required (Retail/Service Stations): N/A

MAPS

City of South Fulton Zoning and Aerial Map:

(see attached)

Proposed Site Plan:

(see attached)

PUBLIC PARTICIPATION

A virtual meeting was held April 15th via Zoom. The report is attached.

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;

Yes. This proposal is for a future low to medium density townhome development. A total of 54 townhomes are proposed, all with 2-car garages and at minimum, a 2-car driveway. There are guest parking spaces, a mail kiosk, walking trails, and a children's play area on the conceptual plan as well. The property is surrounded by residential development and would fit in well in the area.

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

No. The project as proposed would not negatively affect the surrounding neighborhood and is of the same nature.

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

Undetermined. The current zoning of the property is for low density single family residential. Given current commodity prices, density allowances, and required setbacks, retention, and buffers, there may be some substantial challenges with the commercial viability of a different type of project.

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 higher than what is currently in the area, it would not be such that there would be a material impact on current infrastructure or services. Streets and transportation in the area would not be overburdened. Current utility infrastructure is sufficient for this proposal. Future needed infrastructure improvements for the site would be paid for by the developer.

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

Yes. This rezoning request is in compliance with the future 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.

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.

A traffic study was submitted by the applicants. It did not find significant new impact from this proposal, and existing infrastructure is capable of handling increased traffic.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Report 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.

PLANNER'S RECOMMENDATION

Approval with conditions. This development is suitable for the area. It would be an improvement to the site and is in line with the Future Land Use Map and the residential theme of the area.

The Councilmember for D5 has requested the condition of four-sided brick buildings be imposed on this project. Staff agrees.

Any specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits, should the case be approved.

PLANNING COMMISSION RECOMMENDATION

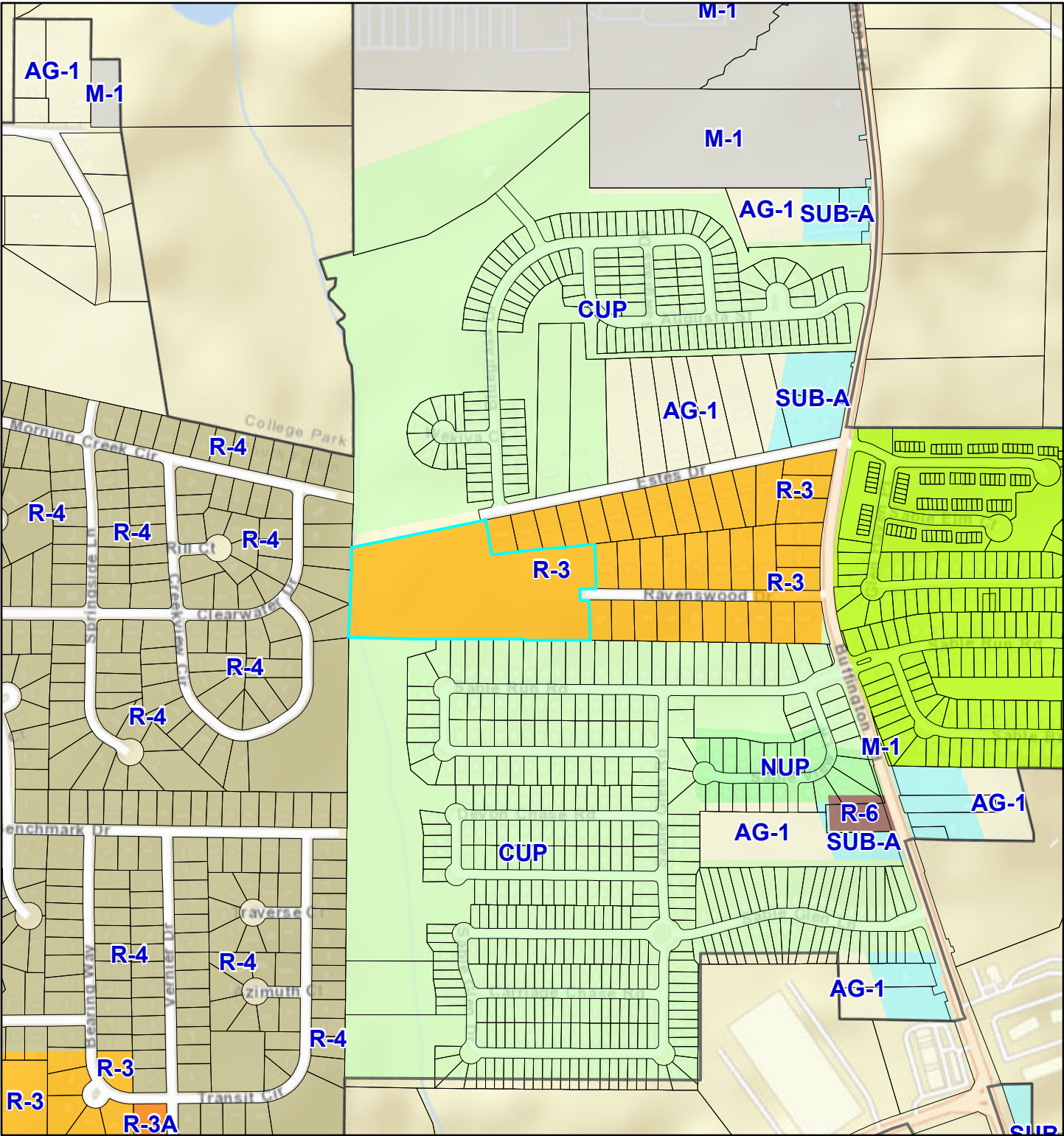
At the June 15, 2021 Planning Commission meeting, the board recommended approval with the specified conditions.

PREPARED BY: Nathan Mai-Lombardo, Planning and Zoning Administrator

REVIEWED BY: Shayla Reed, Director, CDRA

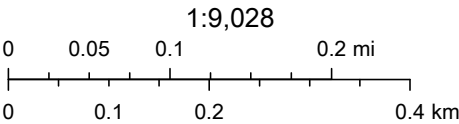


COSF ArcGIS Web Map



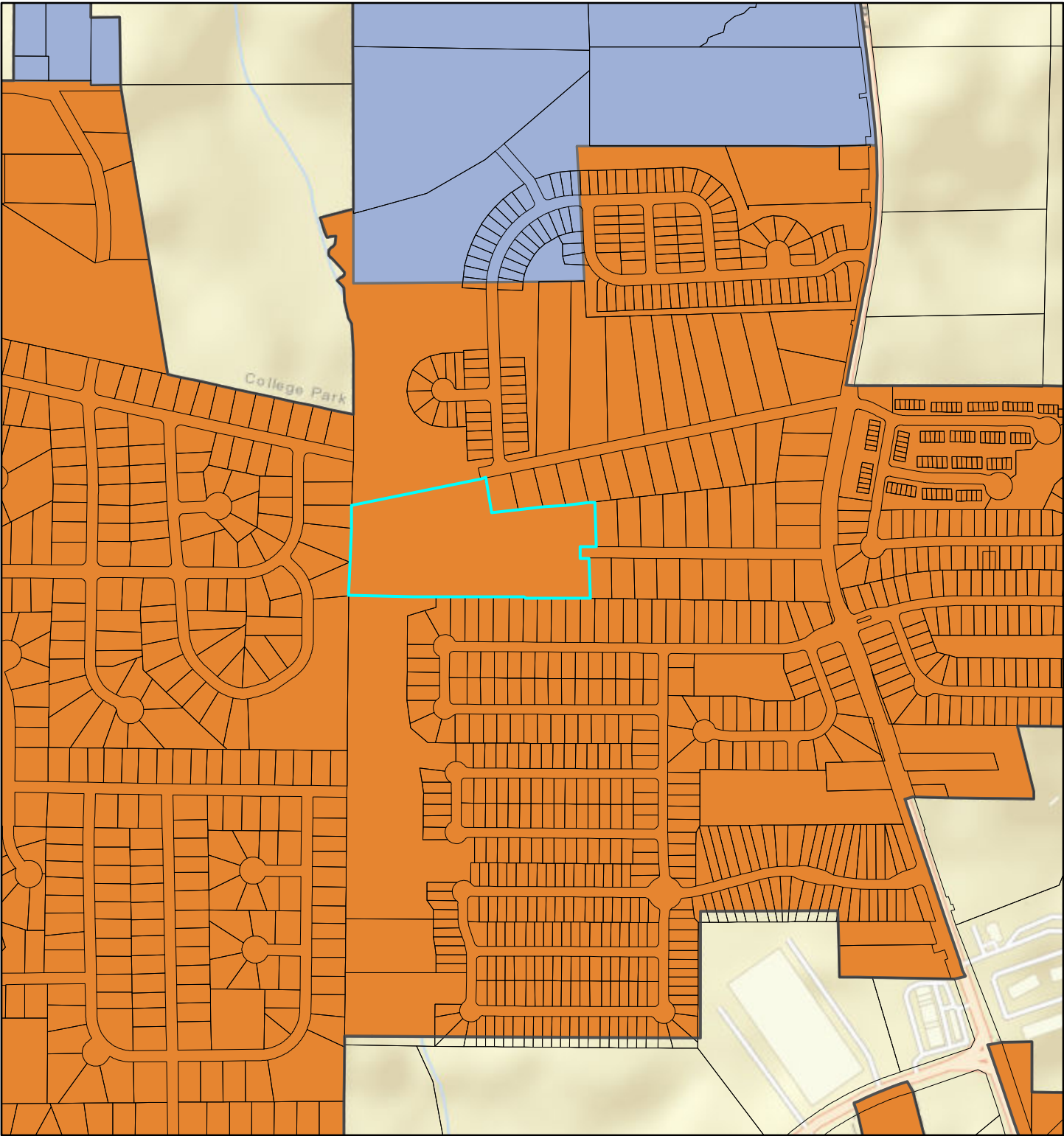
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- | | |
|----------------|------------------------------|
| | MIX (Mixed Use) |
| | NUP (Neighborhood Unit Plan) |
| Current Zoning | |
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


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COSF ArcGIS Web Map

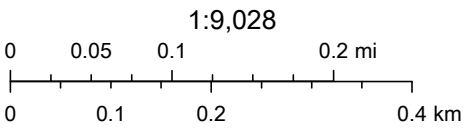


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-  City Limits
-  Tax Parcels from County

2035 Future Land Use

-  Business Park
-  Suburban II Neighborhood



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Proposed Project Renderings



Rezoning Impact Statement

PETITION: Z21-011

JURISDICTION: SF

Proposed Residential Units

Single-family detached 0 Townhouses 54 Apartments 0 Condominiums 0

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT ^A	GADOE CAPACITY	EST. # NEW FCS STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY ^B	
				WITHOUT DEV	WITH DEV
Feldwood ES	641 to 681	875	2 to 23	-234 to -194	-234 to -171
McNair, Ronald MS	852 to 904	1,250	2 to 6	-398 to -346	-396 to -340
Banneker HS	1,511 to 1,605	1,900	2 to 12	-389 to -295	-387 to -283
TOTAL			6 to 41		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.
0.077994	0.318396
0.023711	0.115723
0.041022	0.221938

elementary school students
middle school students
high school students

One townhouse unit generates:

0.044856	0.429742
0.031675	0.119061
0.029398	0.230526

elementary school students
middle school students
high school students

One apartment unit generates:

0.070689	0.307245
0.002247	0.075229
0.009783	0.160929

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)

^A Forecasted enrollment for the 2021-22 school year

^B 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 PROGRAM

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan (Form D) which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application and implemented before the first public hearing. The minimum standards for the plan are as follows:

- Identification of all property owners within a quarter mile of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review
- Explanation of how interested parties will be informed of rezoning/use permit applications
- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.
- Applicant's schedule for completion of the Public Participation Plan

Part 2 of the Public Participation Program is the Public Participation Report (Form E) which is due per the attached schedule. The minimum standards for the Report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (Attach meeting notices, letters, etc.)
- Provide the number of people who participated in meetings held to discuss an application. (Attach sign-in sheets)
- A summary of concerns and issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues.
- Certified receipt for each address that was mailed from the ¼ mile list provided by Staff.



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Proterra Development, LLC. c/o Battle Law, P.C. Petition No. _____

Date: 4.26.2021

1. The following parties were notified of the requested rezoning/use permit:

See "Exhibit A" attached

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

A virtual community meeting was held via Zoom meeting was held April 15, 2021 at 6:30pm.

3. The following issues and concerns were expressed:

Community members were concerned about the traffic in which the proposed project would generate,
a perceived decrease in home value, security concerns due to perceived increased crime in the area and
the walking trail shown on the map, and whether the Subject Property is developable as there was mention
of there possibly being swampland or a creek bed.

4. The applicant's response to issues and concerns was as follows:

The Applicant explained that the proposed 54 units will not overburden the existing road infrastructure.

Regarding the perceived decreased home value, the Applicant explained that the townhomes will be an asset to the
community, starting in the high \$200,000s. The Applicant agreed to install fencing along all areas of concern (via

5. email). The Applicant is having a soil boring conducted to ensure the Subject Property is well-suited to be developed.
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.

"Exhibit A" - Mailing List

"Exhibit B" - Notice Letter

"Exhibit C" - Community Meeting Registration Sheet

"Exhibit A" - Mailing List

0 Estes Drive Mailing List_Revised[13]

Owner Name 1	Owner Address	Owner City	Owner Zip
Aliana Investment Holdings Lp	106 Todhunter Cres	Ajax On	
Double B Turnkey Investments LLC	980 Birmingham Rd # 501-132	Alpharetta	30004-4417
Rntr 3 LLC	3495 Piedmont Rd NE # 11	Atlanta	30305-1717
Anthony Williams Jr	2191 Essex Ave SW	Atlanta	30311-3319
Sandra Jones	2450 Maxwell Dr SW	Atlanta	30311-5507
Quentin M Burns	1974 Maywood Pl NW	Atlanta	30318-6373
E Lamar Real Estate Investments LLC	3379 Peachtree Rd NE Ste 555	Atlanta	30326-1418
Timothy T Johnson	2999 Continental Colony Pkwy SW Apt 312	Atlanta	30331-3072
Arjun Borrower LLC	4651 Roswell Rd	Atlanta	30342-3048
Agape Property Management Group LLC	4515 Scarborough Rd	Atlanta	30349-1767
Joycelyn Ogbonna	300 Wekiva Ct	Atlanta	30349-2901
Wendell Porter	310 Wekiva Ct	Atlanta	30349-2901
Antoine Lambert	315 Wekiva Ct	Atlanta	30349-2901
Kenya Askew	320 Wekiva Ct	Atlanta	30349-2901
William Keith	330 Wekiva Ct	Atlanta	30349-2901
Tarika Sullivan	335 Wekiva Ct	Atlanta	30349-2901
Fredric Daffin	345 Wekiva Ct	Atlanta	30349-2901
Shatiya Rosemond	355 Wekiva Ct	Atlanta	30349-2901
Watch Victor	5545 Buffington Rd	Atlanta	30349-2938
Baptiste Parris Jean	3464 Augusta St	Atlanta	30349-2954
Sabrina Clark	3468 Augusta St	Atlanta	30349-2954
Virgil Hill	3472 Augusta St	Atlanta	30349-2954
Jamaal Sancho	3480 Augusta St	Atlanta	30349-2954
Mudiaga Obarakpor	3484 Augusta St	Atlanta	30349-2954
Serita Montana Stinson	3488 Augusta St	Atlanta	30349-2954
Antwone K Urquhart	3496 Augusta St	Atlanta	30349-2954
Henry Johnson	5428 Bluegrass Dr	Atlanta	30349-2957
Shaunte H Hunter	5432 Bluegrass Dr	Atlanta	30349-2957
Kim Campbell	5400 Bluegrass Dr	Atlanta	30349-2958
Edward L Simon Jr	5404 Bluegrass Dr	Atlanta	30349-2958
Shdeanna Cooper	5408 Bluegrass Dr	Atlanta	30349-2958
Tommy Hunter	5416 Bluegrass Dr	Atlanta	30349-2958
Janet Guilford	5403 Bluegrass Dr	Atlanta	30349-2959
Shawnte Washington	5407 Bluegrass Dr	Atlanta	30349-2959

Vallicia Blackshear	5427 Bluegrass Dr	Atlanta	30349-2959
Lashanda R Hall	5435 Bluegrass Dr	Atlanta	30349-2959
Sandra D Ware	5439 Bluegrass Dr	Atlanta	30349-2959
Jonathan Mc Williams	3755 Clearwater Dr	Atlanta	30349-3515
Archie Horton	3635 Creekview Cir	Atlanta	30349-3521
Zarakera Moore	3645 Creekview Cir	Atlanta	30349-3521
Annette Butler	3685 Creekview Cir	Atlanta	30349-3521
Raymond Nicholson Jr	3720 Creekview Cir	Atlanta	30349-3524
Theodore Pearson	3760 Creekview Cir	Atlanta	30349-3524
Lucia Vasquez	3760 Clearwater Dr	Atlanta	30349-3529
Annie L Reeves	3780 Clearwater Dr	Atlanta	30349-3529
Lashunda Davis	3790 Clearwater Dr	Atlanta	30349-3529
Kathleen Miller	110 Rill Ct	Atlanta	30349-3532
Felicia J Russell	5420 Morning Creek Cir	Atlanta	30349-3536
Sunita Reese	3755 Springside Ln	Atlanta	30349-3551
Marlon Holt	3835 Creekview Cir	Atlanta	30349-3586
Clifford L Phillips	3413 Estes Dr	Atlanta	30349-3610
Michael A Britt	3433 Estes Dr	Atlanta	30349-3610
Dwayne Daniels	3463 Estes Dr	Atlanta	30349-3610
Maricruz Pacheco	3470 Estes Dr	Atlanta	30349-3611
Gerald B Austin	3500 Estes Dr	Atlanta	30349-3613
Francisca A Miranda	3880 Pebble Beach Dr	Atlanta	30349-3632
Dan Smith Sr	3415 Ravenwood Dr	Atlanta	30349-3633
Bevelyn H Parham	3435 Ravenwood Dr	Atlanta	30349-3633
Charter C Taylor Jr	3445 Ravenwood Dr	Atlanta	30349-3633
John W Marshall	3455 Ravenwood Dr	Atlanta	30349-3633
Rembert Kim Y Coley	3465 Ravenwood Dr	Atlanta	30349-3633
John Williams	3475 Ravenwood Dr	Atlanta	30349-3633
Chaundra N Simmons	3485 Ravenwood Dr	Atlanta	30349-3633
Nancy J Sanders	3400 Ravenwood Dr	Atlanta	30349-3634
Paula Guzman Rios	3420 Ravenwood Dr	Atlanta	30349-3634
Angela Robinson	3430 Ravenwood Dr	Atlanta	30349-3634
Tamiko Banks	3450 Ravenwood Dr	Atlanta	30349-3634
Matthew M Patrie	3460 Ravenwood Dr	Atlanta	30349-3634
Robert P Saxon	3470 Ravenwood Dr	Atlanta	30349-3634
Dee L Claborn III	3490 Ravenwood Dr	Atlanta	30349-3634
Hill Vernise Harris	3010 Sable Run Rd	Atlanta	30349-3658

Sheryl F Simmonds	3012 Sable Run Rd	Atlanta	30349-3658
Terria L Smith	3014 Sable Run Rd	Atlanta	30349-3658
Patricia S Dunac	3016 Sable Run Rd	Atlanta	30349-3658
Bookecia W Foster	3018 Sable Run Rd	Atlanta	30349-3658
Latoya B Smith	3024 Sable Run Rd	Atlanta	30349-3658
Brandi D Snipe	3034 Sable Run Rd	Atlanta	30349-3658
Wade Da Nelle Hunter	3070 Sable Run Rd	Atlanta	30349-3658
Tiffany Callaway Ferrell	3076 Sable Run Rd	Atlanta	30349-3658
Nicole A Smith	3078 Sable Run Rd	Atlanta	30349-3658
Vivian M Walton	3080 Sable Run Rd	Atlanta	30349-3658
Darren C Martin	3082 Sable Run Rd	Atlanta	30349-3658
Batista Yenny Nunez	3084 Sable Run Rd	Atlanta	30349-3658
Takiyyah Mc Caskill	3092 Sable Run Rd	Atlanta	30349-3658
Patricia A Cummings	3094 Sable Run Rd	Atlanta	30349-3658
Willie J Stanley	3098 Sable Run Rd	Atlanta	30349-3658
Jasmine M Lowe	3005 Sable Run Rd	Atlanta	30349-3659
Tova Treadwell	3007 Sable Run Rd	Atlanta	30349-3659
Shewana Chenell Johnson	3009 Sable Run Rd	Atlanta	30349-3659
Lauren M Edwards	3011 Sable Run Rd	Atlanta	30349-3659
Shelby Delaine Smith	3015 Sable Run Rd	Atlanta	30349-3659
Calvin Washington	3017 Sable Run Rd	Atlanta	30349-3659
Greg C Scott	3019 Sable Run Rd	Atlanta	30349-3659
Christopher O Bowman	3025 Sable Run Rd	Atlanta	30349-3659
John L Jones	3029 Sable Run Rd	Atlanta	30349-3659
Armand W Jones	3033 Sable Run Rd	Atlanta	30349-3659
Agape Property Management Group LLC	3035 Sable Run Rd	Atlanta	30349-3659
Malandra Thomas	3047 Sable Run Rd	Atlanta	30349-3659
Lacresha Charles	3051 Sable Run Rd	Atlanta	30349-3659
Marvin D Reese	3055 Sable Run Rd	Atlanta	30349-3659
Ted Hemingway	3059 Sable Run Rd	Atlanta	30349-3659
Khalid Lemaitre	3079 Sable Run Rd	Atlanta	30349-3659
Lakeshia Frett	3081 Sable Run Rd	Atlanta	30349-3659
Dwaine Adams	3083 Sable Run Rd	Atlanta	30349-3659
Betty J Burgess	3085 Sable Run Rd	Atlanta	30349-3659
Samuel Tyrone Hopkins	3087 Sable Run Rd	Atlanta	30349-3659
Kimbyatta V Farley	3091 Sable Run Rd	Atlanta	30349-3659
Jamela M Benjamin	3093 Sable Run Rd	Atlanta	30349-3659

Elaine C Dumas	3503 Devon Chase Rd	Atlanta	30349-3685
Daniel L Williams	3505 Devon Chase Rd	Atlanta	30349-3685
Mike G Anachebe	3513 Devon Chase Rd	Atlanta	30349-3685
Toni Powell	3517 Devon Chase Rd	Atlanta	30349-3685
Marvin A Mc Murray	3519 Devon Chase Rd	Atlanta	30349-3685
Yolanda Light	3523 Devon Chase Rd	Atlanta	30349-3685
Bernard Williams	3525 Devon Chase Rd	Atlanta	30349-3685
B Renee Leonard	5705 Sable Glen Rd	Atlanta	30349-3690
Wooley Davis	5715 Sable Glen Rd	Atlanta	30349-3690
Novella A Gaitor	5725 Sable Glen Rd	Atlanta	30349-3690
Kevin Anthony Mallett	635 Sable View Ln	Atlanta	30349-3699
Danyel E Pringle	645 Sable View Ln	Atlanta	30349-3699
Fatou Mbaye	655 Sable View Ln	Atlanta	30349-3699
Anthony Byrd	665 Sable View Ln	Atlanta	30349-3699
Demetric Thomas	670 Sable View Ln	Atlanta	30349-3699
Gary G Ross II	3024 Elmwood Ct	Atlanta	30349-4094
Twin Cribs LLC	8343 Roswell Rd Ste 164	Atlanta	30350-2810
Legacy Investment Group LLC	Po Box 191588	Atlanta	31119-1588
Alto Asset Co 2 LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Amnl Asset Co 1 LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Cpi Amherst Sfr Program Owner LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Rh Evergreen Ownerco LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Us Sfe Asset Company 5 LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Home Sfr Borrower LLC	8300 N Mopac Expy Ste 200	Austin	78759-8392
Regions Bank	1900 5th Ave N # 9th	Birmingham	35203-2610
Rodney Bernard	3810 Alta Vista Dr	Bowie	20721-4050
Reo Portfolio Group LLC	3760 Sixes Rd	Canton	30114-8192
Crowne Property Acquisitions LLC	2325 Pointe Pkwy Ste 250	Carmel	46032-3295
Fyr Sfr Borrower LLC	5100 Tamarind Reef	Christianstec	00820-4849
Home Sfr Borrower III LLC	1110 Strand St Ste 2A	Christianstec	00820-5083
Patricia J Mathis	5585 Buffington Rd	College Park	30349-2938
Rodney Byrd	3725 Clearwater Dr	College Park	30349-3515
Shery G Houston	3765 Clearwater Dr	College Park	30349-3515
Watts Yukon	3785 Clearwater Dr	College Park	30349-3515
Helen Carithers	3795 Clearwater Dr	College Park	30349-3515
Lisa Swann	3720 Clearwater Dr	College Park	30349-3516
Lindbergh Ivey	3815 Clearwater Dr	College Park	30349-3517

Clarence E Robinson	3825 Clearwater Dr	College Park	30349-3517
Aaron Brantley	3810 Clearwater Dr	College Park	30349-3518
Minnie L Mc Cutcheon	3695 Creekview Cir	College Park	30349-3521
Virginia Weaver	3620 Creekview Cir	College Park	30349-3522
Janice Muhammad	3630 Creekview Cir	College Park	30349-3522
Mitchell Doris Kinsey	3690 Creekview Cir	College Park	30349-3522
Billy E Hanna	3725 Creekview Cir	College Park	30349-3523
Miriam Guadalupe Moncada Garcia	3745 Creekview Cir	College Park	30349-3523
Joanne W Mc Kinney	3755 Creekview Cir	College Park	30349-3523
Shirley M Henry	3765 Creekview Cir	College Park	30349-3523
Johnny Richard Ponder	3700 Creekview Cir	College Park	30349-3524
Katherine S Hill	3710 Creekview Cir	College Park	30349-3524
Willie E Arline	3730 Creekview Cir	College Park	30349-3524
Brenda Hollingsworth	3740 Creekview Cir	College Park	30349-3524
Frank Mabry	3750 Creekview Cir	College Park	30349-3524
Paul L Baldwin	3770 Clearwater Dr	College Park	30349-3529
Leroy Green	3795 Creekview Cir	College Park	30349-3530
Ruby A Smith	120 Rill Ct	College Park	30349-3532
Margaret B Kelly	130 Rill Ct	College Park	30349-3532
Lucy E Stewart	5385 Morning Creek Cir	College Park	30349-3533
Paul Harris	5410 Morning Creek Cir	College Park	30349-3536
Alicia Goodley	3795 Springside Ln	College Park	30349-3574
Theresa A Drummond	3800 Creekview Cir	College Park	30349-3585
Mike O Mbonu	3820 Creekview Cir	College Park	30349-3585
Jerome Sanders	3830 Creekview Cir	College Park	30349-3585
Edna W Brown	3840 Creekview Cir	College Park	30349-3585
Marla O Hara	3815 Creekview Cir	College Park	30349-3586
Rachelle Delice	3825 Creekview Cir	College Park	30349-3586
Patricia A Mitcham	3800 Clearwater Dr	College Park	30349-3589
Tramaine Warner	3453 Estes Dr	College Park	30349-3610
Mary C Baldwin	3410 Estes Dr	College Park	30349-3611
Crystal B Reed	3430 Estes Dr	College Park	30349-3611
Patricia A Rico	3440 Estes Dr	College Park	30349-3611
Brandon Woods	3450 Estes Dr	College Park	30349-3611
Clarence D Benjamin	3511 Estes Dr	College Park	30349-3612
Larry B Simmasouk	3510 Estes Dr	College Park	30349-3613
Shirley Stembridge	3520 Estes Dr	College Park	30349-3613

Kary Hubbert	3405 Ravenwood Dr	College Park	30349-3633
Domino Claborn	3490 Ravenwood Dr	College Park	30349-3634
Takoya Nicole Frazier	3008 Sable Run Rd	College Park	30349-3658
Sharp Catherine Mitchell	3030 Sable Run Rd	College Park	30349-3658
Alfred Thrasher	3088 Sable Run Rd	College Park	30349-3658
Petra Spice	3013 Sable Run Rd	College Park	30349-3659
Gary Howard	3053 Sable Run Rd	College Park	30349-3659
Dorothy Hale Purifoy	5625 Buffington Rd	College Park	30349-3668
Ora S Graves	5635 Buffington Rd	College Park	30349-3668
Chassie P James	5696 Sable Glen Rd	College Park	30349-3692
Bernadene H Coleman	5625 Cambridge Way Unit 102	Culver City	90230-6766
2014 2 Ih Borrower L P	901 Main St Ste 4700	Dallas	75202-3733
2014 3 Ih Borrower L P	901 Main St Ste 4700	Dallas	75202-3733
2015 3 Ih2 Borrower Lp	901 Main St Ste 4700	Dallas	75202-3733
Julius M Pruitt	510 Coventry Rd Apt 9C	Decatur	30030-5041
Lyrad LLC	2024 Smithfield Ave Ste 300	Ellenwood	30294-1634
Angel Home Investments LLC	Po Box 343	Fairburn	30213-0343
Tommy L Reid	147 Mossycup Dr	Fairburn	30213-3139
Allegra Jackson	6149 Redtop Loop	Fairburn	30213-4420
Idella M Taylor	435 Woodbyrne Dr	Fayetteville	30214-1499
Charlesworth Francis Sr	250 Camelot Dr	Fayetteville	30214-3639
Deanna L Moultry	125 Octavia Ct	Fayetteville	30214-3669
Hazel S Hawkins	210 Creekwood Trl	Fayetteville	30214-7324
Bascom Family Rev Liv Trust	1620 Fontlee Ct	Fontana	92335
Chieftain Atlanta Lp	2434 E Las Olas Blvd	Fort Lauderdale	33301-1573
Albert Harris	8057 Sonja Dr	Jonesboro	30236-3942
Alisab International LLC	64 Woburn St	Jonesboro	30238-7034
Valerie Jones	557 Continental Dr	Lewisville	75067-8953
Walter Reid	3662 Salem Dr	Lithonia	30038-2941
Aldrey Pearson	101 E Main St Ste 400	Louisville	40202-5311
Cerberus Sfr Holdings V Lp	1850 Parkway Pl SE Ste 900	Marietta	30067-8261
Nextpro Limited Liability Co	133 Johnson Ferry Rd Ste 500	Marietta	30068-4923
Willy Renesca	16380 SW 52nd St	Miami	33185-5184
Christopher K Allen	1431 Saratoga Ave	Morgantown	26505-0378
Castle Homes LLC	333 E 46th St	New York	10017-7401
Bay Valley Foods LLC	2021 Spring Rd Ste 600	Oak Brook	60523-1860
Clifton Boone	Po Box 585008	Orlando	32858-5008

Nilesh Patel	307 The Enclave	Peachtree Ci	30269-3296
Speaf1 LLC	3009 Cypress Knee Ct	Raleigh	27607-3071
Brian Williams	5436 Bluegrass Dr	Riverdale	30296
Rouget Gonzales	1537 Adrian Dr	Riverdale	30296-2001
Shirley M Self	5025 Rockingham Dr	Roswell	30075-6464
Foz Properties LLC	426 High Creek Trce	Roswell	30076-2025
Sable Chase Homeowners Assn	2002 Macy Dr	Roswell	30076-6346
Sable Chase Homeowners Association Inc	Po Box 1089	Roswell	30077-1089
Semyon Zeltser	927 223rd PI NE	Sammamish	98074-6872
Tah 2016 1 Borrower LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
Tah 2018 1 Borrower LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
Tah Ms Borrower LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
Tah Property Holdings LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
American Residential Leasing Company L	7047 E Greenway Pkwy Ste 350	Scottsdale	85254-8117
Csh 2016 2 Borrower LLC	8665 E Hartford Dr Ste 200	Scottsdale	85255-7807
Srp Sub LLC	8665 E Hartford Dr Ste 200	Scottsdale	85255-7807
Sway 2014 1 Borrower LLC	8665 E Hartford Dr Ste 200	Scottsdale	85255-7807
Progress Atlanta LLC	Po Box 4090	Scottsdale	85261-4090
Progress Residential Borrower 15 LLC	Po Box 4090	Scottsdale	85261-4090
Oyekunle Akinboboye Adesola	75 Penny Cress Rd	Sheerness Ke	
Darden Opportunity Fund I LLC	4 S Orange Ave # 274	South Orang	07079-1702
Anthony Vinson	Po Box 100425	Staten Island	10310-0425
Kimberly F Ghent	3156 Mount Zion Rd Apt 1707	Stockbridge	30281-6802
Kristopher Mosley	6641 Spring Glen Ct	Stone Mount	30087-5524
Innersection Holdings LLC	1000 Peachtree Industrial Blvd Ste 6	Suwanee	30024-6777
Imperial Beach LLC	3690 W Gandy Blvd # 452	Tampa	33611-2608
Orenton G Edwards	7257 Madison Cir	Union City	30291-5161
Sfr Atl Owner 10 Lp	4645 Hawthorne Ln NW	Washington	20016-3437

MICHELE L. BATTLE, ESQ.
President

April 5, 2021

RE: Rezoning of 0 Estes Drive, being Land Lot 96, 13th District of Fulton County, Georgia

Property Owner:

We would like to invite you to join our Zoom Video Meeting on **Thursday, April 15, 2021**, from 6:30 pm to 8 pm to discuss a proposed rezoning for the above-referenced property, as my client, Proterra Development, is seeking to develop an 54-unit townhome development on the +/- 10.8 acre site.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 2 or email us at bdc@battlelawpc.com and we'll send you a summary of the meeting.

You are invited to a Zoom meeting.
When: Apr 15, 2021 6:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:
<https://otago.zoom.us/join>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 834 2119 2996

Passcode: 941985

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

Michele L. Battle
Michèle L. Battle



Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click “Join” (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

Join Audio via Telephone

Dial in using (646) 558-8656, after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the “Raise Hand” facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select “End Meeting” then “Leave Meeting.”

470-0 Estes sign in sheet (1)

First Name	Last Name	Email	Registration Time	Approval Status
Felipe's Galaxy S20 5G		felipe@proterra.us	4/15/2021 19:07	approved
Fredric	Daffin	fdaffin79@gmail.com	4/14/2021 16:01	approved
Ivyleaner	Smith	levell76@icloud.com	4/14/2021 20:29	approved
Batoya Clements		bdc@battlelawpc.com	4/15/2021 18:38	approved
Clyde	Sampson	atlconnect@hotmail.com	4/12/2021 21:01	approved
Aldrey	Pearson	pearsa@bellsouth.net	4/15/2021 18:01	approved
Padmasri	Manumari	padmasri_manumari@yahoo.com	4/13/2021 22:02	approved
Corey Reeves		corey.reeves@cityofsouthfultonga.gov	4/15/2021 18:27	approved
Nancy	Sanders	nancysanders863@gmail.com	4/15/2021 19:14	approved
LaTonya Rucker		latonya_rucker@yahoo.com	4/13/2021 6:38	approved
Dani Blumenthal		dlb@battlelawpc.com	4/15/2021 18:17	approved
Michele	Battle	mlb@battlelawpc.com	4/15/2021 18:38	approved
Andre L.		andre@legister.me	4/14/2021 3:55	approved
Charter	Taylor	charter3@aol.com	4/10/2021 20:57	approved
Zee	Morris	zeeforce07@gmail.com	4/15/2021 12:31	approved
Lea		ndauphinsga@gmail.com	4/15/2021 19:18	approved
Angela	Robinson	angelaworks2004@yahoo.com	4/14/2021 12:18	approved
Idella	Taylor	taylorim@hotmail.com	4/15/2021 8:37	approved
bruce	golden	brucegolden21@yahoo.com	4/15/2021 14:50	approved
Chaundra	Simmons	chaundra0774@gmail.com	4/12/2021 21:08	approved
bevelyn parham		Bevelynahp@aol.com	4/14/2021 12:22	approved
Josh Mahoney		jsm@battlelawpc.com	4/15/2021 18:24	approved
Angie Hosecloth		ahosecloth@gmail.com	4/15/2021 18:09	approved
Dee	Claborn	deeclaborn@hotmail.com	4/14/2021 12:11	approved
rou	gon	rouget888@hotmail.com	4/14/2021 18:16	approved
Shirley		jmjacks@gmail.com	4/15/2021 15:14	approved
Moe		moniqueka.jones31@gmail.com	4/14/2021 17:59	approved
V Evans		ve8445@yahoo.com	4/25/2021 22:00	approved
Alcatel 3V		tony.wes1978@gmail.com	4/15/2021 18:48	approved
Galaxy S10+		erika326@comcast.net	4/15/2021 18:53	approved
Brandon Woods		woods.brandon70@gmail.com	4/15/2021 16:43	approved
Galaxy A71 5G		jurianco@aol.com	4/15/2021 18:33	approved
3450R		tamikobanks@hotmail.com	4/14/2021 17:50	approved
Kim	Campbell	dianad946@aol.com	4/14/2021 12:45	approved



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	✓	✓
2	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning	✓	✓
3	Acreage of subject property	✓	✓
4	Location of land lot lines and identification of land lots	✓	✓
5	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property	✓	✓
6	Proposed streets on the subject site	✓	✓
7	Posted speed limits on all adjoining roads	✓	✗
8	Current zoning of the subject site and adjoining properties	✓	✓
9	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property	✓	✓
10	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or 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	✓	✓
11	Location of proposed buildings (except single family residential lots) with total square footage	✓	✗
12	Layout and minimum lot size of proposed single family residential lots	✓	✗
13	Topography (surveyed or 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.	✓	✓
14	Location of major overhead and underground electrical and petroleum transmission/conveyance lines	✓	✗
15	Required and/or proposed setbacks	✓	✗
16	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	✓	✓
17	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓	✗
18	Required and proposed parking spaces; Loading and unloading facilities	✓	✓
19	Lakes, streams and other waters on the site and associated buffers	✓	✓
20	Proposed stormwater management facilities	✓	✓
21	Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	✓	NA
22	Availability of water system and sanitary sewer system	✓	✓
23	Tree lines, woodlands and open fields on subject site	✓	✓
24	Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Fulton County Subdivision Regulations)	✓	✗
25	Wetlands shown on the County's GIS maps or survey	✓	✗
26	Airport noise contours on those properties within the FAR Part 150 Airport Noise Contour Map.	✓	N/A

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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: 4.13.2021

TAX PARCEL IDENTIFICATION NUMBER(S): 13 -0096- LL-056-1

SECTION I

REZONING REQUEST

Office use only:

ZONING CASE #: _____ ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): o Estes Drive

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from R-3 to TR

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: _____

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:

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

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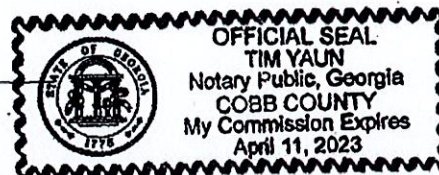
Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Nextpro, Limited Liability Company
TYPE OR PRINT OWNER'S NAME
133 Johnson Ferry Road 501
ADDRESS
Marietta, GA 30068
CITY & STATE ZIP CODE
By: [Signature]
OWNER'S SIGNATURE
felina@protera.us
EMAIL ADDRESS

Sworn to and subscribed before me this the

14 Day of March 20 21
[Signature]
NOTARY PUBLIC

404-707-7775
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

Michele L. Battle, Esq.
TYPE OR PRINT ATTORNEY / AGENT NAME
[Signature]
SIGNATURE OF ATTORNEY / AGENT
One West Court Square, Suite 750
ADDRESS
Decatur, GA 30030
CITY & STATE ZIP CODE
PETITIONER'S SIGNATURE

mlb@battlelawpc.com
EMAIL ADDRESS
404-601-7616
PHONE NUMBER

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STATEMENT OF INTENT

And

Other Material Required by
Clayton County Zoning Ordinance
For
A Rezoning Application Pursuant to
City of South Fulton Zoning Ordinance

Of

Proterra Development, LLC.
c/o Battle Law, P.C.

for

10.96± Acres of Land on Estes Drive
Being Tax Parcel No. 13-0096-LL-056-1
South Fulton, Georgia

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

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I. Statement of Intent

The Applicant, Proterra Development, LLC., is seeking to develop a townhome community on 10.96 acres of land being Tax Parcel No. 13-0096-LL-056-1 located at 0 Estes Drive (the "Subject Property"). The Subject Property is currently zoned R-3 with a land use designation of Suburban II Neighborhood. The Applicant is seeking to develop a residential community composed of 54 townhomes, at a density of 4.93 DU/AC. This is consistent with the Suburban II Neighborhood land use designation, as stated in the 2035 Fulton County Comprehensive Plan. The Applicant is hereby submitting this rezoning application to change the property zoning from R-3 to TR, to allow for this type of development.

Site Data:

Site Area	+/-10.96 acres
Townhomes	54 units, all 2 stories with 2-car garages
Density	4.93 DU/AC
Site Amenities	Large play area, community garden area, trail system, and park area
Total Parking	243 Spaces (4.5 Spaces/Unit) <ul style="list-style-type: none">• Each Townhomes has a 2-car garage• Each townhome has 2 spaces on their drives• Guest parking spaces along roads
Lighting	LED streetlights will be provided at proper spacing along the community streets and parking areas

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II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of South Fulton Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be 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 the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of South Fulton Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's 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 Article I, 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 irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of South Fulton City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and

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discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of 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 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 property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

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III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of City of South Fulton so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 16th day of April, 2021.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "MLB", is written over a horizontal line.

Michèle L. Battle, Esq.

Attorney for Applicant

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EXHIBIT "A"

File No.: W-R-26714-20-PC

All that tract or parcel of land lying in the City of South Fulton and being in Land Lot 96 of the 13th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on Southerly right-of-way of Estes Drive (50 foot right-of-way), said point being 1590.00 feet westerly from the intersection of the West side of Buffington Road (60 foot right-of-way) and the South side of Estes Drive (50 foot right-of-way); thence leaving said right-of-way and running South 15 degrees 16 minutes 55 seconds East 155.37 feet to a 1 inch open top pipe found; running thence North 83 degrees 18 minutes 23 seconds East 457.66 feet to an iron pin set; running thence South 03 degrees 05 minutes 32 seconds East 197.60 feet to an iron pin set; running thence South 20 degrees 47 minutes 29 seconds West 53.58 feet, and crossing Ravens Woods Drive (50 foot right-of-way) to a 1/2 inch iron pin found; running thence South 00 degrees 30 minutes 07 seconds East 180.65 feet to an iron pin set; running thence South 89 degrees 30 minutes 00 seconds West 1078.57 feet to a 3 inch open top pin with nail located on the Westerly Land Lot line of Land Lot 96; running thence Northerly along the Westerly Land Lot line of Land Lot 96 North 00 degrees 01 minutes 17 seconds East 406.67 feet to an iron pin set; running thence North 77 degrees 48 minutes 54 seconds East 603.26 feet to a point on the Southerly right-of-way of Estes Drive and the True Point of Beginning; according to a Boundary Survey done by JF Higgins Land Surveying, P.C. for Clint Fishburne dated May 21, 2003 and signed by Jaime F. Higgins, G.R.L.S #2802, and is herein incorporated for reference.

Deed (Limited Warranty)

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W-R-26714-20-PC

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Deed Book 63087 Page 517
Filed and Recorded 02/02/2021 12:46:00 PM
2021-0027971
Real Estate Transfer Tax \$150.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2979894615
7067927936

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-R-26714-20-PC

Parcel ID: 13-0096-LL-056-1

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made this 29th day of January, 2021 by and between **Shirley Hyde, as Executor of the Estate of Helen Nichols Poston a/k/a Helen Poston Scott and Shirley Nichols Griffin n/k/a Shirley Hyde and Patricia Nichols Fishburne**, as party or parties of the first part, hereinafter called Grantor, and **Nextpro, Limited Liability Company, a Georgia limited liability company**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 claiming by, through, or under Grantor herein.

Deed (Limited Warranty)

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W-R-26714-20-PC

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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

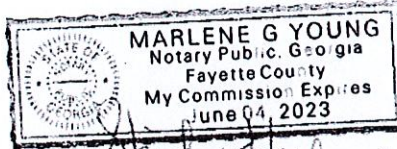
Signed, sealed and delivered
in the presence of:

CFaygan
Unofficial Witness
Mark
Notary Public

Shirley Hyde, as Executor of the Estate of Helen Nichols Poston
a/k/a Helen Poston Scott

BY: Shirley Hyde
Shirley Hyde, Executor

My Commission Expires: _____



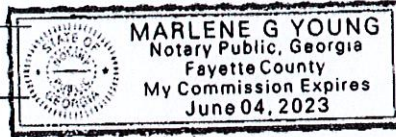
Signed, sealed and delivered
in the presence of:

CFaygan
Unofficial Witness
Mark
Notary Public

Shirley Hyde
Shirley Nichols Griffin n/k/a Shirley Hyde

(Seal)

My Commission Expires: _____



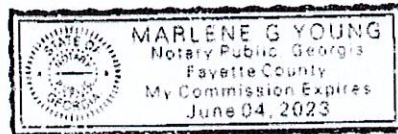
Signed, sealed and delivered
in the presence of:

CFaygan
Unofficial Witness
Mark
Notary Public

Patricia Nichols Fishburne
Patricia Nichols Fishburne

(Seal)

My Commission Expires: _____





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: Proterra Development, LLC. c/o Battle Law, P.C. Phone Number: 404-601-7616

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.

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), 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)
- 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)
- Fulton County Community Development Services
- Field observation and verification

c. Streams/stream buffers

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

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- 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

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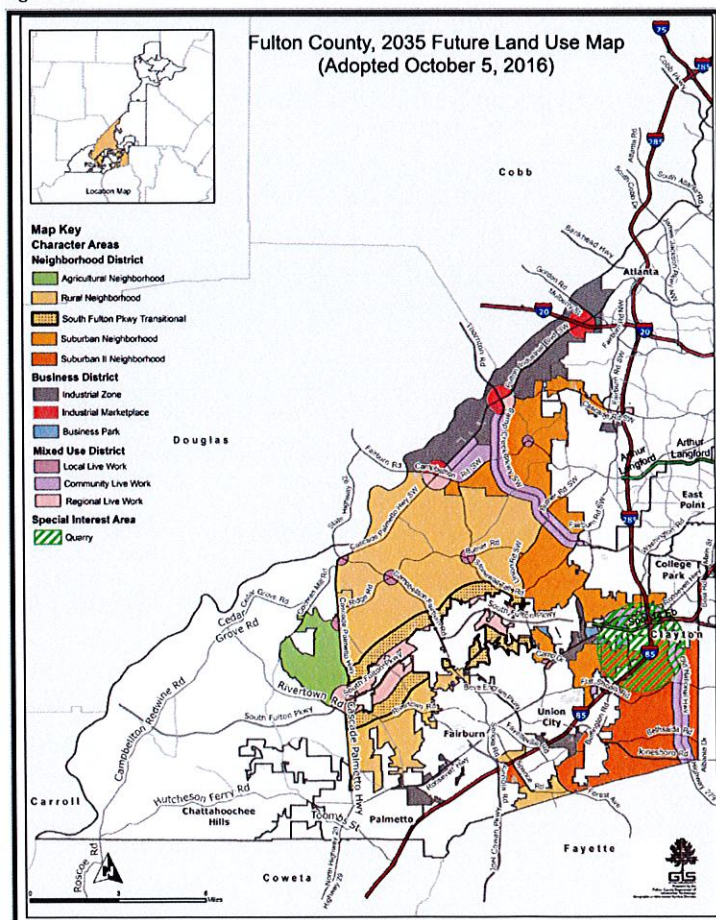
Environmental Site Analysis

1. Conformance with the Comprehensive Plan

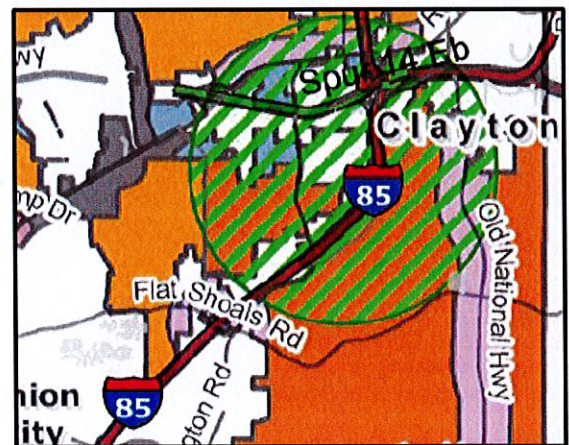
- a. The proposed project is 54-unit townhome community, located at 0 Estes Drive. The density is 5 dwelling units per acre. The proposed plan includes an amenity area, complete with a large play area, community garden, trail system, and park area at the front of the property. There are +/- 0.73 acres of stream buffer on the west side of the property. The subdivisions that are immediately adjacent to the subject property are Morning Creek Estates to the west (R-4 zoning), Reserve at Morning Creek to the north (CUP zoning), Stable Glen to the east (MIX zoning), and Sable Chase to the south (CUP zoning). These subdivisions include a mixture of single family detached and single family attached homes.
- b. The proposed plan conforms to the 2035 Fulton County Comprehensive Plan. The Future Land Use Map indicates that the subject property's intended future use is Suburban II Neighborhood. Suburban II Neighborhood is intended to act as a "transitional density from less intense uses near rural areas to the more intensive suburban uses" (Fulton County Comprehensive Plan, 2035). At a density of 5 dwelling units per acre, this would effectively do that. Also, the Suburban II Neighborhood land use allows for both a density of up to 5 units per acre and a zoning designation of CUP.

FUTURE DEVELOPMENT

Figure 2E



Source: Fulton County Department of Information Technology, 2016



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2. Environmental Impacts of the Proposed Project

- a. Wetlands
 - i. To the Applicant's knowledge, there are not wetlands present on the subject property.
- b. Floodplain
 - i. According to the Federal Emergency Management Agency (FEMA), there is a Regulatory Floodway Area AE on the western portion of the subject area. The entirety of this area will be kept as tree save areas, as to not encroach upon this environmental site feature.
- c. Streams/ Stream Buffers
 - i. Based on fields observation and verification by the Applicant's surveyor, a stream buffer is present at the western portion of the subject area. The entirety of the stream buffer for Morning Creek will be kept as tree save areas, as to not encroach upon this environmental site feature.
- d. Slopes exceeding 33 percent over a 10-foot rise in elevation
 - i. Based on fields observation and verification by the Applicant's surveyor, there are no slopes exceeding 33 percent present on the subject property.
- e. Vegetation (including endangered species)
 - i. The Subject Property is mostly wooded, however, to the Applicant's knowledge, based on field observation there are no endangered species located on the Subject Property.
- f. Wildlife Species (including fish and endangered species)
 - i. Based on field observation, to the Applicant's knowledge, there are no endangered species located on the Subject Property.
- g. Archeological /Historical Sites
 - i. Based on field observation, to the Applicant's knowledge, there are no archeological or historical sites located on the Subject Property.

3. Project Implementation Measures

- a. Protection of environmentally sensitive areas
 - i. As to not disturb the environmentally sensitive areas (regulatory floodway area ae, stream buffer), those areas will remain untouched and will be kept as tree save areas.
- b. Protection of water quality
 - i. The Applicant will seek to protect the environmentally sensitive areas located on the Subject Property
- c. Minimization of negative impacts on existing infrastructure
 - i. The existing infrastructure surrounding the Subject Property will not be negatively impacted by the development of the proposed project. It is the Applicant's intent to comply with all South Fulton development regulations, and to connect into the existing utilities in the area in order to minimize disturbance.
- d. Minimization on archeological/historically significant areas
 - i. To the Applicant's knowledge, there are no archeological/historically significant areas on or near the Subject Property.
- e. Minimization of negative impacts on environmentally stress communities
 - i. The proposed uses in the proposed project will be for residential uses which are compatible with nearby communities, as the use will be contained on the Subject Property, and to the knowledge of the Applicant, will not generate any measurable dust, vibrations, odor, glare, emissions or noise beyond the subject property.
- f. Creation and preservation of green space and open space

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- i. The proposed project plan includes outdoor amenity areas including a play area, community garden area, trail system and park area. Additionally, there are community open space areas, which will be replanted with a mixture of trees, wildflowers, and other ground cover plants. Also, the western portion of the property will be kept as a tree save area.
- g. Protection of citizens from the negative impacts of noise and lighting
 - i. All lighting on the Subject Property will comply with the City's rules and regulations, and there will be no negative impact from the noise generated by a typical residential subdivision.
- h. Protection of parks and recreational green space
 - i. To the Applicant's knowledge, there are no parks or recreational green spaces in the area or on the Subject Property.
- i. Minimization of impacts to wildlife habitats
 - i. To the Applicant's knowledge, there are no wildlife habitats on or near the Subject Property.

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IMPACT ANALYSIS FORM B

Applicant: Proterra Development, LLC. c/o Battle Law, P.C.

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? Yes. Surrounding properties have varied zoning, including CUP and R-4 immediately adjacent to the subject property.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? No, it will not adversely affect the existing use or usability of adjacent or nearby property.
3. Does the property to be rezoned have a reasonable economic use as currently zoned? The property will have a greater economic use if rezoned to TR.
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? No, the zoning proposal will not result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? Yes, it is in conformity with the land use plan.
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? No, there are no existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal.
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? No, the zoning proposal does not permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.

Attach additional sheets as needed.

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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) Michele L. Battle

Signature: [Signature] Date: RECEIVED April 15, 2021

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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) Felipe Castellanos

Signature: _____

Date: 4/10/21

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**PUBLIC PARTICIPATION PLAN
FORM D**

Applicant: Proterra Development, LLC c/o Battle Law, P.C.

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:

The Applicant sent out notices for the proposed community meeting to those property owners identified in the property owner list generated by the City of South Fulton and provided
to the Applicant at the time of submission of this Application (mailing list attached)

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.)

Community meeting notices were sent via USPS mail

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.)

Zoom virtual meeting at 6:30pm on April 15th, 2021

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Estes Drive Mailing List_Revised[10]

Owner Name 1	Owner Address	Owner City	Owner Zip
Aliana Investment Holdings Lp	106 Todhunter Cres	Ajax On	
Double B Turnkey Investments LLC	980 Birmingham Rd # 501-132	Alpharetta	30004-4417
Rntr 3 LLC	3495 Piedmont Rd NE # 11	Atlanta	30305-1717
Anthony Williams Jr	2191 Essex Ave SW	Atlanta	30311-3319
Sandra Jones	2450 Maxwell Dr SW	Atlanta	30311-5507
Quentin M Burns	1974 Maywood Pl NW	Atlanta	30318-6373
E Lamar Real Estate Investments LLC	3379 Peachtree Rd NE Ste 555	Atlanta	30326-1418
Timothy T Johnson	2999 Continental Colony Pkwy SW Apt 312	Atlanta	30331-3072
Arjun Borrower LLC	4651 Roswell Rd	Atlanta	30342-3048
Agape Property Management Group LLC	4515 Scarborough Rd	Atlanta	30349-1767
Joycelyn Ogbonna	300 Wekiva Ct	Atlanta	30349-2901
Wendell Porter	310 Wekiva Ct	Atlanta	30349-2901
Antoine Lambert	315 Wekiva Ct	Atlanta	30349-2901
Kenya Askew	320 Wekiva Ct	Atlanta	30349-2901
William Keith	330 Wekiva Ct	Atlanta	30349-2901
Tarika Sullivan	335 Wekiva Ct	Atlanta	30349-2901
Fredric Daffin	345 Wekiva Ct	Atlanta	30349-2901
Shatiya Rosemond	355 Wekiva Ct	Atlanta	30349-2901
Watch Victor	5545 Buffington Rd	Atlanta	30349-2938
Baptiste Parris Jean	3464 Augusta St	Atlanta	30349-2954
Sabrina Clark	3468 Augusta St	Atlanta	30349-2954
Virgil Hill	3472 Augusta St	Atlanta	30349-2954
Jamaal Sancho	3480 Augusta St	Atlanta	30349-2954
Mudiaga Obarakpor	3484 Augusta St	Atlanta	30349-2954
Serita Montana Stinson	3488 Augusta St	Atlanta	30349-2954
Antwone K Urquhart	3496 Augusta St	Atlanta	30349-2954
Henry Johnson	5428 Bluegrass Dr	Atlanta	30349-2957
Shaunte H Hunter	5432 Bluegrass Dr	Atlanta	30349-2957
Kim Campbell	5400 Bluegrass Dr	Atlanta	30349-2958
Edward L Simon Jr	5404 Bluegrass Dr	Atlanta	30349-2958
Shdeanna Cooper	5408 Bluegrass Dr	Atlanta	30349-2958
Tommy Hunter	5416 Bluegrass Dr	Atlanta	30349-2958
Janet Guilford	5403 Bluegrass Dr	Atlanta	30349-2959
Shawnte Washington	5407 Bluegrass Dr	Atlanta	30349-2959

Vallicia Blackshear	5427 Bluegrass Dr	Atlanta	30349-2959
Lashanda R Hall	5435 Bluegrass Dr	Atlanta	30349-2959
Sandra D Ware	5439 Bluegrass Dr	Atlanta	30349-2959
Jonathan Mc Williams	3755 Clearwater Dr	Atlanta	30349-3515
Archie Horton	3635 Creekview Cir	Atlanta	30349-3521
Zarakera Moore	3645 Creekview Cir	Atlanta	30349-3521
Annette Butler	3685 Creekview Cir	Atlanta	30349-3521
Raymond Nicholson Jr	3720 Creekview Cir	Atlanta	30349-3524
Theodore Pearson	3760 Creekview Cir	Atlanta	30349-3524
Lucia Vasquez	3760 Clearwater Dr	Atlanta	30349-3529
Annie L Reeves	3780 Clearwater Dr	Atlanta	30349-3529
Lashunda Davis	3790 Clearwater Dr	Atlanta	30349-3529
Kathleen Miller	110 Rill Ct	Atlanta	30349-3532
Felicia J Russell	5420 Morning Creek Cir	Atlanta	30349-3536
Sunita Reese	3755 Springside Ln	Atlanta	30349-3551
Marlon Holt	3835 Creekview Cir	Atlanta	30349-3586
Clifford L Phillips	3413 Estes Dr	Atlanta	30349-3610
Michael A Britt	3433 Estes Dr	Atlanta	30349-3610
Dwayne Daniels	3463 Estes Dr	Atlanta	30349-3610
Maricruz Pacheco	3470 Estes Dr	Atlanta	30349-3611
Gerald B Austin	3500 Estes Dr	Atlanta	30349-3613
Francisca A Miranda	3880 Pebble Beach Dr	Atlanta	30349-3632
Dan Smith Sr	3415 Ravenwood Dr	Atlanta	30349-3633
Bevelyn H Parham	3435 Ravenwood Dr	Atlanta	30349-3633
Charter C Taylor Jr	3445 Ravenwood Dr	Atlanta	30349-3633
John W Marshall	3455 Ravenwood Dr	Atlanta	30349-3633
Rembert Kim Y Coley	3465 Ravenwood Dr	Atlanta	30349-3633
John Williams	3475 Ravenwood Dr	Atlanta	30349-3633
Chaundra N Simmons	3485 Ravenwood Dr	Atlanta	30349-3633
Nancy J Sanders	3400 Ravenwood Dr	Atlanta	30349-3634
Paula Guzman Rios	3420 Ravenwood Dr	Atlanta	30349-3634
Angela Robinson	3430 Ravenwood Dr	Atlanta	30349-3634
Tamiko Banks	3450 Ravenwood Dr	Atlanta	30349-3634
Matthew M Patrie	3460 Ravenwood Dr	Atlanta	30349-3634
Robert P Saxon	3470 Ravenwood Dr	Atlanta	30349-3634
Dee L Claborn III	3490 Ravenwood Dr	Atlanta	30349-3634
Hill Vernise Harris	3010 Sable Run Rd	Atlanta	30349-3658

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Sheryl F Simmonds	3012 Sable Run Rd	Atlanta	30349-3658
Terria L Smith	3014 Sable Run Rd	Atlanta	30349-3658
Patricia S Dunac	3016 Sable Run Rd	Atlanta	30349-3658
Bookecia W Foster	3018 Sable Run Rd	Atlanta	30349-3658
Latoya B Smith	3024 Sable Run Rd	Atlanta	30349-3658
Brandi D Snipe	3034 Sable Run Rd	Atlanta	30349-3658
Wade Da Nelle Hunter	3070 Sable Run Rd	Atlanta	30349-3658
Tiffany Callaway Ferrell	3076 Sable Run Rd	Atlanta	30349-3658
Nicole A Smith	3078 Sable Run Rd	Atlanta	30349-3658
Vivian M Walton	3080 Sable Run Rd	Atlanta	30349-3658
Darren C Martin	3082 Sable Run Rd	Atlanta	30349-3658
Batista Yenny Nunez	3084 Sable Run Rd	Atlanta	30349-3658
Takiyyah Mc Caskill	3092 Sable Run Rd	Atlanta	30349-3658
Patricia A Cummings	3094 Sable Run Rd	Atlanta	30349-3658
Willie J Stanley	3098 Sable Run Rd	Atlanta	30349-3658
Jasmine M Lowe	3005 Sable Run Rd	Atlanta	30349-3659
Tova Treadwell	3007 Sable Run Rd	Atlanta	30349-3659
Shewana Chenell Johnson	3009 Sable Run Rd	Atlanta	30349-3659
Lauren M Edwards	3011 Sable Run Rd	Atlanta	30349-3659
Shelby Delaine Smith	3015 Sable Run Rd	Atlanta	30349-3659
Calvin Washington	3017 Sable Run Rd	Atlanta	30349-3659
Greg C Scott	3019 Sable Run Rd	Atlanta	30349-3659
Christopher O Bowman	3025 Sable Run Rd	Atlanta	30349-3659
John L Jones	3029 Sable Run Rd	Atlanta	30349-3659
Armand W Jones	3033 Sable Run Rd	Atlanta	30349-3659
Agape Property Management Group LLC	3035 Sable Run Rd	Atlanta	30349-3659
Malandra Thomas	3047 Sable Run Rd	Atlanta	30349-3659
Lacresha Charles	3051 Sable Run Rd	Atlanta	30349-3659
Marvin D Reese	3055 Sable Run Rd	Atlanta	30349-3659
Ted Hemingway	3059 Sable Run Rd	Atlanta	30349-3659
Khalid Lemaitre	3079 Sable Run Rd	Atlanta	30349-3659
Lakeshia Frett	3081 Sable Run Rd	Atlanta	30349-3659
Dwayne Adams	3083 Sable Run Rd	RECEIVED	Atlanta 30349-3659
Betty J Burgess	3085 Sable Run Rd	APR 16 2021	Atlanta 30349-3659
Samuel Tyrone Hopkins	3087 Sable Run Rd		Atlanta 30349-3659
Kimbyatta V Farley	3091 Sable Run Rd	PLANNING AND ZONING	Atlanta 30349-3659
Jamela M Benjamin	3093 Sable Run Rd	Atlanta	30349-3659

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Elaine C Dumas	3503 Devon Chase Rd	Atlanta	30349-3685
Daniel L Williams	3505 Devon Chase Rd	Atlanta	30349-3685
Mike G Anachebe	3513 Devon Chase Rd	Atlanta	30349-3685
Toni Powell	3517 Devon Chase Rd	Atlanta	30349-3685
Marvin A Mc Murray	3519 Devon Chase Rd	Atlanta	30349-3685
Yolanda Light	3523 Devon Chase Rd	Atlanta	30349-3685
Bernard Williams	3525 Devon Chase Rd	Atlanta	30349-3685
B Renee Leonard	5705 Sable Glen Rd	Atlanta	30349-3690
Wooley Davis	5715 Sable Glen Rd	Atlanta	30349-3690
Novella A Gaitor	5725 Sable Glen Rd	Atlanta	30349-3690
Kevin Anthony Mallett	635 Sable View Ln	Atlanta	30349-3699
Danyel E Pringle	645 Sable View Ln	Atlanta	30349-3699
Fatou Mbaye	655 Sable View Ln	Atlanta	30349-3699
Anthony Byrd	665 Sable View Ln	Atlanta	30349-3699
Demetric Thomas	670 Sable View Ln	Atlanta	30349-3699
Gary G Ross II	3024 Elmwood Ct	Atlanta	30349-4094
Twin Cribs LLC	8343 Roswell Rd Ste 164	Atlanta	30350-2810
Legacy Investment Group LLC	Po Box 191588	Atlanta	31119-1588
Alto Asset Co 2 LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Amnl Asset Co 1 LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Cpi Amherst Sfr Program Owner LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Rh Evergreen Ownerco LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Us Sfe Asset Company 5 LLC	5001 Plaza On The Lk Ste 200	Austin	78746-1053
Home Sfr Borrower LLC	8300 N Mopac Expy Ste 200	Austin	78759-8392
Regions Bank	1900 5th Ave N # 9th	Birmingham	35203-2610
Rodney Bernard	3810 Alta Vista Dr	Bowie	20721-4050
Reo Portfolio Group LLC	3760 Sixes Rd	Canton	30114-8192
Crowne Property Acquisitions LLC	2325 Pointe Pkwy Ste 250	Carmel	46032-3295
Fyr Sfr Borrower LLC	5100 Tamarind Reef	Christianstec	00820-4849
Home Sfr Borrower III LLC	1110 Strand St Ste 2A	Christianstec	00820-5083
Patricia J Mathis	5585 Buffington Rd	College Park	30349-2938
Rodney Byrd	3725 Clearwater Dr	College Park	30349-3515
Shery G Houston	3765 Clearwater Dr	College Park	30349-3515
Watts Yukon	3785 Clearwater Dr	College Park	30349-3515
Helen Carithers	3795 Clearwater Dr	College Park	30349-3515
Lisa Swann	3720 Clearwater Dr	College Park	30349-3516
Lindbergh Ivey	3815 Clearwater Dr	College Park	30349-3517

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Clarence E Robinson	3825 Clearwater Dr	College Park	30349-3517
Aaron Brantley	3810 Clearwater Dr	College Park	30349-3518
Minnie L Mc Cutcheon	3695 Creekview Cir	College Park	30349-3521
Virginia Weaver	3620 Creekview Cir	College Park	30349-3522
Janice Muhammad	3630 Creekview Cir	College Park	30349-3522
Mitchell Doris Kinsey	3690 Creekview Cir	College Park	30349-3522
Billy E Hanna	3725 Creekview Cir	College Park	30349-3523
Miriam Guadalupe Moncada Garcia	3745 Creekview Cir	College Park	30349-3523
Joanne W Mc Kinney	3755 Creekview Cir	College Park	30349-3523
Shirley M Henry	3765 Creekview Cir	College Park	30349-3523
Johnny Richard Ponder	3700 Creekview Cir	College Park	30349-3524
Katherine S Hill	3710 Creekview Cir	College Park	30349-3524
Willie E Arline	3730 Creekview Cir	College Park	30349-3524
Brenda Hollingsworth	3740 Creekview Cir	College Park	30349-3524
Frank Mabry	3750 Creekview Cir	College Park	30349-3524
Paul L Baldwin	3770 Clearwater Dr	College Park	30349-3529
Leroy Green	3795 Creekview Cir	College Park	30349-3530
Ruby A Smith	120 Rill Ct	College Park	30349-3532
Margaret B Kelly	130 Rill Ct	College Park	30349-3532
Lucy E Stewart	5385 Morning Creek Cir	College Park	30349-3533
Paul Harris	5410 Morning Creek Cir	College Park	30349-3536
Alicia Goodley	3795 Springside Ln	College Park	30349-3574
Theresa A Drummond	3800 Creekview Cir	College Park	30349-3585
Mike O Mbonu	3820 Creekview Cir	College Park	30349-3585
Jerome Sanders	3830 Creekview Cir	College Park	30349-3585
Edna W Brown	3840 Creekview Cir	College Park	30349-3585
Marla O Hara	3815 Creekview Cir	College Park	30349-3586
Rachelle Delice	3825 Creekview Cir	College Park	30349-3586
Patricia A Mitcham	3800 Clearwater Dr	College Park	30349-3589
Tramaine Warner	3453 Estes Dr	College Park	30349-3610
Mary C Baldwin	3410 Estes Dr	College Park	30349-3611
Crystal B Reed	3430 Estes Dr	College Park	30349-3611
Patricia A Rico	3440 Estes Dr	College Park	30349-3611
Brandon Woods	3450 Estes Dr	College Park	30349-3611
Clarence D Benjamin	3511 Estes Dr	College Park	30349-3612
Larry B Simmasouk	3510 Estes Dr	College Park	30349-3613
Shirley Stembridge	3520 Estes Dr	College Park	30349-3613

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Kary Hubbert	3405 Ravenwood Dr	College Park	30349-3633
Domino Claborn	3490 Ravenwood Dr	College Park	30349-3634
Takoya Nicole Frazier	3008 Sable Run Rd	College Park	30349-3658
Sharp Catherine Mitchell	3030 Sable Run Rd	College Park	30349-3658
Alfred Thrasher	3088 Sable Run Rd	College Park	30349-3658
Petra Spice	3013 Sable Run Rd	College Park	30349-3659
Gary Howard	3053 Sable Run Rd	College Park	30349-3659
Dorothy Hale Purifoy	5625 Buffington Rd	College Park	30349-3668
Ora S Graves	5635 Buffington Rd	College Park	30349-3668
Chassie P James	5696 Sable Glen Rd	College Park	30349-3692
Bernadene H Coleman	5625 Cambridge Way Unit 102	Culver City	90230-6766
2014 2 Ih Borrower L P	901 Main St Ste 4700	Dallas	75202-3733
2014 3 Ih Borrower L P	901 Main St Ste 4700	Dallas	75202-3733
2015 3 Ih2 Borrower Lp	901 Main St Ste 4700	Dallas	75202-3733
Julius M Pruitt	510 Coventry Rd Apt 9C	Decatur	30030-5041
Lyrad LLC	2024 Smithfield Ave Ste 300	Ellenwood	30294-1634
Angel Home Investments LLC	Po Box 343	Fairburn	30213-0343
Tommy L Reid	147 Mossycup Dr	Fairburn	30213-3139
Allegra Jackson	6149 Redtop Loop	Fairburn	30213-4420
Idella M Taylor	435 Woodbyne Dr	Fayetteville	30214-1499
Charlesworth Francis Sr	250 Camelot Dr	Fayetteville	30214-3639
Deanna L Moultry	125 Octavia Ct	Fayetteville	30214-3669
Hazel S Hawkins	210 Creekwood Trl	Fayetteville	30214-7324
Bascom Family Rev Liv Trust	1620 Fontlee Ct	Fontana	92335
Chieftain Atlanta Lp	2434 E Las Olas Blvd	Fort Lauderdale	33301-1573
Albert Harris	8057 Sonja Dr	Jonesboro	30236-3942
Alisab International LLC	64 Woburn St	Jonesboro	30238-7034
Valerie Jones	557 Continental Dr	Lewisville	75067-8953
Walter Reid	3662 Salem Dr	Lithonia	30038-2941
Aldrey Pearson	101 E Main St Ste 400	Louisville	40202-5311
Cerberus Sfr Holdings V Lp	1850 Parkway Pl SE Ste 900	Marietta	30067-8261
Nextpro Limited Liability Co	133 Johnson Ferry Rd Ste 500	Marietta	30068-4923
Willy Renesca	16380 SW 52nd St	Miami	33185-5184
Christopher K Allen	1431 Saratoga Ave	Morgantown	26505-0378
Castle Homes LLC	333 E 46th St	New York	10017-7401
Bay Valley Foods LLC	2021 Spring Rd Ste 600	Oak Brook	60523-1860
Clifton Boone	Po Box 585008	Orlando	32858-5008

221-011

Nilesh Patel	307 The Enclave	Peachtree Ci	30269-3296
Speaf1 LLC	3009 Cypress Knee Ct	Raleigh	27607-3071
Brian Williams	5436 Bluegrass Dr	Riverdale	30296
Rouget Gonzales	1537 Adrian Dr	Riverdale	30296-2001
Shirley M Self	5025 Rockingham Dr	Roswell	30075-6464
Foz Properties LLC	426 High Creek Trce	Roswell	30076-2025
Sable Chase Homeowners Assn	2002 Macy Dr	Roswell	30076-6346
Sable Chase Homeowners Association Inc	Po Box 1089	Roswell	30077-1089
Semyon Zeltser	927 223rd PI NE	Sammamish	98074-6872
Tah 2016 1 Borrower LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
Tah 2018 1 Borrower LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
Tah Ms Borrower LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
Tah Property Holdings LLC	1508 Brookhollow Dr	Santa Ana	92705-5426
American Residential Leasing Company L	7047 E Greenway Pkwy Ste 350	Scottsdale	85254-8117
Csh 2016 2 Borrower LLC	8665 E Hartford Dr Ste 200	Scottsdale	85255-7807
Srp Sub LLC	8665 E Hartford Dr Ste 200	Scottsdale	85255-7807
Sway 2014 1 Borrower LLC	8665 E Hartford Dr Ste 200	Scottsdale	85255-7807
Progress Atlanta LLC	Po Box 4090	Scottsdale	85261-4090
Progress Residential Borrower 15 LLC	Po Box 4090	Scottsdale	85261-4090
Oyekunle Akinboboye Adesola	75 Penny Cress Rd	Sheerness Ke	
Darden Opportunity Fund I LLC	4 S Orange Ave # 274	South Orang	07079-1702
Anthony Vinson	Po Box 100425	Staten Island	10310-0425
Kimberly F Ghent	3156 Mount Zion Rd Apt 1707	Stockbridge	30281-6802
Kristopher Mosley	6641 Spring Glen Ct	Stone Mount	30087-5524
Innersection Holdings LLC	1000 Peachtree Industrial Blvd Ste 6	Suwanee	30024-6777
Imperial Beach LLC	3690 W Gandy Blvd # 452	Tampa	33611-2608
Orenton G Edwards	7257 Madison Cir	Union City	30291-5161
Sfr Atl Owner 10 Lp	4645 Hawthorne Ln NW	Washington	20016-3437

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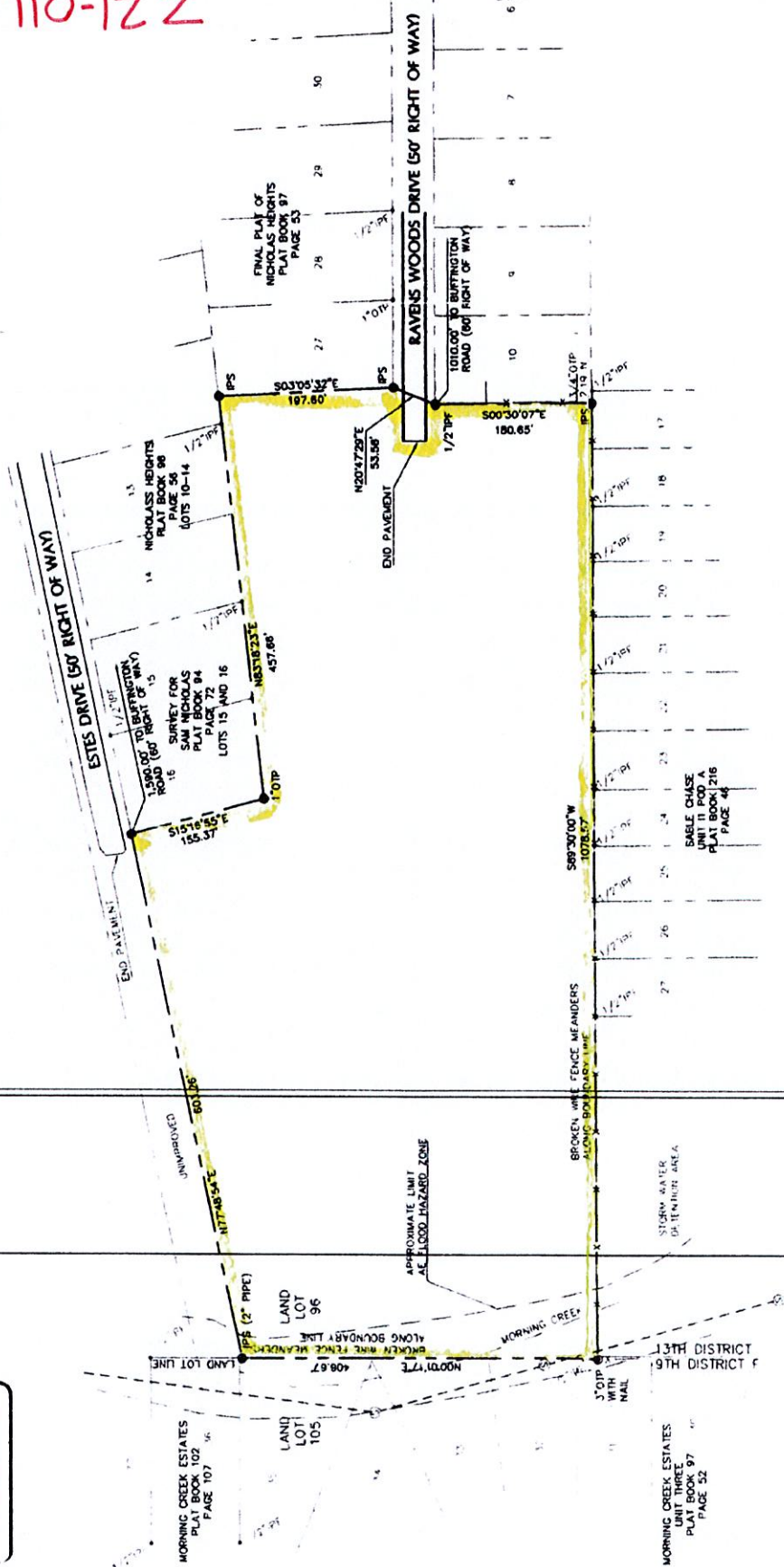
APR 16 2021

PLANNING AND ZONING

221-011

PER F.L.R.M. PARCEL 17127100040 E, EFFECTIVE DATE
JUNE 22, 1998, THIS A PORTION OF THE PROPERTY
IS DEPICTED WITHIN A ZONE OF FLOOD HAZARD
AREA.
APPROXIMATE LIMITS DEPICTED ARE AS SHOWN
FROM REFERENCED FIRM MAP AND GRAPHICALLY
PLOTTED. NO WARRANTY OR GUARANTEE IS
PROVIDED OR IMPLIED AS TO THE EXACT AREA OF
LAND IN OR OUT OF THE FLOOD HAZARD AREA.

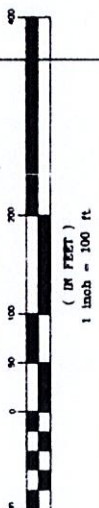
Z-21-011



LEGEND

- BOUNDARY LINE
- FENCE
- MORNING CREEK
- COMPUTED POINT
- 1/2\"/>

GRAPHIC SCALE



NOTES

1. THE FIELD DATA WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 50,000 FEET, AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT, AND WAS OBTAINED BY THE FOLLOWING METHODS:
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,407 FEET.
3. BASES OF BEARING IS PER PLAT REFERENCE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. PROVIDED OR IMPLIED AS TO ZONING COMPLIANCE OR IF PROPERTY DEPICTED IS BUILDABLE.

REFERENCES

DEEDS: DEED BOOK 6647 PAGE 373
REFERENCED DEED IS ON RECORD WITH CLERK OF SUPERIOR COURT OF FULTON COUNTY.

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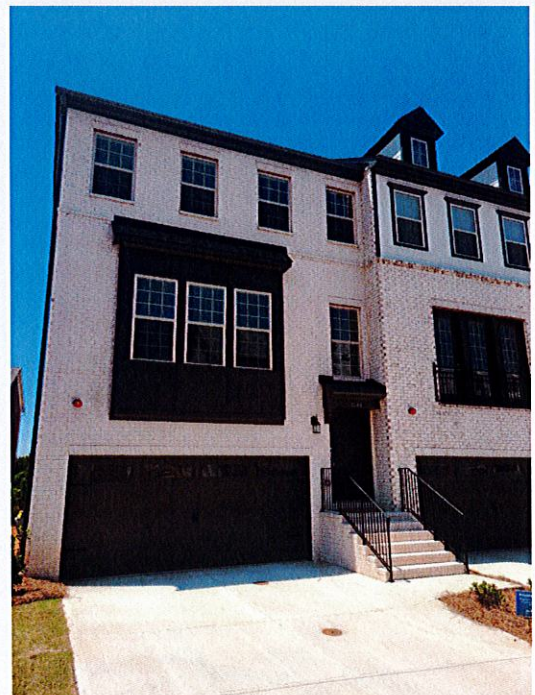
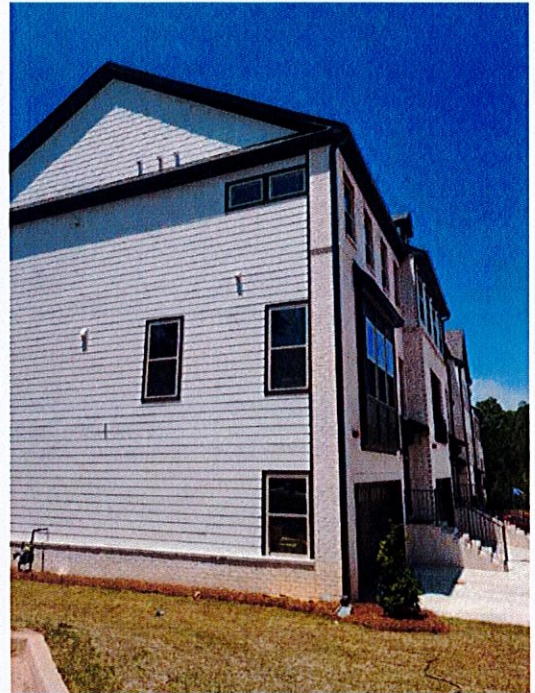
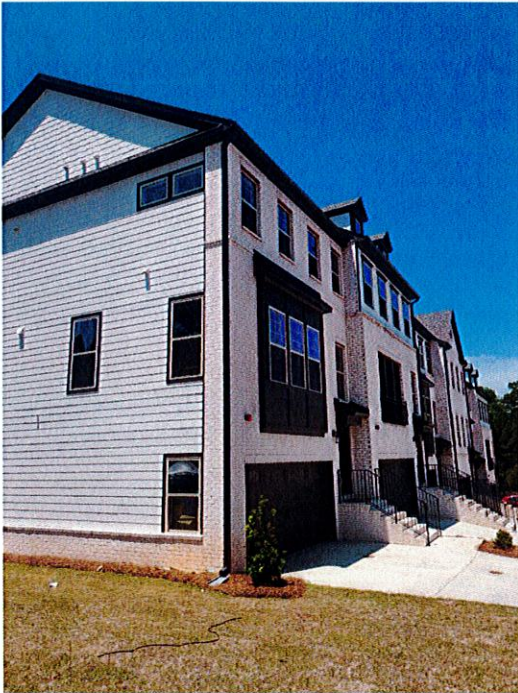
APR 16 2021

PLANNING AND ZONING



IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH THE
STANDARD STANDARDS AND REQUIREMENTS OF LAW
AND EQUITABLE PRACTICES.
JAMES F. WOOD
SURVEYOR
GEORGIA REGISTRATION NUMBER 2002

Proposed Project Renderings



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