



RECEIVED  
City of Tucker  
MAR 08 2021  
Community Development  
Department

Henry A. Bailey  
404-504-5446  
hbailey@mmmlaw.com  
www.mmmlaw.com

February 5, 2021

**VIA U.S. MAIL:**

**Re: Notice to neighbors regarding public participation meeting for rezoning application on the property located at.**

Dear Neighbor:

You are receiving this notice because you own property within 500 feet of 2245 Northlake Parkway Drive, Tucker, Georgia 30084 (Parcel #18-219-03-019). I represent the owner of the subject property. We are seeking a rezoning on the property from NL-2 to NL-4 to accommodate the redevelopment of the front office building into a townhome (for lease) project as shown on the conceptual site plan enclosed herein.

We are inviting you to attend the public participation meeting so that we may engage with you and provide you an opportunity to learn more about the project and ask any questions you may have. The public participation meeting is scheduled for February 22, 2021 at 6PM. The meeting will be held via zoom and you may join the meeting using the information below.

**Zoom Meeting Link:**

<https://us02web.zoom.us/j/83031871832?pwd=a0laRHRsc1E2K3puOHhURWw3b01QZz09>

Meeting ID: 830 3187 1832

Passcode: 784325

**One tap mobile:**

+13126266799,,83031871832#,,,,\*784325# US (Chicago)

+19292056099,,83031871832#,,,,\*784325# US (New York)

If you are unable to attend and would like more information, feel free to contact me at 404-504-5446 or email at [hbailey@mmmlaw.com](mailto:hbailey@mmmlaw.com) or Carl Westmoreland at 404-504-7799 or email at [cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com).

Very truly yours,

A handwritten signature in blue ink, appearing to read 'HAB', is placed above the name of the signatory.

Henry A. Bailey, Jr.





Prepared By:



SWCC LEVEL  
CERTIFICATION: # 66072

and Lots:  
210 & 211

Parcels: 18 219 03 019 & —03

DeKalb County Zoning:

LANDEAVOR &

**Cross Lake  
Partners**

Project  
Northlake Pkwy

2245-2247 Northlake Pk  
Tucker GA 30084

DeKalb County

Issued: Jan 27 2021

SVS Project No. 20 049

Sheet Title:

Master Plan  
All Front  
Northlake Pkwy

L-2



NF  
TUCKER MERIDIAN LLC  
APN 18 210 03 047  
DB 25658 PG 209





# Certificate of Mailing — Firm

<b>UNITED STATES POSTAL SERVICE</b> Name and Address of Sender Henry Bailey Morris, Manning & Martin, LLP 3343 Peachtree Road, NE, Suite 1600 Atlanta, Georgia 30326		TOTAL NO. of Pieces Listed by Sender 41	TOTAL NO. of Pieces Received at Post Office™ A P				
USPS® Tracking Number		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
Firm-specific Identifier							
1.		3000 LANGFORD ROAD LLC 3100 MEDLOCK BRIDGE RD BLDG 500 NORCROSS GA 30071					
2.		ALBE BRIAN 2234 WINDING WAY TUCKER GA 30084					
3.		ASSOCIATION FOR HABERSHAM AT PO BOX 767847 ROSWELL GA 30076					
4.		BP AND JN LLC 1159 GAVINWOOD PL DECATUR GA 30033					
5.		BUNTING JOHN D 2204 WINDING WAY TUCKER GA 30084					
6.		C F S INVESTMENT COMPANY LLLP 3756 LAVISTA RD STE 200 TUCKER GA 30084					
7.		DAN CHAPMAN AND ASSOCIATES LLC P.O. BOX 1343 CONYERS GA 30012					
8.		DECIDE DEKALB DEVELOPMENT AUTHORITY 2 DECATUR TOWN CENTER STE 150 DECATUR GA 30030					
9.		DECIDE DEKALB DEVELOPMENT AUTHORITY 5355 MIRA SORRENTO PL STE 100 SAN DIEGO CA 92121					



10.	DS AND SL LLC 150 E PONCE DE LEON AVE STE 475 DECATUR GA 30030			
11.	FIDELITY BANK 160 CLAIREMONT AVE # 100 DECATUR GA 30030			
12.	FIDELITY NATIONAL BANK PO BOX 105075 ATLANTA GA 30348			
13.	GSM LLC 275 CARPENTER DR NE # 201 ATLANTA GA 30328			
14.	HEYWARD INCORPORATED (ATLANTA) 3590 HABERSHAM AT NORTHLA TUCKER GA 30084			
15.	JR COMMERCIAL LLC 2844 TALISMAN CT NE ATLANTA GA 30345			
16.	KLEEMEIER ROBERT B 2135 STARFIRE DR NE ATLANTA GA 30345			
17.	LAMPIRIS ELIAS 2212 WINDING WAY TUCKER GA 30084			
18.	LONG LYNN R 2284 WENDER DR TUCKER GA 30084			
19.	NEW BRIDGE PROPERTIES LLC 9590 MEDLOCK BRIDGE RD # G DULUTH GA 30097			
20.	NEWTON JACK 2254 WENDER DR TUCKER GA 30084			
21.	NORTHLAKE CRL PARTNERS LLC 3541 HABERSHAM AT NORTHLA TUCKER GA 30084			
22.	NORTHLAKE CRYSTAL LLC 240 WESTBROOK DR ACWORTH GA 30101			
23.	NUCLEAR MEDICINE TECHNOLOGY 3558 HABERSHAM AT NORTHLA TUCKER GA 30084			
24.	PASHCHENKO BRITTANY TODD 2262 WENDER DR TUCKER GA 30084			



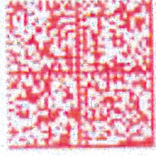




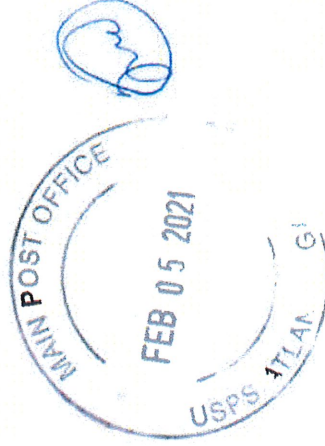
25.	PBJ REALTY INVESTMENTS LLC 1711 TELFAIR CHASE WAY LAWRENCEVILLE GA 30043	
26.	PH HABERSHAM LLC 3562 HABERSHAM AT NORTHLAKE BLDG J TUCKER GA 30084	
27.	PROFESSIONAL CASE MANAGEMENT SERVICES OF 4298 OLD QUITMAN HWY VALDOSTA GA 31601	
28.	RAXTER CECILIA R 2228 WINDING WAY TUCKER GA 30084	
29.	REDWINE CHARLES D II 2282 WENDER DR TUCKER GA 30084	
30.	SDM NORTHLAKE LLC 445 BISHOP ST STE 100 ATLANTA GA 30318	
31.	SDM NORTHLAKE LLC 1251 AVENUE OF THE AMERICAS FLOOR 50 NEW YORK NY 10020	
32.	SHEREE MANAGEMENT LLC 311 MONTROSE DR MCDONOUGH GA 30253	
33.	SLAWSON MARK 2242 WINDING WAY TUCKER GA 30084	
34.	SPICKERMAN MARICELA CHAVEZ 2286 WENDER DR TUCKER GA 30084	
35.	STANYARD WILLIE F 2268 WENDER DR TUCKER GA 30084	
36.	SYCAMORE INVESTMENTS INC PO BOX 584 LITHONIA GA 30058	
37.	TILLERY JAMES E 2220 WINDING WAY TUCKER GA 30084	
38.	TUCKER COMMONS LLC 5570 STONE CREEK DR STONE MOUNTAIN GA 30087	
39.	TUCKER MERIDIAN LLC 19241 BIRMINGHAM HWY ALPHARETTA GA 30004	



40.	WILLET GLENDA V 3528 HABERSHAM AT NORTHLA TUCKER GA 30084	
41.	WINDING VISTA RECREATION ASSOC PO BOX 643 TUCKER GA 30085	



U.S. POSTAGE FITNEY BOWES  
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## Public Participation Plan Report

### Project Name:

**Contact Name:** Carl Westmoreland or Henry Bailey

**Meeting Date:** February 22, 2021

**Meeting Location:** Zoom

**Meeting Start Time:** 6pm

**Meeting End Time:** 6:45pm

**Number of people in attendance:** 30

**Date of Filing of Land Use Petition Application:** March 8, 2021

**General Introduction:** please include information about who you reached out to for the meeting, communication outreach methods (letters, facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (ppt, q&a, display boards, etc), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

**Summary of concerns and issues raised at the meeting:** (please list and respond to each one individually; include as many items that were discussed).

See Attached

1. List question/concern/comment/request for changes to the proposed plans

Applicant Response:

2. List question/concern/comment/request for changes to the proposed plans

Applicant Response:

The following must be submitted at time of application submittal:

- Copy of the letter that was mailed to neighbors
- Copy of address list for mailing



- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Representative

3/2/21

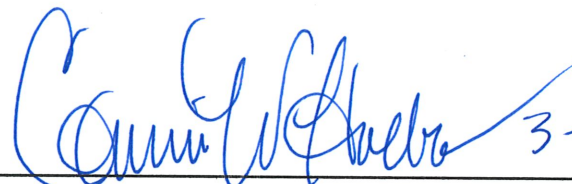
\_\_\_\_\_  
Date

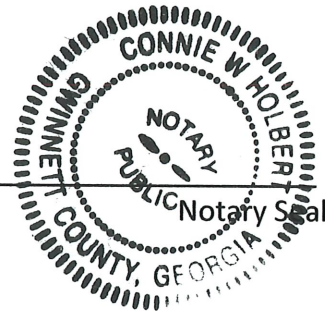
Steven D. Martin

3/2/21

\_\_\_\_\_  
Type or Print Name of Applicant or Authorized Representative

\_\_\_\_\_  
Date

 3-2-2021  
\_\_\_\_\_  
Signature of Notary  
exp 8-31-2021 Date





A. General Information

The enclosed copy of the public notice letter and site plan was sent out to all property owners within 500 feet of the property. Notice of the meeting was also included on the City of Tucker website by planning staff. Notice of the meeting was also included in the Tucker Observer. Following the meeting on February 22, 2021 applicant has had subsequent conversations with concerned neighbors and have met with Mr. Spickerman near the site to discuss the project and potential ameliorative efforts, which are still being discussed.

B. List of Zoom Attendees and Address Information

1. Janet Curtis, 1887 Robin Hill Ct., Tucker 30084
2. Kelli and Bill Stanyard, 2268 Wender Drive, Tucker GA. 30084
3. Ruthann P. Lacey, 3541E Habersham at Northlake, Tucker
4. Sue Malhotra GASM, LLC 2258 Northlake Pkwy Tucker GA 30084
5. Maricela and Jake Spickerman 2286 Wender Drive Tucker, Ga.30084
6. Matt Lee, Tucker-Northlake CID, 3350 Northlake Pkwy NE Atlanta GA 30345
7. Alex Brown, reporter for Tucker Observer, 2793 E. College Ave, Apt 4, Decatur, GA 30030
8. David Frame, Landeavor LLC 10930 Crabapple Road Suite 204 Roswell 30075
9. Mary & Albert Still, 3519 Emperor Way, Tucker 30084
10. John McHenry, City of Tucker Assistant City Manager, 1975 Lakeside Parkway, Suite 350 Tucker, GA 30084
11. Rosie Mafe, City of Tucker City Planner
12. Logan Clark, Kimley-Horn, Civil Engineer - 11720 Amber Park Drive, Alpharetta, GA 30009
13. Donna Davis, Tucker Civic Assoc -District 3 Representative
14. Adam Rapport Cross Lake Partners, 1166 Avenue of the Americas, 21st Floor, NY, NY 10036
15. Andrew Greenberg, 1846 Hebron Hills Dr. Tucker, Georgia
16. Lisa Carlysle, 2991 Pine Orchard Dr. Tucker, Georgia
17. Lynn Long, 2284 Wender Dr
18. Andrew Greenberg

C. Summary of Questions and Answers:

Question: What is the price point?

Answer: \$2500 - \$2700/month

Question: Will there be section 8

Answer: No

Question: Will there be subleases?

Answer: No

Question: Are the parking spaces assigned?

Answer: There will be a two car garage and two parking spaces per unit in the driveway.



Question: Security Gates?

Answer: No, the streets also provide access to the office building in the rear

Question: Why leasing as opposed to for sale?

Answer: Highest and best use for a niche and pent up demand for higher end townhomes for lease. Optimal scenario for this particular property based on market research.

Question: What is the plan for the open area behind the office building>?

Answer: No plan and is not included in the application.

Question: What is the difference between the NL-2 zoning versus NL-4.

Answer: NL-4 allows townhomes whereas NL-2 does not.

Question: Will there be fencing on the rear of the property?

Answer: The rear property is not included in the application and the existing open space will remain open space.

Question: Is there any understanding of how the redevelopment will affect the environment with regard to wildlife and stormwater.

Answer: Environmental impact will be addressed as a part of the application, which will detail how stormwater will be handled.

Question: Is the parking garage going to be used for the townhomes.

Answer: No, all parking will be handled at the individual townhomes.

Question: Will the residents be able to access the rear of the property where the parking garage is and ultimately cut through to their (Jake Spickerman) property?

Answer: We'll understand and address screening issues as we go through the process. NOTE: a meeting was subsequently scheduled for a walk through on the rear of the site.

Question: Is the office building vacant? Will there be a "creeping rezoning" with the property being converted and rented out as 300 apartments?

Answer: No rezoning is required to convert to apartments but there is no plan to do so. The current plan is to lease up the office with office tenants.

Question: Standard square footage of the townhomes and the projected project completion date?

Answer: 1600 square feet with a larger plan up to 2000 square feet as an option. Break ground projected by the end of 2021 pending a successful rezoning, with completion scheduled for roughly within a year.

Question: Will there be traffic back-ups?



Answer: Trip generation study required as a part of the application and will furnish as we go through the process.

Question: Acreage on front, back and total?

Answer: 13.72, 7.55 and 6.17 acres on the office buildings in the rear.

Question: Will there be a swimming pool?

Answer: NO plan for any amenities other than the park areas as shown on the site plan.

Question: How will the current building be demolished?

Answer: Likely by implosion to minimize the impact and done in compliance with the city requirements to further limit the impact.

Question: How many parking spaces are in the deck?

Answer: Approximately 1200 parking spaces but they are not for the townhomes.

Question: Is there a fair housing requirement for this zoning?

Answer: There are no inclusionary zoning requirements for this zoning.

Question: Any impact from I-285 bridge replacement plan.

Answer: Not aware of any impact from I-285 on this project.

Question: Will there be any overflow from the project site to other surrounding properties?

Answer: No. All parking is expected to happen within the site and there is more than sufficient space to accommodate.

Question: Will the units be ADA accessible?

Answer: As it relates to the exterior, all city regulations will be complied with.

Question: is there a planned tenant for the office building?

Answer: No planned tenant yet but is being actively marketed.

Question: What is the timeframe for getting a tenant in there and then changing the plan around and adding more townhomes.

Answer: We are talking to tenants actively with a goal to land someone soon.