



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 05, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1243047 **Agenda #:** N.10

Location/Address: The northeast side of Flowers Road, **Commission District: 1 Super District: 7**
 across from Hollinswood Drive on combined portions of land located at 2891 Mercer University Drive and 2930 Flowers Road, Atlanta, Georgia.

Parcel ID: Portions of 18-266-01-001 & 18-266-01-004

Request: To request a Special Land Use Permit (SLUP) to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation.

Property Owners: The Corporation of Mercer University

Applicant/Agent: Mercer Lofts Atlanta c/o Battle Law PC

Acreage: 9.9 Acres

Existing Land Use: Undeveloped

Surrounding Properties: Mercer University & Accessory Institutional Uses

Adjacent & Surrounding Zoning: North, East, South & West: O-I (Office-Institutional) District

Comprehensive Plan: Institutional (INS) Consistent X

Proposed Apartment Units: 124 Units Proposed Retail: 31,660 Square Feet	Existing Units: None Existing Retail: None
Proposed Lot Coverage: <80%	Existing Lot Coverage: N/A

SUBJECT SITE & PROJECT ANALYSIS

The 9.9-acre site has frontage along Flowers Road between Pirkle Circle and University Circle on the Mercer University Atlanta campus. The site is undeveloped and consists of dense, mature vegetation. The property frontage is improved with curb and gutter. Surrounding and adjacent properties include Cantera Apartments. Across from the site is Mercer University Office Park. West of the site is the Atlanta Bureau of Investigation. Adjacent to the site in the rear is Mercer University Conference Center and Historical Society. The site location is zoned O-I (Office-Institutional) District and is located outside of a designated activity node. Per Table 2.2 of the DeKalb County Zoning Code, building height is limited to 2-stories without an approved Special Land Use Permit (SLUP) granting additional stories. The applicant is working in conjunction with Mercer University to develop new student housing rental units. To obtain the desired number of apartment units, the applicant is requesting a Special Land Use Permit to increase building height from two (2) to five (5) stories to develop 124 student residential apartment units over 31,660 square feet of retail uses within two 5-story buildings.

SPECIAL LAND USE CRITERIA

Pursuant to Chapter 27-Article 7.4.6 of the DeKalb County Code, the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

The 9.9-acre site is adequate for the proposed apartment units over retail development. Off-street parking can be accommodated within the proposed development.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:

The proposed 5-story height is compatible with surrounding apartment development on Flowers Road. Cantera Apartments by Courtland is a 3-story apartment complex east of the site.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Given that the site is within the established Mercer University Campus, it appears that there are adequate public services, public facilities and utilities to serve the proposed 124 apartment units and retail uses.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Flowers Road is a two (2) lane collector street which should be able to handle the increased traffic anticipated by the proposed apartments.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

The character of vehicles accessing the site are likely the same vehicles accessing adjacent and surrounding office, institutional and apartments in the area. Further, residential on site will reduce trips on surrounding roads as providing direct pedestrian access for students to campus.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Ingress and egress to the subject property is proposed via three (3) curb cuts from Flowers Road. Interconnectivity is proposed in the rear of the site from adjacent parking areas to Mercer University buildings. Pedestrian crosswalks are depicted across the proposed access points for pedestrian safety.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

It appears that the proposed use should not create adverse impacts upon adjoining land uses due to smoke, odor, dust or vibration. The site must comply with the DeKalb County Noise Ordinance.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Residential apartments are a 24-hour operation and should not create adverse impacts upon any adjoining land uses. The apartments are located within the Mercer University Campus and have no impact on adjacent properties.

I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

The manner of operation should not impact adjoining office-institutional land uses.

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

The proposed 5-story height apartments would be consistent with the requirements of the O-I (Office-Institutional) District with an approved Special Land Use Permit.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Located within an Institutional land use designation, the proposed 5-story apartment buildings are consistent with the following 2035 Comprehensive Plan Strategy: Locate developments in areas with direct access to existing infrastructure.

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

No transitional buffers are required.

M. Whether or not there is adequate provision of refuse and service areas:

Adequate refuse and service areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit. The proposed 5-stories would be permanent for the apartment buildings.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

The proposed 5-stories for retail and apartment uses are compatible with nearby Cantera apartments which are three (3) stories and with adjacent office and institutional uses in the area.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

There are no supplemental regulations pertaining to building height.

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

Given the location on the site along Flowers Road, it appears that the proposed 5-story buildings would not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of housing and retail options for residents in unincorporated DeKalb County.

COMPLIANCE WITH O-I (OFFICE-INSTITUTIONAL) DISTRICT STANDARDS PER ARTICLE 27-TABLE 2.2

STANDARD		REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH		100 Feet	Over 2,000 feet of frontage along Flowers Road	Yes
LOT AREA		Min. 20,000 Square Feet	9.9 acres	Yes
YARD SETBACKS	FRONT	50 Feet	50 Feet	Yes
	INTERIOR SIDE YARD	20 Feet	20 Feet	Yes
	REAR	30 Feet	30 Feet	Yes
HEIGHT		Max 2 stories/35 Feet outside Activity Node	5 Stories with an approved SLUP	Yes, if SLUP is approved.
OPEN SPACE		20%	Not highlighted on submitted site plan	However, it appears site can comply per submitted colored conceptual drawings

SIDEWALKS	Along Flowers Road	Submitted site plan depicts pedestrian path along Flowers Road	Yes
PARKING Article 6	Min. 249 spaces for apartments & retail Max. 530 parking spaces	360 parking spaces for apartments & retail	Yes

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit for two apartment buildings/retail with a building height of 5-stories. Located within an Institutional Land Use Character area designated by the 2035 Comprehensive Land Use Plan Map, the proposed use is consistent with the following plan strategy: Locate developments in areas with direct access to existing infrastructure. The applicable requirements of the O-I (Office-Institutional) District have been met. The Department of Planning and Sustainability recommends **“APPROVAL CONDITIONAL”** with the following recommended condition:

1. Allow height up to five (5) stories for two apartment/retail use buildings on the site.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph

NEXT STEPS

Following an approval of this application, one or several of the following may be required:

- ✓ **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

Traffic Comments - March 2019 Zoning Agenda

N1 & N2. Rock Chapel Road is SR 124. GDOT review and permits required. . Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Rock Chapel Road is classified as a major arterial. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Right of way dedication of 50 feet from centerline required. All public infrastructure is required on public right of way- even if it exceeds 50 feet from centerline. Applicant is encouraged to seek an access easement across private property to obtain access to the traffic signal at Rock Mountain Rd and Rock Chapel Road. Street lighting along Rock Chapel Road required.

N3. No customer parking within public right of way along Chantilly Road due to close proximity of multiple intersections. Chantilly Road is classified as a local road. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Right of way dedication of 27.5 feet from centerline of Chantilly Road. These requirements will be applied with any land development permits.

N4. Rice Road, Classified as a local road. No comment.

N5. Lexington Trace is classified as a local road. Agape Way is classified as a local road. Agape Road is located within the I-285 right of way. GDOT review and approval is required. Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Applicant must coordinate with the Major Mobility Improvement Projects (MMIP) proposed managed lanes project along the east wall of I-285. Contact Tim Matthews (TMatthews@dot.ga.gov) prior to permitting. Local roads require a 27.5 foot right of way dedication from centerline, 5 foot landscape strip, 5 foot sidewalk. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Streetlights required. Infrastructure improvements required on all frontages.

N6. Nicole Lane is classified as a local road. Reginald Court is classified as a local road. No comment.

N7 & N8. E. Tupelo Street is classified as a local roads. Oldfield Road is classified as a local road. All local public roads require a 27.5 foot right of way from centerline, five foot landscape strip, five foot sidewalk and street lights. Infrastructure improvements required on all frontages. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements.

N9. Wellborn Road is classified as a collector road. Collector Roads require a 35 foot right of way dedication from centerline, 6 foot sidewalk, 4 bike lane, 5 foot landscape strip, and streetlights. Covington Hwy is classified as major arterial. Requires GDOT approval and review. Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Major arterials require a 50 right of way dedication from centerline, 6 foot sidewalks, 4 foot bike lane, 5 foot landscape strip and street lights. Number of units requires two access points per code. Eliminate the acceleration lane at entrance. GDOT has just awarded an intersection project at the intersection of Covington Hwy at Wellborn Rd/Cove Lake Road. Coordinate with construction awarded to Baldwin Paving. Install a roundabout at the access point on Wellborn Road- eliminates the right turn lane and the left turn lane. The Transportation Division will support the one entrance with the installation of a roundabout, but still requires Board action to vary from the code.

N10. Flowers Road is classified as a collector road. Collector Roads require a 35 foot right of way dedication from centerline, 6 foot sidewalk, 4 foot bike lake, 5 foot landscape strip, and streetlights. Covington Hwy is classified as major arterial. Extend infrastructure improvements along all property lines. Intersection, stopping and left turn sight distance required to be verified by Professional Engineer at entrance on Wellborn Road due to curve and possible hill crest along Wellborn Road. Minimum sight distance requirements must be met for permitting.

N10



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-19-1243047 Parcel I.D. #: 18-286-01-001

Address: 2891
Mercer University Dr
Chamblee, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed. Spotting Pond that would interrupt traffic flow.

Signature: [Handwritten Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: SLUP-19-1243047

APPLICANT NAME: Mercer Lofts Atlanta, LLC c/o Battle Law, P.C.

Daytime Phone #: 404-601-7616 Fax #: 404-745-0045

Mailing Address: One west Court Square, Suite 750, Decatur, GA 30030

E-mail: MLB@Battlelawpc.com

OWNER NAME: The Corporation of Mercer University (if more than one owner, attach contact information for each owner)

Daytime Phone #: 478-477-8885 Fax #: _____

Mailing Address: 1501 Mercer University Drive, Macon, GA 31207

E-mail: jhdaws@sierradevelopment.net

SUBJECT PROPERTY ADDRESS OR LOCATION: 2891 Mercer University Drive
, DeKalb County, GA, 30341

District(s): 18 Land Lot(s): 266 Block(s): 01 Parcel(s): 001 + 204

Acreage or Square Feet: _____ Commission District(s): 1 & 7 Existing Zoning: O-1

Proposed Special Land Use (SLUP): Height increase from 2 stories to 5 stories.

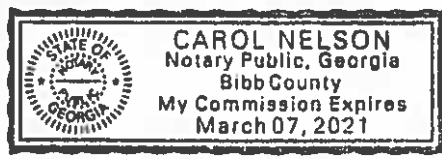
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____ Signature of Applicant: [Signature]
(Check One) By: Mercer Lofts Atlanta, LLC

Printed Name of Applicant: JAMES H. DAWS

Notary Signature and Seal:

Carol Nelson





ONE WEST COURT SQUARE, SUITE 750
DECATUR, GA 30030

What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: bdc@battlawpc.com

SPECIAL LAND USE PERMIT TO ALLOW AN INCREASE OF HEIGHT FROM 2 STORIES TO 5 STORIES FOR MERCER MIXED USE BUILDINGS

**Community Meeting
Thursday, December 27, 2018**

7:00 pm until 8:00 pm

Mercer AACC Building

Atlanta Administration and Conference Center

2930 Flowers Road South

Atlanta, GA 30341

**PROPOSED LOCATION:
2891 MERCER UNIVERSITY DRIVE
ATLANTA, GEORGIA 30341**

December 12, 2018

**ATTN: ATPA Collegiate Entities Near Mercer University
C/O ARTEMIS REAL ESTATE PARTNERS**

ATPA CAMBRIDGE LLC, ATPA COLGATE LLC, ATPA COLUMBIA LLC, ATPA CORNELL LLC, ATPA DARTMOUTH LLC, ATPA DAVIDSON LLC, ATPA DRAKE LLC, ATPA DUKE LLC, ATPA FORDHAM LLC, ATPA HARVARD LLC, ATPA HOLLINS LLC, ATPA MCGILL LLC, ATPA OGLETHORPE LLC, ATPA OXFORD LLC, ATPA RHODES LLC, ATPA RUTGERS LLC, ATPA STANFORD LLC, ATPA TULANE LLC, ATPA UOP LAND LLC, ATPA VANDERBILT LLC, ATPA WILLIAMS LLC, ATPA YALE LLC

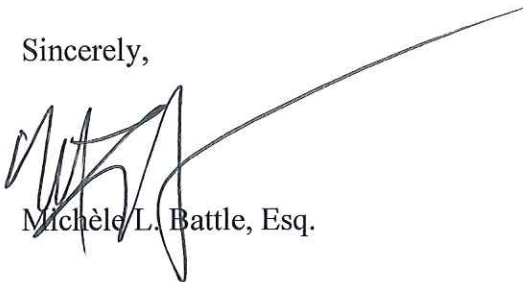
**5404 Wisconsin Avenue, Suite 1150
Chevy Chase, MD 20815**

Hi,

I am working with Mercer University on the development of student apartments on the Mercer University Campus on property located at 2891 Mercer University Drive. The proposed improvements will be located off of Flowers Road adjacent to the new FBI building. In order to proceed with this project we will need a Special Land Use Permit approved by the DeKalb County Board of Commissioners to increase the permitted height from 2 stories to 5 stories. Attached for your review are renderings of the proposed buildings.

We will be holding a community meeting Thursday, Dec. 27th at 7:00pm at the Mercer AACC Building (Atlanta Administration and Conference Center) located at 2930 Flowers Road SOUTH, Atlanta, GA 30341 to discuss the project. Please feel free to contact my office with any questions or concerns regarding the proposed height increase.

Sincerely,



Michèle L. Battle, Esq.

December 12, 2018

**ATTN: Flowers GA Partners LLC
C/O Cortland Partners
3424 Peachtree Road, Suite 300
Atlanta, Georgia 30326**

Hi,

I am working with Mercer University on the development of student apartments on the Mercer University Campus on property located at 2891 Mercer University Drive. The proposed improvements will be located off of Flowers Road adjacent to the new FBI building. In order to proceed with this project we will need a Special Land Use Permit approved by the DeKalb County Board of Commissioners to increase the permitted height from 2 stories to 5 stories. Attached for your review are renderings of the proposed buildings.

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Sincerely,



Michèle L. Battle, Esq.

**SIGN IN SHEET
COMMUNITY MEETING**

Project: 2891 Mercer University Drive Community Meeting

Location: 2930 Flowers Road South, Atlanta, GA 30341

Date: December 27, 2018 Time: 7:00-8:00 pm

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Virginia	Bailey	2902 DUNNINGTON CR	Atlanta GA	30341	7-939-2606	
Heather	Moore	2840 DUNNINGTON CIR	Atlanta, GA	30341	4-788-8185	heatherbrown43@gmail.com
Janice	Morarity	2894 Dunnington Cir	Atlanta	30341	770-235-6471	morarityj@comcast.net
Joyce	Start	2918 Dunnington Cir	Att.	30341	770-938-9673	robertastarra@bellsouth.net
Robert	Start	"	"	"	"	

**SIGN IN SHEET
COMMUNITY MEETING**

Project: 2891 Mercer University Drive Community Meeting

Location: 2930 Flowers Road South, Atlanta, GA 30341

Date: December 27, 2018 Time: 7:00-8:00 pm

Please print legibly

RUSSELL	SmartAngella	3456 Embury Circle	ATLANTA GA	30341	404-202-5363	RUSSELL.SPANBERGER@GMAIL.COM
Yue	Qin	3158 Mercer University Dr.				smartangella@hotmail.com
Fred Sherberger		3305 David Rd		30341		f.sherberger@gmail.com

Billy W Fernander	Mr.	Billy	W	Fernander	3288 Balmoral Dr	Atlanta	GA	30341-5616
Bonnie M Bambinelli	Ms.	Bonnie	M	Bambinelli	2769 Dunnington Cir	Atlanta	GA	30341-5605
Brent A Holland	Mr.	Brent	A	Holland	2799 Dunnington Cir	Chamblee	GA	30341-5605
Brian T Wilson	Mr.	Brian	T	Wilson	3270 Embry Hills Dr	Chamblee	GA	30341-4328
Bromley Mary Clare Trustee Bromley		Mary Clare	Rev Liv Tr		3050 Henderson Mill Rd	Chamblee	GA	30341-5602
Brook N Friedlander		Brook	N	Friedlander	3346 Embry Cir	Chamblee	GA	30341-5641
Bruce Edward Neal	Mr.	Bruce	Edward	Neal	3316 Mercer University Dr	Chamblee	GA	30341-5634
Cameron M Argotsinger	Mr.	Cameron	M	Argotsinger	3265 Alton Rd	Atlanta	GA	30341-4305
Carol K Garrett	Ms.	Carol	K	Garrett	3419 Embry Cir	Chamblee	GA	30341-5611
Carole C Awalt	Ms.	Carole	C	Awalt	3403 Embry Cir	Atlanta	GA	30341-5611
Caroline A Smith	Ms.	Caroline	A	Smith	3462 Embry Cir	Chamblee	GA	30341-5612
Caroline Wood	Ms.	Caroline		Wood	3231 Alton Rd	Atlanta	GA	30341-4305
Carolyn Ann Smith	Ms.	Carolyn	Ann	Smith	3184 Embry Hills Dr	Chamblee	GA	30341-4345
Chad A Thompson	Mr.	Chad	A	Thompson	2862 Dunnington Cir	Chamblee	GA	30341-5608
Charles P Ferguson	Mr.	Charles	P	Ferguson	3416 Embry Cir	Chamblee	GA	30341-5612
Charles S Varner	Mr.	Charles	S	Varner	3288 Embry Hills Dr	Chamblee	GA	30341-4328
Chehade Y Chihane		Chehade	Y	Chihane	2919 Dunnington Cir	Atlanta	GA	30341-5609
Christina L Campbell	Ms.	Christina	L	Campbell	3069 Stantondale Dr	Chamblee	GA	30341-4105
Christopher J Watson	Mr.	Christopher	J	Watson	2871 Dunnington Cir	Chamblee	GA	30341-5607
Corporation Of Mercer					1350 Spring St Nw	Atlanta	GA	30309-2864
Corporation Of Mercer					3001 Mercer University Dr	Atlanta	GA	30341-4115
Corporation Of Mercer University The					1400 Coleman Ave	Macon	GA	31207-0001
Dafre Llc					3084 Mercer University Dr	Atlanta	GA	30341-4139
Daniel Hofert	Mr.	Daniel		Hofert	3221 Alton Rd	Chamblee	GA	30341-4305
Daniel Y Kwon	Mr.	Daniel	Y	Kwon	2854 Dunnington Cir	Atlanta	GA	30341-5608
David Allen Steinhauer	Mr.	David	Allen	Steinhauer	3278 Embry Hills Dr	Chamblee	GA	30341-4328
David Gordon Paul	Mr.	David	Gordon	Paul	3328 Mercer University Dr	Atlanta	GA	30341-5634
David Spooner	Mr.	David		Spooner	3201 Embry Hills Dr	Chamblee	GA	30341-4327
David W Jones	Mr.	David	W	Jones	3411 Embry Cir	Atlanta	GA	30341-5611
Dean B Nordhielm	Mr.	Dean	B	Nordhielm	2911 Dunnington Cir	Atlanta	GA	30341-5609
Decatur W Morse Jr	Mr.	Decatur	W	Morse	3228 Embry Hills Dr	Chamblee	GA	30341-4328
Dekalb Board Of Education					1701 Mountain Industrial Blvd	Stone Mountain	GA	30083-1027
Dekalb County					1300 Commerce Dr	Decatur	GA	30030-3222
Dennis H Fritsch	Mr.	Dennis	H	Fritsch	2788 Dunnington Cir	Atlanta	GA	30341-5606

Derric M Raggs	Mr.	Derric	M	Raggs	2950 Dunnington Cir	Atlanta	GA	30341-5610
EKMARL Allen C					3297 Embry Hills Drive	Chamblee	GA	30341
Eliana Haydee Tyre	Ms.	Eliana	Haydee	Tyre	3069 Margavera Ter	Atlanta	GA	30341-4101
Elias Hatoun	Mr.	Elias		Hatoun	3470 Embry Cir	Chamblee	GA	30341-5612
Elizabeth M Francois	Ms.	Elizabeth	M	Francois	2780 Dunnington Cir	Atlanta	GA	30341-5606
Embry Hills Club Inc					2975 Medinah Ct	Atlanta	GA	30341-5621
Everland Inc					4029 Nobleman Pt	Peachtree C	GA	30097-2363
Fayyaz Haq	Mr.	Fayyaz		Haq	3074 Henderson Mill Rd	Atlanta	GA	30341-5638
Fbo Paulette George Hatoun Hatoun Elias Georges					3369 Embry Cir	Chamblee	GA	30341-5640
Florence Coleman Stowe	Ms.	Florence	Coleman	Stowe	2021 Oak Grove Rd Ne	Atlanta	GA	30345-3842
Flowers Ga Partners Llc					3024 Peachtree Rd Nw Ste 300	Atlanta	GA	30305-2202
Frances Eleanor Brown	Ms.	Frances	Eleanor	Brown	2903 Dunnington Cir	Atlanta	GA	30341-5609
Francis A Petrus	Mr.	Francis	A	Petrus	3193 Alton Rd	Atlanta	GA	30341-4356
Frederic W Victor	Mr.	Frederic	W	Victor	3203 Alton Rd	Atlanta	GA	30341-4305
Frederick H Crudder	Mr.	Frederick	H	Crudder	3372 Embry Cir	Chamblee	GA	30341-5641
Gary E Youngblood	Mr.	Gary	E	Youngblood	3390 Embry Cir	Chamblee	GA	30341-5641
Gary K Shannon	Mr.	Gary	K	Shannon	2957 Dunnington Cir	Atlanta	GA	30341-5609
Gayle E Crew	Ms.	Gayle	E	Crew	2939 Dunnington Cir	Atlanta	GA	30341-5609
Georgia Agape Inc					3094 Mercer University Dr	Atlanta	GA	30341-4141
Georgia Dept Of Transportation					600 W Peachtree St Nw	Atlanta	GA	30308-3607
Georgia Press Association Inc					3066 Mercer University Dr	Chamblee	GA	30341-4137
Gwendolyn A Freeman	Ms.	Gwendolyn	A	Freeman	3146 Mercer University Dr	Chamblee	GA	30341-5630
Harry Y Parmenter	Mr.	Harry	Y	Parmenter	2827 Dunnington Cir	Atlanta	GA	30341-5607
Helen Black Edenfield	Ms.	Helen	Black	Edenfield	2863 Dunnington Cir	Atlanta	GA	30341-5607
Helen E Strickland	Ms.	Helen	E	Strickland	3257 Alton Rd	Atlanta	GA	30341-4305
Howard D Allen Grady	Mr.	Howard	D Allen	Grady	3247 Embry Hills Dr	Atlanta	GA	30341-4327
J C Shekhar Reddy		J		C Shekhar Reddy	1670 Riverside Rd	Roswell	GA	30076-5135
Jack C Shapiro	Mr.	Jack	C	Shapiro	3053 Margavera Ter	Chamblee	GA	30341-4101
Jack R Parker III	Mr.	Jack	R	Parker	3292 Mercer University Dr	Chamblee	GA	30341-5632
James E Tebbel Jr	Mr.	James	E	Tebbel	3427 Embry Cir	Atlanta	GA	30341-5611
Janice M Moriarity	Ms.	Janice	M	Moriarity	2894 Dunnington Cir	Atlanta	GA	30341-5608
Jaqueline Richards	Ms.	Jaqueline		Richards	3084 Henderson Mill Rd	Chamblee	GA	30341-5638
Jared Inlow	Mr.	Jared		Inlow	6031 Rocky Shoals Ct	Tucker	GA	30084-1600
Jason E Tincher	Mr.	Jason	E	Tincher	3249 Alton Rd	Atlanta	GA	30341-4305

Jean A Peterson	Ms.	Jean	A	Peterson	3142 Embry Hills Dr	Atlanta	GA	30341-4326
Jean W Walls	Ms.	Jean	W	Walls	3262 Embry Hills Dr	Chamblee	GA	30341-4328
Jeanne E Mielke	Ms.	Jeanne	E	Mielke	3169 Embry Hills Dr	Chamblee	GA	30341-4325
Jeffrey A May	Mr.	Jeffrey	A	May	3360 Embry Cir	Chamblee	GA	30341-5641
Jennifer D Seymour	Ms.	Jennifer	D	Seymour	3400 Embry Cir	Chamblee	GA	30341-5612
Jeremy Adams	Mr.	Jeremy		Adams	3279 Embry Hills Dr	Atlanta	GA	30341-4327
Jessica Michelle Wamsley	Ms.	Jessica	Michelle	Wamsley	3045 Stantondale Dr	Chamblee	GA	30341-4105
Jesus Mendoza	Mr.	Jesus		Mendoza	3061 Stantondale Dr	Chamblee	GA	30341-4105
Jianfu Shan		Jianfu		Shan	3052 Margavera Ter	Chamblee	GA	30341-4102
Joan Carole Krahl	Ms.	Joan	Carole	Krahl	5070 Spring Rock Ter Ne	Roswell	GA	30075-5451
Joel Shallenberger	Mr.	Joel		Shallenberge	3126 Bolero Dr	Chamblee	GA	30341-5758
John C Schellman	Mr.	John	C	Schellman	3134 Embry Hills Dr	Atlanta	GA	30341-4326
John David Marsh	Mr.	John	David	Marsh	3255 Embry Hills Dr	Chamblee	GA	30341-4327
John Dodson	Mr.	John		Dodson	3220 Embry Hills Dr	Chamblee	GA	30341-4328
John Goodman	Mr.	John		Goodman	3437 Embry Cir	Chamblee	GA	30341-5611
John H Owen	Mr.	John	H	Owen	Po Box 922334	Norcross	GA	30010-2334
John W Liu	Mr.	John	W	Liu	3144 Mercer University Dr	Chamblee	GA	30341-5630
Jonathan B Sears	Mr.	Jonathan	B	Sears	2910 Dunnington Cir	Atlanta	GA	30341-5610
Jonnie Lee Lopez	Ms.	Jonnie	Lee	Lopez	3295 Mercer University Dr	Atlanta	GA	30341-5639
Joseph Lau	Mr.	Joseph		Lau	3020 Mercer University Dr	Chamblee	GA	30341-4145
Judy L Brower	Ms.	Judy	L	Brower	3236 Embry Hills Dr	Atlanta	GA	30341-4328
Julia D Hicks	Ms.	Julia	D	Hicks	2804 Dunnington Cir	Chamblee	GA	30341-5608
Juliana K Cyril	Ms.	Juliana	K	Cyril	2818 Dunnington Cir	Atlanta	GA	30341-5608
Justin Spinks	Mr.	Justin		Spinks	2815 Dunnington Cir	Atlanta	GA	30341-5607
Karen M Britting	Ms.	Karen	M	Britting	3211 Alton Rd	Chamblee	GA	30341-4305
Kathleen L Campbell	Ms.	Kathleen	L	Campbell	Po Box 941514	Atlanta	GA	31141-0514
Kathleen P Oconnor	Ms.	Kathleen	P	Oconnor	2796 Dunnington Cir	Chamblee	GA	30341-5606
Kelly Meierhofer	Ms.	Kelly		Meierhofer	3156 Mercer University Dr	Atlanta	GA	30341-5630
Koger Co The					2951 Flowers Rd S	Atlanta	GA	30341-5532
Laura D Pfister	Ms.	Laura	D	Pfister	3068 Margavera Ter	Chamblee	GA	30341-4102
Laura J Wilson	Ms.	Laura	J	Wilson	3132 Mercer University Dr	Chamblee	GA	30341-5630
Leon C Hendee III	Mr.	Leon	C	Hendee	3134 Bolero Dr	Atlanta	GA	30341-5758
Linda Beatrice Nunn	Ms.	Linda	Beatrice	Nunn	3306 Balmoral Dr	Chamblee	GA	30341-5618
Lisa Buckalew	Ms.	Lisa		Buckalew	3300 Mercer University Dr	Atlanta	GA	30341-5634

Lori Tanzoach Turbe	Ms.	Lori	Tanzoach	Turbe	3424 Embry Cir	Atlanta	GA	30341-5612
Lorraine McGillivray	Ms.	Lorraine		McGillivray	3148 Mercer University Dr	Atlanta	GA	30341-5630
Lydia F White	Ms.	Lydia	F	White	2761 Dunnington Cir	Chamblee	GA	30341-5605
Lyndsey Jones	Ms.	Lyndsey		Jones	3129 Embry Hills Dr	Chamblee	GA	30341-4325
Maanav Mahindru		Maanav		Mahindru	2777 Dunnington Cir	Atlanta	GA	30341-5605
Margaret L Adams	Ms.	Margaret	L	Adams	3159 Embry Hills Dr	Chamblee	GA	30341-4325
Maria Chihane	Ms.	Maria		Chihane	2942 Dunnington Cir	Chamblee	GA	30341-5610
Mark A Lloyd	Mr.	Mark	A	Lloyd	3108 Bolero Dr	Atlanta	GA	30341-5758
Martha E Wroolie	Ms.	Martha	E	Wroolie	3448 Embry Cir	Chamblee	GA	30341-5612
Mary Jo M Garvin	Ms.	Mary	Jo M	Garvin	2878 Dunnington Cir	Atlanta	GA	30341-5608
Mary W Carlton	Ms.	Mary	W	Carlton	3034 Stantondale Dr	Chamblee	GA	30341-4106
Matthew C Johnson	Mr.	Matthew	C	Johnson	2887 Dunnington Cir	Atlanta	GA	30341-5607
Michael G Sherberger	Mr.	Michael	G	Sherberger	3273 Alton Rd	Atlanta	GA	30341-4305
Michael Hill	Mr.	Michael		Hill	3142 Mercer University Dr	Atlanta	GA	30341-5630
Michael S Kelly	Mr.	Michael	S	Kelly	2895 Dunnington Cir	Atlanta	GA	30341-5607
Michael T Hayes	Mr.	Michael	T	Hayes	3355 Embry Cir	Chamblee	GA	30341-5640
Michelle Joyner Tracy	Ms.	Michelle	Joyner	Tracy	3196 Embry Hills Dr	Chamblee	GA	30341-4345
Mimi Shauna Cheek	Ms.	Mimi	Shauna	Cheek	1394 Indian Trail Lilburn Rd	Norcross	GA	30093-2677
Mirza Dobric		Mirza		Dobric	3154 Mercer University Dr	Chamblee	GA	30341-5630
Mohammad T Mehrpad	Mr.	Mohammad	T	Mehrpada	3034 Margavera Ter	Chamblee	GA	30341-4102
Moire Holdings Llc					9795 Farmbrook Ln	Alpharetta	GA	30022-5503
Mzn Mitchell Investments Llc					2900 Chamblee Tucker Rd Bldg	Atlanta	GA	30341-4100
Nathalie I Lefebvre	Ms.	Nathalie	I	Lefebvre	3160 Embry Hills Dr	Atlanta	GA	30341-4326
Nathan A Price	Mr.	Nathan	A	Price	3241 Alton Rd	Chamblee	GA	30341-4305
Neal W Plunkett	Mr.	Neal	W	Plunkett	3041 Margavera Ter	Chamblee	GA	30341-4101
Neena Rani Tuckar	Ms.	Neena	Rani	Tuckar	3016 Henderson Mill Rd	Atlanta	GA	30341-5602
Nhan Thanh Tran		Nhan	Thanh	Tran	3152 Embry Hills Dr	Chamblee	GA	30341-4326
Nicklaus L King	Mr.	Nicklaus	L	King	3453 Embry Cir	Atlanta	GA	30341-5611
Noelia Barrera	Ms.	Noelia		Barrera	2846 Dunnington Cir	Atlanta	GA	30341-5608
Oleg Bilukha	Mr.	Oleg		Bilukha	3143 Embry Hills Dr	Chamblee	GA	30341-4325
Pae McLemore		Pae		McLemore	3126 Mercer University Dr	Chamblee	GA	30341-5630
Paul Edward Ashford	Mr.	Paul	Edward	Ashford	3037 Henderson Mill Rd	Atlanta	GA	30341-5601
Paul S Barranco	Mr.	Paul	S	Barranco	3077 Margavera Ter	Chamblee	GA	30341-4101
Pavel Favorov	Mr.	Pavel		Favorov	3231 Embry Hills Dr	Chamblee	GA	30341-4327

Penny B Eisenstein	Ms.	Penny	B	Eisenstein	3327 Embry Cir	Chamblee	GA	30341-4318
Peter R Hendricks	Mr.	Peter	R	Hendricks	3287 Embry Hills Dr	Chamblee	GA	30341-4327
Phillip L Ladzinske	Mr.	Phillip	L	Ladzinske	3271 Embry Hills Dr	Chamblee	GA	30341-4327
Poolos George Nick					3098 Henderson Mill Rd	Chamblee	Ga	30341
Rae R Dewoody	Ms.	Rae	R	Dewoody	3461 Embry Cir	Atlanta	GA	30341-5611
Ralph C Cox	Mr.	Ralph	C	Cox	3273 Balmoral Dr	Atlanta	GA	30341-5615
Rampersad Immigration Grp Llc					3300 Buckeye Rd Ste 220	Atlanta	GA	30341-4232
Ravi P Singh	Mr.	Ravi	P	Singh	3057 Oaktree Ln	Duluth	GA	30096-5885
Raymond P Rampersad	Mr.	Raymond	P	Rampersad	3134 Mercer University Dr	Chamblee	GA	30341-5630
Rebecca Perkins	Ms.	Rebecca		Perkins	3445 Embry Cir	Chamblee	GA	30341-5611
Regent Centre Development Co					1874 Piedmont Ave Ne	Atlanta	GA	30324-4869
Richard S Gross	Mr.	Richard	S	Gross	3301 Balmoral Dr	Atlanta	GA	30341-5617
Robert C Starr	Mr.	Robert	C	Starr	2918 Dunnington Cir	Atlanta	GA	30341-5610
Robert D Kwasha	Mr.	Robert	D	Kwasha	9795 Huntcliff Trce	Atlanta	GA	30350-2712
Robert Eugene Patterson	Mr.	Robert	Eugene	Patterson	3017 Henderson Mill Rd	Chamblee	GA	30341-5601
Robert G Hutton	Mr.	Robert	G	Hutton	3280 Balmoral Dr	Atlanta	GA	30341-5616
Robert L Snee	Mr.	Robert	L	Snee	2810 Dunnington Cir	Chamblee	GA	30341-5608
Robert W Douthit	Mr.	Robert	W	Douthit	3298 Balmoral Dr	Atlanta	GA	30341-5616
Roman A Khiyayev	Mr.	Roman	A	Khiyayev	3089 Colonial Way	Atlanta	GA	30341-5309
Rosalien M Payne		Rosalien	M	Payne	3150 Mercer University Dr	Atlanta	GA	30341-5630
Rozina A Hussain	Ms.	Rozina	A	Hussain	3140 Mercer University Dr	Atlanta	GA	30341-5630
Ruben Diaz	Mr.	Ruben		Diaz	3212 Embry Hills Dr	Chamblee	GA	30341-4328
Rubicon Investment Grp Llc					2840 Dunnington Cir	Chamblee	GA	30341-5608
Russell Geary	Mr.	Russell		Geary	3044 Margavera Ter	Chamblee	GA	30341-4102
Russell Spornberger	Mr.	Russell		Spornberger	3456 Embry Cir	Atlanta	GA	30341-5612
Ryan Berndt	Mr.	Ryan		Berndt	3308 Mercer University Dr	Atlanta	GA	30341-5634
Sally S Bennett	Ms.	Sally	S	Bennett	3060 Stantondale Dr	Chamblee	GA	30341-4106
Scalp Maters Atlanta Llc					3060 Mercer University Dr Ste 3	Atlanta	GA	30341-4135
Sean Goldstein	Mr.	Sean		Goldstein	4031 Kingsley Park Ln	Peachtree C	GA	30096-2425
Sharon Kendall	Ms.	Sharon		Kendall	3221 Embry Hills Dr	Chamblee	GA	30341-4327
Sharon P Lewis	Ms.	Sharon	P	Lewis	3135 Embry Hills Dr	Atlanta	GA	30341-4325
Sherry L Adams	Ms.	Sherry	L	Adams	1468 Winston Pl	Decatur	GA	30033-1955
Shubhaya Saha		Shubhaya		Saha	2753 Dunnington Cir	Chamblee	GA	30341-5605
Silver Oaks Atlanta Llc					129 S 11th St	Nashville	TN	37206-2954

Sobeta Llc					1244 North Ave Ne	Atlanta	GA	30307-1525
Stefan James Cashwell	Mr.	Stefan	James	Cashwell	3165 Alton Rd	Atlanta	GA	30341-4356
Stephen Bordeleau	Mr.	Stephen		Bordeleau	2929 Dunnington Cir	Chamblee	GA	30341-5609
Stephen C Austin	Mr.	Stephen	C	Austin	2870 Dunnington Cir	Atlanta	GA	30341-5608
Stephen D McCracken	Mr.	Stephen	D	McCracken	2990 Henderson Mill Rd	Chamblee	GA	30341-5635
Stephen J Leotis	Mr.	Stephen	J	Leotis	2934 Dunnington Cir	Chamblee	GA	30341-5610
Steven H Lyons	Mr.	Steven	H	Lyons	3254 Bolero Trce	Atlanta	GA	30341-5761
Steven Peck	Mr.	Steven		Peck	3053 Stantondale Dr	Chamblee	GA	30341-4105
Sungmee Park		Sungmee		Park	1610 Reserve Cir	Decatur	GA	30033-1537
Sylvia M Naguib	Ms.	Sylvia	M	Naguib	2764 Dunnington Cir	Atlanta	GA	30341-5606
Tarik Merad Boudia	Mr.	Tarik	Merad	Boudia	3003 Henderson Mill Rd	Atlanta	GA	30341-5601
Teh Chih Lee	Mr.	Teh	Chih	Lee	3272 Balmoral Dr	Chamblee	GA	30341-5616
Theodore Mowinski	Mr.	Theodore		Mowinski	2947 Dunnington Cir	Chamblee	GA	30341-5609
Thirty One Fourteen Mercer Llc					3114 Mercer University Dr	Atlanta	GA	30341-4144
Thomas B Ingram Jr	Mr.	Thomas	B	Ingram	3187 Alton Rd	Chamblee	GA	30341-4356
Thomas C Stanford	Mr.	Thomas	C	Stanford	3061 Margavera Ter	Chamblee	GA	30341-4101
Tisca C Denson		Tisca	C	Denson	3408 Embry Cir	Chamblee	GA	30341-5612
Tivoli li Llc					Po Box 8984	Richmond	VA	23225-0684
Toby F Block		Toby	F	Block	3044 Stantondale Dr	Chamblee	GA	30341-4106
Veronika Zarnitsyna	Ms.	Veronika		Zarnitsyna	3128 Mercer University Dr	Atlanta	GA	30341-5630
Victoria Chihane	Ms.	Victoria		Chihane	3027 Henderson Mill Rd	Atlanta	GA	30341-5601
Virginia O Bailey	Ms.	Virginia	O	Bailey	2902 Dunnington Cir	Atlanta	GA	30341-5610
W D Mallard		W	D	Mallard	3291 Balmoral Dr	Atlanta	GA	30341-5615
Weijie Chen		Weijie		Chen	3130 Mercer University Dr	Atlanta	GA	30341-5630
Whitney Patel		Whitney		Patel	3147 Alton Rd	Chamblee	GA	30341-4303
William A Sewell	Mr.	William	A	Sewell	3313 Mercer University Dr	Atlanta	GA	30341-5633
William R Fortner	Mr.	William	R	Fortner	3213 Embry Hills Dr	Chamblee	GA	30341-4327
William Thomas Collier	Mr.	William	Thomas	Collier	3385 Embry Cir	Chamblee	GA	30341-5640
Wubalem Tekeste		Wubalem		Tekeste	3254 Embry Hills Dr	Chamblee	GA	30341-4328
Yevgine Rozhavsky		Yevgine		Rozhavsky	3060 Margavera Ter	Chamblee	GA	30341-4102
Yue Qiu	Ms.	Yue		Qiu	3158 Mercer University Dr	Chamblee	GA	30341-5630

<u>Name</u>	<u>Title</u>	<u>FirstName</u>	<u>MiddleName</u>	<u>LastName</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Boyd Atlanta Rhodes Llc					1 N Wacker Dr Ste 4025	Chicago	IL	60606-2844
3060 Mercer Sp Llc					3060 Mercer University Dr	Chamblee	GA	30341-4135
A Carey Huddlestun		A	Carey	Huddlestun	3120 Bolero Dr	Atlanta	GA	30341-5758
Adam C Gerald	Mr.	Adam	C	Gerald	2826 Dunnington Cir	Atlanta	GA	30341-5608
Adam Toll	Mr.	Adam		Toll	3239 Embry Hills Dr	Chamblee	GA	30341-4327
Adile R Bayakly		Adile	R	Bayakly	3160 Mercer University Dr	Chamblee	GA	30341-5630
Akio Uetsuki	Mr.	Akio		Uetsuki	2958 Dunnington Cir	Atlanta	GA	30341-5610
Akkaraju Rakesh Sarma		Akkaraju	Rakesh	Sarma	3136 Mercer University Dr	Atlanta	GA	30341-5630
Akrivy Stewart		Akrivy		Stewart	1966 Kanawha Dr	Stone Mountain	GA	30087-2109
Al P Hayden	Mr.	Al	P	Hayden	3263 Embry Hills Dr	Atlanta	GA	30341-4327
Alex Fairchild	Mr.	Alex		Fairchild	3204 Embry Hills Dr	Atlanta	GA	30341-4328
Ali S Yarbou	Mr.	Ali	S	Yarbou	3070 Mercer University Dr	Atlanta	GA	30341-4138
Alice M Lovelace	Ms.	Alice	M	Lovelace	3434 Embry Cir	Chamblee	GA	30341-5612
Anderson Merle V Revoc Lvng		Anderson	Judith A	Revoc Lv Tr	3363 Embry Cir	Chamblee	GA	30341-5640
Andre W Hodges	Mr.	Andre	W	Hodges	3314 Balmoral Dr	Atlanta	GA	30341-5618
Andrew McLdendon	Mr.	Andrew		McLdendon	3151 Embry Hills Dr	Chamblee	GA	30341-4325
Ann C Beal	Ms.	Ann	C	Beal	3052 Stantondale Dr	Chamblee	GA	30341-4106
Ann L Albright	Ms.	Ann	L	Albright	3138 Mercer University Dr	Chamblee	GA	30341-5630
Anny Pamela Perez	Ms.	Anny	Pamela	Perez	3128 Embry Hills Dr	Atlanta	GA	30341-4326
Arthur James Cooper	Mr.	Arthur	James	Cooper	2879 Dunnington Cir	Atlanta	GA	30341-5607
Ashley Caggiano	Ms.	Ashley		Caggiano	3377 Embry Cir	Chamblee	GA	30341-5640
Ashley McCollum	Ms.	Ashley		McCollum	3032 Henderson Mill Rd	Atlanta	GA	30341-5602
Association Of Energy Engineer					3168 Mercer University Dr	Atlanta	GA	30341-5630
Atpa Rutgers Llc					5404 Wisconsin Ave Ste 1150	Chevy Chase	MD	20815-3573
Autumn Levy	Ms.	Autumn		Levy	2926 Dunnington Cir	Chamblee	GA	30341-5610
Awet Clay		Awet		Clay	3076 Margavera Ter	Atlanta	GA	30341-4102
Barbara Jo Call	Ms.	Barbara	Jo	Call	2714 Briarlake Woods Way Ne	Atlanta	GA	30345-3908
Barrington Property Owners					11525 Park Woods Cir	Alpharetta	GA	30005-2422
Belinda G Buckley	Ms.	Belinda	G	Buckley	3000 Henderson Mill Rd	Atlanta	GA	30341-5602
Benjamin Charity	Mr.	Benjamin		Charity	3283 Balmoral Dr	Atlanta	GA	30341-5615
Betty Devereaux Brown	Ms.	Betty	Devereaux	Brown	3246 Embry Hills Dr	Chamblee	GA	30341-4328
Billie June Randall	Ms.	Billie	June	Randall	3047 Henderson Mill Rd	Chamblee	GA	30341-5601
Billy Robert Hood	Mr.	Billy	Robert	Hood	3008 Henderson Mill Rd	Chamblee	GA	30341-5602

STATEMENT OF INTENT

And

Other Material Required by
DeKalb County, Georgia Zoning Ordinance
For

A Special Land Use Permit for an Increase in Height pursuant to
the DeKalb County Zoning Ordinance

Of

MERCER LOFTS ATLANTA, LLC

For

+/-9.9239 acres of Land
Being a Portion of
2891 Mercer University Drive and 2930 Flowers Road S in
Land Lot 266, 18th District, Unincorporated DeKalb County

Submitted for Applicant by:

Michèle L. Battle
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One West Court Square, Suite 750
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I. STATEMENT OF INTENT

The Corporation of Mercer University is the owner of a +/-56.63 acre tract of land located at 2891 Mercer University Drive and 2930 Flowers Road S, which is a part of the +/-300 acre Mercer University Atlanta Campus (the “Mercer Campus”) located off of Flowers Road and Mercer University Drive. The entire Mercer Campus is zoned O-I and the main portion of the Mercer Campus has a land use designation of Institutional. The Applicant, Mercer Lofts Atlanta, LLC, is working in conjunction with Mercer University to develop 124 units of new graduate student housing (the “Project”) on +/-9.9239 acres of land being a combination of portions of 2891 Mercer University Drive and 2930 Flowers Road S (the “Subject Property”). A boundary line adjustment plat is being submitted to the DeKalb County Land Development Department in order to create a separate tax parcel for the Subject Property. The residential units will be located in two (2) five-story buildings with Building 100 containing 68 residential units and +/-15,170 sq. ft. of retail uses on the first floor, and Building 200 containing 56 residential units and +/-16,490 sq. ft. of retail use on the first floor. It is anticipated that the retail uses will include the Mercer bookstore, together with eateries, coffee shops, and other complimentary retail uses. Additionally, the leasing office will be located in Building 100.

In order to proceed with the Project as proposed, the Applicant is seeking a Special Land Use Permit to increase the height of the buildings from two (2) stories to five (5) stories, which is required for any building located in the O-I District outside of an “activity center.” This document is submitted both as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, and the Zoning Ordinance Section 27-7.4.6 Criteria. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

ZONING ORDINANCE SECTION 27-7.4.6 - CRITERIA

- A. Adequacy of the size of the Site for contemplated use/height:** The Subject Property is more than adequate for the proposed use, with the additional building height.
- B. Compatibility of the proposed use/height with adjacent properties:** The proposed use/height is compatible with the height and use of adjacent properties including the Atlanta Administrative and Conference Center building located on the Mercer Campus at 2930 Flowers Road S, which is five (5) stories, and well as with the four (4) story Cantera by Courtland apartment units located at 3311 Flowers Road S. Additionally, the Subject Property is located adjacent to the FBI Building which is three (3) stories in height, and across from office buildings which are up to three (3) stories in height. There are no single-family residential units within .5 miles of the Subject Property.
- C. Adequacy of public services, facilities and utilities:** There are adequate public services, facilities and utilities to support the proposed uses.

D. Adequacy of the public street: The Subject Property is located on Flowers Road Brockett Road, which is classified as a “Local Road”, and has adequate capacity to handle the volume of traffic to be generated by the proposed use. It is the Applicant’s belief that the proposed residential units will result in reducing traffic along Flowers Road as the units will allow up to 120 graduate students to live on the Mercer Campus, versus having to commute to the Mercer Campus. Furthermore, the additional height will allow for the Applicant to develop the proposed residential housing with access only from Flowers Road. If the Applicant were only allowed to develop the residential units at a height of two stories, the project would have to be spread out over a greater area of land with access from both Mercer University Drive and Flowers Road. This would be a significant occurrence, as Mercer University Drive is already congested due to cut through traffic from Chamblee Tucker Road to Henderson Mill Road.

E. Possibility of adverse effect along access routes to the site: There is no possibility of adverse effect along the access route to the Subject Property as a result of the use of the Subject Property, or proposed height of the proposed improvements.

F. Ingress and egress to the Subject Property: There is adequate ingress and egress to the Subject Property. The proposed project will have two driveways, which allow for adequate circulation for ingress and egress.

G. Adverse impact on adjoining land use by reason of noise, smoke, odor, dust or vibration: The Applicant’s proposed use of the Subject Property will not create an adverse impact on the adjoining land uses by reason of noise, smoke, odor, dust or vibration.

H. Adverse impact on adjoining land use by reason of hours of operation: The Applicant’s hours of operation will not have an adverse impact on the adjoining land uses.

I. Adverse impact by manner of operation: The manner of operation of the Applicant will not have an adverse impact on the adjoining land uses.

J. Use consistent with zoning district classification: The use of the Subject Property for a five story apartment complex with non-residential permitted and accessory uses on the first floor is consistent with the O-I District Regulations.

K. Use consistent with the Comprehensive Land Use Plan: The use of the Subject Property for an apartment building with accessory uses is consistent with the Institutional Comprehensive Land Use Plan designation for the Subject Property.

L. Compliance with buffer zones and setback requirements: The proposed uses will be developed in compliance with the development requirements for the O-I District Regulations.

M. Adequate provision for refuse and service areas: There is adequate provision for refuse and service areas.

N. Length of time for SLUP: The special land use permit should not be limited in duration.

O. Appropriateness of size, scale and massing of buildings in comparison to adjacent properties: The size, scale and massing of the proposed building are appropriate in comparison to the surrounding uses. The proposed height is appropriate in size, scale and massing of the buildings on the adjacent properties including, the Atlanta Administrative and Conference Center building located on the Mercer Campus at 2930 Flowers Road S, which is five (5) stories, the three existing campus housing buildings at 3100 Mercer University Drive, which are four (4) stories in height, and well as with the four (4) story Cantera by Courtland apartment units located at 3311 Flowers Road S. Additionally, the Subject Property is located adjacent to the FBI Building which is three (3) stories in height, and across from office buildings which are up to three (3) stories in height.

P. Adverse historic impact: The proposed project will not have an adverse impact on any historic buildings, sites, districts or archaeological resources in the surrounding area.

Q. Satisfaction of Supplemental Regulations: N/A

R. Negative Shadow Impact: The proposed increase in height will not create a negative shadow impact on nearby or adjacent properties.

S. Compatibility with Community Needs. The proposed height increase will allow for the development of a mixed-use apartment complex that will be a win-win for the surrounding community and Mercer University. Over 3,000 graduate students currently matriculate at the Mercer Campus. While the Mercer Campus does currently have housing on site, they have a significant wait list for the units. The proposed project as currently configured will allow Mercer University to satisfy its immediate housing needs in an efficient manner by limiting the amount of land involved in the development and eliminating the need to encroach into the highly forested undeveloped land located along Mercer University Drive. With respect to the surrounding community, the proposed project will provide for an aesthetically appealing area that will include restaurants, a bookstore, and other accessory uses that will be open to the public in an area that has limited access to quality retail and restaurants, particularly for the lunch time crowd from the surrounding office uses, and for residents in the area.

III. CONSTITUTIONAL ALLEGATIONS

The portions of the DeKalb County 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 DeKalb County 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 to allow the special land use permit 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.

IV. CONCLUSION

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

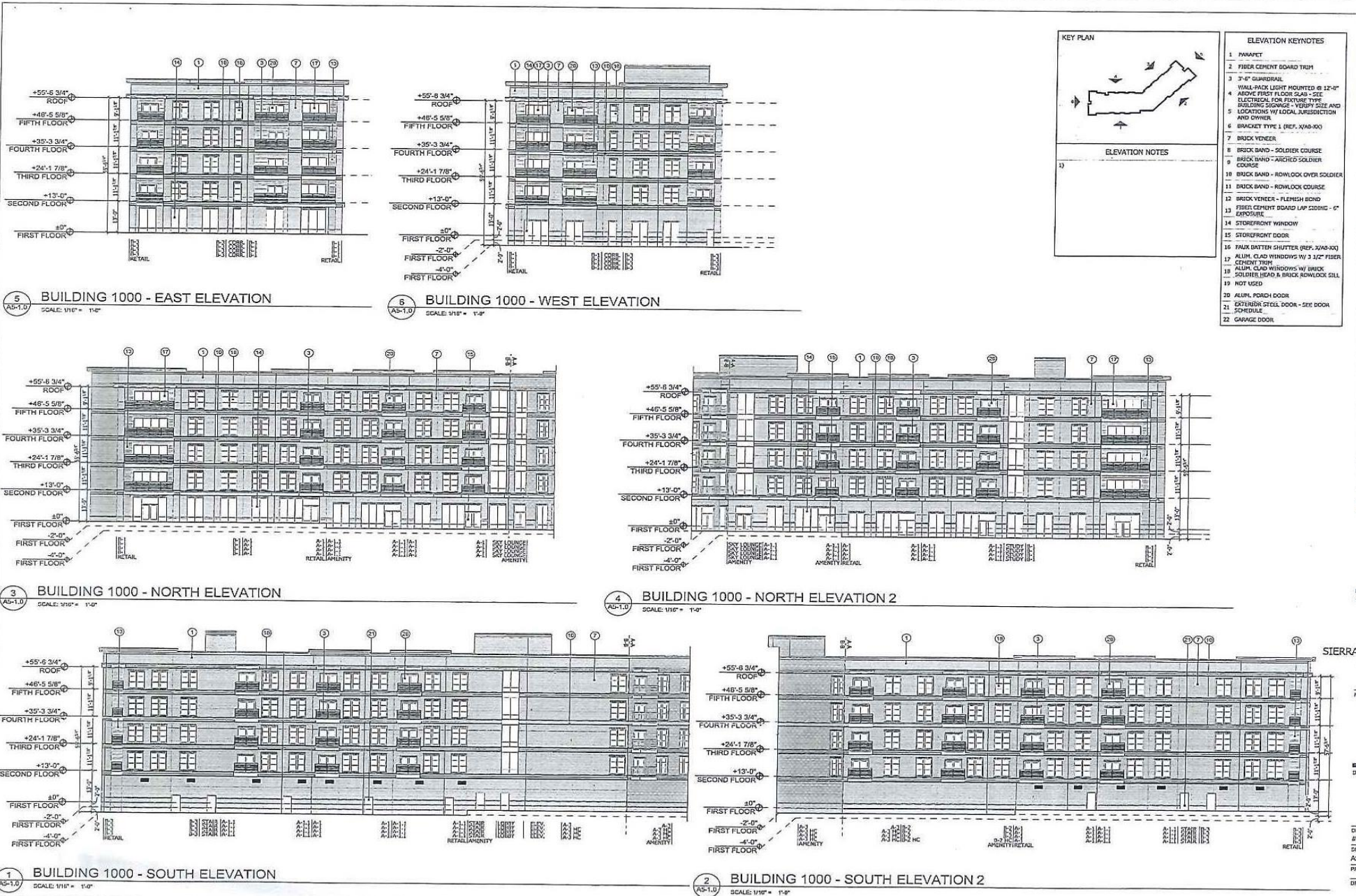
This 3rd day of January, 2018.

Respectfully submitted,

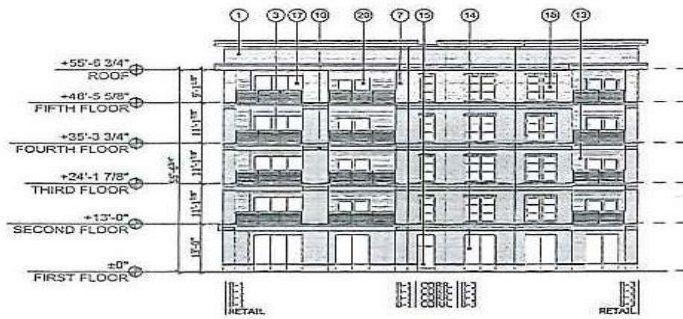


Michèle L. Battle, Esq.
Attorney For Applicant

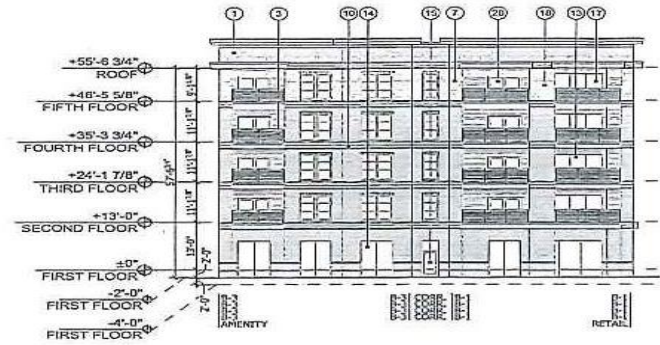




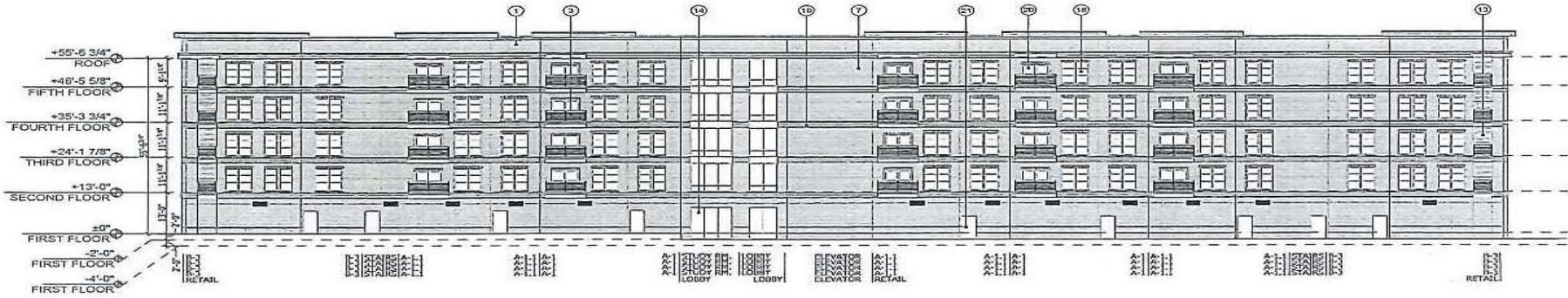
DR # D CA AS PRO DRA



3 BUILDING 2000 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 2000 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



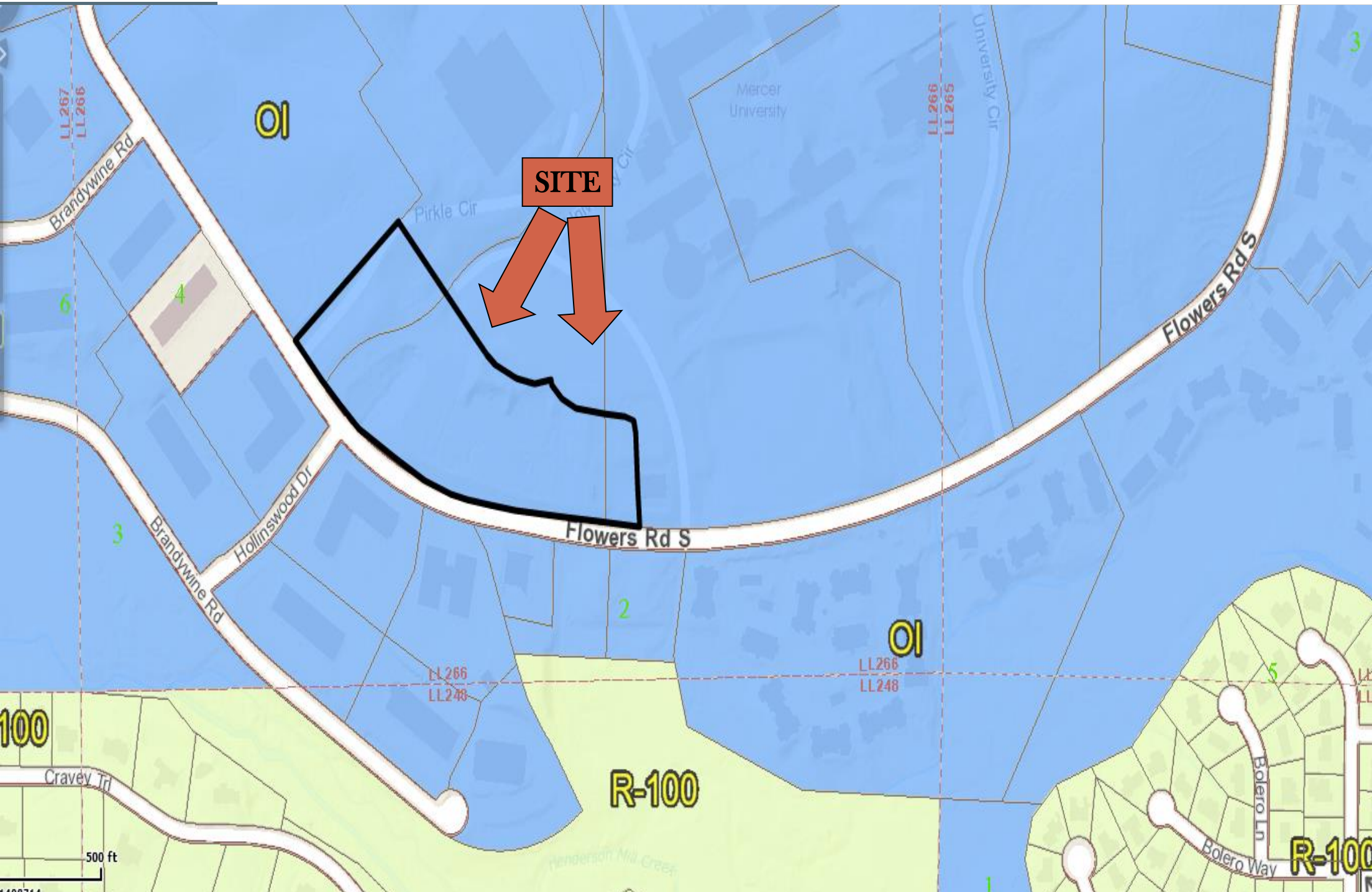
2 BUILDING 2000 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

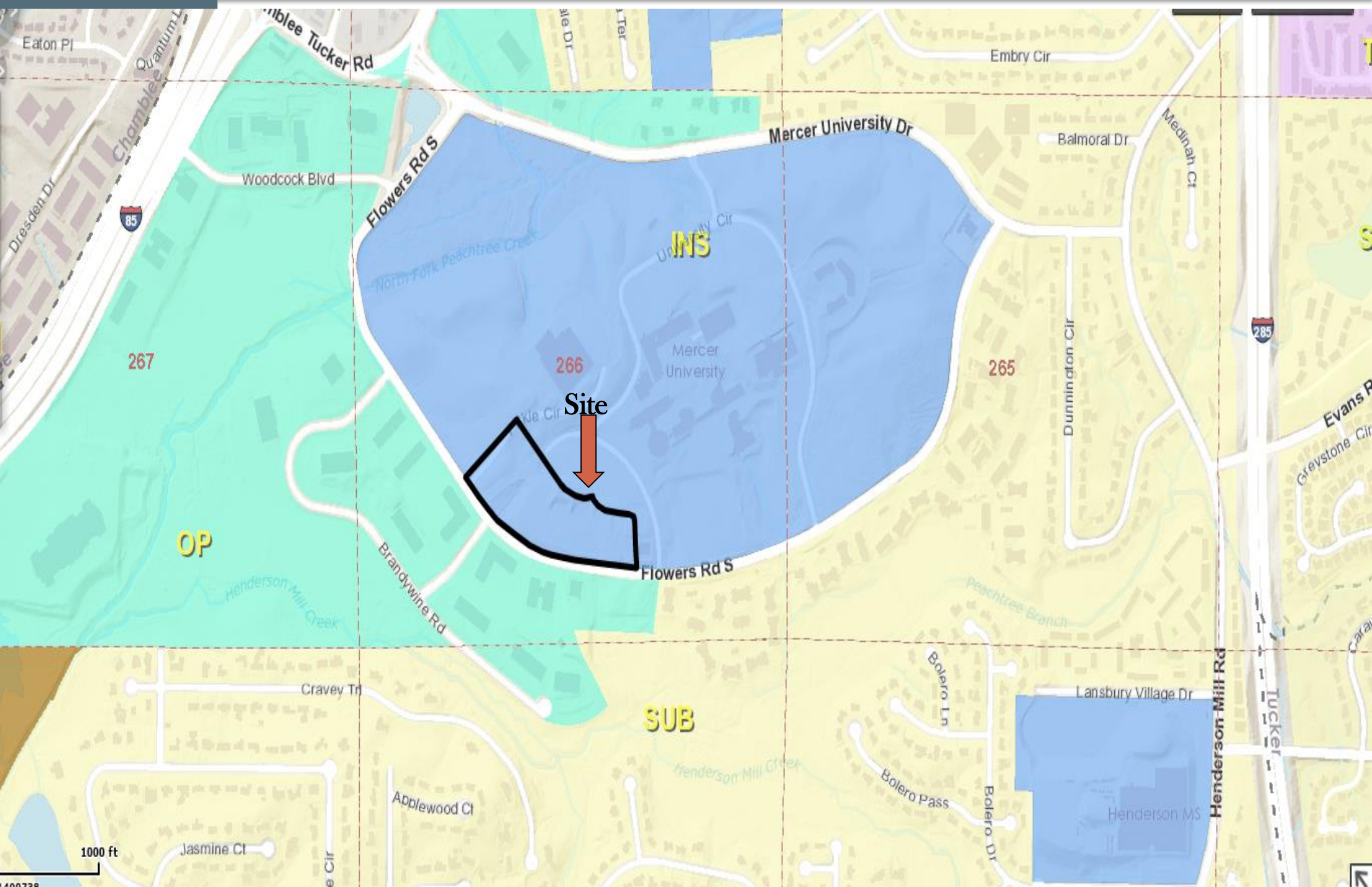


1 BUILDING 2000 - SOUTH ELEVATION











Site

1000 ft