

**CITY COUNCIL
ATLANTA, GEORGIA**

02-0-1447

**AN ORDINANCE
BY COUNCILMEMBER JIM MADDOX
AS SUBSTITUTED BY FINANCE/EXECUTIVE COMMITTEE**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION
OF LAND TO THE CORPORATE LIMITS OF THE CITY
OF ATLANTA, GEORGIA; TO PROVIDE FOR THE
NOTIFICATION OF THE DEPARTMENT OF
COMMUNITY AFFAIRS OF THE STATE OF GEORGIA
OF SUCH ANNEXATION; AND FOR OTHER PURPOSES**

WHEREAS, the owner of real property (the "Applicant") has applied to the City of Atlanta for annexation ("the Application") of certain property located on Camp Creek Parkway, consisting of 41.49 acres, as more fully described and delineated in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Applicant has stated that the purpose of the proposed annexation is to allow for the unified development of more than 475 acres of land in southwest Atlanta for mixed use purposes, including single family residential uses, office uses, and commercial uses of land; and

WHEREAS, the City of Atlanta has determined that the Property is contiguous to the existing corporate limits of the City of Atlanta in excess of the minimum amount required for such annexations under O.C.G.A. § 36-36-1 *et seq.*; and

WHEREAS, the City of Atlanta has determined that the Applicant is the title holder of record of 100% of the privately owned land within the Property, as evidenced by the Clerk of the Superior Court of Fulton County, Georgia; and

WHEREAS, the landowner submitted an application to the City of Atlanta on April 26, 2002 to zone the subject property to the Planned Development Mixed Use (PDMU) zoning category under the City of Atlanta Zoning Ordinance, said application being attached hereto and incorporated herein as Exhibit "B"; and

WHEREAS, the City of Atlanta has completed all of the zoning procedures set forth in



O.C.G.A. § 36-66-4(d) governing such procedures for the zoning of land to be annexed into a municipality; and

WHEREAS, the hearing on the zoning application before the Zoning Review Board was conducted prior to the adoption of this ordinance as required under O.C.G.A. § 36-66-4(d)(1); and

WHEREAS, the zoning classification approved by the City of Atlanta for the property which is the subject of the proposed annexation shall become effective on the later date of the date of the zoning is approved by the City of Atlanta or the date that the annexation becomes effective as required by O.C.G.A. § 36-36-2; and

WHEREAS, the City of Atlanta has lawfully provided notice to Fulton County, Georgia of all required information including notice of the City of Atlanta's receipt of the Application for annexation of the Property; and

WHEREAS, Fulton County, Georgia, by and through the official act of the Fulton County Board of Commissioners, has withdrawn any and all objections to the proposed land use classification;

WHEREAS, the City of Atlanta has lawfully provided notice to the City of East Point, Georgia, a municipal corporation, of all required information including notice of the City of Atlanta's receipt of the Application for annexation of the Property; and

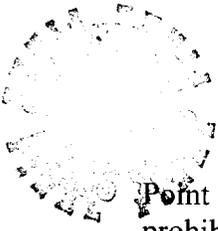
WHEREAS, the City of East Point, Georgia, a municipal corporation, took no action, by and through its governing authority as required, to raise any objection to the land use classification within twenty-one days of the receipt of the City of Atlanta notice as required by the Intergovernmental Agreement Regarding Land Annexation Dispute Resolution (the "Agreement"); and

WHEREAS, a letter dated July 8, 2002 asserting an objection to the proposed annexation on the basis of infrastructure was signed by the City of East Point City Manager and was received by the Municipal Clerk of the City of Atlanta on July 16, 2002; and

WHEREAS, the City of East Point governing authority ratified the City of East Point City Manager's July 8, 2002 land use objection letter on August 5, 2002, more than twenty-one (21) days after receipt of the City of Atlanta notice; and

WHEREAS, the City of East Point provided no land use classification objection within twenty-one (21) days of receipt of the City of Atlanta notice as required by the Agreement; and

WHEREAS, Section 2(e) of the Agreement provides that if the City of East Point does not provide a land use objection within twenty-one (21) days of the receipt of the City of Atlanta notice, then the annexing City is free to proceed with the Annexation of the Property and East



Point is prohibited from invoking the dispute resolution process outlined in the Agreement and prohibited from seeking to stop or delay the annexation of the Property or objection to any land use changes to the Property following the Annexation; and

WHEREAS, the City of Atlanta has held a public hearing regarding the Application and the Council's consideration thereof and has complied with all other applicable laws, ordinances, and agreements with respect to the processing of the Application; and

WHEREAS, the City of Atlanta has authority pursuant to O.C.G.A. § 36-36-1 *et seq.* to annex certain property into the corporate limits of the City of Atlanta, and that the Mayor and Council of the City of Atlanta determine that the annexation of the Property would be in the best interest of the residents and property owners of the area to be annexed and of the citizens of the City of Atlanta; and

WHEREAS, any proposed annexation must be approved by the United States Department of Justice pursuant to Section 5 of the Voting Rights Act of 1965; and

WHEREAS, the City of Atlanta has determined that the Application meets the requirements of law pursuant to O.C.G.A. § 36-36-1 *et seq.*; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA AS FOLLOWS:

Section 1. The Property is hereby annexed to the existing corporate limits of the City of Atlanta, Georgia, pending approval by the United States Department of Justice pursuant to Section 5 of the Voting Rights Act of 1965.

Section 2. There is hereby filed, as part of this Ordinance and identified as Exhibit A, a complete survey and legal description of the annexed land.

Section 3. The Municipal Clerk is hereby authorized and directed to submit to the United States Department of Justice all necessary documentation required for the Department's review and approval of the annexation pursuant to Section 5 of the Voting Rights Act of 1965.

Section 4. The Municipal Clerk is hereby authorized and directed to file a report identifying property annexed with the Department of Community Affairs of the State of Georgia and with the governing authority of Fulton County as required by O.C.G.A. § 36-36-3, and to take all other actions required by law with regard to the adoption of this ordinance and the annexation of the Property.

Section 5. The Ordinance shall become effective immediately for school enrollment purposes and for all other purposes in accordance with applicable provisions of Georgia law, contingent upon approval of the annexation by the United States



Department of Justice pursuant to Section 5 of the Voting Rights Act of 1965.

Section 6.

All Ordinances, or parts of Ordinances in conflict with the terms of this Ordinance are hereby repealed; but it is hereby provided that any Ordinance or law, which may be applicable hereto and aid in carrying out the intent, purpose and provisions hereof, shall be liberally construed to be in favor of the City of Atlanta and is hereby adopted as a part hereof.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

OCT 07, 2002
OCT 15, 2002



PROPERTY LINE DESCRIPTION FULTON COUNTY TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 14TH. FF DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

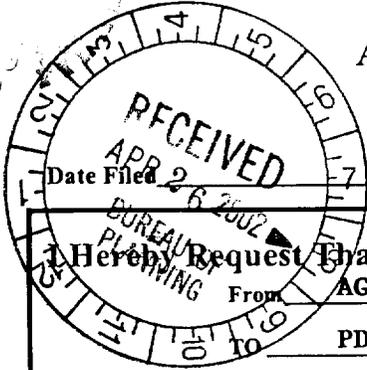
BEGINNING AT THE NORTHWESTERLY CORNER OF LAND LOT 1
 THENCE FOLLOWING THE NORTHERLY LINE OF LAND LOT 1
 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 2975.06 FEET TO THE NORTHEASTERLY CORNER OF LAND LOT 1 THENCE FOLLOWING THE EASTERLY LINE OF LAND LOT 1
 SOUTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, 972.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CAMP CREEK PARKWAY (A VARIABLE R/W)
 THENCE FOLLOWING SAID NORTHERLY RIGHT OF WAY
 NORTH 85 DEGREES 51 MINUTES 02 SECONDS WEST, 483.57 FEET TO A POINT;
 THENCE NORTH 73 DEGREES 28 MINUTES 35 SECONDS WEST, 199.01 FEET TO A POINT;
 THENCE NORTH 73 DEGREES 27 MINUTES 34 SECONDS WEST, 649.64 FEET TO A POINT;
 THENCE NORTH 16 DEGREES 16 MINUTES 12 SECONDS EAST, 30.27 FEET TO A POINT;
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 THENCE NORTH 79 DEGREES 07 MINUTES 13 SECONDS WEST, 352.88 FEET TO A POINT;
 THENCE NORTH 73 DEGREES 25 MINUTES 41 SECONDS WEST, 548.55 FEET TO A POINT;
 THENCE LEAVING SAID NORTHERLY RIGHT OF WAY
 NORTH 02 DEGREES 56 MINUTES 21 SECONDS EAST, 184.28 FEET TO A POINT;
 SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 41.49 ACRES.

EXHIBIT A

APPLICATION FOR REZONING

City of Atlanta



Date Filed

APR 26 2002

Application Number

3-02-41

I Herby Request That The Property Described in this Application be Rezoned

From AG-1 District

To PDMU District

Name of Applicant The Bentley Group, Ltd.

Last Name

First Name

M.I.

address 6195 street name Barfield Road, Suite 100
city Atlanta state GA zip code 30328
phone (404)255-0011 Fax (404)255-7207

Name of Property Owner Nelson, Larry c/o The Bentley Group, Ltd.

Last Name

First Name

M.I.

address 6195 street name Barfield Road, Suite 100
city Atlanta state GA zip code 30328
phone (404) 255-0011 Fax (404) 255-7207

Description of Property

Address of Property _____ street name Camp Creek Parkway
city Atlanta state GA zip code 30328

The subject property fronts 3185 feet on the North side of Camp Creek Pkwy
beginning approx. 4800 feet from the West corner of I-285 exit ramp

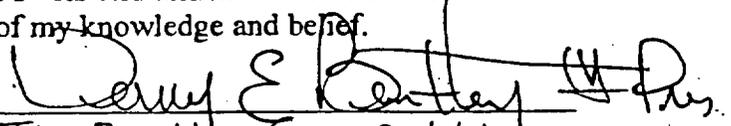
Depth: varies Area: _____ Land Lot: 1 Land District: 14FF-Fulton County, GA.

Property is zoned: AG-1 Council District: 11 adjacent to
Neighborhood Planning Unit: adjacent to P

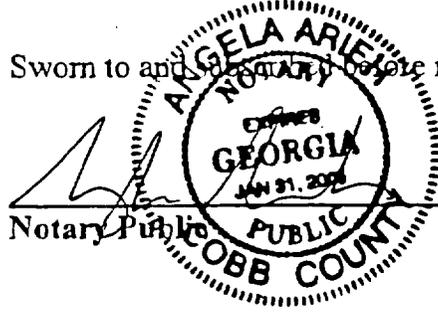
EXHIBIT B

- C. CONDITIONAL ZONING.** If the request is for conditional zoning based on a site plan please submit fourteen (14) copies of the site plan prepared by a registered architect or landscape architect, or a planner holding the AICP designation. Architects and landscape architects must be registered in the State of Georgia. All site plans shall show the location of existing and proposed buildings, their square footage and heights. Parking spaces and loading areas must also be shown. All plans for multi-family housing units must include, on the site plan, a summary of calculations in accordance with the Land Use Intensity System (see Chapter 8 of the Zoning Ordinance).
- D. PLANNED DEVELOPMENT DISTRICTS.** If your request is for Planned Development District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate sub-district regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate.
- E. PROPERTY DESCRIPTION.** A copy of a recent plat of survey prepared by an engineer or land surveyor registered in the State of Georgia must accompany each application. In addition, a written legal description must be submitted. In cases involving more than one contiguous property, a consolidated legal description of the property must be submitted.
- F. HOUSING APPLICATION.** If the rezoning application contemplated the construction of one or more residential units, completed the attached Atlanta Public School form, *Attachment 3*.
- G. DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the criteria shown on *Attachment 4*, you must complete a Development of Regional Impact Request for Review Form, *Attachment 5*.
- H. TREE PRESERVATION.** Applicants must comply with requirements of the City of Atlanta Tree Ordinance, which requires that (10-2037(d), Sec. 158-102) "No permit shall be issued for the removal or destruction of any tree unless (1) A tree replacement plan meeting the requirements of Section 158-103 has been approved."
- I. DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- J. HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- K. MEETING WITH NEIGHBORHOOD PLANNING UNIT.** (NPU) You must contact the appropriate Neighborhood Planning Unit (NPU) within two business days after filing your rezoning application to appear before them prior to the public hearing of the Zoning Review Board. The name and phone number of the contact for the NPU will be provided at the time of filing.
- L. FEES.** See attached fee schedule, *Attachment 8*.
- M. AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Bureau of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.


 Cheryl E. Bentley
 The Bentley Group, Ltd.
 Owner or Agent of Application (Applicant)

Sworn to and before me this 16th day of April, 2002.


 Notary Public
 ANGELA ARIE
 COBB COUNTY
 GEORGIA
 JAN 21, 2002

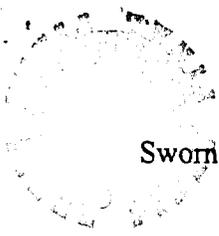


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Sworn to and subscribed before me this _____ day of _____, 2____.

Notary Public

AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of property subject to the proposed rezoning)

I, Larry G. Nelson as President of (OWNER'S NAME)
Atlanta International Resort, Inc.
SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT Camp
Creek Parkway as shown on legal description (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH
IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT

LAST NAME The Bentley Group LTD. FIRST NAME _____

ADDRESS 6195 STREET NAME Barfield Rd SUITE 100

CITY Atlanta STATE Ga ZIP CODE 30328

TELEPHONE NUMBER

AREA CODE 404 NUMBER 853 - 5050

40 Wilson Brockley

Signature of Owner

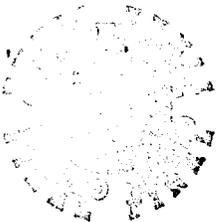
Larry G. Nelson

Print name of owner

Personally Appeared Before Me this 11 day of April, 2002

Beverly H. Mickelle
Notary Public

Notary Public, Cobb County, Georgia.
My Commission Expires March 27, 2003.



AUTHORIZATION OF ATTORNEY

I SWEAR AND AFFIRM, AS AN ATTORNEY AT LAW, THAT I HAVE BEEN AUTHORIZED BY THE OWNER OF THE PROPERTY SUBJECT TO THE PROPOSED REZONING TO FILE THIS APPLICATION.

Jay Dingle

SIGNATURE OF ATTORNEY

Larry M. Dingle, Wilson Brock & Irby, LLC

NAME

2849 Paces Ferry Road, Suite 700

ADDRESS

Atlanta
CITY

GA
STATE

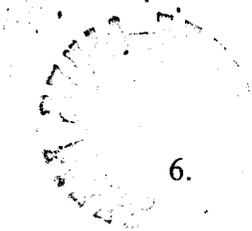
30339
ZIPCODE

(404) 853-5050

TELEPHONE NUMBER

IMPACT ANALYSIS

1. Compatibility with Comprehensive Development Plans; timing of development. The proposed development is in accord with the City of Atlanta's 15, 5 and 1 year Comprehensive Development Plans (hereinafter "CDP"). In March of 2002, the Atlanta City Council approved the redesignation of the adjacent properties from the Industrial zoning classification to Mixed Use Zoning Classification to allow the proposed use which is, again, compatible with the City's CDP. The Fulton County Land Use Plan Map does not indicate any designated land use for the subject property.
2. Availability and Affect on Public Facilities and Services; referrals to other agencies. The Applicant has determined through the City of Atlanta that there is adequate water supply, sewage treatment capacity, drainage capacity and transportation facilities available to support the plans for the subject property's development. With respect to schools, the City of Atlanta Board of Education has acquired a site on the northern end of the property for school development. Fire protection, police protection and solid waste collection and disposal facilities are adequate to serve the proposed development.
3. Availability of Other Land Suitable for Proposed Use; Effect on the Balance of Land Uses. Given the unique characteristic of uses proposed for the subject property and given the size of the assemblage for the proposed development, no other land in the area which is suitable for the proposed use. Furthermore, there are no adverse effects on the balance of land uses.
4. Effect on the Character of the Neighborhood. The effect of the permitted uses proposed under the development surrounding neighborhoods will be positive. The property owner and applicant sought to rezone the property from its Industrial classification so as to accommodate the proposed mixed use development. These changes are indeed more suitable for the developing area in and around the site. The proposed mixed use development will provide office, residential and retail components integrated in a manner that will represent a first for this area. No substantial or adverse influences on desirable living conditions or the sustained stability or tendencies towards blight or depreciation will likely result from the proposed development. The land area is largely undeveloped around the subject site. There is an existing business park development across Camp Creek Parkway which is proposed for expansion. There is currently under construction a 740,000 square foot regional shopping center adjacent to the Property within the Corporate City Limits of East Point. The surrounding quadrants are largely undeveloped. The proposed mixed use development fits well into the existing neighboring area.
5. Suitability of Proposed Use. The Applicant's proposed development will permit a use that is suitable in view of the use and development of adjacent and nearby properties. As stated above, the proposed mixed use development is consistent with the character of the adjacent East Point Shopping Center development as well as the business park development across Camp Creek Parkway.

- 
6. Effect on Adjacent Property. The proposed development will have no adverse effect on existing use or usability of adjacent and nearby properties.
 7. Economic Use As Currently Zoned. The Property which is the subject of this zoning category poses no reasonable economic use as currently zoned.



PRINCETON LAKES SUMMARY

The Applicant intends to develop a 476.13 acre mixed-use (Planned Development-Mixed Use category "PDMU") project bounded by the City of East Point to the East, Camp Creek Parkway to the South, Fairburn Road area to the West, beyond Redwine Road to Hogan Road on the North. Approximately 41.49 acres of the total 476.13 acres are currently located in unincorporated South Fulton County. The landowner is in the process of filing an annexation petition with the City of Atlanta. The Annexation Petition will also request simultaneous zoning of the Fulton County 41.49 acre tract to PDMU. There are 6.32 acres of land inside the corporate city limits of East Point which the applicant is in the process of requesting rezoning to allow the proposed PDMU. The area of the site currently within the municipal boundaries of the City of Atlanta, and which is the subject of this zoning application, is 428.32 acres.

The subject property is located in Land Lots 1, 2, 3, 4, 35 and 36 14th FF and Land Lot 225, 14th District of Fulton County.

The project will contain low and medium density single-family lots, mid-rise office sites, retail sites (including banks, restaurants and hotels) and a shopping center site. Approximately 114.6 acres (24% of site) is set aside for open space. The property contains road frontage on Camp Creek Parkway, Fairburn Road, Hogan Road, Redwine Road and North Camp Creek Parkway. The property also has immediate access to both the north and southbound 1-285 by way of Redwine Road, Camp Creek Parkway and a proposed parkway running through the proposed Camp Creek Marketplace development connecting Camp Creek Parkway with Redwine Road. The site plan shows a proposed landscaped parkway with sidewalk on this site connecting Camp Creek Parkway with Redwine Road and Fairburn Road. The proposed parkway will internalize both vehicular and pedestrian trips between the office, retail and residential uses thus reducing the impact on existing external streets. The primary access to Camp Creek Parkway will be located at an existing signalized median break.

The parkway intersection with Fairburn Road will require acceleration/deceleration lane or turn lane improvements at the intersection.

Redwine Road right-of-way currently ends at the eastern boundary of this site. The site plan shows Redwine Road extended to connect with the proposed parkway. This access will provide a second access to and from the site in particular to access 1-285 and will relieve some of the trips per day demand on Camp Creek Parkway.

A second access to a signalized median break at Camp Creek Parkway will be by a new parkway located on the Camp Creek Marketplace site immediately to the east of this project.

No access is planned to or from Hogan Road or North Camp Creek Parkway and any lots backing up to either road will probably contain a 10-foot no access easement unless otherwise directed by City of Atlanta Transportation Officials. The project is located within the Camp Creek Basin that is currently experiencing some areas of limited line capacity for peak time (4pm - 7pm) loads. The

site is presently served by a gravity flow 21" line running north-south through the property tying in to a 30" Camp Creek interceptor line running parallel to the southern right-of-way of Camp Creek Parkway. The applicant is aware of the City of Atlanta permitting process necessary for plan review to determine sewer availability and is prepared to comply with that process, but at this time, it appears that adequate line capacity is currently available.

A new City of Atlanta elementary school site lies immediately north of this property. This site should help mitigate the projected student population generated by this project. Internal access between the residential component of this project and the City of Atlanta School site are proposed to reduce demand on Fairburn Road.

It is the applicant's opinion that no other site of this size and location with immediate access to 1-285 exist in the area and this site is suitable for a mixed use development. The mixed use nature of this plan fills a void left in this area for retail services, employment opportunities provided by the retail and office components as well as offering a variety of housing types and price points.

There is a variety of land uses on adjacent and surrounding properties. To the south lies an industrial business park development with sites currently being sold and developed by Duke/Weeks Corporation who is also the proposed developer of the office site component of this project. Immediately to the east, construction is beginning on a new 750,000 square foot shopping center called Camp Creek Marketplace. To the northeast, is a new City of Atlanta school site and a church site. The remaining surrounding uses are primarily residential in nature. It is the opinion of the applicant that this project provides uses that are complimentary in nature to the existing patterns and will not adversely impact the surrounding uses. The transitional use of this site from more intense retail use along Camp Creek Parkway to medium density residential and office uses gradually transitioning into residential uses along the northern portion of the property compliments the existing land use pattern.

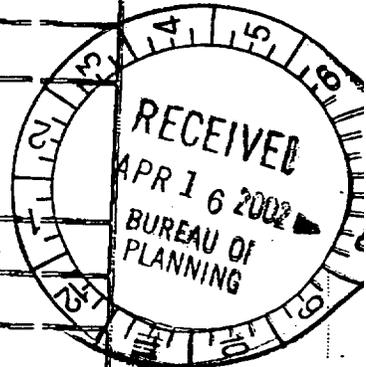
The property is currently zoned for 9,000 square foot lots and industrial uses. The applicant believes that there is no economic use for more industrial uses in this market and that the requirement of one lot size (9,000 SF) does not allow the site to be developed into a neighborhood concept on different house sizes, styles and prices.

DEVELOPMENT OF REGIONAL IMPACT Fulton County Initial DRI Information (Form 1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	City of Atlanta	
*Individual completing form and Mailing Address:	Ms. Nyna Gentry City of Atlanta, Dept. of Planning 68 Mitchell Street Atlanta, GA	
Telephone:	(404) 330-6145	
Fax:	(404) 330-	
E-mail (only one):	lgaskin@hgar.com (Required; submittal confirmation sent here)	



*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Princeton Lakes	
Description of Project	<p>Instructions:</p> <p>1. Using the table below, select the Development Type that most accurately describes the proposed project (SELECT ONLY ONE).</p> <p>2. In the second column, provide a Description of the Project. Identify type of development or uses, such as commercial, industrial, residential, etc., and size of development, such as floor area in square feet, number of employees, number of lots or housing units, etc. Use the corresponding threshold units of measure to provide detail on the project size.</p>	

Development Type (Select Only One)	Description of Project	Metropolitan Region Thresholds
<input type="radio"/> Office	✓	Greater than 400,000 gross square feet
<input type="radio"/> Commercial, Wholesale & Distribution		Greater than 560,000 gross square feet
<input type="radio"/> Hospitals and Health Care Facilities		Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
<input type="radio"/> Housing	✓	Greater than 400 new lots or units
<input type="radio"/> Industrial		Greater than 560,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres

2-2002-2

<input type="radio"/>	Hotels		Greater than 400 rooms
<input checked="" type="radio"/>	Mixed Use	1070 residential units, 642,100 s.f. retail, and 792,200 s.f. office on 476ac.	Total gross square feet greater than 400,000; or covering more than 120 acres
<input type="radio"/>	Airports		All new airports, runways and runway extensions
<input type="radio"/>	Attractions & Recreational Facilities		Greater than 1,600 parking spaces or a seating capacity of more than 6,000
<input type="radio"/>	Post-Secondary Schools		New school with a capacity of more than 2,400 students, or expansion of this type of school by at least 25 percent of capacity
<input type="radio"/>	Waste Disposal		New facility or expansion of use of an existing facility by 50 percent or more
<input type="radio"/>	Quarries, Asphalt & Cement Plants		New facility or expansion of existing facility by more than 50 percent; and located within or a-half mile of a jurisdictional boundary
<input type="radio"/>	Wastewater Treatment Facilities		New facility or expansion of existing facility by more than 50 percent; and located within or a-half mile of a jurisdictional boundary
<input type="radio"/>	Petroleum Storage Facilities		Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Developer / Applicant and Mailing Address		Mr. Verney E. Bentley, III The Bentley Group, LTD 6195 Barfield Rd., Suite 100 Atlanta, GA 30328-4311	
Telephone:		(404) 255-0011	
Fax:		(404) 255-7207	
Email:		ve.b3@aol.com	
Name of property owner(s) if different from developer/applicant:		N/A	
Provide Land-Lot-District Number:		LL #1,2,3,4,35,36,253,254, District 14F5	
What are the principal streets or roads providing vehicular access to the site?		Camp Creek Pkwy, Fairburn Rd, Redwine Rd., Hogan Rd.	
Provide name of nearest street(s) or intersection:		Camp Creek Parkway @ I-285 - major Camp Creek Parkway @ Laing Industrial Blvd. - minor	
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):			

14 Fulton Co

If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	www.mapquest.com/maps/map.adp?dtype=s&mapdata=UrVYtE1i298plusdaBVSTI7wJwSSWaCh:44092f6owXubY95Wj0rw38khCrjVENo1tT93b7T0xyimGzu?
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how close is the boundary of the nearest other local government?	_____
If no, provide the following information:	
In what additional jurisdictions is the project located?	City of East Point & Fulton County
In which jurisdiction is the majority of the project located? (give percent of project)	Name: City of Atlanta (NOTE: This local government is responsible for initiating the DRI review process.) Percent of Project: 90%
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information (where applicable):	Name: _____ Project ID: _____ App #: _____
The initial action being requested of the local government by the applicant is:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other _____
What is the name of the water supplier for this site?	City of Atlanta
What is the name of the wastewater treatment supplier for this site?	City of Atlanta
Is this project a phase or part of a larger overall project?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	_____
Estimated Completion Dates:	This project/phase: 2012 Overall project: 2012
<h3 style="text-align: center;">Local Government Comprehensive Plan</h3>	
Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If no, does the local government intend to amend the plan/map to account for this development?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If amendments are needed, when will the plan/map be amended?	May 2005

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 EQU4usxIAQRILhFmzOQ4CHVL?26Iddh?26P6C3Wvc::dNURziY
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 MxrWy02RPmz2X&Cke40JPInu8u8523d

- City Bond of Parkway Improvements
 - not public
 - Ask Mr. Gentry

Service Delivery Strategy	
Is all local service provision consistent with the countywide Service Delivery Strategy?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	<input type="text"/>
Land Transportation Improvements	
Are land transportation or access improvements planned or needed to support the proposed project?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	<input type="radio"/> Yes <input type="radio"/> No
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	<input type="radio"/> Yes <input type="radio"/> No
Included in an official Transportation Improvement Plan (TIP)?	<input type="radio"/> Yes <input type="radio"/> No
Developer/Applicant has identified needed improvements?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Other (Please Describe)	<input type="radio"/> Yes <input type="radio"/> No
<input type="text"/>	

[Click Here to Submit this Completed Notification Form](#)

Fulton DEVELOPMENT OF REGIONAL IMPACT
~~County~~ County DRI Review Initiation Request (Form 2a)

This form is to be completed by the city or county government for submission to the appropriate Regional Development Center (RDC) and the DCA. It is intended for use by local governments that are located within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). This form identifies potential impacts the project is likely to have and is the official request to start the DRI process. However, the process will not be formally initiated until the RDC and GRTA determines that the submission is complete. This form can not be submitted until the pre-application conference with the RDC, GRTA and the local government has been held, and all required project information is available for review.

Local Government Information

Submitting Local Government:	City of Atlanta	
Individual completing form:	Ms. N Gentry	
Telephone:	(404) 330-6145	
Fax:	(404) 330 -	
Email (only one):	jgaskin@hgov.com (required: submittal confirmation sent here)	

Proposed Project Information

Name of Proposed Project:	Princeton Lakes	
DRI ID Number:	-	
Developer/Applicant:	Mr. Verney E. Bentley, III, The Bentley Group LTD	
Telephone:	(404) 255-0011	
Fax:	(404) 255-7207	
Email(s):	veb3@aol.com	

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> Yes	<input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> Yes	<input type="radio"/> No
If no, the official review process can not start until this additional information is provided.		

Economic Impacts

Estimated Value at Build-Out:	
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	
Is the regional work force sufficient to fill the demand created by the proposed project?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If the development will displace any existing uses, please describe (using number of units, square feet, etc):	
The site is wooded, undeveloped and does not have any uses on site to be displaced.	

Community Facilities Impacts	
Water Supply	
Name of water supply provider for this site:	Chattahoochee
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	
Is sufficient water supply capacity available to serve the proposed project?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If no, are there any current plans to expand existing water supply capacity?	<input type="radio"/> Yes <input type="radio"/> No
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	N/A
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Utoy Treatment Plant
What is the estimated average flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If no, are there any current plans to expand existing wastewater treatment capacity?	<input type="radio"/> Yes <input type="radio"/> No
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	N/A
Land Transportation	
How much additional parking is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	p.m. peak
Has a traffic study been performed to determine whether or not transportation or parking improvements will be needed to serve this project?	<input type="radio"/> Yes <input type="radio"/> No <i>underway</i>
If yes, has a copy of the study been provided to the local government?	<input type="radio"/> Yes <input type="radio"/> No <i>underway</i>
If transportation improvements are needed to serve this project, please describe below:	
Transportation improvements, if needed, will be provided in the traffic study, currently underway. identified	

Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	
Is the site located in a water supply watershed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, list the watershed(s) name(s) below: Chattahoochee Basin, greater than 100 acres, has no criteria set for development.	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The master plan incorporates buffers, detention ponds, large expanses of open space & natural landscaping to mitigate stormwater impacts. The site will be developed in accordance with local & state regulations.	
Environmental Quality	
Is the development likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountain?	<input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below: Wetland impacts will be determined by ongoing wetland study. Any impacts will be mitigated as required.	
Has the local government adopted environmental regulations consistent with the Department of Natural Resources Environmental Planning Criteria?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Is the development likely to affect any of the following:	
1. Floodplains?	<input checked="" type="radio"/> Yes <input type="radio"/> No
2. Historic resources?	<input type="radio"/> Yes <input checked="" type="radio"/> No
3. Other environmental sensitive resources?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below: Floodplain associated with North Fork Camp Creek occurs throughout the site; however, impacts are not anticipated.	

Submit the DRI Review Initiation Request Form

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:

Chatahochee

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project?

Yes No

If no, are there any current plans to expand existing water supply capacity?

Yes No

If there are plans to expand the existing water supply capacity, briefly describe below:

If water line extension is required to serve this project, how much additional line (in miles) will be required?

N/A

Wastewater Disposal

Name of wastewater treatment provider for this site:

Utoy Treatment Plant

What is the estimated average flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient wastewater treatment capacity available to serve this proposed project?

Yes No

If no, are there any current plans to expand existing wastewater treatment capacity?

Yes No

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

If sewer line extension is required to serve this project, how much additional line (in miles) will be required?

N/A

Land Transportation

How much additional volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

p.m. peak

Has a traffic study been performed to determine whether or not transportation or program improvements will be needed to serve this project?

Yes No *underway*

If yes, has a copy of the study been provided to the local government?

Yes No *underway*

If transportation improvements are needed to serve this project, please describe below:

Transportation improvements, if needed, will be ~~provided~~ in the traffic study, currently underway. identified

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

Is sufficient landfill capacity available to serve this proposed project?

Yes No

If no, are there any current plans to expand existing landfill capacity?

Yes No

If there are plans to expand existing landfill capacity, briefly describe below:

Will any hazardous waste be generated by the development? If yes, please explain below:

Yes No

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 01/22/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: AS 910001
 SHEET NO.: P-1

CONCEPT PLAN
 PREPARED FOR:
THE BENTLEY GROUP LTD.

DATE: 01/22/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: AS 910001
 SHEET NO.: P-1

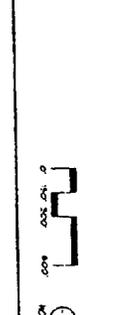
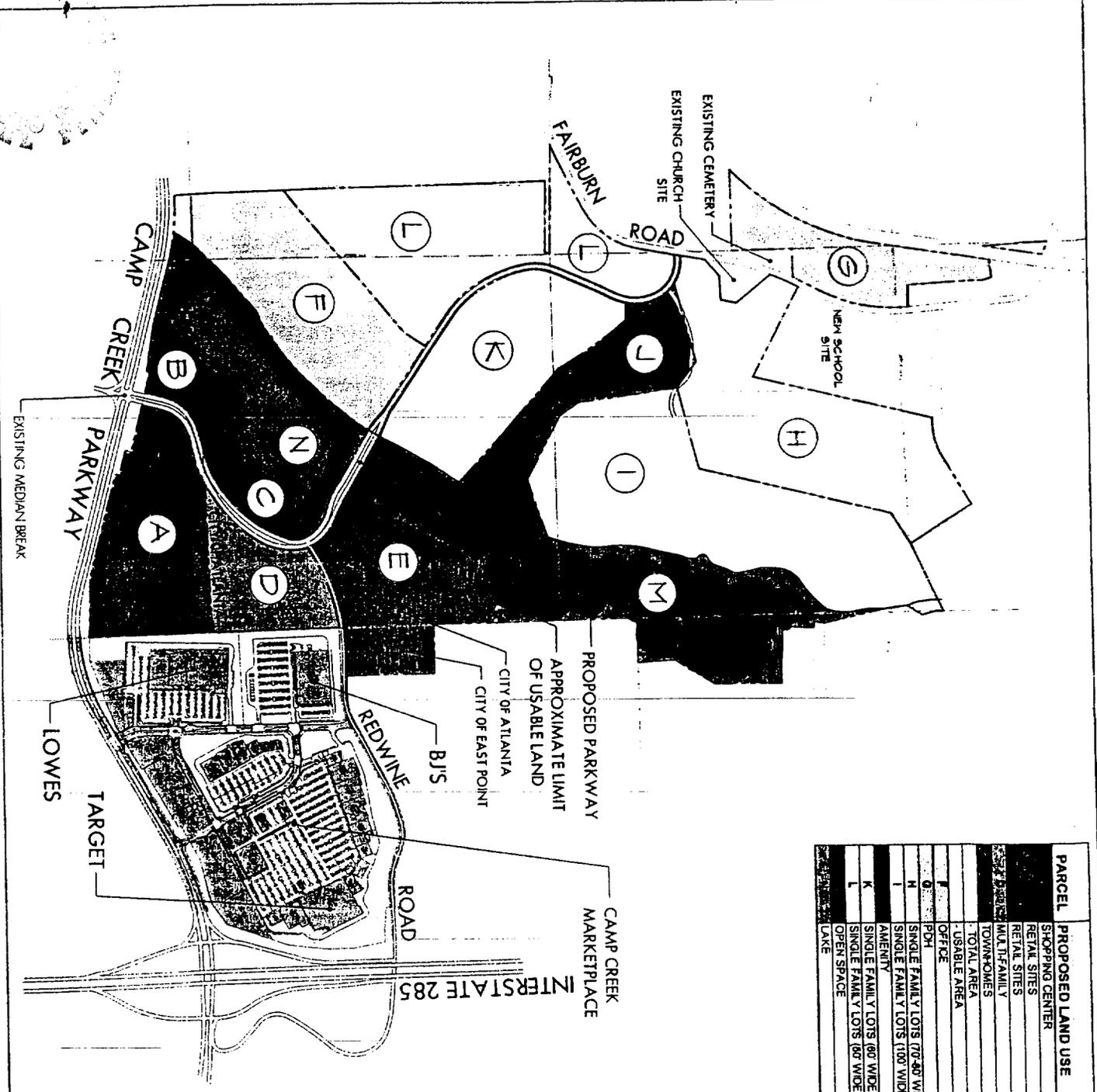
PARCEL	PROPOSED LAND USE	AREA	PROPOSED NO. UNITS
	SHOPPING CENTER	31.01	310 (100 SF (10,000 SF/AC))
	RETAIL SITES	3.43	64,300 SF (10,000 SF/AC)
	RETAIL SITES	11.24	112,400 SF (10,000 SF/AC)
	MULTI-FAMILY TOWNHOMES	16.53	250 UNITS (15 U/AC)
	TOTAL AREA	45.72	235 UNITS (8 U/AC)
F	USABLE AREA	28.36	702,200 SF (20,000 SF/AC)
	OFFICE	39.31	150 UNITS (8 U/AC)
G	PDH	18.74	180 LOTS (3.0 U/AC)
H	SINGLE FAMILY LOTS (70'-40' WIDE LOTS)	53.32	100 LOTS (2.0 U/AC)
I	SINGLE FAMILY LOTS (100' WIDE LOTS)	56.14	112 LOTS (2.0 U/AC)
J	AMENITY	23.87	N/A
K	SINGLE FAMILY LOTS (60' WIDE LOTS)	30.34	145 LOTS (4.0 U/AC)
L	SINGLE FAMILY LOTS (90' WIDE LOTS)	46.20	208 LOTS (4.8 U/AC)
M	OPEN SPACE	41.95	N/A
N	LANE	32.24	N/A

RESIDENTIAL SUMMARY

TYPE	NO.
50'	208
60'	145
70'-80'	160
100'	112
150'	150
PDH	150
TOWNHOMES	235
TOTAL	1,010 UNITS

CAMP CREEK MARKETPLACE SUMMARY

- ANCHORS**
 - BJS
 - LOWES
 - TARGET
- MAJORS**
 - LINENS AND THINGS
 - ROSS
 - MARSHALL'S
 - OLD NAVY
 - CRICUIT CITY
 - PEISMAI
 - STARBUCKS
 - BARNES AND NOBLE
 - PARTY CITY
 - PIER 1 IMPORTS
- SHOPS**
- OUTPARCELS**
 - HOP
 - FIRST UNION
 - CHRYSLER
 - LONGHORN
 - BURGER KING
 - CHICK-FIL-A
 - RUBY TUESDAY
 - RED LOBSTER



02-0-1447

(Do Not Write Above This Line)

AN ORDINANCE BY:

COUNCILMEMBER JIM MADDOX

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF LAND TO THE CORPORATE LIMITS OF THE CITY OF ATLANTA, GEORGIA; TO PROVIDE FOR THE NOTIFICATION OF THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE STATE OF GEORGIA OF SUCH ANNEXATION; AND FOR OTHER PURPOSES.

ADOPTED BY

OCT 07 2002

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred: *Finance / Executive*

Referred To: *8/19/02*

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred to _____

Committee: *FIN Exec*
 Date: *8/28/02*
 Chair: _____
 Action: *Hold* (see rev. side)
 Other: _____
 Members: _____
 Refer To: _____

Committee: *FIN Exec*
 Date: *9-11-02*
 Chair: _____
 Action: *AS Substitute*
 Other: _____
 Members: _____
 Refer To: _____

FINAL COUNCIL ACTION
 2nd
 1st & 2nd
 3rd
 Readings
 Consent
 V Vote
 RC Vote

CERTIFIED

OCT 07 2002

CERTIFIED

OCT 07 2002

Rachel D... Municipal Clerk

MAYOR'S ACTION

Stanley Franklin

OCT 15 2002

MAYOR