

Z-13-53-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BELTLINE OVERLAY DISTRICT (TWO-FAMILY RESIDENTIAL AND BELTLINE OVERLAY) DISTRICTS TO THE MRC-3/BELTLINE OVERLAY DISTRICT (MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY) DISTRICT FOR PROPERTY LOCATED AT 102, 108, 112,118, 122, 128, 136, AND 144 MORELAND AVENUE, 1117, 1121, 1125 AND 1129 SEABOARD AVENUE, N.W. AND 146, 150, 156, 158, 162, AND 166 BRANTLEY STREET, N.E., AND 1150 AND 1154 WADE STREET, N.E., FRONTING APPROXIMATELY 194 FEET ON THE NORTH SIDE OF WADE STREET AT THE NORTHWEST CORNER OF MORELAND AVENUE. FEET FROM THE NORTHEAST CORNER OF HUFF ROAD. DEPTH: VARIES AREA: APPROXIMATELY 4.458 ACRES. LAND LOT 14, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: BUDDY CHRISTIAN, DIANE CHRISTIAN, CHRISTINA MUZZI, BERNARDINA MALDONADO, VENITA HOWELL, YOUNG HUGHLEY, MESFIN BEZUNEH, MEHERET ASFAW, JOHN PREWITT, FORREST WARD, RUKIA ROGERS, VUONG PHI PHILLIOPS, FISHAL GHAVAMZADEH RAZAVI, CRIM DEVELOPMENT, INC., GWERKLE LIMITED, LLC, KYLE ARMOUR, FERRIS CAPITAL, LLC. APPLICANT: JESSICA HILL, ESQ. NPU N COUNCIL DISTRICT 5

Application File Date	11-5-13
Zoning Number	Z-13-53
NPU / CD	N/5
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

Workflow List:

Office of Research and Policy Analysis	Completed	01/07/2014 6:14 PM
Zoning Committee	Completed	01/15/2014 3:48 PM
Atlanta City Council	Completed	02/05/2014 3:00 PM
Zoning Review Board Staff	Completed	02/21/2014 1:20 PM
Office of Research and Policy Analysis	Completed	02/24/2014 9:39 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

HISTORY:

01/15/14	Zoning Committee	
01/21/14	Atlanta City Council	REFERRED TO ZRB AND ZC

RESULT:	REFERRED TO ZRB AND ZC [13 TO 0]
AYES:	Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean, Moore, Martin, Bottoms, Sheperd
AWAY:	Michael Julian Bond, Howard Shook

RESULT: **REFERRED TO ZRB AND ZC [13 TO 0]**
AYES: Norwood, Dickens, Smith, Hall, Young Jr., Winslow, Archibong, Wan, Adrean,
 Moore, Martin, Bottoms, Sheperd
AWAY: Michael Julian Bond, Howard Shook

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

Z-13-53-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BELTLINE OVERLAY DISTRICT (TWO-FAMILY RESIDENTIAL AND BELTLINE OVERLAY) DISTRICTS TO THE MRC-3/BELTLINE OVERLAY DISTRICT (MIXED RESIDENTIAL COMMERCIAL/BELTLINE OVERLAY) DISTRICT FOR PROPERTY LOCATED AT 102, 108, 112,118, 122, 128, 136, AND 144 MORELAND AVENUE, 1117, 1121, 1125 AND 1129 SEABOARD AVENUE, N.W. AND 146, 150, 156, 158, 162, AND 166 BRANTLEY STREET, N.E., AND 1150 AND 1154 WADE STREET, N.E., FRONTING APPROXIMATELY 194 FEET ON THE NORTH SIDE OF WADE STREET AT THE NORTHWEST CORNER OF MORELAND AVENUE. FEET FROM THE NORTHEAST CORNER OF HUFF ROAD. DEPTH: VARIES AREA: APPROXIMATELY 4.458 ACRES. LAND LOT 14, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: BUDDY CHRISTIAN, DIANE CHRISTIAN, CHRISTINA MUZZI, BERNARDINA MALDONADO, VENITA HOWELL, YOUNG HUGHLEY, MESFIN BEZUNEH, MEHERET ASFAW, JOHN PREWITT, FORREST WARD, RUKIA ROGERS, VUONG PHI PHILLIOPS, FISHAL GHAVAMZADEH RAZAVI, CRIM DEVELOPMENT, INC., GWERKLE LIMITED, LLC, KYLE ARMOUR, FERRIS CAPITAL, LLC. APPLICANT: JESSICA HILL, ESQ. NPU N COUNCIL DISTRICT 5

Application File Date	11-5-13
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City Council
Atlanta, Georgia

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-13-53
Date Filed: 11-5-13

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 102, 108, 112,118, 122, 128, 136, and 144 Moreland Avenue, 1117, 1121, 1125 and 1129 Seaboard Avenue, N.W. and 146, 150, 156, 158, 162, and 166 Brantley Street, N.E., and 1150 and 1154 Wade Street, N.E., be changed from the R-5/BeltLine Overlay District (Two-Family Residential and BeltLine Overlay) Districts to the MRC-3/BeltLine Overlay District (Mixed Residential Commercial/BeltLine Overlay) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 14, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Conditional Development”, as identified by the use of the suffice “C” after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

NOTICE TO APPLICANT

Address of Property:

146, 150, 156, 158, 162, 166 Brantley ST NE and 102, 108, 118, 122, 128, 136, 144 Moreland AVE NE and 1111, 1119, 1123, 1129, 1131 Seaboard AVE NE and 1150, 1154 Wade ST NE



OFFICE OF PLANNING

55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **Z-13-053**

DATE ACCEPTED: **11/05/2013**

City Council District: **5** Neighborhood Planning Unit (NPU): **N**

Zoning Review Board (ZRB) Hearing Date:

Thursday, January 2 or 09, 2014 at 6:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU N is:

Jonathan Miller
(404) 790-9398
millernkelly2@mindspring.com

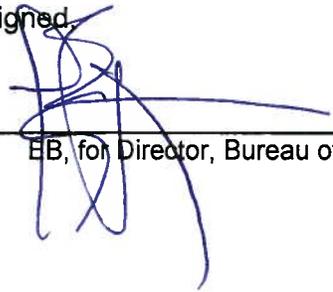
Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:
Earl Williamson (NPU O)
404-378-9599
earline_aa@yahoo.com



Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed:



EB, for Director, Bureau of Planning



Jessical Hill

APPLICATION FOR REZONING
City of Atlanta

Date Filed 11/05/13

Application Number 2-13-53



I Hereby Request That The Property Described in this Application be Rezoned
From R - 5 / BL District
TO MRC - 3 / BL District

Name of Applicant Greystar GP II, LLC Jessica Hill - 4/504-7754
Last Name First Name M.I.

address 18 street name Broad Street, 3rd Floor
city Charleston state SC zip code 29401
phone (843) 579-3236 Fax (843) 302-0236
e-mail address twigfield@greystar.com JHill@mmm.law.com

Name of Property Owner SEE ATTACHED LIST
Last Name First Name M.I.

address _____ street name _____
city _____ state _____ zip code _____
phone _____ Fax _____

Description of Property

Address of Property SEE ATTACHED street name _____
city Atlanta state Georgia zip code 30307
The subject property fronts 193.5 feet on the north side of Wade Street
beginning 0 feet from the northwest corner of Moreland Avenue
Depth: varies Area: 4.458 Land Lot: 14 Land District: 14 - Fulton County, GA.
Property is zoned: R - 5 Council District: 5 Neighborhood Planning Unit: N

OWNER ADDRESS LIST

<u>NAME</u>	<u>ADDRESS</u>
Buddy Christian & Diane Christian	1117 Seaboard Avenue, NW, Atlanta, GA 30307 <i>14-0014-0011-062</i>
Christina Muzzi	1121 Seaboard Avenue, NW, Atlanta, GA 30307 <i>14-0014-0011-063 (1119)</i>
Bernardina Maldonado	1125 Seaboard Avenue, NW, Atlanta, GA 30307 <i>14-0014-0011-064 (1123)</i>
Venita Howell	1129 Seaboard Avenue, NW, Atlanta, GA 30307 <i>14-0014-0011-065 (+ 1131)</i>
Young Hughley	166 Brantley Street, NE, Atlanta, GA 30307
Mesfin Bezuneh & Meheret Asfaw	156, 158 & 162 Brantley Street, NE, Atlanta, GA 30307
John Prewitt	146 and 150 Brantley Street, NE, Atlanta, GA 30307
Forrest Ward	144 Moreland Avenue, NE, Atlanta, GA 30307
Rukia Rogers	136 Moreland Avenue, NE, Atlanta, GA 30307
Vuong Phi Phillips	128 Moreland Avenue, NE, Atlanta, GA 30307
Fishal Ghavamzadeh Razavi	122 Moreland Avenue, NE, Atlanta, GA 30307
Gwerkle Limited, LLC	102, 108 and 118 Moreland Avenue
Kyle Armour	1154 Wade Street, NE, Atlanta, GA 30307
Ferris Capital, LLC	1150 Wade Street, NE, Atlanta, GA 30307

- C. **CONDITIONAL ZONING.** If the request is for zoning for new development, submit fourteen (14) copies of the site plan prepared by a State of Georgia registered architect, landscape architect, engineer, or planner holding the AICP designation. Site plans must be folded to 11" x 14". All site plans shall be sealed by the professional preparer and shall show the scale, north arrow; the location of streets and street names; sidewalks; existing and proposed buildings and their square footage, heights, and floor area ratio; parking spaces, loading areas, and number of parking spaces must also be shown. All plans for residential development 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). For complete information regarding site plans, refer to the "Site Plan Requirements" attachment to this application form.
- D. **PLANNED DEVELOPMENT (PD) DISTRICTS.** If your request is for PD District Zoning, you must comply with the requirements of Chapter 19 of the Zoning Ordinance and with the appropriate regulations for Planned Development Housing, Office-Commercial, Mixed-Use, or Business Park as appropriate. **Certification of a PD Zoning pre-application conference is required.** Submit *Attachment 7*.
- 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 contemplates the construction of one or more residential units, complete the attached Atlanta Public School form, *Attachment 3*.
- G. **DEVELOPMENTS OF REGIONAL IMPACT.** If your application meets the thresholds shown on *Table II (Attachment 4)*, you must contact the Office of Planning for further instructions.
- H. **TREE PRESERVATION.** All development must meet the City of Atlanta Tree Ordinance. Contact the City Arborist, (404) 330-6150 for details.
- I. **COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT.** Submit *Attachment 5*.
- J. **DISCLOSURE.** Submit a disclosure statement as described in *Attachment 6*.
- K. **HEARING DATES AND PROCESSING OF APPLICANTS.** See attached Zoning Review Board Schedule.
- L. **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 that you file your application.
- M. **FEES.** See attached fee schedule, *Attachment 8*.
- N. **AUTHORIZATION TO INSPECT PREMISES.** I hereby authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.
- O. **Revisions to site plans will only be accepted up to 15 days prior to the scheduled hearing date.** 7-13-53

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

[Signature]
Owner or Agent of Owner (Applicant)

Sworn to and subscribed before me this 24th day of October, 2013
Corbett Floyd Evans (Notary Public)



SUMMARY

This application requests a rezoning of the subject property from the R-5 zoning district to the MRC-3 zoning district. The subject property is a 4.48 acre assemblage of property located along the Moreland Avenue corridor, across the street from the Edgewood Retail District. The proposal is to develop a mixed use development with 30,390 square feet of ground floor retail and 275 multifamily units in a four and five story building. Parking will be accommodated in a five level parking deck as shown on the site plan.

Concurrently with this application, a request to change the comprehensive development plan from Mixed Use and High Density Residential to Mixed Use is pending.

DOCUMENTED IMPACT ANALYSIS

(1) Compatibility with comprehensive development plans; timing of development.

The existing comprehensive plan designates approximately half of the subject property as Mixed Use and the balance as High Density Residential. The MRC-3 category requested is not consistent with the High Density Residential category, however, the proposed development is consistent with land uses and intensities allowed by the Mixed Use and High Density Residential classifications.

Further, the proposal is consistent with the Ponce de Leon/Moreland Avenue Corridor Study adopted by the City of Atlanta in 2005. The Corridor Study recommended mid rise residential and mid rise mixed use development between five and seven stories on the subject property.

If approved, redevelopment of the site will commence in the fall of 2014.

(2) Availability of and effect on public facilities and services; referrals to other agencies.

All necessary public facilities and services are available to this property.

(3) Availability of other land suitable for proposed use; effect on balance of land uses.

The subject property is a unique assemblage due to the discrepancy in the existing zoning classification and the comprehensive development plan designations. The development of the Edgewood Retail District immediately across the street from the subject property makes a more intensive use than the existing single family homes more appropriate.

(4) Effect on character of the neighborhood.

The character of the neighborhood will not be harmed by the requested zoning

change. To the contrary, the rezoning will enhance the character of the Moreland Avenue corridor by adding a vibrant mixed use building to its fabric. Of the 20 lots included in the assemblage, eight are vacant. Redevelopment of the property with multifamily residences and ground floor retail will activate the street and provide a 24 hour presence on the site.

(5) Suitability of proposed use.

The subject property is located along a busy corridor route, with a big box retail lifestyle center directly across the street. To the west of the site are single family homes. The proposed midrise mixed use development will provide an appropriate transition from Moreland Avenue and the commercial uses to the east to the single family homes to the west.

(6) Effect on adjacent property.

The immediately adjacent property to the west is developed with single family homes. To the east of the property is the Edgewood Retail District. To the north and south of the property are a mix of residential and commercial uses. To minimize the impact on the adjacent single family homes, a buffer is proposed as identified on the site plan. The adjacent property will not be adversely impacted.

(7) Economic use of current zoning.

As evidenced by the number of vacant lots included in this assemblage of property, the current R-5 zoning district designation does not create a viable economic use for the property. The recent redevelopment in the area and the changes in the long range planning recommendations for the site further bolster the need for a change in zoning.

(8) Tree Preservation.

The applicant shall comply with the policies related to tree preservation as adopted in Section 158-28 (Policy, Purpose and Intent) of the City of Atlanta Tree Ordinance.



COMPREHENSIVE LAND USE AMENDMENT

Date: _____

The City of Atlanta
Department of Planning and Community Development
Office of Planning
68 Mitchell Street, South Building, Suite 3350
Atlanta, Georgia 30335-0310

RE: CDP Land Use Amendment Application

Dear Sir/Madam:

I hereby request that the Comprehensive Development Plan (CDP) land use designation for *(address of property)* SEE ATTACHED LIST be amended from *(existing land designation)* MIXED USE AND HDR to a designation that will allow it to be rezoned from *(existing zoning classification)* R - 5 to *(proposed zoning classification)* MRC - 3.

Notarized authorization of any and all property owner (s) indicating consent to this request have been made a part of this application. I understand that my application for a CDP amendment is subject to a review by the Neighborhood Planning Unit (NPU) in which the property is located, and I agree to contact the Chairperson of that NPU to request consideration of my application. I further understand that I am required to submit an application fee for the CDP amendment in an amount of \$1,000.00. I have submitted a complete description of the proposed development project, including type of land use, number of units and /or square footage, floor area ratio(s), and lot coverage ratio. Furthermore the following information has also been included:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
4. Whether the amendment is consistent with the written policies in the Comprehensive Plan Text.
5. Whether there are environmental impacts or consequences resulting from the proposed change.

I filed an application (Z-____ - ____) for rezoning of the subject property on *(date)* _____.

Sincerely, 
Applicant's Signature

Greystar GP II, LLC
Name of Applicant (please print)

18 Broad Street, 3rd Floor
Address of Applicant

Charleston SC 29401
City State Zip Code

(843) 579-3236 Z-13-53
Phone Number of Applicant

Applicant informed of CDP hearing schedule



CDP CHANGE CRITERIA

SUMMARY OF PROPOSED PROJECT

This application requests a comprehensive development plan (“CDP”) change from Mixed Use and High Density Residential to Mixed Use to accommodate a rezoning from R-5 to MRC-3. The subject property is a 4.48 acre assemblage of property located along the Moreland Avenue corridor, across the street from the Edgewood Retail District. The proposal is to develop a mixed use development with 30,390 square feet of ground floor retail and 275 multifamily units in a four and five story building. Parking will be accommodated in a five level parking deck as shown on the site plan.

Concurrently with this application, the applicant also seeks a rezoning from R-5 to MRC-3.

JUSTIFICATION FOR AMENDMENT

- (1) Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.**

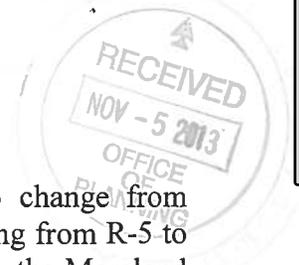
The adjacent and nearby properties are developed with a mix of uses including single family homes, a big box retail lifestyle center and other commercial uses. The proposed CDP change to Mixed Use will permit a consolidated mixed use development that incorporates the residential and commercial components currently allowed by the existing comprehensive plan designations of Mixed Use and High Density Residential. In addition, the development will provide a suitable transition from the Moreland Avenue corridor and the Edgewood Retail District to the single family homes to the west.

- (2) Whether the proposed land change will adversely affect the existing use or usability of adjacent or nearby property.**

The CDP amendment, if granted, will not adversely affect the existing use or usability of the adjacent and nearby property. The entire Moreland Avenue corridor from the subject property south to the I-20 interchange currently has land use designations of Mixed Use or High Density Residential. The change does not increase the intensity of development recommended by the existing land use category and instead allows a single mixed use development to be implemented.

- (3) Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The existing Mixed Use and High Density Residential land use plan designations allow the same intensity of development as proposed in this application. As a result, the land use plan change should not have any excessive or burdensome impact on streets, transportation facilities, utilities or schools above and beyond what the current land use designations would have. All necessary public facilities and services currently are available to the subject property.



(4) Whether the amendment is consistent with the written policies in the Comprehensive Plan Text.

The amendment is consistent with the written policies of the Comprehensive Development Text. The CDP is in place to guide the direction of development in the City of Atlanta and ensure that all of the City's resources are maximized while protecting residential neighborhoods. Eight of the 20 lots being rezoned are currently vacant lots which evidences the need for redevelopment. In addition, the subject property and the Moreland Avenue corridor have been identified for more intensive development than exists today based on the current Mixed Use and High Density Residential land use plan designations and the five to seven story residential and mixed use development recommendations in the 2005 Ponce de Leon/Moreland Avenue Corridor Study adopted by the City of Atlanta.

(5) Whether there are environmental impacts or consequences resulting from the proposed changes.

No adverse environmental impacts or consequences are anticipated from the proposed change. The change allows development that is commensurate with the existing land use plan categories.



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.

Jerrisa L. White
SIGNATURE OF ATTORNEY

Morris Manning & Martin, LLP
NAME

1600 Atlanta Financial Center
ADDRESS

3343 Peachtree Road, N.E.

<u>Atlanta</u>	<u>GA</u>	<u>30326</u>
CITY	STATE	ZIPCODE

(404) 233-7000
TELEPHONE NUMBER

7-13-53



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Buddy Christian & Diane Christian (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1117 Seaboard Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER
AREA CODE (843) NUMBER 579 - 3236

Buddy Christian
Diane Christian
Signature of Owner
Buddy Christian/Diane Christian
Print name of owner

Personally Appeared Before Me this 19 day of October, 2013. Z-13-53

Carolyn P. Faison

Notary Public

Carolyn P Faison
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires December 4, 2016



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Christina Muzzi (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1121 Seaboard Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

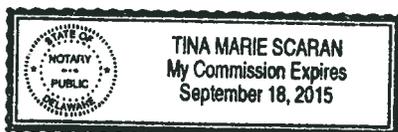
TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236


Signature of Owner
Christina Muzzi
Print name of owner

Personally Appeared Before Me this 21st day of October, 2013. 2-13-53


Notary Public



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Bernardina Maldonado (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1125 Seaboard Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236

Bernardina Maldonado
Signature of Owner
Bernardina Maldonado
Print name of owner

Personally Appeared Before Me this 19th day of October, 2013.

Shannon Howell
Notary Public

z-13-53



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is not the owner of the subject property or Applicant for the proposed rezoning)

I, Venita Howell (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1129 Seaboard Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236



Signature of Owner

Venita Howell

Print name of owner

Personally Appeared Before Me this 18 day of October, 2013 2-13-53



Notary Public



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Young Hughley (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 166 Brantley Street (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236

Young Hughley
Signature of Owner
Young Hughley
Print name of owner

Personally Appeared Before Me this 21st day of October, 2013. 7-13-53

Antoinette Bailey
Notary Public



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Mesfin Bezuneh & Meheret Asfaw (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT _____
156, 158 & 162 Brantley Street (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

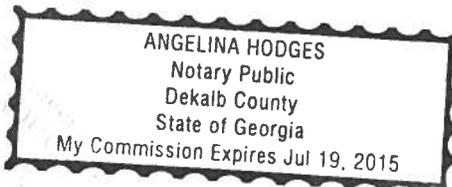
AREA CODE (843) NUMBER 579 - 3236

Mesfin Bezuneh
Signature of Owner

Mesfin Bezuneh & Meheret Asfaw
Print name of owner

Personally Appeared Before Me this 23rd day of October, 2013.

Angelina Hodges
Notary Public



2-13-53

AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, John Prewitt (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 146 Brantley Street / aka 150 Brantley (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

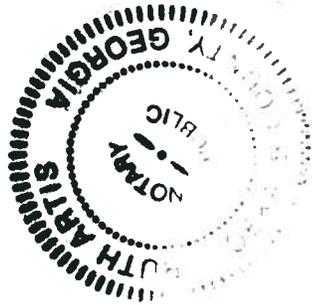
TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236

[Signature]
Signature of Owner
John Prewitt
Print name of owner

Personally Appeared Before Me this 21st day of Oct, 2013. 213-53

[Signature]
Notary Public Sept 14, 2016



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Forrest Ward (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 144 Moreland Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236



Forrest Ward
Signature of Owner
Forrest Ward
Print name of owner

Personally Appeared Before Me this 21st day of October, 2013. z-13-53

Shannon Howell
Notary Public



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Rukia Rogers (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 136 Moreland Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236

Rukia Rogers
Signature of Owner
Rukia Rogers
Print name of owner

Personally Appeared Before Me this 22 day of October, 2013. Z-13-53

[Signature]
Notary Public



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Fishal Ghavamzadeh Razavi (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 122 Moreland Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236

[Signature]
Signature of Owner
Fishal Ghavamzadeh Razavi
Print name of owner

Personally Appeared Before Me this 21 day of October, 2013. 2-13-53

[Signature]
Notary Public

Notary Public, Clayton County, Georgia
My Comm. Expires 06/22/2017



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Guerkle Limited, LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 14-0614-0011-052-3/14-0014-0011-054-9 (PROPERTY ADDRESS).
14-0014-0011-053-1

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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

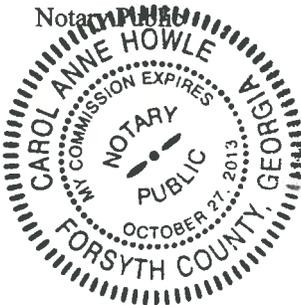
TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236

[Signature]
Signature of Owner
HUGH KELLY
Print name of owner

Personally Appeared Before Me this 18th day of OCTOBER, 2013. Z-13-53

Carol Anne Howle



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Kyle Armour (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1154 Wade Street (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: GREYSTAR GP II, LLC

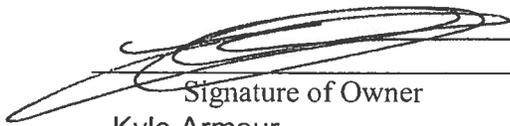
LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236



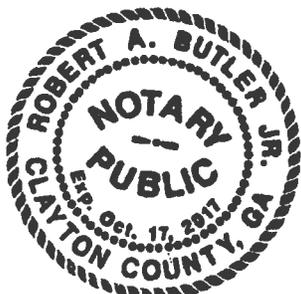
Signature of Owner
Kyle Armour

Print name of owner

Personally Appeared Before Me this 18 day of October, 2013.

Robert A. Butler Jr.

Notary Public



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Ferris Capital, LLC (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1150 Wade Street (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER

AREA CODE (843) NUMBER 579 - 3236



Signature of Owner

Ferris Capital, LLC- Alex Musulin-manager
Print name of owner

Personally Appeared Before Me this 17th day of October, 2013. 2-13-53


Notary Public

**Vinh The Tran, Esq.**
Barrister & Solicitor, Attorney-at-Law, Notary Public,
Commissioner of Oaths/ Affidavits etc., LSUC # 57761C
188-639 Dupont Street, Toronto, Ontario M6G-1Z4
www.ONeLAW.ca www.HouseCallNotary.ca
E-mail: vinhtranlaw@hotmail.com | Call or Text: 647-209-7389



AUTHORIZATION BY PROPERTY OWNER

(Required if person filing the application is **not** the owner of the subject property or Applicant for the proposed rezoning)

I, Vuong Phi Phillips (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 128 Moreland Avenue (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: GREYSTAR GP II, LLC

LAST NAME _____ FIRST NAME _____

ADDRESS 18 STREET NAME BROAD STREET SUITE FL -3

CITY CHARLESTON STATE SC ZIP CODE 29401

TELEPHONE NUMBER
AREA CODE (843) NUMBER 579 - 3236



[Signature]
Signature of Owner
Vuong Phi Phillips
Print name of owner

Personally Appeared Before Me this 24th day of October, 2013.

[Signature]
Notary Public



2-13-53

ATLANTA PUBLIC SCHOOLS REVIEW REQUEST

(Required only if application would result in construction of one or more units of new housing)

Application Number _____

Name of applicant Greystar GP II, LLC

Address 18 Broad Street, 3rd Floor

City Charleston State SC Zip Code 29401

Contact, if other than applicant _____

Zoning category requested MRC - 3 No. of acres of property to be rezoned 4.458

No. of Proposed dwelling units per acre 61.69 Total number of dwelling units 275

Total number of units by bedroom: 16% Studios; 50% 1 BR; 34% 2 BR

Monthly rental per unit \$1,060 - \$1,820 or selling per unit N/A

Projected construction completion date: Summer 2016



CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those aggregate contributions made by **Morris Manning & Martin LLP, Carl E. Westmoreland, Jr. or Jessica Hill** in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Howard Shook	City Council Member	\$300

By: 



LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOT 14 OF THE 14th DISTRICT FULTON COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AS 4.458 ACRES (194,184 SQ. FT.) AND DESIGNATED BY HARDY SURVEYING GROUP, LLC TO HAVE THE FOLLOWING METES AND BOUNDS TO WIT.

COMMENCING AT A #4 REBAR FOUND BY AND BETWEEN THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W) AND THE EASTERLY RIGHT-OF-WAY OF HOLIDAY AVENUE (40' R/W), SAID POINT BEING KNOWN AS THE POINT-OF-COMMENCEMENT, (P.O.C.); THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF WADE STREET SOUTH 89 DEGREES 15 MINUTES 09 SECONDS EAST (S89°15'09"E) FOR A DISTANCE OF 130.16 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND, SAID 3/4 INCH OPEN TOP PIPE BEING KNOWN AS THE TRUE POINT-OF-BEGINNING (P.O.B.)

FROM THE POINT-OF-BEGINNING (P.O.B.) THUS ESTABLISHED, THENCE TURNING AND LEAVING THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W) AND CONTINUING ALONG THE COMMON LINE OF A SUBDIVISION ESTABLISHED FOR KNOX REALTY COMPANY (PLAT BOOK 4 PAGE 52) NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST (N00°07'15"W) FOR A DISTANCE OF 124.94 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE TURNING AND CONTINUING ALONG SUBDIVISION LINE SOUTH 62 DEGREES 00 MINUTES 04 SECONDS WEST (S62°00'04"W) FOR A DISTANCE OF 2.34 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE TURNING AND CONTINUING ALONG SUBDIVISION LINE NORTH 21 DEGREES 47 MINUTES 39 SECONDS WEST (N21°47'39"W) FOR A DISTANCE OF 378.14 FEET TO A POINT; THENCE TURNING AND CONTINUING NORTH 42 DEGREES 12 MINUTES 56 SECONDS WEST (N42°12'56"W) FOR A DISTANCE OF 244.11' TO A POINT AT THE SOUTHERLY RIGHT-OF-WAY OF SEABOARD AVENUE (50' R/W); THENCE TURNING AND LEAVING THE SUBDIVISION ESTABLISHED FOR KNOX REALTY COMPANY AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY SEABOARD AVENUE (50' R/W) AND ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 961.76 FEET AND AN ARC LENGTH OF 61.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 67 DEGREES 11 MINUTES 44 SECONDS EAST (N67°11'44"E) FOR A CHORD DISTANCE OF 61.55 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 961.76 FEET AND AN ARC LENGTH OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 70 DEGREES 54 MINUTES 20 SECONDS EAST (N70°54'20"E) FOR A CHORD DISTANCE OF 62.98 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 1,113.13 FEET AND AN ARC LENGTH OF 75.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 52 MINUTES 10 SECONDS EAST (N75°52'10"E) FOR A CHORD DISTANCE OF 75.11 FEET, TO A #5 REBAR FOUND; THENCE CONTINUING ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 1,192.35 FEET AND AN ARC LENGTH OF 84.02 FEET,



2-13-53

SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 49 MINUTES 20 SECONDS EAST (N79°49'20"E) FOR A CHORD DISTANCE OF 84.00 FEET TO A POINT; THENCE CONTINUING NORTH 82 DEGREES 19 MINUTES 17 SECONDS EAST (N82°19'17"E) FOR A DISTANCE OF 20.00 FEET TO A POINT AT THE SOUTHWESTERLY RIGHT-OF-WAY OF BRANTLEY STREET (40' R/W); THENCE TURNING AND LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SEABOARD AVENUE (50' R/W) AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF BRANTLEY STREET (40' R/W) SOUTH 35 DEGREES 01 MINUTES 25 SECONDS EAST (S35°01'25"E) FOR A DISTANCE OF 52.45 FEET TO A #4 REBAR FOUND; THENCE CONTINUING ALONG BRANTLEY STREET RIGHT-OF-WAY SOUTH 35 DEGREES 40 MINUTES 46 SECONDS EAST (S35°40'46"E) FOR A DISTANCE OF 309.72 FEET TO A POINT AT THE WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE (R/W VARIES) ALSO KNOWN AS GEORGIA STATE ROUTE 42; THENCE TURNING AND LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY OF BRANTLEY STREET AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST (S00°06'27"E) FOR A DISTANCE OF 129.46' TO A PK NAIL FOUND; THENCE CONTINUING ALONG MORELAND AVENUE RIGHT-OF-WAY SOUTH 00 DEGREES 25 MINUTES 45 SECONDS WEST (S00°25'45"W) FOR A DISTANCE OF 314.01 FEET TO A POINT AT THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W); THENCE TURNING AND LEAVING THE WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE (R/W VARIES) AND CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W) NORTH 89 DEGREES 25 MINUTES 42 SECONDS WEST (N89°25'42"W) FOR A DISTANCE 193.50' TO A 3/4" OPEN TOP PIPE FOUND, SAID 3/4" OPEN TOP PIPE BEING THE TRUE POINT-OF-BEGINNING (P.O.B.)

2-13-53



RECEIPT

CITY OF ATLANTA
ATLANTATEST
55 TRINITY AVE SW

Application: Z-13-053
Application Type: Planning/ZRB/Rezoning/NA
Address: 1150 WADE ST NE, ATLANTA, GA 30307
Owner Name: WASHINGTON ERNEST ET AL
Owner Address:
Application Name: Greystar GP II, LLC (Jessica Hill)

Receipt No. 348921

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	3315	\$5,500.00	11/05/2013	RPLEWIS		

Owner Info.: WASHINGTON ERNEST ET AL

Work Description: Rezone from R-5/BL to MRC-3/BL for a mixed-use development (275 residential units and 30,390 sf commercial).

PAID
CITY OF ATLANTA
NOV 05 2013

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOT 14 OF THE 14th DISTRICT FULTON COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AS 4.458 ACRES (194,184 SQ. FT.) AND DESIGNATED BY HARDY SURVEYING GROUP, LLC TO HAVE THE FOLLOWING METES AND BOUNDS TO WIT.



2-13-53

COMMENCING AT A #4 REBAR FOUND BY AND BETWEEN THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W) AND THE EASTERLY RIGHT-OF-WAY OF HOLIDAY AVENUE (40' R/W), SAID POINT BEING KNOWN AS THE POINT-OF-COMMENCEMENT, (P.O.C.); THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF WADE STREET SOUTH 89 DEGREES 15 MINUTES 09 SECONDS EAST (S89°15'09"E) FOR A DISTANCE OF 130.16 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND, SAID 3/4 INCH OPEN TOP PIPE BEING KNOWN AS THE TRUE POINT-OF-BEGINNING (P.O.B.)

FROM THE POINT-OF-BEGINNING (P.O.B.) THUS ESTABLISHED, THENCE TURNING AND LEAVING THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W) AND CONTINUING ALONG THE COMMON LINE OF A SUBDIVISION ESTABLISHED FOR KNOX REALTY COMPANY (PLAT BOOK 4 PAGE 52) NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST (N00°07'15"W) FOR A DISTANCE OF 124.94 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE TURNING AND CONTINUING ALONG SUBDIVISION LINE SOUTH 62 DEGREES 00 MINUTES 04 SECONDS WEST (S62°00'04"W) FOR A DISTANCE OF 2.34 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE TURNING AND CONTINUING ALONG SUBDIVISION LINE NORTH 21 DEGREES 47 MINUTES 39 SECONDS WEST (N21°47'39"W) FOR A DISTANCE OF 378.14 FEET TO A POINT; THENCE TURNING AND CONTINUING NORTH 42 DEGREES 12 MINUTES 56 SECONDS WEST (N42°12'56"W) FOR A DISTANCE OF 244.11' TO A POINT AT THE SOUTHERLY RIGHT-OF-WAY OF SEABOARD AVENUE (50' R/W); THENCE TURNING AND LEAVING THE SUBDIVISION ESTABLISHED FOR KNOX REALTY COMPANY AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY SEABOARD AVENUE (50' R/W) AND ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 961.76 FEET AND AN ARC LENGTH OF 61.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 67 DEGREES 11 MINUTES 44 SECONDS EAST (N67°11'44"E) FOR A CHORD DISTANCE OF 61.55 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 961.76 FEET AND AN ARC LENGTH OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 70 DEGREES 54 MINUTES 20 SECONDS EAST (N70°54'20"E) FOR A CHORD DISTANCE OF 62.98 FEET, TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 1,113.13 FEET AND AN ARC LENGTH OF 75.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 52 MINUTES 10 SECONDS EAST (N75°52'10"E) FOR A CHORD DISTANCE OF 75.11 FEET, TO A #5 REBAR FOUND; THENCE CONTINUING ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 1,192.35 FEET AND AN ARC LENGTH OF 84.02 FEET,

SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 49 MINUTES 20 SECONDS EAST (N79°49'20"E) FOR A CHORD DISTANCE OF 84.00 FEET TO A POINT; THENCE CONTINUING NORTH 82 DEGREES 19 MINUTES 17 SECONDS EAST (N82°19'17"E) FOR A DISTANCE OF 20.00 FEET TO A POINT AT THE SOUTHWESTERLY RIGHT-OF-WAY OF BRANTLEY STREET (40' R/W); THENCE TURNING AND LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SEABOARD AVENUE (50' R/W) AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF BRANTLEY STREET (40' R/W) SOUTH 35 DEGREES 01 MINUTES 25 SECONDS EAST (S35°01'25"E) FOR A DISTANCE OF 52.45 FEET TO A #4 REBAR FOUND; THENCE CONTINUING ALONG BRANTLEY STREET RIGHT-OF-WAY SOUTH 35 DEGREES 40 MINUTES 46 SECONDS EAST (S35°40'46"E) FOR A DISTANCE OF 309.72 FEET TO A POINT AT THE WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE (R/W VARIES) ALSO KNOWN AS GEORGIA STATE ROUTE 42; THENCE TURNING AND LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY OF BRANTLEY STREET AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST (S00°06'27"E) FOR A DISTANCE OF 129.46' TO A PK NAIL FOUND; THENCE CONTINUING ALONG MORELAND AVENUE RIGHT-OF-WAY SOUTH 00 DEGREES 25 MINUTES 45 SECONDS WEST (S00°25'45"W) FOR A DISTANCE OF 314.01 FEET TO A POINT AT THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W); THENCE TURNING AND LEAVING THE WESTERLY RIGHT-OF-WAY OF MORELAND AVENUE (R/W VARIES) AND CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF WADE STREET (40' R/W) NORTH 89 DEGREES 25 MINUTES 42 SECONDS WEST (N89°25'42"W) FOR A DISTANCE 193.50' TO A 3/4" OPEN TOP PIPE FOUND, SAID 3/4" OPEN TOP PIPE BEING THE TRUE POINT-OF-BEGINNING (P.O.B.)

2-13-53



Conditions for 1117, 1121, 1125 and 1129 Seaboard Avenue, N.W. and 146, 150, 156, 158, 162, and 166 Brantley Street, N.E., and 1150 and 1154 Wade Street, N.E.,

1. Site Plan and Elevations:

- a. The development shall be conceptually consistent with the site plan by The Preston Partnership, LLC, dated January 13, 2014 and stamped received by the Office of Planning on January 14, 2013. This condition shall not preclude the application of the MRC and Beltline Overlay District regulations and any revisions needed to comply with such regulations.
 - b. The development shall be conceptually consistent with the elevations by The Preston Partnership, LLC dated January 13, 2014 and stamped received by the Office of Planning on January 14, 2014. This condition shall not preclude the application of the MRC and Beltline Overlay District regulations and any revisions needed to comply with such regulations.
2. No individual commercial tenant space shall exceed 8,000 square feet.