



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **Z-17-075**

DATE ACCEPTED **09/05/2017**

**NOTICE TO APPLICANT**

Address of Property:

**716 Edgewood AVE NE**

City Council District: 2      Neighborhood Planning Unit (NPU): N

Zoning Review Board (ZRB) Hearing Date:

**Thursday, November 2 or 9, 2017 at 6:00 p.m.**

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

The contact person for NPU N is:

**Christopher Jenko**

**404-664-3119**

**chris.jenko@mcjenko.net**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Please contact the person(s) listed above within five 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,

RG, for Director, Office of Zoning and  
Development

Laurel David **CRYSTAL ROBINSON**

**APPLICATION FOR REZONING**

SEP 5 2017

Date: 9/5/17

Summary of Proposed Project: Condominium building including studio units, one- and two-bedroom flats, townhomes, and covered parking

55 Trinity Ave, S.W.  
Atlanta, GA 30307

**REZONING REQUEST**

PROPERTY ADDRESS: 716 & 724 Edgewood Avenue SE, 0 & 49 Krog Street NE PARCEL ID 14 001900110411, -403, -429, -528

City Atlanta State GA Zip Code 30307

The subject property fronts approx. 314 feet on the east side of Krog Street  
approx. 157 feet on the north side of Edgewood Avenue

Depth: \_\_\_\_\_ Area: approx. 1.01 ac Land Lot: 19 Land District: 14 - Fullton County, GA.

Council District: 2 Neighborhood Planning Unit: N

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

R-LC and C-2 Existing Zoning(s) to MRC-3 Proposed Zoning(s)

**APPLICANT INFORMATION**

Name of Applicant The Thrive Group, LLC  
c/o Laurel David Daytime Phone (404) 965-3680 email laurel@glawgp.com

Address 3500 Lenox Road NE, Suite 760 Atlanta GA 30326  
street city state zip code

Name of Property Owner Jenkins Properties LLC Phone \_\_\_\_\_

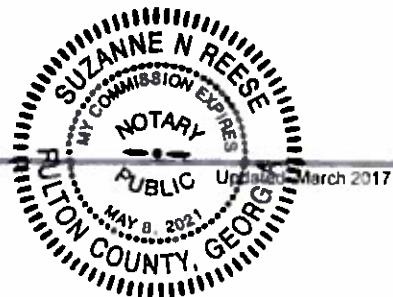
Address 49 Krog Street Atlanta Georgia  
street city state  
zip code 30307

Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

[Signature]  
Owner or Agent for Owner (Applicant) By: CHRISTOPHER RUDD Jenkins Properties LLC  
(Name and Title) MANAGER Print Name of Owner

Sworn To And Subscribed Before Me This 1 Day Of Sept, 2017.

[Signature]  
NOTARY PUBLIC



SEP 5 2017

**AUTHORIZATION BY PROPERTY OWNER**

65 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

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

I, Jenkins Properties LLC (Owner's Name) swear and affirm that I am the owner of property at 716 & 724 Edgewood Avenue SE, 0 & 49 Krog St NE (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize The Thrive Group, LLC to file this application.

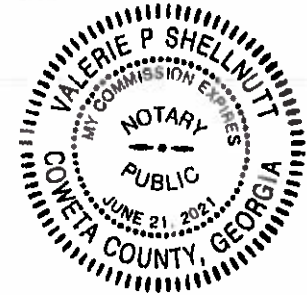
Jenkins Properties, LLC

Charlotte Spier  
Owner's Signature

By: Charlotte Spier, Manager  
(Name and Title)

Sworn to and subscribed before me this the

31 Day of August, 2017  
Valerie P Shellnutt  
NOTARY PUBLIC



2-17-075

Office of Planning

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**AUTHORIZATION BY PROPERTY OWNER**

65 Trinity Ave. S.W.  
Ste. 3359  
Atlanta, GA

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

I, Jenkins Properties LLC (Owner's Name) swear and affirm that I am the owner of property at 716 & 724 Edgewood Avenue SE, 0 & 49 Krog St. NE (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize The Thrive Group, LLC to file this application.

Jenkins Properties, LLC

Owner's Signature

By: Harry Jenkins

(Name and Title)

HARRY JENKINS, Manager

Sworn to and subscribed before me this the

31<sup>st</sup> Day of August 2017

Daisy Andrews-Dorsey  
NOTARY PUBLIC

DAISY ANDREWS-DORSEY  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Commission Expires May 12, 2020

2-17-0+5

Office of Planning

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**AUTHORIZATION TO INSPECT PREMISES**  
(Attachment 1)

55 Trinity Ave. S.W.  
Ste. 3380  
Atlanta, GA

With the signature below, I authorize the staff of the Office of Zoning and Development 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.

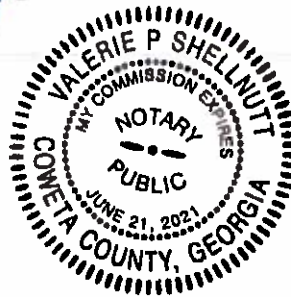
Charlotte Spier  
Owner or Agent of Owner (Applicant)

By: Charlotte Spier, Manager  
(Name and Title)

Sworn to and subscribed before me this 31<sup>st</sup> day of August, 2017.

Valerie P. Shellnutt  
Notary Public

June 21, 2021  
Commission Expires



SEP 5 2017

### AUTHORIZATION TO INSPECT PREMISES

(Attachment 1)

55 Tandy Ave. S.W.  
Ste. 3350  
Atlanta, GA

With the signature below, I authorize the staff of the Office of Zoning and Development 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.

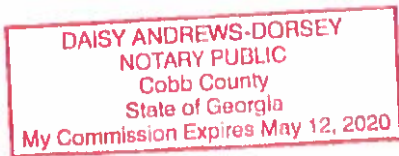
Harry Jenkins  
Owner or Agent of Owner (Applicant)

By: HARRY JENKINS MANAGER  
(Name and Title)

Sworn to and subscribed before me this 31st day of August, 2017.

Daisy Andrews-Dorsey  
Notary Public

\_\_\_\_\_  
Commission Expires



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85 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

**ATTORNEY AT LAW**

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.

Laurel A. David

TYPE OR PRINT ATTORNEY'S NAME

3500 Lenox Road, N.E., Suite 760  
ADDRESS

Atlanta, Georgia 30326  
CITY & STATE ZIP CODE

Laurel David  
ATTORNEY'S SIGNATURE

(404) 965-3680 laurel@glawgp.com  
PHONE NUMBER EMAIL

Sworn to and subscribed before me this the

31st Day of August 2017

Michelle Olivee  
NOTARY PUBLIC



SEP 5 2017

**ATLANTA PUBLIC SCHOOL REVIEW REQUEST** 55 Trinity Ave. S.W.  
Ste. 350  
**(Required only if application would result in construction of one or more units of new housing)**  
**(Attachment 2)**

Application Number: \_\_\_\_\_

Applicant: The Thrive Group, LLC c/o Laurel David

Address: The Galloway Law Group, LLC  
3500 Lenox Road NE, Suite 760  
Atlanta, Georgia 30326

Current Zoning: R-LC and C-2

Proposed Zoning: MRC-3

Acres: approx. 1.01 acres

Total number of Dwelling Units: TBD

Dwelling units per Acre: TBD

Monthly Rent Per Unit: TBD

Selling Price per Unit: TBD

Projected Completion: TBD



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Office of Planning

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City of Atlanta, GA  
Ste. 3350  
Atlanta, GA

# AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)

(Attachment 2b)

If the rezoning application contemplates the construction of one or more residential units, complete the attached

## SECTION 1: DEVELOPMENT INFORMATION

Development Name: Krog Street Lofts

Development Address: 49 and 45 Krog Street, and 716 and 724 Edgewood Avenue, Atlanta, GA 30307

Council District: 2 NPU N

Is there any involvement from the City of Atlanta/Invest Atlanta  in the proposed project?

Land write-down     Land donation     Financial Assistance

Other \_\_\_\_\_

Please provide documentation of involvement and write-down

## SECTION 2: DEVELOPER INFORMATION

Developer Name: The Thrive Group, LLC

Developer Contact (Project Coordinator): Developer Address: 500-M Amsterdam Avenue NE, Atlanta, GA 30306

Email address: crystal@buildwiththrive.com    May we use email to contact you?     Yes     No

Telephone Number: (404) 474-4814

## SECTION 3: DEVELOPMENT INFORMATION

Affordable units required

For "for sale" projects: n/a x 10%\* = n/a (always round up)

Total units total affordable units required 25% = n/a

Bonus Square Footage\* n/a    Affordable sq. footage required n/a

\*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units?     Yes     No

Is parking included in the price of affordable units?     Yes     No

If parking is not included in the unit price, what is the price to purchase parking? \_\_\_\_\_

Estimated date for the commencement of marketing: \_\_\_\_\_

Estimated date for completion of construction of the affordable units: \_\_\_\_\_

Building type (condo, townhouse, etc.) \_\_\_\_\_



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Atlanta, GA

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:                      Yes                      **No**

If the answer is YES, proceed to section 1 through 4.  
If the answer is NO, complete only section 4.

1. Circle One:                      Party to Rezoning                      In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Jenkins Properties, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Jenkins Properties LLC

By: Charlotte Spier, Manager

Signature: Charlotte Spier

Date: 8/31/17

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65 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

# DISCLOSURE REPORT

(Attachment 5)

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Circle One:                      Yes                      No

If the answer is YES, proceed to section 1 through 4.  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Jenkins Properties LLC

By: Harry Jenkins, manager

Signature: Harry Jenkins

Date: 8-31-2017

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55 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

# DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One:            Yes            No

If the answer is YES, proceed to section 1 through 4.  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): The Thrive Group, LLC

By: CHRISTOPHER RUDD, MANAGER

Signature: 

Date: 8/31/17

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55 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

### DISCLOSURE REPORT (Attachment 5)

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Circle One:                      Yes                      No

If the answer is YES, proceed to section 1 through 4.  
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1. Circle One:                      Party to Rezoning                      In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.  
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is subject of this rezoning action: Jenkins Properties LLC

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution
Cesar Mitchell	\$1,000.00	01/31/2017
Felicia Moore	\$250.00	04/05/2017
John Eaves	\$1,000.00	05/12/2017
Mary Norwood	\$1,000.00	07/14/2017
Kwanza Hall	\$1,000.00	07/24/2017
Felicia Moore	\$500.00	08/24/2017
Felicia Moore	\$250.00	08/25/2017
Joyce Sheperd	\$1,000.00	08/31/2017

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et seq., Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

Name (please print): The Galloway Law Group, LLC, as attorney for the Applicant  
By: Laurel David, Partner

Signature: Laurel David

Date: 8/31/17

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Office of Planning

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55 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

**CONSTITUTIONAL OBJECTIONS  
APPLICATION FOR REZONING  
CITY OF ATLANTA, GEORGIA**

Georgia Law and the procedures of the City of Atlanta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Zoning Ordinance of the City of Atlanta, Georgia, as applied to the Property, that would result in a denial of the rezoning as requested by the Owner/Applicant, are, or would be, unconstitutional in that they would destroy the Owner/Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Atlanta or the City of Atlanta Zoning Ordinance to the Property which restricts its use to any use in a manner other than that requested by the Owner/Applicant is unconstitutional, illegal and null and void because such an application constitutes a taking of the Owner/Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application or approval subject to conditions which differ from those proposed by the Owner/Applicant, would also violate the Religious Land Use and Institutionalized Persons Act by imposing a substantial burden on the exercise of religion without a compelling government interest or without using the least restrictive means possible of furthering a compelling governmental interest.

A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Atlanta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal to grant the rezoning as requested by the Owner/Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I,

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Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the rezoning subject to conditions that are different from the conditions requested by the Owner/Applicant, to the extent such different conditions would have the effect of further restricting the Owner/Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Atlanta, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Atlanta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Applicant respectfully requests that the City Council of the City of Atlanta grant the rezoning requested by the Applicant.

THE GALLOWAY LAW GROUP, LLC



Laurel A. David  
Jordan Edwards  
Attorneys for Applicant

3500 Lenox Road, NE  
Suite 760  
Atlanta, Georgia 30326  
(404) 965-3680  
(404) 965-3670 Facsimile



SEP 5 2017

65 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

**DOCUMENTED IMPACT ANALYSIS  
APPLICATION FOR REZONING  
CITY OF ATLANTA, GEORGIA**

The Thrive Group, LLC (the “Applicant”), submits this rezoning application on behalf of the Owners for four parcels located at the northeast quadrant of the intersection of Edgewood Avenue and Krog Street, and having the following Parcel ID numbers: 14 00190011041, -040, -042, -052 (the “Subject Property”). The Subject Property is designated Mixed Use in the City’s 2016 Comprehensive Development Plan (CDP) and is zoned to the C-2 and R-LC zoning classifications. It is also located within the Beltline Overlay District and the Inman Park Historic District. The Applicant is requesting a rezoning to the MRC-3 district for the purpose of constructing residential condominiums. The Contributing Building at the corner of Edgewood Avenue and Krog Street will be preserved and adapted for a neighborhood oriented commercial use. The Applicant is also requesting a slight adjustment to the location of the Subarea 1 (HC-20L SA-1) and Subarea 3 (HC-20L SA-3) boundary lines within the Inman Park Historic District to reflect the proposed building footprints.

With respect to the Documented Impact Analysis, the Applicant responds to the following criteria:

**(1) Compatibility with comprehensive development plans; timing of development:**

The CDP assigns the Subject Property to the Mixed Use (MU) Future Land Use. The MU category “allows for a mix of uses such as commercial, office, hotels and residential.” CDP at 224. Further, the CDP encourages the construction of appropriate infill housing that protects the character of existing neighborhoods while providing a diversity of housing types, especially along corridors like Edgewood Avenue. CDP at 269. Based on its location and design, the proposed single family attached development is compatible with the Future Land Use Map and the CDP.

**(2) Availability of and effect on public facilities and services/referrals to other agencies:**

The Applicant proposes residential condominiums of varying sizes, with all parking for the new homes located on site, below grade. In addition to not needing to rely on on-street parking, the Subject Property’s location in a walkable neighborhood and its proximity to the

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66 Trinity Ave. S.W.  
Sto. 3350

Beltline will promote walking and bicycling as traveling options. Accordingly, the proposed development will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proposal will also not overly burden the water or sewer systems, or any other utilities that serve the proposed use.

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

The Subject Property is zoned to the C-2 and R-LC districts. Under these zoning classifications the Subject Property could be developed at this moment for a total maximum density of 124,150 square feet of which 97,650 square feet would be commercial or retail uses. In contrast, the Applicant proposes a reduction of the allowed intensity of use by developing residential condominiums with one small, neighborhood oriented commercial use at the Krog Street-Edgewood Avenue intersection. The Subject Property is an appropriate site for this development, as the Property is surrounded by a variety of residential, commercial, and entertainment uses. The proposal will also establish a use and density transition between the apartment building and commercial properties to the west and the single family residential properties to the east, thereby fulfilling the policy objectives of the CDP.

**(4) Effect on character of the neighborhood:**

As indicated above, the Applicant proposes a development that will be compatible with adjacent land uses and provide housing that is similar in type and size to that which is nearby. Instead of developing the 97,650 square feet of commercial space for which the Subject Property is currently zoned, the Applicant proposes residential condominiums with a small commercial use to serve the neighborhood. The slight movement of the Subarea line will reflect the building footprints while preserving the Subarea 1 corridor along Edgewood Avenue. As such, the proposal will have a reaffirming effect on the neighborhood by protecting single family uses while concentrating small-scale commercial uses in the Edgewood Avenue corridor.

**(5) Suitability of proposed use:**

The Applicant's proposal will permit a use that is suitable in light of the use and development of adjacent and nearby property. Adjacent and nearby parcels are developed and used for single family or dense multi-family residential, commercial or mixed-use purposes. As such, the proposed use is in keeping with and will complement the area's character.

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**(6) Effect on adjacent property:**

The Applicant's proposal will not adversely affect the existing use or usability of adjacent or nearby property. The Applicant's proposal is compatible with the residential, multi-family, commercial or mixed uses located in the area. Further, the proposed use will provide a housing type that will contribute to the diversity of housing alternatives in the vicinity and enhance the character of the surrounding neighborhood.

**(7) Economic use of current zoning:**

The Subject Property is zoned to the C-2 and R-LC zoning classifications. While the Subject Property has some economic value, the Subject Property was formerly a sheet metalwork business that has vacated, indicating that new development is appropriate. As a result, the Subject Property does not have a reasonable economic use as currently zoned and requires the change that the Applicant is requesting.

**(8) Tree Preservation:**

It is understood that a tree preservation plan is not required at this time. The foregoing notwithstanding, the Applicant intends to comply with the City of Atlanta's Tree Ordinance.

Accordingly, the Applicant respectfully asks that the City Council of the City of Atlanta approve the rezoning as requested above.

THE GALLOWAY LAW GROUP, LLC

Laurel A. David  
Jordan Edwards  
Attorneys for Applicant

3500 Lenox Road, NE  
Suite 760  
Atlanta, Georgia 30326  
(404) 965-3680  
(404) 965-3670 Facsimile

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Office of Planning

Legal Description

All that tract or parcel of land lying and being in Land Lot 19 of the 14th District, Fulton County, Georgia, 2017 and being more particular described as follows:

Beginning at a point where Northerly right of way of Edgewood Avenue intersects with Easterly right of way of Krog Street, Thence run Northerly along Easterly right of way of Krog Street

55 Trinity Ave, S.W.  
Atlanta, GA

North 06 degrees 27 minutes 50 seconds West a distance of 116.00 feet to a 1.0" crimp top found,

Thence run along said right of way of Krog Street North 07 degrees 03 minutes 39 seconds West a distance of 67.96 feet to an iron pin found,

Thence run along said right of way of Krog Street North 06 degrees 11 minutes 22 seconds West a distance of 131.00 feet to a 0.5" rebar set,

Thence leaving said right of way of Krog Street run North 84 degrees 01 minutes 17 seconds East a distance of 140.00 feet to a 0.5" rebar set,

Thence run South 13 degrees 04 minutes 37 seconds East a distance of 12.66 feet to a 0.5" rebar found,

Thence run South 10 degrees 51 minutes 31 seconds East a distance of 40.54 feet to a 0.5" rebar found,

Thence run South 08 degrees 36 minutes 26 seconds East a distance of 5.80 feet to a 0.5" rebar set,

Thence run South 08 degrees 36 minutes 26 seconds East a distance of 62.00 feet to a 0.5" rebar set,

Thence run South 11 degrees 47 minutes 50 seconds East a distance of 62.00 feet to a 1.0" rod found,

Thence run South 77 degrees 40 minutes 38 seconds West a distance of 12.54 feet to a 0.5" rebar set,

Thence run South 14 degrees 21 minutes 31 seconds East a distance of 104.77 feet to a 0.5" rebar found located on the Northerly right of way of Edgewood Avenue,

Thence run westerly along northerly right of way of Edgewood Avenue South 74 degrees 07 minutes 34 seconds West a distance of 96.90 feet to a 0.5" rebar found,

Thence run westerly along northerly right of way of Edgewood Avenue South 73 degrees 34 minutes 39 seconds West a distance of 60.00 feet to a 0.5" rebar set and the True Point of Beginning.

Land contains 1.016 AC

The end.



**FLOODED NOTE**  
 This survey is made for the benefit of Paces Properties, LLC  
 Stonecutter Capital Management LLC  
 Fidelity National Title Insurance Company  
 on the basis of the best information available.  
 The surveyor has conducted a visual inspection of the site and the area immediately surrounding the site for the presence of flood damage or signs of flooding. No evidence of flooding was observed.

**SURVEY CERTIFICATION**  
 This survey is made for the benefit of Paces Properties, LLC Stonecutter Capital Management LLC Fidelity National Title Insurance Company on the basis of the best information available.  
 I, the Surveyor, hereby certify that I am a duly licensed and qualified land surveyor in the State of Georgia and that I have personally supervised the making of this survey and that the same has been made in strict accordance with the laws and regulations of this State.

**SEP 5 2017**  
 [Signature]  
 Surveyor  
 No. 25661

**NOTES**  
 PROPERTIES & ADDRESS:  
 41 JIMMIE STREET ATLANTA GA 30307  
 PARCEL 14 020800104320  
 ZONED E-3  
 49 JIMMIE STREET ATLANTA GA 30307  
 PARCEL 14 020800104320  
 ZONED E-3  
 716 JIMMIE STREET ATLANTA GA 30307  
 PARCEL 14 020800104321  
 ZONED E-3  
 774 JIMMIE STREET ATLANTA GA 30307  
 PARCEL 14 020800104322  
 ZONED E-3

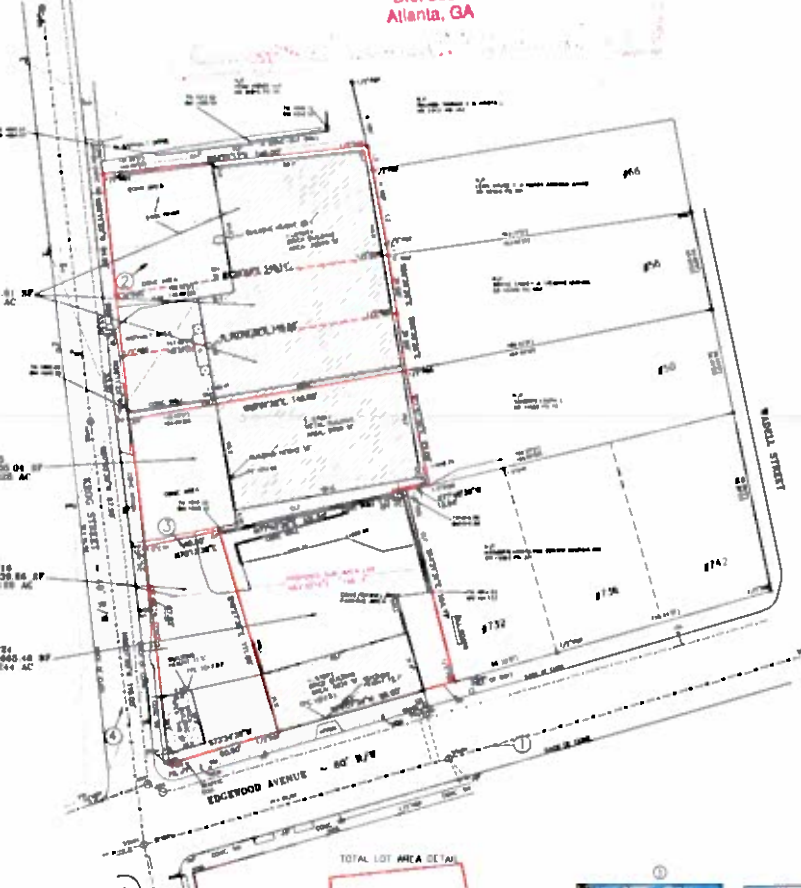
PARCELS ARE CONTIGUOUS PARCELS OF BONES

**66 Trinity Ave. S.W.  
 Ste. 3350  
 Atlanta, GA**

**LEGAL DESCRIPTIONS**  
 PARCELS OF LAND  
 PARCEL 14 020800104320  
 [Detailed legal description text follows, including bearings, distances, and references to other parcels and surveys.]

**PARCEL 14 020800104321**  
 [Detailed legal description text follows]

**PARCEL 14 020800104322**  
 [Detailed legal description text follows]



**LEGEND**

- 1. UNDEVELOPED LAND
- 2. UNIMPROVED LOT
- 3. IMPROVED LOT
- 4. CONCRETE DRIVEWAY
- 5. CONCRETE WALKWAY
- 6. CONCRETE PATIO
- 7. CONCRETE PORCH
- 8. CONCRETE SLAB
- 9. CONCRETE FOUNDATION
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- 99. CONCRETE FOUNDATION
- 100. CONCRETE FOUNDATION



**FILE EXCEPTIONS**

[List of file exceptions and notes]

**TOTAL LOT AREA (SQUARE FEET)**  
 1750 6220.00 SF 0.142 AC  
 1751 6220.00 SF 0.142 AC  
 1752 6220.00 SF 0.142 AC  
 1753 6220.00 SF 0.142 AC  
 1754 6220.00 SF 0.142 AC  
 1755 6220.00 SF 0.142 AC  
 1756 6220.00 SF 0.142 AC  
 1757 6220.00 SF 0.142 AC  
 1758 6220.00 SF 0.142 AC  
 1759 6220.00 SF 0.142 AC  
 1760 6220.00 SF 0.142 AC

**KORSAK SURVEYING**  
 [Professional Seal and Signature]  
 SCALE 1" = 30'

RESUBMISSION BY

05-15-2017	AS
05-23-2017	AS
05-30-2017	AS
06-06-2017	AS
06-13-2017	AS
06-20-2017	AS
06-27-2017	AS
07-04-2017	AS
07-11-2017	AS
07-18-2017	AS
07-25-2017	AS
08-01-2017	AS
08-08-2017	AS
08-15-2017	AS
08-22-2017	AS
08-29-2017	AS
09-05-2017	AS
09-12-2017	AS
09-19-2017	AS
09-26-2017	AS
10-03-2017	AS
10-10-2017	AS
10-17-2017	AS
10-24-2017	AS
10-31-2017	AS
11-07-2017	AS
11-14-2017	AS
11-21-2017	AS
11-28-2017	AS
12-05-2017	AS
12-12-2017	AS
12-19-2017	AS
12-26-2017	AS

**ALTA/ACSM LAND TITLE SURVEY FOR:**  
**Paces Properties, LLC**  
**Stonecutter Capital Management LLC**  
**Fidelity National Title Insurance Company**  
 LAND LOT 10 14TH DISTRICT FULTON COUNTY GEORGIA

**SURVEY LAND EXPRESS, INC**  
 PROFESSIONAL LAND SURVEYING SERVICES

30 LEWIS POINT  
 ATLANTA, GA 30324  
 OFFICE: 404-728-2242  
 FAX: 404-501-0841  
 WEBSITE: WWW.SURVEYLANDEXPRESS.COM

**SITE PLAN SPECIFICATIONS:**

- ADDRESS IS 4000 STREET, 74' 8" TO EDGEWOOD AVE
- OWNER: THE THRIVE GROUP, LLC
- PROJECT: 100A METTAVIA AVENUE
- DATE: 08/15/17
- DESIGNER: THE THRIVE GROUP, LLC
- SCALE: AS SHOWN
- PROJECT NO.: 17-001
- SHEET NUMBER: 00-10

DESCRIPTION	REQUIRED	PROVIDED
MAXIMUM ALLOWED FLOOR AREA TO FLOOR AREA RATIO	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA TO FLOOR AREA RATIO (MAX. 100% MAX)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL) (MAX. 100% MAX)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL) (MAX. 100% MAX)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL) (MAX. 100% MAX)	1.2	1.2

DESCRIPTION	REQUIRED	PROVIDED
MAXIMUM ALLOWED FLOOR AREA TO FLOOR AREA RATIO	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA TO FLOOR AREA RATIO (MAX. 100% MAX)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL) (MAX. 100% MAX)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL) (MAX. 100% MAX)	1.2	1.2
MAXIMUM ALLOWED FLOOR AREA RATIO (TOTAL) (MAX. 100% MAX)	1.2	1.2

**SITE PLAN LEGEND:**

- PROPERTY LINE
- 8' SIDE YARD SETBACK
- CONCRETE RETAINING WALL

**Office of Planning**  
 SEP 5 2017  
 GEORGIA  
 OFFICE OF PLANNING  
 100 N. W. AVENUE, SUITE 1000  
 ATLANTA, GA 30303

GRAPHIC SCALE BY FEET  
 0 10 20 30

