

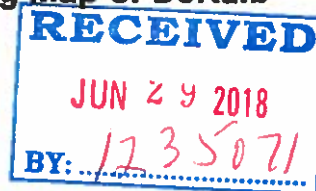


404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia



Date Received: _____ Application No: _____

Applicant Name: Toll Bros., Inc. c/o Morris, Manning and Martin, LLP.

Applicant E-Mail Address: Sbates@tollbrothersinc.com

Applicant Mailing Address: 3500 Lenox Road, Suite 1500, Atlanta, GA 30326

Applicant Daytime Phone: 404-419-2157 Fax: _____

Owner Name: SEE ATTACHED

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 961, 957, 953, 949, 946, 948, 952, 956, and 960 Milledge Place Atlanta, GA 30329

Parcel ID#: SEE ATTACHED

Acreage: 3.38 Commission District: 2

Present Zoning District(s): R-85

Proposed Zoning District: HR-3

Present Land Use Designation: Town Center

Proposed Land Use Designation (if applicable): Regional Center

Exhibit A

Property Owner Contact and Address List

Property Owner and Contact	Property Address	Tax Parcel ID
Cathy Perry Hamilton, Kimberly Perry Mergler and Eva Ann Perry Zwack 521 Moreno Circle St. Petersburg, FL 33703	957 Milledge Place	18 106 10 034
Karen G. Wise and Stuart L. Gottler 961 Milledge Place Atlanta, GA 30329	961 Milledge Place	18 106 10 033
William W. Galloway and G. Douglas Dillard 3500 Lenox Road N.E., Suite 760 Atlanta, GA 30326	953 Milledge Place	18 106 10 035
David W. Amis and Jonathan T. DeLoach 949 Milledge Place Atlanta, GA 30329	949 Milledge Place	18 106 10 036
Lynn E. Ryan and Edward J. Ryan 946 Milledge Place Atlanta, GA 30329	946 Milledge Place	18 106 10 037
Bobby W. Goldberg 948 Milledge Place Atlanta, GA 30329	948 Milledge Place	18 106 10 038
The Estate of Benjamin L. Wyckoff, Jr. and The Estate of Estelle Wyckoff 543 Terrace Avenue, N.E. Atlanta, GA 30307	952 Milledge Place	18 106 10 039
Bottom Line Properties, LLC 1579 Monroe Drive, N.E., F-304 Atlanta, GA 30324	956 Milledge Place	18 106 10 040
The Estate of Grace J. Netland P.O. Box 980488 Park City, UT 84098	960 Milledge Place	18 106 10 041



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Toll Bros., Inc. Phone: 404-419-2157 Email: Sbates@tollbrothersinc.com
Property Address: 961, 957, 953, 949, 946, 948, 952, 956 and 960 Milledge Place Atlanta, GA 30329
Tax Parcel ID: SEE ATTACHED Comm. District(s): 2 Acreage: 3.4, 4.4
Existing Use: Single Family Residential Proposed Use Multifamily Residential
Supplemental Regs: _____ Overlay District: N/A DRI: N/A
Rezoning: Yes X No _____
Existing Zoning: R-85 Proposed Zoning: HR-3 Square Footage/Number of Units: 374 85/acre
Rezoning Request: Request to zone from R-85 to HR-3.

Land Use Plan Amendment: Yes X No _____

Existing Land Use: Town Center Proposed Land Use: Regional Center Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No X Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:



Carl E. Westmoreland, Jr.
404-504-7799
cew@mmmlaw.com
www.mmmlaw.com

June 11, 2018

RE: Meeting to Discuss Proposed Rezoning and Land Use Map Amendment for the Redevelopment of land located at 961, 957, 953, 949, 946, 948, 952, 956 and 960 Milledge Place (the "Property")

Dear Property Owner:

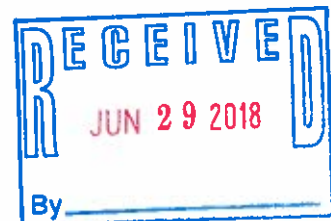
We represent Toll Bros., Inc. which proposes to file rezoning and land use map amendment applications in the near future to allow redevelopment of the Property with multifamily residences. The property, which is located near the intersection of Briarcliff and Clifton Roads, is currently zoned R-85 with the land use designation of Town Center and is proposed to be rezoned to HR-3 with the land use designation of Regional Center.

You are receiving this letter because you own property within 500 feet of the Property, or represent a neighborhood organization within a half mile of the Property. No change in zoning or land use designation is proposed on your property. As a part of any rezoning and land use amendment process, DeKalb County requires that the applicant notify its neighbors regarding the proposal and request feedback on the proposal. We have an open house meeting on Wednesday, June 27, 2018 at 7:00 pm at the Taqueria del Sol catering office at 1145 Zonolite Road, Suite 11 Atlanta, Georgia to answer any questions you may have regarding the proposal. On behalf of my client, I would like to invite you to attend the meeting to further discuss the proposed application and any concerns that you may have.

Thank you for your consideration.

Sincerely,

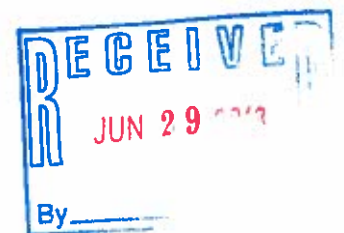
Carl E. Westmoreland, Jr.
Attorney for Applicant



Enclosures

cc: Stephen Bates (via email: sbates@tollbrothers.com)
W. Woodson Galloway, Esq. (via email: woody@glawgp.com)

PHILBECK CHRISTOPHER	994 BURTC ATLANTA GA 30329
EMORY UNIVERSITY	201 DOWN ATLANTA GA 30322
PERRY FAMILY PROPERTIES LLC	521 MORE ST PETERSBURG FL 33703
BAC HOLDINGS LLLP	1982 STAR ATLANTA GA 30345
NANCY KNOX SCHAFER REVOCAL	44 SEA DU SANTA ROSA BEACH FL 32459
BOTTOM LINE PROPERTIES LLC	1579 MON ATLANTA GA 30324
EMORY UNIVERSITY	1599 CLIFT ATLANTA GA 30322
MARCUS AUTISM CENTER INC	1665 TULL ATLANTA GA 30329
GALLOWAY WILLIAM W	3500 LENC ATLANTA GA 30326
NETLAND GRACE J	PO BOX 98 PARK CITY UT 84098
PLANT IMPROVEMENT COMPANY	PO BOX 15 ATLANTA GA 30333
SHEPHERD STEPHEN B	PO BOX 80 ATLANTA GA 31106
SHEPHERD CONSTRUCTION CO IN	1800 BRIAI ATLANTA GA 30329
OCEAN CLIFTON LLC	1025 KANE BAY HARBOR ISLANDS FL 33154
WYCKOFF L BENJAMIN JR	543 TERRA ATLANTA GA 3030



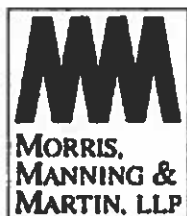
Corbin Armstrong

From: Corbin Armstrong
Sent: Monday, June 11, 2018 5:13 PM
To: 'bbelton@mindspring.com'; 'betty_blondeau@bellsouth.net'; 'ian@bogost.com'; 'tedaniel@mindspring.com'; 'me9461@bellsouth.net'; 'artghansen@gmail.com'; 'crmaise@mindspring.com'; 'Heather@RenewalDesignBuild.com'; 'patathomas@patathomas.com'; 'jturner@turnerresearch.com'
Cc: Carl Westmoreland (cwestmoreland@mmmlaw.com)
Subject: Community Meeting Invitation-- Rezoning and Land Use Amendment Applications in Community Council 2 [WOV-mmmdms1.31315.109453]
Attachments: 11838173 (1) (31315_109453) (Notice Letter Regarding Community Meeting Milledge Place).PDF

Dear Community Council 2 Members,

Find attached an invitation to attend a community meeting regarding rezoning and land use amendment applications for properties located at 961, 957, 953, 949, 946, 948, 952, 956 and 960 Milledge Place. As described in the letter, the community meeting will occur on Wednesday, June 27th at 7:00 pm.

Kind Regards,



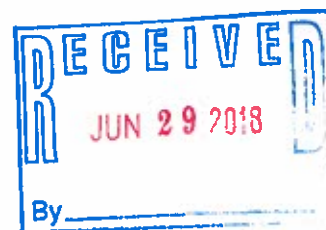
Corbin Armstrong
Associate

Direct: 404-495-8463
carmstrong@mmmlaw.com
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

mmmlaw.com



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Corbin Armstrong

From: Corbin Armstrong
Sent: Monday, June 11, 2018 5:29 PM
To: 'amdavey@bellsouth.net'; 'beckyevans@mindspring.com'; 'tauxecyn@aol.com'; 'antjr@emory.edu'; 'charlie.bleau@scimeasure.com'; 'macdell@earthlink.net'; 'pelam898@bellsouth.net'; 'ralstont@bellsouth.net'; 'rolfgrun@bellsouth.net'; 'wasa3@msn.com'; 'president@lavistapark.org'; 'execvp@lavistapark.org'; 'president@woodlandhillsatlanta.org'; 'zoning@lavistapark.org'; 'davidlitt55@yahoo.com'
Cc: Carl Westmoreland (cwestmoreland@mmmlaw.com)
Subject: RE: Invitation to Community Meeting Regarding Proposed Rezoning and Land Use Amendment Applications [TWOV-mmmdms1.31315.109453]
Attachments: 11838173 (1) (31315_109453) (Notice Letter Regarding Community Meeting Milledge Place).PDF

Invitation attached.

From: Corbin Armstrong
Sent: Monday, June 11, 2018 5:28 PM
To: 'amdavey@bellsouth.net'; 'beckyevans@mindspring.com'; 'tauxecyn@aol.com'; 'antjr@emory.edu'; 'charlie.bleau@scimeasure.com'; 'macdell@earthlink.net'; 'pelam898@bellsouth.net'; 'ralstont@bellsouth.net'; 'rolfgrun@bellsouth.net'; 'wasa3@msn.com'; 'president@lavistapark.org'; 'execvp@lavistapark.org'; 'president@woodlandhillsatlanta.org'; 'zoning@lavistapark.org'; 'davidlitt55@yahoo.com'
Cc: Carl Westmoreland (cwestmoreland@mmmlaw.com)
Subject: Invitation to Community Meeting Regarding Proposed Rezoning and Land Use Amendment Applications [IWOV-mmmdms1.31315.109453]

Dear Neighborhood Leaders,

You are being contacted because you are listed by the DeKalb County Department of Planning and Sustainability as a leader for a neighborhood organization, listed below, that may be located within a half mile of properties located at 961, 957, 953, 949, 946, 948, 952, 956 and 960 Milledge Place, the subject of a rezoning and land use plan amendment application. Attached is an invitation to attend a pre-submittal community meeting on Wednesday, June 27th at 7:00pm.

If your organization is not located within a half mile of the relevant properties. Please disregard this email. If you are aware of additional organizations located within a half mile of the properties, please let us know so that we can provide notice to those as well.

Kind Regards,
Corbin

Organizations included:

- Druid Hills
- Druid Hills Civic Association
- LaVista Park Civic Association
- Woodland Hills Neighborhood Association
- Victoria Estates Civic Association



Corbin Armstrong

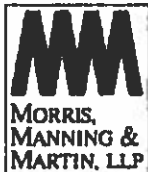
From: Corbin Armstrong
Sent: Tuesday, June 19, 2018 3:13 PM
To: bbelton@mindspring.com; betty_blondeau@bellsouth.net; ian@bogost.com; tedaniel@mindspring.com; me9461@bellsouth.net; artghansen@gmail.com; crmaise@mindspring.com; Heather@RenewalDesignBuild.com; patathomas@patathomas.com; jturner@turnerresearch.com
Cc: Carl Westmoreland
Subject: RE: Community Meeting Invitation-- Rezoning and Land Use Amendment Applications in Community Council 2 [IWOV-mmmdms1.31315.124878]

Community Council 2 Members,

In regard to the community meeting referenced below, we were unable to obtain a precise list of neighborhood associations or organizations within a half mile of the property because DeKalb is in the midst of updating their neighborhood association contact list. We sent notice to the provided neighborhood contacts for Druid Hills, Druid Hills Civic Association, LaVista Park Civic Association, Woodland Hills Neighborhood Association and Victoria Estates Civic Association.

Please let me know if you are aware of any other neighborhood associations within a half mile of the property.

Kind Regards,
Corbin



Corbin Armstrong
Associate

Direct: 404-495-8463
carmstrong@mmmlaw.com
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

mmmlaw.com



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From: Corbin Armstrong
Sent: Monday, June 11, 2018 5:13 PM
To: 'bbelton@mindspring.com'; 'betty_blondeau@bellsouth.net'; 'ian@bogost.com'; 'tedaniel@mindspring.com'; 'me9461@bellsouth.net'; 'artghansen@gmail.com'; 'crmaise@mindspring.com'; 'Heather@RenewalDesignBuild.com'; 'patathomas@patathomas.com'; 'jturner@turnerresearch.com'
Cc: Carl Westmoreland (cwestmoreland@mmmlaw.com)
Subject: Community Meeting Invitation-- Rezoning and Land Use Amendment Applications in Community Council 2 [IWOV-mmmdms1.31315.109453]

Dear Community Council 2 Members,

Find attached an invitation to attend a community meeting regarding rezoning and land use amendment applications for properties located at 961, 957, 953, 949, 946, 948, 952, 956 and 960 Milledge Place. As described in the letter, the community meeting will occur on Wednesday, June 27th at 7:00 pm.

Kind Regards,



Corbin Armstrong
Associate

Direct: 404-495-8463
carmstrong@mmmlaw.com
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

mmmlaw.com



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DeKalb Community Meeting Sign-In Sheet
For Attendance Purposes Only
 Milledge Place Redevelopment
 June 27th, 2018, 7:00 PM
 1145 Zonolite, suite 11



Name	Address	Phone	E-mail
Daniel Clark			daniel.clark@emory.edu
BETTY WILLIS	EMORY	404 727 5312	betty.willis@emory.edu
David Parn	Emory	4-727-0990	david.parn@emory.edu
David Annis	949 milledge	4-321-7950	david@mentorsw.com
Bruce Mike Gregor	432 Burlington Rd		
Luis Longoria	1022 Biltmore Dr. Arl. Gk, 30329	404-423-9070	l.a.longoria@hotmail.com
Ian Bogost	1676 ECLIFIELD LANE 30307		ian@bogost.com
Louis Myer	1082 Briar Vista Dr 30324	404-325-7137	Lmyer@aol.com
Martha Pacini	958 Castle Falls Dr. 30329 Victoria Estates	404-320-1203	marthapacini@gmail.com
Joshua Pacini	780 Castle Falls Dr NE Atlanta Ga 30329	678-768-5743	joshua.pacini@gmail.com

1145 Zonolite, suite 11

[illegible]

Rezoning
Summary and Impact Analysis



I. Letter of Application

This application requests a rezoning of a 3.38 acre assemblage of properties from the R-85 district to the HR-3 district. The proposed development is located north of Emory University and has frontage on Biltmore Drive, Clifton Road and Briarcliff Road. The rezoning would enable the redevelopment of the property with a multifamily student housing development containing approximately 374 primarily one and two bedroom units with a height of five stories. Parking will be provided in an interior deck and connections to Emory via the Emory Shuttle and to Marta via the existing bus stop and future Marta line are anticipated. Concurrently with this application, the applicant requests a land use map amendment.

II. Impact Analysis

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The Comprehensive Plan designates the site as Town Center. The applicant concurrently requests a land use amendment to change the designation to Regional Center. The proposed development is consistent with the intent and spirit of the Comprehensive Plan. The intent of the Regional Center designation is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increasing transit usage. Since the Comprehensive Plan's adoption, a plan to expand Marta rail in the nearby area has been approved and funded. The proposed multifamily student housing development would allow for a vibrant, pedestrian and transit friendly use to complement the adjacent Emory University campus and the Centers for Disease Control and Prevention (CDC).

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Across Biltmore Drive to the east is Emory University. Across Clifton Road to the southwest are railroad tracks, a restaurant, and a shopping center. Across Briarcliff Road to the northwest is a gas station and commercial cooking oil recycling facility. Adjacent to the north are the Atlantic Briarcliff apartment homes. The proposed high density multifamily use is suitable in view of the surrounding higher intensity commercial and multifamily uses. Further, the proposed multifamily student housing use is appropriate given its proximity to Emory University and existing and future transit facilities in the area.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The lack of significant renovations to the property as well as the surrounding classifications of medium density residential, commercial, office institutional, and light industrial suggest that the current single-family residential classification no longer has a reasonable economic use.

D. Whether the zoning proposal will adversely affect the existing use and usability of adjacent or nearby properties.

The zoning proposal will not adversely affect the existing use and usability of adjacent or nearby properties. As mentioned above, the property is surrounded by uses that are compatible with the scale of the proposed development. The proposed development will add a vibrant multifamily student housing use to the mix of commercial, multifamily and university uses nearby.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The rezoning will bring the property in conformity with the surrounding properties of high and medium intensity uses and would eliminate what is currently an island of single-family use. Further, the proposed zoning is appropriate given that a Marta rail line and station have been approved for construction in the nearby area. The Marta station will likely catalyze further higher density development in the area. Finally, the property will serve the Emory University and CDC communities by providing a high-end housing option within close proximity.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts or archaeological resources.

The proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed use will not cause an excessive or burdensome use of streets, transportation facilities, utilities or schools. The proposed development is not anticipated to have any impact on schools because it will be marketed and designed for student housing use. The proposed development will have some impact on existing streets, transportation facilities and utilities. However, those impacts will be mitigated by the proximity to Emory University's campus and the existing and future Marta facilities.



PROPERTY DESCRIPTION

Milledge Place – Parent Parcel

All that tract or parcel of land lying in Land Lot 106 of the 18th District, Dekalb County, Georgia and also being Lot 1 through Lot 9 of the Eastview Gardens Subdivision recorded in Plat Book 24, Page 42 and Plat Book 25 Page 1 of the Public Records of Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set lying at State Plane Coordinates Northing 1384616.36 and Easting 2245224.33 at the intersection of the easterly right-of-way line of Clifton Road (Old Briarcliff Road) (apparent 80 foot right-of-way) and the easterly right-of-way of Briarcliff Road (State Route #42) (variable right-of-way), Thence running along the aforesaid line of Briarcliff Road for the next two courses

1. North 18° 11' 05" East, 70.02 feet; to a concrete monument found thence,
2. North 18° 44' 29" East, 44.73 feet; to a ½" capped rebar found "0167 RLS" thence, leaving the aforesaid right-of-way and running along the southerly line of a certain parcel of land, now or formerly owned by Ocean Clifton LLC per Deed Book 24226, Page 86, aforesaid records
3. South 79° 47' 26" East, 443.76 feet; to an iron pin set lying at State Plane Coordinates Northing 1384646.59 and Easting 2245697.29 and on the northern right-of-way of Biltmore Road (apparent 60 foot right-of-way), thence running along aforesaid right-of-way
4. South 15° 25' 10" West, 151.97 feet; thence, running along aforesaid line
5. South 15° 25' 04" West, 4.80 feet; thence, running along aforesaid line
6. South 30° 54' 04" West, 43.50 feet; to a ½" rebar found thence, running along aforesaid line
7. South 38° 47' 24" West, 49.82 feet; to a 1" crimp top pipe found thence, running along aforesaid line
8. South 42° 02' 32" West, 39.56 feet; to a ½" rebar found thence, running along aforesaid line
9. South 41° 02' 48" West, 144.00 feet; to a point thence, running along aforesaid line
10. South 41° 02' 48" West, 73.82 feet; to a ½" rebar set and the easterly right-of-way of Clifton Road (a.k.a. Old Briarcliff Road; apparent variable width right of way) thence, running along aforesaid line
11. North 85° 11' 58" West, 22.00 feet; to an iron pin set lying at State Plane Coordinates Northing 1384227.49 and Easting 2245410.60 thence, running along aforesaid line
12. Northwesterly along an arc to the right having a radius of 545.26 feet an arc length of 156.97 feet a chord bearing of North 36° 34' 17" West and a chord distance of 156.42 feet; to a point thence, running along aforesaid line
13. North 28° 19' 28" West, 136.82 feet; to a ½" rebar set thence, running along aforesaid line
14. North 11° 09' 18" West, 145.55 feet; to the **Point of Beginning** of this description; containing 146,787 square feet or 3.3833 acres of land, more or less.

Property is subject to all easements and rights-of-way recorded an unrecorded.

NOTE:
CONCEPTUAL ELEVATIONS SUBJECT TO CHANGE
DURING DESIGN PROCESS. FINAL BUILDING DESIGN
TO CONFORM TO ARTICLE 5.

Article 5.
Site Design and Building Form Standards

5.7.4 Materials.

- A. *Low-rise building materials.*
1. Except for exemplar buildings described in subsection A(5) below, exterior wall materials of any buildings shall meet any of the following types:
 - a. Brick masonry.
 - b. Stone masonry.
 - c. Concrete masonry or fiber cement siding.
 - d. Hard coat stucco.
 - e. Cedar shingles or fiber cement.
 - f. Textured face concrete block.
 - g. Architectural concrete.
 - h. Precast or precast panels (for industrial only).
 - i. Glass.
 - j. Material not listed in this section, which shall contribute to innovative design as green construction as determined by the director of planning on a case by case basis, under
 - k. Architectural accent materials as approved by the director of planning.

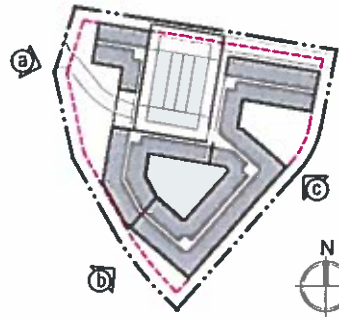
- 5.7.7 Multi-family, non-residential, historic and mixed-use buildings.
- B. All development types other than single-family, shall comply with the following:
2. Building form and scale.
 - a. Building facades shall not exceed forty (40) feet in length without projections, recesses or other architectural features.
 - b. Windows and doorways. Structures built to the edge of the street right-of-way or located within mixed-use and non-residential districts shall have windows under doorways that occupy at least twenty-five (25) percent of the width of the first four street-level front facades.

**BROCK
HUDGINS
ARCHITECTS**
brockhudgins.com



MATERIAL LEGEND	
FC-1	FIBER CEMENT BOARD & BATTEN COLOR S1 - TBD
FC-2	FIBER CEMENT BOARD & BATTEN COLOR S2 - TBD
FC-3	FIBER CEMENT BOARD & BATTEN COLOR S3 - TBD
BR-1	BRICK VENEER COLOR P1 - TBD

NOTE: WINDOWS TO BE RESIDENTIAL WINDOW WITH INTERNAL HANGING FOR ALL TRIM, SOFFITS, EAVES, ETC. TO BE PAINTED FIBER CEMENT TRIM BOARDS.



PROJECT NAME
**MILLEDGE
PLACE
STUDENT
HOUSING**

ADDRESS
**MILLEDGE
PLACE**

OWNER
**TOLL BROTHERS
CAMPUS LIVING**

SHEET NAME
**CONCEPTUAL
ELEVATIONS**

© 2018 Brock Hudgins Architects, LLC
SEAL



PROJ. NUMBER
16112

DATE
06/28/18

SHEET

Z101



NOT ISSUED FOR CONSTRUCTION

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6-20-18

TO WHOM IT MAY CONCERN:

(I) Cathy P. Hamilton
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.

Notary Public



Owner

Property Address: 957 Milledge Place, NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. Disclosure of Campaign Contributions in accordance with the Conflict of interest in Zoning Act, O.C.G. A Chapter 36-67A, the following questions must be answered. Have you, the applicant made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes ☒ No*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 6-20-18

Notary:



Expiration Date/Seal

*Notary not needed if answer is "No"



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6/21/18

TO WHOM IT MAY CONCERN:

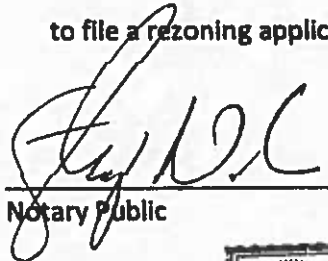
(I) Kim P. Mergler
Name of owner(s)


being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1800 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.


Notary Public


Owner



Property Address: 957 Milledge Place, NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. Disclosure of Campaign Contributions in accordance with the Conflict of Interest in Zoning Act, O.C.G. A Chapter 36-67A, the following questions must be answered. Have you, the applicant made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes ☒ No*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

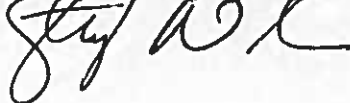
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

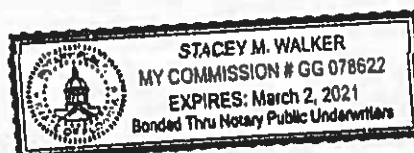
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 6/21/18

Notary: 



March 2, 2021
Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6/21/18

TO WHOM IT MAY CONCERN:

(I) Eva Ann Perry Zwak

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.

Blake W Duncan

Notary Public

[Signature]

Owner



Property Address: 957 Milledge Place, NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

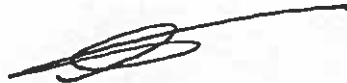
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If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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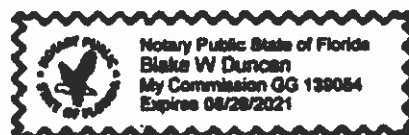
Signature of Applicant /Owner

Check one: Owner X Agent _____ Date 6/21/18

Notary: Blake Duncan

08.28.2021

Expiration Date/Seal



*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6-20-18

TO WHOM IT MAY CONCERN:

(WE) Stuart L. Gottler and Karen G. Wise

Name of owner(s)

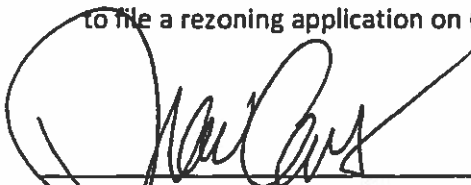
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP

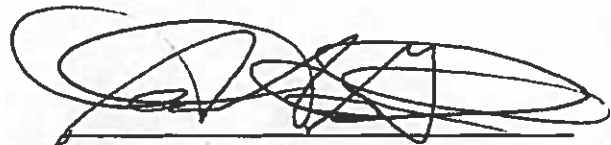
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

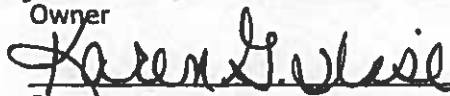
Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.



Notary Public



Owner


Owner



Property Address: 961 Milledge Place NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

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If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

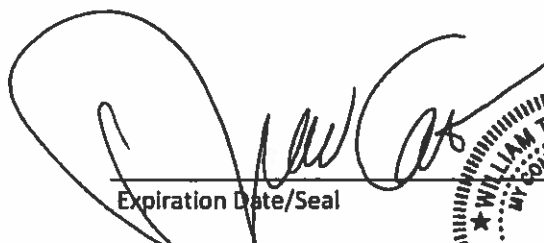
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.


The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.


Stuart C. Cottler
Signature of Applicant/Owner  Karen G. Wise

Check one: Owner ☒ Agent _____ Date 6-20-18

Notary:


Expiration Date/Seal
*Notary not needed if answer is No



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: June 22, 2018

TO WHOM IT MAY CONCERN:

(I) William Woodson Galloway

Name of owner(s)

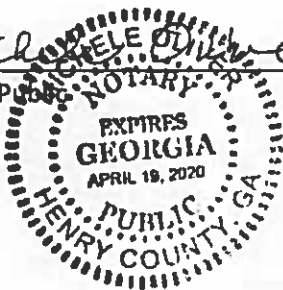
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.

Michael D. Dwyer
Notary Public



[Signature]
Owner

Property Address: 953 Milledge Place

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

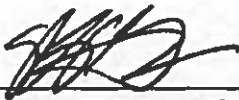
PLEASE READ THE FOLLOWING BEFORE SIGNING

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If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

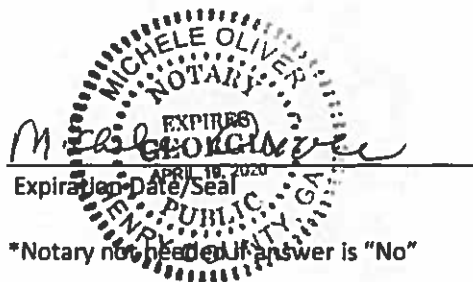
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Applicant /Owner

Check one: Owner ☒ Agent ☐ Date June 22, 2018

Notary:


Michele Oliver
Notary Public
State of Georgia
Commission Expires April 18, 2020

*Notary not needed if answer is "No"

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

☒ Yes ☐ No

If the answer is yes, please list each such contribution below by providing: the name and official position of the local government official to whom the campaign contribution was made; the dollar amount; a description of each campaign contribution; and the date of the contribution.

Name & Position of Official	Description	Amount	Contribution Date
Michael Thurmond	DeKalb CEO	\$250.00	08/31/16
Michael Thurmond	DeKalb CEO	\$250.00	05/16/17
Jeff Rader, Commissioner	District 2	\$1,000.00	01/29/18

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.


SIGNATURE AND DATE

Check One:

Owner ☒ Applicant ☐ Agent ☐


NOTARY


EXPIRATION DATE

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: June 22, 2018

TO WHOM IT MAY CONCERN:

(I) G. Douglas Dillard
Name of owner(s)


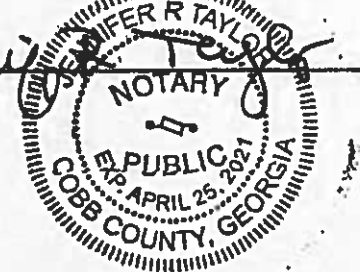
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

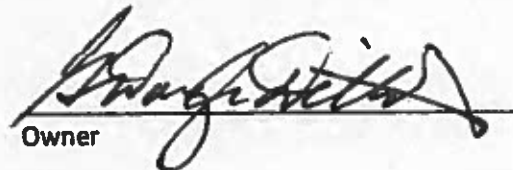
Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP

1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.


Notary Public



Owner

Property Address: 853 Milledge Place

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

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If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



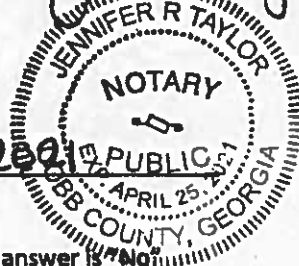
Signature of Applicant /Owner

Check one: Owner X Agent Date June 22, 2018

Notary:

Jennifer R. Taylor

April 25, 2021
Expiration Date/Seal



*Notary not needed if answer is No

CAMPAIGN DISCLOSURE STATEMENT

Pursuant to the provisions of O.C.G.A. §36-67A-3, please find below a list of the contributions made by G. DOUGLAS DILLARD to officials in DEKALB COUNTY in the past two years, aggregating \$250.00 or more, to local government officials who may review this Application.

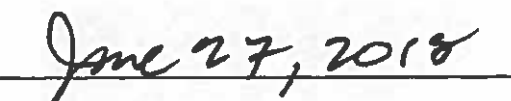
<u>NAME OF GOV'T. OFFICIAL</u>	<u>POSITION</u>	<u>AMOUNT OF CONTRIBUTION</u>	<u>DATE OF CONTRIBUTION</u>
Steve Bradshaw	Board of Commissioners	\$250.00	3/26/2018
Mike Thurman	Board of Commissioners	\$250.00	9/7/2016

PURSLEY FRIESE TORGRIMSON

By:


G. Douglas Dillard

Date:



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: June 19, 2018

TO WHOM IT MAY CONCERN:

(WE) David W. Amis and Jonathan Terry Deloach

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.

Notary Public



X [Signature]
Owner
X [Signature]
Owner

Property Address: 949 Milledge Place NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

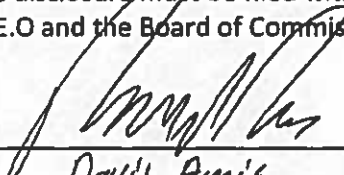
PLEASE READ THE FOLLOWING BEFORE SIGNING

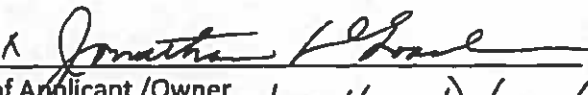
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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.



The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

X 
David Amis

X 
Signature of Applicant/Owner Jonathan DeLoach

Check one: Owner ☒ Agent _____ Date 6-19-18

Notary:


Expiration Date/Seal 
*Notary not needed if answer is "No"



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6-20-18

TO WHOM IT MAY CONCERN:

(WE) Edward J. Ryan and Lynn E. Ryan

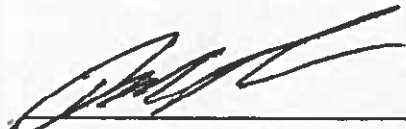
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

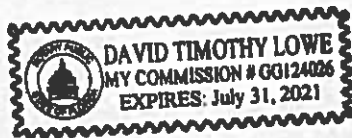
Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1800 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.



Notary Public





Owner


Owner

Property Address: 946 Milledge Place, NE



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

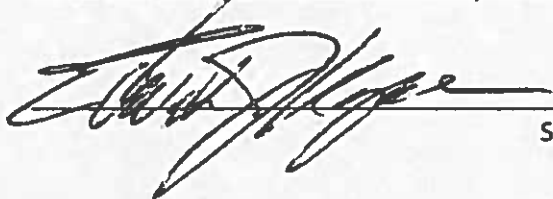
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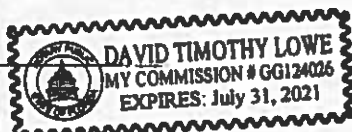
Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 6/20/18

Notary:

David Timothy Lowe
State of Georgia
County of DeKalb
6-20-18

Expiration Date/Seal



*Notary not needed if answer is "No"



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
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Decatur, GA 30030

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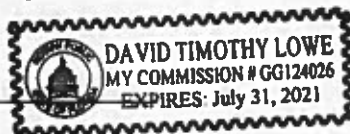
[Handwritten Signature]

Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 4/20/18

Notary:

[Handwritten Notary Signature]
State of Florida
County of DeKalb
6-20-18



Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6/18/18

TO WHOM IT MAY CONCERN:

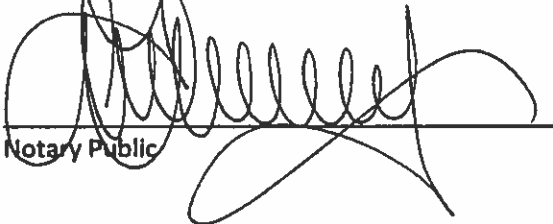
(I) Bobby W. Goldberg
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

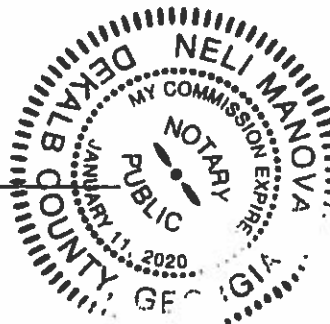
Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.


Notary Public

Bobby W. Goldberg
Owner

Property Address: 948 Milledge Place, NE



DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

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2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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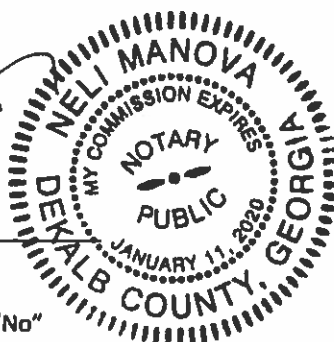
Bobby W. Holderness
Signature of Applicant / Owner

Check one: Owner ☒ Agent _____ Date 06/18/2018

Notary _____

01/11/2020

Expiration Date/Seal



*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6-18-18

TO WHOM IT MAY CONCERN:


(I) Andrew Weiskoff, Executor of The Estate of Estelle Wyckoff
Name of owner(s)


being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.


Notary Public



THE ESTATE OF ESTELLE WYCKOFF

By: Andrew Weiskoff
ANDREW WEISKOFF, Executor

Property Address: 952 Milledge Place, NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

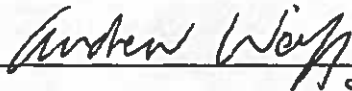
PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. Disclosure of Campaign Contributions in accordance with the Conflict of interest in Zoning Act, O.C.G. A Chapter 36-67A, the following questions must be answered. Have you, the applicant made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes ☒ No*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

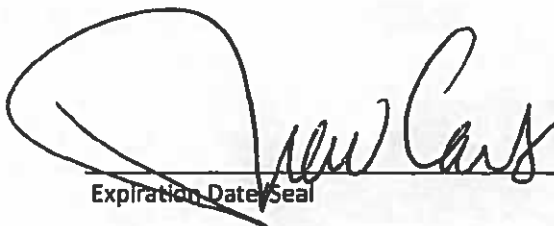
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 6-18-18

Notary:


Expiration Date/Seal



*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6-18-18

TO WHOM IT MAY CONCERN:

(I) Andrew Weiskoff, Executor of The Estate of Benjamin Wyckoff

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.


Notary Public



THE ESTATE OF BENJAMIN WYCKOFF

By: Andrew Weiskoff
ANDREW WEISKOFF, Executor

Property Address: 952 Milledge Place, NE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

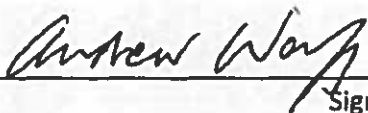
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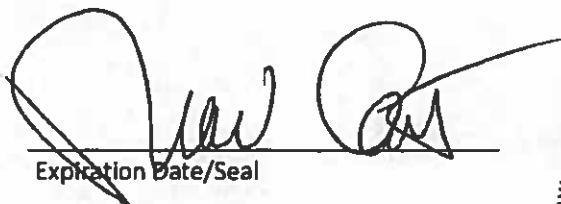
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Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 6-18-18

Notary:


Expiration Date/Seal

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DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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Date: 6-18-18

TO WHOM IT MAY CONCERN:

(WE) Bottom Line Properties, LLC, by Trav Carter, Its Managing Member
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.



BOTTOM LINE PROPERTIES, LLC
By: [Signature]
TRAV CARTER, Its Managing Member

Property Address: 956 Milledge Place, N.E.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

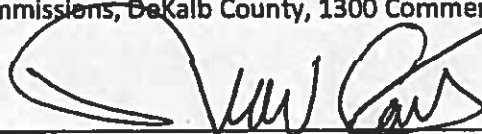
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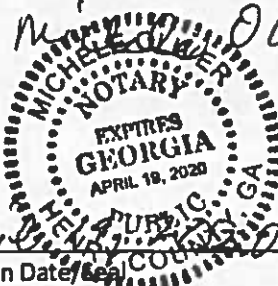


Signature of Applicant /Owner

W. Trau Carter
Managing member
Bottom Line Properties
LLC

Check one: Owner ☒ Agent _____ Date 6-18-18

Notary: Michelle O'Brien



Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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Date: 6-21-18

TO WHOM IT MAY CONCERN:

(I) Joel Netland, Executor of The Estate of Grace J. Netland

Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Toll Bros., Inc., 3500 Lenox Road, Suite 1500, Atlanta, Georgia 30326 c/o Morris, Manning & Martin, LLP
1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326

Name of Agent or Representative

to file a rezoning application on (my) (our) behalf.

Notary Public

By: _____

THE ESTATE OF GRACE J. NETLAND

JOEL NETLAND, Executor

Property Address: 960 Milledge Place NE

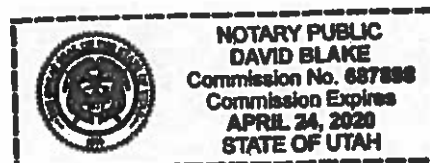
State of Utah
County of Summit

On the 21st day of June, 2018
personally appeared before me,

Joel Netland

signer(s) of the above instrument,
who duly acknowledged to me that
he/she/they executed the same.

Notary Public



DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

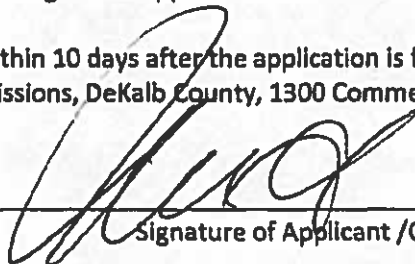
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Signature of Applicant /Owner

Check one: Owner ☒ Agent _____ Date 6.21-18

Notary:

Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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Date: 6-21-18

TO WHOM IT MAY CONCERN:

(I) (WE) _____
Name of owner(s)

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Notary Public


Owner



Property Address: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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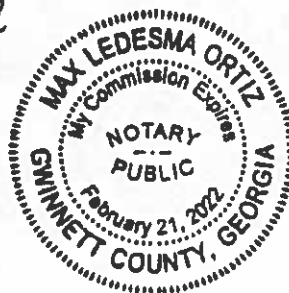
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Signature of Applicant

Check one: Owner _____ Agent ☒ Date 6-21-18

Notary: Clark Leidesma Ortiz



02/21/2022
Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

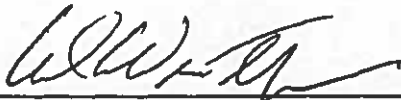
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Signature of Applicant

Check one: Owner _____ Agent ☒ Date 6/28/18

Notary:


Expiration Date/Seal

*Notary not needed if answer is "No"

