



Henry A. Bailey  
T (470) 845-0219  
F (678) 370-4358  
Email: [hbailey@clarkhill.com](mailto:hbailey@clarkhill.com)

Clark Hill PLC  
3630 Peachtree Rd NE  
Suite 550  
Atlanta, GA 30326  
T (678) 370-4360

June 30, 2025

BY USPS MAIL

Re: Modification of Rezoning 21-0001 for the property located at 2245 Northlake Parkway

Dear: Neighbors of 2245 Northlake Parkway

SDM Northlake LLC (the "Applicant") is interested in filing a modification application on the property referenced above. The purpose of the request is to amend condition number one of Rezoning 21-0001 to allow for "for-sale" townhomes.

Applicant rezoned this property in June of 2021 with several conditions including the condition Applicant is requesting to modify that limited the type of townhomes to being "for-rent" only. Due to market conditions and the fact that the property has not been developed with this condition, Applicant is now requesting that the condition be modified such that the site is more marketable and can be developed.

The first step in the process is to hold a Public Participation meeting with the neighbors. This will allow the community the opportunity to discuss the proposal with the Applicant and provide feedback. This meeting is required before we can submit our application for modification to the city. You are receiving this letter as you own property within 500 feet of our project. We hope you will be able to meet with us at the following time:

**Meeting Date: July 15, 2025 at 6:00pm**

**Meeting Location: 2247 Northlake Parkway (the office building located immediately adjacent to the subject property).**

We've included a site plan of our current proposal in which we look forward to discussing with you and getting feedback on July 15, 2025. If you are unable to attend or wish to reach out beforehand, we can be reached at [hbailey@clarkhill.com](mailto:hbailey@clarkhill.com) or 470.845.0219.

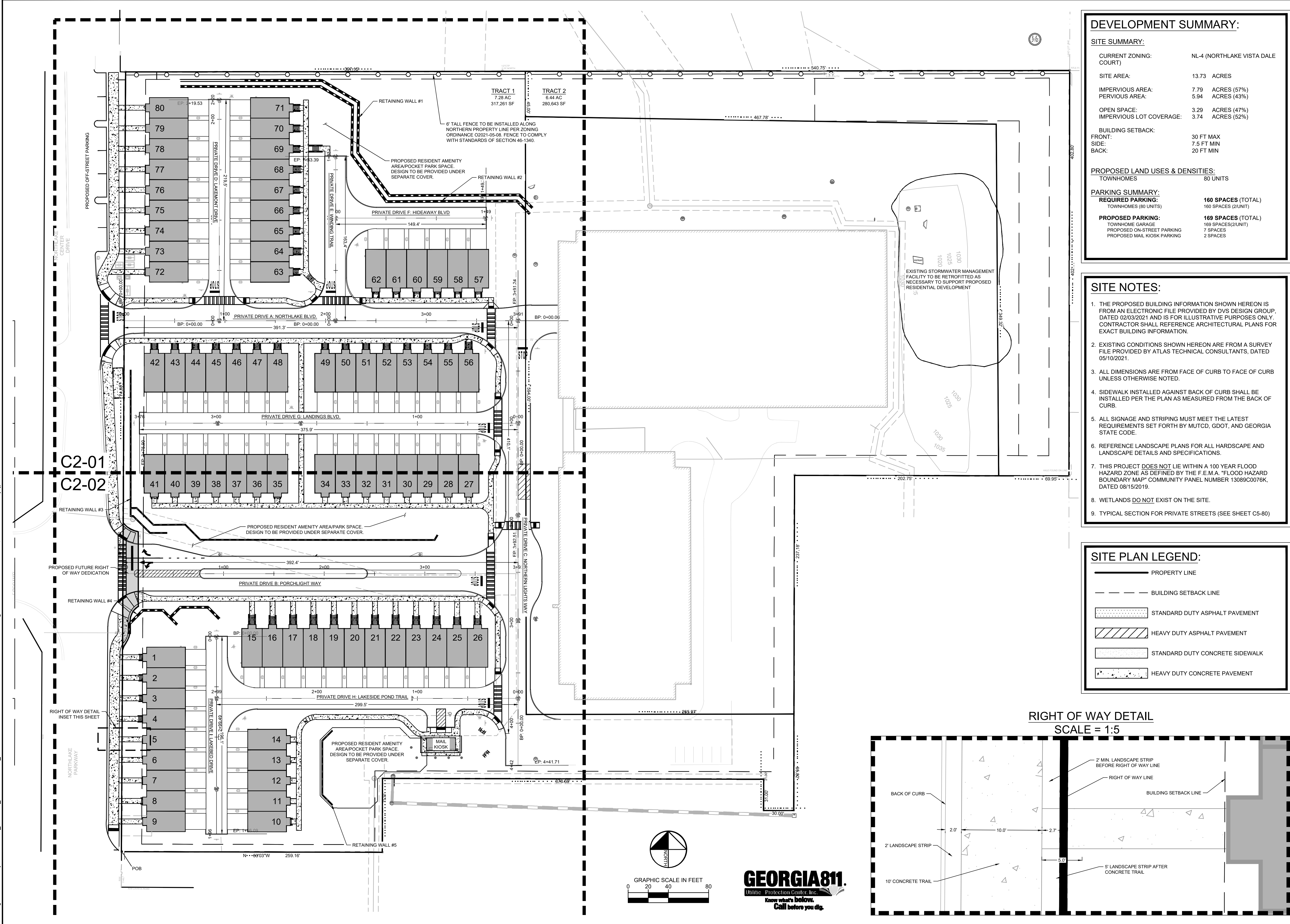
A flyer outlining the land use petition process in the City of Tucker is also included. Questions relating to city matters can be addressed to [info@tuckerga.gov](mailto:info@tuckerga.gov).

Sincerely,

*/s/ Henry A. Bailey*

Henry A. Bailey

Drawing name: \\kimley-horn.com\ISO\_ALP\ALP - PRJ\013898000\_SDM Northlake\CAD\Plans\Sheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jan 22, 2024 10:51 am by j.p.efferth



**DEVELOPMENT SUMMARY:**

**SITE SUMMARY:**

CURRENT ZONING:	NL-4 (NORTHLAKE VISTA DALE COURT)
SITE AREA:	13.73 ACRES
IMPERVIOUS AREA:	7.79 ACRES (57%)
PERVIOUS AREA:	5.94 ACRES (43%)
OPEN SPACE:	3.29 ACRES (47%)
IMPERVIOUS LOT COVERAGE:	3.74 ACRES (52%)

**BUILDING SETBACK:**

FRONT:	30 FT MAX
SIDE:	7.5 FT MIN
BACK:	20 FT MIN

**PROPOSED LAND USES & DENSITIES:**

TOWNHOMES	80 UNITS
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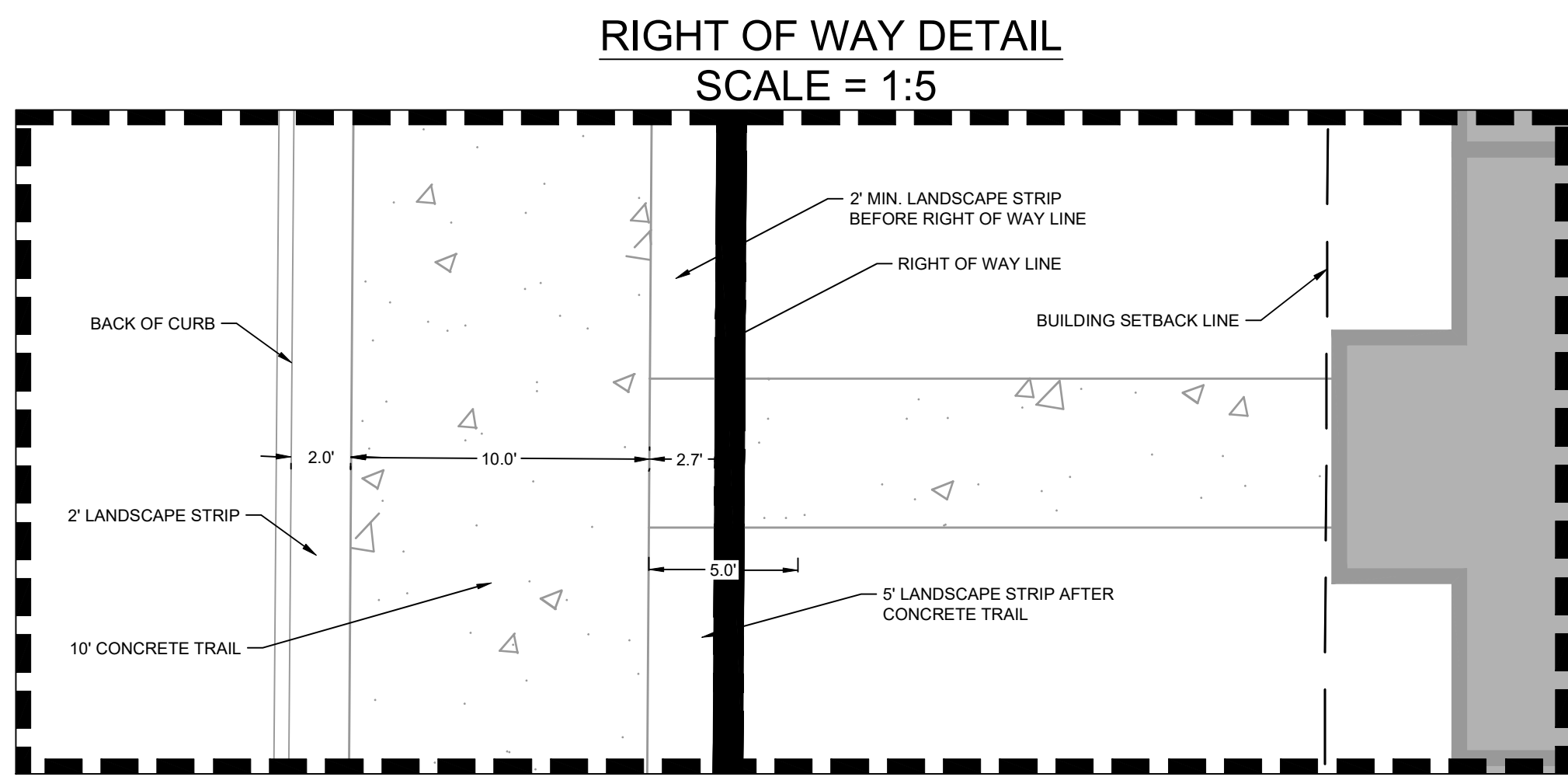
**PARKING SUMMARY:**

<b>REQUIRED PARKING:</b>	<b>160 SPACES (TOTAL)</b>
TOWNHOMES (80 UNITS)	160 SPACES (2/UNIT)
<b>PROPOSED PARKING:</b>	<b>169 SPACES (TOTAL)</b>
TOWNHOME GARAGE	169 SPACES (2/UNIT)
PROPOSED ON-STREET PARKING	7 SPACES
PROPOSED MAIL KIOSK PARKING	2 SPACES

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DVS DESIGN GROUP, DATED 02/03/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
  - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY ATLAS TECHNICAL CONSULTANTS, DATED 05/10/2021.
  - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
  - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
  - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13089C0076K, DATED 08/15/2019.
  - WETLANDS DO NOT EXIST ON THE SITE.
  - TYPICAL SECTION FOR PRIVATE STREETS (SEE SHEET C5-80)

**SITE PLAN LEGEND:**

	PROPERTY LINE
	BUILDING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT



**Kimley»Horn**

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11720 AMBER PARK DRIVE, SUITE 600  
ATLANTA, GA 30338  
PHONE (770) 619-4282  
WWW.KIMLEY-HORN.COM

**SDM NORTHLAKE, LLC**  
**C/O RYAN LLC**  
445 BISHOP ST., STE 100  
ATLANTA, GA 30318  
PHONE: 212.999.6348

PREPARED FOR	DATE	BY
	06/13/2023	JPE

NO.	GSWCC REVISION	DATE	ISSUANCE AND REVISION DESCRIPTIONS
1	GSWCC REVISION	06/13/2023	

**SDM NORTHLAKE**  
2245 NORTHLAKE PKWY, TUCKER, GA 30084  
LAND LOT 210, 18TH DISTRICT  
PARCEL 18 210 03 019

**REGISTERED PROFESSIONAL ENGINEER**  
LOGAN DREW CLARK  
No. PED42068  
1/2/2024

GSWCC NO. (LEVEL II) 0000077042  
DRAWN BY TNF  
DESIGNED BY LDC  
REVIEWED BY LDC  
DATE 1/22/2024  
PROJECT NO. 013898000  
TITLE  
**SITE PLAN**  
SHEET NUMBER  
**C2-00**





# Land Use Petition Process for Rezoning, Special Land Use Permits, and Comprehensive Plan Amendments

1

Before filing, the applicant must host a neighborhood meeting per our Public Participation Plan requirements. The point of this meeting is for the potential applicant to discuss the proposal with neighbors and get feedback or requests for changes. More information can be found here: [tuckerga.gov/ppp](http://tuckerga.gov/ppp)

2

The applicant files an application with the City of Tucker. Deadlines are listed in the Land Use Petition Application.

3

Staff completes a technical analysis of the application based on the City of Tucker Zoning Ordinance and Comprehensive Plan. This report includes a staff recommendation.

4

The City holds Public Meetings

■ Planning Commission

- Staff presentation of the staff report and staff recommendation
- Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
- The Planning Commission votes on a recommendation to forward to City Council

■ Mayor & City Council – 1st Read

- Staff presentation of the staff report and staff recommendation
- Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application

■ Mayor & City Council – 2nd Read

- Staff presentation of the staff report and staff recommendation
- Public Hearing, which includes the applicant's presentation and a chance for the public to speak for or against the application
- City Council can take a vote for final action on the request

Decisions on applications are based on the criteria that is set forth in the zoning ordinance. The criteria is located here: [tuckerga.gov/landusecriteria](http://tuckerga.gov/landusecriteria)

Please note that some applications, such as those that meet the Development of Regional Impact (DRI) standards, will have additional steps between filing an application and the Public Hearing.

For information about current land use petitions, including application information and public meeting dates, please visit: [tuckerga.gov/landusepetitions](http://tuckerga.gov/landusepetitions)