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Dennis J. Webb, Jr.  
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Direct Fax: 404-685-6920  
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September 3, 2025

Re: Community Meeting for Nearby Residents Regarding Proposed Special Land Use Permit for Multifamily Residential at Northlake Mall, located at 4800 and 4840 Briarcliff Road NE, Atlanta, Georgia 30345

Dear Neighbor:

Northlake ATRCorinth Partners, LLC (“Northlake Mall”) seeks to redevelop ±10.5 acres of Northlake Mall for ±495 units of multifamily housing, which will require a Special Land Use Permit and concurrent variances related to the maximum permitted setbacks and parking between the building and street. The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss the proposal with you and receive feedback. This meeting is required before Northlake Mall can submit the application for a Special Land Use Permit and concurrent variances to the city. You are receiving this letter as you own property within 500’ of our project. We hope you will be able to meet with us at the following time:

**Meeting Date/Time:** September 17<sup>th</sup>, 2025, at 7:00pm

**Meeting Location:** The “Food Garden” at Northlake Mall, 4800 Briarcliff Road NE, Atlanta, GA 30345

- A representative will be located near the Food Court entrance to show the way to the meeting space. See the attached meeting space map.

We’ve included a site plan of our current proposal in which we look forward to discussing with you and getting feedback on September 17<sup>th</sup>, 2025. If you are unable to attend or wish to reach out beforehand, I can be reached at [djwebb@sgrlaw.com](mailto:djwebb@sgrlaw.com) or 404.815.3620. 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,

A handwritten signature in blue ink, appearing to read "DJ Webb".

Dennis J. Webb, Jr.



TCR - Northlake Pod A/B Master Plan

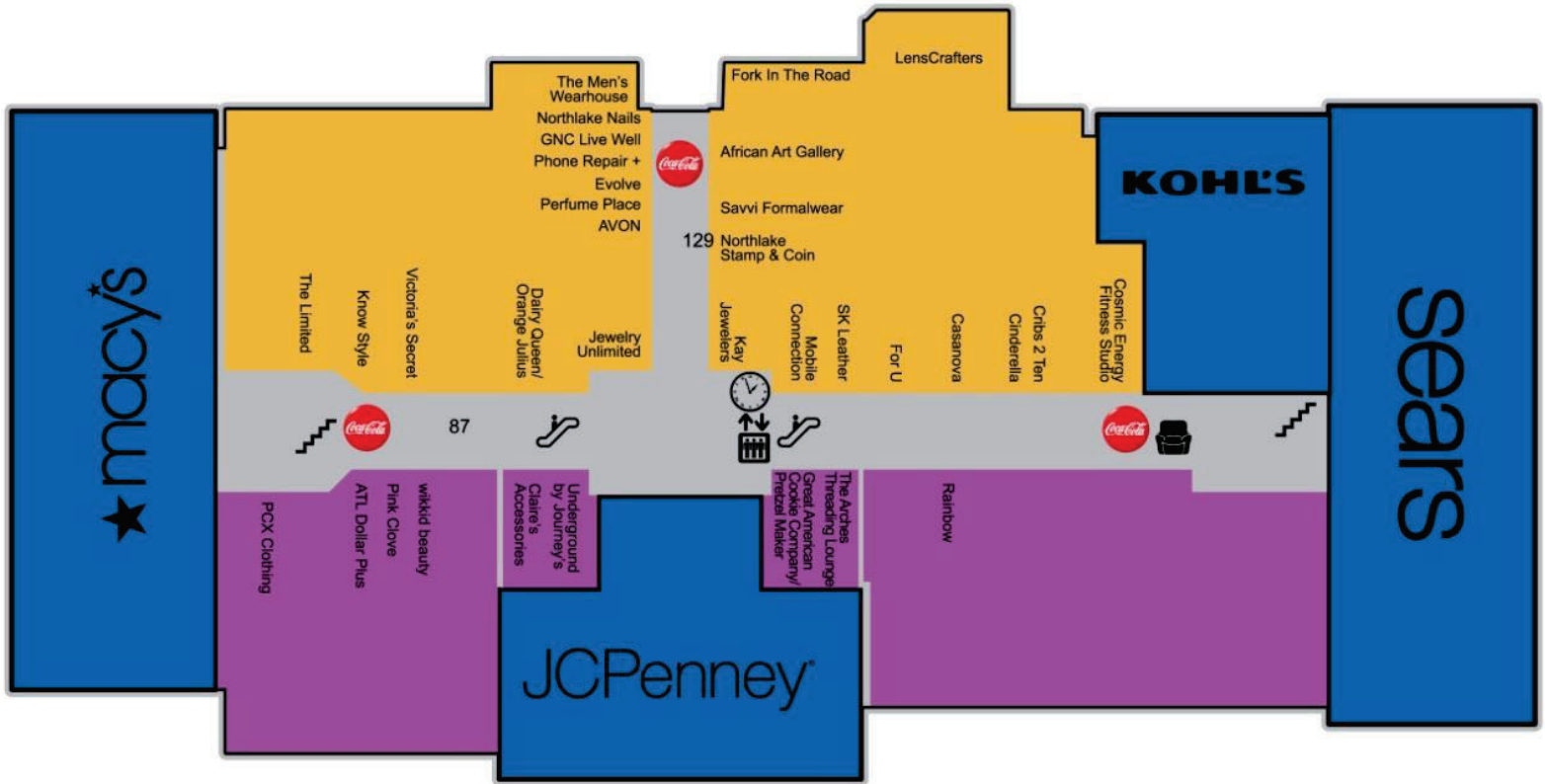
Tucker, Georgia

May 27, 2025

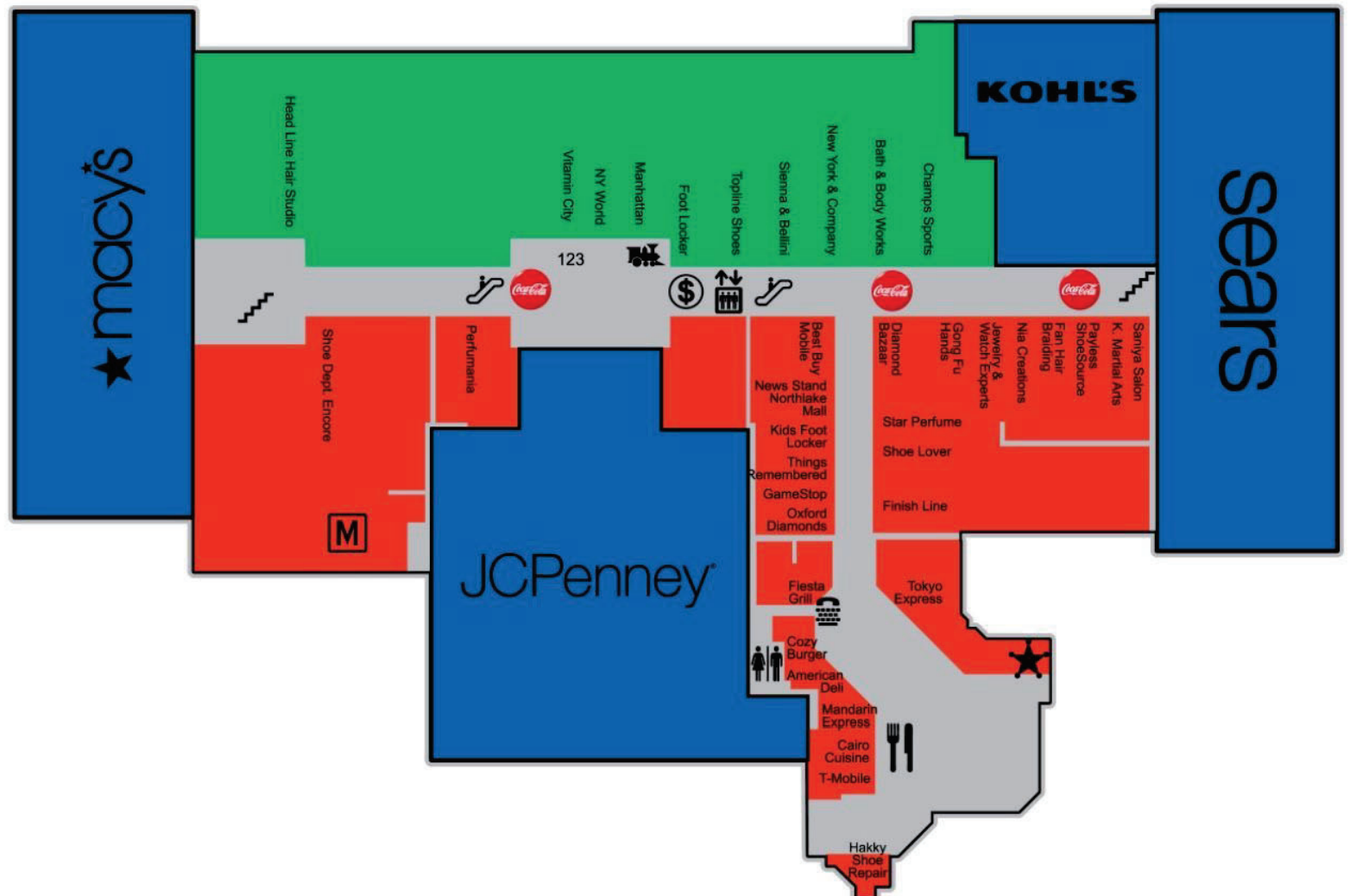
LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



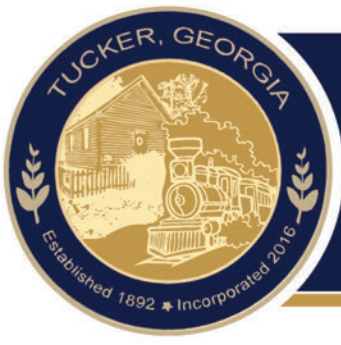
# UPPER LEVEL



# LOWER LEVEL







# 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)