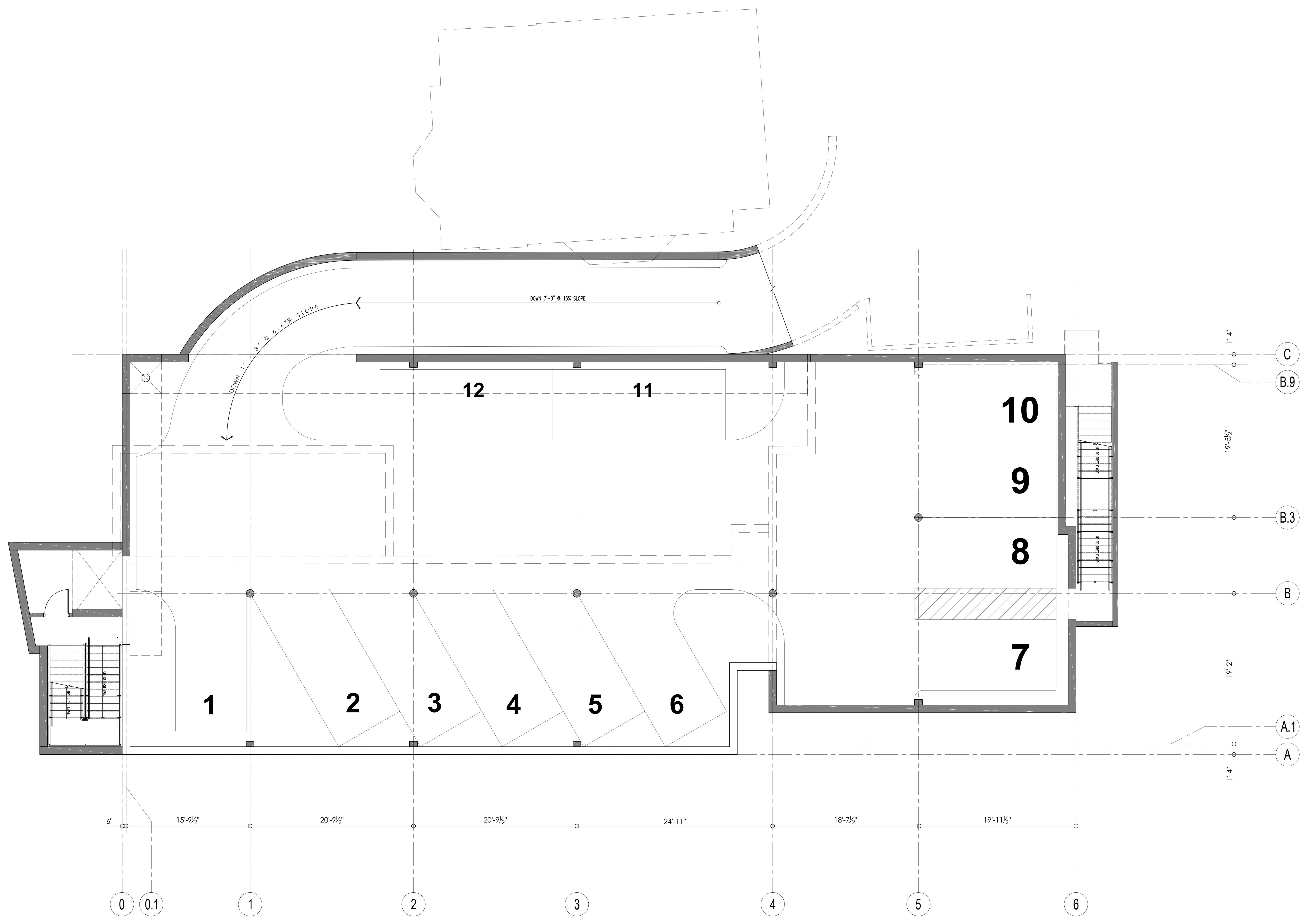


REVISION
08-28-22 DESIGN DEV. APPROVAL SET
09-02-22 DESIGN REVISIONS
09-12-22 DESIGN REVISIONS
10-07-22 DESIGN REVISIONS



1 OUTLINE SHELL PLAN - PARKING LEVEL
 SCALE: 3 / 16 " = 1 ' - 0 "

THE BUCKHEAD COLLECTION
REDEVELOPMENT AND EXPANSION
 3121 / 3125 PIEDMONT ROAD - ATLANTA, GEORGIA 3030
 DEVELOPER:
PARTINA LAND, LLC



SHEET TITLE

**DEVELOPMENT PLAN
 PARKING LEVEL**

DATE	08-15-2022
PROJECT NO.	2022-0801
SHEET NO.	

A1.10

REVISION
08-28-22 DESIGN DEV. APPROVAL SET
08-31-22 DESIGN UPDATES
09-02-22 DESIGN REVISIONS
09-12-22 DESIGN REVISIONS

THE BUCKHEAD COLLECTION
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 3121 / 3125 PIEDMONT ROAD - ATLANTA, GEORGIA 3030
 DEVELOPER:
PARTINA LAND, LLC



404.938.1114 • robb@restaurant-development.com

SHEET TITLE

**DEVELOPMENT PLAN
 FIRST LEVEL**

DATE

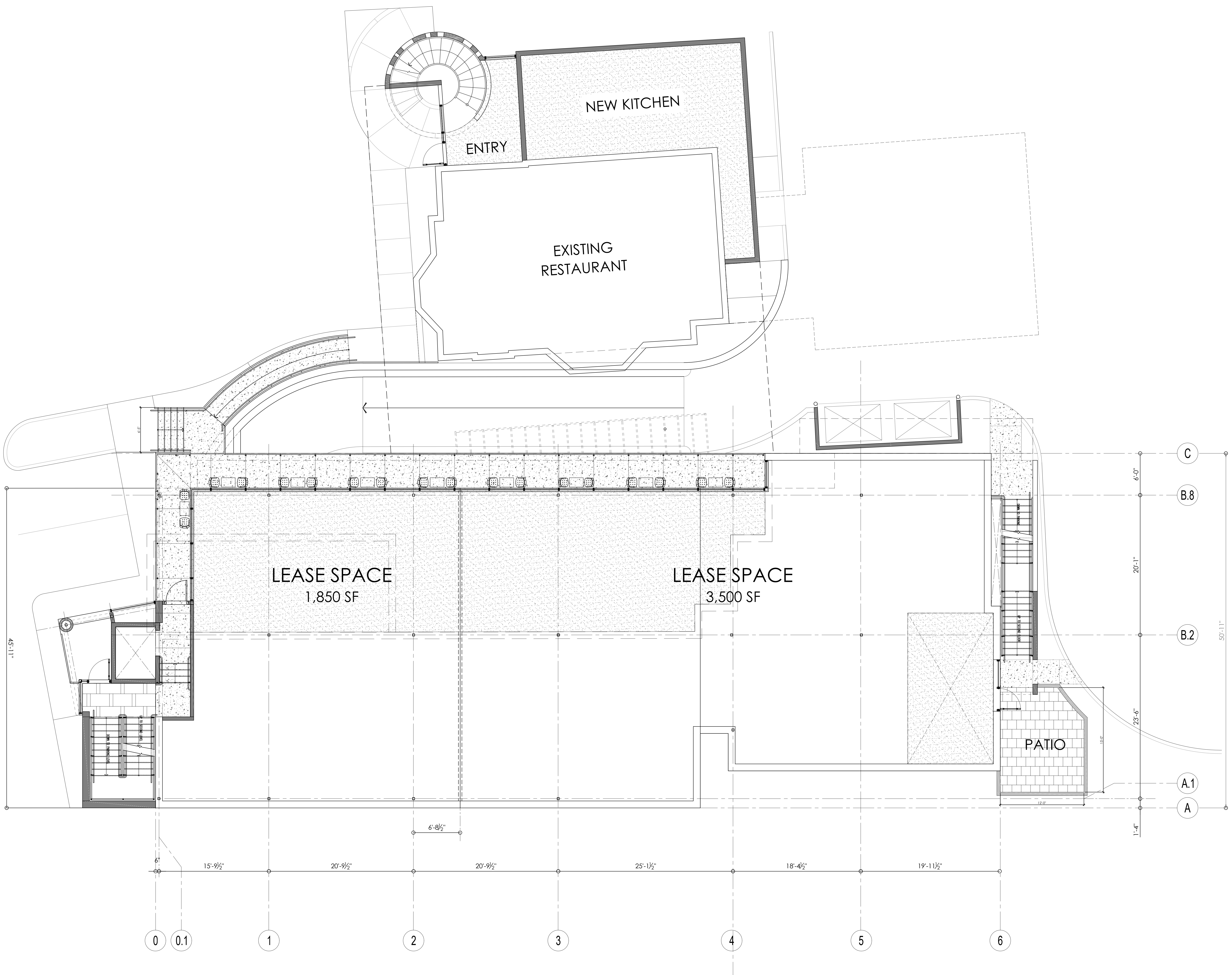
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PROJECT NO.

2022-0801

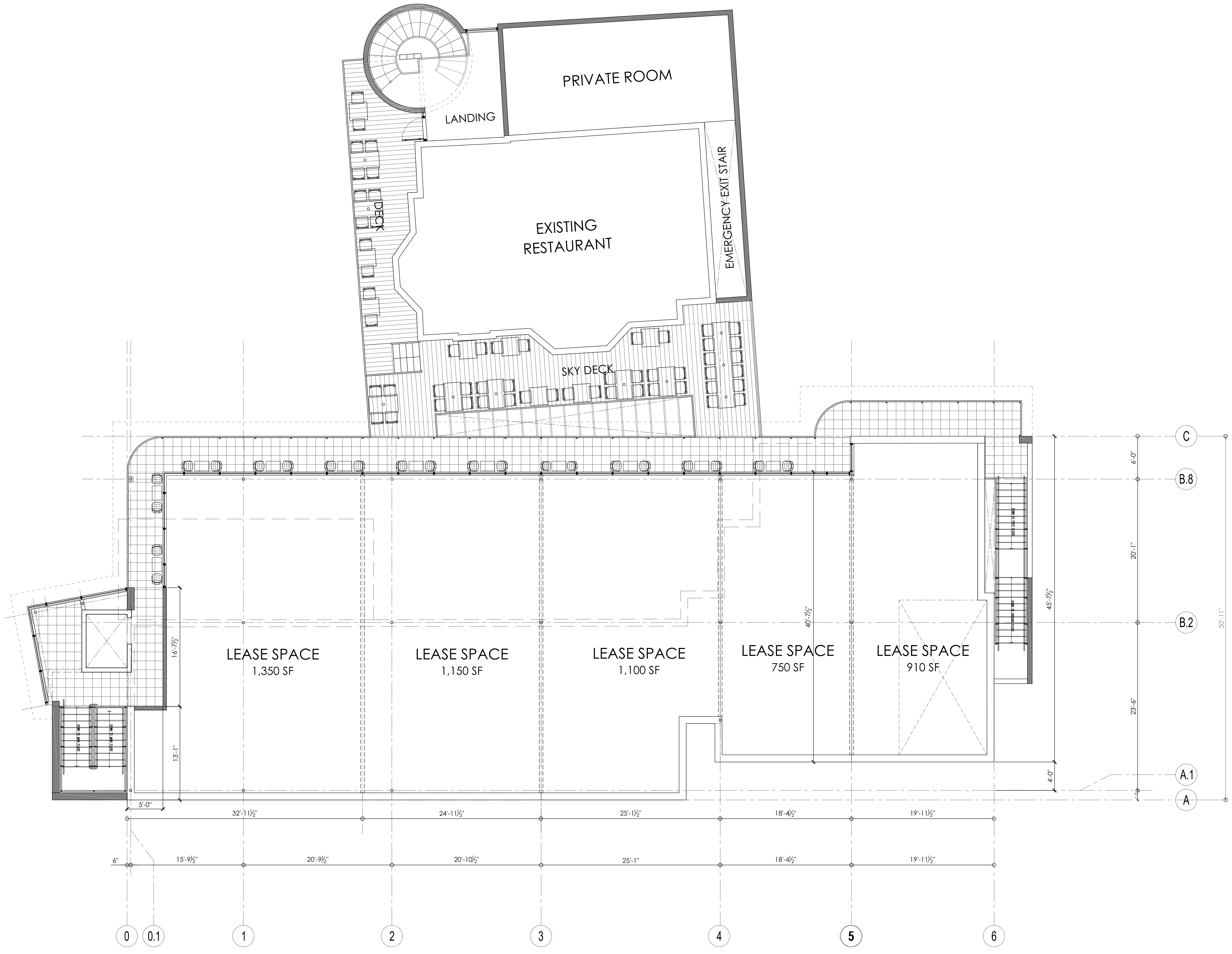
SHEET NO.

A1.11



1 **OUTLINE SHELL PLAN - FIRST LEVEL**
 SCALE: 3 / 16 " = 1 ' - 0 "

REVISION
08-28-22 DESIGN DEV. APPROVAL SET
08-31-22 DESIGN UPDATES
09-02-22 DESIGN REVISIONS
09-12-22 DESIGN REVISIONS



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**DEVELOPMENT PLAN
 SECOND LEVEL**

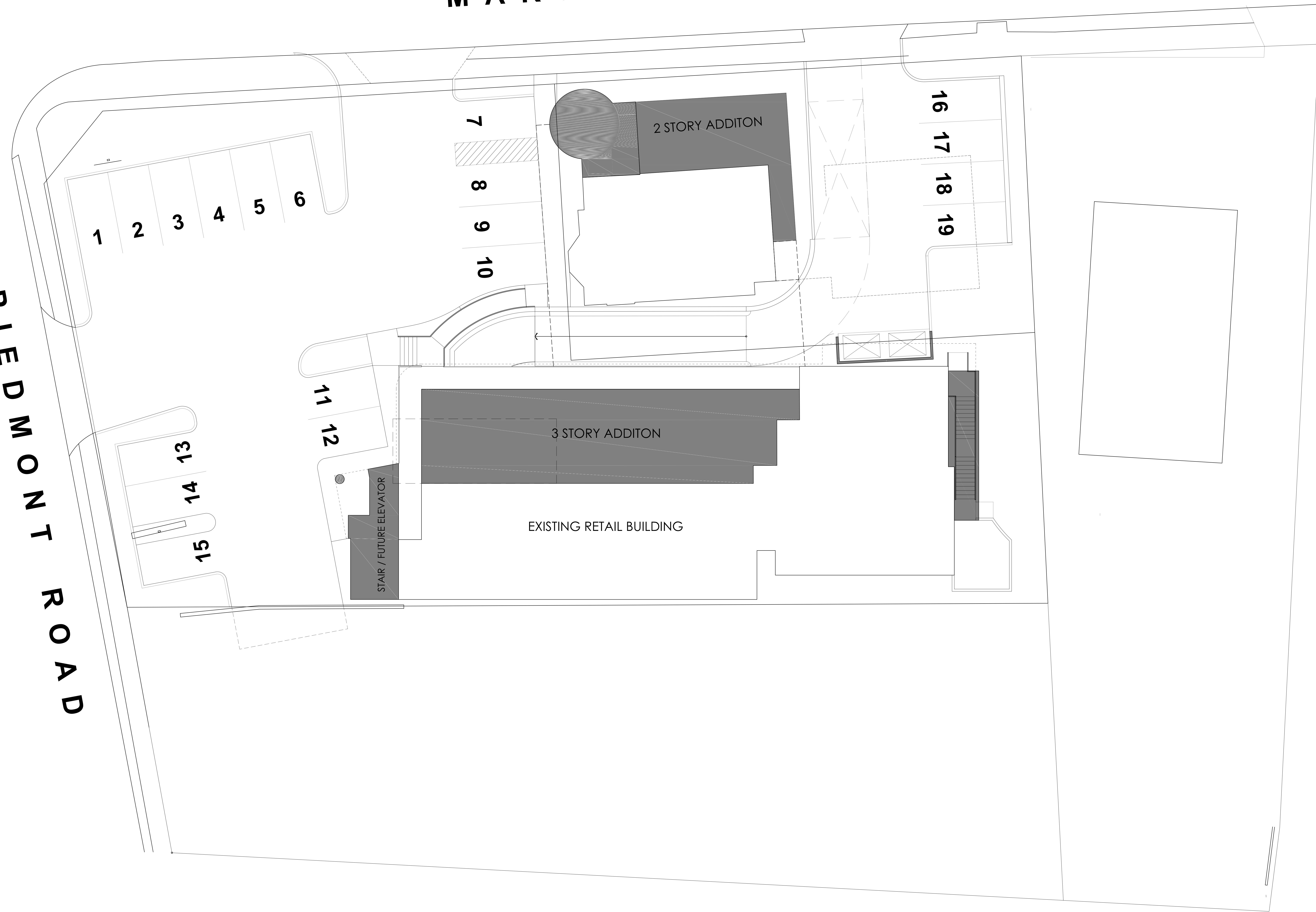
DATE	08-15-2022
PROJECT NO.	2022-0801
SHEET NO.	

1 OUTLINE SHELL PLAN - SECOND LEVEL
 SCALE: 3 / 16 " = 1 ' - 0 "

A1.12

MARTINA DRIVE

PIEDMONT ROAD



REVISION
08-28-22 DESIGN DEV. APPROVAL SI
08-31-22 SITE PLAN REVISION
09-12-22 DESIGN REVISIONS
10-07-22 DESIGN REVISIONS

THE BUCKHEAD COLLECTION
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 3121 / 3125 PIEDMONT ROAD - ATLANTA, GEORGIA 3030
 DEVELOPER:
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 SHEET TITLE
SITE PLAN

DATE
 08-15-2022
 PROJECT NO.
 2022-0801
 SHEET NO.

1 SITE DEVELOPMENT PLAN
 SCALE: 1 / 8 " = 1 ' - 0 "

SP.02









Alampack

BIDEN
PRESIDENT



November 22, 2022

Rafi Jooma
Icebox Diamonds & Watches
rafi@icebox.com

RE: November 14 meeting with Peachtree Park

Dear Rafi,

We would like to thank you and Robb for making the time to meet with us and discuss your project at 3121 & 3125 Piedmont Rd. Overall, the plan is impressive, and we very much would like to see those properties improved.

We want to share our initial collective thoughts after discussing with other neighbors and members of the PPCA Board. The properties are a highly visible first impression to our historical neighborhood and we very much desire to see a neighborhood friendly development that is consistent with the SPI-9 vision and plan that was set in place many years ago.

Peachtree Park is an historic neighborhood first established in 1915 and consisting of 550 homes that has a long track record of success in working with developers, but by virtue of its location, is threatened by urban intrusion on its western and northern flanks.

As we shared with you at our meeting, we had a long history of issues with the properties, including patrons blocking residents' driveways, public intoxication, trash on the street and residents' properties and disruptive noise. We hope these problems will be firmly in the past under your ownership.

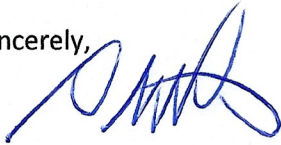
We believe the work to be done should be in full compliance with SPI-9 code. Furthermore, it is our opinion that the proposed project does not qualify for an exemption as described in Section 16-181.010 which states, "Any property wherein the principal building is removed or destroyed by any means to an extent of more than 60 percent of replacement cost at the time of destruction or removal, shall be redeveloped in accordance with the requirements of this chapter and any paving or other accessory structure elements within any required transitional yard shall be removed and any buffers provided as required herein, notwithstanding any other provision in part 16 to the contrary," especially for the parcel on which the former HRS building is located.

In reviewing your proposed plans, we have concerns that we would like to see addressed to establish a harmonious relationship and preserve the quality of life for the residents of Peachtree Park. Following are concerns that had been expressed at our meeting:

- 1) Ingress/Egress on Martina: would like to see one (1) curb cut.
- 2) Rear setbacks: would like to see meet SPI-9 code.
- 3) Piedmont and Martina pedestrian sidewalks: would like to meet SPI-9 code with proper walk zones and amenity zones
- 4) 2nd story outdoor dining: We oppose due to noise that will be generated and we have previously experienced with this and other nearby properties.
- 5) Loading: Meet SPI-9 requirements with off street loading and signage on street
- 6) Parking: Meet SPI-9 requirements for screening.

These are our initial thoughts based on the plans provided. We appreciate you for involving Peachtree Park in this process and would like to review updated plans for additional comments as they become available.

Sincerely,



Stephen C. Pracht
President, Peachtree Park Civic Association

CC: Peachtree Park Civic Association Board members, Bob Stasiowski, Jason Kendall, Natalie McNeill, Peter Davis, Doug brown, Josh Magaro, Mike McLeod, Robb McKerrow, Development Review Committee-SPI 9