

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Housing Development Corporation

Applicant E-Mail Address: keri.taylor-spann@thehdc.org

Applicant Mailing Address: 750 Commerce Drive, Suite 110, Decatur, GA 30030

Applicant Daytime Phone: 470-440-8568 Fax: \_\_\_\_\_

Owner Name: Aok Properties I, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 6685 Peachtree Industrial Blvd., Atlanta, GA 30360

Owner Daytime Phone: 770-368-3085

Address of Subject Property: 4717 E. Anderson Rd, 4698 E. Anderson Rd, 5944 Memorial Drive, 5908 Memorial Drive, Stone Mountain, GA 30083

Parcel ID#: 18-071-02-032, 18-071-02-031, 18-071-02-008, 18-071-02-005

Acreage: 1.24, 2.56, 0.89, 13.15 Commission District: 04-Unincorporated

Present Zoning District(s): C-1, R-85, C-1, C-1

Proposed Zoning District: MR-2, MR-2, MR-2, MR-2

Present Land Use Designation: CRC, SUB, CRC, CRC

Proposed Land Use Designation (if applicable): \_\_\_\_\_



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Corporation

750 Commerce Drive • Suite 110  
Decatur, GA 30030  
p / f 470.440.8610  
[www.housingdevelopmentcorp.org](http://www.housingdevelopmentcorp.org)

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# THE SHOALS

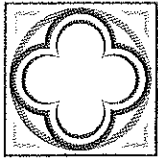
## *REZONING APPLICATION*

Submitted To: DeKalb County  
Clark Harrison Building  
Attn: Melora Furman  
330 W. Ponce DeLeon  
3<sup>rd</sup> Floor  
Decatur, GA 30030

Submitted By: Housing Development Corporation  
Keri Taylor-Spann  
750 Commerce Drive, Suite 110  
(470) 440-8568  
Email: [Keri.Taylor-Spann@thehdc.org](mailto:Keri.Taylor-Spann@thehdc.org)

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July 7, 2021

Mr. Andrew Baker, Director  
DeKalb County - Department of Planning & Sustainability Clark Harrison Building  
330 W. Ponce de Leon Avenue Decatur, GA 30030

Subject: The Shoals Rezoning Application:

- 5908 Memorial Drive, Stone Mountain, GA 30083; Parcel 18-071-02-005 (C-1)
- 5944 Memorial Drive, Stone Mountain, GA 30083; Parcel 18-071-02-008 (C-1)
- 4717 East Anderson Road, Stone Mountain, GA 30083; Parcel 18-071-02-032 (C-1)
- 4698 East Anderson Road, Stone Mountain, GA 30083; Parcel 18-071-02-031 (R-85)

Dear Mr. Baker:

The Housing Development Corporation (an affiliate of the Housing Authority of DeKalb County) is requesting the rezoning of parcels 18-071-02-005, 18-071-02-008, and 18-071-02-032 from C-1 (Commercial) to MR-2 (Medium Density Residential,) and parcel 18-071-02-031 from R-85 (Residential) to MR-2 (Medium Density Residential.)

The Housing Development Corp (HDC) has entered into a Purchase and Sale Agreement to acquire these undeveloped parcels with the intention to develop a quality, affordable, multifamily community. This proposed community will be in support of the Commercial Redevelopment Corridor Future Land Use designation as outlined in the County's 2035 Comprehensive Plan.

The MR-2 zoning classification will create a smooth transition between the Suburban and the Commercial Redevelopment Corridor Future Use designations.

We are hopeful that the rezoning request is favorably received by DeKalb County. If you have any questions, please do not hesitate to contact me at 470-440-8568 or [keri.taylor-spann@theHDC.com](mailto:keri.taylor-spann@theHDC.com).

Sincerely,

Keri Taylor-Spann

Vice President

Cc: John Corcoran, President

## REZONING APPLICATION CHECKLIST

(Submit 4 Complete Collated Sets and a PDF on Flash Drive of Application Documents)

- 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. **Pre-Application form** to be completed in pre-application meeting. Please call 404-371-2155 for appointment.
- 2. Hold a required **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time and location of meeting. Provide documentation (i.e. **meeting notice, sign in sheets**, letter from association, petition, etc.) Of the meeting.
- 3. **Application Form**. Applications must be completely filled out and be the first page of packet.
- 4. **Authorization Form**, if applicant is not the owner.
  - a. signed and notarized by all owners of the subject property;
  - b. authorization shall contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property.
  - c. Warranty deed, if ownership less than 2 years
- 5. **Written Legal Description** of metes and bounds of the subject property.
- 6. **Legal boundary survey** (boundaries, structures and improvements) of the subject property, prepared and sealed within the last year by a professional engineer, or land surveyor registered in the State of Georgia. *(Survey with property on opposite sides of a public street right-of-way shall require separate applications)*  
**Site plan to scale** of any existing and or proposed development/redevelopment. The site plan must include the following:
  - a. Complete boundaries of subject property including dimensioned access points and vehicular circulation drives;
  - b. Location of all existing and proposed buildings, structures, setbacks and parking;
  - c. Location of any 100 year floodplain and streams;
  - d. Notation of the total acreage or square footage of the subject property;
  - e. Landscape plans, tree surveys, buffers;
  - f. Site Plan notes that list building square footages, heights, density calculations, lot coverage of impervious surface calculations, parking ratios, open space calculations etc.
  - g. Four copies of site plan
    - 1 full size site plans (at least 11x17) 4 copies folded.
    - 2. Site plan reduced (8.5" x 11") 4 copies
- 7. **Building Elevations**. Rendering or details of materials proposed for compliance to Article 5.
- 8. **Letter of application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (i.e. floor area, height of buildings, number of units, mix of unit types, hours of operation) include any statement of conditions agreed upon by the applicant.
- 9. Written **detailed analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7-3 of the Dekalb County Zoning Ordinance.
- 10. Campaign disclosure statement shall be filed, if applicable in compliance with State law.
- 11 **Application fee**. Payable to DeKalb County
  - a. Residential (up to 12 units per acre) \$500.00
  - b. Residential (13 units per acre and over) \$750.00
  - c. Non-Residential \$750.00

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**PLEASE SCHEDULE A PRE-APPLICATION CONFERENCE BY CONTACTING THE PLANNING STAFF AT (404) 371-2155 TO DISCUSS YOUR APPLICATION PRIOR TO SUBMISSION**



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: Latrice Haile Phone: 470-440-8555 Email: latrice-haile@thehdco.org  
Property Address: Memorial & So. Harrison 5908 Memorial  
Tax Parcel ID: 18-071-02-005 Comm. District(s): 4<sup>1</sup>.6 Acreage: 17 ±  
Existing Use: undeveloped Proposed Use: Multifamily, Townhome  
Supplemental Regs: — Overlay District: — DRI: No  
Rezoning: Yes  No   
Existing Zoning: C-1! R-85 Proposed Zoning: MR-2 Square Footage/Number of Units: 232  
Rezoning Request: For 232 apts. ~~complex~~ some townhomes

Land Use Plan Amendment: Yes  No   
Existing Land Use: CRC & SUB Proposed Land Use: — Consistent  Inconsistent

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

Special Land Use Request(s) —

Major Modification: No

Existing Case Number(s): —

Condition(s) to be modified:  
Pond & stream shown on map.

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates:  PC:  BOC:   
 Letter of Intent:  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure:   
 Zoning Conditions:  Community Council Meeting:  Public Notice, Signs:   
 Tree Survey, Conservation:  Land Disturbance Permit (LDP):  Sketch Plat:   
 Bldg. Permits:  Fire Inspection:  Business License:  State License:   
 Lighting Plan:  Tent Permit:  Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density:  Density Bonuses:  Mix of Uses:  Open Space:  Enhanced  
 Open Space:  Setbacks: front  sides  side corner  rear  Lot Size:  
 Frontage:  Street Widths:  Landscape Strips:  Buffers:   
 Parking Lot Landscaping:  Parking - Auto:  Parking - Bicycle:  Screening:  
 Streetscapes:  Sidewalks:  Fencing/Walls:  Bldg. Height:  Bldg.  
 Orientation:  Bldg. Separation:  Bldg. Materials:  Roofs:  Fenestration:   
 Façade Design:  Garages:  Pedestrian Plan:  Perimeter Landscape Strip:   
 Possible Variances: \_\_\_\_\_

Comments: Gate will probably be necessary to prevent parking along entrance  
 property is in Enterprise Zone & Opportunity Zone; this driveway  
 is the basis for the density bonus. Encouraged to provide  
 EV charging station & playground. No traffic outlet to Anderson Rd.

Planner: Melora Furman

Date 6/16/21

**Filing Fees**

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00



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# THE SHOALS

*REZONING APPLICATION*

# COMMUNITY MEETING DETAILS

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# PUBLIC NOTICE

## The Shoals

Housing Development Corporation  
is requesting Rezoning and a  
Comprehensive Land Use Amendment.

<u>Rezoning Property Locations:</u>	<u>Comprehensive Land Use Amendment</u>
5908 Memorial Drive	<u>Property Location:</u>
5944 Memorial Drive	4698 East Anderston Road
4717 East Anderston Road	Stone Mountain, GA 30083
Stone Mountain, GA 30083	



### Current Use:

Three parcel request for rezoning are undeveloped and currently zoned C-1.

Parcel requesting a Comprehensive Land Use Amendment is currently undeveloped and zoned R-85.

### Proposed Use:

Proposed use is a Multi-family Community with MR-2 zoning.

### Pre-Submittal Community Meeting

Pre-submittal Community Meeting will be held virtually.

MEETING DATE: June 30, 2021 MEETING TIME: 7:00 p.m.

Join meeting at <https://zoom.us/j/4704408610>  
or by audio only at +1-929-436-2866.  
Meeting ID: 470 440 8610

*Developing and managing affordable  
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# THE SHOALS

*REZONING APPLICATION*

# MEETING ATTENDEES

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# IMPACT ANALYSIS

- **Whether the zoning proposal is in conformity with the policy and intent of the**
  - The County's 2035 Comprehensive plan outlines Future Use for the parcels adjacent to the Commercial Redevelopment Corridor, which will be in line with the intent of the plan.
- **Whether the zoning proposal will permit a use that is suitable in view of the use of the property or properties.**
  - Amending the Land Use Map to designate parcel 18-071-02-031 with MR-2 zoning, parcel 18-071-02-008, and 18-071-02-032 to MR-2 zoning will be a smooth transition between the existing zoning and the proposed zoning. Upon approval of the change in zoning from R85 and C-1, to MR-2, the developer will construct a multifamily community that includes 8 townhomes, along with three 3-story buildings and two 3/4-story split buildings.
- **Whether the property to be affected by the zoning proposal has a reasonable use.**
  - The property to be affected by the zoning proposal is currently undeveloped land. The developer is proposing a multifamily community for this land which have not been implemented. The developer is proposing a multifamily community that includes 8 townhomes, along with three 3-story buildings and two 3/4-story split buildings.
- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent and nearby properties.**
  - The zoning proposal will not adversely affect the existing use or useability of adjacent and nearby properties. The design and management of the proposed multifamily community will compliment the existing residential communities in the area and create a transition to the Future Use of the adjacent Commercial Redevelopment Corridor.

## Participants (47)

Search

- JC John Corcoran (Host, me) REC
- 14045182818
- DE Doug Elser
- CH Carol Hayes
- K keri.taylor
- 14048393868

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- Augusta Woods
- Barbara Powers
- Brenda Horton
- Brian W
- Call-In User\_1
- Cheryl's iPad
- Dr. Tyra Paytes

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- Augusta Woods
- BP Barbara Powers
- BH Brenda Horton
- BD Brian W
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- CI Cheryl's iPad
- Dr. Tyra Paytes

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## Participants (47)

- Fbzeleke
- Fred Edwards
- HARRX070
- iPhone
- Ja Jarrington
- Jan Dunaway
- Janet Curtis

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## Participants (47)

- Jean Bordeaux
- Joe Jean Borowski
- Kim Caroline
- Kim Nguyen
- Kim Tran
- Latrice.Haile
- Leah Lindsey (she/her)

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## Participants (47)

- LS Linda Schreiber
- MC M Cooper
- MS Mary Shuman
- MW Mary Webb
- Melanie Hammet
- MH Michele Henson
- PA Pat and Don Robinson

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## Participants (47)

- R rico\_  
- R Russell  
- S shirley  
- SF Spurlock Family  
- TF Tommie Felton  
- W wendykeith-ott  
- AD Angela D Simon

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# THE SHOALS

*REZONING APPLICATION*

# MAIL & EMAIL RECIPIENTS

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Name	Address	City	State	Zip
DEKALB COUNTY BUILDING AUTH	1330 COMMERCE DR #6	DECATUR	GA	30030
ANNETTE PRIEST PHILLIPS	3242 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LEI SHI	702 AVONDALE HILLS DR	DECATUR	GA	30032
LIGA LIDUMS	2 REESE WAY	AVONDALE ESTATES	GA	30002
OPAL C FREDERICK	1232 SHARONTON DR	STONE MOUNTAIN	GA	30083
JOHN M ROACH	4298 MEMORIAL DR #C	DECATUR	GA	30032
SHIN I WHANG	716 AVONDALE HILLS DR	DECATUR	GA	30032
I N D Z HOLDINGS LLC	3591 STEWARD RD	DORAVILLE	GA	30340
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	2 DECATUR TOWN CTR STE 150	DECATUR	GA	30030
JAMES B WACTOR	878 NOTTINGHAM DR	AVONDALE ESTATES	GA	30002
JENNIFER L BROWN	3271 KENSINGTON RD	AVONDALE ESTATES	GA	30002
MEGAN POPIELARCZYK SCHUBNELL	3288 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
MARTA	2424 PIEDMONT RD NE	ATLANTA	GA	30324
MIKA MUELLER-ROUGIER	702 FARRAR CT	DECATUR	GA	30032
JOHN M MORRISON	4294 MEMORIAL DR #B	DECATUR	GA	30032
LIFE GENERAL CONTRACTORS INC	1815 HEMBREE RD #101	ALPHARETTA	GA	30009
SUMITA BISWAS	3276 KENSINGTON RD	AVONDALE ESTATES	GA	30002
JEANETTE ANITA GIBSON	5 REESE WAY	AVONDALE ESTATES	GA	30002
MARVA J RICHARDSON	8 REESE WAY	AVONDALE ESTATES	GA	30002
WEEKS AND ASSOCIATES LLC	6581 CRESTBROOK DR	MORRISON	CO	80465
4280 MEMORIAL DRIVE LLC	3300 NORTHEAST EXPRESSWAY BLDG 3	ATLANTA	GA	30341
CENTURY COMMUNITIES OF GEORGIA LLC	3091 GOVERNORS LAKE DR STE 200	NORCROSS	GA	30071
SALMON PROPERTIES LLC	PO BOX 910	DECATUR	GA	30031
4151 MEMORIAL LLC	550 PHARR RD STE 220	ATLANTA	GA	30305
PATRICIA TARVER	14 REESE WAY	AVONDALE ESTATES	GA	30002
WILLIAM ATCHISON IV	3224 KINSINGTON RD	AVONDALE ESTATES	GA	30002
REM-KIKS GROUP LLC	3448 MOUNTAIN DR	DECATUR	GA	30032
JAMES H WHATELY	3285 COVINGTON HWY	AVONDALE ESTATES	GA	30002
A-ACTION BAIL BONDS LLC	800 AIRPORT RD #105	LAWRENCEVILLE	GA	30046
MARIA LALOS	3268 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
TESSU S MAMMEN	3282 KENSINGTON RD	AVONDALE ESTATES	GA	30002
JOHN A POMBERG	3288 KENSINGTON RD	AVONDALE ESTATES	GA	30002
C A Y REAL ESTATE GROUP INC	4292 MEMORIAL DR #C	DECATUR	GA	30032
ALTONISE K HENFIELD	722 AVONDALE HILLS DR	DECATUR	GA	30032
AVONDALE PATTILLO UNITED	3260 COVINGTON HWY	DECATUR	GA	30032
CEED PROPERTIES LLC	3429 COVINGTON HWY	DECATUR	GA	30032
CARL SUDDLER JR	706 AVONDALE HILLS DR	DECATUR	GA	30032
TERRY LEWIS SKINNER	867 NOTTINGHAM DR	AVONDALE ESTATES	GA	30002
JENNIFER PRITCHETT	3249 KENSINGOTN RD	AVONDALE ESTATES	GA	30002
CENTURY COMMUNITIES OF GEORGIA LLC	8390 E CRESCENT PKY STE 650	GREENWOOD VILLAGE,	CO	80111

THOMAS G POUND	11 STONEY KNOB HEIGHTS	WEAVERVILLE	NC	28787
JAMES T YAWN	3308 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
CALVIN WILLIAMS	3254 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LDG LAND HOLDINGS LLC	1469 S 4TH ST	LOUISVILLE	KY	40208
DIANE LYNELL MCGOUGH	3272 KENSINGTON RD	AVONDALE ESTATES	GA	30002
EVAN PADGETT	3290 KENSINGTON RD	AVONDALE ESTATES	GA	30002
SCOTT PITTS	3274 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
RICHARD VITARIS	3284 KENSINGTON RD	AVONDALE ESTATES	GA	30002
GENA L HILL	17 REESE WAY	AVONDALE ESTATES	GA	30002
MCQUEEN INVESTMENT GROUP LLC	4695 CHEVIOT WAY SE	SMYRNA	GA	30080
SADIYA INVESTMENTS INC	2145 DULUTH HWY STE A	DULUTH	GA	30097
GINA L GEIGER	708 AVONDALE HILLS DR	DECATUR	GA	30032
BRYAN HENDERSON	3255 KENSINGTON RD	AVONDALE ESTATES	GA	30002
PHILLIP ERIC FEIBISH	3230 KENSINGTON RD	AVONDALE ESTATES	GA	30002
ANTHONY J NASTRI	3886 BRETTON WOODS RD	DECATUR	GA	30032
BROOKLYN D MORRIS	6 REESE WAY	AVONDALE ESTATES	GA	30002
WILLIAM C RITCHIE	PO BOX 489	HULL	GA	30646
NORA STILLMAN BURKE	3293 COVINGTON HWY	AVONDALE ESTATES	GA	30002
KIMBERLY A HIRES	720 AVONDALE HILLS DR	DECATUR	GA	30032
JAMES R HOLLOWAY	3251 COVINGTON HWY	AVONDALE ESTATES	GA	30002
RUKIA M LEMMA	714 AVONDALE HILLS DR	DECATUR	GA	30032
WINSTON JAMES	3939 SABLE DR	STONE MOUNTAIN	GA	30083
MICHAEL C DOBBS	3279 KENSINGTON RD	AVONDALE ESTATES	GA	30002
FRANCITA LOVE	1663 ANNIE LOVE WAY	LOGANVILLE	GA	30052
RHONDA L BRISCOE	12 REESE WAY	AVONDALE ESTATES	GA	30002
GINNE MILLER	1161 CONWAY RD	DECATUR	GA	30030
MICHELLE ROBINSON I	4179 MEMORIAL DR	DECATUR	GA	30032
CHILD SERVICE & FAMILY	PO BOX 7948	ATLANTA	GA	30357
WILLIS P CALLINS	4288 MEMORIAL DR #D	DECATUR	GA	30032
PATRICK M GALLAGHER	10 REESE WAY	AVONDALE ESTATES	GA	30002
RICHARD ANDREW CLARK JR	3266 KENSINGTON RD	AVONDALE ESTATES	GA	30002
GAYLE L SKELTON	3294 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
EMAA LLC	133 JOHNSON FERRY RD STE 115	MARIETTA	GA	30068
PEDROSA PROPERTY GROUPLLC	2107 N DECATUR RD STE 335	DECATUR	GA	30033
AVONDALE ALLIANCE CHURCH	3466 CONVINGTON HWY	DECATUR	GA	30032
AYNOKA C BENDER	13 REESE WAY	AVONDALE ESTATES	GA	30002
ALIGN ATLANTA LLC	4292 MEMORIAL DR B	DECATUR	GA	30032
PAUL SCHMIDT	3286 KENSINGTON RD	AVONDALE ESTATES	GA	30002
HUNTER ZANZA TRUST	3248 KENSINGTON RD	AVONDALE ESTATES	GA	30002
JESSIE L CAMERON	700 AVONDALE HILLS DR	DECATUR	GA	30032
RHONDA JOHNSON	11 REESE WAY	AVONDALE ESTATES	GA	30002
INLAND ATLANTIC AVONDALE LLC	1201 PEACHTREE ST NE	ATLANTA	GA	30361

DOWNTOWN DEV AUTH OF AVONDALE EST	21 N AVONDALE PL	AVONDALE ESTATES	GA	30002
STRAUGHAN-MOSS DEVELOPMENT INC	5490 MCGINNIS FERRY RD	ALPHARETTA	GA	30005
CRAWFORD W ELLIOTT	3278 KENSINGTON RD	AVONDALE ESTATES	GA	30002
SUSAN M STODDARD	3265 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LYNN HOSLEY	3261 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LOLA A PARKER	111 W 41 ST	HIALEAH	FL	33012
TOMMIE HAYWOOD III	3280 KENSINGTON RD	AVONDALE ESTATES	GA	30002
TERRY ROBESON	1 REESE WAY	AVONDALE ESTATES	GA	30002
KENSINGTON STATION LLC	160 CLAIREMONT AVE STE 200	DECATUR	GA	30030
DANIEL R LEE	717 FARRAR CT	DECATUR	GA	30032
MICHAEL LO	4027 SIGNAL RDG SW	LILBURN	GA	30047
PROPERTY SOURCE ONE ASSOCIATES LLC	PO BOX 330	AVONDALE ESTATES	GA	30002
JASON MCGREGOR	3303 COVINGTON HWY	AVONDALE ESTATES	GA	30002
WILLIAM C RITCHIE	PO BOX 489	HULL	GA	300646
JOHN KRAMER	19 REESE WAY	AVONDALE ESTATES	GA	30002
BRIAN MICHAEL DEUTSCH	3244 COVINGTON HWY	DECATUR	GA	30032
AVONDALE PARK LLC	133 JOHNSON FERRY RD STE 500	MARIETTA	GA	30068
JASON W SWICHTENBERG	3302 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
S 4110 PROPERTY LLC	3723 COVINGTON HWY	DECATUR	GA	30032
ANDRE C MACKKEY	3274 KENSINGTON RD #205A	AVONDALE ESTATES	GA	30002
ROHINI RAMASWAMI	726 AVONDALE HILLS DR	DECATUR	GA	30032
JIMMY G TALLANT	3285 KENSINGTON RD	AVONDALE ESTATES	GA	30002
DANIEL T CHANDLER	3282 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
GREY RIVER HARDY	3279 COVINGTON HWY	AVONDALE ESTATES	GA	30002
CHARLIE J JOHNSON II	712 AVONDALE HILLS DR	DECATUR	GA	30032
DR JAMES VINCENT LAVERY	3218 KENSINGTON RD	AVONDALE ESTATES	GA	30002
DANITA A HOWARD	704 AVONDALE HILLS DR	DECATUR	GA	30032
LINDA D FAY	504 BRENTWOOD ST	AUSTIN	TX	78752
A1 DENTAL LAB LLC	6224 AVERY ST	COVINGTON	GA	30014
GAIL ZOMBONI	718 AVONDALE HILLS DR	DECATUR	GA	30032
ANDREW D LINDEMAN	7 REESE WAY	AVONDALE ESTATES	GA	30002
GEORGE S LAMB	2252 LEAFMORE DR	DECATUR	GA	30033
DANA L GREEAR	3438 MOUNTAIN DR	DECATUR	GA	30032
HEATHER L MEYER	3245 COVINGTON HWY	AVONDALE ESTATES	GA	30002
COURTNEY MCCLELLAN	696 FARRAR CT	DECATUR	GA	30032
PARK PLAZA ASSOCIATION INC	4286 MEMORIAL DR STE B	DECATUR	GA	30032
DAVID A STEVENSON	3260 KENSINGTON RD	AVONDALE ESTATES	GA	30002
EUNICE M WARREN	15 REESE WAY	AVONDALE ESTATES	GA	30002
WILLIS P CALLINS	4288 MEMORIAL DR #D	DECATUR	GA	30032
RANDI E STILLMAN	9 REESE WAY	AVONDALE ESTATES	GA	30002
4151 MEMORIAL LLC	550 PHARR RD STE 220	ATLANTA	GA	30305
P KENSINGTON VILLAGE LLC	1201 N ORANGE ST SE 7140	WILMINGTON	DE	19801

REGINA VERANI	3236 KENSINGTON RD	AVONDALE ESTATES	GA	30002
BERKELEY VILLAGE PARTNERS LLC	PO BOX 1150	DULUTH	GA	30096
S 4110 PROPERTY LLC	3723 COVINGTON HWY	DECATUR	GA	30032
SCOTT F ANDERSON	697 FARRAR CT	DECATUR	GA	30032
MADGE E EVANS	3270 KENSINGTON RD	AVONDALE ESTATES	GA	30002
ALLILSON H BUDNICK	3292 KENSINGTON RD	AVONDALE ESTATES	GA	30002
PROPERTY SOURCE ONE ASSOCIATES LLC	PO BOX 330	AVONDALE ESTATES	GA	30002
SHAZAD SHAH	88 BREWINGTON DR	JACKSON	TB	38305

### DeKalb County Neighborhood Registry - Commission District 4

First Name	Last Name	Email	Address	City	State	Zip Code	Affiliation Name /Owners Name	Commission District	Super District	Phone
Gleudis W.	Harrison	gwharri653@gmail.com	653 Valley Brook Rd	Scottdale	GA	30079	Thaddeus Harrison/Glenda Harrison	4	6	(404) 308-0834
Kathleen		mariemanor413@hotmail.com	2993 Eliza St	Scottdale	GA	SCA	Kathleen Andres	4	6	
Jay	Scott			Lithonia	GA	30058		4	7	(404) 909-7290
Susan	Hawte	sujhawte@gmail.com	2827 Concord Dr	Decatur	GA	30033		4	6	(404) 414-9495
Thaddeus	Harrison	thaddeusahjr@yahoo.com	653 Valley Brook Rd	Scottdale	GA	30079		4	6	(404) 477-9995
James	Lucassee	lucassej@gmail.com	798 Murphey St	Scottdale	GA			4	6	(404) 275-0260
Tammy	Davis	tbd@mindspring.com	2971 Lowrance Dr	Decatur	GA	30033		4	6	(770) 876-3961
Sandra	McFarland	sanfrajaymcf@msn.com	2959 Lowrance Dr	Decatur	GA	30033		4	6	(404) 499-1579
Angela	Morris	angelamorris@gmail.com	778 Murphey St.	Scottdale	GA	30079		4	7	(404) 376-8376
Joseph K	Peters	gccjp123@gmail.com	8205 Pleasant Hill Road	Lithonia	GA	30058		4	6	(678) 898-9396
Michael	Cullen	mcullen24@gmail.com	679 Ford Place	Scottdale	GA			4	6	(770) 480-5156
Ryan	Brown	ryan.b.brown@gmail.com	780 Rowland Road	Stone Mountain	GA	30083		4		
Patricia	Anderson		635 Rowland Road	Stone Mountain	GA	30083		4		(404) 508-1732
Beth	Thompson	cicsolark@gmail.com	780 Rowland Road	Stone Mountain	GA	30083		4		(828) 768-2120
Wayne	Smith	jwayne@fepcocontainer.com	3458 Moreland Avenue	Conley	GA	30288	CABA President	4	6	(404) 363-2210
Ed	Ricker	ed@aegov.org	Avondale Estates, 21 N.Avondale Plaza	Avondale Estates	GA	30002	City of Avondale Estates	4	6	(404) 292-1833
Emanuel	Ransom	eransom@cityofclarkston.com	3921 Church Street	Clarkston	GA	30021	City of Clarkston	4	6	(404) 296-6489
Jason	Gaines	jgaines@cityofclarkston.com	3921 Church Street	Clarkston	GA	30021	City of Clarkston	4	6	(404) 296-6489
Kathie	DeNobriga	kdenobriga@mindspring.com	459 Pine Drive / P.O. Box 1325	Pine Lake	GA	30072	City of Pine Lake	4	7	(404) 292-4250
Particia	Wheeler	mayor@stonemountaincity.org	875 Main Street	Stone Mountain	GA	30083	City of Stone Mountain	4	7	(770) 498-8984
Conward	Jones	conwardjones07@gmail.com					Community Council 4	4	6	
							Community Council 4	4	6	
Argarita	Stewart	a22stewart@att.net					Community Council 4	4	6	
Andrea	Hart	legal51996@yahoo.com					Community Council 4	4		
Richard	Rose	richardr_im@yahoo.com					Community Council 4	4	6	
Roslyn	Allison	allisongroup40@gmail.com					Community Council 4	4		
Joe	Arrington	jarring55@gmail.com	466 S. Rays Road	Stone Mountain	GA	30083	Community Council 4	4		
Jean	Brown	NJQB@outlook.com					Community Council 4	4		
Mike	Cooper	little.creek@aol.com					Community Council 4	4		
Janet	Curtis	04corvette@bellsouth.net	1887 Robinhill Court	Tucker	GA	30084	Community Council 4	4		(770) 713-7017
							Community Council 4	4	6	
Evora	Ritchie	evorari@bellsouth.net					Community Council 4	4		
Matt	Leatherman	grammymix@gmail.com					Community Council 4	4		
Oji	Onwudegu	ojionwudegu@yahoo.com					Community Council 4	4		
Victoria	Webb	vic@furiousdreams.com					Community Council 4	4		
Wesley	Brooks	wesleyabrooks@gmail.com					Community Council 4	4	6	
Don	Fears	don.fears@dekalbmedical.org	2701 N. Decatur Road	Decatur	GA	30033	DeKalb Medical	4	6	(404) 501-5790

### DeKalb County Neighborhood Registry - Commission District 4

Cheryl	Carlton	cherylcarlton@bellsouth.net					Dial Heights Neighborhood	4	6	
Don	Weston	donweston@gmial.com					Dial Heights Neighborhood	4	6	
Wendy	Collins	colline4@mindspring.com					Dial Heights Neighborhood	4	6	
Fran	Mohr	kfmohr@gmail.com					Dial Heights Neighborhood	4	6	
Ray	Craig	raydcraig@gmail.com	669 Farrar Court				Farrar Court	4	6	
Lewis	Godwin	lewis.godwin@gpc.edu	5555 North Indian Creek Drive	Clarkston	GA	30021	Georgia Perimeter College	4	6	(678) 891-3960
Cynthia	Edwards	edwardsc@gptc.edu	495 North Indian Creek Drive	Clarkston	GA	30021	Georgia Piedmont Technical College	4	6	(404) 297-9522
Rosemary	Calhoun	rosemarycalhoun@gmail.com	3045 Vista Brook Dr	Decatur	GA	30033	Greater Valley Brook Civic Assoc	4	6	(404) 664-0415
Susan	Nease	susan.nease@usa.net	3030 Hollywood Drive	Decatur	GA	30033	Greater ValleyBrook Civis Assoc	4	6	
Rheva	Johnson	rjohnson58@comcast.net	2546 Wilson Woods Dr	Decatur	GA	30033	Laurel Ridge	4	6	(404) 655-4954
Heather	Shustes	heathershustes@yahoo.com	2687 Hawaii Ct	Decatur	GA	30033	Oak Grove	4	6	(678) 362-7895
Jana	Johnson	nativenyc@hotmail.com	816 Fireside Way	Stone Mountain	GA	30083	Pride Rings in Stone Mountain (PRISM) Civic Association	4	6	(404) 298-5697
Mark & ynn	Click	southave82@comcast.net	301 N. Clarendon Ave	Scottdale	GA		Scottdale	4	6	
Richard	Younge	richardyounge@bellsouth.net	925 Main Street Suite 50-27	Stone Mountain	GA	30084	South DeKalb Business Association	4	7	(678) 300-3591
Terry	Verner	verne48@gmail.com	2963 Fantasy Lane	Decatur	GA	30032	Storybrook Estates	4	6	(404) 216-8931
Lee Ann	Harvey	lcannharvey@comcast.net	882 Cinderalla Ct	Decatur	GA	30033	Storybrook Estates	4	6	
James	Illingworth	ajillingworth2004@gmail.com	2955 Fantasy Lane	Decatur	GA	30033	Storybrook Estates	4	6	
Ellen	Wan	ellen.y.wan@gmail.com	2955 Fantasy Lane	Decatur	GA	30033	Storybrook Estates	4	6	
Ellen	Wan	ellen.y.wan@gmail.com	2955 Fantasy Lane	Decatur	GA	30033	Valley Brook and McLendon Alliance for Sustainable Development	4	6	
Sarah	Page	sarahjonespage@gmail.com	2981 Westbury Dr	Decatur	GA	30033	Valley Brook Civic Association	4	6	(404) 663-2279
Lynn Angus	Ramos	l.angusramos@gmail.com	3035 Hollywood Dr	Decatur	GA	30033	Valley Brook Civic Association	4	6	(513) 300-4521
Susan	Rossi	rossi_susan@hotmail.com	2971 Fantasy Lane	Decatur	GA	30033	Valley Brook McLendon Community	4	6	(404) 797-7927
Elizabeth	Roberts		3069 Leafwood Dr	Decatur	GA	30032	VBCA	4	6	(404) 217-5000
Jim	Paulino	jpsjunk@hotmail.com	3027 Judlyn Dr	Decatur	GA	30032	VBCA	4	7	(678) 628-2787
Mary Lee	Millman	maryleemillman@earthlink.net	834 Valley Brook Rd	Decatur	GA	30032	VBCA	4	6	(404) 292-2959
Carolyn M.	Brown	carolyn.m.brown@emory.edu	2975 Velly Brook Rd	Decatur	GA	30033	VBCA	4	6	(404) 556-7217



Email Address	Name	Association/Community/Affiliation
<a href="mailto:allisongroup40@gmail.com">allisongroup40@gmail.com</a>		District 4 Community Council Members
<a href="mailto:jarring55@gmail.com">jarring55@gmail.com</a>		District 4 Community Council Members
<a href="mailto:wesleyabrooks@gmail.com">wesleyabrooks@gmail.com</a>		District 4 Community Council Members
<a href="mailto:04corvette@bellsouth.net">04corvette@bellsouth.net</a>		District 4 Community Council Members
<a href="mailto:legal51996@yahoo.com">legal51996@yahoo.com</a>		District 4 Community Council Members
<a href="mailto:conward.jones07@gmail.com">conward.jones07@gmail.com</a>		District 4 Community Council Members
<a href="mailto:grammymix@gmail.com">grammymix@gmail.com</a>		District 4 Community Council Members
<a href="mailto:ojionwudegu@yahoo.com">ojionwudegu@yahoo.com</a>		District 4 Community Council Members
<a href="mailto:evorari@bellsouth.net">evorari@bellsouth.net</a>		District 4 Community Council Members
<a href="mailto:richardr_im@yahoo.com">richardr_im@yahoo.com</a>		District 4 Community Council Members
<a href="mailto:a22stewart@att.net">a22stewart@att.net</a>		District 4 Community Council Members
<a href="mailto:vic@furiousdreams.com">vic@furiousdreams.com</a>		District 4 Community Council Members
<a href="mailto:ahart.vann@gmail.co">ahart.vann@gmail.co</a>		District 4 Community Council Members
<a href="mailto:ledmond25@gmail.com">ledmond25@gmail.com</a>		District 4 Community Council Members
<a href="mailto:teresitamreid@gmail.com">teresitamreid@gmail.com</a>		District 4 Community Council Members
<a href="mailto:brockbeisel@gmail.com">brockbeisel@gmail.com</a>		District 4 Community Council Members
<a href="mailto:jreid@dekalbcountyga.gov">jreid@dekalbcountyga.gov</a>	John Reid	the DeKalb County Planning team
<a href="mailto:carolyn.m.brown@emory.edu">carolyn.m.brown@emory.edu</a>	Carolyn Brown	Memorial Drive Merchant Association
<a href="mailto:nick.goebeler@gmail.com">nick.goebeler@gmail.com</a>	Nick Goebeler	Atlanta Jamaica Association
<a href="mailto:secretary.ajaatlanta@gmail.com">secretary.ajaatlanta@gmail.com</a>	Tony Gray	Caribbean Melange
<a href="mailto:kclarke@caribbeanmelange.com">kclarke@caribbeanmelange.com</a>	Karen Clarke	Guyana Association of Georgia
<a href="mailto:wthaka@aol.com">wthaka@aol.com</a>	Dr. William Thomas	Marcus Jewish Community Center
<a href="mailto:carolyn.chayet@atlantajcc.org">carolyn.chayet@atlantajcc.org</a>	Mark Murovitz	Rainbow Village
<a href="mailto:lward@rainbowvillage.org">lward@rainbowvillage.org</a>	Lynnette Ward	Fellsridge Neighborhood Association
<a href="mailto:dunawayjd@bellsouth.net">dunawayjd@bellsouth.net</a>	Jan Dunaway	Pine Lake Neighborhood Association
<a href="mailto:marimake@comcast.net">marimake@comcast.net</a>	Mary Pitts	Country Side Manor Neighborhood Association
<a href="mailto:vickie0197@yahoo.com">vickie0197@yahoo.com</a>	Lee Vickie	Garden Walk HOA
<a href="mailto:ebnatl@yahoo.com">ebnatl@yahoo.com</a>	Everett White	Shadowrock Acres Neighborhood Association
<a href="mailto:mstew@aol.com">mstew@aol.com</a>	Margaret Stewart	

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: 06/28/2021

CHECK TYPE OF APPLICATION:

- ( ) LAND USE PLAN
- (x) REZONE
- ( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) (WE), AOK PROPERTIES I, LLC Ali Katooli  
**(Name of owner(s))** Manager member

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

Housing Development Corporation of DeKalb  
**(Name of Applicant or Agent Representing Owner)**

to file an application on (my) our behalf.

[Signature]  
Notary Public



[Signature]  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

4717 East Anderson Road  
Stone Mountain, GA 30083

5908 Memorial Drive  
Stone Mountain, GA 30083

5944 Memorial Drive  
Stone Mountain, GA 30083

4698 E. Anderson Drive  
Stone Mountain, GA 30083



Housing  
Development  
Corporation

750 Commerce Drive • Suite 110  
Decatur, GA 30030  
p / f 470.440.8610  
[www.housingdevelopmentcorp.org](http://www.housingdevelopmentcorp.org)

---

Keri Taylor-Spann  
V.P. of Development  
750 Commerce Drive  
Suite 110  
Decatur, GA 30030  
(470)440-8568

Creating sustainable communities that enhance lives.

an  ARG company



Housing  
Development  
Corporation

750 Commerce Drive • Suite 110  
Decatur, GA 30030  
p / f 470.440.8610  
[www.housingdevelopmentcorp.org](http://www.housingdevelopmentcorp.org)

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# THE SHOALS

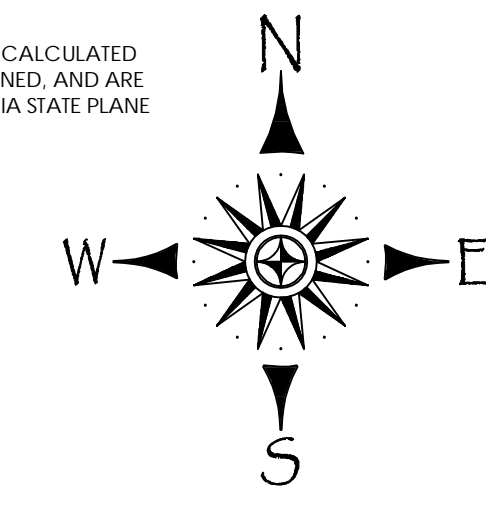
*REZONING APPLICATION*

# SURVEY & LEGAL DESCRIPTION

Creating sustainable communities that enhance lives.

an  ARG company

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED ON GEORGIA STATE PLANE WEST.



THIS BLOCK RESERVED FOR COURT CLERK

**ZONING: C-1**  
 ZONING IS C-1  
 MINIMUM LOT AREA: 20,000 SQ.FT.  
 MINIMUM LOT WIDTH: 100'  
 SETBACKS:  
 FRONT: 60' FROM R/W  
 SIDE: 20'  
 REAR: 30' BUT 45' IF ADJOINING RESIDENTIAL  
 MAXIMUM HEIGHT: 3 STORIES  
 MAXIMUM LOT COVERAGE: 1C/RC - 90 (ALL OTHER 80)

**BOUNDARY REFERENCES:**  
 1. SUBJECT DEED BOOK 28082, PAGE 141  
 2. PLAT BOOK 23, PAGE 28  
 3. DEED BOOK 15128, PAGE 575  
 4. DEED BOOK 23240, PAGE 137  
 5. SEE ADJOINERS

**ADDRESS(S)**  
 5908 MEMORIAL DRIVE  
 STONE MOUNTAIN, GEORGIA, 30083

**FLOOD NOTE**  
 AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP DEKALB COUNTY COMMUNITY PANEL NO. 13089 C 9087 J DATED MAY 16, 2013, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

**BENCHMARK REFERENCE**  
 ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED ON:  
 BENCHMARK:  
 DESIGNATION: 5095  
 PID: A84282  
 STATE/COUNTY: GA/DEKALB  
 USGS QUAD: STONE MOUNTAIN (2017)  
 ELEVATION = 1019.00

**TOTAL SITE AREA**  
 667,651 SQ. FT.  
 15.327 ACRES

SITE AREA	SITE AREA	SITE AREA
5908 MEMORIAL DRIVE	5944 MEMORIAL DRIVE	4717 E. ANDERSON ROAD
575,665 SQ. FT.	38,316 SQ. FT.	53,670 SQ. FT.
13.215 ACRES	0.880 ACRES	1.232 ACRES

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND AS SHOWN ON A BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR HOUSING DEVELOPMENT CORPORATION, DATED JUNE 30, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A RIGHT-OF-WAY MONUMENT FOUND, LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF MEMORIAL DRIVE (RIGHT-OF-WAY VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH HARRISON ROAD (RIGHT-OF-WAY VARIES); PROCEED THENCE WESTERLY ALONG SAID RIGHT-OF-WAY OF MEMORIAL DRIVE, A DISTANCE OF 575.00 FEET TO A 1" ROD FOUND AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AS THUS ESTABLISHED PROCEED THENCE CONTINUING ALONG SAID MEMORIAL DRIVE RIGHT-OF-WAY, SOUTH 47° 00' 18" WEST FOR A DISTANCE OF 29.57 FEET TO A POINT; THENCE, SOUTH 54° 05' 57" WEST FOR A DISTANCE OF 169.21 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 27° 58' 40" WEST FOR A DISTANCE OF 195.28 FEET TO A 1/2" REBAR FOUND; THENCE, SOUTH 58° 15' 34" WEST FOR A DISTANCE OF 186.94 FEET TO A POINT; THENCE, SOUTH 19° 57' 12" EAST FOR A DISTANCE OF 189.72 FEET TO A CONCRETE MONUMENT FOUND ON SAID MEMORIAL DRIVE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 69° 37' 18" WEST FOR A DISTANCE OF 69.43 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 22° 14' 16" WEST FOR A DISTANCE OF 237.36 FEET TO A 1/2" REBAR FOUND; THENCE, SOUTH 46° 03' 36" WEST FOR A DISTANCE OF 200.46 FEET TO A POINT; THENCE, SOUTH 22° 14' 50" EAST FOR A DISTANCE OF 250.55 FEET TO A CONCRETE MONUMENT FOUND ON SAID MEMORIAL DRIVE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 913.35 FEET, AN ARC DISTANCE OF 122.09 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75° 49' 07" WEST FOR A DISTANCE OF 122.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00° 17' 14" EAST FOR A DISTANCE OF 668.56 FEET TO A 1/2" REBAR FOUND; THENCE, SOUTH 80° 11' 38" WEST FOR A DISTANCE OF 329.62 FEET TO A POINT; THENCE, NORTH 00° 41' 22" WEST FOR A DISTANCE OF 547.83 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ANDERSON ROAD (RIGHT-OF-WAY VARIES); THENCE EASTERLY ALONG SAID RIGHT-OF-WAY, NORTH 89° 57' 20" EAST FOR A DISTANCE OF 348.13 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00° 09' 23" EAST FOR A DISTANCE OF 230.00 FEET TO A POINT; THENCE, NORTH 89° 54' 34" EAST FOR A DISTANCE OF 99.48 FEET TO A POINT; THENCE, SOUTH 00° 08' 03" WEST FOR A DISTANCE OF 9.68 FEET TO A POINT; THENCE, NORTH 89° 49' 35" EAST FOR A DISTANCE OF 100.14 FEET TO A 1/2" REBAR FOUND; THENCE, NORTH 00° 07' 57" EAST FOR A DISTANCE OF 10.85 FEET TO A POINT; THENCE, NORTH 89° 31' 11" EAST FOR A DISTANCE OF 251.15 FEET TO A 1/2" REBAR FOUND; THENCE, SOUTH 38° 31' 00" EAST FOR A DISTANCE OF 167.57 FEET TO A 1/2" REBAR FOUND; THENCE, NORTH 46° 53' 45" EAST FOR A DISTANCE OF 140.00 FEET TO A 1/2" REBAR FOUND; THENCE, SOUTH 37° 22' 56" EAST FOR A DISTANCE OF 220.40 FEET TO A POINT; THENCE, SOUTH 49° 51' 15" WEST FOR A DISTANCE OF 277.82 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 31° 35' 48" EAST A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

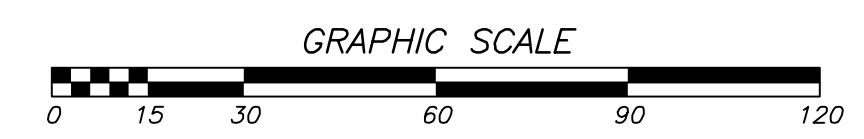
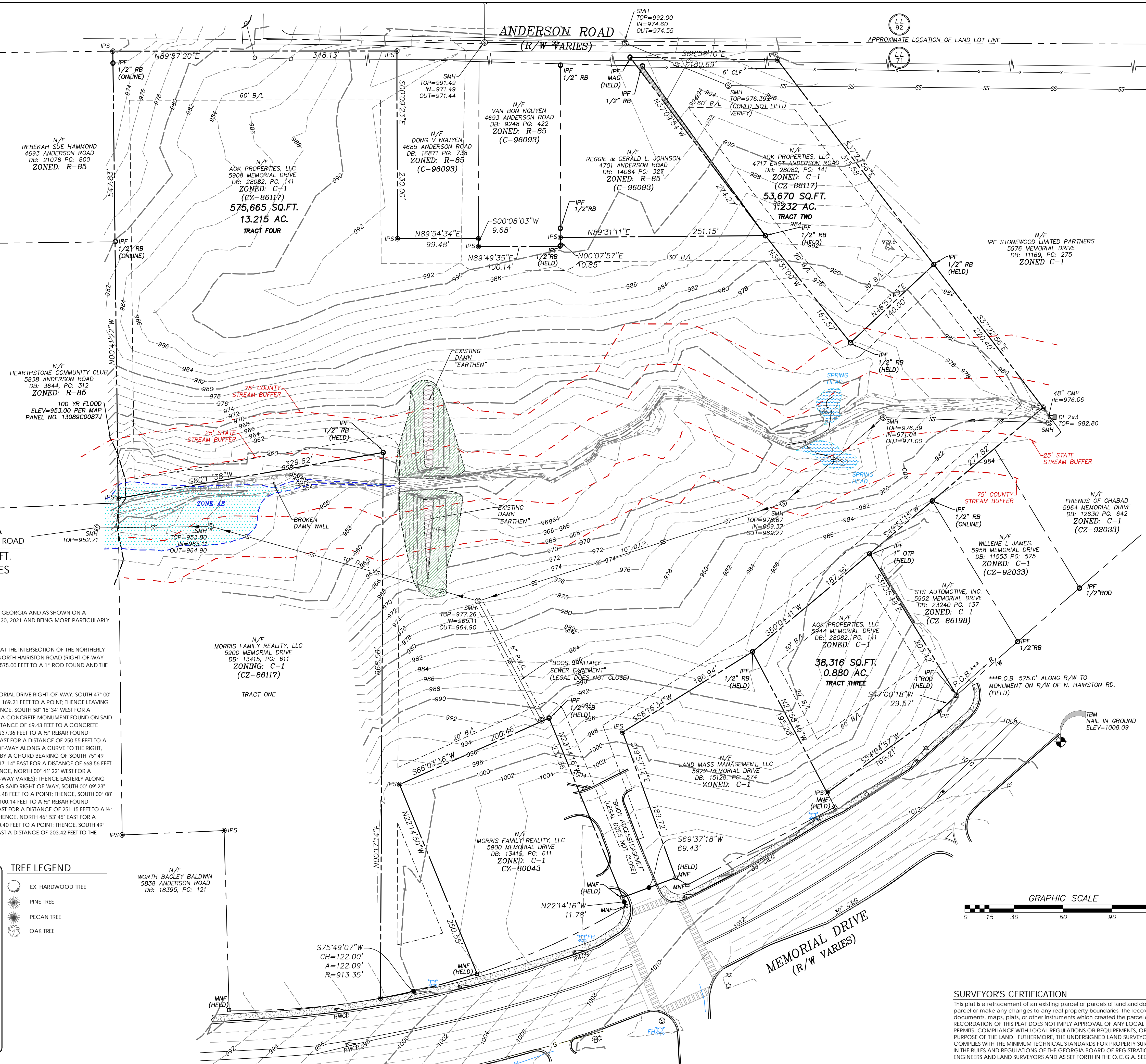
SAID LAND, TRACT OR PARCEL CONTAINS 613,981 ± SQUARE FEET OR 14.095 ± ACRES MORE OR LESS.

**LEGEND**

IPF	IRON PIN FOUND	— X —	PROPERTY LINE
IPS	1/2" REBAR SET	— — —	FENCE
CMP	CORRUGATED METAL PIPE	— G —	TELEPHONE LINE
R/W	RIGHT OF WAY	— W —	GAS LINE
Q	CENTER LINE	— W —	WATER LINE
PL	PROPERTY LINE	— S —	SANITARY SEWER LINE
FES	FLARED END SECTION	— S —	POWER LINE
LL.L.	LAND LOT LINE	— S —	FIRE DEPT. LINE
T.B.M.	TEMPORARY BENCHMARK	— S —	CRIMP TOP PIPE
INV.	INVERT ELEVATION	— S —	REBAR
SMH	SANITARY SEWER MANHOLE	— S —	SIDEWALK LIGHTS
OP	POWER POLE	— S —	DRAIN INLET
HY	FIRE HYDRANT	— S —	SAN. SEWER MANHOLE
LP	LIGHT POLE	— S —	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	— S —	WATER METER
GPML	GEORGIA POWER MANHOLE LID	— S —	WATER VALVE
TCML	TELE COMM. MANHOLE LID	— S —	GUY WIRE
GV	GAS VALVE	— S —	AIR CONDITIONER
B	BENCHMARK	— S —	NOW OR FORMERLY
IPF	IRON PIN FOUND	— S —	PERC. TEST (BOREHOLE)
TR	4x4 TRANSFORMER	— S —	
RRT	RAIL ROAD TIE WALL	— S —	

**TREE LEGEND**

—	EX. HARDWOOD TREE
—	PINE TREE
—	PECAN TREE
—	OAK TREE



**SURVEYOR'S CERTIFICATION**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRARS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67.



BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY for  
**HOUSING DEVELOPMENT CORPORATION**

REVISIONS:  
 DEED BOOK 28082, PAGE 142 (LEGAL DESCRIPTION)  
 LAND LOT 71 of the 18th DISTRICT  
 DEKALB COUNTY, GEORGIA  
 DATE: 06/30/2021 SCALE: 1" = 60'

**MERIDIAN GEOMATICS, LLC**  
 Land Surveying - Residential, Commercial & Municipal

216 Powers Ferry Road  
 Marietta, Georgia 30067  
 phone: (770) 675-6197  
 surveyingatlanta@gmail.com

DRWN BY  
 S.C.D.  
 JOB NO.  
 2021-208



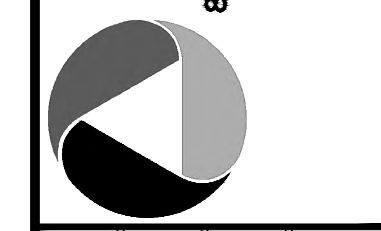
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE NOT BEING INCIDENTALLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL GROUP INC. 1255 Lakes Parkway Building 100 Suite 120 Lawrenceville, GA 30043 CA, L.S.F. 1218



LOCATED IN LAND LOTS 71 AND 92 18TH DISTRICT DEKALB COUNTY, GEORGIA

BOUNDARY AND TOPOGRAPHIC SURVEY 4698 EAST ANDERSON ROAD STONE MOUNTAIN, GA FOR HOUSING DEVELOPMENT CORPORATION OF DEKALB COUNTY

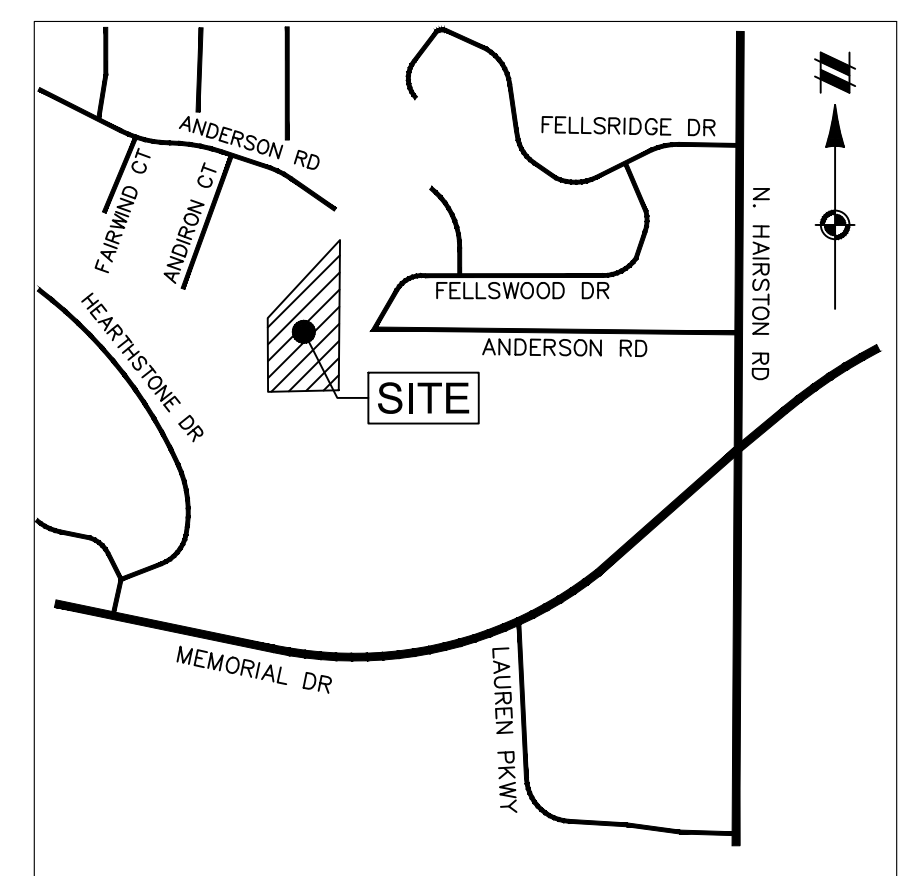
DATE JULY 1, 2021

Table with columns: REVISIONS, DWG. NO., SD, CH, CGL, CODE, JOB, SHEET NO., and 1 OF 1.

AREA

115,830 SQ FEET OR 2.659 ACRES

DATUMS Horizontal: Grid North, NAD83, Georgia State Planes, West Zone Vertical: NAVD88 (North American Vertical Datum of 1988) Geoid: Geoid12B Conus



VICINITY MAP NOT TO SCALE

ABBREVIATIONS

- N/F = NOW OR FORMERLY P.I.D. = PARCEL IDENTIFICATION NUMBER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT D.B. = DEED BOOK P.B. = PLAT BOOK PG. = PAGE D.P. = DEED PAGE SQ FT = SQUARE FEET RBF = REBAR FOUND R/W = RIGHT-OF-WAY CMF = CONCRETE R/W MONUMENT DIP = DUCTILE IRON PIPE PVC = POLYVINYL CHLORIDE I.E. = INVERT ELEVATION SSMH = SANITARY SEWER MANHOLE FMH = FIRE HYDRANT BFE = BASE FLOOD ELEVATION

LEGEND

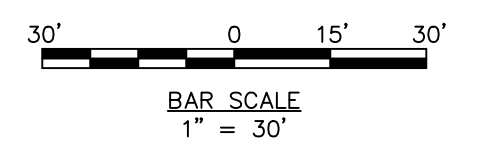
- FIR = FOUND IRON ROD FIP = FOUND IRON PIPE I.P.S. = IRON PIN SET LL 263 = LAND LOT Fire Hydrant Sanitary Sewer Line Sanitary Sewer Manhole Property Line Adjacent Boundary Line Existing Fence Existing Spot Elev. Existing Ground Contour

ZONING

THE SUBJECT PROPERTY IS ZONED R-85 PER DEKALB COUNTY INTERACTIVE GIS. THE SETBACKS FOR ZONE "RES2" SINGLE FAMILY RESIDENTIAL ARE: FRONT: 35 FEET SIDE: 8.5 FEET REAR: 40 FEET HEIGHT: 35 FEET

SURVEY REFERENCES

- 1. DEED RECORDED IN BOOK 25404, PAGE 399. 2. DEKALB COUNTY RECORDS.



SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

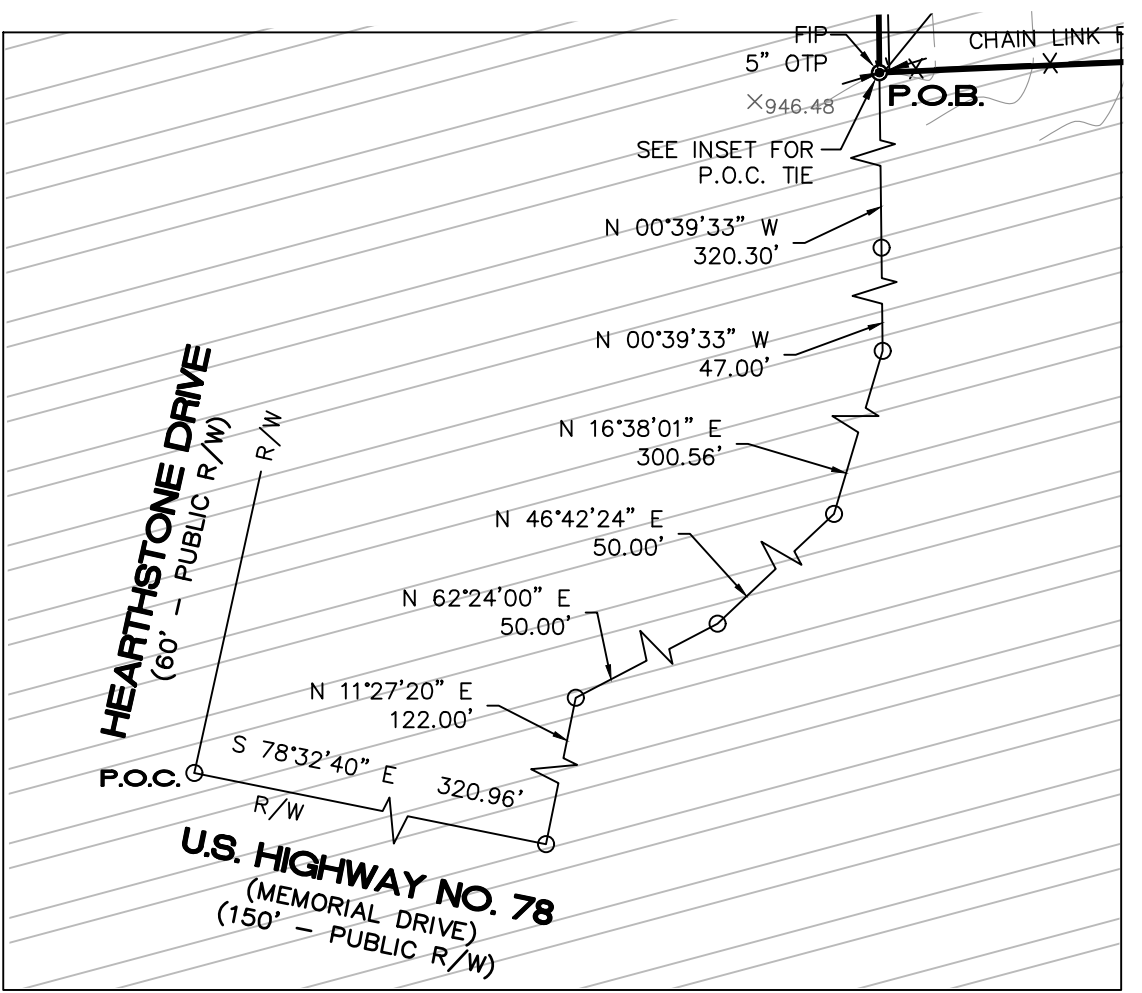
CHRISTOPHER G. LEA, GA R.L.S. #3427 DATE 7-1-2021



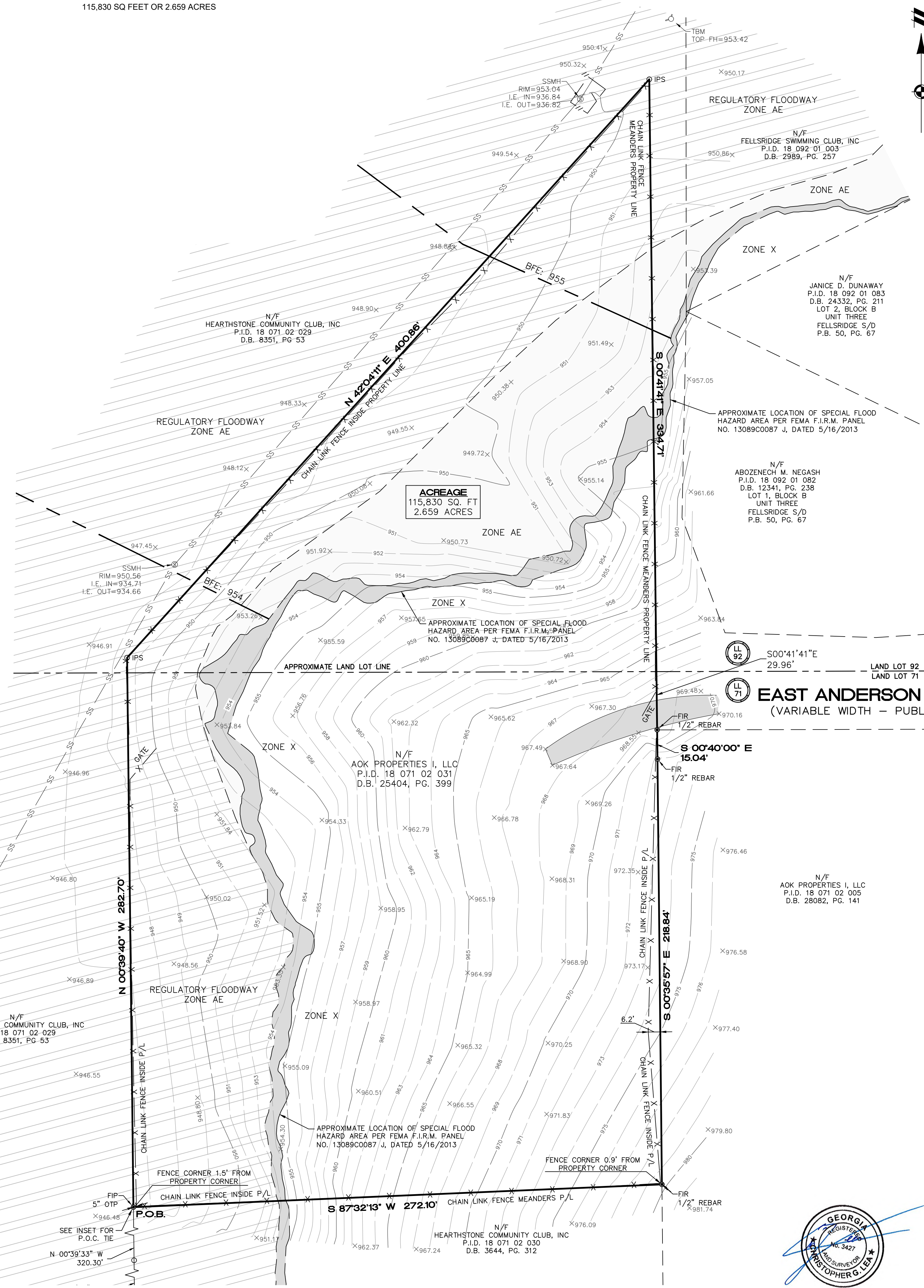
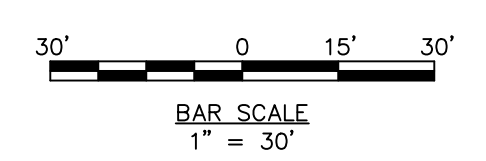
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

SURVEY NOTES

- 1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, (COMMUNITY PANEL NUMBER 13089C0087 J, DATED MAY 16, 2013), PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, DEFINED AS "AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN." 3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY THE UTILITY COMPANIES SERVING THAT UTILITY AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION. 4. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 6-21-2021 USING THE TRIMBLE R5S SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET. 5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,242 FEET AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS/BOWDITCH METHOD. 6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 263,834 FEET. 7. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: TRIMBLE S6 ROBOTIC TOTAL STATION LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION GPS: TRIMBLE R10 GPS RECEIVER 8. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. 9. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. 10. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM (NAVD 88). SITE BENCHMARKS ARE SHOWN HEREON. 11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GA LICENSED SURVEYOR. 12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY. 13. ATWELL LLC DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY. 14. AT THE TIME OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION AND OR REPAIRS.



P.O.C. INSET



ACREAGE 115,830 SQ. FT 2.659 ACRES

EAST ANDERSON ROAD (VARIABLE WIDTH - PUBLIC R/W)





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# THE SHOALS

*REZONING APPLICATION*

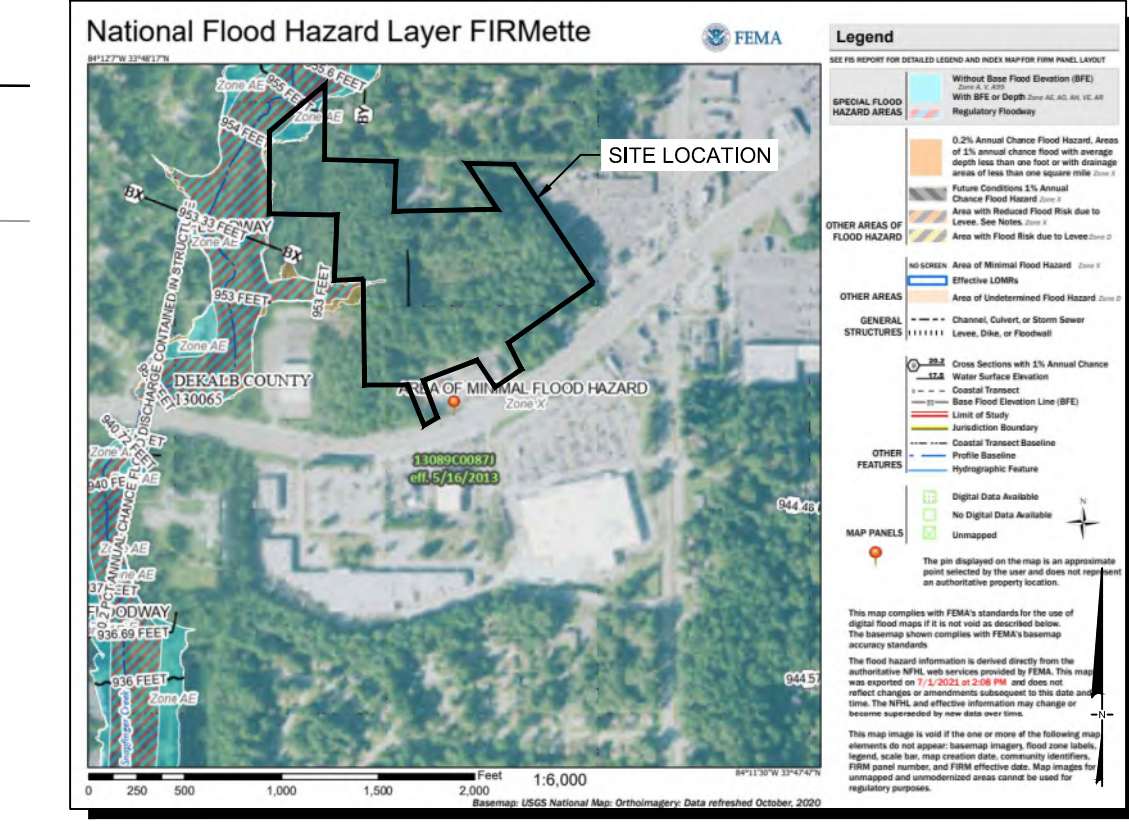
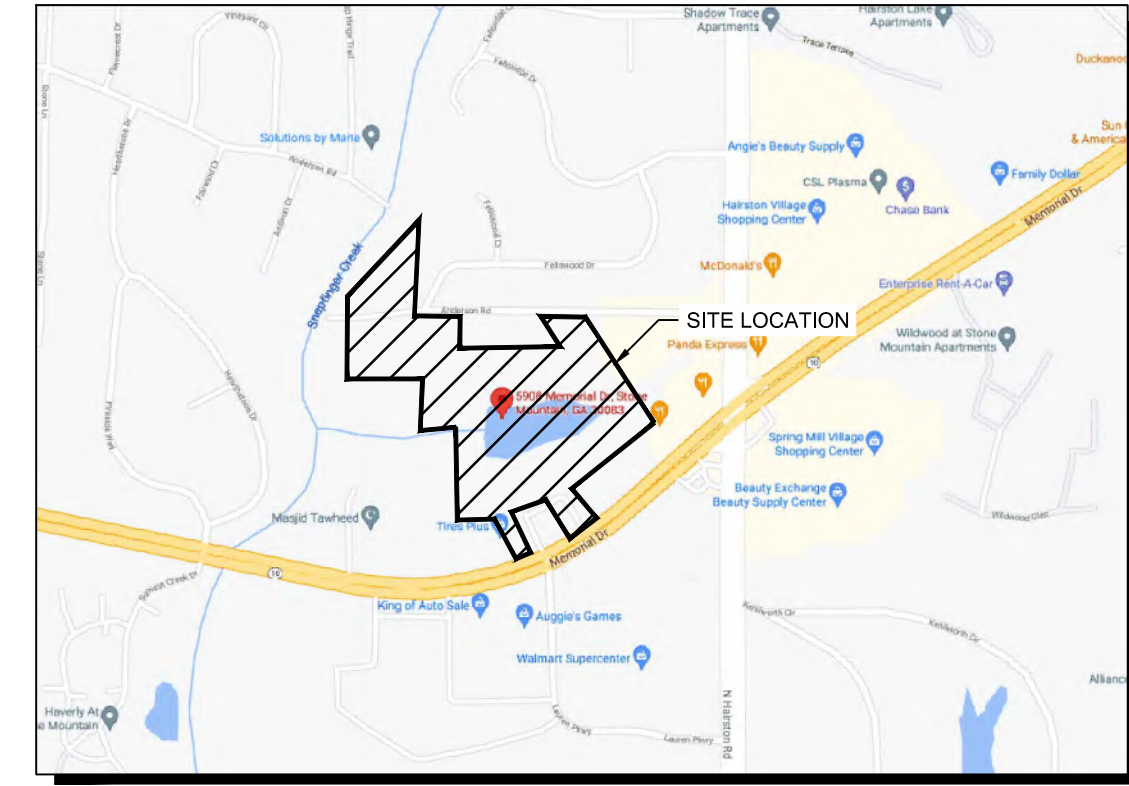
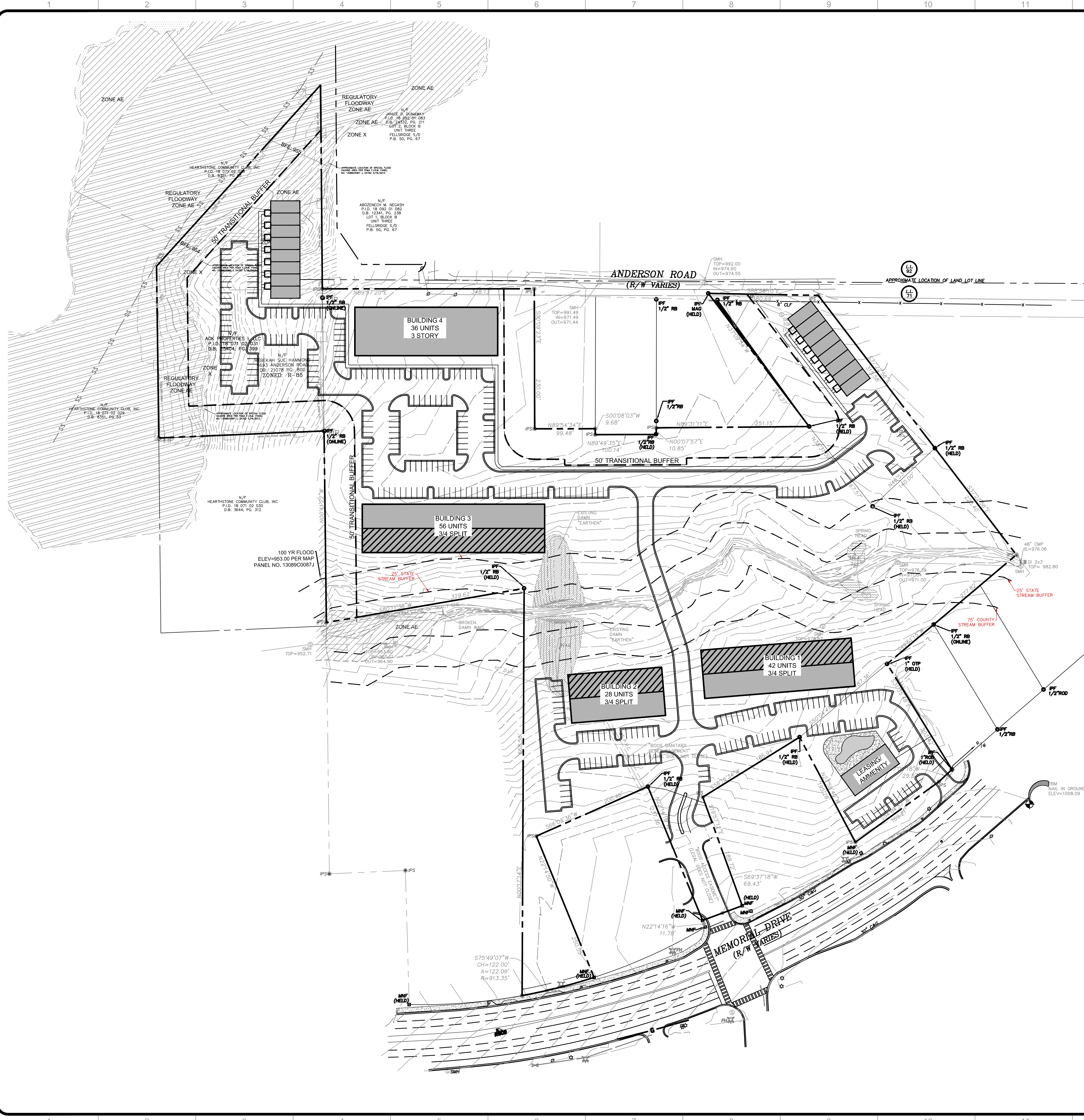
# SITE PLAN

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SITE DATA:	
TOTAL SITE AREA	17.98 ACRES
<b>ZONING</b>	
EXISTING ZONING	C-1 AND R-85
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
<b>USE CALCULATIONS</b>	
MR-2 BASE DENSITY	12 UPA
TOTAL PROPOSED DENSITY	9.90 UPA
TOTAL UNITS PROPOSED	178 UNITS (162 APARTMENT UNITS/16 TH UNITS)
<b>SETBACK REQUIREMENTS</b>	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-85
<b>OPEN SPACE</b>	
MAX LOT COVERAGE	75% (13.49 ACRES)
PROVIDED LOT COVERAGE	36% (6.47 ACRES)
REQUIRED OPEN SPACE	15% (2.70 ACRES)
PROVIDED OPEN SPACE	15% (2.70 ACRES)
<b>PARKING REQUIREMENTS</b>	
MINIMUM PARKING REQUIRED	267 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	339 SPACES (1.9 SPACES PER UNIT)

P: (770) 451-2741 F: (770) 451-3915



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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT  
**THE SHOALS**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
5908 MEMORIAL DRIVE  
STONE MOUNTAIN,  
GEORGIA 30083  
DEKALB COUNTY

FOR  
**HOUSING DEVELOPMENT CORPORATION**

MUNICIPALITY PROJECT #

REVISIONS			
NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

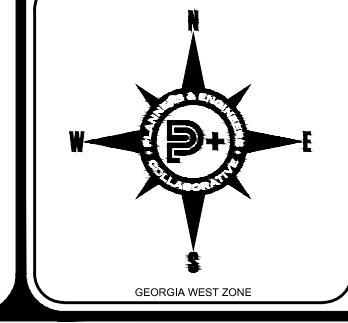
**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

**ZONING SITE PLAN**



SCALE: 1" = 80'  
DATE: 07/01/2021  
PROJECT: 21156.00

24 HOUR CONTACT:  
TIM JOHNSON



**Z1**  
SHEET

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225

2 STORY TOWNHOUSES  
3 STORY APARTMENTS

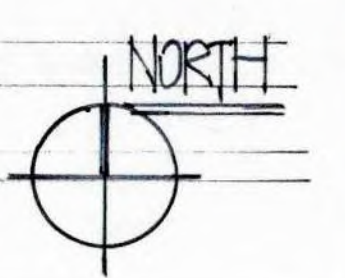
2 STORY TOWNHOUSES

3/4 SPLIT TYPE APARTMENTS

LEASING  
CLUB/EXERCISE

SITE PLAN SCHEME "G"

THE SHOALS  
DEKALB COUNTY  
CORCORAN OTA GROUP  
1" = 60' JULY 4<sup>th</sup> 2021





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# THE SHOALS

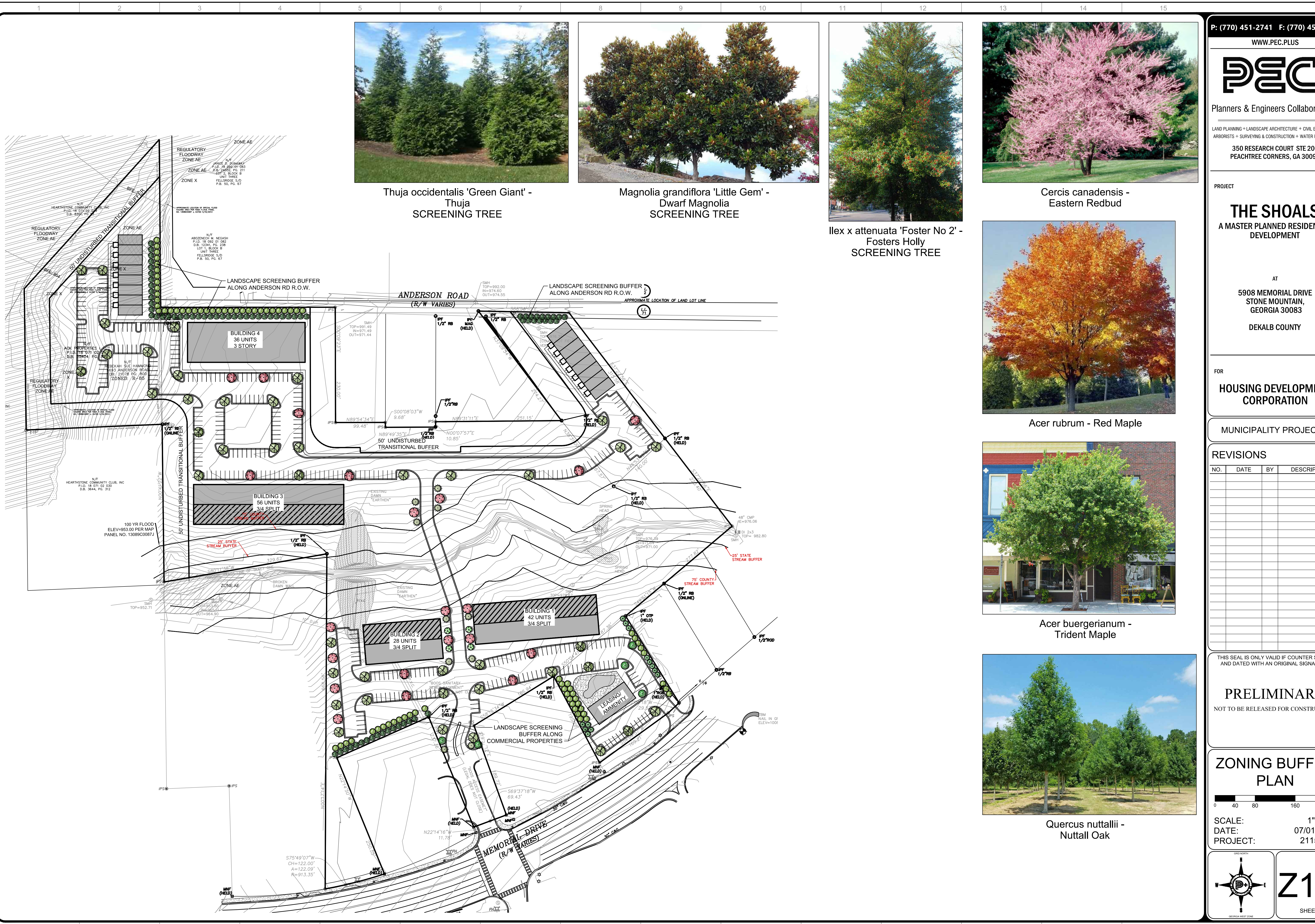
*REZONING APPLICATION*

# LANDSCAPING PLAN

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*Thuja occidentalis* 'Green Giant' -  
Thuja  
SCREENING TREE



*Magnolia grandiflora* 'Little Gem' -  
Dwarf Magnolia  
SCREENING TREE



*Ilex x attenuata* 'Foster No 2' -  
Fosters Holly  
SCREENING TREE



*Cercis canadensis* -  
Eastern Redbud



*Acer rubrum* - Red Maple



*Acer buergerianum* -  
Trident Maple



*Quercus nuttallii* -  
Nuttall Oak

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT  
**THE SHOALS**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
5908 MEMORIAL DRIVE  
STONE MOUNTAIN,  
GEORGIA 30083  
DEKALB COUNTY

FOR  
HOUSING DEVELOPMENT CORPORATION

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

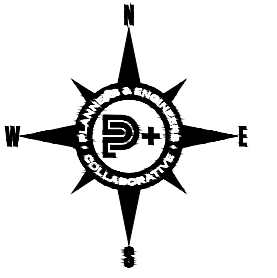
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**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

**ZONING BUFFER PLAN**



SCALE: 1" = 80'  
DATE: 07/01/2021  
PROJECT: 21156.00


Z1.1  
SHEET

J:\2021\1600\DC\Concepts & Exhibits\Concept021156.00 - Site - Concept1 - Landscape.dwg - M.Kiper - 7/7/2021 10:37 AM



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# THE SHOALS

*REZONING APPLICATION*

# RENDERINGS

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# THE SHOALS

*REZONING APPLICATION*

# IMPACT ANALYSIS

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### Sec. 7.3.5. Standards and factors governing review of proposed amendments to the official zoning map.

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
  - a. **The proposed rezoning application for parcels 18-071-02-005, 18-071-02-008, 18-071-02-032, requesting a change from C-1 to MR-2, and 18-071-02-031, requesting a change from R-85 to MR-2, conforms with the County's 2035 Comprehensive Plan. The 2035 Comprehensive Plan outlines Future Use for the adjacent parcels as a Commercial Redevelopment Corridor. Approval of this rezoning application will allow these parcels to be rezoned to MR-2, which conforms with the Commercial Redevelopment Corridor designation.**
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.
  - a. **Rezoning these parcels to MR-2 will compliment the Commercial Redevelopment Corridor Future Use as outlined in the 2035 Comprehensive Plan. With the approval of this rezoning application, the developer will construct a 178 unit multifamily community that includes 16 townhomes, along with one 3-story building, and three ¾-story split buildings.**
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
  - a. **The property to be affected by the rezoning proposal is currently undeveloped land. There have been previous development plans proposed for this land which have not been implemented. The developer is proposing a reasonable economic future use.**
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.
  - a. **The zoning proposal will not adversely affect the existing use or useability of adjacent land. The development plans will include satisfactory storm water management so as not to create an adverse affect on the adjacent and nearby properties. The design and management of the proposed multifamily community will compliment the existing residential communities in the area and create a transition to the Future Use of the adjacent Commercial Redevelopment Corridor.**
- 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.
  - a. **The proposed development is in line with the planned Commercial Redevelopment Corridor Future Use of this area as outlined in the County's 2035 Comprehensive Plan.**
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
  - a. **As the parcels affected by the rezoning request are currently undeveloped land, there are no historic buildings, sites, districts that will be affected that we know of at this moment. Part of our due diligence process will be to work with SHPO and the local Historic Preservation Division to identify any adverse affect that the proposed development may have on this area. If an adverse affect is identified, we are confident that we can outline a mitigation solution agreeable to SHPO.**

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- G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- a. **The developer has engaged the company NV5 to conduct a traffic study which did not outlined “no real issues,” per the draft report. The consultant recommends a right-turn deceleration lane at the right in/right out driveway. The company conducting the traffic study has analyzed the proposed development and has provided an estimate for any additional traffic that may result from the construction of the multifamily community. Upon completion, the traffic study will offer a detailed analysis and outline recommended actions that developer should implement as a way to mitigate any traffic concerns. The developer will utilize the results of the completed traffic study to finalize a site plan that will be consistent with the needs of the surrounding community.**
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
- a. **The developer has engaged a team of professionals to analyze any impact that the proposed development may have on the surrounding environment and will design the community to mitigate any potential adverse affects.**

( Ord. No. 15-06 , 8-25-2015)

DATE:07/07/2021 CK#:2345 TOTAL:\$500.00\*\*\*\*\* BANK:HDC Operating Account(fidel151)  
PAYEE:DEKALB COUNTY(ap1317)

Property Account	Invoice - Date	Description	Amount
hdc_061 1160-044-000	TheShoalsRezone - 07/07	The Shoals Rezoning Application Fee	500.00
			<hr/> 500.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES. SEE BACK FOR DETAILS

HOUSING DEVELOPMENT CORP

750 COMMERCE DRIVE  
SUITE 110  
DECATUR, GA 30030

AMERIS BANK  
DECATUR, GA

NO. 2345

PAY \*\*\*\*\* FIVE HUNDRED AND 00/100 DOLLARS

TO THE  
ORDER OF

DATE 07/07/2021 \$500.00\*\*\*\*\*

DEKALB COUNTY  
330 W. Ponce de Leon Ave.  
Decatur, GA 30031

VOID AFTER 90 DAYS



*[Signature]*

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