Public Hearing: YES ☑ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Housing Development Corporation c/o Keri Taylor-Spann to amend the Future Land Use Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development, at 4698 E. Anderson Road.

PETITION NO: N6. LP-21-1245068 (2021-2907)

PROPOSED USE: To amend the Future Land Plan Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development.

LOCATION: 4698 E. Anderson Road, Stone Mountain, Georgia 30083

PARCEL NO.: 18 071 02 031

INFO. CONTACT: Brian Brewer, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Housing Development Corporation c/o Keri Taylor-Spann to amend the Future Land Use Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development. The property is located on the east side of West Anderson Road (paper right-of-way only, no frontage), approximately 850 feet north of Memorial Drive at 4698 East Anderson Road in Stone Mountain, Georgia. The property has approximately 570 feet of frontage along West Anderson Road and contains 2.56 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval

STAFF ANALYSIS: The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip -style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up 18 dwelling units per acre, with a maximum height of 3 stories. Primary Uses of Commercial Redevelopment Corridor Include: Townhomes, Condominiums, Apartments, Health Care Facilities Retail, and Commercial Office Institutional Uses Entertainment and Cultural Facilities Park and Recreational Facilities Public and Civic Facilities Major CRC Corridors Include: Memorial Drive, Lawrenceville Highway, Covington Highway, Panola Road, Turner Hill Road, Rock Chapel Road, Hairston Road. This overall development proposal is between the Hambrick Village Tier and the Gateway East Tier of the Memorial Drive Corridor Revitalization Plan. The subject property is located in an area that the plan recommends 'Retain Existing Intensity.' The subject parcel lacks street frontage and is unlikely to be developed as housing under it's current zoning and future land use designations. Incorporating the subject parcel into the proposed mixed development offers transition of housing type to the surrounding single-family residential development pattern. It is staff's opinion that the development proposal is consistent with the recommendations of the 2035 Comprehensive Plan as well as the Memorial Drive Corridor Revitalization Plan. Therefore, the Department of Planning and Sustainability recommends "<u>Approval</u>" of this Land Plan Map Amendment Application.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 11-0-0. Denial based on the environmental concerns of numerous property owners that live adjacent or close to the property. Discussion included concerns that this property currently serves as stormwater detention system for large areas upstream, and that there would be significant flooding impacts if this property were to be developed as proposed by the applicant. Some surrounding property owners indicated that the applicant should focus on other existing apartments complexes along Memorial Drive to redevelop instead of building new structures on this property and exacerbate the existing flood problems in the area.

DeKalb County

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 9, 2021, 5:30 P.M. Board of Commissioners Hearing Date: September 30, 2021, 5:30 P.M.

STAFF ANALYSIS

| Case No.: Location/Address: | LP-21-1245068 4698 E. Anderson Road, Stone Mou 30083 | ntain, Georgia | Agenda #: N.6 Commission Dist | trict:4 Super District:6 |
|--------------------------------------|--|-----------------|----------------------------------|--------------------------|
| Parcel IDs: | 18 071 02 031 | | | |
| Request: | To amend the Future Land Plan Ma Corridor (CRC) | from Suburba | n (SUB) to Comm | ercial Redevelopment |
| Property Owner(s): | Aok Properties, LLC | | | |
| Applicant/Agent: | Kerri Taylor-Spann, Housing Develo | oment Corpora | tion | |
| Acreage: | 2.56 acres | | | |
| Existing Land Use: | Suburban | | | |
| Surrounding Properties: | | | | |
| Adjacent Zoning: | North:R-85(SUB) South: R-85(SUB) | East:C-1(CRC) | West:R-85(SUB) | |
| Comprehensive Plan: | | X Cons | istent | Inconsistent |
| Proposed Density: 9.9 | O units/acre | Existing Densi | ty: N/A | |
| Proposed Units/Squa 16 townhomes) | re Ft.: 178 units (162 apts. & | Existing Units, | /Square Feet : N/ | А |
| Proposed Lot Coverag | ge: | Existing Lot Co | overage: | |

Companion Application:

The applicant has filed a companion application Z-21-1245066 to amend the zoning of properties from R-85 (Residential Medium Lot) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) district to allow new multi-family apartments and townhomes.

STAFF RECOMMENDATION: APPROVAL

The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip -style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up 18 dwelling units per acre, with a maximum height of 3 stories.

Primary Uses of Commercial Redevelopment Corridor Include:

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities

Major CRC Corridors Include:

- Memorial Drive
- Lawrenceville Highway
- Covington Highway
- Panola Road
- Turner Hill Road
- Rock Chapel Road
- Hairston Road

This overall development proposal is between the Hambrick Village Tier and the Gateway East Tier of the Memorial Drive Corridor Revitalization Plan. The subject property is located in an area that the plan recommends 'Retain Existing Intensity.' The subject parcel lacks street frontage and is unlikely to be developed as housing under it's current zoning and future land use designations. Incorporating the subject parcel into the proposed mixed development offers transition of housing type to the surrounding single-family residential development pattern. It is staff's opinion that the development proposal is consistent with the recommendations of the 2035 Comprehensive Plan as well as the Memorial Drive Corridor Revitalization Plan.

Therefore, the Department of Planning and Sustainability recommends "Approval" of this Land Plan Map Amendment Application.

Attachments:

- 1. Department and Division Comments
- 2. Application
- 3. Site Plan
- 4. Zoning Map
- 5. Land Use Plan Map
- 6. Aerial Map



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID IREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

| Case No.: Z-21-1245066 | |
|--|--|
| Parcel I.D. #: <u>18 071 02 005, 18 071 02 008, 18 071 02 03</u> | 31, 18 071 02 032 |
| Address: 4698 and 4717 East Anderson Road & 5908 an | nd 5944 Memorial Drive |
| Stone Mountain, Georgia | |
| WATER: | |
| Size of existing water main: _6" AC, 8" DI, 12" DI and 4 | 2" DI Water Main (adequate/inadequate) |
| Distance from property to nearest main: Adjacent to Pro | operty |
| Size of line required, if inadequate: N/A | |
| SEWER: | |
| Outfall Servicing Project: Snapfinger Creek Basin | |
| Is sewer adjacent to property: Yes (X) No () If no, dis | tance to nearest line: |
| Water Treatment Facility: <u>Snapfinger WTF</u> | () adequate () inadequate |
| Sewage Capacity; _*_ (MGPD) | Current Flow: 21.77 (MGPD) |
| COMMENTS: | |
| * Please note that the sewer capacity has not been reviewed or a must be completed and submitted for review. This can be a len | |
| Will need scover cap | pacity approval Suspect |
| capacity restriction in | this location. |
| -D Taylor | |
| | |
| | |
| | |
| | Signature: |

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (mathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.

Board of Health

08/20/2021

To: Planning & Sustainability DepartmentFrom: Ryan Cira, Environmental Health ManagerCc: Alan Gaines, Technical Services Manager

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- · food service establishments
- · hotels and motels
- · commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation, tourist accommodation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEKALB COUNTY

Board of Health

N.5 SLUP-21-1245065 2021-2906/18-051-09-003

2118 North Decatur Road, Decatur, GA 30033 Acres: 3.34 District 02 Super District 06

-Please review general comments.

-Research indicated onsite septic system installed on 02/23/2018 at 2051 North Druid (surrounding area).

N.6 LP-21-1245068 2021-2907/18-071-02-031

4698 East Anderson Road, Stone Mountain, GA 30083 Acres: 2.56 District 04 Super District 06

-Please review general comments.

N.7 Z-21-1245066 2021-2908/18-071-02-005,18-017-02-008,18-071-02-031,18-071-02-032

4717 Anderson Road, Stone Mountain, GA 30083 Acres: 17.8 District 04 Super District 06

-Please review general statements.

N.8 LP-21-1245127 2021-2933/15-186-04-028,15-186-04-029

1484 Columbia Drive, Decatur, GA 30032 Acres: 2.79 District 03 Super District 07

-Please review general comments.

-Research indicates onsite septic system installed on 09/15/2006.

DeKalb County Board of Health 445 Winn Way – Box 987

Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net

DeKalb County School District Development Review Comments

Submitted to: DeKalb County Case #: Z-21-1245066

Parcel #: 18-071-02-005/-008/-031/-032

Analysis Date:

8/20/2021

Name of Development: 4717 Anderson Road

Location: North side of Memorial Drive between Hearthstone Dr and N Hairston Rd

Description: Multifamily development with 162 apartments and 16 townhomes on mostly undeveloped land.

Impact of Development: When fully constructed, this development would be expected to generate 62 students: 11 at

Hambrick Elementary School, 11 at Stone Mountain Middle School, 7 at Stone Mountain High School, 29 at other DCSD schools, and 4 at private school. Stone Mountain HS is expected to be at

or above capacity. However, the impact of this development is expected to be minimal.

| Current Condition of Schools | Hambrick Elementary School | Stone Mountain Middle School | Stone Mountain High School | Other DCSD Schools | Private Schools | Total |
|-------------------------------|----------------------------------|------------------------------------|----------------------------------|--------------------|--------------------|-------|
| Capacity | 669 | 1,271 | 1,193 | | | |
| Portables | 0 | 0 | 0 | | | |
| Enrollment (Fcast. Oct. 2021) | 531 | 1,083 | 1,264 | | | |
| Seats Available | 138 | 188 | -71 | | | |
| Utilization (%) | 79.4% | 85.2% | 106.0% | | | |
| New students from development | 11 | 11 | 7 | 29 | 4 | 62 |
| New Enrollment | 542 | 1,094 | 1,271 |] | | |
| New Seats Available | 127 | 177 | -78 | | | |
| New Utilization | 81.0% | 86.1% | 106.5% | | | |

| | | Attend | Attend other | | |
|-------------------------|------------|-------------------|--------------|---------|--------|
| | | Home | DCSD | Private | |
| Yield Rates | | School | School | School | Total |
| Elementary | | 0.0632 | 0.0955 | 0.0166 | 0.0584 |
| Middle | | 0.0604 | 0.0471 | 0.0052 | 0.0376 |
| High | | 0.0412 | 0.0186 | 0.0000 | 0.0199 |
| Total | | 0.0550 | 0.0537 | 0.0072 | 0.0386 |
| Student Calculations | | | | | |
| Proposed Units | | 178 | | | |
| Unit Type | N | Лixed | | | |
| Cluster | Stone Mour | ntain High School | | | |
| | | Attend | Attend other | | |
| | | Home | DCSD | Private | |
| Units x Yield | | School | School | School | Total |
| Elementary | | 11.25 | 16.99 | 2.95 | 31.19 |
| Middle | | 10.76 | 8.38 | 0.92 | 20.06 |
| High | | 7.33 | 3.31 | 0.00 | 10.64 |
| Total | | 29.34 | 28.68 | 3.87 | 61.89 |
| | | Attend | Attend other | | |
| | | Home | DCSD | Private | |
| Anticipated Stude | ents | School | School | School | Total |
| Hambrick Elementary | School | 11 | 17 | 3 | 31 |
| Stone Mountain Middle | e School | 11 | 9 | 1 | 21 |
| Stone Mountain High | School | 7 | 3 | 0 | 10 |
| Otorio Modritali Frigir | 0011001 | <u> </u> | | | |



DEKALD COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING LP-21-1245068 Case No.: Z-21-1245066 Parcel I.D. #: 18-071-62-03/ Address: 4698 Adjacent Roadway (s): (classification) (classification) Capacity (TPD)_ Capacity (TPD)_ Latest Count (TPD) Latest Count (TPD) Hourly Capacity (VPH) Hourly Capacity (VPH)_ Peak Hour. Volume (VPH) Peak Hour, Volume (VPH) Existing number of traffic lanes Existing number of traffic lanes Existing right of way width Existing right of way width _ Proposed number of traffic lanes Proposed number of traffic lanes Proposed right of way width Proposed right of way width Please provide additional information relating to the following statement. According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7111 Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____square foot place of worship building would generate _____vehicle trip ends, with approximately ____peak hour vehicle trip ends. Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____(Single Family Residential) District designation which allows a maximum of units per acres, and the given fact that the project site is approximately acres in land area, daily vehicle trip end, and ____peak hour vehicle trip end would be generated with residential development of the parcel. COMMENTS: HAVED MY GAGE

IDENTIFYING OPPORTUNITIES

With these inherent dynamics in mind, the following pages consider the baseline economic opportunities on the corridor – and acknowledging their modesty – identifies the broad opportunities and strategies that can help encourage redevelopment and revitalization of the corridor.

Thoughts on Attracting National Brands and Specific Businesses

Much of the public discussion in this process has been about how to attract a higher or different class of restaurant and retailer to the corridor, particularly national brands. How do restaurants and retailers make decisions about where, and when, to open or close stores? The criteria for site selection for national brand retailers and restaurants are complicated and proprietary.

Each chain or retailer looks at similar factors and criteria, but the decision-making process of any particular retailer is a closely held secret. All retailers, restaurants and chains will have a similar decision process:

- **Density and drive time-** How many potential customers are within a reasonable travel time from my location, and what level of spending power (income) do they possess?
- **Competition-** Do my competitors have a presence in this market area? How many? How close are they? Do I want to compete directly with them or give them space?
- **Cannibalization** Do I have other stores or restaurants near this market area so that I would be competing against myself?
- **Customers and demographics** Does this market area have the kinds of people or households that are likely to be my customers? Is there enough retail spending power to keep my store busy? Is the market area's population growing, stable, or declining?
- Traffic & Accessibility—Do a lot of people drive by my site? Is it visible to passing traffic? Is it easy to get to? Is it easy to park? Does it feel safe, attractive and pleasant enough for my desired customers?

Large corporate chains and franchises have well-established methodologies and staffs dedicated to site location and evaluation. Most of these national brands are responsive to stockholders, corporate finance and investors, and therefore they are less tolerant of risk. They are responsive to numbers and math, and they rarely respond to qualitative arguments.

Local and independent establishments and small chains tend to be more open to a qualitative understanding of a site. They are more likely to invest in unconventional or emerging markets, and they are more likely to seek the lower commercial rents found in emerging markets. However, they are also more likely to fail as businesses. Many retail property managers will try to balance the retail users of an area by seeking "edgy" local brands and local chains balanced by national brands who are not flashy but who are known to be stable and credit-worthy. A great example of this in the Atlanta area is Buford Highway in Fulton and DeKalb Counties. The Memorial Drive corridor has elements of unique worldwide cultural influences somewhat similar to Buford Highway that may be able to be catalyzed in order to attract additional spending from outside the Market Area. The County can prioritize local small business development to help them improve and harness their attractive elements. It is likely that these efforts to support the local small businesses can be the most effective way to impact positive economic uplift in the area, particularly in the short- and medium-term.





UNDERSTANDING REDEVELOPMENT



While the vision lays out what residents would like to see along the corridor, a key element in planning for revitalization is forecasting the actual demand for new housing units and commercial space and understanding how this influences strategies to encourage revitalization. This forecasting exercise is based on a combination of factors:

- Regional and local forecasts population and household growth;
- Demographic and income trends and conditions;
- Local and neighborhood-level real estate and development trends; and
- Status, vacancy, and condition of residential and commercial real estate in the corridor and surrounding market area.

Based on these numbers we can begin to answer questions such as:

- How many new people and households are likely to move into this area over the next 10 to 20 years?
 - This population and household growth will be one of the main sources of demand for new housing, as well as commercial real estate such as stores, restaurants and office space.
 - Of the people who live in the local market area, how many of them spend time shopping, eating, working or otherwise doing business in the Memorial Corridor?
 - Are they choosing to spend their disposable income locally in the corridor or are they spending it in other areas or online?
- Based on current trends and patterns, will there be enough demand for new housing, stores, restaurants and workspaces in the Memorial Drive Corridor so that it makes sense for property owners and or developers to begin rehabilitating properties, redeveloping properties or building new buildings?
- If changes occur in the corridor through the execution of this plan and other efforts that improve the dynamics of this growth forecast, would that convince property owners and or developers to begin rehabilitating and/or redeveloping properties or building new buildings?
 - o What if more households begin moving into the corridor or market area?
 - What if people begin spending more time and a larger share of their disposable income in the Memorial Drive Corridor area?
 - What if average household incomes in the area were to increase faster than forecast?
 - What if the balance and mix of housing and commercial space in the corridor were to change?



IDENTIFYING OPPORTUNITIES

Population, Household and Employment Forecasts

The Atlanta Regional Commission (ARC) produces regional forecasts of population, households and jobs at the level of Counties and "Superdistricts." ARC divides DeKalb into eight Superdistricts, and the Memorial Drive Corridor and Market area are located in the "Northeast DeKalb" Superdistrict. This Superdistrict-level forecast can be used to extrapolate population, household and employment growth in the Memorial Drive Corridor and the Market Area based on existing forecast and market trends. Please note that these ARC districts are NOT the same as the DeKalb County Commission Districts.

The forecast estimates that:

- The Memorial Drive Corridor Study Area (based on ¼ mile from Memorial Drive) can expect to see an average of 97 new residents, 37 new housing units, and 63 new jobs every year for the next 20 years based on existing development patterns
- The Memorial Drive Market Area can expect to see an average of 914 new residents, 354 new housing units, and 179 new jobs every year for the next 20 years.

| 2010 | 2020 | 2025 | 2030 | 20 35 | 2040 | Avg. Annual Growth 2020-2030 |
|---------|--|---|--|--|---|--|
| 8,463 | 8,914 | 9,399 | 9,883 | 10,368 | 10,768 | 97 |
| 81,730 | 91,102 | 95,672 | 100,247 | 104,817 | 109,215 | 914 |
| 128,593 | 129,582 | 135,387 | 141,193 | 146,998 | 153,824 | 1,161 |
| 691,839 | 699,105 | 733,490 | 767,878 | 802,263 | 842,045 | 6,877 |
| 2010 | 2020 | 2025 | 2030 | 2035 | 2040 | Avg. Annual Growth 2020-2030 |
| 3,124 | 3,407 | 3,592 | 3,773 | 3,958 | 4,177 | 37 |
| 29,985 | 32,993 | 34,763 | 36,536 | 38,306 | 40,445 | 354 |
| 52,012 | 52,921 | 55,761 | 58,603 | 61,443 | 64,874 | 568 |
| 271,809 | 276,400 | 291,780 | 307,155 | 322,535 | 342,045 | 3,076 |
| 2010 | 2020 | 2025 | 2030 | 2035 | 2040 | Avg. Annual Growth 2020-2030 |
| 5,502 | 6,053 | 6,368 | 6,680 | 6,995 | 6,680 | 63 |
| 15,735 | 17,311 | 18,206 | 19,105 | 20,000 | 19,105 | 179 |
| 77,584 | 85,356 | 89,776 | 94,200 | 98,620 | 94,200 | 884 |
| 360,125 | 400,230 | 417,820 | 435,413 | 453,003 | 435,413 | 3,518 |
| | 8,463 81,730 128,593 691,839 2010 3,124 29,985 52,012 271,809 2010 5,502 15,735 77,584 | 8,463 8,914 81,730 91,102 128,593 129,582 691,839 699,105 2010 2020 3,124 3,407 29,985 32,993 52,012 52,921 271,809 276,400 2010 2020 5,502 6,053 15,735 17,311 77,584 85,356 | 8,463 8,914 9,399 81,730 91,102 95,672 128,593 129,582 135,387 691,839 699,105 733,490 2010 2020 2025 3,124 3,407 3,592 29,985 32,993 34,763 52,012 52,921 55,761 271,809 276,400 291,780 2010 2020 2025 5,502 6,053 6,368 15,735 17,311 18,206 77,584 85,356 89,776 | 8,463 8,914 9,399 9,883 81,730 91,102 95,672 100,247 128,593 129,582 135,387 141,193 691,839 699,105 733,490 767,878 2010 2020 2025 2030 3,124 3,407 3,592 3,773 29,985 32,993 34,763 36,536 52,012 52,921 55,761 58,603 271,809 276,400 291,780 307,155 2010 2020 2025 2030 5,502 6,053 6,368 6,680 15,735 17,311 18,206 19,105 77,584 85,356 89,776 94,200 | 8,463 8,914 9,399 9,883 10,368 81,730 91,102 95,672 100,247 104,817 128,593 129,582 135,387 141,193 146,998 691,839 699,105 733,490 767,878 802,263 2010 2020 2025 2030 2035 3,124 3,407 3,592 3,773 3,958 29,985 32,993 34,763 36,536 38,306 52,012 52,921 55,761 58,603 61,443 271,809 276,400 291,780 307,155 322,535 2010 2020 2025 2030 2035 5,502 6,053 6,368 6,680 6,995 15,735 17,311 18,206 19,105 20,000 77,584 85,356 89,776 94,200 98,620 | 8,463 8,914 9,399 9,883 10,368 10,768 81,730 91,102 95,672 100,247 104,817 109,215 128,593 129,582 135,387 141,193 146,998 153,824 691,839 699,105 733,490 767,878 802,263 842,045 2010 2020 2025 2030 2035 2040 3,124 3,407 3,592 3,773 3,958 4,177 29,985 32,993 34,763 36,536 38,306 40,445 52,012 52,921 55,761 58,603 61,443 64,874 271,809 276,400 291,780 307,155 322,535 342,045 2010 2020 2025 2030 2035 2040 5,502 6,053 6,368 6,680 6,995 6,680 15,735 17,311 18,206 19,105 20,000 19,105 77,584 85,356 89,776 94,200 98,620 94,200 |





If we look at the demand from current households and retail spending, we find that:

- Households and businesses in the Market Area buy approximately \$1.2 billion in retail goods every year, both in the local area and outside the area.
- Stores and restaurants in the Memorial Drive Corridor sell \$208 million in retail goods every year.
- This means that stores and restaurants in the Memorial Drive Corridor capture 17% of market area spending. The remainder gets spent outside of the market area or online.
- This amount of spending should be able to support 700,000 850,000 SF of retail stores, or the equivalent of around six big-box stores.
- Currently, the Memorial Drive corridor has over 2.5 million SF of retail space, or nearly four times the
 amount of space that can reasonably be supported by current market conditions and population
 distribution in this part of DeKalb County.

Based on future growth forecasts, and average household spending estimates from the US Census, we can estimate that this population growth will generate demand for a modest amount of homes and commercial space:

- 3,500 housing units in the Market Area over 10 years.
- \$60 million in new retail spending in the Market Area over 10 years.
- Demand for 200,000 SF to 300,000 SF of new retail space in the Market Area over 10 years.
- Currently, retailers in the Memorial Drive Corridor capture 17% of the retail spending demand created in the Market Area. Based on household growth alone, the Memorial Drive Corridor can expect to see demand for just 30,000 to 50,000 SF of new retail space over 10 years, roughly the size of a small grocery store.

Conclusions & Strategies for Revitalization

This leads to several findings that can help guide priorities, goals, and policy decisions as part of this revitalization plan:

- The Memorial Drive Corridor currently has 2.6 million SF of retail space, enough to satisfy 56% of market area's retail demand, but it is currently capturing just 17% of that demand, leading to an "overhang" of nearly 2 million more SF of retail space than is supportable under current market conditions. This is why much of the corridor's commercial struggles to find top tenants and struggles with below market rents.
- There are at least four ways to rectify this retail imbalance:
 - o Reduce the amount of retail space.
 - o Capture a larger share of Market Area spending
 - Create more Market Area demand and spending by adding households, increasing the average household income, making the area more attractive to people outside the market area
 - o Attract additional spending from outside of the Market Area.
- New household growth based on current trends will add demand for 30,000-50,000 SF of new space, less than 3% of the 2 million SF overhang.
- Should the changes and improvements in the corridor and the local market triple the amount of commercial activity in the area, by capturing a bigger share of local market, by drawing shoppers from outside the market area, or by bringing in more or higher-income households, this would create enough demand to support the corridor's 2.6 million of retail space. Only then would demand exceed supply, and a reasonable economic case could emerge for significant redevelopment, renovation, or net new commercial space.



IDENTIFYING OPPORTUNITIES

Considering these factors, the most practical solutions to create a balanced and financially supportable environment for the revitalization of the Memorial Drive Corridor include the following guiding principles. These principles are expanded as specific action items in the following chapter.

- Prune existing underperforming retail and commercial space through various refinements to Character Area and zoning along the corridor.
 - Encourage the removal, redevelopment or re-purposing of the oldest or least desirable retail space into other uses.
 - Replace excess commercial buildings with new housing at a wide range of price points and housing types, the Memorial Drive corridor could be a reasonable destination for a regional shortage of housing, particularly affordable and workforce housing with the right combination of policies and incentives.
 - Convert existing retail space to job-supportive workspaces, particularly professional office, light-industrial and flex space.
 - Support mixed use development and redevelopment as an overall guiding principle but take care to not over-supply retail. Retail in this case is best used sparingly as an amenity to increase the attractiveness and viability of housing, workspace and other non-retail uses.
- Increase the overall attractiveness, safety, and public amenities in the corridor to that more people in the market area and beyond choose to spend their time and money in the corridor.
- Vastly improve the public realm in the corridor with parks, trails, and other amenities to help send the signal to the private sector that the County is an active participant in the general improvements in the area.
- Capitalize on public sector investments in the immediate and nearby areas, particularly Kensington and Indian Trail MARTA stations, County office functions, and post-secondary educational facilities. These public assets are activity generators and should serve as "anchors" to attract private sector development.
- Incentivize development through the use of public-private partnership/economic development tools.

In the next chapter, these strategies are discussed in terms of specific and actionable initiatives to pursue.







DEPARTMENT OF PLANNING & SUSTAINABILITY

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN OF DEKALB CONTY, GEORGIA

| Application No Date Received: | |
|--|-------------------------------------|
| Applicant's NameKeri Taylor-Spann | E-Mail Keri.Taylor-Spann@thehdc.org |
| Applicant's Mailing Address 750 Commerce Drive, Suite 110 | , Decatur, GA 30030 |
| Applicant's Daytime Phone#_470-440-8568 | Fax# |
| If more than one owner, attach information for each owner as Exhibit | t "A" |
| Owner's Name:Aok Properties, LLC | E-Mail |
| Owner's Mailing Address 6685 Peachtree Industrial Blvd., A | Atlanta, GA 30360 |
| Owner's Daytime Phone # | Fax # |
| Address/Location of Subject Property_ 4698 E. Anderson Road | d, Stone Mountain, GA 30083 |
| Parcel ID#18-071-02-031 | Acreage |
| Commission District 04-Unincorporated | |
| Present Zoning District 18 Propo | osed Zoning District |
| Present Land Use DesignationSuburban | |
| Commercial Redevelop Proposed Land Use Designation | ment Corridor |
| Current Zoning Classification(s)R-85 | |



THE SHOALS

LAND USE AMENDMENT APPLICATION

Submitted To: DeKalb County
Clark Harrison Building
Attn: Melora Furman
330 W. Ponce DeLeon
3rd 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

Chief Executive Officer Michael Thurmond

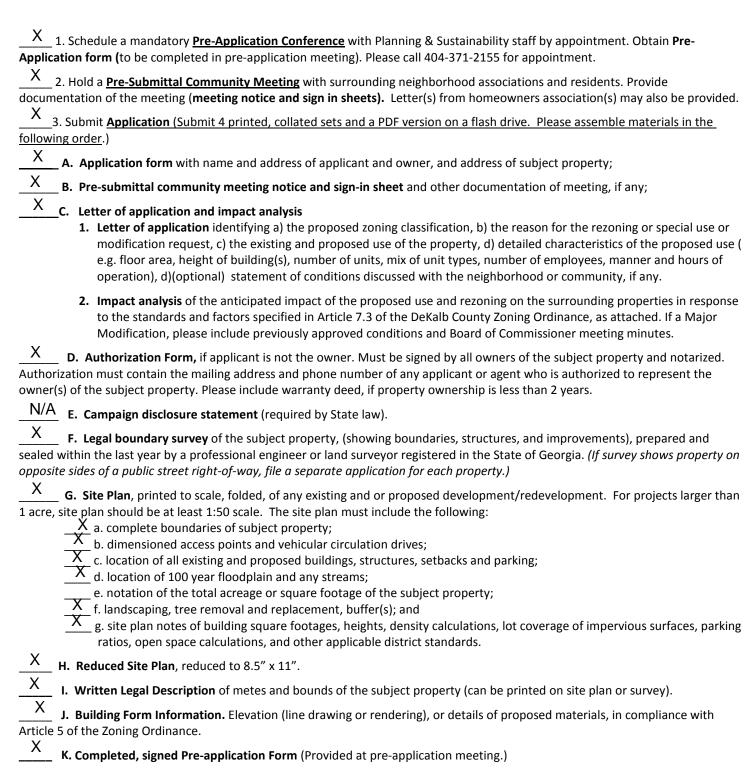
DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

LAND USE AMENDMENT APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



THE SHOALS

REZONING APPLICATION

COMMUNITY MEETING DETAILS

PUBLIC NOTICE

The Shoals

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

Rezoning Property Locations:

5908 Memorial Drive 5944 Memorial Drive 4717 East Anderston Road Stone Mountain, GA 30083 Comprehensive
Land Use Amendment
Property Location:

4698 East Anderston Road 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 and sustainable communities.





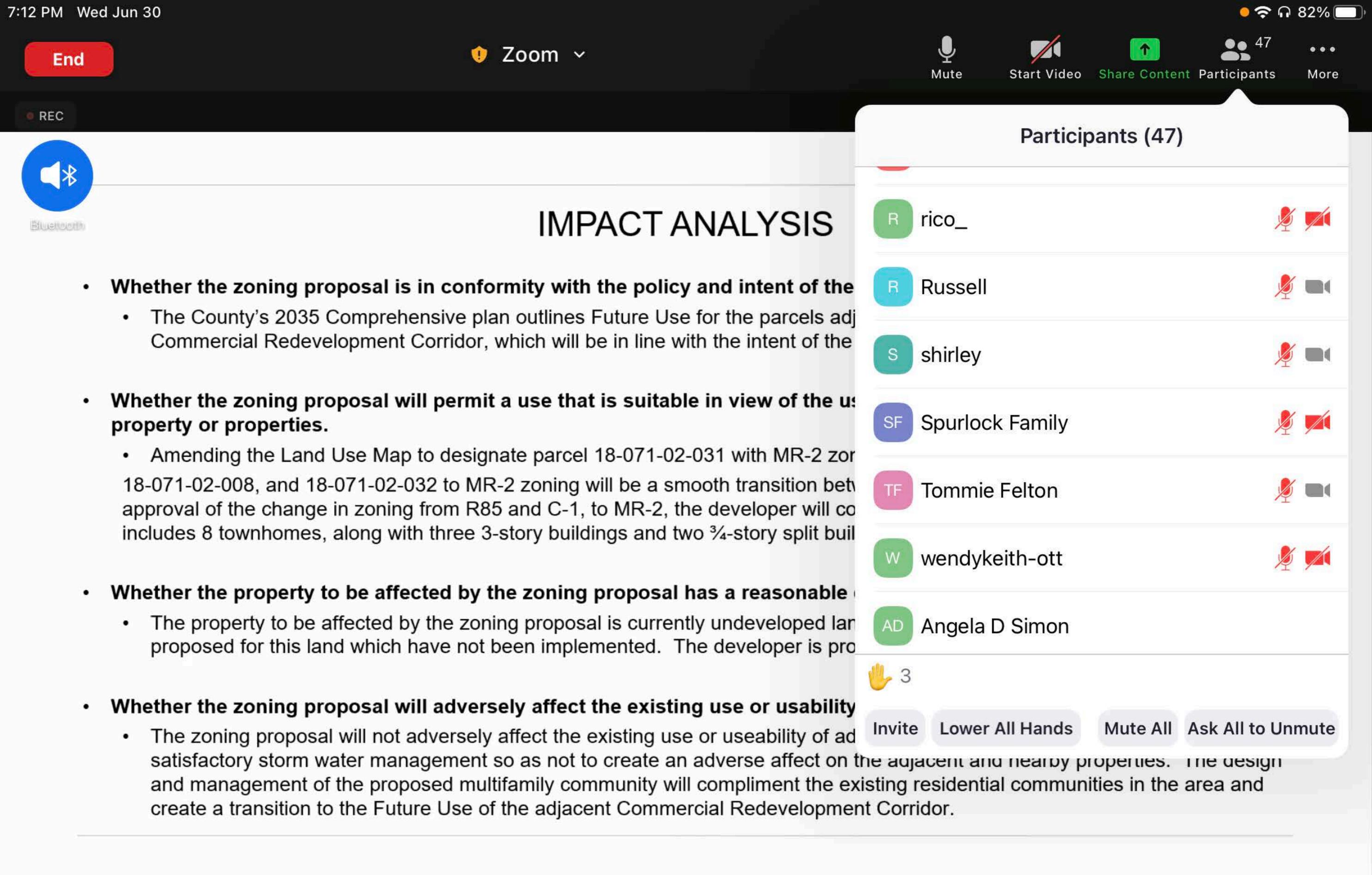
750 Commerce Drive • Suite 110 Decatur, GA 30030



THE SHOALS

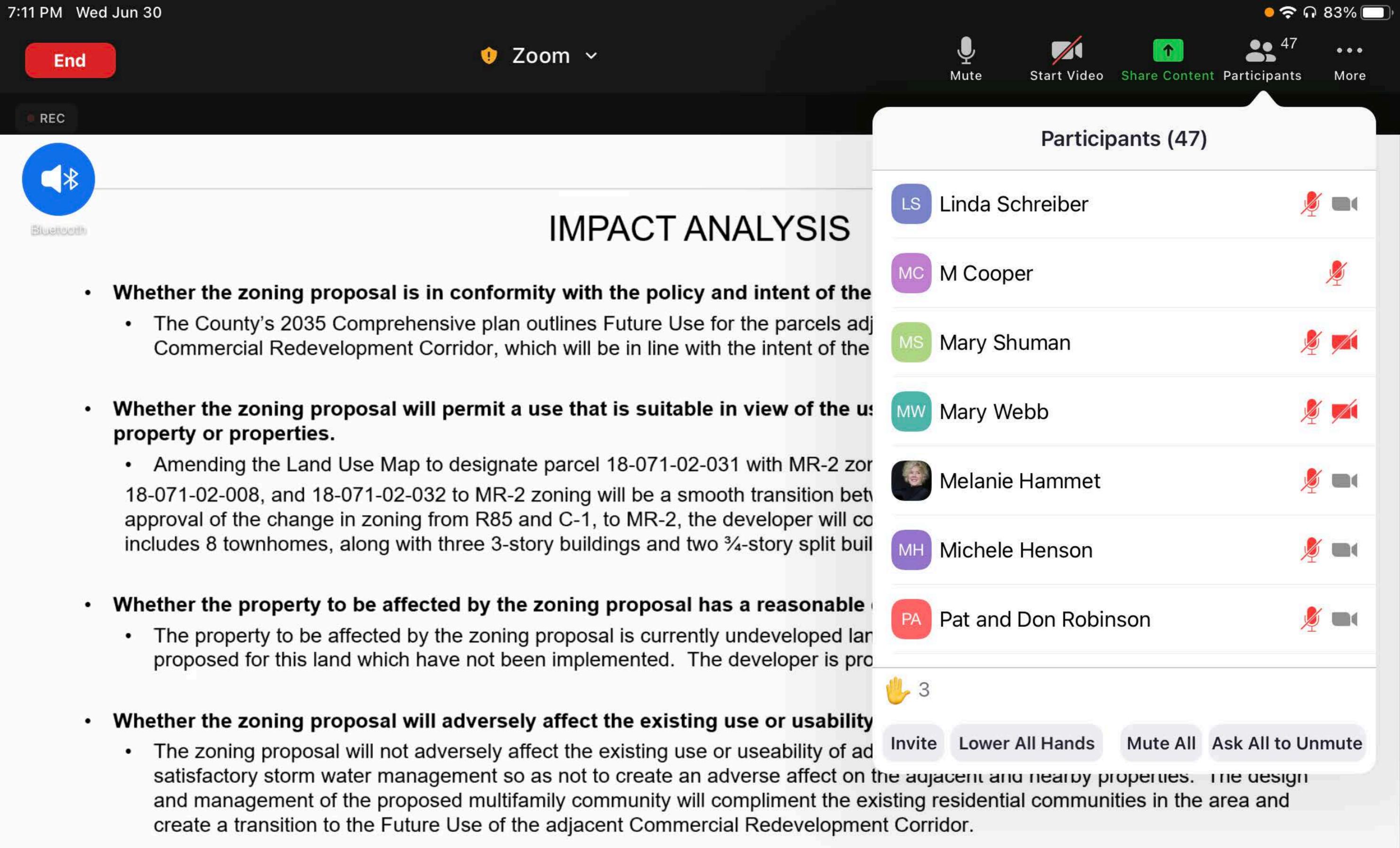
LAND USE AMENDMENT APPLICATION

MEETING ATTENDEES





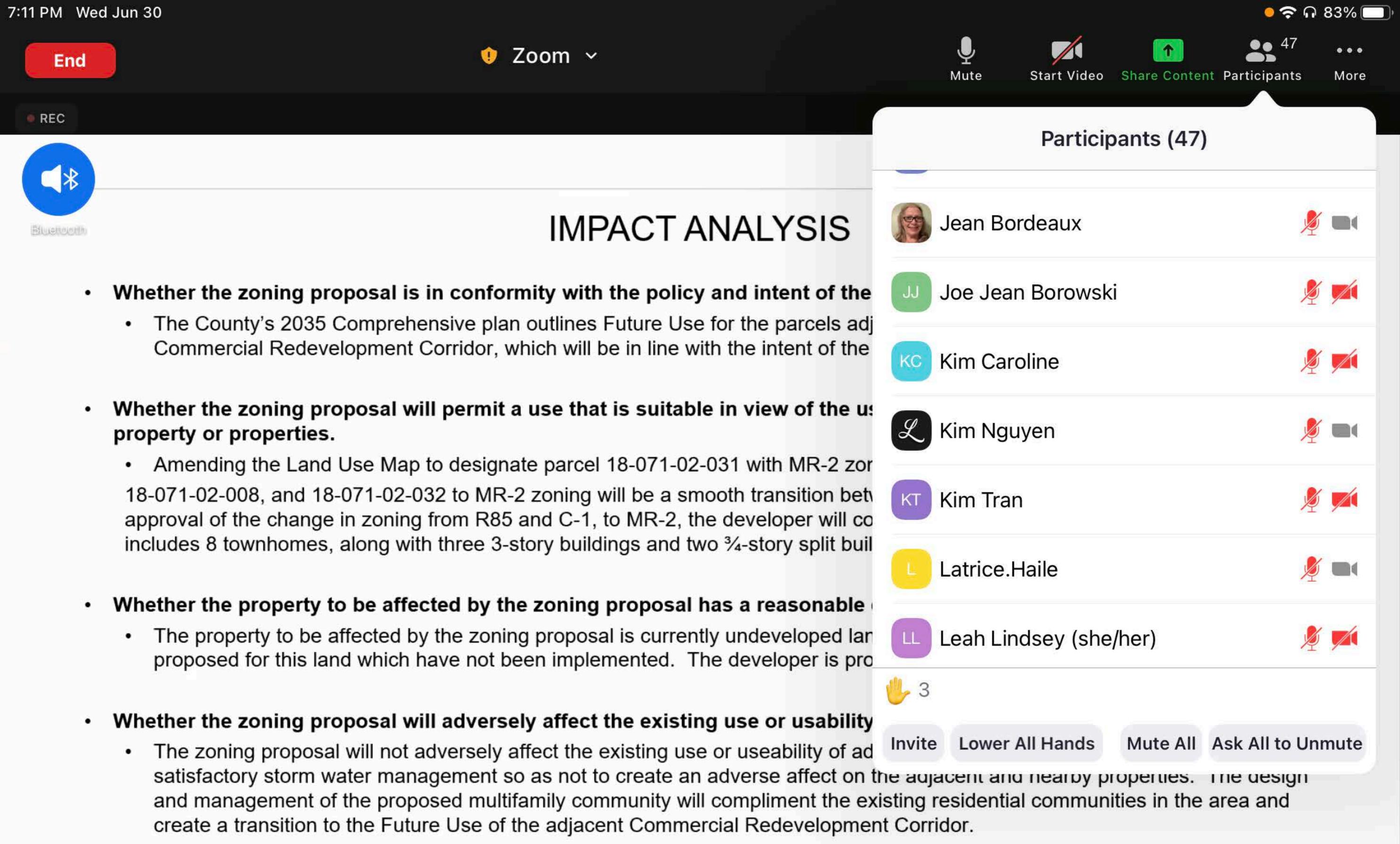








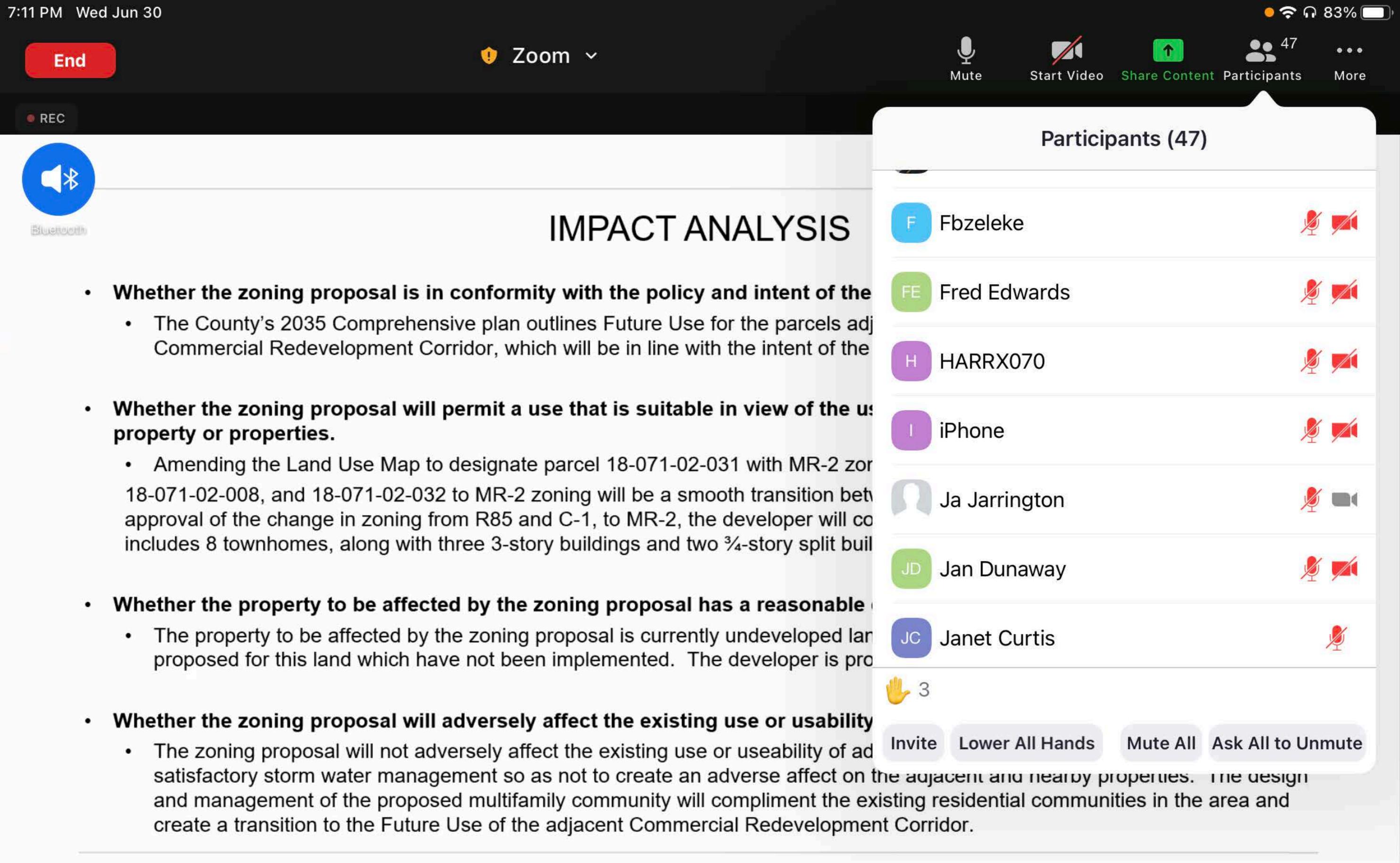








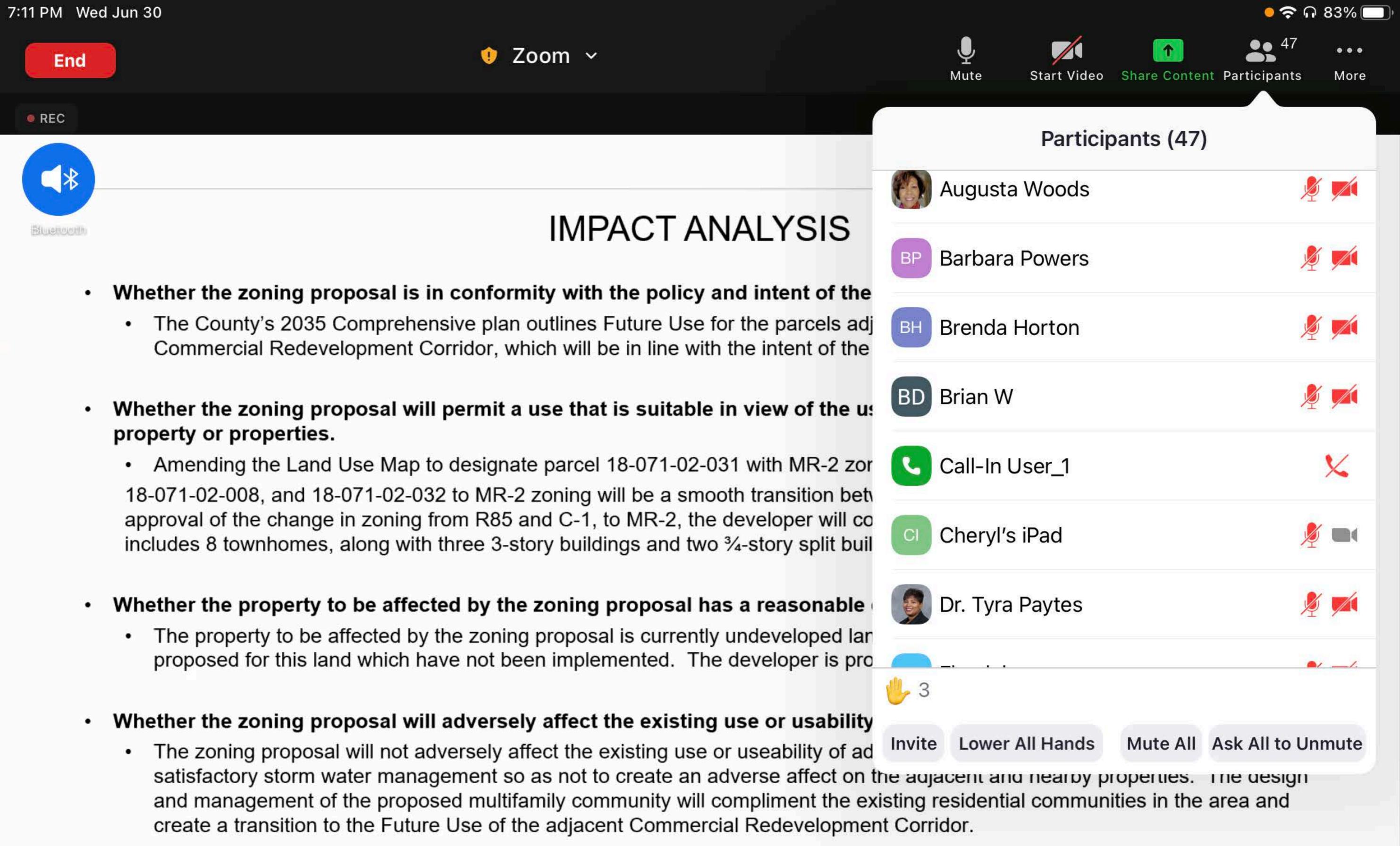








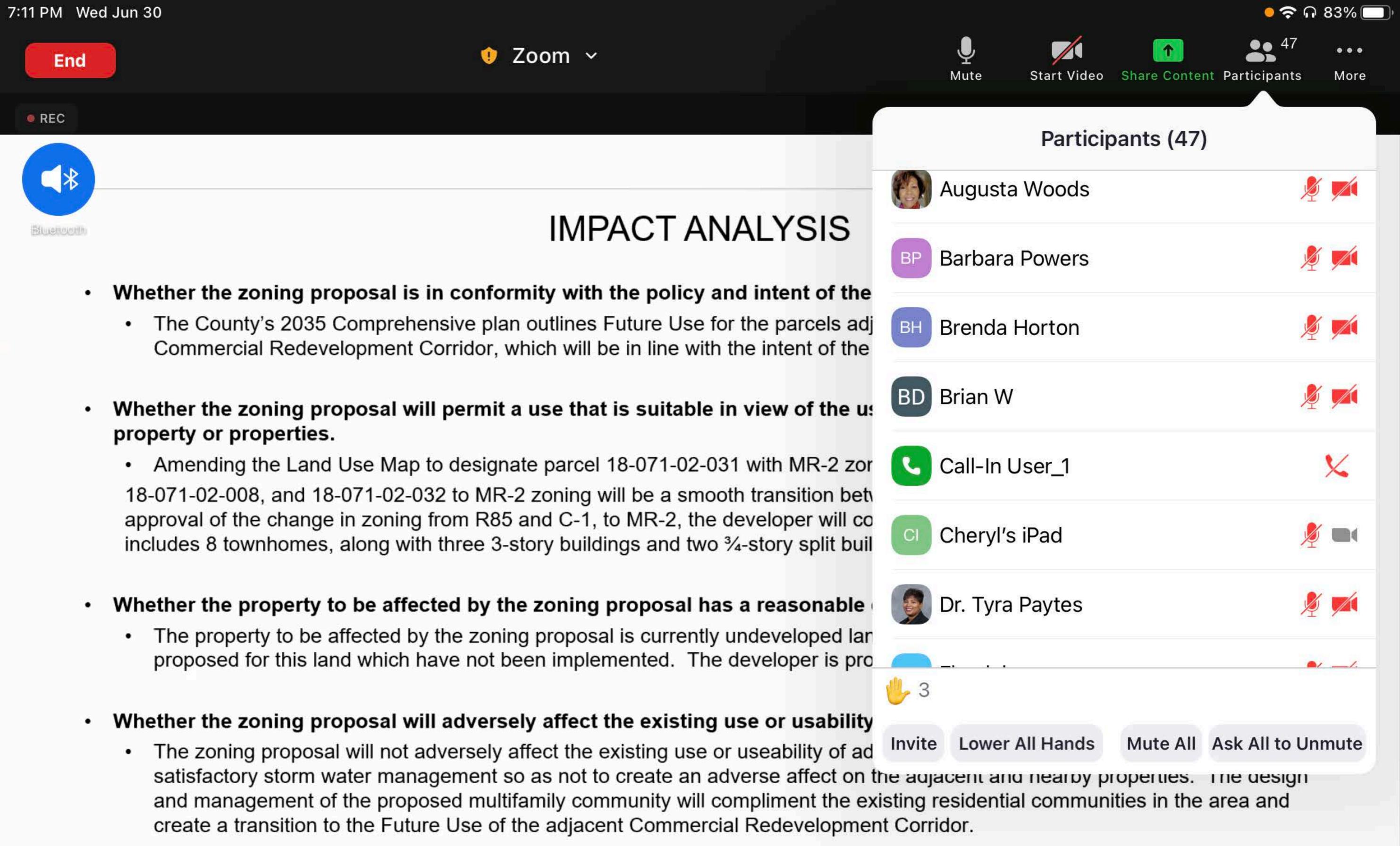








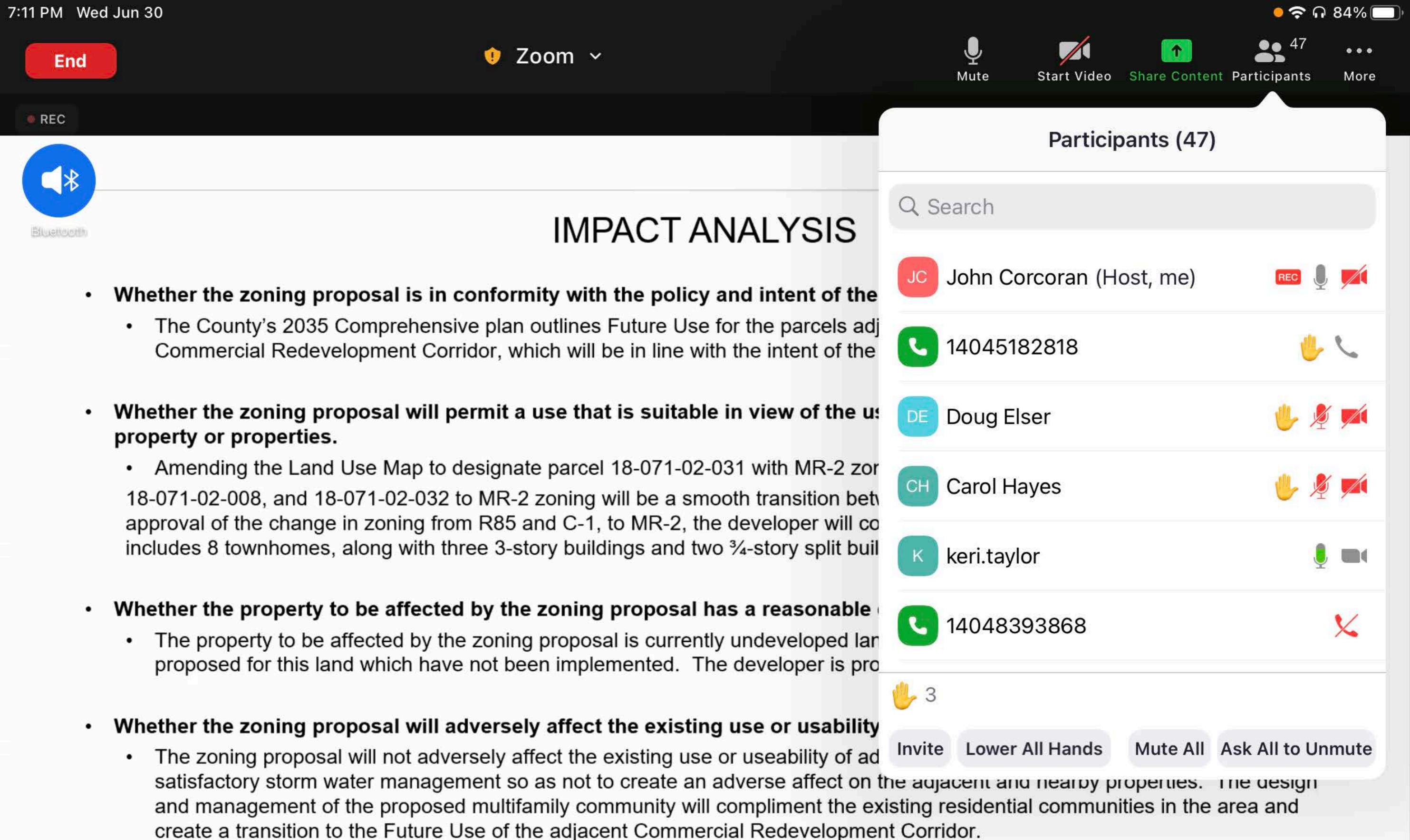




















THE SHOALS

LAND USE AMENDMENT APPLICATION

MAIL & EMAIL RECIPIENTS

| 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 |
| CEEED 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 |
| INDIANO ITEMATICALIONOME ELEC | 1201 I DI CHI I I I I I I I I I I I I I I I I I | TILMINIA | 0/1 | 30301 |

| STRAIGHAN-MOSS DEVELOPMENT INC \$490 MCGINNS FERRY RD ALPHARETTA GA 30005 | DOWNTOWN DEV AUTH OF AVONDALE EST | 21 N AVONDALE PL | AVONDALE ESTATES | GA | 30002 |
|--|------------------------------------|------------------------------|------------------|----|--------|
| CRAM/ORD W ELLIOTT 3278 KENSINGTON RD AVONDALE ESTATES GA 30002 LYNN ITOSLEY 3261 KENSINGTON RD AVONDALE ESTATES GA 30002 LYNN ITOSLEY 3261 KENSINGTON RD AVONDALE ESTATES GA 30002 LOLA A PARKER 111 W 41 ST HIALEAH PL 33012 TOMME HAYWOOD III 3290 KENSINGTON RD AVONDALE ESTATES GA 30002 TERRY ROBESON 1 REFSE WAY AVONDALE ESTATES GA 30002 TERRY ROBESON 1 REFSE WAY AVONDALE ESTATES GA 30002 TERRY ROBESON 1 REFSE WAY AVONDALE ESTATES GA 30002 TERRY ROBESON 1 REFSE WAY AVONDALE ESTATES GA 30002 TERRY ROBESON 1 REFSE WAY AVONDALE ESTATES GA 30002 TERRY ROBESON 1 REFSE WAY AVONDALE ESTATES GA 30002 TERRY ROBESON TERRY RO | STRAUGHAN-MOSS DEVELOPMENT INC | 5490 MCGINNIS FERRY RD | ALPHARETTA | GA | 30005 |
| LYNN HOSLEY | CRAWFORD W ELLIOTT | | | | |
| LOTA A PARKER | SUSAN M STODDARD | 3265 KENSINGTON RD | AVONDALE ESTATES | GA | 30002 |
| TOMBIE HAVWOOD III 3280 KENSINGTON RD | LYNN HOSLEY | 3261 KENSINGTON RD | AVONDALE ESTATES | GA | 30002 |
| TERRY ROBESON | LOLA A PARKER | 111 W 41 ST | HIALEAH | FL | 33012 |
| KENSINGTON STATION LLC | TOMMIE HAYWOOD III | 3280 KENSINGTON RD | AVONDALE ESTATES | GA | 30002 |
| DANIEL R LEE | TERRY ROBESON | 1 REESE WAY | AVONDALE ESTATES | GA | 30002 |
| MICHAEL LO | KENSINGTON STATION LLC | 160 CLAIREMONT AVE STE 200 | DECATUR | GA | 30030 |
| PROPERTY SOURCE ONE ASSOCIATES LLC | DANIEL R LEE | 717 FARRAR CT | DECATUR | GA | 30032 |
| JASON MCGREGOR 3303 COVINGTON HWY | MICHAEL LO | 4027 SIGNAL RDG SW | LILBURN | GA | 30047 |
| WILLIAM C RITCHIE PO BOX 489 HULL GA 300646 JOHN KRAMER 19 RESE WAY AVONDALE ESTATES GA 30022 BRIAN MICHAEL DEUTSCH 3244 COVINGTON HWY DECATUR GA 30032 AVONDALE PARK LLC 133 JOINSON FERRY RD STE 500 MARIETTA GA 30068 JASON W SWICHTENBERG 3302 MAJESTIC CIR AVONDALE ESTATES GA 30002 ANDRE C MACKEY 3723 COVINGTON HWY DECATUR GA 30032 ANDRE C MACKEY 3274 KENSINGTON RD #205A AVONDALE ESTATES GA 30002 ANDRE C THANDLER 328 KENSINGTON RD 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 30002 DAL SAMES VINCENT L AVERY 3278 KENSINGTON RD | PROPERTY SOURCE ONE ASSOCIATES LLC | PO BOX 330 | AVONDALE ESTATES | GA | 30002 |
| JOHN KRAMER | JASON MCGREGOR | 3303 COVINGTON HWY | 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 MAIESTIC CIR AVONDALE STATES GA 30002 S 4110 PROPERTY LLC 3723 COVINGTON HWY DECATUR GA 30032 ANDRE C MACKEY 3274 KENSINGTON RD #205A AVONDALE ESTATES GA 30002 ANDRIS C MACKEY 3274 KENSINGTON RD #205A AVONDALE ESTATES GA 3002 JIMMY G TALLANT 3285 KENSINGTON RD AVONDALE ESTATES GA 3002 DANIEL T CHANDLER 3282 MAJESTIC CIR AVONDALE ESTATES GA 3002 DANIEL T CHANDLER 3279 COVINGTON HWY AVONDALE ESTATES GA 3002 CHARLEJ JJOHNSON II 712 AVONDALE HILLS DR DECATUR GA 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DANITA A HOWARD 704 AVONDALE HILLS DR DECATUR GA 30032 LINDA D FAY 504 B | WILLIAM C RITCHIE | PO BOX 489 | HULL | GA | 300646 |
| AVONDALE PARK LLC 133 JOHNSON FERRY RD STE 500 MARIETTA GA 30068 JASON W SWICHTENBERG 3302 MAJESTIC CIR AVONDALE ESTATES GA 30002 \$ 1410 PROPERTY LLC 3723 COVINGTON INW DECATUR GA 30032 ANDRE C MACKEY 3274 KENSINGTON RD #205A AVONDALE ESTATES GA 30032 ROHINI RAMASWAMI 726 AVONDALE HILLS DR DECATUR GA 30032 IJMMY G TALLANT 3285 KENSINGTON RD AVONDALE ESTATES GA 30032 DANIEL T CHANDLER 3282 MAJESTIC CIR AVONDALE ESTATES GA 30002 GREY RIVER HARDY 3297 COVINGTON HWY AVONDALE ESTATES GA 30002 GREY RIVER HARDY 3297 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 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DR JAMES VINCENT LAVERY 3218 KENSINGTON RD AVONDALE ESTATES GA 30032 DR JAMES VINCENT LAVERY GA AVONDALE HILLS DR DECATUR GA 30032 DANDARD TO LINDEAD TO THE SEE WAY AVONDALE ESTATES GA 30032 GEORGE S LAMB 2252 LEAFMORE DR DECATUR GA 30032 GEORGE S LAMB 2252 LEAFMORE DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DANDA L GREEAR 3438 MOUNTAIN DR DECATUR GA 30032 DAVID A STEVENSON 3260 KENSINGTON RD AVONDALE ESTATES GA 30032 DAVID AS TEVENSON 3260 KENSINGTON RD AVONDALE ESTATES GA 30032 DAVID AS TEVENSON 3260 KENSINGTON RD AVONDALE ESTATES GA 30032 DAVID AS TEVENSON 3260 KENSINGTON RD AVONDALE ESTATES GA 30032 DAVID AS TEVENSON 3260 KENSINGTON RD AVONDALE ESTATES GA 30032 DAVID AS TEVENSON 3260 KENSINGTON RD AVONDALE ESTATES GA 30032 DAVID AS | JOHN KRAMER | 19 REESE WAY | AVONDALE ESTATES | GA | 30002 |
| JASON W SWICHTENBERG 3302 MAJESTIC CIR AVONDALE ESTATES GA 30002 S 4110 PROPERTY LLC 3723 COVINGTON INWY DECATUR GA 30032 ANDRE C MACKEY 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 LINDA D FAY 504 BRENTWOOD ST AUSTIN TX 78752 AI DENTAL LAB LLC 6224 AVERY ST COVINGTON GA 30014 GALL ZOMBONI 718 AVONDALE HILLS DR DECATUR GA 30002 ANDREW D LINDEMAN 7 REESE WAY AVOND | BRIAN MICHAEL DEUTSCH | 3244 COVINGTON HWY | DECATUR | GA | 30032 |
| S 4110 PROPERTY LLC 3723 COVINGTON HWY DECATUR GA 30032 ANDRE C MACKEY 3274 KENSINGTON RD #205A AVONDALE ESTATES GA 30002 ROHINI RAMASWAMI 726 AVONDALE HILLS DR DECATUR GA 30002 RIMMY 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 30002 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 30032 ANDREW D LINDEMAN 7 REESE WAY AVONDALE ESTATES GA 30002 GEORGE S LAMB 2252 LEAFMORE DR DECATUR <td>AVONDALE PARK LLC</td> <td>133 JOHNSON FERRY RD STE 500</td> <td>MARIETTA</td> <td>GA</td> <td>30068</td> | AVONDALE PARK LLC | 133 JOHNSON FERRY RD STE 500 | MARIETTA | GA | 30068 |
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| | RANDI E STILLMAN | 9 REESE WAY | AVONDALE ESTATES | GA | 30002 |
| P KENSINGTON VILLAGE LLC 1201 N ORANGE ST SE 7140 WILMINGTON DE 19801 | 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 |

750 Commerce Drive - Suite 110 Decatur, GA 30030 p / f 470.440.8610

www.housingdevelopmentcorp.org

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 Land Use Amendment Application:

• 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 a Land Use Amendment for parcel 18-071-02-031 from Suburban to Commercial Redevelopment Corridor.

The Housing Development Corp (HDC) has entered into a Purchase and Sale Agreement to acquire this undeveloped parcel and three adjacent parcels with the intention to develop a quality, affordable, multifamily community. This parcel is adjacent to this area's Commercial Redevelopment Corridor.

The amendment to include this parcel in the Commercial Redevelopment Corridor will create a smooth transition between the Suburban and the Commercial Redevelopment Corridor Future Use designations as outlined in the County's 2035 Comprehensive Plan.

We are hopeful that the Land Use Amendment 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.taylorspann@theHDC.com.

Sincer@ly,

Keri Taylor-Spann

Vice President of Development

Cc: John Corcoran, President



REZONING APPLICATION

IMPACT ANALYSIS



DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

As per Article 7.3.4 of the Zoning Ordinance of the Dekalb County, each applicant seeking an amendment to the official Comprehensive Plan land use maps shall provide a complete written response to each of the following standards and factors:

- 1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.
 - In addition to requesting the Land Use Amendment for this parcel, we have submitted a rezoning application requesting MR-2 zoning for this parcel and three adjacent parcels. If the Land Use Amendment and the Rezoning Application are approved, we are confident that this will be a smooth transition between the existing Suburban and Commercial Redevelopment designations. With the approval of the change in zoning of this parcel from R85 to MR-2, the developer will construct a 178 unit multifamily community that includes 8 townhomes on this parcel 18-071-02-031, along with one 3-story building, three ¾-story split buildings, and 8 additional townhomes on the adjacent parcels.
- 2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
 - 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.
- 3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
 - 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.
 - Additionally, we will work with the local utility providers to identify available capacity. If sufficient utility capacity does not exist, the developer will install any necessary upgrades to the existing infrastructure.
- 4. Whether the amendment is consistent with the written policies in Comprehensive Plantext.
 - The proposed land use amendment for parcel 18-071-02-031, requesting a change from Suburban to Commercial Redevelopment Corridor, conforms with the County's 2035 Comprehensive Plan. The 2035 Comprehensive Plan outlines Future Use for the adjacent parcels as a mix of Suburban and a Commercial Redevelopment Corridor.

Approval of this Land Use Amendment application will allow this parcel to be rezoned to MR-2. This parcel has been included in the rezoning application for the adjacent parcels that are currently zoned C-1.

- 5. Whether there are environmental impacts or consequences resulting from the proposed change.
 - As the parcel affected by the rezoning request is 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.
- 6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.
 - The developer is working closely with architect to design a community that will have a
 positive impact on the adjacent properties. The community will maintain a 50 foot buffer
 and privacy fencing adjacent to the existing single family homes. The proposed site plan
 anticipates building 8 two story town homes closest to the single family homes, which will be
 a almost natural transition from the single family homes and the proposed multifamily
 community.
- 7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.
 - The 2035 Comprehensive Plan outlines the intended Future Use for this area as a Commercial Redevelopment Corridor. The proposed Land Use Amendment is in line with this future use.
- 8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.
 - As the parcel affected by the rezoning request is 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.

FILING FEES

At the time of submittal, a filing fee of \$500 shall accompany each application for an amendment to the Comprehensive Plan land use map.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred "full cycle" do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case will require a new fee.

Notary Public

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

LAND USE (FUTURE DEVELOPMENT) MAPAMENDMENT APPLICATION AUTHORIZATION

Owner

Completion of this form is required if the individual making the request is not the owner of the property. DATE: CHECK TYPE OF APPLICATION: (X) LAND USE MAP AMENDMENT () REZONE () MINOR MODIFICATION () SPECIAL LAND USE PERMIT TO WHOM IT MAY CONCERN: Properties 2, LLC Alikatos (I)/(WE),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 and application on (my) /(our) behalf. Notary Public Øwner Notary Public Owner

4698 East Anderson Road

Stone Mountain, GA 30083



750 Commerce Drive • Suite 110

Decatur, GA 30030

p / f 470.440.8610

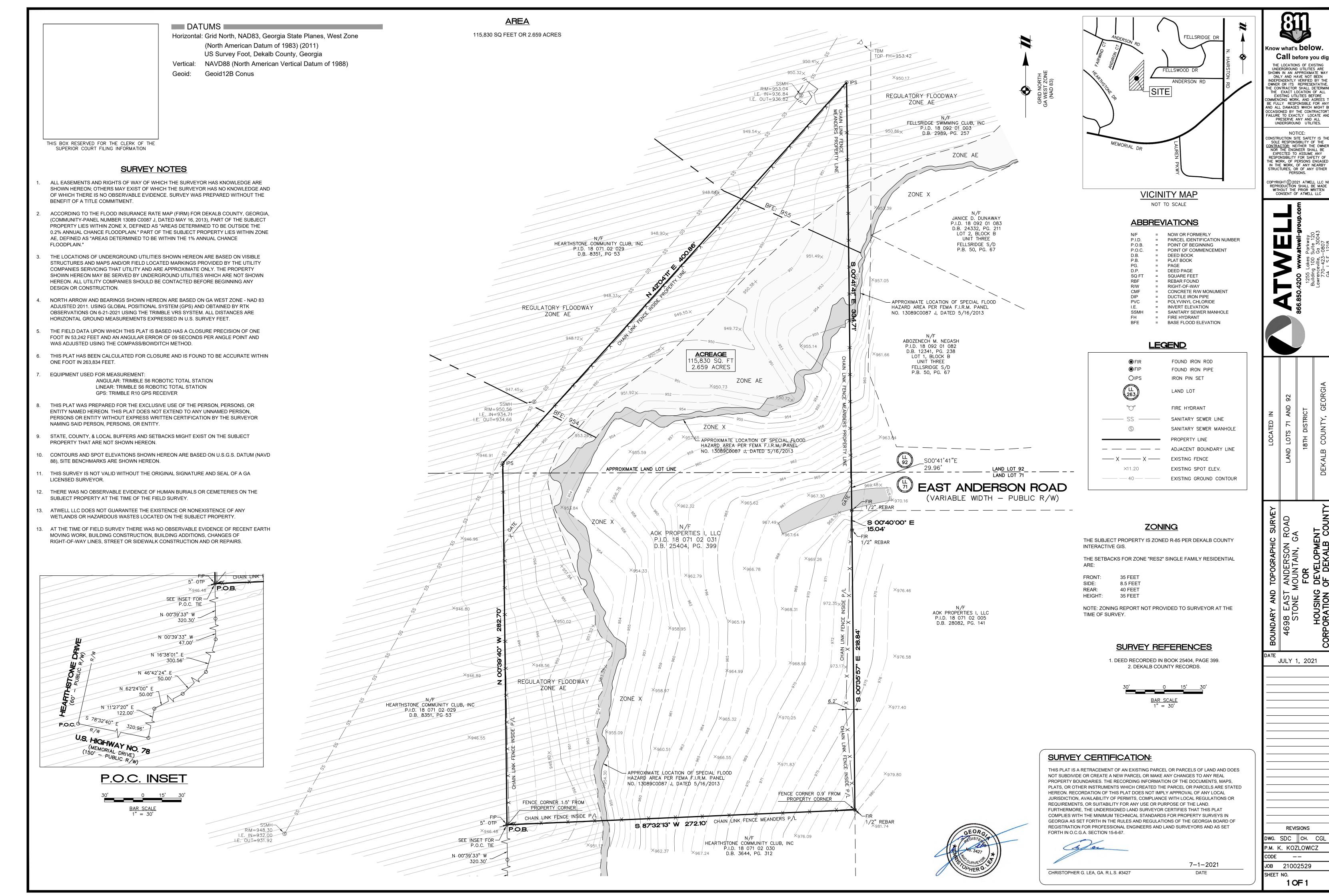
www.housingdevelopmentcorp.org

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



LAND USE AMENDMENT APPLICATION

SURVEY



CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNE
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGEI



LAND USE AMENDMENT APPLICATION

LEGAL DESCRIPTION

Legal Description.

4698 East Anderson Road

Stone Mountain, Georgia

Housing Development Corporation of DeKalb County

ALL That tract or parcel of land lying or being in Land Lots 71 and 92, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a one-half inch rebar found on the southerly right-of-way line of East Anderson Road (variable width – public right-of-way), said point being 29.96' south of the intersection of the northerly line of Land Lot 71 (said northerly line being the southerly line of Land Lot 92), said one-half inch rebar found being the <u>POINT OF BEGINNING</u>;

THENCE leaving the said southerly right-of-way line of East Anderson Road proceed South 00°40'00" East, a distance of 15.04 feet to an iron pin found, a one-half inch rebar;

THENCE South 00°35'57" East, a distance of 218.84 feet to an iron pin found, a one-half inch rebar;

THENCE South 87°32'13" West, a distance of 272.10 feet to an iron pipe found, a 5-inch open top pipe;

THENCE North 00°39'40" West, a distance of 282.70 feet to an iron pin set;

THENCE North 42°04'11" East, a distance of 400.86 feet to an iron pin set;

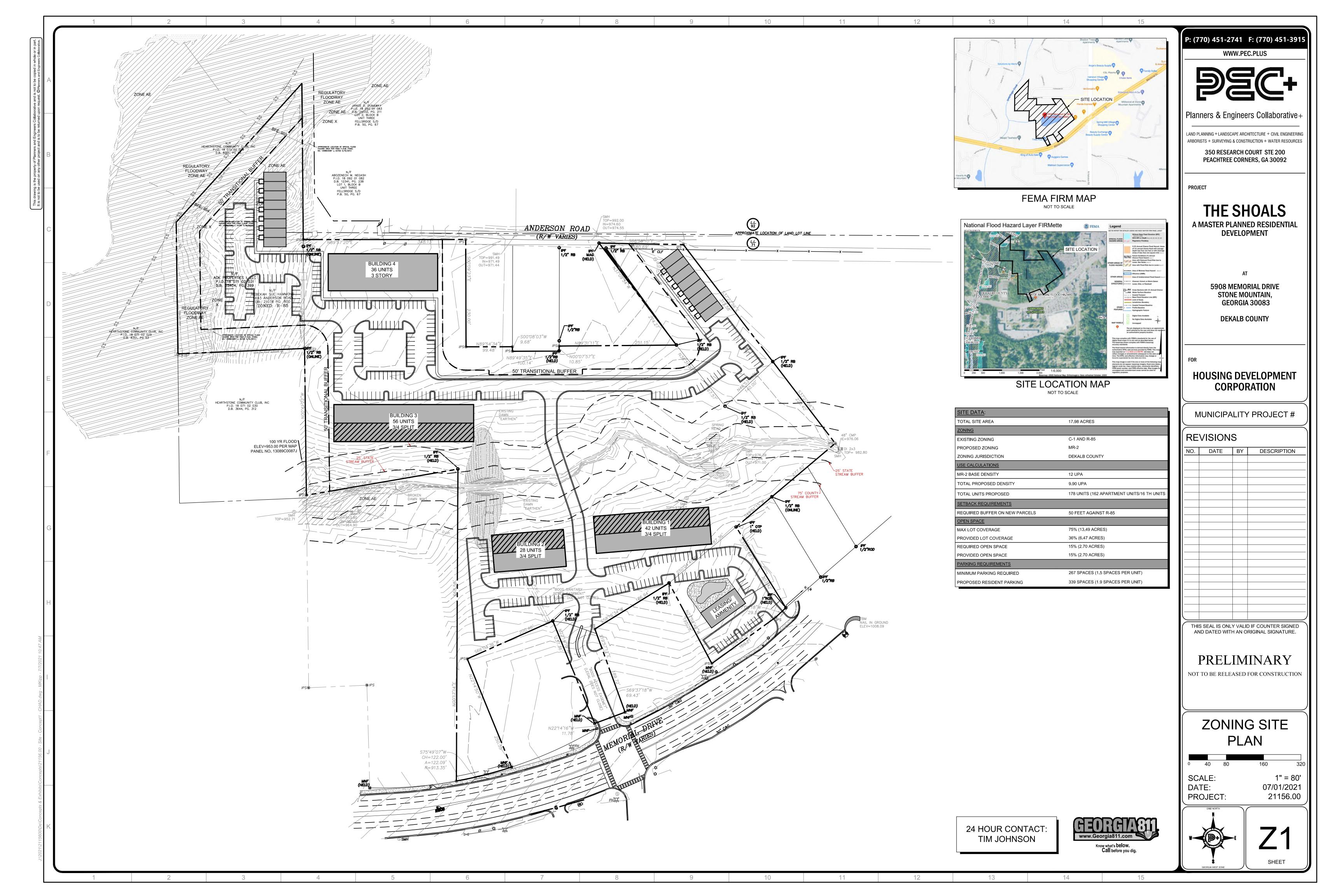
THENCE South 00°41'41" East, a distance of 334.71 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 115,830 Square Feet or 2.659 Acres, more or less.



LAND USE AMENDMENT APPLICATION

SITE PLAN





Housing
Development
Corporation

an MARG company

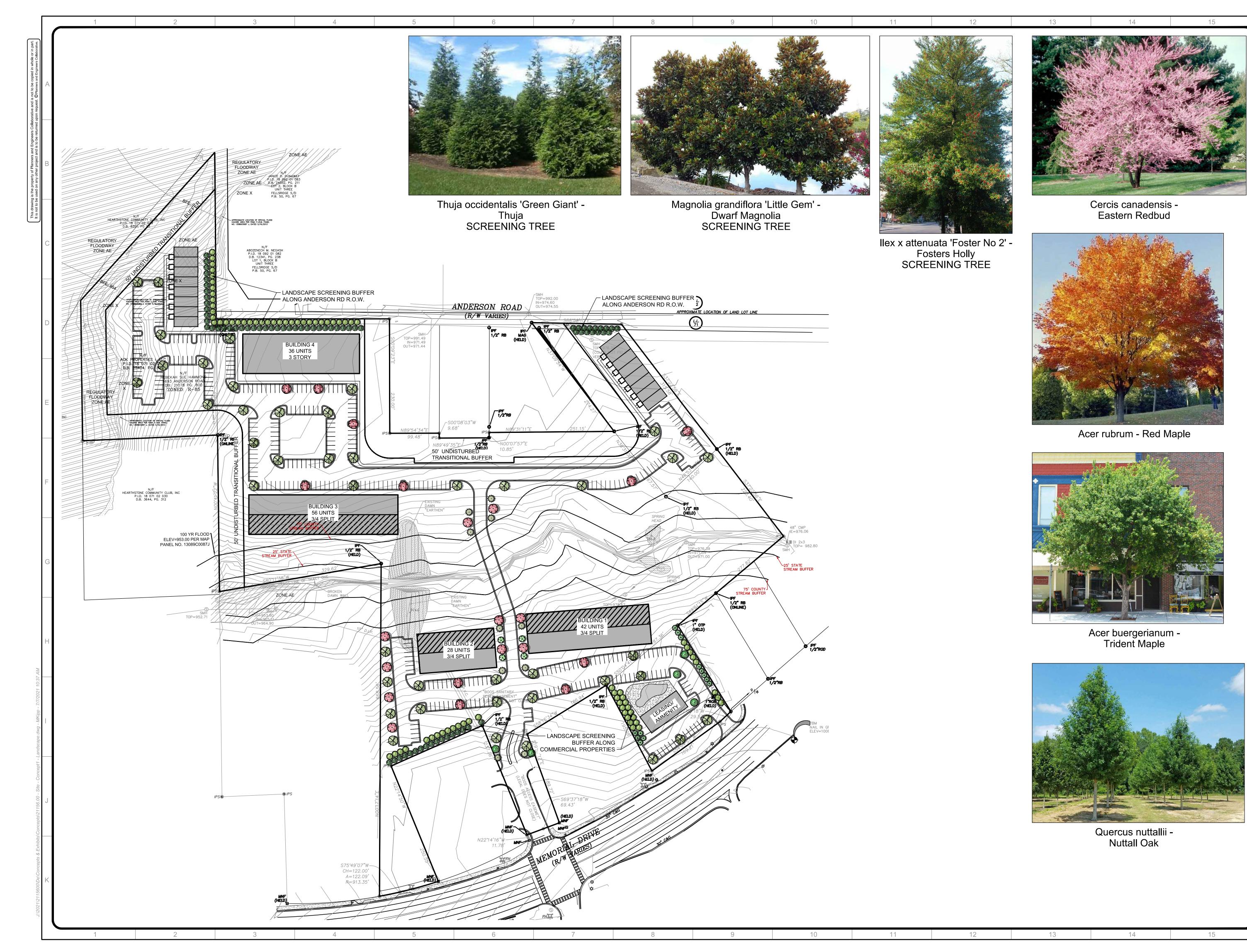
corcoran

CO Architecture | Planning | Design



LAND USE AMENDMENT APPLICATION

LANDSCAPING PLAN



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

WWW.PEC.PLUS



Planners & Engineers Collaborative+

350 RESEARCH COURT STE 200 PEACHTREE CORNERS, GA 30092

PROJECT

THE SHOALS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

5908 MEMORIAL DRIVE STONE MOUNTAIN, GEORGIA 30083

DEKALB COUNTY

HOUSING DEVELOPMENT **CORPORATION**

MUNICIPALITY PROJECT #

REVISIONS

| NO. | DATE | BY | DESCRIPTION | |
|-----|------|----|-------------|--|
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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

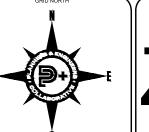
ZONING BUFFER PLAN

SCALE: DATE:

PROJECT:

1" = 80' 07/01/2021

21156.00





LAND USE AMENDMENT APPLICATION

RENDERINGS





404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

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: 470-4 | |
|--|---------------------------------|
| The state of the s | 5908 Memorial |
| Tax Parcel ID: 18.071-62-605, Comm. District(s): 45, (| Acreage: 17 ± |
| Tax Parcel ID: 18.071-02-005, Comm. District(s): 45, Comm. District(| Kultifamily, Townhome |
| Supplemental Regs: Overlay District: | |
| Rezoning: YesNo | |
| Existing Zoning: C-1 ! R-85 Proposed Zoning: MR-2 Square | re Footage/Number of Units: 232 |
| Rezoning Request: For 232 aps. complex | ex some townhomes |
| | |
| | |
| Land Use Plan Amendment: Yes ⊁ No | |
| | |
| Existing Land Use: CRC 3 Proposed Land Use: | Consistent Inconsistent |
| Existing Land Use: Proposed Land Use: | Consistent Inconsistent |
| Special Land Use Permit: YesNo X Article Number(s) 27 | |
| Special Land Use Permit: YesNo X Article Number(s) 27 | |
| Special Land Use Permit: YesNo X Article Number(s) 27 Special Land Use Request(s) | |
| Special Land Use Permit: YesNo Article Number(s) 27 Special Land Use Request(s) | Landanie Inna 183 |
| Special Land Use Permit: YesNo Article Number(s) 27 Special Land Use Request(s) Major Modification: No | Landanie Inna 183 |
| Special Land Use Permit: YesNo Article Number(s) 27 Special Land Use Request(s) Major Modification: No Existing Case Number(s): | Landanie Inna 1835 |
| Existing Land Use: Proposed Land Use: 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: Poul 3 stream shown on way. | Landante lines and |



DEPARTMENT OF PLANNING & SUSTAINABILITY

| WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION |
|---|
| Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC: |
| Letter of Intent: |
| 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 parling along cutral property is in Enterprise Zone & Opportunity Zone; this dri |
| Director is in Entermise Zous & Omotomity Zone His dri |
| in the basis for the density bonus theouraged to movide |
| EV chaying station & No fraitic outlet to Anderson Rd. |
| |
| Planner: Mullica Jurillan Date 6/16/21 |
| Filing Fees |
| REZONING: 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 |
| |
| LAND USE MAP AMENDMENT \$500.00 SPECIAL LAND USE PERMIT \$400.00 |
| \$400.00 |

