Public Hearing: YES  $\boxtimes$  NO  $\square$ 

**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.

## **<u>RECOMMENDATION:</u> COMMUNITY COUNCIL:** Denial.

PLANNING COMMISSION: Withdrawal without Prejudice.

PLANNING STAFF: Withdrawal Without Prejudice.

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. However, the applicant notified staff of their wishes to withdraw this application. Staff does not object to the applicant's request. Therefore, staff's recommendation for this Land Plan Amendment application is "<u>Withdrawal Without</u> <u>Prejudice</u>".

**PLANNING COMMISSION VOTE: Withdrawal without Prejudice 8-0-0.** LaSonya Osler moved, Gwendolyn McCoy seconded for Withdrawal without Prejudice, per the Applicant's request. Jon West was not present for this case and vote due to a conflict of interest.

**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.

Thank you LaShondra,

As we discussed, our property on memorial drive was under contract with the DeKalb County Housing Authority. Their intention was to build a blended apartment and townhome community. Earlier in the week we spoke with the Housing Authority and they notified us that they are cancelling our contract and no longer wish to pursue purchasing the property. Since the applicant, the DeKalb County Housing Authority, is no longer pursuing this project there is no need for a rezoning. Our hope is to withdraw this application numbered LP21 – 1245068 without prejudice.

When possible please let me know if there's any additional paperwork you would like me to provide and if you would like me to attend the planning meeting scheduled for next Thursday, September 9th.

Best Regards,

Patrick Kelly



# **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.:	LP-21-1245068		Agenda #: N	.6		
Location/Address:	<ul> <li>4698 E. Anderson Road, Stone Mountain, Georgia Commission District: 4 Super District: 30083</li> </ul>					
Parcel IDs:	18 071 02 031					
Request:	To amend the Future Land Plan Map Corridor (CRC)	o from Suburba	n (SUB) to Coi	mmercial Redevelopment		
Property Owner(s):	Aok Properties, LLC					
Applicant/Agent:	Kerri Taylor-Spann, Housing Develor	oment Corporat	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(Sl	JB)		
Comprehensive Plan:		X Cons	istent	Inconsistent		
Proposed Density: 9.9	) units/acre	Existing Densit	t <b>y:</b> N/A			
Proposed Units/Squa 16 townhomes)	re Ft.: 178 units (162 apts. &	Existing Units/	'Square Feet:	N/A		
Proposed Lot Coverag	je:	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 <u>mmalexander@dekalbcountyga.gov</u> OR JOHN REID <u>IREID@DEKALBCOUNTYGA.GOV</u>

### COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-21-1245066</u>

Parcel I.D. #: 18 071 02 005, 18 071 02 008, 18 071 02 031, 18 071 02 032

Address: 4698 and 4717 East Anderson Road & 5908 and 5944 Memorial Drive

<u>Stone Mountain, Georgia</u>

WATER:

Size of existing water main:	<u>6" AC, 8" DI, 12" DI and 42" DI Water Main</u>	(adequate/inadequate)
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Distance from property to nearest main: <u>Adjacent to Property</u>

Size of line required, if inadequate: <u>N/A</u>\_\_\_\_\_

SEWER:

Outfall Servicing Project: <u>Snapfinger Creek Basin</u>

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line:\_\_\_\_\_

Water Treatment Facility: <u>Snapfinger WTF</u> () adequate () inadequate

Sewage Capacity; <u>\*</u> (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

W:II	need	Scoler	cap	acity	approval. location.	Suspect
capac	city re	estriction	in	this	lo cation.	/
- ]	) Tayl	0/				
	0					

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, whichever greater, 6 foot sidewalk, 4 foot bike path 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 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 (<u>rmathis@dot.ga.gov</u>) 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 is within public right of way, whichever greater, 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.

## DEKALB COUNTY

# Board of Health

### 08/20/2021

- To: Planning & Sustainability Department
- From: Ryan Cira, Environmental Health Manager
- Cc: 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** 445 Winn Way – Box 987 Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net

## DEKALB COUNTY

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# Board of Health

N.5	SLUP-21-1245065	2021-2906/18-051-09-0	03
	2118 North Decatur Road, Decatur, GA 300	33 Acres: 3.34	District 02 Super District 06
	-Please review general comments.		
	-Research indicated onsite septic system ins	stalled on 02/23/2018 at :	2051 North Druid (surrounding area).
N.6	LP-21-1245068	2021-2907/18-071-02-0	31
	4698 East Anderson Road, Stone Mountain,	, GA 30083 Acres: 2.56	6 District 04 Super District 06
	-Please review general comments.		
N.7	Z-21-1245066	2021-2908/18-071-02-0	05,18-017-02-008,18-071-02-031,18-071-02-032
	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 #: Parcel #:	Z-21-1245066 18-071-02-005/-008/-031/-032
Name of Development: Location:	4717 Anderson Road North side of Memorial Drive between He	earthstone Dr a	nd N Hairston Rd
Description:	Multifamily development with 162 apartm	ents and 16 to	wnhomes 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	1	78			
Unit Type	Μ	ixed			
Cluster	Stone Mount	ain 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
Total		29	29	4	62



# DINALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM. PUBLIC WORKS TRAFFIC E	20
LP-21-1245068	
Case No.: Z-21-1245066 Parcel 1.D. #: /	8-071-02-031
Address: 4698	
EAGT Andressont Rd STAY MINI GA	
STAL MINI GA	
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)	
Existing number of traffic lanes	
Existing right of way width	
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) <u>6/7<sup>111</sup></u> 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:

planes Would	5. FIEL REVIEWER, CISPUPT TATOTIC	Nothing	fourd f	NH
L		Signature	DADALO	M/008

# 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?
  - 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.

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





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:
  - Reduce the amount of retail space.
  - 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
  - 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, lightindustrial 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 Name	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 Exhib	it "A"	
Owner's Name:	E-Mai	1
Owner's Mailing Address6685 Peachtree Industrial Blvd.,	Atlanta, GA	30360
Owner's Daytime Phone #770-368-3085		
Address/Location of Subject Property 4698 E. Anderson Roa		
Parcel ID#	Acre	eage
Commission District 04-Unincorporated		
Present Zoning District 18 Prop	posed Zoning l	District
Present Land Use Designation		
Commercial Redevelop Proposed Land Use Designation	pment Corri	dor
Current Zoning Classification(s)		



# THE SHOALS

# LAND USE AMENDMENT 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: <u>Keri.Taylor-Spann@thehdc.org</u>

Creating sustainable communities that enhance lives.

an ARG company



404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov

Chief Executive Officer Michael Thurmond

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## **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)

<u>X</u> 1. Schedule a mandatory <u>Pre-Application Conference</u> with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

2. Hold a <u>Pre-Submittal Community Meeting</u> with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners association(s) may also be provided.

X\_\_\_\_3. Submit Application (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

 $X_{\rm A.}$  A. Application form with name and address of applicant and owner, and address of subject property;

X B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any;

- C. Letter of application and impact analysis
  - Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
  - 2. Impact 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, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

X D. Authorization Form, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

N/A E. Campaign disclosure statement (required by State law).

**E. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (*If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.*)

**G.** Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

X a. complete boundaries of subject property;

 $\mathbf{X}$  b. dimensioned access points and vehicular circulation drives;

 $\overline{X}$  c. location of all existing and proposed buildings, structures, setbacks and parking;

 $\mathbf{X}$  d. location of 100 year floodplain and any streams;

\_\_\_\_e. notation of the total acreage or square footage of the subject property;

 $\mathbf{X}$  f. landscaping, tree removal and replacement, buffer(s); and

g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. Reduced Site Plan, reduced to 8.5" x 11".

I. Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey).

**\_\_\_\_ J. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

K. Completed, signed Pre-application Form (Provided at pre-application meeting.)

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



# THE SHOALS

**REZONING APPLICATION** 

# COMMUNITY MEETING DETAILS

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an ARG company

# PUBLIC NOTICE

# The Shoals

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

<b><u>Rezoning Property Locations</u>:</b>
5908 Memorial Drive
5944 Memorial Drive
4717 East Anderston Road
Stone Mountain, GA 30083

<u>Comprehensive</u> <u>Land Use Amendment</u> <u>Property Location:</u> 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. <u>MEETING DATE</u>: June 30, 2021 <u>MEETING TIME</u>: 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





Housing Development Corporation



750 Commerce Drive • Suite 110 Decatur, GA 30030



750 Commerce Drive • Suite 110 Decatur, GA 30030 p / f 470.440.8610 www.housingdevelopmentcorp.org

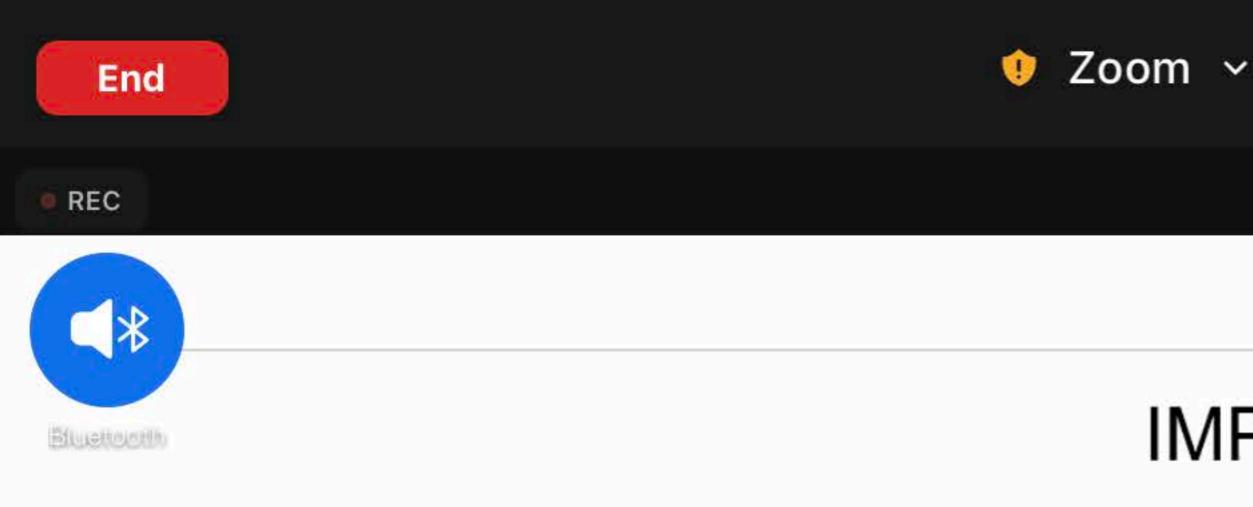
# THE SHOALS

# LAND USE AMENDMENT APPLICATION

# **MEETING ATTENDEES**

Creating sustainable communities that enhance lives.

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- Whether the zoning proposal is in conformity with the policy and intent of the ٠
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- Whether the zoning proposal will permit a use that is suitable in view of the us ٠ property or properties.
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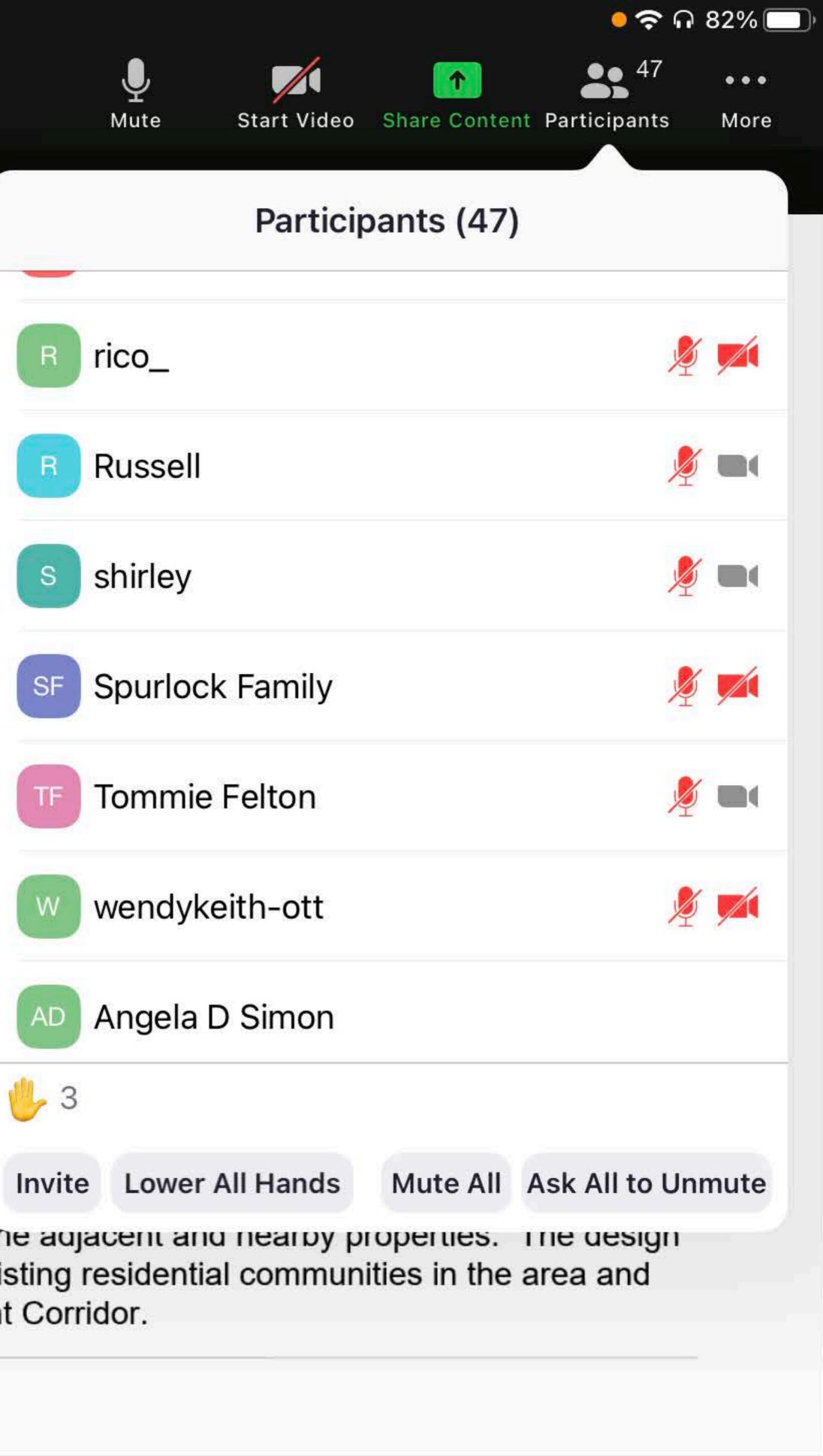
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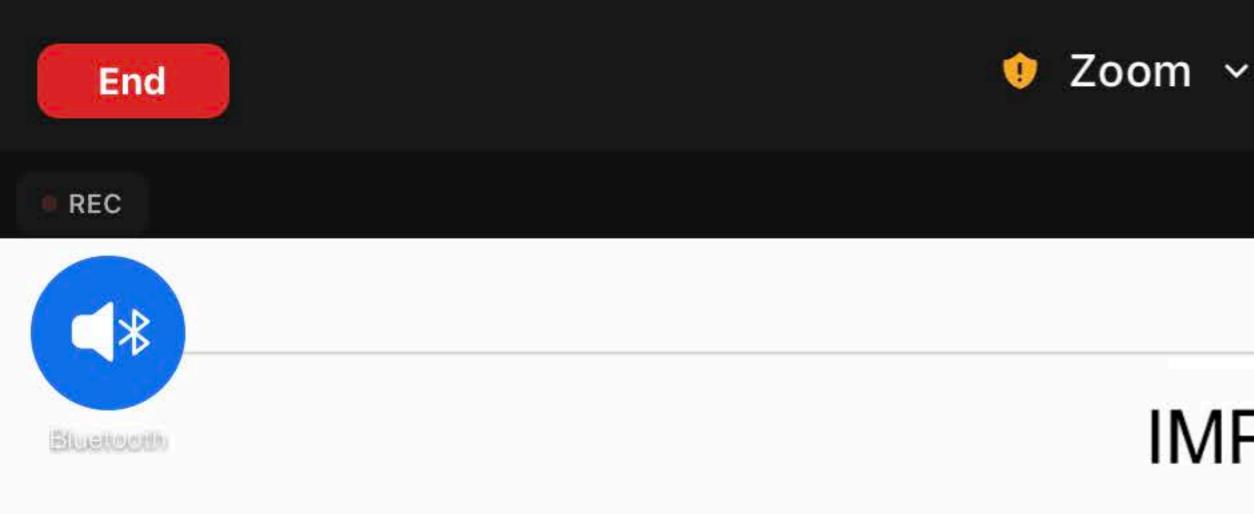


# **IMPACT ANALYSIS**



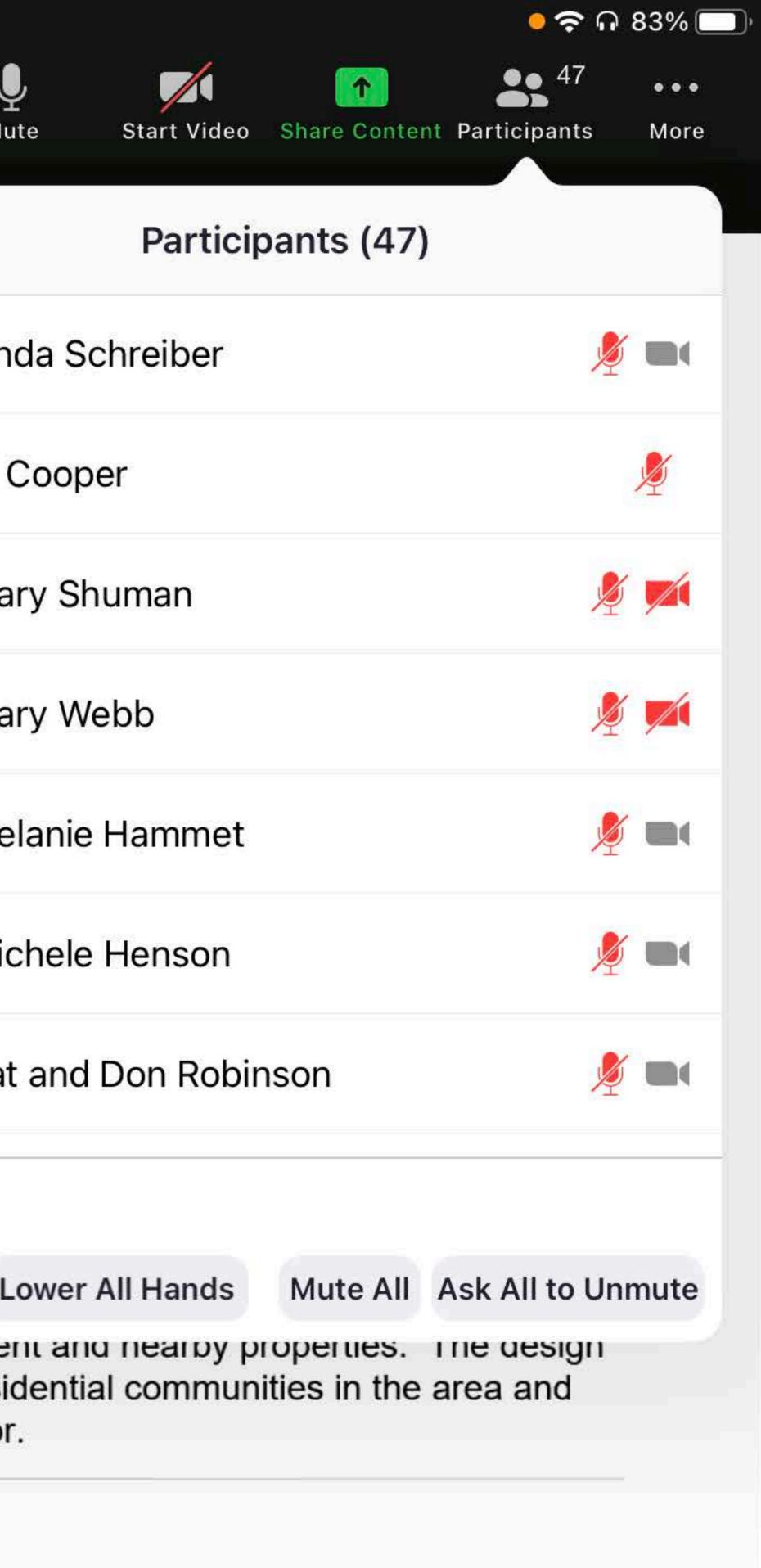




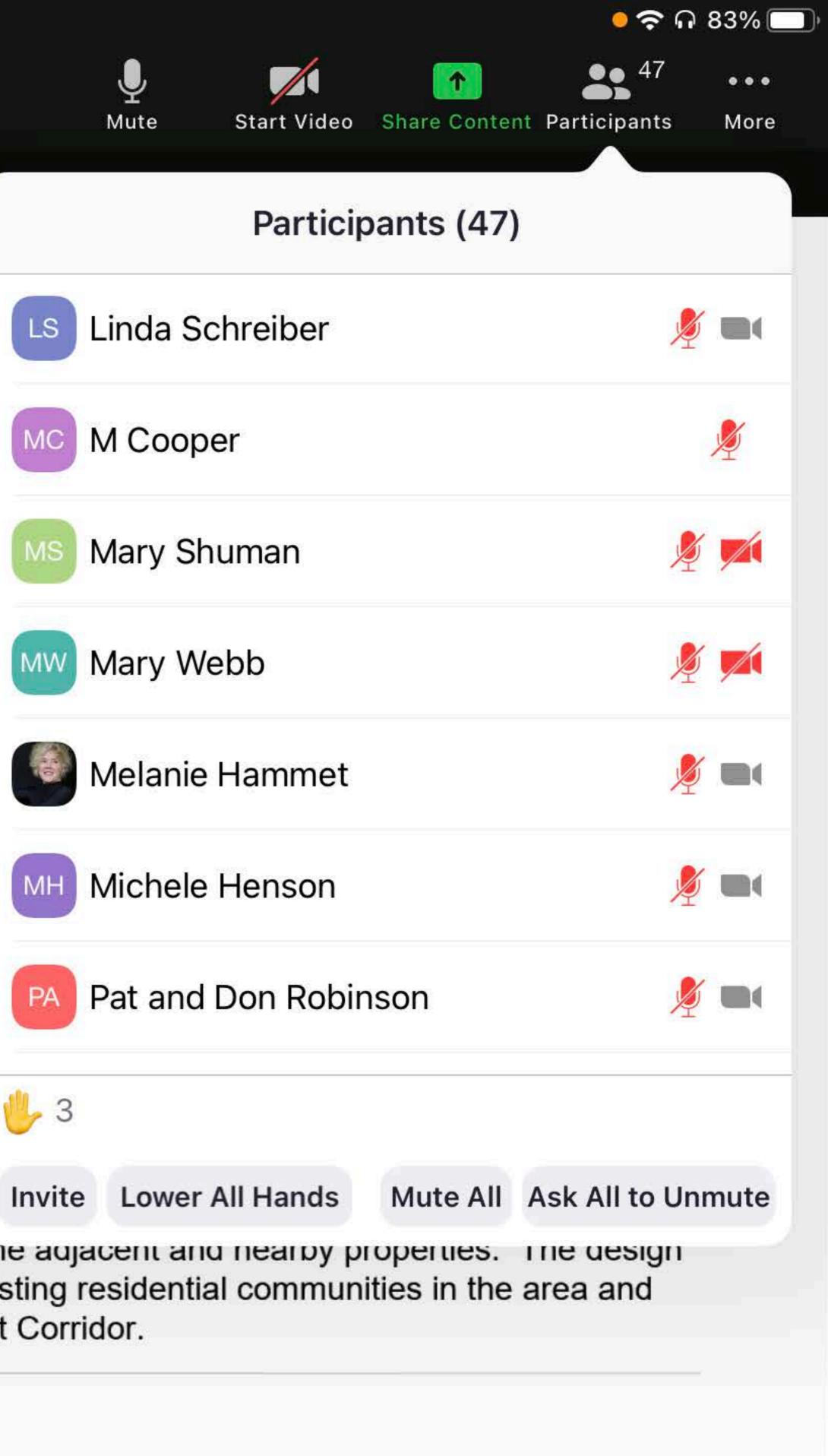


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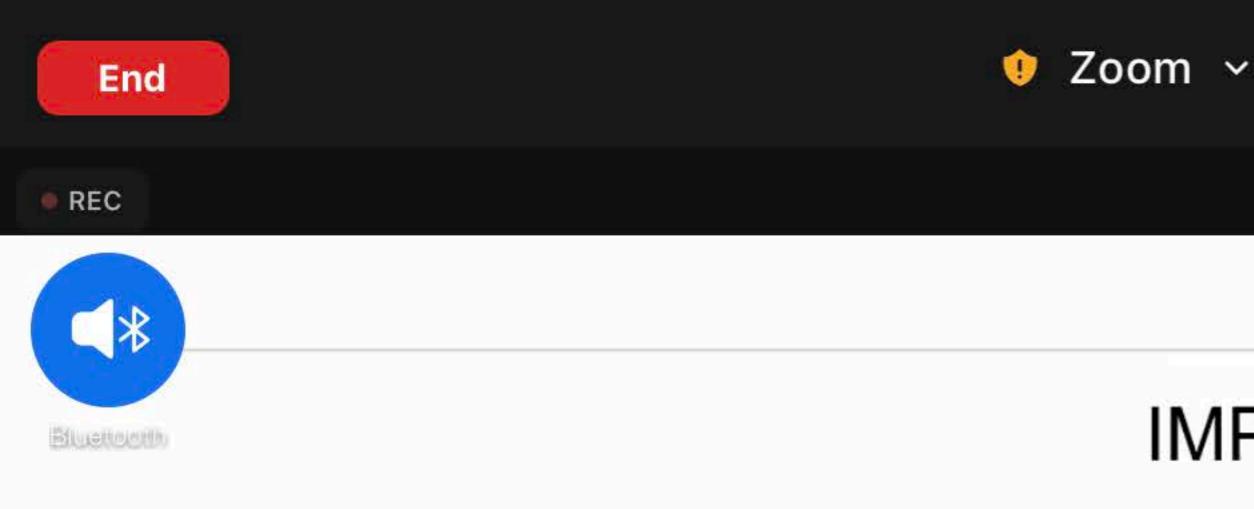


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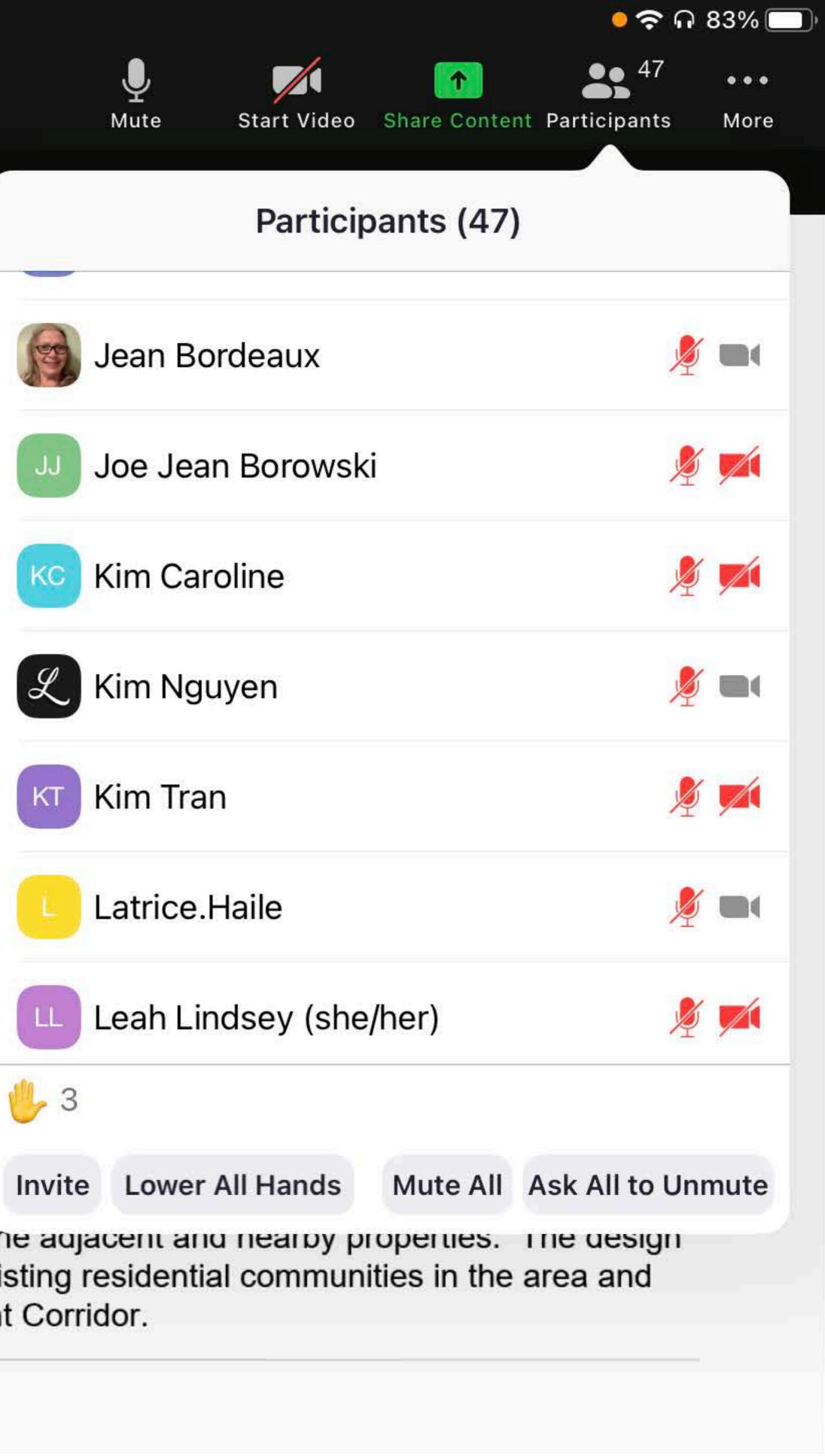


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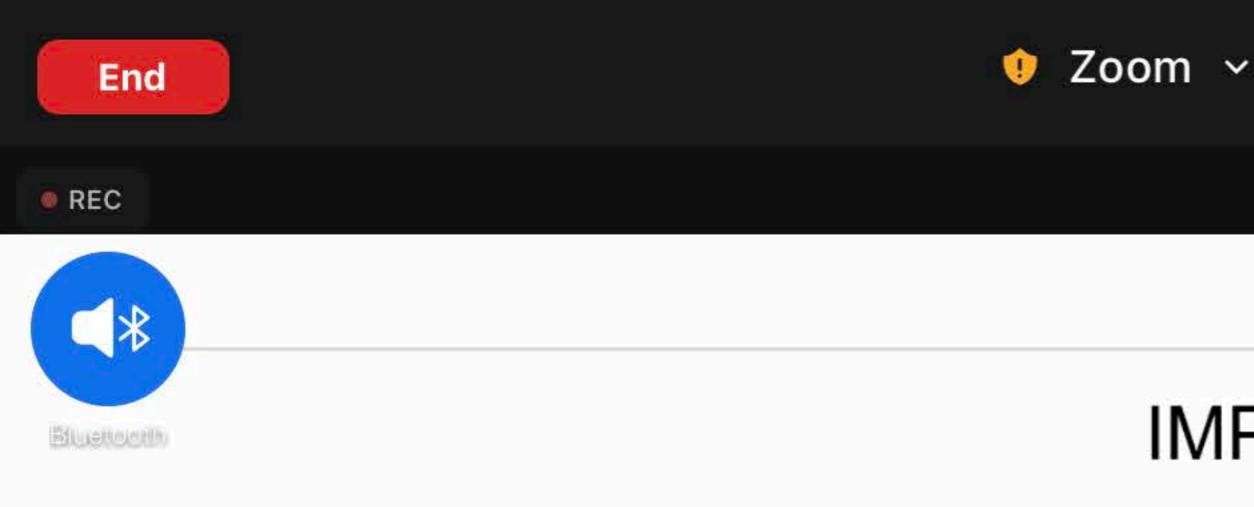


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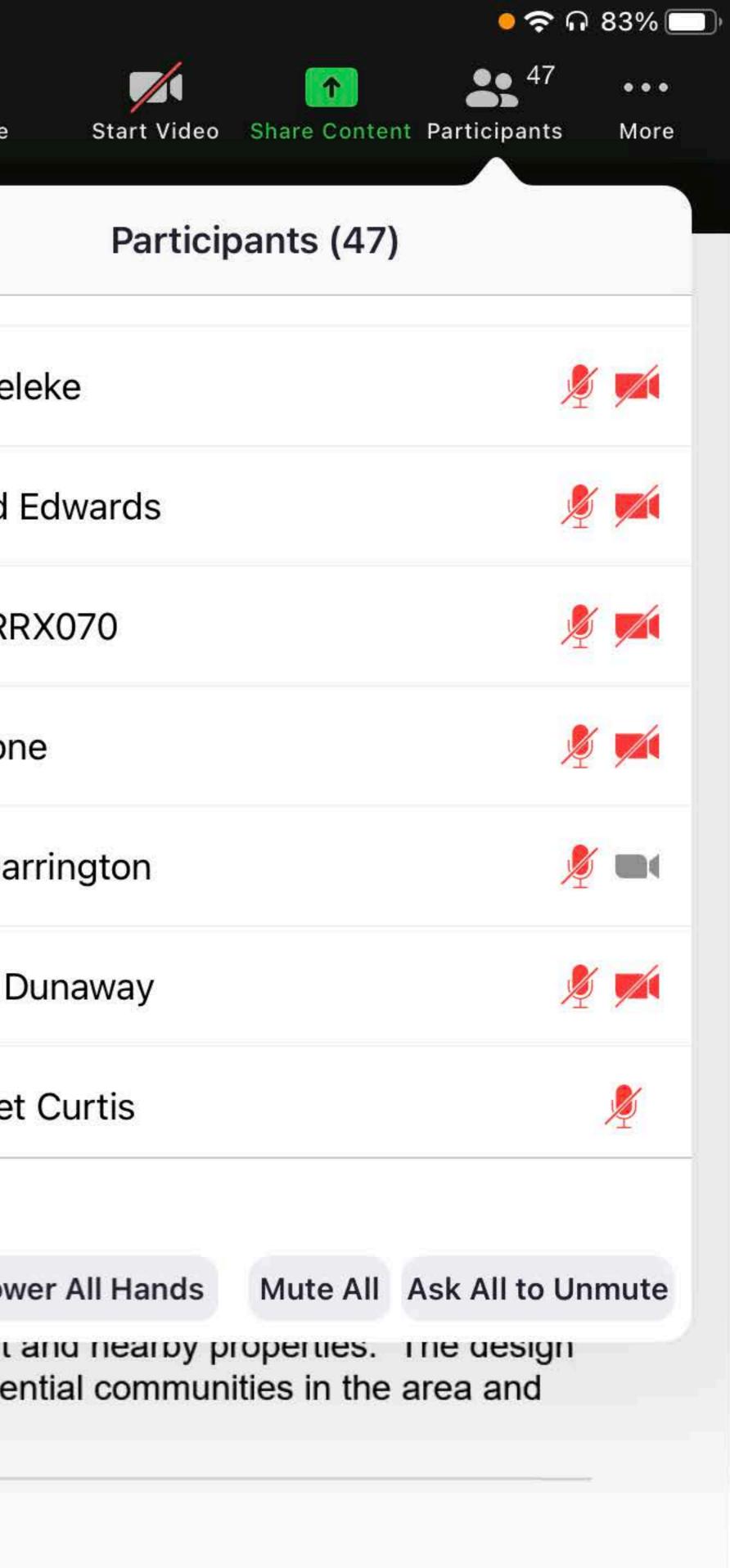




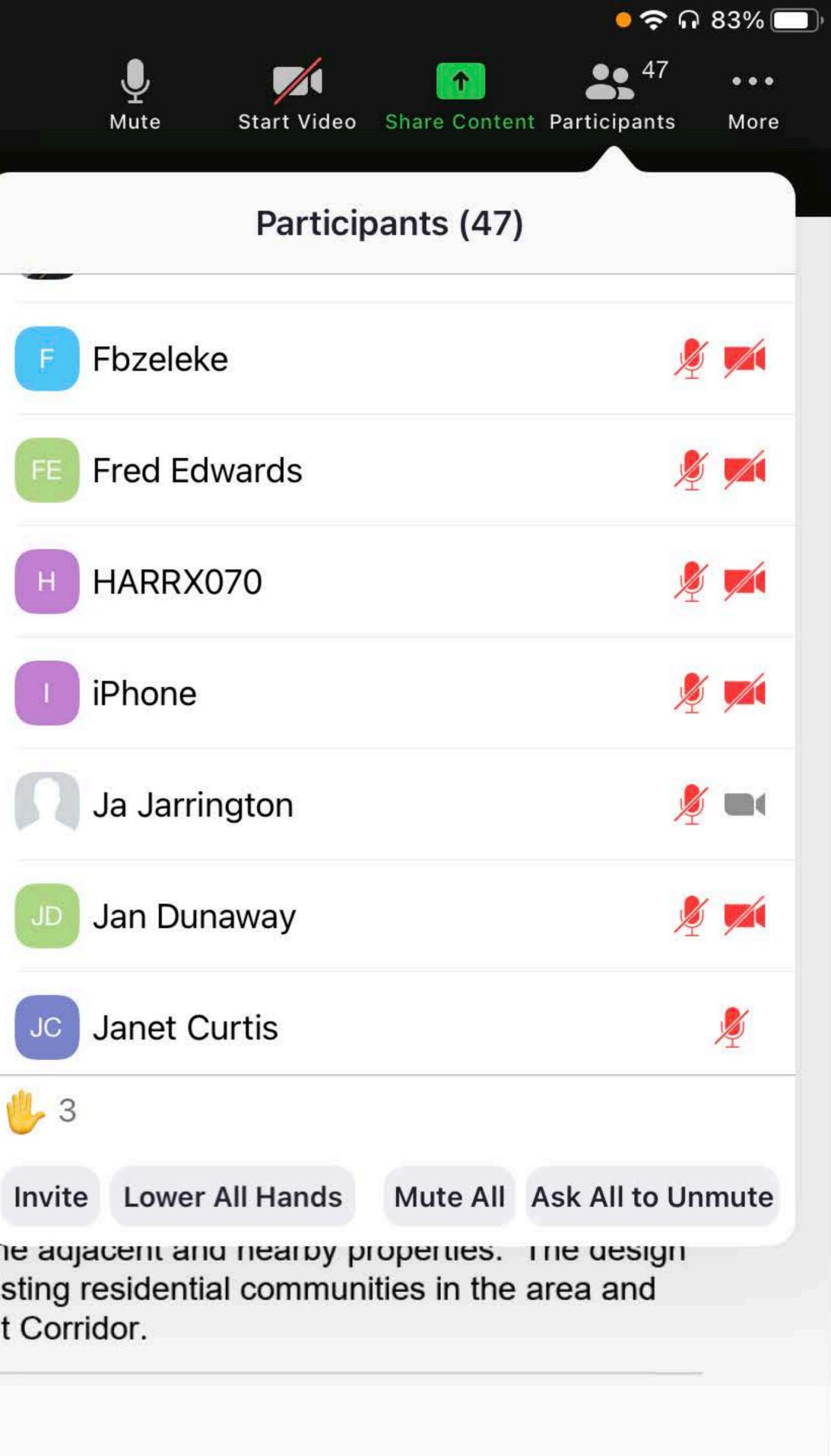


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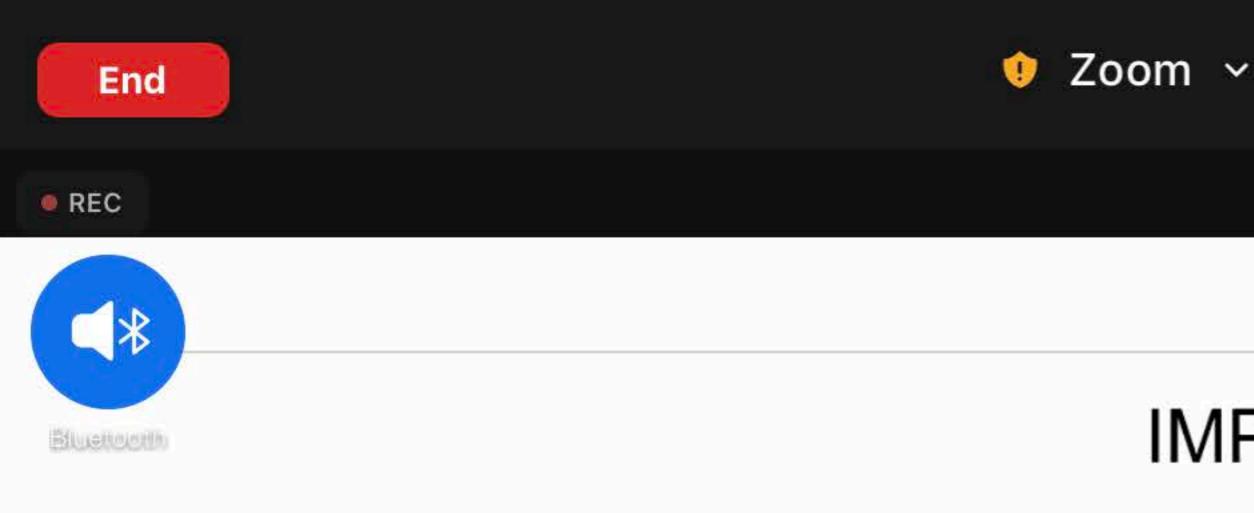


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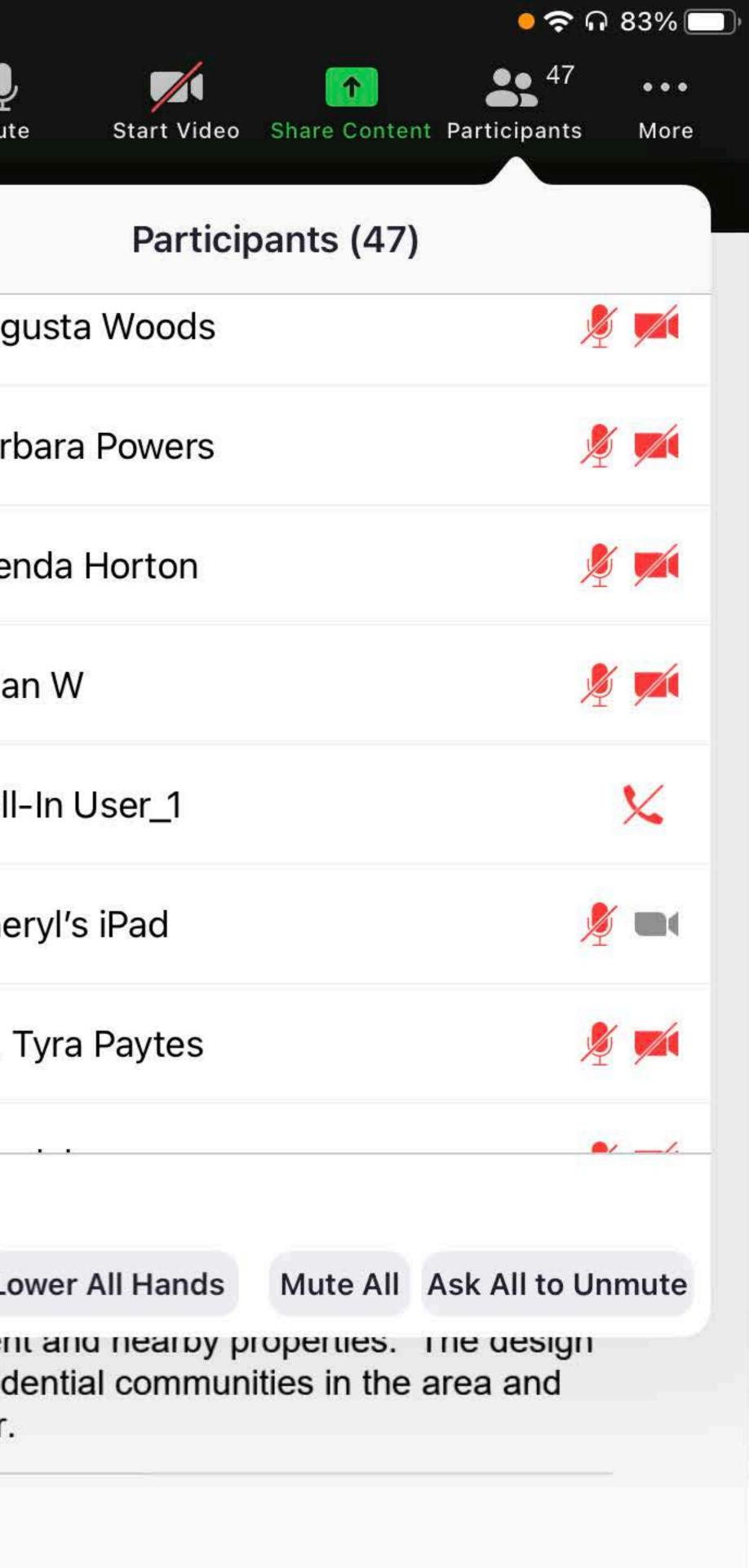




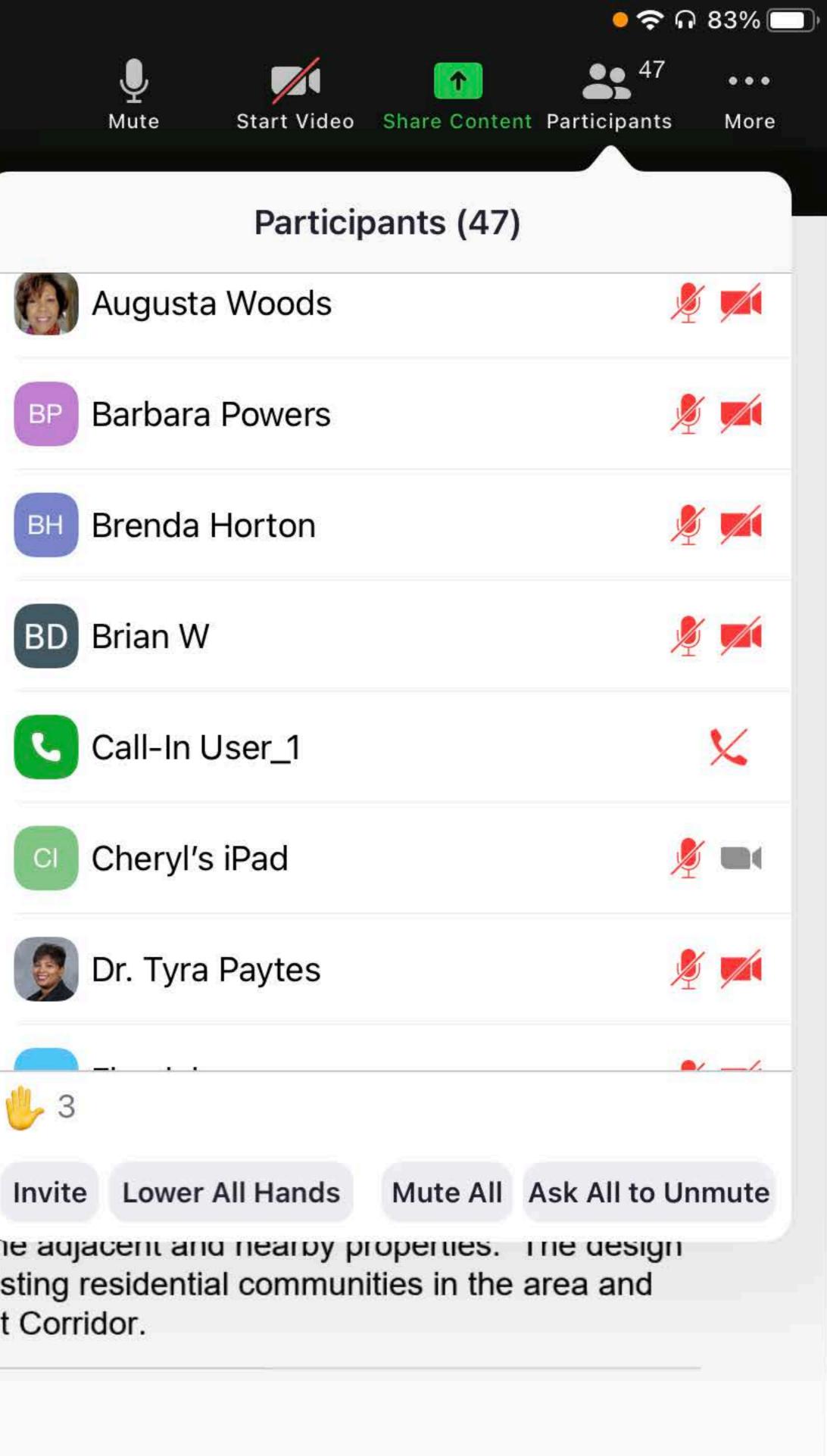


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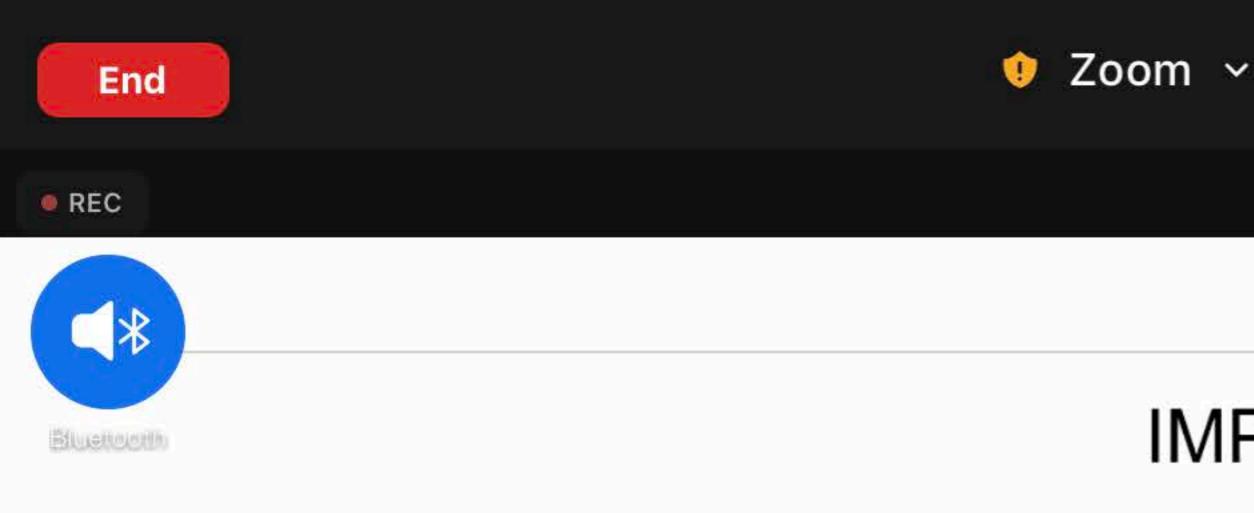


# IMPACT ANALYSIS



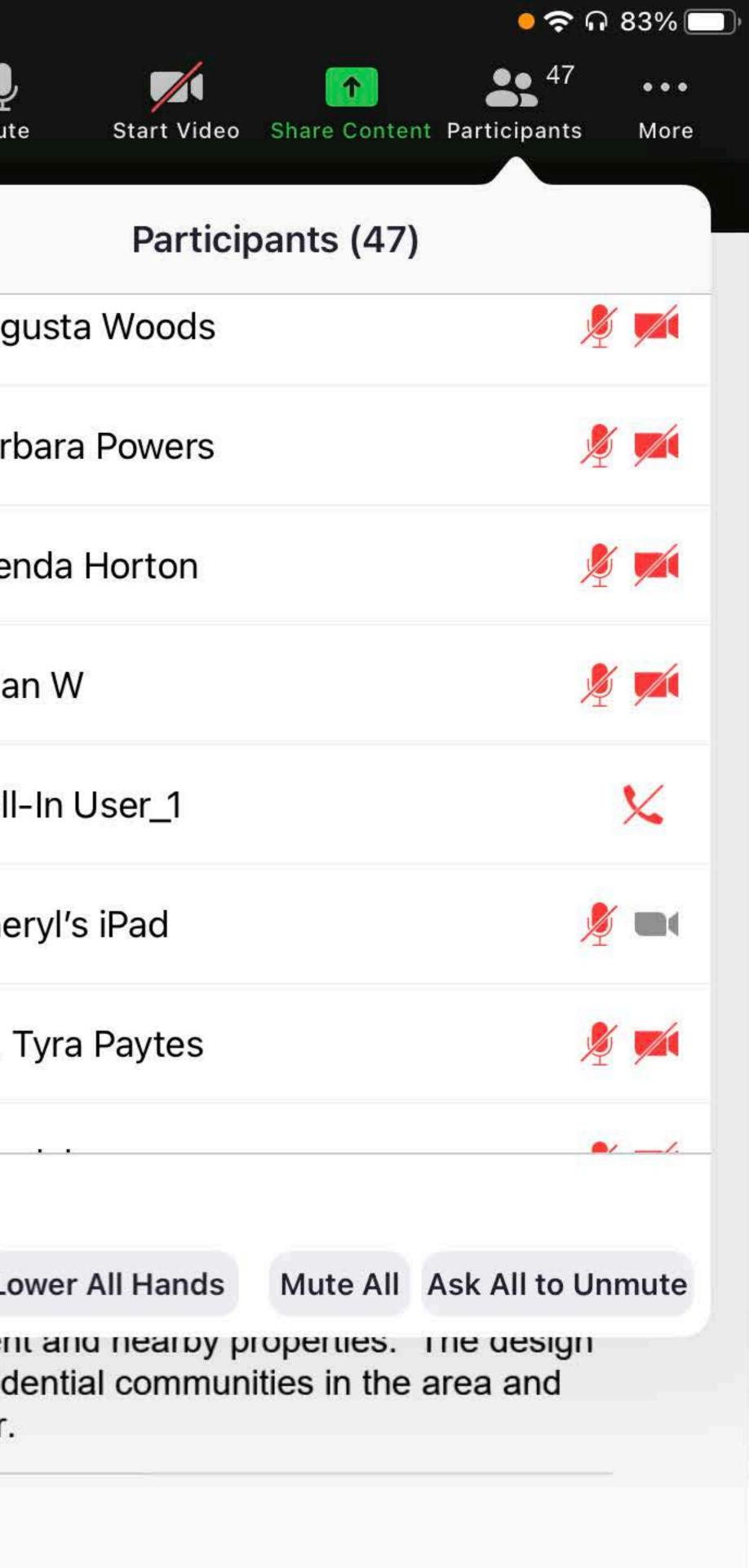




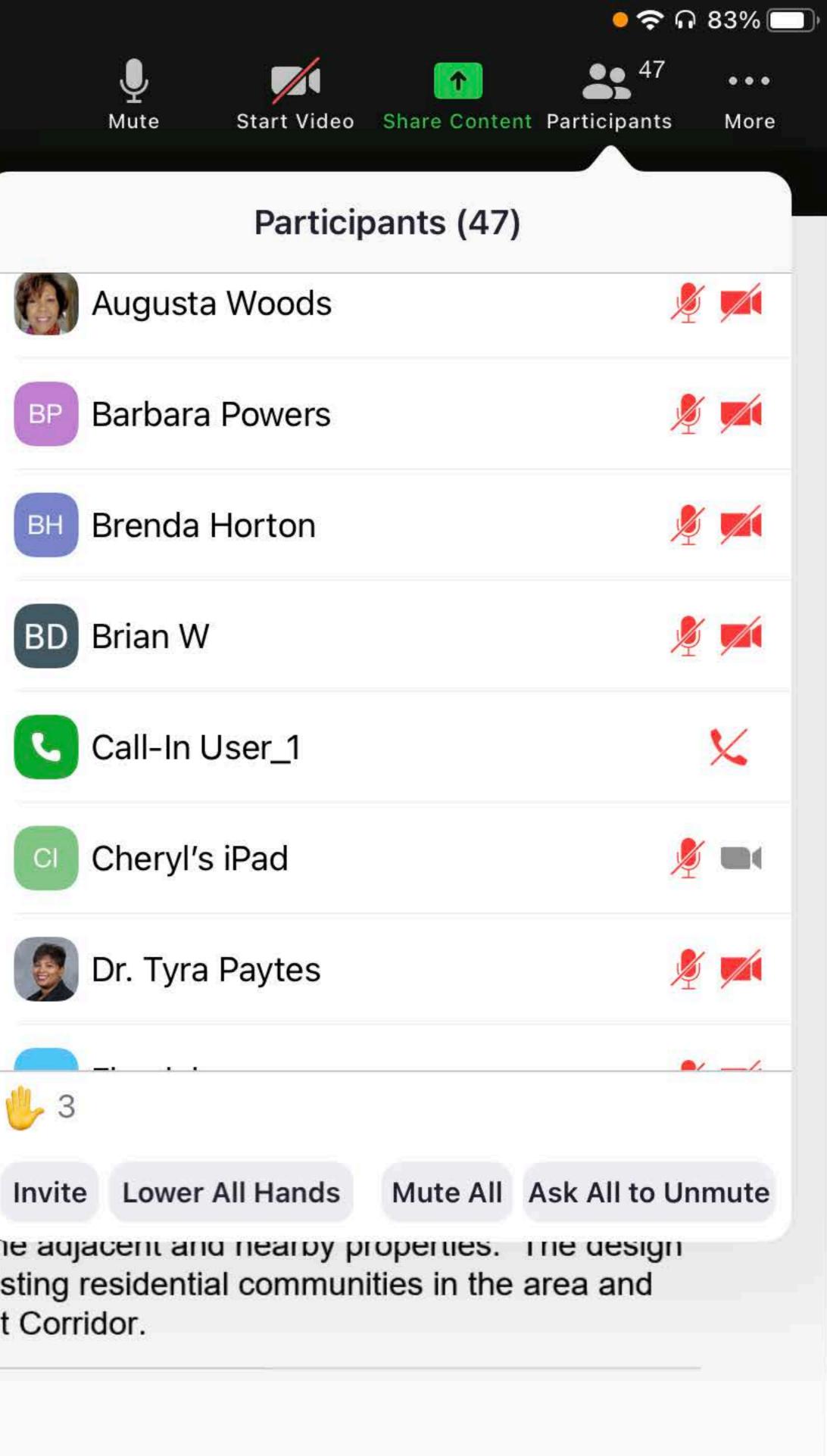


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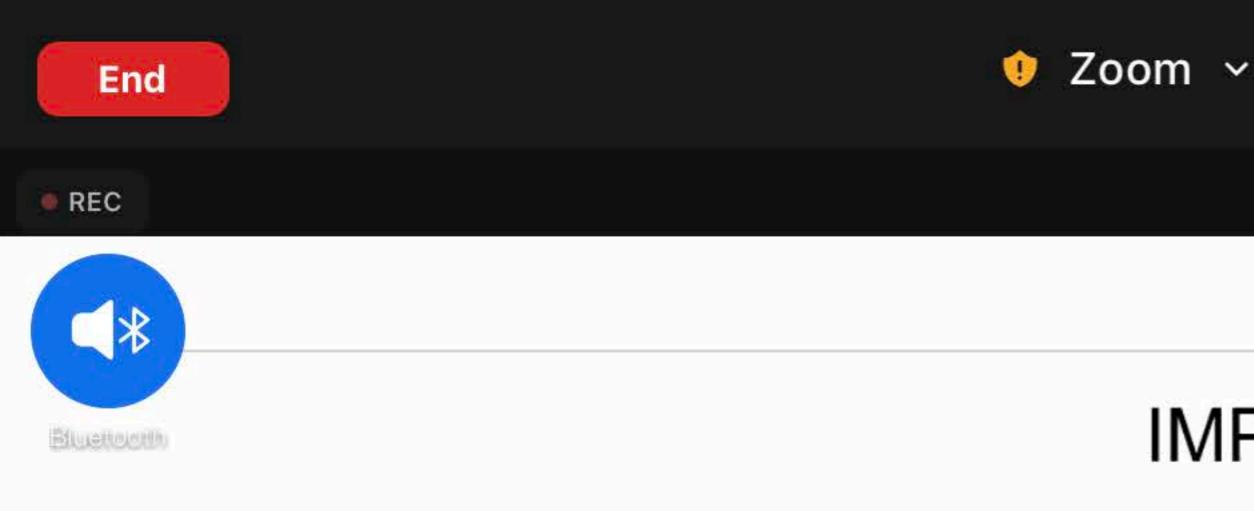


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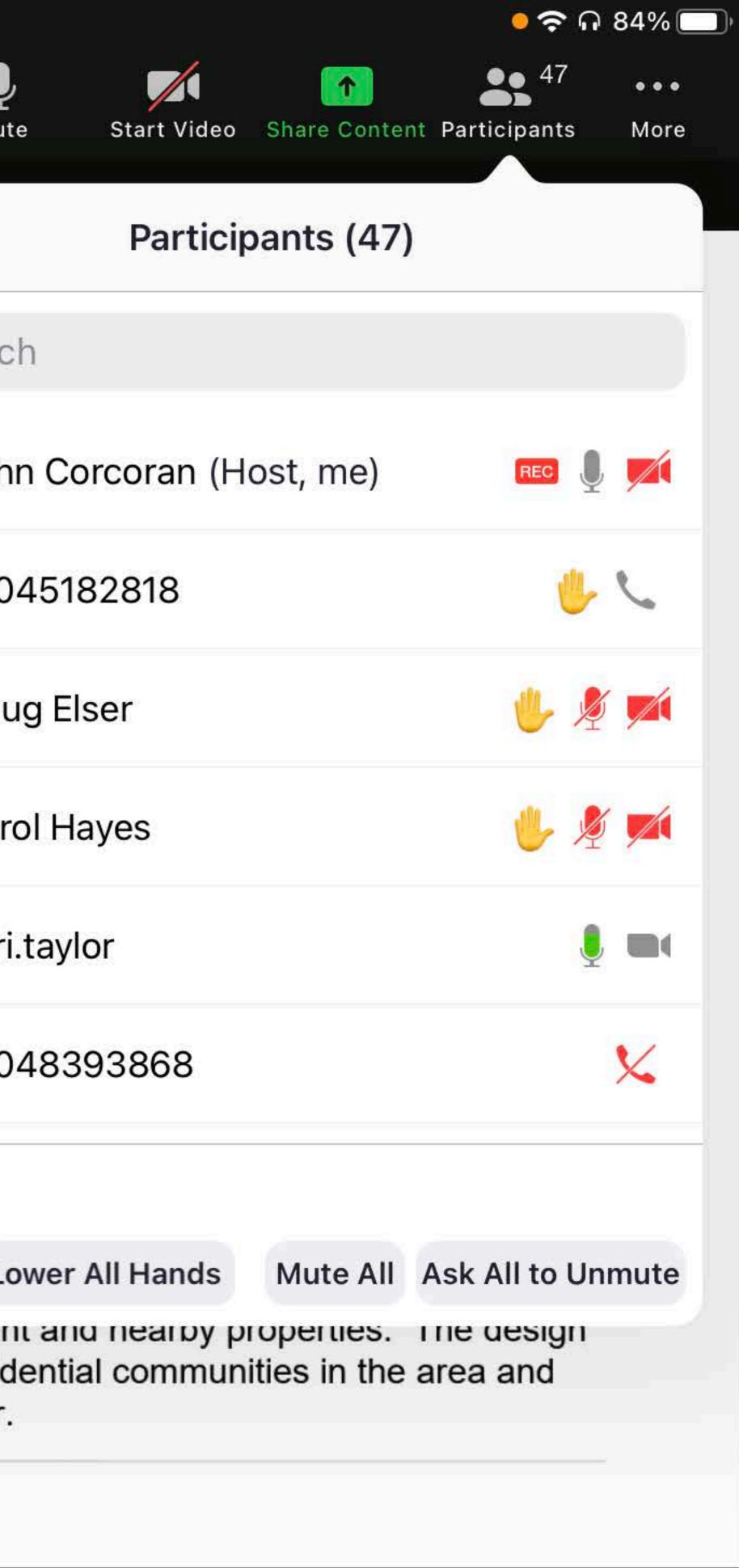


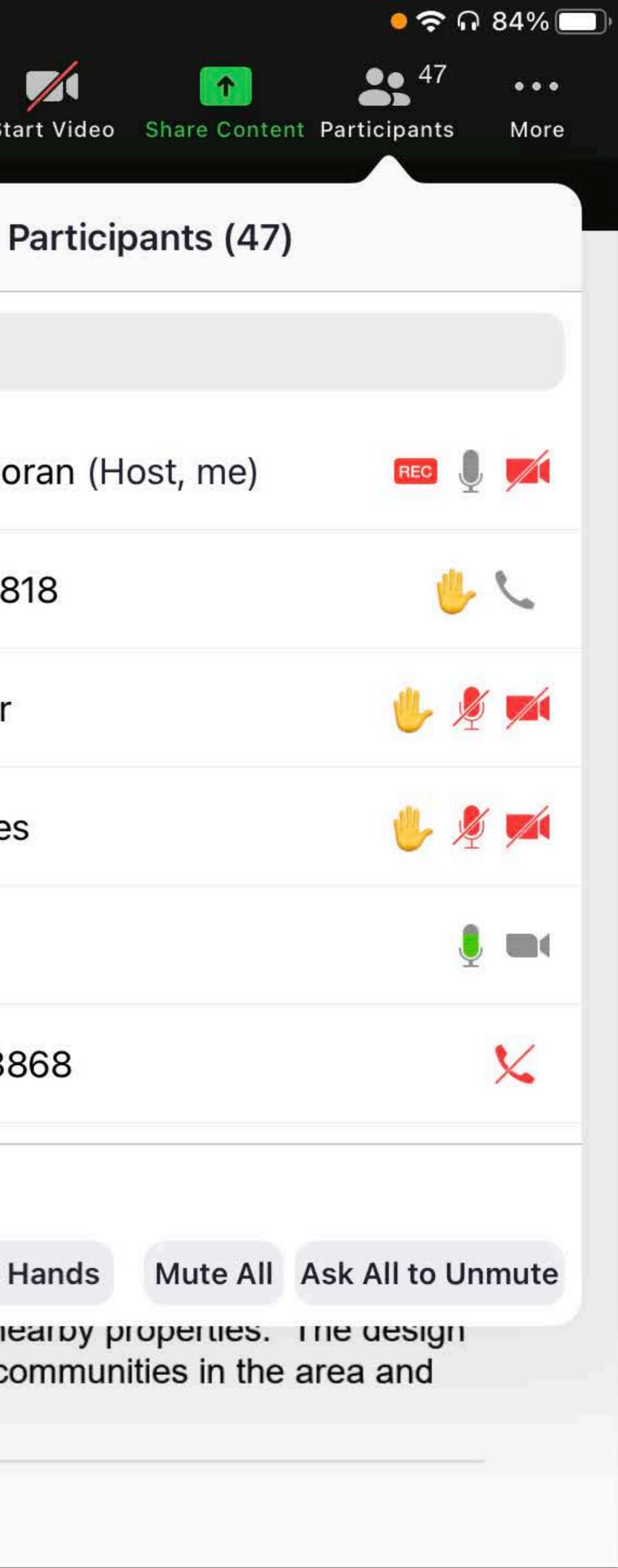




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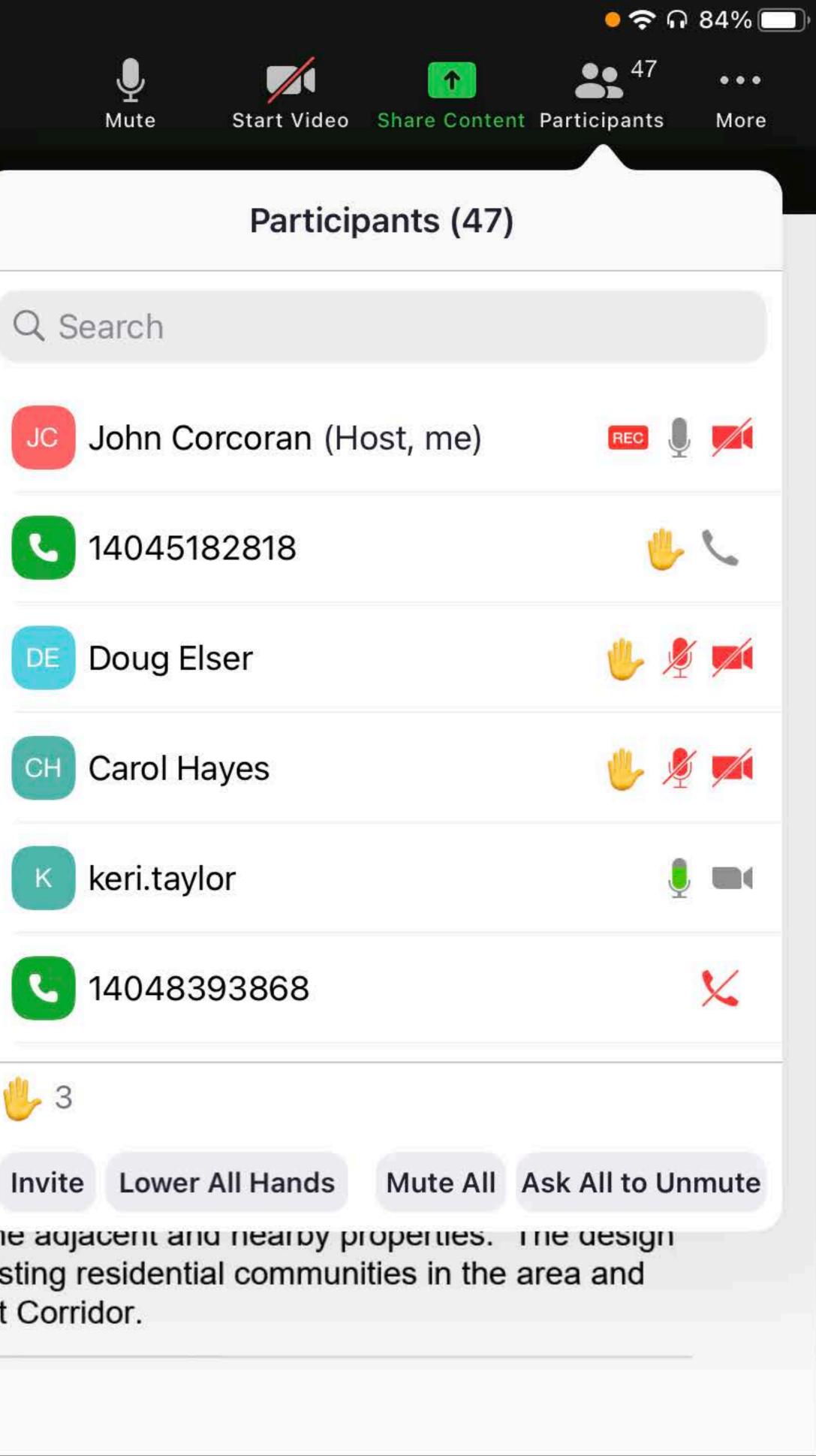






# **IMPACT ANALYSIS**

(3)







# THE SHOALS

# LAND USE AMENDMENT 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	СО	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

	11 GTONEY KNOD HEICHTS		NC	20707
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	30062
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 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
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



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 <u>keri.taylor-spann@theHDC.com</u>.

Sincer∉ly,

Keri Taylor-Spann

Vice President of Development

Cc: John Corcoran, President

Creating sustainable communities that enhance lives.



### THE SHOALS

**REZONING APPLICATION** 

# **IMPACT ANALYSIS**

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#### **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.



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

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

DATE: 6 20

CHECK TYPE OF APPLICATION:

(X) LAND USE MAP AMENDMENT

() REZONE

(1)/(WE),

() MINOR MODIFICATION

() SPECIAL LAND USE PERMIT

TO WHOM IT MAY CONCERN:

Propenties 1, LLC Alikatos

(Name of owner(s))

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

NOTA & COMMISSION FOR NOTA & LORES NOTA & LORES UBLIC COUNTY, GEONIN

Member

Notary Public

Owner

Øwner

Notary Public

Owner

1/2017

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

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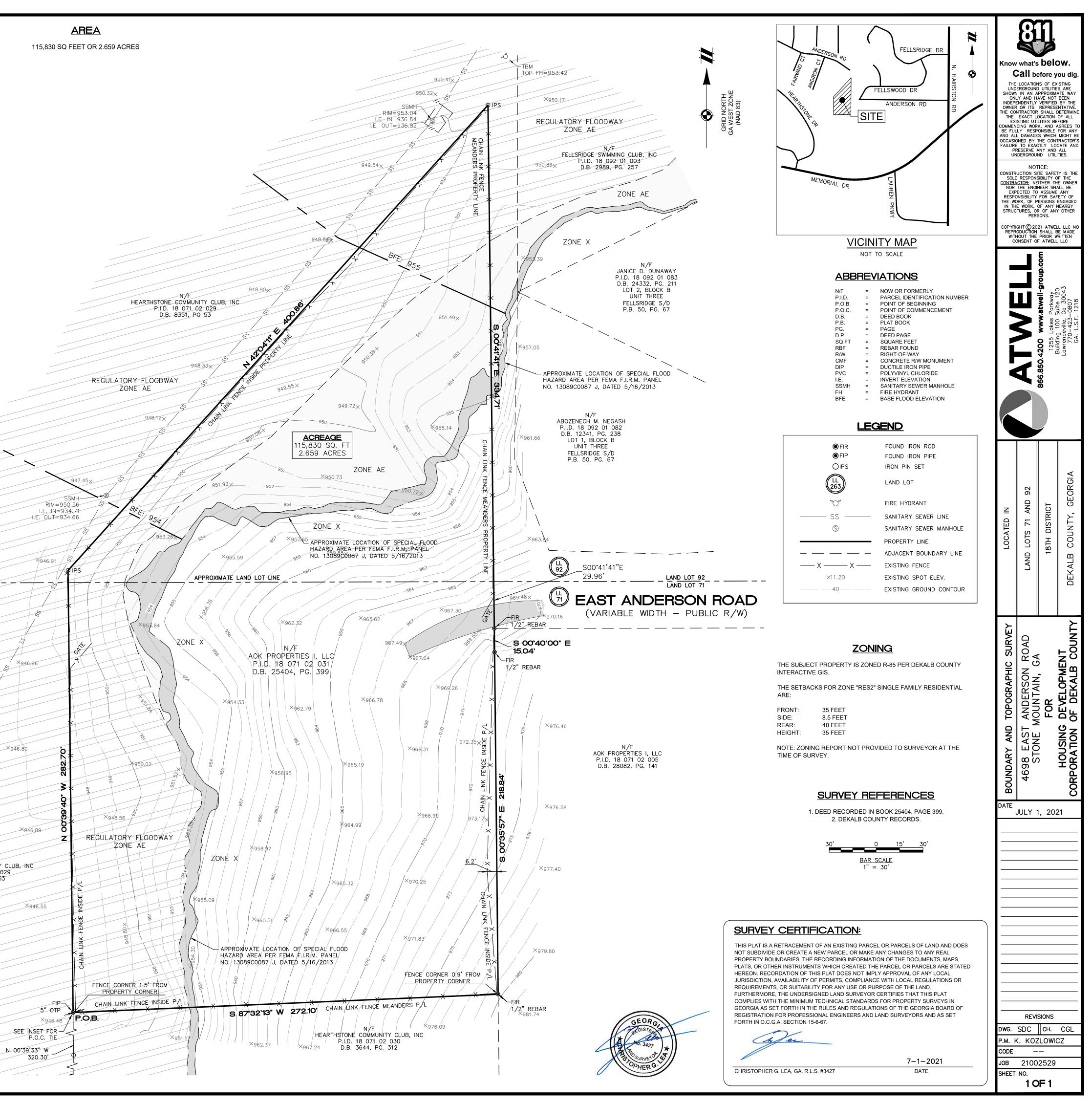
## THE SHOALS

### LAND USE AMENDMENT APPLICATION

# SURVEY

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		DATUMS Horizontal: Grid North, NAD83, Geor (North American Datum o US Survey Foot, Dekalb	of 1983) (2011) County, Georgia	
		Vertical: NAVD88 (North Americal Geoid: Geoid12B Conus	n Vertical Datum of 1988)	
	THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION			
	<u>SURVEY N</u>	OTES		
1.	ALL EASEMENTS AND RIGHTS OF WAY OF WHIC SHOWN HEREON; OTHERS MAY EXIST OF WHIC OF WHICH THERE IS NO OBSERVABLE EVIDENC BENEFIT OF A TITLE COMMITMENT.	CH THE SURVEYOR HAS NO KNOWLEDGE AND		
2.	ACCORDING TO THE FLOOD INSURANCE RATE (COMMUNITY-PANEL NUMBER 13089 C0087 J, D, PROPERTY LIES WITHIN ZONE X, DEFINED AS "/ 0.2% ANNUAL CHANCE FLOODPLAIN." PART OF AE, DEFINED AS "AREAS DETERMINED TO BE W FLOODPLAIN."	ATED MAY 16, 2013), PART OF THE SUBJECT AREAS DETERMINED TO BE OUTSIDE THE THE SUBJECT PROPERTY LIES WITHIN ZONE		
3.	THE LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES AND MAPS AND/OR FIELD LOCAT COMPANIES SERVICING THAT UTILITY AND ARE SHOWN HEREON MAY BE SERVED BY UNDERG HEREON. ALL UTILITY COMPANIES SHOULD BE DESIGN OR CONSTRUCTION.	ED MARKINGS PROVIDED BY THE UTILITY APPROXIMATE ONLY. THE PROPERTY ROUND UTILITIES WHICH ARE NOT SHOWN		
4.	NORTH ARROW AND BEARINGS SHOWN HEREC ADJUSTED 2011. USING GLOBAL POSITIONAL S OBSERVATIONS ON 6-21-2021 USING THE TRIMI HORIZONTAL GROUND MEASUREMENTS EXPRE	YSTEM (GPS) AND OBTAINED BY RTK BLE VRS SYSTEM. ALL DISTANCES ARE		
5.	THE FIELD DATA UPON WHICH THIS PLAT IS BA FOOT IN 53,242 FEET AND AN ANGULAR ERROR WAS ADJUSTED USING THE COMPASS/BOWDIT	OF 09 SECONDS PER ANGLE POINT AND		
6.	THIS PLAT HAS BEEN CALCULATED FOR CLOSU ONE FOOT IN 263,834 FEET.			$\leq$
7.	EQUIPMENT USED FOR MEASUREMENT: ANGULAR: TRIMBLE S6 ROB	OTIC TOTAL STATION		
	LINEAR: TRIMBLE S6 ROBOT GPS: TRIMBLE R10 GPS REC	IC TOTAL STATION		
8.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVENTITY NAMED HEREON. THIS PLAT DOES NOT PERSONS OR ENTITY WITHOUT EXPRESS WRIT	EXTEND TO ANY UNNAMED PERSON,		
9.	NAMING SAID PERSON, PERSONS, OR ENTITY. STATE, COUNTY, & LOCAL BUFFERS AND SETB			
10.	PROPERTY THAT ARE NOT SHOWN HEREON.			
10.	88), SITE BENCHMARKS ARE SHOWN HEREON.			
	LICENSED SURVEYOR.			
	THERE WAS NO OBSERVABLE EVIDENCE OF HU SUBJECT PROPERTY AT THE TIME OF THE FIEL	D SURVEY.		
13.	ATWELL LLC DOES NOT GUARANTEE THE EXIS	ON THE SUBJECT PROPERTY.		
13.	AT THE TIME OF FIELD SURVEY THERE WAS NO MOVING WORK, BUILDING CONSTRUCTION, BUI RIGHT-OF-WAY LINES, STREET OR SIDEWALK C	LDING ADDITIONS, CHANGES OF		
		FIP CHAIN LINK F		5
_		5" OTP X ×946.48 <b>P.O.B.</b>		5
		SEE INSET FOR -/ S P.O.C. TIE I 00°39'33" W		2
_		320.30'		1
		00°39'33" W 0 47.00' 0	3	
		*38'01" E 300.56'	3	
	N 46*42'22	4" E	5	
	N 62°24'00" E	2.00'	8	
	N 46°42'24 N 62°24'00" E 50.00' N 11°27'20" E	Ne		N/F FONE COMMUNITY
	S 78'32'40"			.l.D. 18 071 02 0 D.B. 8351, PG 5
	U.S HIC:			
	U.S. HIGHWAY NO. 78 (MEMORIAL DRIVE) (150' - PUBLIC R/W)		5	
			3	
	P.O.C. INS	<u>SET</u>	2	
	30' 0 1	5' 30'	6	
	<u>BAR_SCALE</u> 1" = 30'		5	
		SSMH- RIM=948.30 I.E. IN=932.00	S	
		I.E. OUT=931.92		





## THE SHOALS

LAND USE AMENDMENT APPLICATION

# **LEGAL DESCRIPTION**

Creating sustainable communities that enhance lives.

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</u> <u>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.



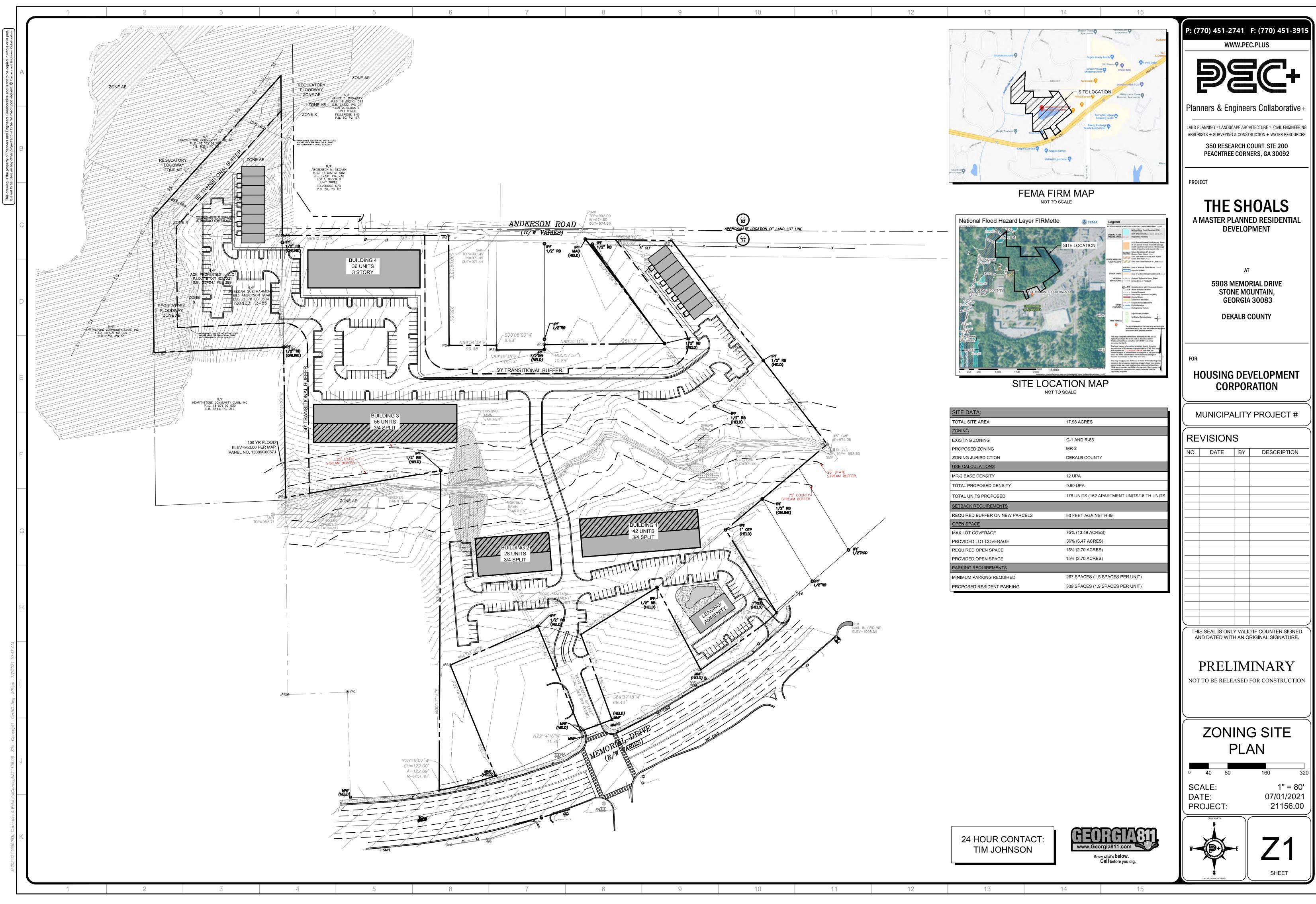
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## THE SHOALS

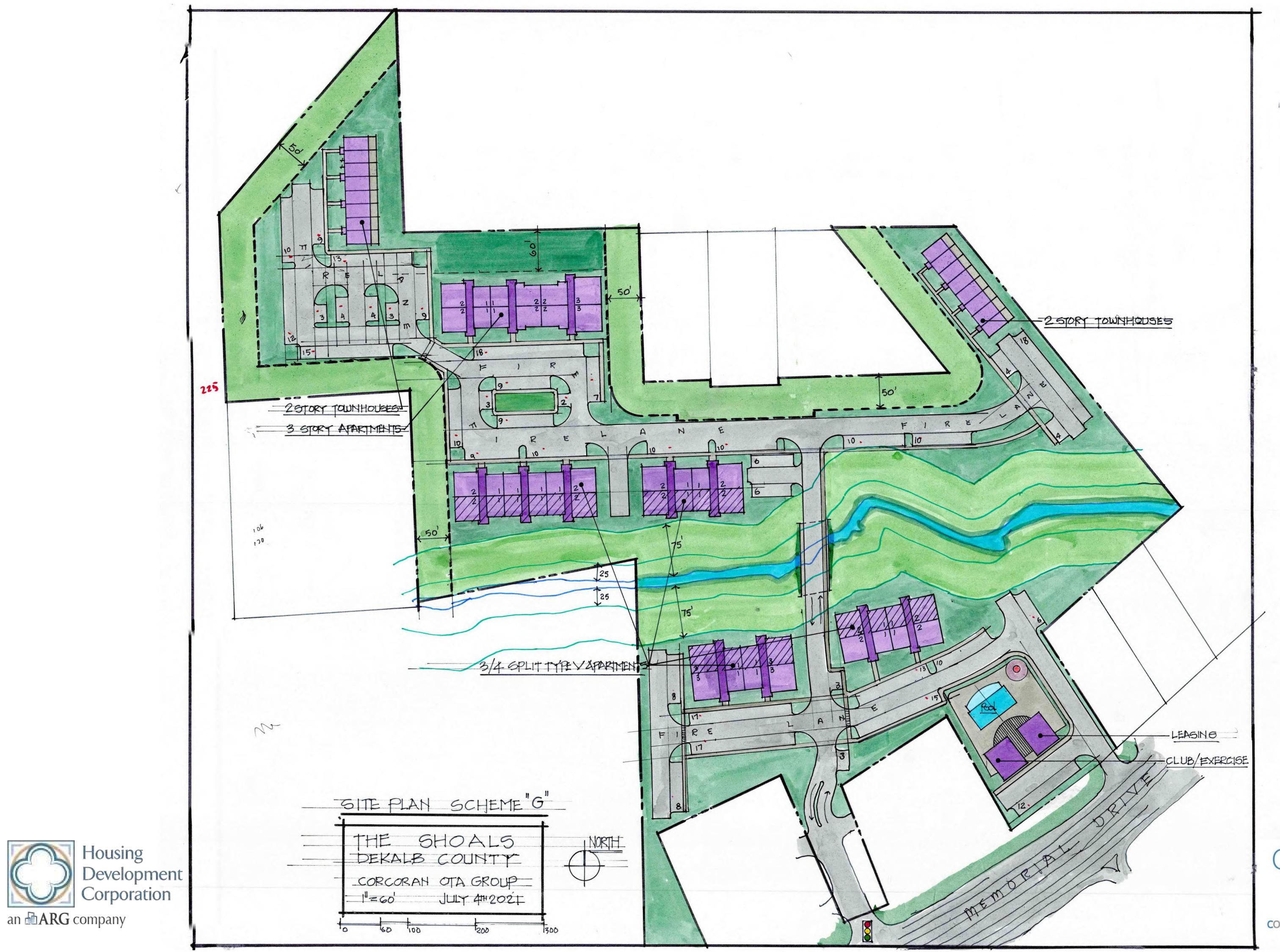
### LAND USE AMENDMENT APPLICATION

# SITE PLAN

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6	7	8	9	10	11	12



# corcoran ota

CO Architecture | Planning | Design

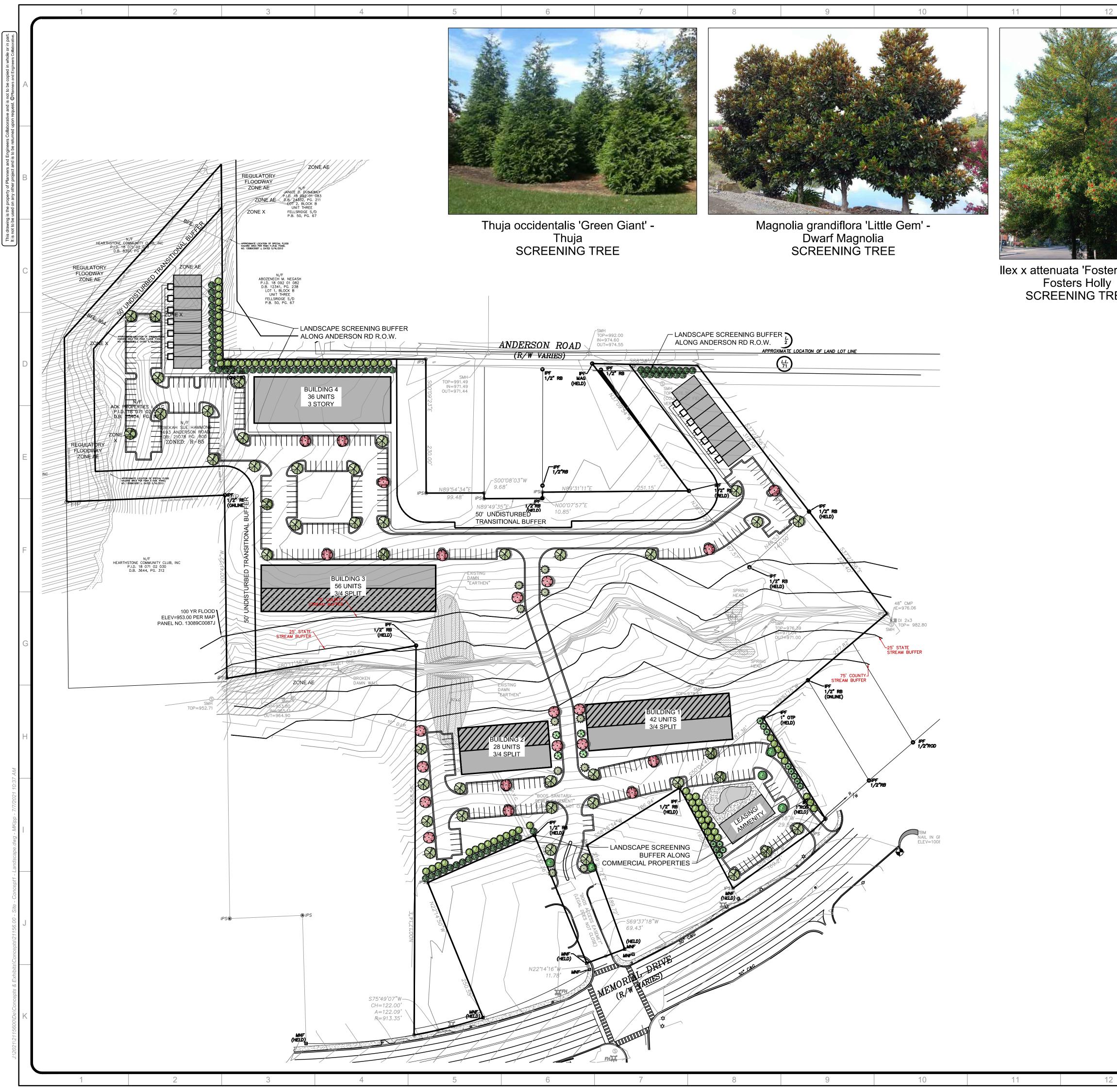


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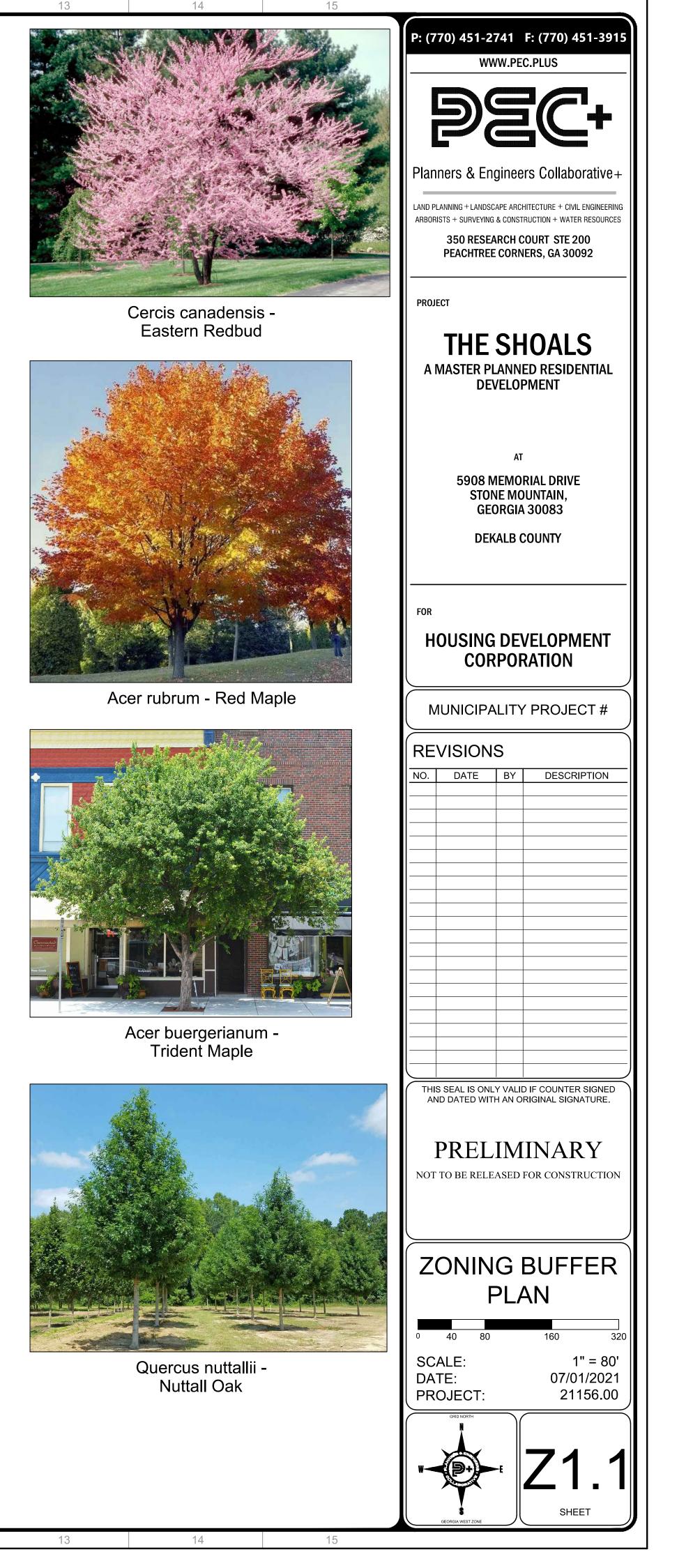
### LAND USE AMENDMENT APPLICATION

# LANDSCAPING PLAN

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llex x attenuata 'Foster No 2' -Fosters Holly SCREENING TREE





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## THE SHOALS

### LAND USE AMENDMENT APPLICATION

# RENDERINGS

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I

Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer	DEPARTME	
Michael Thurmond		

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director Andrew A. Baker, AICP

PRE-APPLICATION FORM
<b>REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE</b>
(Required prior to filing application: signed copy of this form must be submitted at filing)
Applicant Name: Latrice Haile Phone: 470-440- Email: Latrice haile thehdc.
Property Address: Muniorial & Go. Hairson 5908 Memorial org
Tax Parcel ID: 18.071-02-005 Comm. District(s): 45.6 Acreage: 17±
Existing Use: undercloped 032', 031, 008 Proposed Use Multifaucily, Townhome
Supplemental Regs: Overlay District: DRI: DRI:
Rezoning: Yes No
Existing Zoning: C-1 : R-85 Proposed Zoning: MR-2 Square Footage/Number of Units: 232
Rezoning Request: For 232 apts. complexes some townhomes
Land Use Plan Amendment: Yes ⊁ No
Existing Land Use: Consistent Inconsistent
Special Land Use Permit: Yes No 🔀 Article Number(s) 27
Special Land Use Request(s)
And with the private of a contraction of the standard
Major Modification: No
Existing Case Number(s):
Condition(s) to be modified:
Poul i stream shown on arap.
- + china + china + think + a think -



#### **DEPARTMENT OF PLANNING & SUSTAINABILITY**

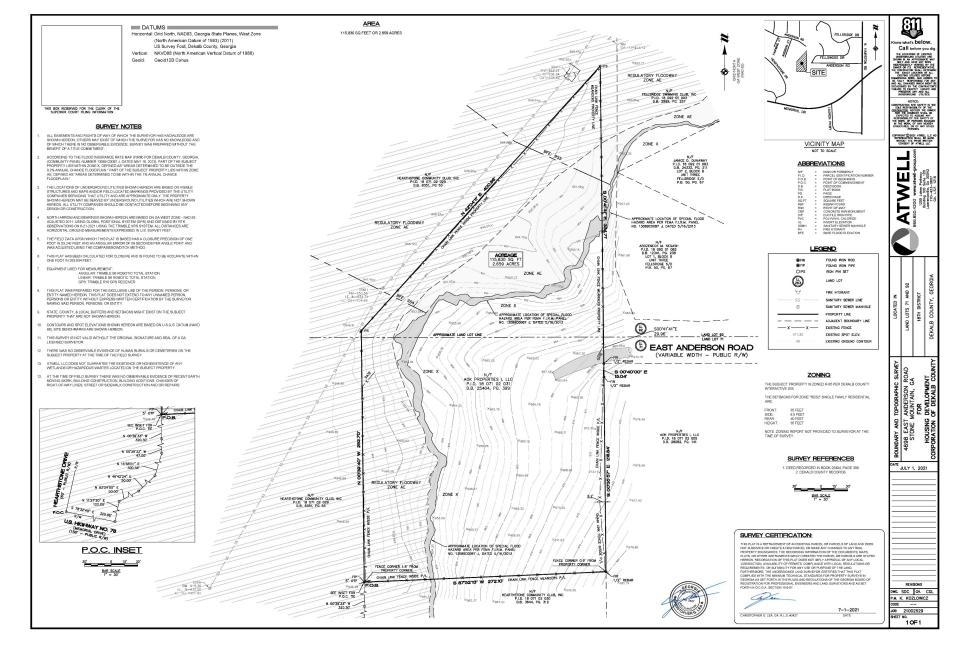
WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION
Pre-submittal Community Meeting: Review Calendar Dates: PC: // BOC: //
Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
Zoning Conditions: Community Council Meeting: Public Notice, Signs:
Tree Survey, Conservation: Land Disturbance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

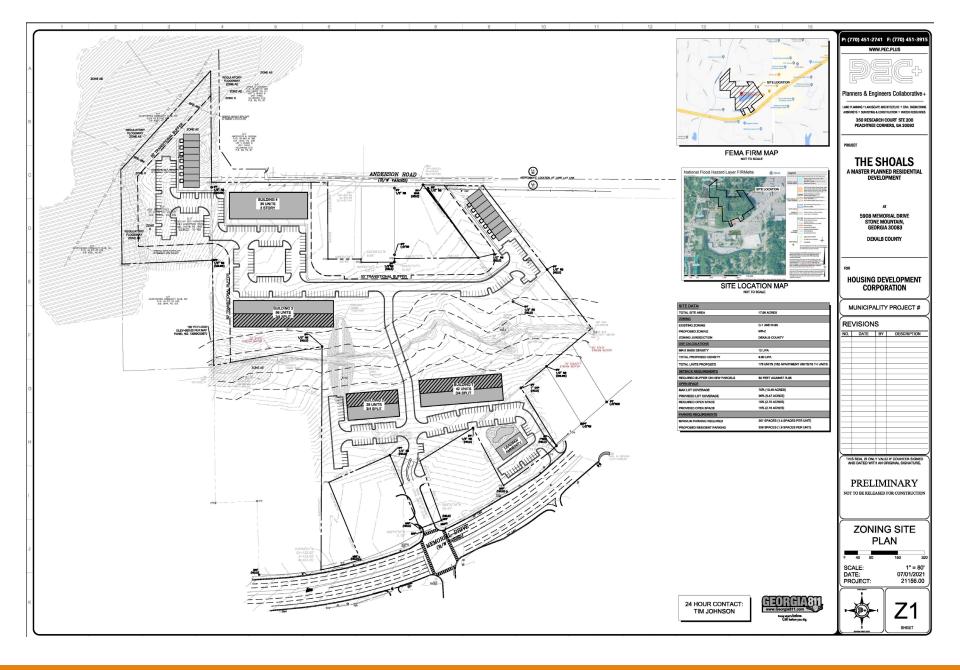
Indeably be necessary to prevent parling along entrance Enterprise Zone & Opportunity Zone, this drivena Comments: Gate will this drive N M tor to mor · the to Anders Planner: man Date

**Filing Fees** 

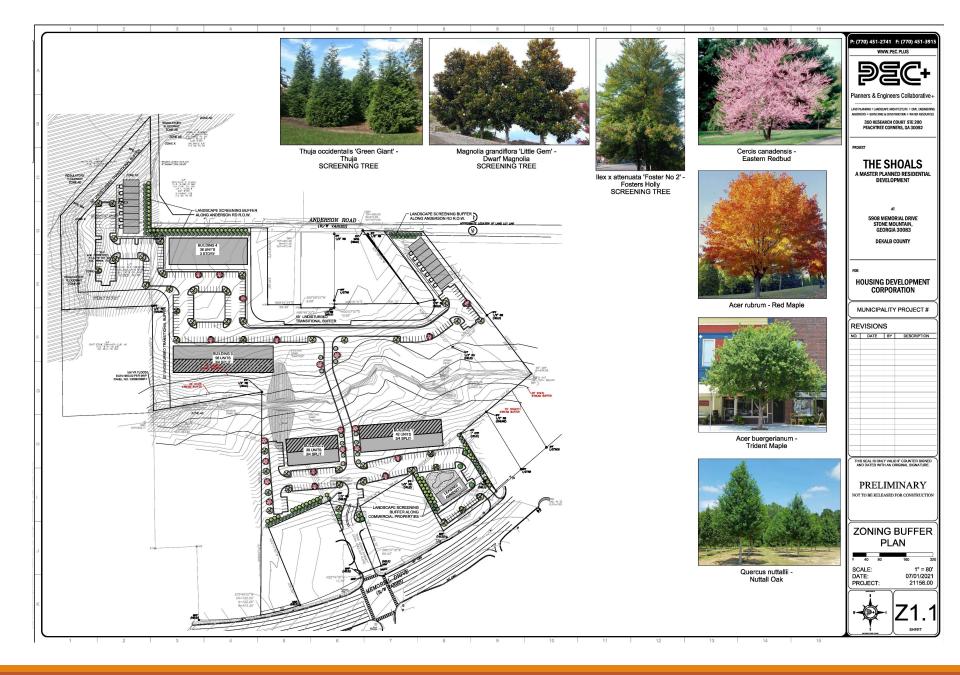
REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 OI, OD, OIT, NS, C1, C2, M, M2	\$500.00 \$750.00 \$750.00
LAND USE MA	AP AMENDMENT	\$500.00
SPECIAL LAN	D USE PERMIT	\$400.00

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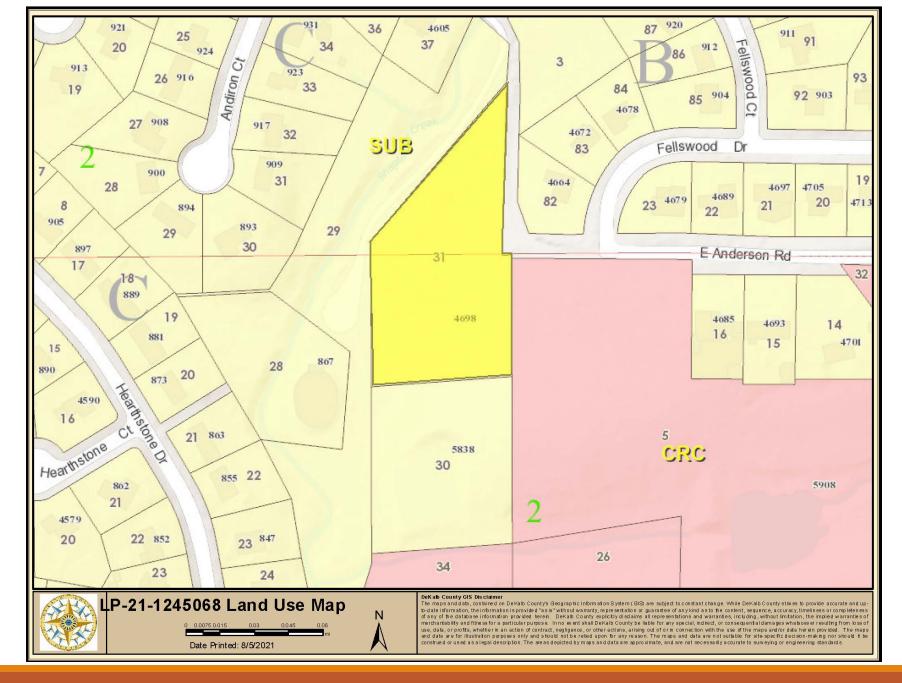


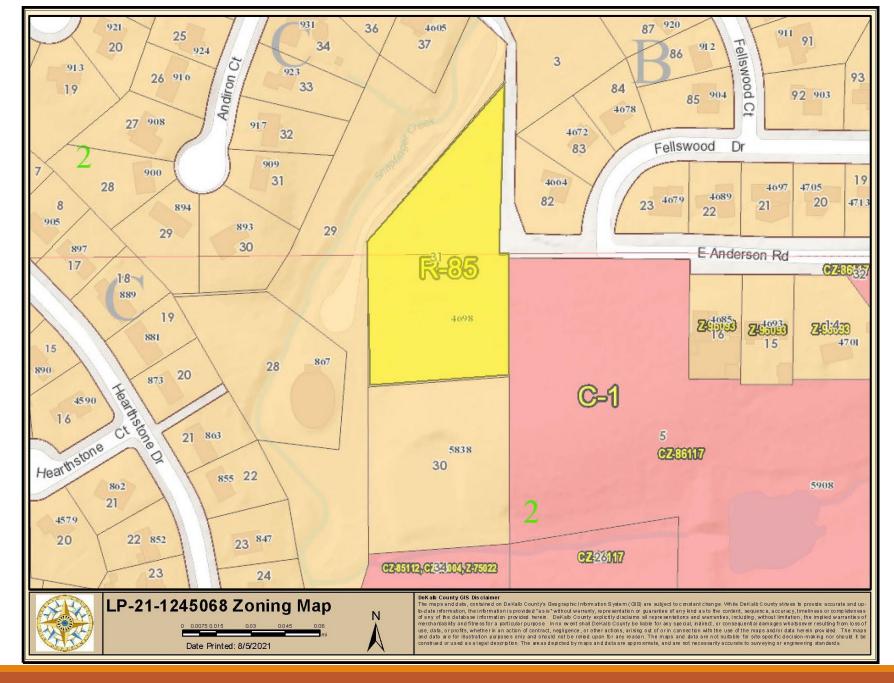


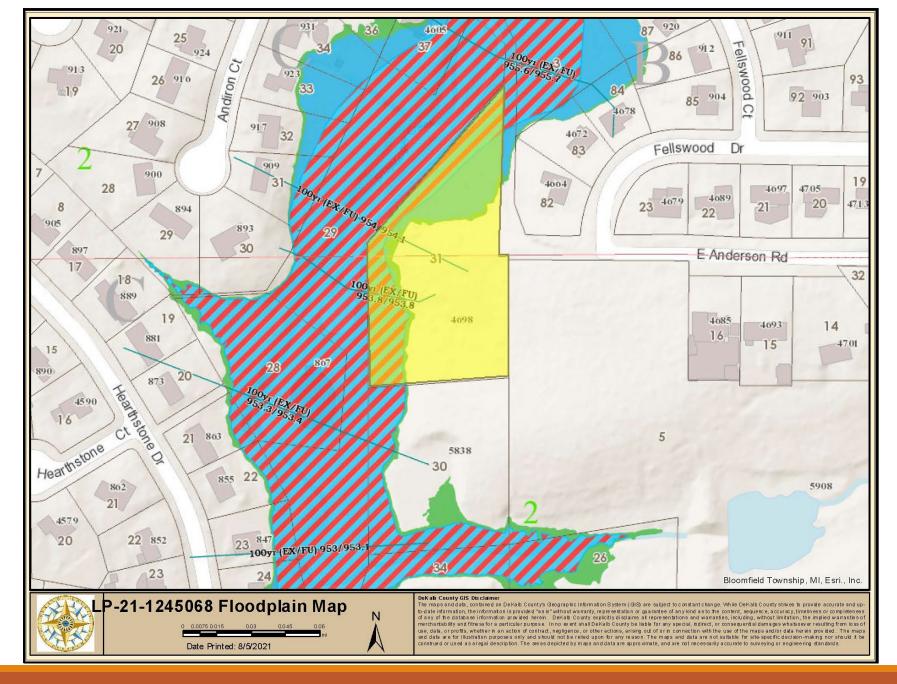


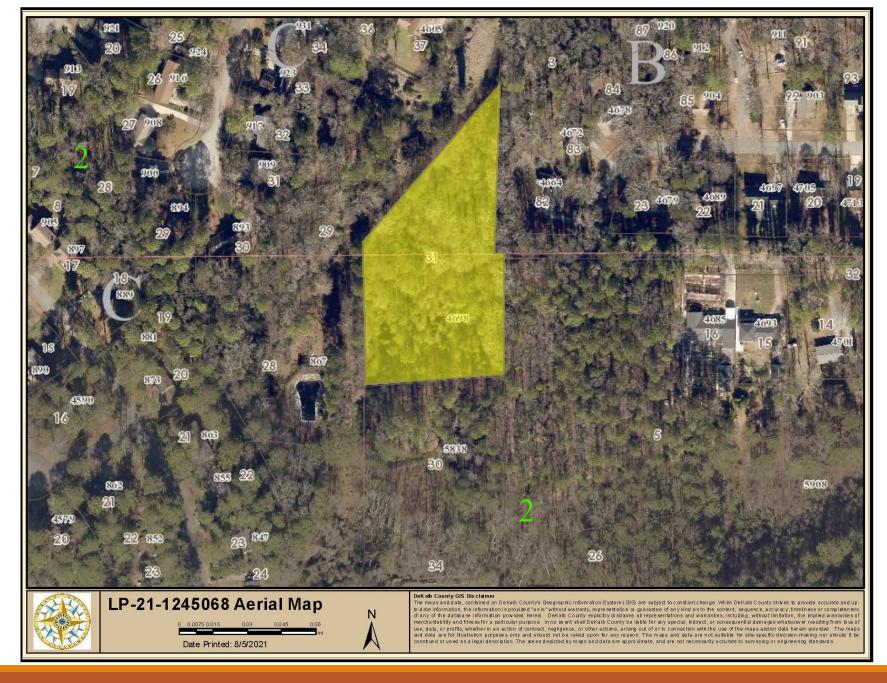












N.8 LP-21-1245127