DeKalb County
GEORGIA

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

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

Date Received: _____ Application No: _____

Applicant Name: Amy Swick, Inhance Construction Company, LLC

Applicant E-Mail Address: amy@inhancedev.com

Applicant Mailing Address: 6430 Scott Valley Road, Atlanta, GA 30328

Applicant Daytime Phone: 404-323-5101 Fax: _____

Owner Name: Bayless Properties and Scott Wayne Jacobson

If more than one owner, attach list of owners.

Owner Mailing Address: 1493 and 1501 LaVista Road

Owner Daytime Phone: 678-938-4854/ 404-964-3412

Address of Subject Property: 1493/1501 LaVista Road

Parcel ID#: 18 108 07 001, 18 109 03 017

Acreage: 0.606+ 0.707 = 1.313 Commission District: 2 & 6

Present Zoning District(s): OI

Proposed Zoning District: MR-2

Present Land Use Designation: SUB/NC

Proposed Land Use Designation (if applicable): NC

Dunlavy
Law Group, LLC

Linda I. Dunlavy
1026 B Atlanta Avenue, Decatur, Georgia 30030
Tel: 404-371-4101 FAX: 404-371-8901
ldunlavy@dunlavylawgroup.com www.dunlavylawgroup.com

December 21, 2021

Via Hand Delivery

Mr. Brandon White
DeKalb County Planning & Zoning Manager
330 West Ponce de Leon Avenue
Decatur, GA 30030

RE: Rezoning Application

Dear Mr. White:

Please find enclosed an application to rezone the properties located at 1493 and 1501 Lavista Road from OI to MR-2. Both properties are currently used as offices, 1493 as a real estate office and 1501 as an accounting office. My client proposes to develop an MR-2 townhome community comprised of 20 units. Eight units will be 16' wide and twelve will be 20' wide. Units will have either 2-car garages or a 1-car garage with second parking pad behind garage or parallel space along drive aisle for a second car space. Unit sizes will range from 1900 – 2300 square feet per unit. Units will be 3 stories. A 6-foot-high privacy fence will wrap around the rear of the Subject Property where it abuts residentially zoned properties. My client proposes a 20-foot-transitional buffer with heavy plantings interior to the fence in lieu of the 50-foot required transitional buffer. We understand that variances from the ZBA will be necessary should this application and the companion land use amendment application be approved.

Please contact me if you have any questions or concerns regarding the enclosed application.

Sincerely,

DUNLAVY LAW GROUP, LLC

Linda I. Dunlavy
Attorney for Inhance Construction
Company, LLC

Enclosure

DeKalb County
GEORGIA

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

REZONE APPLICATION AUTHORIZATION

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

DATE: 12/15/2021

CHECK TYPE OF APPLICATION:

( ) LAND USE PLAN

(X) REZONE

( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Bayless Properties LLC, 1493 Lavista Road, Atlanta 30324

(Name of owner(s))

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

Inhance Development Group LLC

(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

SAKELIA SMITH
MY COMMISSION EXPIRES
JUNE 20 2025
DEKALB COUNTY, GA
NOTARY PUBLIC

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DeKalb County
GEORGIA

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

REZONE APPLICATION AUTHORIZATION

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

DATE: 12/10/21

CHECK TYPE OF APPLICATION:

( ) LAND USE PLAN

(X) REZONE

( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE) Scott Wayne Jacobson, 1501 Lavista Road, Atlanta 30329

(Name of owner(s))

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

Inhance Development Group LLC

(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

Eleanor Jacobson
Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

ELEANOR JACOBSON
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 13, 2023

DeKalb County
GEORGIA

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: Inhance Construction Company Phone: 404-323-5101 Email: amy@inhancedev.com

Property Address: 1493 and 1501 LaVista Road

Tax Parcel ID: 18-108-07-001/18-109-03-017 Comm. District(s): 2 & 6 Acreage: 1.31

Existing Use: Professional offices Proposed Use Townhomes

Supplemental Regs: _____ Overlay District: No DRI: No

Rezoning: Yes x No _____

Existing Zoning: R-75 and O-I Proposed Zoning: MR-2 Square Footage/Number of Units: _____

Rezoning Request: Request to rezone both parcels in order to develop an MR-2 townhome community comprised of 20 units.

Land Use Plan Amendment: Yes x No ____

Existing Land Use: SUB Proposed Land Use: NC Consistent yes Inconsistent _____

Special Land Use Permit: Yes____ No x Article Number(s) 27-_____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

DeKalb County
GEORGIA

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

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____

Letter of Intent: _____Impact Analysis: _____ Owner Authorization(s):_____ Campaign Disclosure: _____

Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____

Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____

Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____

Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips:_____ Buffers:_____

Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening: _____ Streetscapes: _____ Sidewalks: _____Fencing/Walls:_____ Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____

Façade Design: _____ Garages: _____ Pedestrian Plan:_____ Perimeter Landscape Strip: _____

Possible Variances: _____

_____

_____

Comments:

_____

_____

_____

Planner:_Dustin Jackson_____Date_7/19/21_____

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

IMPACT ANALYSIS

And

Other Material Required by
DeKalb County Zoning Ordinance

For

The Rezoning Application from OI to MR-2

Of

Inhance Construction Company, LLC.

For

+/- 1.313 acres of Land
Located in
Land Lots 108 & 109, 18th District, DeKalb County
1493 & 1501
Lavista Road

Submitted for Applicant by:

Linda I. Dunlavy
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, Georgia 30030
(404) 371-4101 Phone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com

I. INTRODUCTION

This Application seeks to downzone two parcels of property zoned OI to MR-2 for the development of a townhome community. The two parcels are located at 1493 and 1501 Lavista Road ("Subject Property") and together comprise approximately 1.313 acres. 1493 LaVista is within an area designated for SUB land uses and 1501 Lavista is in an NC land use area. The Applicant has filed a companion land use amendment application for 1493 Lavista seeking an NC designation so that the two parcels will be within the same land use classification.

A. SUBJECT PROPERTY

The Subject Property is on the south side of Lavista Road immediately to the east of its intersection with Shepherds Lane and to the west of its intersection with Briarcliff Road in the Central West Planning Area of unincorporated DeKalb County. The Briarcliff intersection with LaVista is designated as a large Neighborhood Center on the Future Land Use Map. To the immediate north of the Subject Property across Lavista Road from the Subject Property is the City of Brookhaven municipal line and older single-family homes on large lots within a residential subdivision zoned RS-85 and known as Lavista Park. To the east are the Sloane Square Apartments, a multi-family development comprised of 197 units at an approximate density of 29 units per acre. It is zoned OI with conditions. To the immediate west at 1489 Lavista is a psychiatrists' office, zoned O-I since prior to 1990. To the south and further west is the Woodland Hills subdivision, an older low density (R-75) single-family residential subdivision. Currently, the Subject Property is comprised of two parcels totaling approximately 1.313 acres in

area.

1493 Lavista was rezoned in 1981 to OI (Z-81069) with conditions. Since that rezoning, it has been used for professional offices in the older home on site. The 1493 rezoning was conditioned on limiting all uses on site to business and professional offices and those businesses must be conducted in the existing home. See 1981 zoning documents included with this application. 1493 is currently used as a real estate office in a structure that was originally residential and adapted for office use. The home on site was built in 1951, is comprised of approximately 1684 square feet and is nearing the end of its reasonable life. 1501 Lavista, similarly, is being used as an accounting office and has been for close to 30 years. It was built in 1958 and is approximately 1658 square feet and nearing the end of its reasonable life. See tax records filed contemporaneously with the application materials.

While the adaptive reuses of the Subject Property have continued for over 30 years, the immediate area around the Subject Property has undergone major redevelopment. For example, 1587 Lavista Road and 2108 Briarcliff Road were used until 2016 for a cell tower and a parking lot. In 2016, this 2.57 acres was rezoned to allow for construction of a three story 36-unit townhome community at a density of 14 units per acre. Sloane Square Apartments at 1555 Lavista Road was developed as a 197-unit apartment complex on 6.4 acres in 1990 and several parcels on Briarcliff Road, Lavista Road, and Linden Court were redeveloped for multi-family uses between 1986 and 2015. All of these were zoned MR-2 and several are adjacent to single-family residential areas. Additionally, there are a number of developments on Lavista Road, Woodland Avenue, and Briarcliff Road that were zoned MR-2 in 2015 with the adoption of DeKalb's new

zoning ordinance. See Table titled "Properties with MR2 Zoning in DeKalb County – near 1493/1501 Lavista Road" included with these application materials.

B. APPLICANT'S PROPOSAL

The Applicant proposes to consolidate 1493 Lavista and 1501 Lavista and redevelop the consolidated parcels for a 20-unit townhome community. This will result in a density of 15.23 units per acre. [1]The development will be accessed via two curb cuts; one way in on what is now 1493 Lavista and one way out on what is now 1501. Units will be arranged around an interior courtyard/greenspace. To provide for diversity of appearance and to provide different priced units, the units will be of varying widths-16- and 20-foot models will be offered. Eight units will be 16' wide and twelve will be 20' wide. All units will be Earthcraft certified. Each unit will have parking for two cars and additional guest surface parking spaces will be provided on the east and interior to the Subject Property. Units will have either 2-car garages or a 1-car garage with second parking pad behind garage or parallel space along drive aisle for a second car space. Unit sizes will range from 1900-2300 square feet per unit. Units will be 3 stories. A 6-foot-high privacy fence will wrap around the rear of the Subject Property where it abuts residentially zoned properties, and the Applicant proposes a 20-foot transitional buffer with heavy plantings interior to this fence in lieu of the 50-foot required transitional buffer. [2] The townhomes will be contemporary in design and have fiber cement panels of several types, sloped or flat roofs, and metal railings. See Elevations and Materials

---

[1] A 50% density bonus per § 27-2.12, Table 2.6 for the sustainability element – Earthcraft homes.

[2] The applicant recognizes that it will need to secure a variance from the Zoning Board of Appeals for this proposed variance and for the 16' wide units. The reason for the transitional buffer reduction is the hardship presented by the shape of the property. Approximately 1/3 of the Subject Property would be undevelopable without the reduction. The reason for the unit width variance is to provide more variety in facades and to allow for more greenspace internal to the site.

Narrative included. The Applicant will design and codevelop the townhome community with Urban Eco Group.

The Applicant submits along with these application materials a tree survey showing all overstory trees 18 inches DBH or greater and all understory trees 10" DBH or more. Because the Subject Property was substantially cleared many years ago, most trees are in the rear or side yards of the two lots. See tree survey included. 67 trees were tagged on site and only 4 were found to be in good condition. See Arborguard Report included with materials. Applicant will comply with all requirements of the tree ordinance and make all reasonable efforts to preserve trees where reasonably possible, especially any trees within the proposed transitional buffer in the southeast corner of the Subject Property. Any trees requiring removal will be entered into the Applicant's sustainable woods program. Some of these trees will be processed and kiln dried and used as building materials for the project. Some of the kiln dried material will be sold as furniture and building materials for other projects through a company called Eutree, with which the Applicant is partnered. For more information on Eutree, see https://www.eutree.com.

Applicant conducted a pre-submittal community meeting on December 15, 2021, via Zoom. Notices of this meeting were emailed to adjacent owners and presidents of adjacent neighborhood associations on December 8, 2021. A number of flyers were hand delivered in advance to mailboxes of nearby residents on December 10, 2021. Individual meetings via phone and/or Zoom were held in advance of the community meeting with five adjacent property owners. Eight community members attended the Zoom meeting and provided feedback. A link to the video recording of this meeting is contained in the

application materials. The feedback from the community was generally positive. Prior to the community meeting, the Applicant also reached out to the presidents of the Woodland Hills and Lavista Park HOAs and had extensive conversations concerning its plans. The Applicant intends to conduct an additional community meeting in mid-January, to further engage the community and work through any concerns it may have as the applications proceed through the zoning process.

II. CRITERIA TO BE APPLIED TO ZONING MAP AMENDMENTS

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

In its companion land use map amendment application, the Applicant seeks to change the land use designation of 1493 Lavista Road which is currently SUB (suburban) to NC (neighborhood center) to be consistent with the current land use designation for 1501 Lavista Road and all other parcels to the east on the southside of Lavista Road to Briarcliff Road. A Neighborhood Center designation allows up to 24 units per acre (with certain density bonuses) with primary residential uses envisioned as townhomes, condominiums, and apartments. The proposed MR-2 zoning is a permitted zoning in the NC land use but not the SUB land use, which only would allow up to 8 units per acre. The proposed rezoning and land use change are in conformity with several land use policies found in the 2035 Comprehensive Plan. For example, the proposed townhome community would help protect the existing neighborhoods from incompatible land uses by providing a reasonable transition in density between the Briarcliff Neighborhood Center at the intersection of Lavista and Briarcliff and the single-family low density residential community of Woodland Hills to the west and south. The increased density of

the residential townhome development proposed will support urban life-style mixes within the NC Character Area. Location of the proposed medium density residential townhomes will reduce automobile dependency and travel to obtain basic services for its residents. The proposed development is on a MARTA bus route (#30). At 3-stories in height, the proposed townhomes are sensitive to the building height and density of adjacent single-family residential uses. While seeking a variance to the transitional buffer in the southwest corner of the Subject Property, the Applicant will provide an enhanced buffer to protect the single-family homes adjacent to that area. There are currently no sidewalks along the Subject Property's frontage. The development incorporates sidewalks and walkways to encourage a pedestrian-friendly environment. See pages 58- 59; 67- 70. of the Comprehensive Plan text.

The Georgia Conservancy conducted a study to "create a blueprint for quality growth" for the Lindbergh Lavista Corridor straddling unincorporated DeKalb County and the City of Atlanta, in which is included the Subject Property. See Relevant Maps included herein. The Blueprints Lindbergh Lavista Corridor Study of 2008 notes, among other things, that "while the mix of uses at nodes varies widely, successful nodes and neighborhood centers tend to offer a base including a mix of land uses, a density and mix of housing options, pedestrian friendly environments, and a range of transportation options. A mix of these aspects, combined in a dense, walkable, well-connected environment are what allow centers and nodes to become vibrant focal points of the community as well as points where investments in infrastructure can be maximized to a higher benefit than with less concentrated development. Concentrating future residential density at nodes allows for these infrastructure investments to be maximized while also

helping to protect existing neighborhoods. " p.37. The creation of a medium density townhome community within a Neighborhood Center Character Area promotes this vibrancy and protection of existing neighborhoods while providing a housing option to the single-family detached offerings in the immediate vicinity. Such a development also contributes to the consumer base needed to sustain the commercial development envisioned for the Briarcliff Lavista Neighborhood Center and may assist in providing housing options in what has become known as the "missing middle" –providing solutions to address the mismatch between available housing stock and shifting demographics.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Given the current as-built environment, the Applicant's proposal is clearly suitable in view of the use and development of adjacent and nearby properties. Immediately to the east of the Subject Property are the Sloane Square Apartments at 29 upa. Further to the east is the relatively new Row Townhomes at 1587 Lavista and 14 upa and the Peachtree Baptist Church at the intersection of Briarcliff Road and Lavista. A transition down from density at Sloane Square Apartments from 29 upa to less than 16 upa is suitable and compatible with adjacent and nearby properties. Such a transition is preferable to the neighborhood than OI uses that could theoretically go up to 5 stories. Finally, there are other MR-2 zonings in the immediate vicinity with which this proposal is compatible. The synergy created between 20 new townhomes flanked by apartments and professional offices will promote a sense of community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The Subject Property has been on the market with two different brokerage groups over the course of the past year with little or no interest as zoned. This may very well be because there are other adaptive reuse type of properties on the market and several vacant properties in the immediate vicinity. See photos of vacant hair salon at 1620 Lavista and vacant office suites for lease at 1610 Lavista. The Covid pandemic may have also contributed to a poor office market. The only prospective purchaser who put the property under contract for a day care use did not close as anticipated. Otherwise, all interest has been contingent upon rezoning. The conditions of zoning imposed pursuant to Z-81069 also have significant negative impact on the marketability of the Subject Property. The strict zoning condition on 1493 Lavista requiring that the aging (60-yearold plus) residence be maintained makes the Subject Property unmarketable as is. This coupled with the small size of these lots and the flat demand for adaptive office uses, Applicant submits, render the Subject Property without a reasonable economic use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed rezoning will not adversely affect adjacent or nearby property. It is significantly less dense than the Sloan Square Apartments and the sensitive design elements (i.e., inward facing units surrounding a greenspace/courtyard, a 6-foot privacy fence adjacent to residential properties, and densely planted transitional buffer)

incorporated into the proposed site plan will assure protection and privacy for adjacent and nearby residential properties. The proposed development will be aesthetically pleasing and have a positive impact on adjacent and nearby property.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The Lavista-Lindbergh Corridor has experienced significant development and change over the course of the past 10 years, moving rapidly from an area epitomized by suburban type development to a changing urban mixed-use environment. The large amount of traffic along Lavista Road, much of it through traffic, along with the changing conditions subjects the Subject Property to development pressures and makes it an unlikely candidate for sustainable adaptive reuse office uses for which it is currently zoned. Property owners are incentivized in this climate to transition their land and uses to higher and better uses. See Blueprints comment on this in 2008, p. 43.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

Soapstone Ridge Historical District is southeast of the Subject Property, however, there are no known historic buildings, sites, or archaeological resources on or near the Subject Property.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The Subject Property is located fronting on a designated state route—Lavista Road (SR236)—a two-way, two-lane minor arterial that carries a high volume of traffic

(between 20-28,000 per day) and serves cross jurisdictional traffic. It is on the Route 30 MARTA bus line, with bus stops at Bernadette Lane, approximately 100 feet from the Subject Property. While the DeKalb County Comprehensive Transportation Plan of 2014 noted a 5-25% decrease in AADT numbers between Briarcliff Road and the County line to the west, the intersection at Briarcliff Road and Lavista shows up as an area of concern for vehicle congestion. 20 townhome units will likely generate the same number of trips as the existing professional offices uses.

It was recognized in The Blueprints Lindbergh Lavista Corridor Study of 2008 when it noted that "there is a correlation between providing housing and employment in the study area. Vehicular traffic could be decreased as more people who live in the area also work in the area." p. 16. Moreover, redevelopment of the Subject Property would also result in the installation of sidewalks in front of these two lots, moving towards closing the gap in pedestrian access along this stretch of Lavista Road.

The Subject Property is within the Briar Vista Elementary School, the Druid Hills Middle School, and the Druid Hills Highschool zones. All these schools are currently under capacity and have plenty of room to absorb any students generated by the proposed townhome development. See numbers in chart provided. It is estimated that a maximum of one student per school would be added to each of the listed schools by the townhome development. There will be public sewer and water available for the Subject Property. As such, no excessive or burdensome use of existing streets, transportation facilities, utilities or schools will be created by the proposed rezoning.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The proposed townhome community will not have adverse impacts on the environment. The land comprising the Subject Property does not contain environmentally sensitive features such as streams, wetlands, steep slopes, or floodplain. Greenspace for residents will be provided by way of an interior grassed courtyard and every effort will be made to preserve mature trees in good condition. The transitional buffer will be heavily vegetated and be an improvement over the current tree population which is largely in poor condition. Further, all new construction will be in accordance with the green building standards required for Earthcraft certification.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification, to the extent that it prohibits the use proposed, constitutes an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because it bears no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harms the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the

Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the Commissioners' failure to approve the requested zoning map amendment would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the zoning amendment at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of County and community so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 22nd day of December, 2021.

Respectfully submitted,

Linda I. Dunlavy
Attorney for Applicant

ldunlavy@dunlavylawgroup.com
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, Georgia 30030
(404) 371-4101 Telephone
(404) 371-8901 Facsimile

Properties with MR2 Zoning in DeKalb County - near 1493 / 1501 Lavista Road											
Property Name/Entity	**Address**	**Zoning**	**Land Use**	**Ac**	**Units**	**Units/Ac**	**Yr Built**	**Gross SF**	**Net SF**	**Tax ID**	**Notes**
The Twelve Lavista	1261 Lavista Road	MR2	S	5.96	70	11.7	1966	98,653	89,636	18 108 02 104	Adjacent to R-75
	1236 Woodland Ave	MR2	S	0.88	16	18.2	N/A	N/A	N/A	18 108 16 001	Adjacent to R-75
Woodland Condos	1235 Woodland Ave	MR2	S	0.68	12	17.6	1965	N/A	N/A	18 108 15 001	Adjacent to R-75
Hampton Hall Apartments	2201 Briarcliff Road, 30329	MR2	NC	5.85	93	15.9	1968	101,591	88,039	18 109 05 056	Adjacent to R-85
	2190 Briarcliff Road	MR2	NC	2.66	38	14.3	1964	31,124	27,073	18 109 02 005	Adjacent to RSM and R-85
	2178 Briarcliff Road	MR2	NC	2.32	32	13.8	1962	28,023	27,780	18 109 02 004	
Linden Place THs	1286 Linden Ct, 30329	MR2	NC	1.53	26	17.0	2015	2,664	2,112	18 109 05 088	
Sloan Apartments	1555 Lavista Road, 30324	OI w/ cond	NC	6.40	197	30.8	1990	156,328	148,357	18 109 03 009	Next door to 1501
The Row Townhomes	1587 Lavista Road, 30324	MR2	NC	1.97	36	18.3				18 109 03 058	Unit count may be higher
The Atlantic	1921 Briarcliff Road, 30329	MR2	NC	15.77	214	13.6	1986	294,465	252,913	18 106 10 023	
Consodine Condominium	1618 Briarcliff Road	MR2	TN	2.81	44	15.7	N/A	N/A	N/A	18 057 11 001	Adjacent to R-75
	1691 Briarcliff Road	MR2	TC	2.01	24	11.9	N/A	N/A	N/A	18 057 14 025	
	1645 Briarcliff Road	MR2	TC	1.70	28	16.5	N/A	N/A	N/A	18 057 13 029	
	2075 Lavista Road	MR2	TC	24.90	338	13.6	1989	398,153	357,391	18 111 03 031	
Total / Average				**75.44**	**1,168**	**15.5**					

Note: Information based on DeKalb Tax Parcel Viewer GIS and DeKalb County Property tax information

CAMPAIGN DISCLOSURE-BAYLESS PROPERTIES

DeKalb County
GEORGIA

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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes_____ No_✓_*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

_____
Notary

_____ 12/17/2021
Signature of Applicant /Date

Check one: Owner_✓_ Agent_____

_____
Expiration Date/ Seal

*Notary seal not needed if answer is "no".

CAMPAIGN DISCLOSURE-AMY SWICK FOR INHANCE CONSTRUCTION COMPANY, LLC

DeKalb County
GEORGIA

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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes_____ No_X_*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

12/17/21

Notary

Signature of Applicant /Date

Check one: Owner_____ Agent_X__

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

CAMPAIGN DISCLOSURE-SCOTT JACOBSON

DeKalb County

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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes_____ No ✓ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

_____
Notary

12/17/21
Signature of Applicant /Date

Check one: Owner ✓ Agent_____

_____
Expiration Date/ Seal

*Notary seal not needed if answer is "no".

SURVEY

ALTA/NSPS SURVEY

4° 35'
Magnetic North
4° 35'
Declination
Grid North
GA West Zone
Reading Held

COMMITMENT NO. NCS-1090828-ATL - EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA, BEING LOT 2, BLOCK E, WOODLAND HILLS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 55, DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, 126.5 FEET SOUTHEASTERLY FOLLOWING THE CURVATURE OF LAVISTA ROAD FROM THE INTERSECTION OF THE SOUTHWEST SIDE OF LAVISTA ROAD AND THE NORTHEAST SIDE OF SHEPHERDS LANE, IF SAID STREETS WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTH ALONG THE EAST SIDE OF LOT 3, 247.6 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY 109.9 FEET TO AN IRON PIN; THENCE NORTH 223.8 FEET TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF LAVISTA ROAD 126.6 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1493 LAVISTA ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

COMMITMENT NO. NCS-1090368-ATL - EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 109, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHWESTERLY SIDE OF LAVISTA ROAD INTERSECTS THE WEST LINE OF LAND LOT 109, RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, 100 FEET TO A POINT; THENCE RUNNING SOUTHERLY 319 FEET TO A POINT ON THE SOUTH LINE OF SAID LAND LOT, RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LAND LOT LINE 90 FEET TO A POINT, BEING THE COMMON CORNERS OF LAND LOTS 106, 109 108 AND 109; RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF LAND LOT 109, 349.1 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 1501 LAVISTA ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

SPECIAL EXCEPTIONS (#1493 Lavista Road)
Schedule B-Section II

First American Title Insurance Company
File No. NCS-1090828-ATL
Commitment Date: October 4, 2021 at 8:00 A.M.

12. Right of Way Easement from Roy N. Poulk, Sr. to Georgia Power Company, dated November 17, 1970, filed for record December 14, 1970, and recorded in Deed Book 2599, Page 98, Dekalb County Georgia records.
13. Matters shown on plat recorded in Plat Book 18, Page 55, aforesaid records.

SPECIAL EXCEPTIONS (#1501 Lavista Road)
Schedule B-Section II

First American Title Insurance Company
File No. NCS-1090368-ATL
Commitment Date: September 29, 2021 at 8:00 A.M.

No special exceptions to plat.

SURVEY LEGAL DESCRIPTION (#1493 Lavista Road)

All that tract or parcel of land lying and being in Land Lot 108 of the 18th District, Dekalb County, Georgia, being Lot 2, Block E, Unit Two, Woodland Hills, as shown on Plat Book 18, Page 55, and being more particularly described as follows:

Commencing at the if extended intersection of the Southwest variable right of way of Lavista Road (70' right of way at this location) and the Eastern 60' right of way of Shepherds Lane, thence along said right of way of Lavista Road South 52 Degrees 47 Minutes 50 Seconds East a distance of 19.76 feet to a Point, thence continuing along said right of way with a curve turning to the left with an arc length of 94.38 feet, with a radius of 743.68 feet, with a chord bearing of South 54 Degrees 47 Minutes 50 Seconds East, with a chord length of 94.31 feet to a 1/2" Rebar Set at Grid North Georgia West Zone Coordinates: Northing:1387521.874 Easting:2244011.332 and the POINT OF BEGINNING, thence continuing along said right of way with a curve turning to the left with an arc length of 120.56 feet, with a radius of 743.68 feet, with a chord bearing of South 63 Degrees 04 Minutes 37 Seconds East, with a chord length of 120.43 feet to a 1" Rebar Found on the dividing line of Land Lots 108 and 109, thence leaving said dividing line and continuing along said right of way and along said dividing line South 00 Degrees 45 Minutes 26 Seconds East a distance of 253.81 feet to a 3/4" Crimp Top Pipe Found, thence leaving said dividing line North 66 Degrees 35 Minutes 29 Seconds West a distance of 109.18 feet to a 1/2" Rebar Found, thence North 02 Degrees 16 Minutes 40 Seconds West a distance of 265.15 feet to the POINT OF BEGINNING.

Having an area of 26,382 Sq. Ft., 0.606 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203166

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	743.68'	120.56'	120.43'	S 63°04'37" E	9°17'18"
C2	743.68'	100.29'	100.22'	S 71°35'05" E	7°43'37"

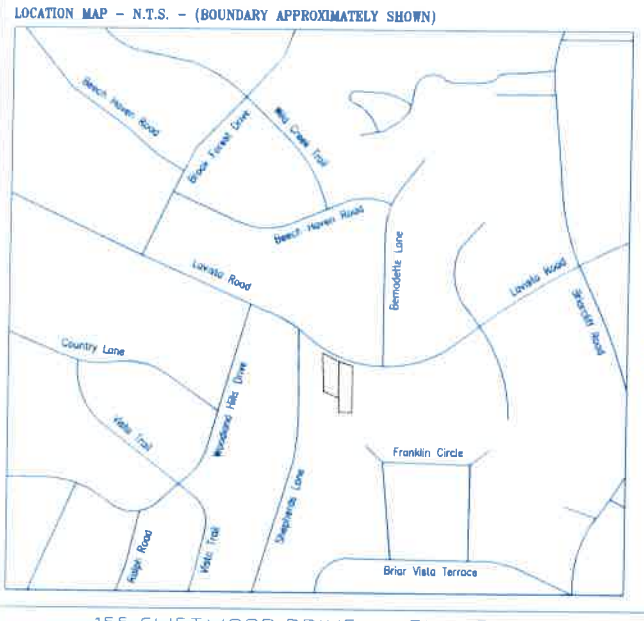
LEGAL DESCRIPTION NOTE

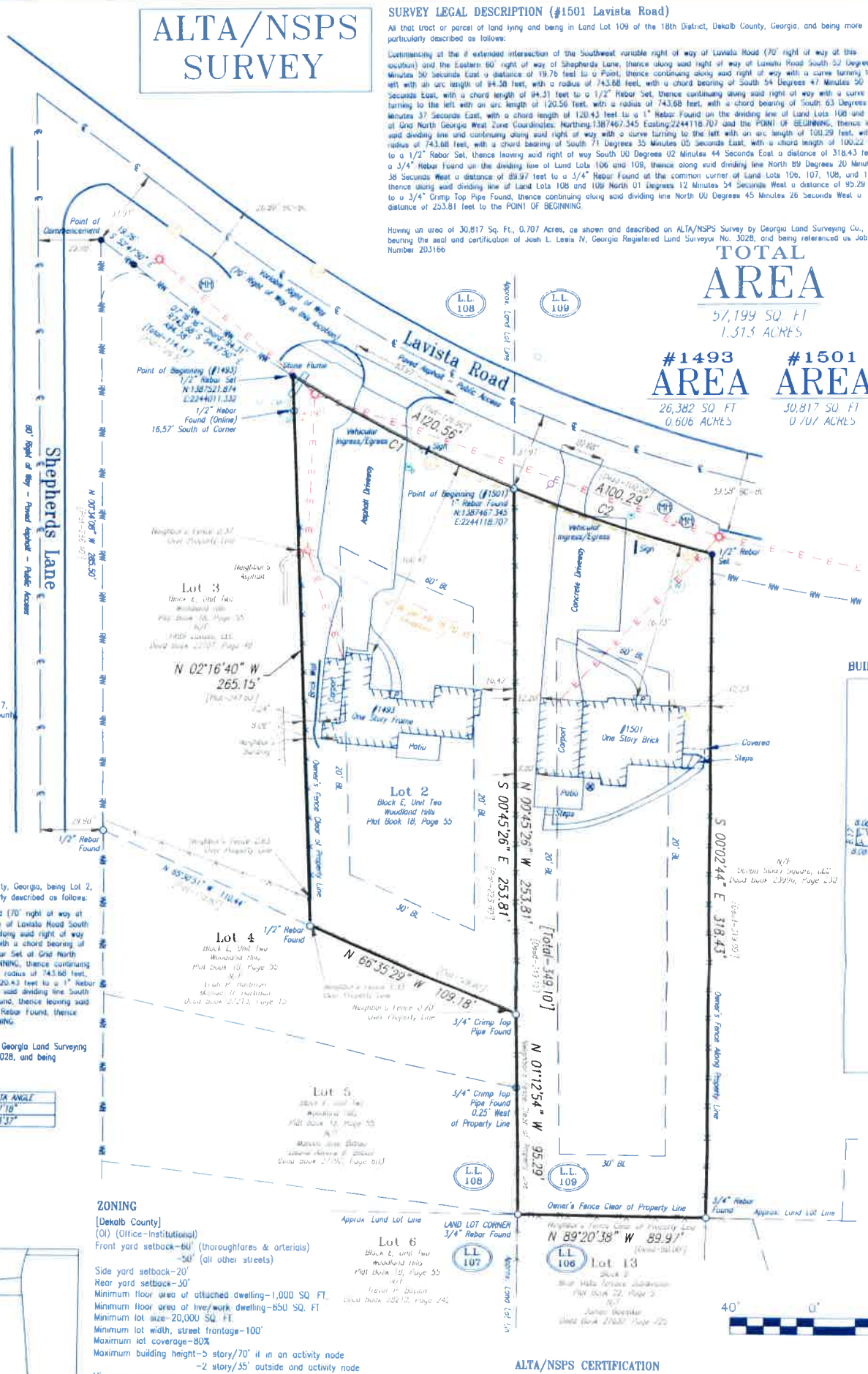
The Vesting Legal Description and the Survey Legal Description are and constitute the same parcel of land

PARKING NOTE

No painted parking spaces on subject properties

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)





SURVEY LEGAL DESCRIPTION (#1501 Lavista Road)

All that tract or parcel of land lying and being in Land Lot 109 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the if extended intersection of the Southwest variable right of way of Lavista Road (70' right of way at this location) and the Eastern 60' right of way of Shepherds Lane, thence along said right of way of Lavista Road South 52 Degrees 47 Minutes 50 Seconds East a distance of 19.76 feet to a Point, thence continuing along said right of way with a curve turning to the left with an arc length of 94.38 feet, with a radius of 743.68 feet, with a chord bearing of South 54 Degrees 47 Minutes 50 Seconds East, with a chord length of 94.31 feet to a 1/2" Rebar Set, thence continuing along said right of way with a curve turning to the left with an arc length of 120.56 feet, with a radius of 743.68 feet, with a chord bearing of South 63 Degrees 04 Minutes 37 Seconds East, with a chord length of 120.43 feet to a 1" Rebar Found on the dividing line of Land Lots 108 and 109 of Grid North Georgia West Zone Coordinates: Northing:1387467.345 Easting:2244118.707 and the POINT OF BEGINNING, thence leaving said dividing line and continuing along said right of way with a curve turning to the left with an arc length of 100.29 feet, with a radius of 743.68 feet, with a chord bearing of South 71 Degrees 35 Minutes 05 Seconds East, with a chord length of 100.22 feet to a 1/2" Rebar Set, thence leaving said right of way South 00 Degrees 44 Seconds East a distance of 318.43 feet to a 3/4" Rebar Found on the dividing line of Land Lots 108 and 109, thence along said dividing line North 89 Degrees 20 Minutes 38 Seconds West a distance of 89.97 feet to a 3/4" Rebar Found at the common corner of Land Lots 106, 107, 108, and 109, thence along said dividing line of Land Lots 108 and 109 North 01 Degrees 12 Minutes 54 Seconds West a distance of 95.29 feet to a 3/4" Crimp Top Pipe Found, thence continuing along said dividing line North 00 Degrees 45 Minutes 26 Seconds West a distance of 253.81 feet to the POINT OF BEGINNING.

Having an area of 30,817 Sq. Ft., 0.707 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203166

TOTAL AREA
57,199 SQ. FT
1.313 ACRES

#1493 AREA
26,382 SQ. FT
0.606 ACRES

#1501 AREA
30,817 SQ. FT
0.707 ACRES

LEGEND

These standard symbols may be found in the drawing.

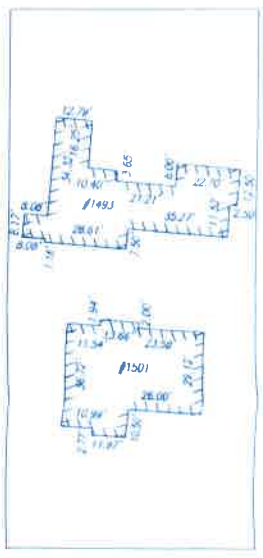
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- P Porch
- BC Back of Curb
- Stormwater Junction Box
- Guy Wire Anchor
- Light Pole
- Power Pole
- Water Meter
- Fire Hydrant
- Control Valve
- Water Manhole
- Communication Manhole
- Gas Line Marker
- Sewer Clean Out
- Sanitary Sewer Manhole
- Gas Meter
- Air Conditioning Unit
- Centerline of Road
- Fence
- Neighbor's Fence
- E Overhead Electric Line
- RW Right of Way Line
- Stormwater Pipe
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)

HATCH LEGEND

These hatchings may be found in the drawing.

- Concrete
- Asphalt

BUILDING DIMENSIONS DETAIL



ZONING

[Dekalb County]
(OI) (Office-Institutional)
Front yard setback-60' (thoroughfares & arterials)
-50' (all other streets)

Side yard setback-20'
Rear yard setback-30'
Minimum floor area of attached dwelling-1,000 SQ. FT.
Minimum floor area of live/work dwelling-650 SQ. FT.
Minimum lot size-20,000 SQ. FT.
Minimum lot width, street frontage-100'
Maximum lot coverage-80%
Maximum building height-3 story/70' if in an activity node
-2 story/35' outside and activity node

Minimum open space
(sites with 5,000-39,999 SQ. FT. gross floor area)-15%
(sites with 40,000+ SQ. FT. gross floor area)-20%

Zoning report from client not provided as of 10/7/21.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID 13089C0054K effective date 8/15/2019.

SURVEY NOTES

1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survey.
3. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
4. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.

ALTA/NSPS CERTIFICATION

To: Inhance Construction Company, LLC; First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 14, and 19 of Table A thereof.
The fieldwork was completed on: November 19, 2021
Date of plat or map: October 7, 2021

Josh L. Lewis IV
Georgia Registered Land Surveyor No. 3028

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, IV

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-4671 - FAX (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 203166:1
DRAWING NUMBER F-4414

ALTA NSPS LAND TITLE SURVEY FOR 1493 & 1501 Lavista Road, Atlanta Georgia 30324
- INHANCE CONSTRUCTION COMPANY, LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: 10/7/21 SCALE: 40'

REVISION	BY	DATE
Received Title Commitment	BMS	12/2/21

LAND LOT: 108 & 109	18th DISTRICT	SECTION	Dekalb COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK PAGE	PARTY CHIEF: JJ	FIELD DATE: 11/19/21	SHEET 1 OF 1
DEED BOOK PAGE	DRAFTER: BMS		

GEORGIA LAND SURVEYING CO. EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

ALTA/NSPS SURVEY

Declination
3rd North
34 West Zone
Reading Held

COMMITMENT NO. NCS-1090828-ATL - EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA, BEING LOT 2, BLOCK E, WOODLAND HILLS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 55, DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, 126.5 FEET SOUTHEASTERLY FOLLOWING THE CURVATURE OF LAVISTA ROAD FROM THE INTERSECTION OF THE SOUTHWEST SIDE OF LAVISTA ROAD AND THE NORTHWEST SIDE OF SHEPHERDS LANE, (PUBLIC STREET), WHICH EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE, RUNNING THENCE SOUTH ALONG THE EAST SIDE OF LOT 2, 247.5 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY 108.9 FEET TO AN IRON PIN; THENCE NORTH 221.8 FEET TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF LAVISTA ROAD 126.6 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1493 LAVISTA ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

COMMITMENT NO. NCS-1090368-ATL - EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 108, OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHWESTERLY SIDE OF LAVISTA ROAD INTERSECTS THE WEST LINE OF LAND LOT 108, RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF LAVISTA ROAD 130 FEET TO A POINT; THENCE RUNNING SOUTHERLY 113 FEET TO A POINT ON THE SOUTH LINE OF SAID LAND LOT, RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LAND LOT LINE 45 FEET TO A POINT, BEING THE COMMON CORNERS OF LAND LOTS 108, 109, 138 AND 139; RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 108, 345.1 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1501 LAVISTA ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

SPECIAL EXCEPTIONS (#1493 Lavista Road)
Schedule B-Section II

First American Title Insurance Company
File No. NCS-1090828-ATL
Commitment Date: October 4, 2021 at 8:00 A.M.

12. Right of Way Easement from Ray N. Pouls, Jr. to Georgia Power Company, dated November 17, 1972, filed for record December 14, 1972, and recorded in Deed Book 1946, Page 98, Dekalb County, Georgia records.

13. Matters shown on plat recorded in Plat Book 18, Page 55, aforesaid records.

SPECIAL EXCEPTIONS (#1501 Lavista Road)
Schedule B-Section II

First American Title Insurance Company
File No. NCS-1090368-ATL
Commitment Date: September 28, 2021 at 8:00 A.M.

No special exceptions to list.

SURVEY LEGAL DESCRIPTION (#1493 Lavista Road)

All that tract or parcel of land lying and being in Land Lot 108 of the 18th District, Dekalb County, Georgia, being Lot 2, Block E, Unit Two, Woodland Hills, as shown on Plat Book 18, Page 55, and being more particularly described as follows:

Commencing at the intersection of the southwest corner right of way of Lavista Road (70' right of way) and the Eastern 60' right of way of Shepherds Lane, thence along said right of way of Lavista Road South 53 Degrees 47 Minutes 00 Seconds East a distance of 126.5 feet to a Point, thence continuing along said right of way with a curve turning to the left with an arc length of 34.28 feet, with a radius of 743.58 feet, with a chord bearing of South 54 Degrees 37 Minutes 30 Seconds East, with a chord length of 34.21 feet to a 1/2" Rebar Set in Grid North Georgia West Zone Coordinates Northing 1387521.874 Easting 2244111.332 and the POINT OF BEGINNING, thence continuing along said right of way with a curve turning to the left with an arc length of 125.58 feet, with a radius of 743.58 feet, with a chord bearing of South 53 Degrees 24 Minutes 17 Seconds East, with a chord length of 125.43 feet to a 1/2" Rebar Found on the dividing line of Land Lots 108 and 109, thence leaving said right of way along said dividing line South 30 Degrees 45 Minutes 28 Seconds East a distance of 253.81 feet to a 1/2" Crimp Top Pipe Found, thence leaving said dividing line North 58 Degrees 25 Minutes 39 Seconds West a distance of 108.19 feet to a 1/2" Rebar Found, thence North 30 Degrees 16 Minutes 40 Seconds West a distance of 265.15 feet to the POINT OF BEGINNING.

Having an area of 0.3817 Sq. Ft., 3.508 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of John L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203166.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	743.58'	125.58'	125.43'	S 53°24'17" E	9°40'18"
C2	743.58'	125.28'	125.13'	S 44°06'08" E	9°39'07"

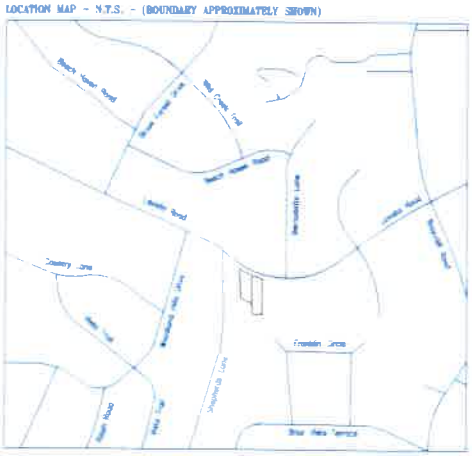
LEGAL DESCRIPTION NOTE

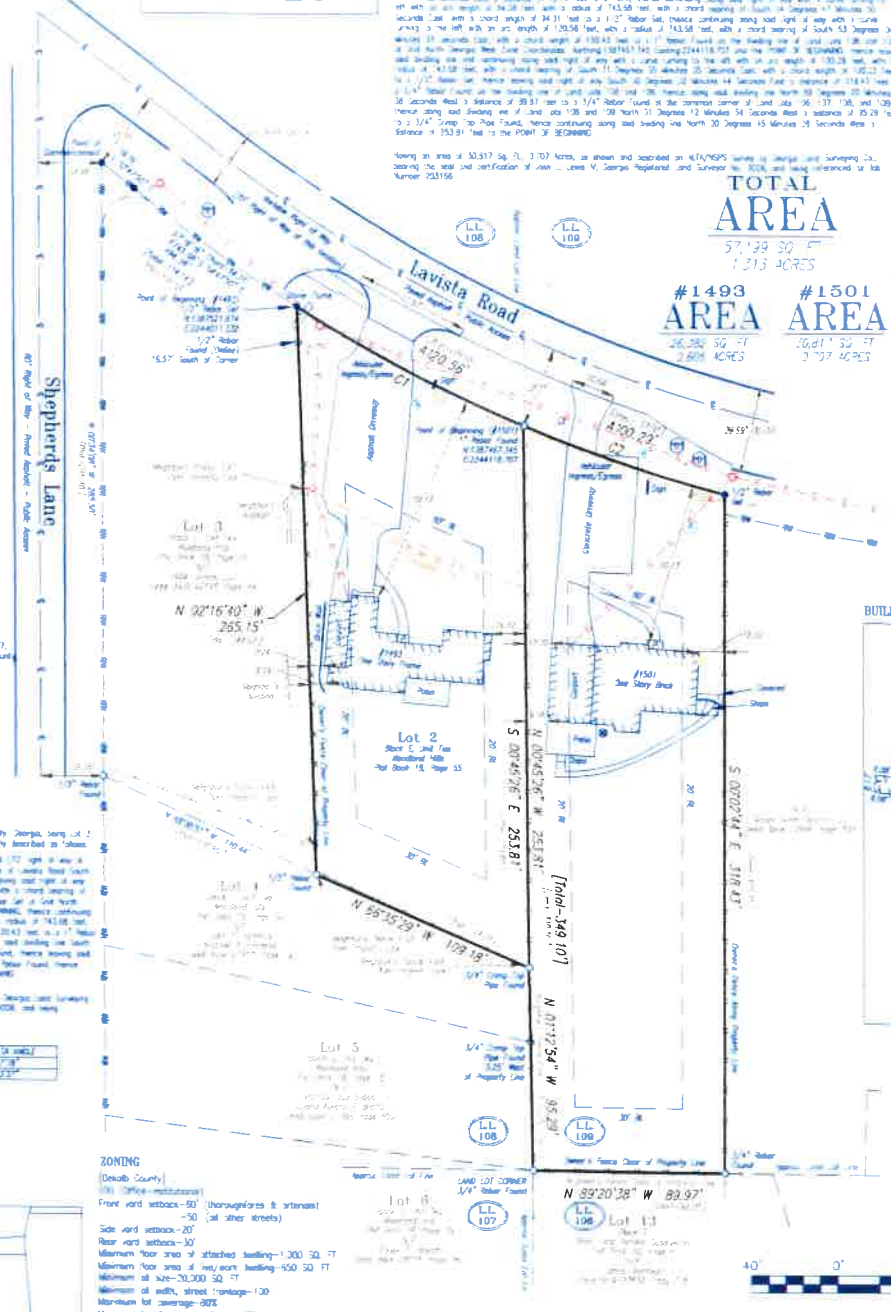
The Existing Legal Description and the Survey Legal Description are and constitute the same parcel of land.

PARKING NOTE

No painted parking spaces on subject properties.

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)





SURVEY LEGAL DESCRIPTION (#1501 Lavista Road)

All that tract or parcel of land lying and being in Land Lot 108 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southwest corner right of way of Lavista Road (70' right of way) and the Eastern 60' right of way of Shepherds Lane, thence along said right of way of Lavista Road South 53 Degrees 47 Minutes 00 Seconds East a distance of 126.5 feet to a Point, thence continuing along said right of way with a curve turning to the left with an arc length of 34.28 feet, with a radius of 743.58 feet, with a chord bearing of South 54 Degrees 37 Minutes 30 Seconds East, with a chord length of 34.21 feet to a 1/2" Rebar Set in Grid North Georgia West Zone Coordinates Northing 1387521.874 Easting 2244111.332 and the POINT OF BEGINNING, thence continuing along said right of way with a curve turning to the left with an arc length of 125.58 feet, with a radius of 743.58 feet, with a chord bearing of South 53 Degrees 24 Minutes 17 Seconds East, with a chord length of 125.43 feet to a 1/2" Rebar Found on the dividing line of Land Lots 108 and 109, thence leaving said right of way along said dividing line South 30 Degrees 45 Minutes 28 Seconds East a distance of 253.81 feet to a 1/4" Crimp Top Pipe Found, thence leaving said dividing line North 58 Degrees 25 Minutes 39 Seconds West a distance of 108.19 feet to a 1/2" Rebar Found, thence North 30 Degrees 16 Minutes 40 Seconds West a distance of 265.15 feet to the POINT OF BEGINNING.

Having an area of 0.3817 Sq. Ft., 3.508 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of John L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203166.

TOTAL AREA

57,139 SQ. FT.
1.313 ACRES

#1493 AREA

26,282 SQ. FT.
0.604 ACRES

#1501 AREA

30,857 SQ. FT.
0.707 ACRES

LEGEND

These symbols / symbols may be found in the drawing

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Property Line
- Point of Curve
- Stormwater Junction Box
- Guy Wire Anchor
- Light Pole
- Power Pole
- Water Meter
- Fire Hydrant
- Sanitary Manhole
- Water Manhole
- Communication Manhole
- Gas Line Marker
- Sewer Clean Out
- Sanitary Sewer Manhole
- Gas Meter
- Air Conditioning Unit
- Centerline of Road
- Fence
- Wooden Fence
- Overhead Electric Line
- Right of Way Line
- Stormwater Pipe
- Sanitary Sewer
- Sanitary Sewer (not field located)

HATCH LEGEND

These hatchings may be found in the drawing

- Concrete
- Asphalt

BUILDING DIMENSIONS DETAIL

ZONING

(Dekalb County)
(O1 (Office-Institutional)
Front yard setback-50' (thoroughfares & arterials)
-50 (all other streets)
Side yard setback-20'
Rear yard setback-30'
Minimum floor area of attached dwelling-1,200 SQ. FT
Minimum floor area of two/work dwelling-650 SQ. FT
Minimum lot size-20,000 SQ. FT
Minimum lot width, street frontage-130
Maximum lot coverage-80%
Maximum building height-5 story/75' if in an actively trade
-2 story/35 outside and actively trade
Minimum open space
(sites with 5,000-39,999 SQ. FT. gross floor area)-15%
(sites with 40,000+ SQ. FT. gross floor area)-20%

Zoning report from client not provided as of 10/7/21

SPECIAL FLOOD HAZARD NOTE

I have this date examined the F.I.R.M. official flood hazard map and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification. The surveyor is not responsible for any damage due to opinion for said parcel map ID 13089C0054K effective date 8/15/2019.

SURVEY NOTES

1. Equipment used: Leica TS06 robotic total station and Magellan MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Surveyor.
3. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown horizon size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to verify the accuracy & completeness of this underground information.
4. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning requirements for the structures or business on the subject property.

ALTA/NSPS CERTIFICATION

To: Inhance Construction Company, LLC, First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 7(a), 8, 9, 13, 11(a), 13, 14, and 13 of Table A thereof.
The fieldwork was completed on November 18, 2021.
Date of plat or map: October 7, 2021

John L. Lewis IV
Georgia Registered Land Surveyor No. 3028

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS IV

155 CLEATWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-6511 - FAX (404) 255-6507 - WWW.GEORGIALANDSURVEYING.COM

ALTA/NSPS LAND TITLE SURVEY FOR: 1493 & 1501 Lavista Road, Atlanta Georgia 30324

- INHANCE CONSTRUCTION COMPANY, LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY

DATE 10/7/21 SCALE 40'

REVISION	BY	DATE
Received Title Commitment	JWS	10/7/21

LAND LOT 108 & 109 | 18th DISTRICT | SECTION | Dekalb COUNTY, GA
LOT | BLOCK | UNIT | PHASE
SUBDIVISION
PLAT BOOK | PAGE | PARTY CHIEF JW | FIELD DATE 10/18/21
DEED BOOK | PAGE | DRAFTER BMS | SHEET 1 OF 1

JOB NUMBER 203166 DRAWING FILE NAME F-4414

GEORGIA LAND SURVEYING CO. EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING AND PERSON, PERSONS OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SITE PLAN

DEVELOPMENT SUMMARY

EXISTING ZONING =	OI
PROPOSED ZONING =	MR-2
TOTAL AREA =	1.313 ACRES
PROPOSED UNITS =	20 UNITS
DENSITY =	20 UNITS/1.313 ACRE = 15.23 UPA
REQUIRED OPEN SPACE =	15% (0.20 ACRES)
PROVIDED OPEN SPACE =	41% (0.53 ACRES)
PROPOSED IMPERVIOUS AREA =	0.714 ACRES (54%)
PROPOSED BLDG SIZE =	1,900 SF
PROPOSED BLDG HEIGHT =	39' 9" FEET
PROPOSED STREET WIDTH =	12' ROC-ROC
BUILDING SETBACKS	FRONT = 10' FROM THOROUGH FARES
	SIDE = 10'
	REAR = 20'
MIN. LOT SIZE	1,000 SF
MIN. LOT WIDTH	20.0'
MAX. LOT COVERAGE	85%
PROPOSED LOT COVERAGE	54%
REQ'D TRANSITION BUFFER =	50'
PROPOSED TRANSITION BUFFER	20' (VARIANCE REQUEST)

PARKING REQUIREMENTS

RESIDENT PARKING REQUIRED = 1.50 SPACES/UNIT = 30 SPACES
RESIDENT PARKING PROVIDED = 1.50 SPACES/UNIT = 30 SPACES

GUEST PARKING REQUIRED = 0.25 SPACES/UNIT = 5 SPACES
GUEST PARKING PROVIDED = 0.45 SPACES/UNIT = 9 SPACES

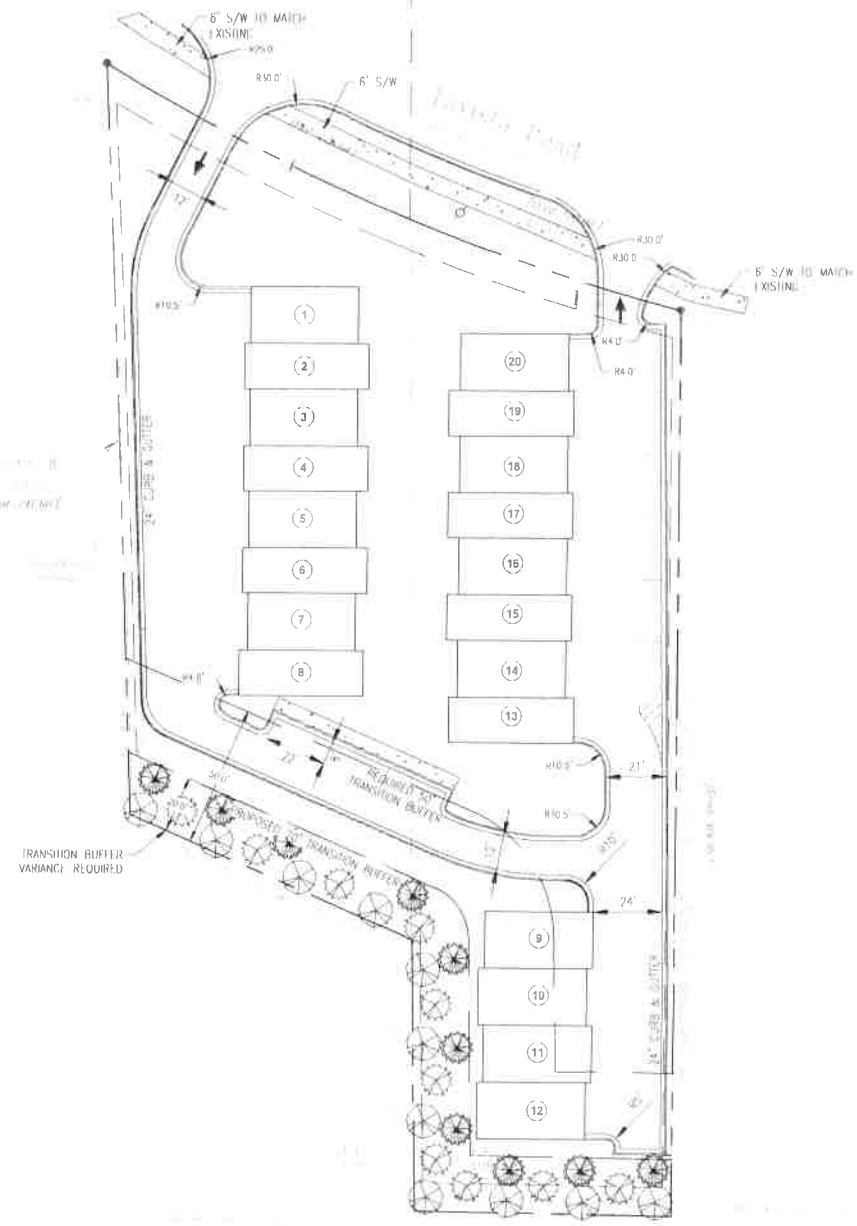
TOTAL PARKING REQUIRED ONSITE = 1.75 SPACES/UNIT = 35 SPACES
TOTAL PARKING PROVIDED ONSITE = 1.95 SPACES/UNIT = 39 SPACES

GENERAL NOTES

- GUEST PARKING SHOWN ON PLAN IS IN ADDITION TO THE 1.5 SPACES PER UNIT REQUIREMENT. ALL UNITS HAVE INTEGRATED GARAGE
- TRANSITIONAL BUFFER PER ZONING OF 50' BETWEEN MR-2 AND R ZONING INDICATED ON PLAN. PROPOSED REVISED TRANSITIONAL BUFFER TO ALLOW USE OF AVAILABLE LAND OF 30' IS SHOWN ON PLAN
- MINIMUM LOT WIDTH FOR MR-2 SINGLE FAMILY ATTACHED IS 20'. PROPOSED SITE PLAN INCLUDES 8 - 16' WIDE UNITS FOR VARIATION IN UNIT OFFERING, ARCHITECTURAL INTEREST AND FOR INCREASED GREEN SPACE
- 6' SOLID WOOD PRIVACY FENCE WITH FINISHED SIDE FACING OUTWARD WILL BE PROVIDED AT THE PROPERTY LINE. EXISTING TREES WITHIN PROPOSED BUFFER PLUS ADDITIONAL PLANTINGS AS NECESSARY WILL BE PROVIDED
- PROPOSED 20' TRANSITION BUFFER WILL REQUIRE A VARIANCE TO REDUCE BUFFER FROM 50' REQUIREMENT TO PROPOSED 20'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	743.68'	120.56'	120.43'	S 83°04'37" E	9°17'18"
C2	743.68'	100.29'	100.22'	S 77°35'06" E	7°43'35"



3RD VARF - 24 WEST ZONE

N

REVISION	DATE	DESCRIPTION

INHANCE DEVELOPMENT

GREYDEN ENGINEERING, INC.
12460 Crabapple Road, Suite 202-347
Alpharetta, Georgia 30009-347
PH. 770-573-4811 FAX: 678-302-6352

GEORGIA REGISTERED PROFESSIONAL ENGINEER

LAND DISTURBANCE PLANS
LAVISTA ROAD
OVERALL SITE PLAN

DATE	12/15/2017
JOB NO.	GRE
DRAWN	NAK
CHECKED	RAC
SCALE	AS NOTED
SHEET	C200

DEVELOPMENT SUMMARY

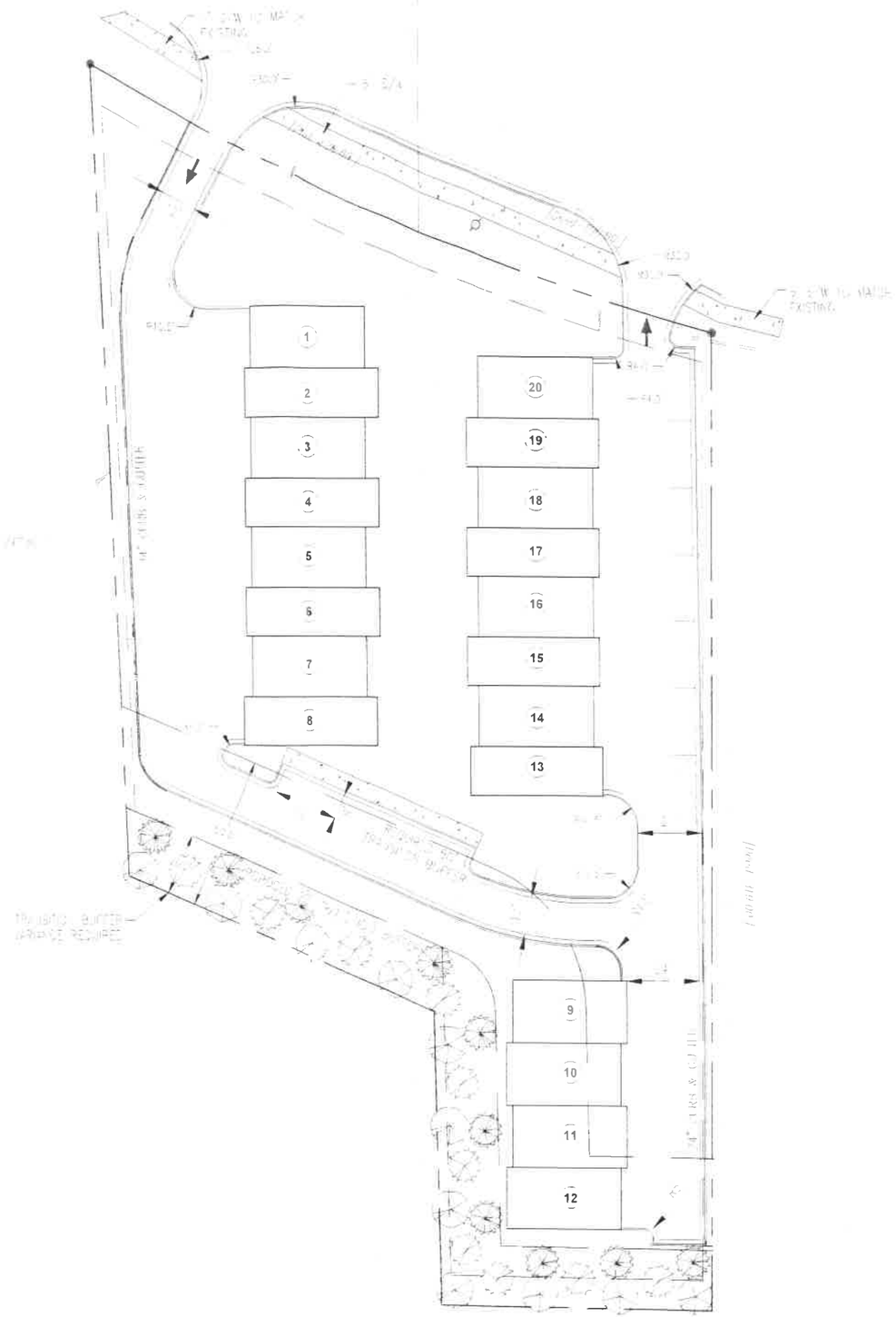
[illegible]

GENERAL NOTES

- [illegible]
- [illegible]
- [illegible]
- [illegible]

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	743.68'	120.56'	120.43'	S 63°04'37" E	9°17'18"
C2	743.68'	100.29'	100.22'	S 71°35'05" E	7°43'37"



(IN FEET)
1 inch = 20 ft

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362

GEORGIA REGISTERED PROFESSIONAL ENGINEER

INHANCE DEVELOPMENT

LAND DISTURBANCE PLANS
LAVISTA ROAD

OVERALL SITE PLAN

C200

ELEVATIONS AND MATERIALS

EXTERIOR MATERIALS NARRATIVE

1493 and 1501 Lavista Road

EXTERIOR MATERIALS NARRATIVE:

Roof

sloped roof - 25 year asphalt shingle roof - color tbd

flat roof - TPO membrane (not visible)

Siding

All siding will be different versions of fiber cement panels and other styles. All fiber cement will be painted or prefinished.

Siding types are equivalent to:

1. Panel (4x8 sheet material) 4'x 8' max dimension with manufacturer's standard reveal joint.
2. Board and Batten - fiber cement panel with vertical 1x2 strips at max 16" on center
3. Horizontal siding with max 8" exposure.

Windows

Composite through color window frames and sashes, color tbd

Doors

Swing and Patio doors - Composite (some with glass, some without) to match color of windows

Garage Doors - flush panel painted garage doors

Railings

Prefinished Aluminum or similar, color tbd

WRIGHT GARDNER ARCHITECT, LLC 154 Krog Street, NE Suite 125 Atlanta Georgia 30307
Phone 404-213-8460 Email wright@wrightgardnerarchitect.com

1493 & 1501 LAVISTA RD
REZONING

DEKALB COUNTY
ATLANTA, GA 30329

wright gardner architect llc
154 Ralph Street, #13
Atlanta, GA 30307
404-210-6400

No	Description	Date

drawing title
COVER

project number 21-029
drawing date 12.14.2021
scale as noted

drawing number
A001

■ NOT ISSUED FOR CONSTRUCTION
□ ISSUED FOR CONSTRUCTION

3 A2-01 RIGHT ELEVATION BLOCK 1 & 2
1/8" = 1'-0"

1 A2-01 REAR ELEVATION BLOCK 1 & 2
1/8" = 1'-0"

2 A2-01 LEFT ELEVATION BLOCK 1 &2
1/8" = 1'-0"

4 A2-01 FRONT ELEVATION BLOCK 1 & 2
1/8" = 1'-0"

wright gardner architect llc
334 Krog Street, #F03
Atlanta, GA 30307
404-216-9492

1493 & 1501 LAVISTA RD REZONING

DEKALB COUNTY
ATLANTA, GA 30329

stamp

revisions

No.	Description	Date

sheet title:

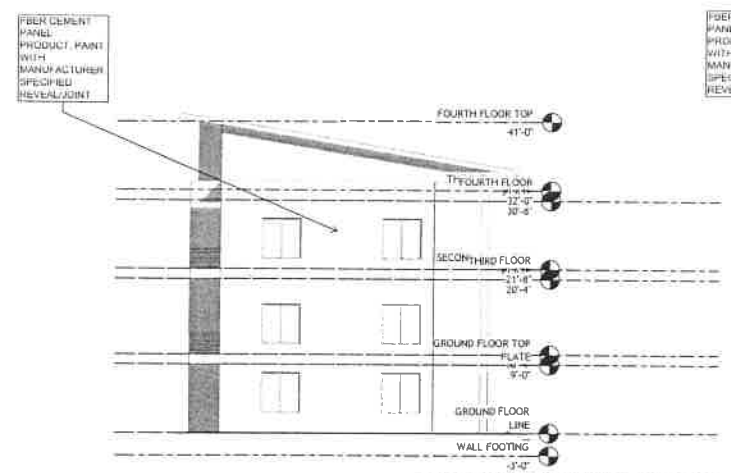
BLOCK 1 & 2 ELEVATIONS

project number: 21-029
drawing date: 12.14.2021
scale: as noted

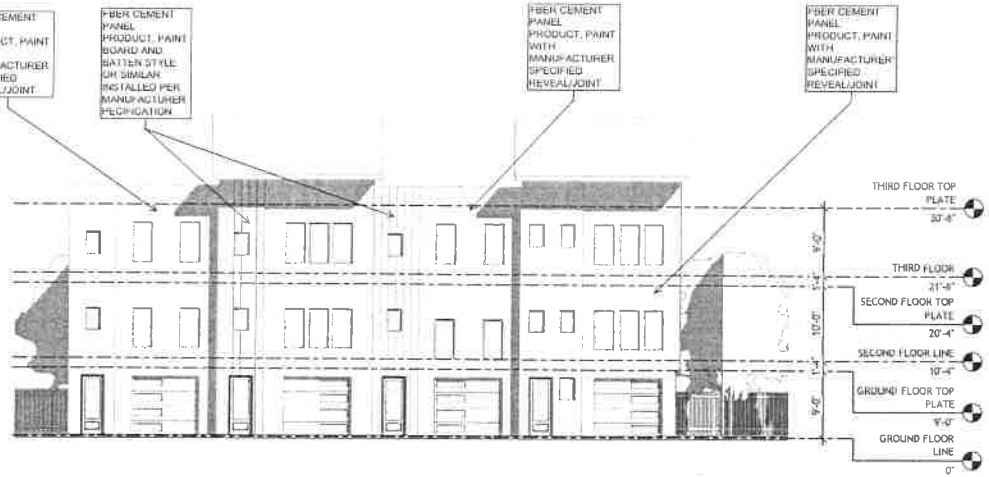
sheet number:

A2-01

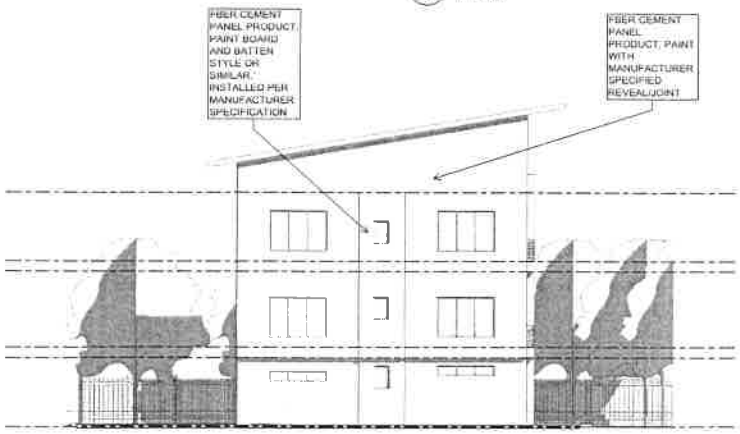
■ NOT ISSUED FOR CONSTRUCTION
☐ ISSUED FOR CONSTRUCTION



4 A2-02 REIGHT ELEVATION BLOCK 3
1/8" = 1'-0"



3 A2-02 REAR ELEVATION BLOCK 3
1/8" = 1'-0"



2 A2-02 LEFT ELEVATION BLOCK 3
1/8" = 1'-0"

1 A2-02 FRONT ELEVATION BLOCK 3
1/8" = 1'-0"

wright gardner architect llc
154 Ralph McGill, #125
Atlanta, GA 30307
404-218-6460

1493 & 1501 LAVISTA RD
REZONING
DEKALB COUNTY
ATLANTA, GA 30329

No.	Description	Date

sheet title:
BLOCK 3
ELEVATIONS

project number: 21-029
drawing date: 12.14.2021
scale: as noted

sheet number:
A2-02

■ NOT ISSUED FOR CONSTRUCTION
□ ISSUED FOR CONSTRUCTION

TREE SURVEY

ALTA/NSPS SURVEY

4° 35'
Declination

Grid North
GA West Zone
Reading Held

COMMITMENT NO. NCS-1090828-ATL - EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA, BEING LOT 2, BLOCK E, WOODLAND HILLS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 55 DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, 126.5 FEET SOUTHEASTERLY FOLLOWING THE CURVATURE OF LAVISTA ROAD FROM THE INTERSECTION OF THE SOUTHWEST SIDE OF LAVISTA ROAD AND THE NORTHEAST SIDE OF SHEPHERDS LANE, IF SAID STREETS WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTH ALONG THE EAST SIDE OF LOT 3, 247.6 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY 109.9 FEET TO AN IRON PIN; THENCE NORTH 223.8 FEET TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF LAVISTA ROAD 126.8 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1493 LAVISTA ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

COMMITMENT NO. NCS-1090368-ATL - EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 109, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHWESTERLY SIDE OF LAVISTA ROAD INTERSECTS THE WEST LINE OF LAND LOT 109, RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, 100 FEET TO A POINT, THENCE RUNNING SOUTHERLY 318 FEET TO A POINT ON THE SOUTH LINE OF SAID LAND LOT, RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LAND LOT LINE 90 FEET TO A POINT, BEING THE COMMON CORNERS OF LAND LOTS 108, 109 108 AND 109; RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF LAND LOT 109, 349.1 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1501 LAVISTA ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA

SPECIAL EXCEPTIONS (#1493 Lavista Road)

Schedule B-Section II

First American Title Insurance Company
File No. NCS-1090828-ATL
Commitment Date: October 4, 2021 at 8:00 A.M.

12. Right of Way Easement from Ray N. Poulk, Sr. to Georgia Power Company, dated November 17, 1970, filed for record December 14, 1970, and recorded in Deed Book 2599, Page 98, Dekalb County Georgia records

13. Matters shown on plat recorded in Plat Book 18, Page 55, aforesaid records

SPECIAL EXCEPTIONS (#1501 Lavista Road)

Schedule B-Section II

First American Title Insurance Company
File No. NCS-1090368-ATL
Commitment Date: September 29, 2021 at 8:00 A.M.

No special exceptions to plat

SURVEY LEGAL DESCRIPTION (#1493 Lavista Road)

All that tract or parcel of land lying and being in Land Lot 108 of the 18th District, Dekalb County, Georgia, being Lot 2, Block E, Unit Two, Woodland Hills, as shown on Plat Book 18, Page 55, and being more particularly described as follows

Commencing at the if extended intersection of the Southwest variable right of way of Lavista Road (70' right of way at this location) and the Eastern 60' right of way of Shepherds Lane, thence along said right of way of Lavista Road South 52 Degrees 47 Minutes 50 Seconds East a distance of 19.76 feet to a Point, thence continuing along said right of way with a curve turning to the left with an arc length of 94.38 feet, with a radius of 743.68 feet, with a chord bearing of South 54 Degrees 47 Minutes 50 Seconds East, with a chord length of 94.31 feet to a 1/2" Rebar Set at Grid North Georgia West Zone Coordinates: Northing:1387521.874 Easting:2244011.332 and the POINT OF BEGINNING, thence continuing along said right of way with a curve turning to the left with an arc length of 120.56 feet, with a radius of 743.68 feet, with a chord bearing of South 63 Degrees 04 Minutes 37 Seconds East, with a chord length of 120.43 feet to a 1" Rebar Found on the dividing line of Land Lots 108 and 109, thence leaving said dividing line South 00 Degrees 45 Minutes 26 Seconds East a distance of 253.81 feet to a 3/4" Crimp Top Pipe Found, thence leaving said dividing line North 86 Degrees 35 Minutes 29 Seconds West a distance of 109.18 feet to a 1/2" Rebar Found, thence North 02 Degrees 16 Minutes 40 Seconds West a distance of 265.15 feet to the POINT OF BEGINNING

Having an area of 26,382 Sq. Ft., 0.606 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co. bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203166

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	743.68'	120.56'	120.43'	S 63°04'37" E	9°17'18"
C2	743.68'	100.29'	100.22'	S 71°35'05" E	7°43'37"

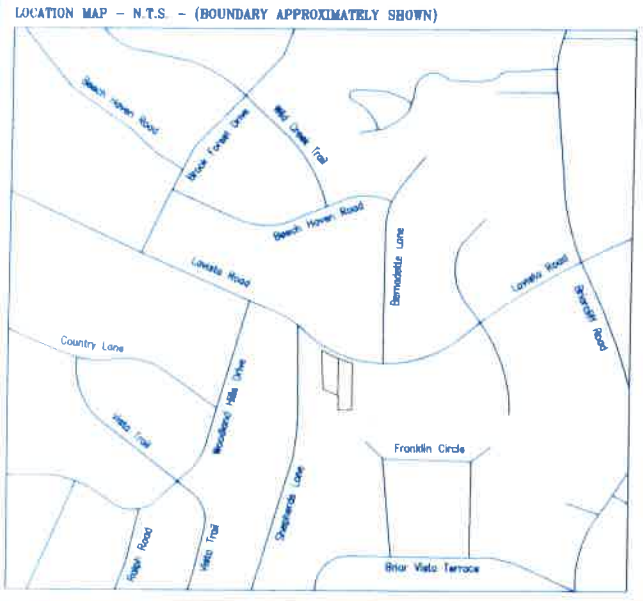
LEGAL DESCRIPTION NOTE

The Vesting Legal Description and the Survey Legal Description are and constitute the same parcel of land

PARKING NOTE

No painted parking spaces on subject properties

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)

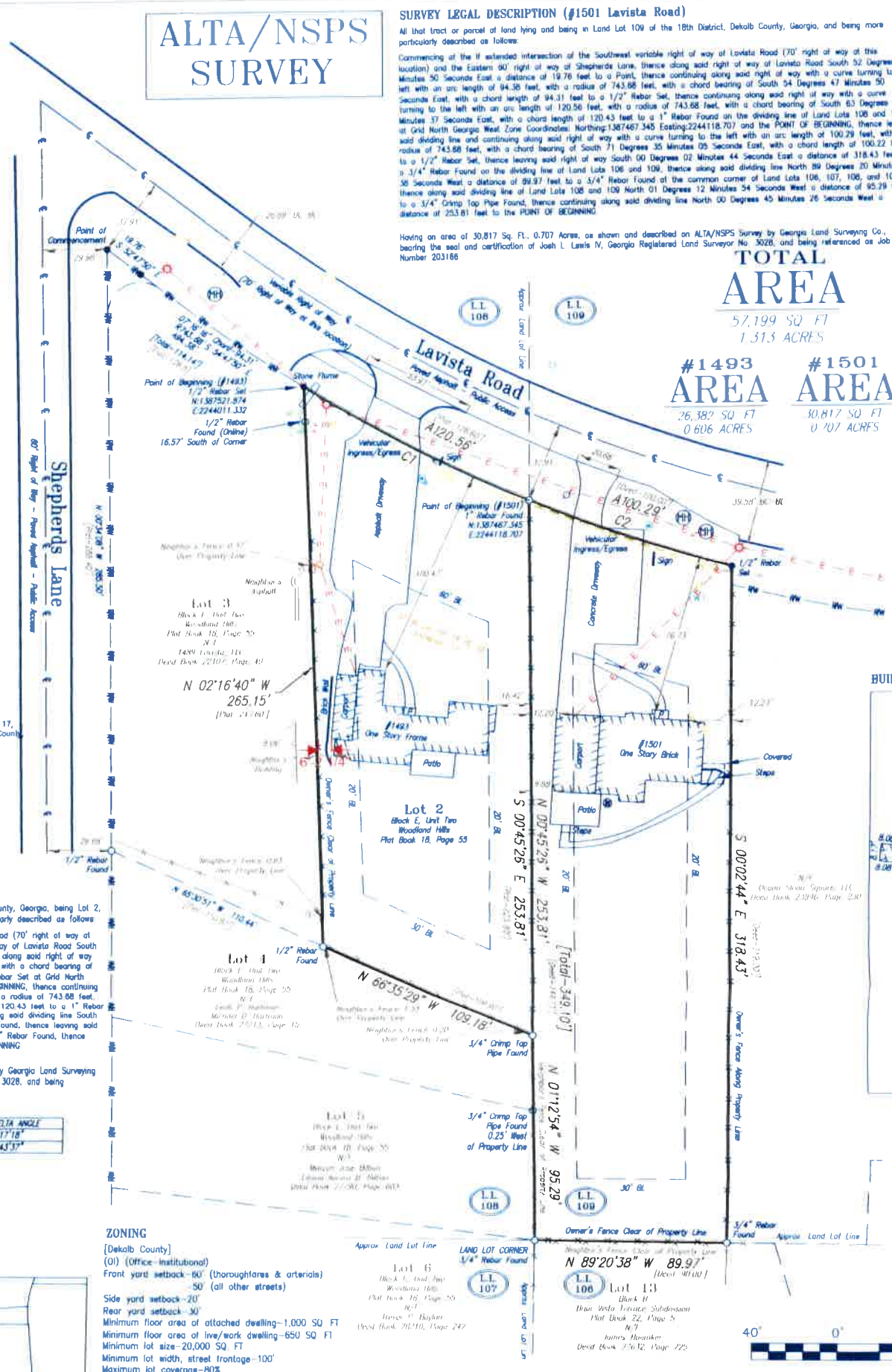


SURVEY LEGAL DESCRIPTION (#1501 Lavista Road)

All that tract or parcel of land lying and being in Land Lot 109 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the if extended intersection of the Southwest variable right of way of Lavista Road (70' right of way at this location) and the Eastern 60' right of way of Shepherds Lane, thence along said right of way of Lavista Road South 52 Degrees 47 Minutes 50 Seconds East a distance of 19.76 feet to a Point, thence continuing along said right of way with a curve turning to the left with an arc length of 94.38 feet, with a radius of 743.68 feet, with a chord bearing of South 54 Degrees 47 Minutes 50 Seconds East, with a chord length of 94.31 feet to a 1/2" Rebar Set, thence continuing along said right of way with a curve turning to the left with an arc length of 120.56 feet, with a radius of 743.68 feet, with a chord bearing of South 63 Degrees 04 Minutes 37 Seconds East, with a chord length of 120.43 feet to a 1" Rebar Found on the dividing line of Land Lots 108 and 109 at Grid North Georgia West Zone Coordinates: Northing:1387467.345 Easting:2244118.707 and the POINT OF BEGINNING, thence leaving said dividing line and continuing along said right of way with a curve turning to the left with an arc length of 100.29 feet, with a radius of 743.68 feet, with a chord bearing of South 71 Degrees 35 Minutes 05 Seconds East, with a chord length of 100.22 feet to a 1/2" Rebar Set, thence leaving said right of way South 00 Degrees 02 Minutes 44 Seconds East a distance of 318.43 feet to a 3/4" Rebar Found on the dividing line of Land Lots 108 and 109, thence along said dividing line North 89 Degrees 20 Minutes 38 Seconds West a distance of 89.97 feet to a 3/4" Rebar Found at the common corner of Land Lots 106, 107, 108, and 109, thence along said dividing line of Land Lots 108 and 109 North 01 Degrees 12 Minutes 54 Seconds West a distance of 95.29 feet to a 3/4" Crimp Top Pipe Found, thence continuing along said dividing line North 00 Degrees 45 Minutes 26 Seconds West a distance of 253.81 feet to the POINT OF BEGINNING

Having an area of 30,817 Sq. Ft., 0.707 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203166



LEGEND

These standard symbols may be found in the drawing

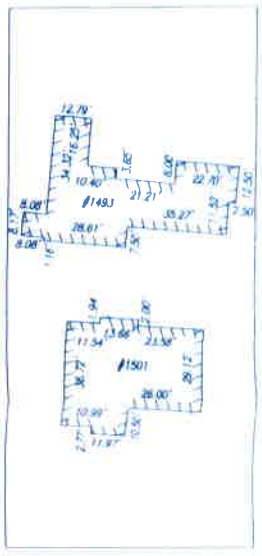
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- P Porch
- BC Back of Curb
- Stormwater Junction Box
- Guy Wire Anchor
- Light Pole
- Power Pole
- Water Meter
- Fire Hydrant
- Control Valve
- Water Manhole
- Communication Manhole
- Gas Line Marker
- Sewer Clean Out
- Sanitary Sewer Manhole
- Gas Meter
- Air Conditioning Unit
- Centerline of Road
- Fence
- Neighbor's Fence
- Overhead Electric Line
- RW Right of Way Line
- Stormwater Pipe
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)

HATCH LEGEND

These hatchings may be found in the drawing

- Concrete
- Asphalt

BUILDING DIMENSIONS DETAIL



ZONING

[Dekalb County]
(OI) (Office-Institutional)
Front yard setback-60' (thoroughfares & arterials)
-50' (all other streets)
Side yard setback-20'
Rear yard setback-30'
Minimum floor area of attached dwelling-1,000 SQ. FT.
Minimum floor area of live/work dwelling-650 SQ. FT.
Minimum lot size-20,000 SQ. FT.
Minimum lot width, street frontage-100'
Maximum lot coverage-80%
Maximum building height-5 story/70' if in an activity node
-2 story/35' outside and activity node
Minimum open space
(sites with 5,000-39,999 SQ. FT. gross floor area)-15%
(sites with 40,000+ SQ. FT. gross floor area)-20%

Zoning report from client not provided as of 10/7/21

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification. The Surveyor is not responsible for any damage due its opinion for said parcel map ID 13089C0054K effective date 8/15/2019

SURVEY NOTES

1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survce
3. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
4. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.

ALTA/NSPS CERTIFICATION

To: Inhance Construction Company, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 14, and 19 of table A thereof.
The fieldwork was completed on: November 19, 2021
Date of plat or map: October 7, 2021

Josh L. Lewis IV
Georgia Registered Land Surveyor No. 3028

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS IV

Preliminary

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-4671 - FAX (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 203166-1
DRAWING NUMBER F-4414

ALTA/NSPS LAND TITLE SURVEY FOR: 1493 & 1501 Lavista Road, Atlanta Georgia 30324
- INHANCE CONSTRUCTION COMPANY, LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT 108 & 109	18th DISTRICT	SECTION	Dekalb COUNTY, GA
LOT	BLOCK	UNIT	PHASE
SUBDIVISION			
PLAT BOOK / PAGE	PARTY CHIEF JJ	FIELD DATE 11/19/21	SHEET 1 OF 1
DEED BOOK / PAGE	DRAFTER BMS		

DATE 10/7/21 SCALE 40'

REVISION	BY	DATE
Received Title Commitment	BMS	12/2/21

GEORGIA LAND SURVEYING CO. EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

ARBORIST REPORT

Arborguard
Tree Specialists
a DAVEY company

1493-1501 Lavista Rd

Tree Assessment

For:
Amy Swick
Inhance Construction Company LLC
6430 Scott Valley Rd
Atlanta, GA 30328-2935

By:
David Mitchell
ISA Certified Arborist #SO-7535A
Arborguard Tree Specialists, Inc.
PO Box 477
Avondale Estates, GA 30002

December 14, 2021

Assignment

Survey, tag and record the following data per Dekalb County tree ordinance; all trees meeting the size criteria for overstory trees ≥18" in Diameter at Breast Height (DBH), and understory trees ≥10" DBH, for all trees located within and around the property site-wide. Identify each tree collected with a unique identifier (tree tag number) while recording the diameter, species, vitality, and other comments relative to condition. *Tag sequencing begins with #2001

Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Term	Description
Tree No.	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, at about 5 feet.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Species	Listed as the North American common name.
Condition	**Good** ..... Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species. **Fair** ..... Tree is in moderate health, but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress. **Poor** ..... Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death. **Dead** ..... Tree is dead. **Invasive** ..... Trees that are non-indigenous to the Atlanta area, Piedmont region. **Hazardous** .. Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a City Arborist or City Forester.
Comments	Additional information regarding health and condition of the trees.

Tree Assessment Data

TAG #	DBH	SPECIES	CONDITION	NOTES
2001	30	Loblolly Pine	Poor	Few calloused basal wounds, large fusiform canker at approximately 15', asymmetrical canopy
2002	21	Loblolly Pine	Fair	Few calloused basal wounds, asymmetrical canopy, few large dead limbs
2003	23	Water Oak	Fair	Slight lean, severe epicormic sprouts, pruned for overhead utility line clearance, asymmetrical canopy, previous main lead failure
2004	19	Loblolly Pine	Poor	Large fusiform canker at approximately 40', phototropic lean, asymmetrical canopy, few large dead limbs
2005	37	Loblolly Pine	Poor	Few large fusiform cankers from root crown to approximately 6', few prune wounds, few large dead limbs, fails sounding test
2006	29	Loblolly Pine	Good	Few prune wounds, asymmetrical canopy, few dead limbs
2007	22	Loblolly Pine	Fair	Burl at approximately 3', asymmetrical canopy, few dead limbs
2008	24	Loblolly Pine	Fair	Few prune wounds, asymmetrical canopy, few dead limbs, thinning canopy
2009	25(est.)	Tulip Poplar	Fair	Boundary tree, heavy vine coverage, epicormic sprouts, asymmetrical canopy, few dead limbs, tag on fence
2010	25	Loblolly Pine	Fair	Slight lean, asymmetrical canopy, few large dead limbs, thinning canopy
2011	24	Loblolly Pine	Fair	Slight lean, asymmetrical canopy, few dead limbs
2012	20	Loblolly Pine	Poor	Fusiform canker at root crown, asymmetrical canopy, few large dead limbs, thinning canopy
2013	22	Loblolly Pine	Fair	Sinuous upper canopy, few prune wounds, asymmetrical canopy, few dead limbs, thinning canopy
2014	13	Black Cherry	Poor	Significant lean, weak stem union at approximately 4', significant vine coverage, multiple dead limbs
2015	25	Loblolly Pine	Poor	Large fusiform canker with decay from root crown to approximately 18', asymmetrical canopy, multiple dead limbs, fails sounding test
2016	23	Loblolly Pine	Fair	Moderate vine coverage, asymmetrical canopy, few dead limbs, thinning canopy
2017	22	Water Oak	Fair	Slight lean, co-dominant at approximately 25' with included bark, phototropic lean, asymmetrical canopy, few dead limbs

TAG #	DBH	SPECIES	CONDITION	NOTES
2018	24	Loblolly Pine	Fair	Significant vine coverage, few burls, phototropic lean, asymmetrical canopy, few dead limbs, thinning canopy
2019	22	White Oak	Fair	Significant vine coverage, phototropic lean, asymmetrical canopy, few dead limbs
2020	27	Post Oak	Poor	Basal cavity at root crown, significant lean, epicormic sprouts, severe phototropic lean, asymmetrical canopy, fails sounding test
2021	20	Southern Red Oak	Poor	Slight lean, severe vine coverage, few vertical cracks in trunk, sinuous trunk, multiple dead limbs, signs of boring insect infestation, fails sounding test
2022	22	White Oak	Poor	Weak stem union at approximately 10' with small lead dead, asymmetrical canopy, multiple dead limbs
2023	25	Loblolly Pine	Dead	
2024	25	Loblolly Pine	Fair	Slight lean, asymmetrical canopy, multiple dead limbs
2025	23	Loblolly Pine	Fair	Slight lean, included wire, asymmetrical canopy, few dead limbs
2026	18(est.)	Elm	Poor	Weak stem union at approximately 10' with included bark, fused with adjacent tree, asymmetrical canopy, poor form
2027	28	Loblolly Pine	Fair	Asymmetrical canopy, few dead limbs, thinning canopy
2028	25	Loblolly Pine	Fair	Burl at approximately 10', asymmetrical canopy, few large dead limbs, thinning canopy
2029	23	Loblolly Pine	Fair	Moderate lean, included wire, asymmetrical canopy, few dead limbs
2030	23	Loblolly Pine	Fair	Slight lean, asymmetrical canopy, few dead limbs
2031	35	Water Oak	Fair	Slight lean, heavy vine coverage, epicormic sprouts, ingrown chain-linked fence, pruned for overhead utility line clearance, few large dead limbs
2032	24	Loblolly Pine	Poor	Slight lean, large fusiform canker at approximately 30', asymmetrical canopy, few dead limbs
2033	24	Loblolly Pine	Fair	Slight lean, multiple burls and prune wounds, asymmetrical canopy, few dead limbs
2034	25	Loblolly Pine	Fair	Heavy vine coverage, asymmetrical canopy, few large dead limbs
2035	16	Black Cherry	Poor	Co-dominant at approximately 12', severe epicormic sprouts, asymmetrical canopy, multiple dead limbs, few large dead limbs

TAG #	DBH	SPECIES	CONDITION	NOTES
2036	20	Loblolly Pine	Fair	Moderate vine coverage, asymmetrical canopy, multiple dead limbs, thin canopy
2037	26	Loblolly Pine	Fair	Significant vine coverage, asymmetrical canopy, few dead limbs
2038	24	Loblolly Pine	Fair	Heavy vine coverage, asymmetrical canopy, few large dead limbs
2039	18	Loblolly Pine	Fair	Sinuous upper canopy, asymmetrical canopy, few dead limbs
2040	24	Loblolly Pine	Fair	Slight lean, sweep in trunk, asymmetrical canopy, few dead limbs
2041	18	Loblolly Pine	Fair	Severe vine coverage, asymmetrical canopy, few dead limbs
2042	20	Loblolly Pine	Fair	Severe vine coverage, phototropic lean, sinuous upper canopy, few dead limbs
2043	27	Loblolly Pine	Fair	Severe vine coverage, asymmetrical canopy, few dead limbs
2044	22	Loblolly Pine	Good	Significant vine coverage, few dead limbs
2045	26	Sweetgum	Fair	Moderate vine coverage, few calloused basal wounds, epicormic sprouts, few prune wounds, phototropic lean, few dead limbs
2046	33	Loblolly Pine	Good	Heavy vine coverage, asymmetrical canopy, few large dead limbs
2047	19(est.)	Tulip Poplar	Fair	Boundary tree, slight lean, epicormic sprouts, sinuous upper canopy, asymmetrical canopy, few dead limbs, tag on fence
2048	24(est.)	Loblolly Pine	Fair	Boundary tree, slight lean, bow in trunk, asymmetrical canopy, few large dead limbs, tag on fence
2049	26	Loblolly Pine	Good	Heavy vine coverage, few dead limbs
2050	21	Loblolly Pine	Fair	Severe vine coverage, asymmetrical canopy, few dead limbs
2051	22	Loblolly Pine	Fair	Severe vine coverage, asymmetrical canopy, few dead limbs
2052	20	Loblolly Pine	Fair	Moderate vine coverage, sweep in trunk, few dead limbs
2053	22	Loblolly Pine	Fair	Moderate lean, severe vine coverage, asymmetrical canopy, few dead limbs
2054	21	Loblolly Pine	Fair	Heavy vine coverage, asymmetrical canopy, few dead limbs

TAG #	DBH	SPECIES	CONDITION	NOTES
2055	21	Loblolly Pine	Fair	Moderate vine coverage, bow in upper canopy, asymmetrical canopy, few dead limbs
2056	20	Loblolly Pine	Fair	Moderate vine coverage, sinuous upper canopy, asymmetrical canopy, few dead limbs
2057	25	Loblolly Pine	Fair	Severe vine coverage, phototropic lean, asymmetrical canopy, few dead limbs
2058	23	Loblolly Pine	Fair	Severe vine coverage, slight lean, asymmetrical canopy, few dead limbs
2059	20	Loblolly Pine	Poor	Large fusiform canker from root crown to approximately 4', asymmetrical canopy, few large dead limbs
2060	21	Pecan	Fair	Significant phototropic lean, asymmetrical canopy, few limb failures, few dead limbs
2061	24	Loblolly Pine	Poor	Slight lean, severe vine coverage, severe crook in upper canopy, basal wound in upper canopy, multiple dead limbs
2062	18	Loblolly Pine	Fair	Slight lean, significant vine coverage, sinuous upper canopy, asymmetrical canopy, few dead limbs
2063	28	Tulip Poplar	Fair	Epicormic sprouts, co-dominant at approximately 35', crook in upper canopy, few dead limbs, 1 large dead limb
2064	27	Pecan	Fair	Co-dominant at approximately 6' with leads fused, included chain-linked fence, few large dead limbs
2065	22	Water Oak	Fair	Slight lean, girdling root, weak stem union at approximately 18', epicormic sprouts, asymmetrical canopy, few dead limbs
2066	18	Ash	Fair	Tri-stem union at approximately 6' with weak stem union and severe included bark, significant vine coverage, asymmetrical canopy, few dead limbs
2067	25	Southern Magnolia	Fair	Few prune wounds, phototropic lean, asymmetrical canopy, few dead limbs

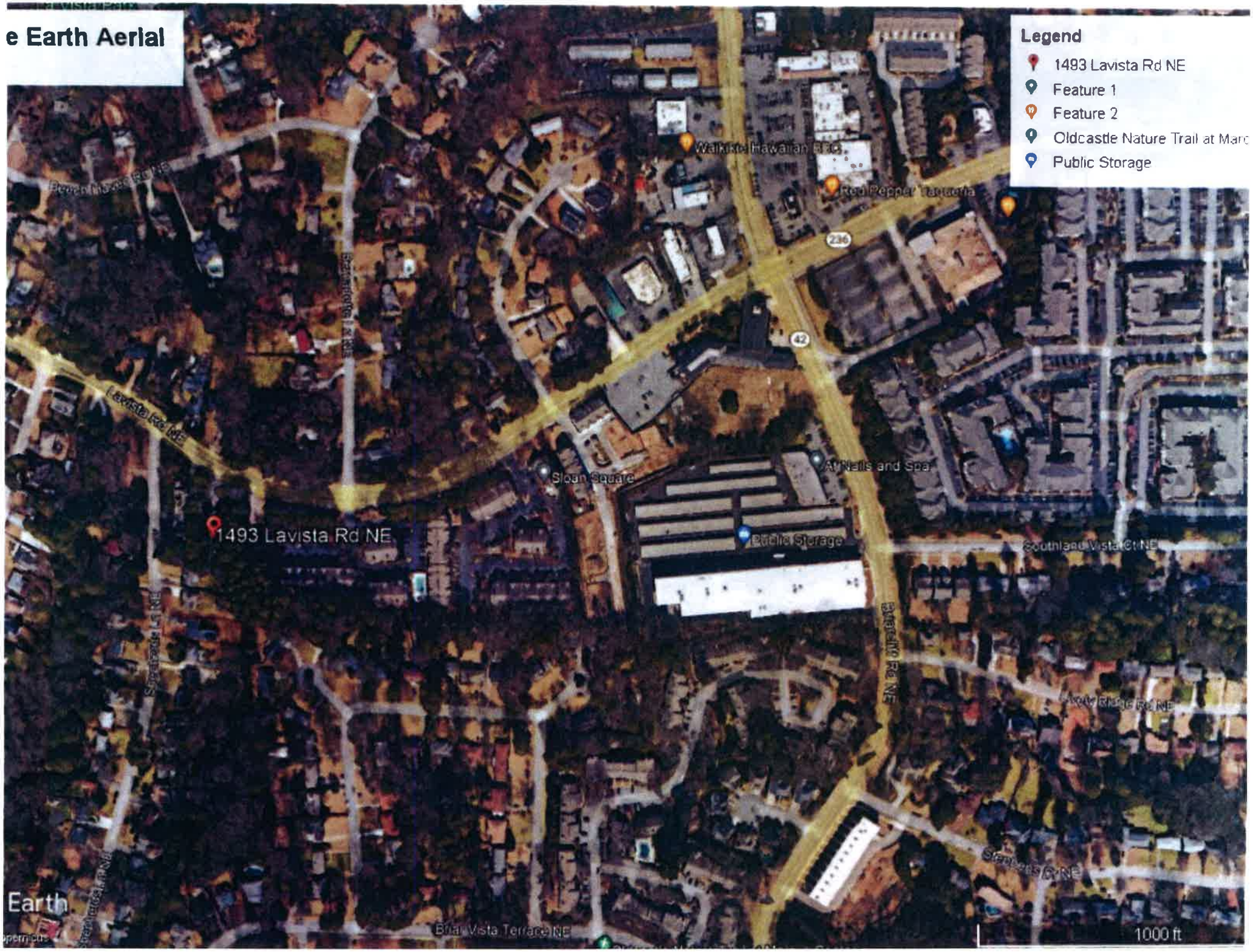
Summary

67 trees were tagged on this site:

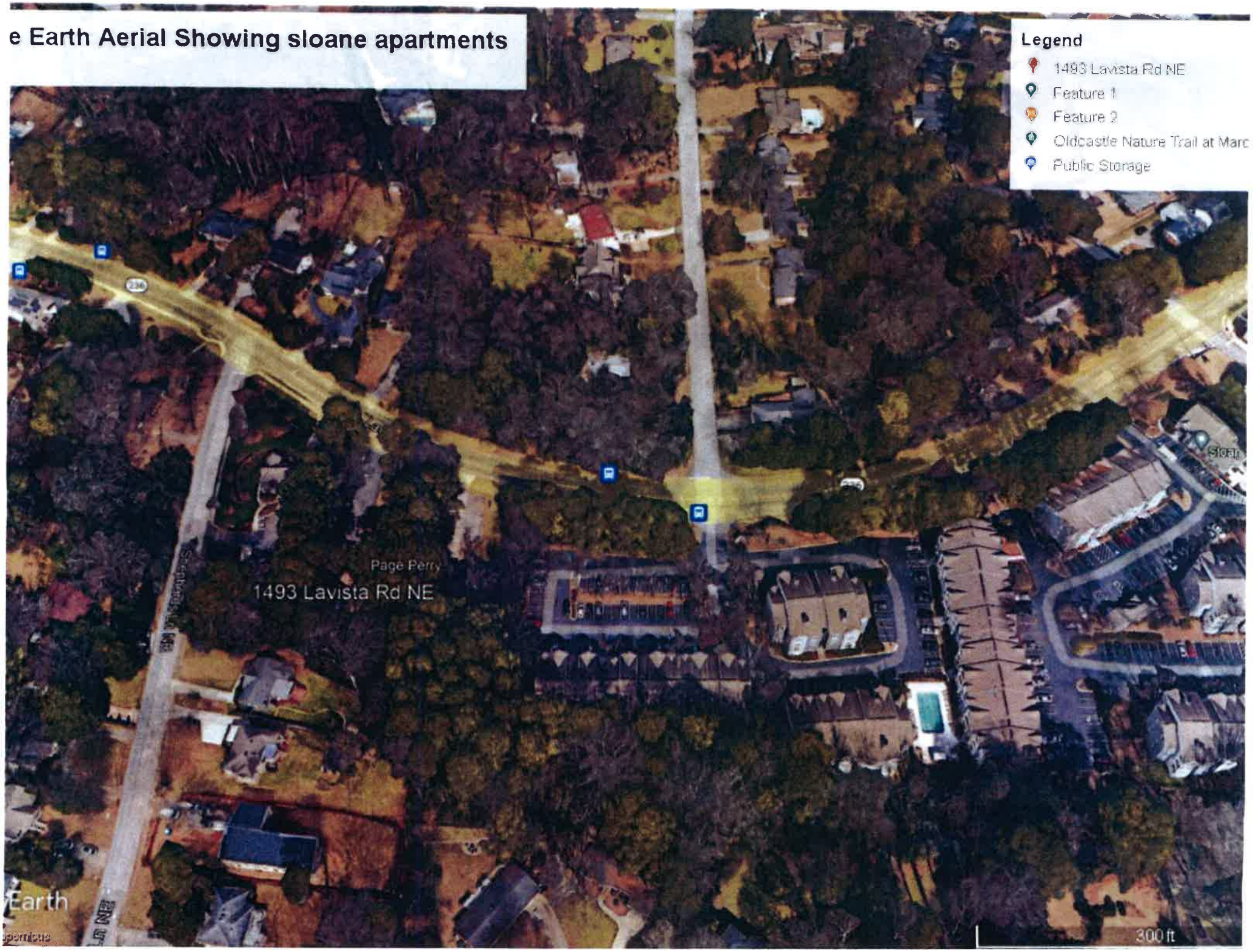
04 trees are in Good condition
48 trees are in Fair condition
14 trees are in Poor condition
00 trees are Invasive
01 tree is Dead

IMAGES AND PHOTOGRAPHS OF SUBJECT PROPERTY AND SURROUNDS

e Earth Aerial



e Earth Aerial Showing sloane apartments



DeKalb County Parcel Map

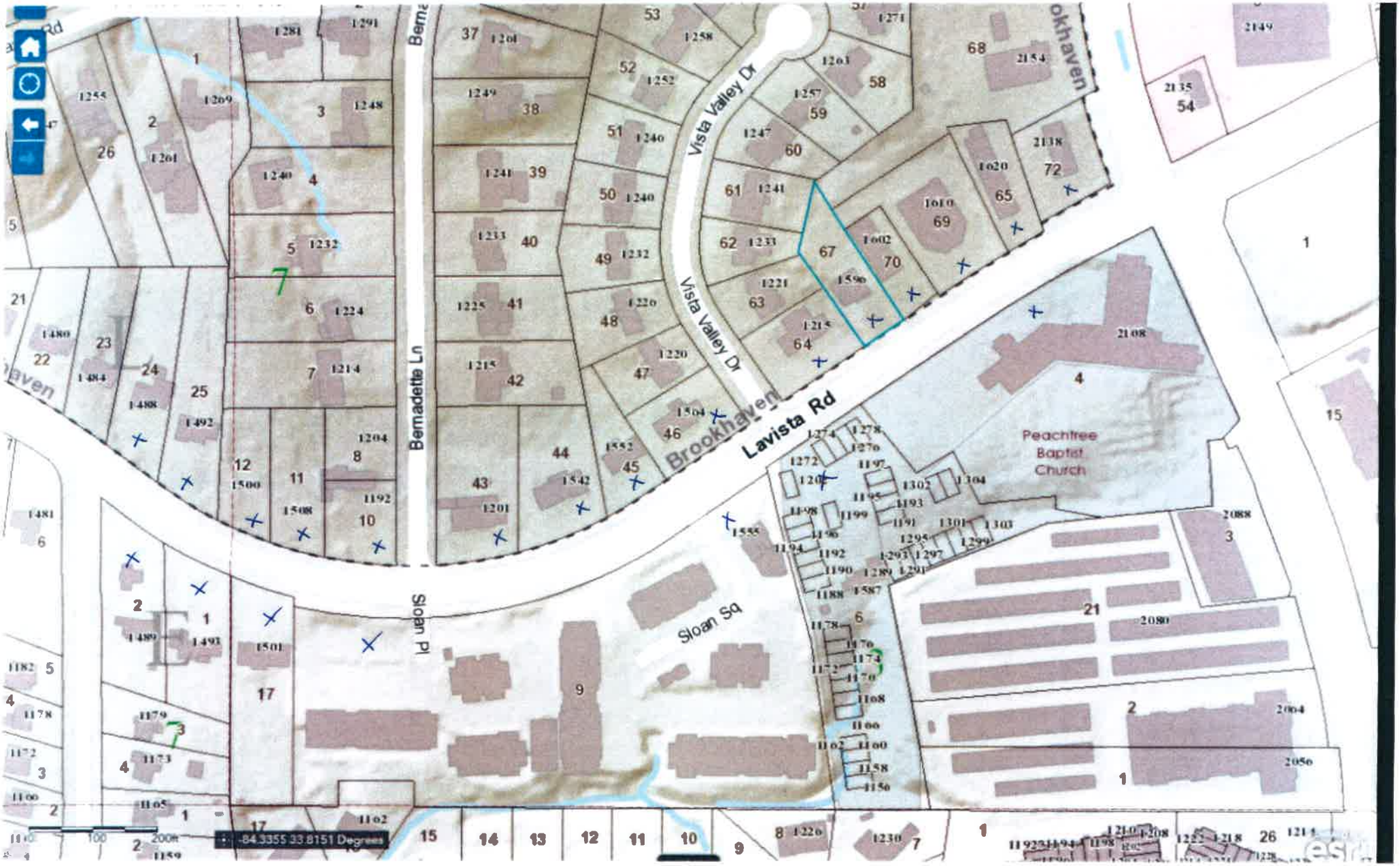
0 0.005 0.01 0.02 0.03 0.04 mi

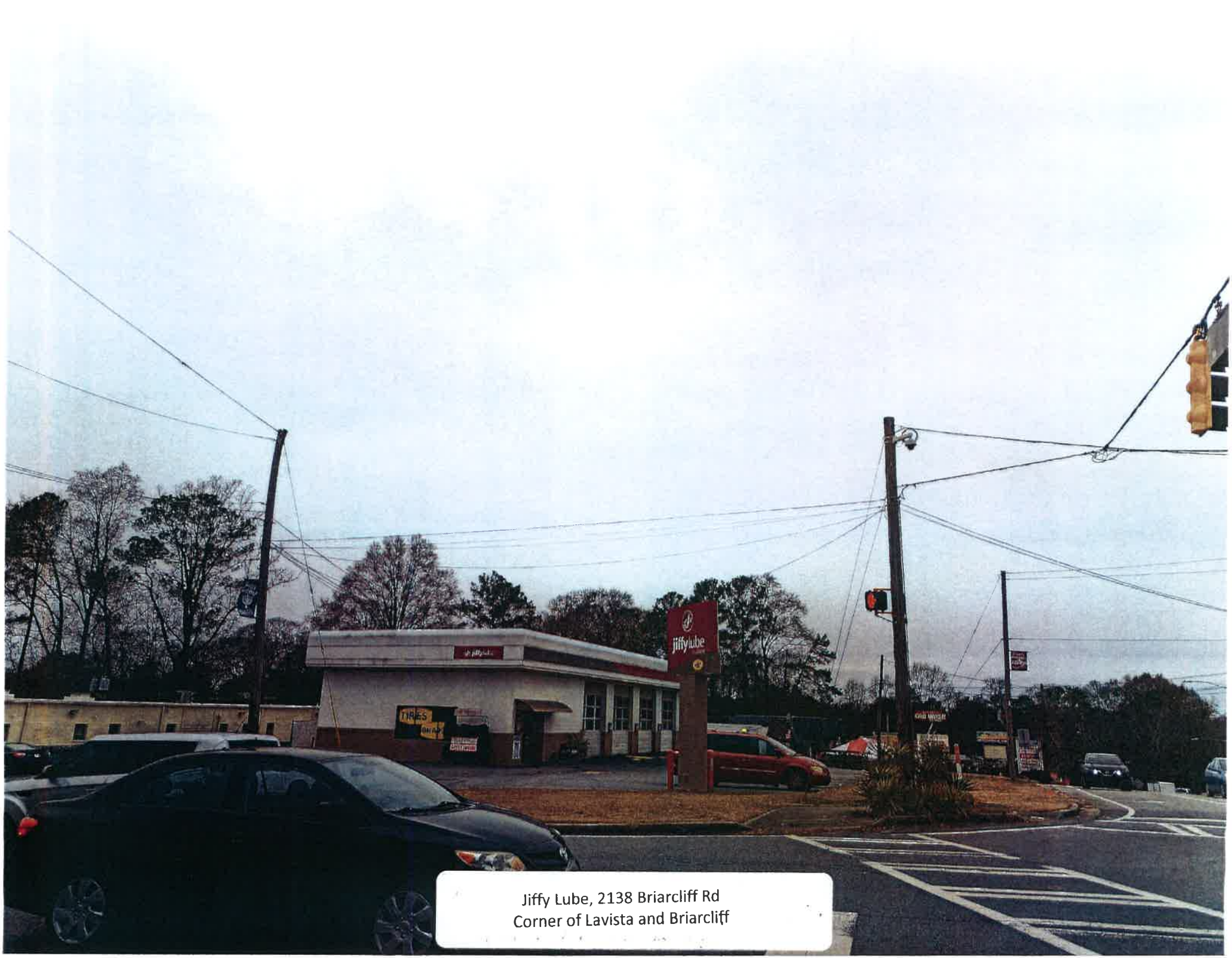
Date Printed: 9/28/2021

N

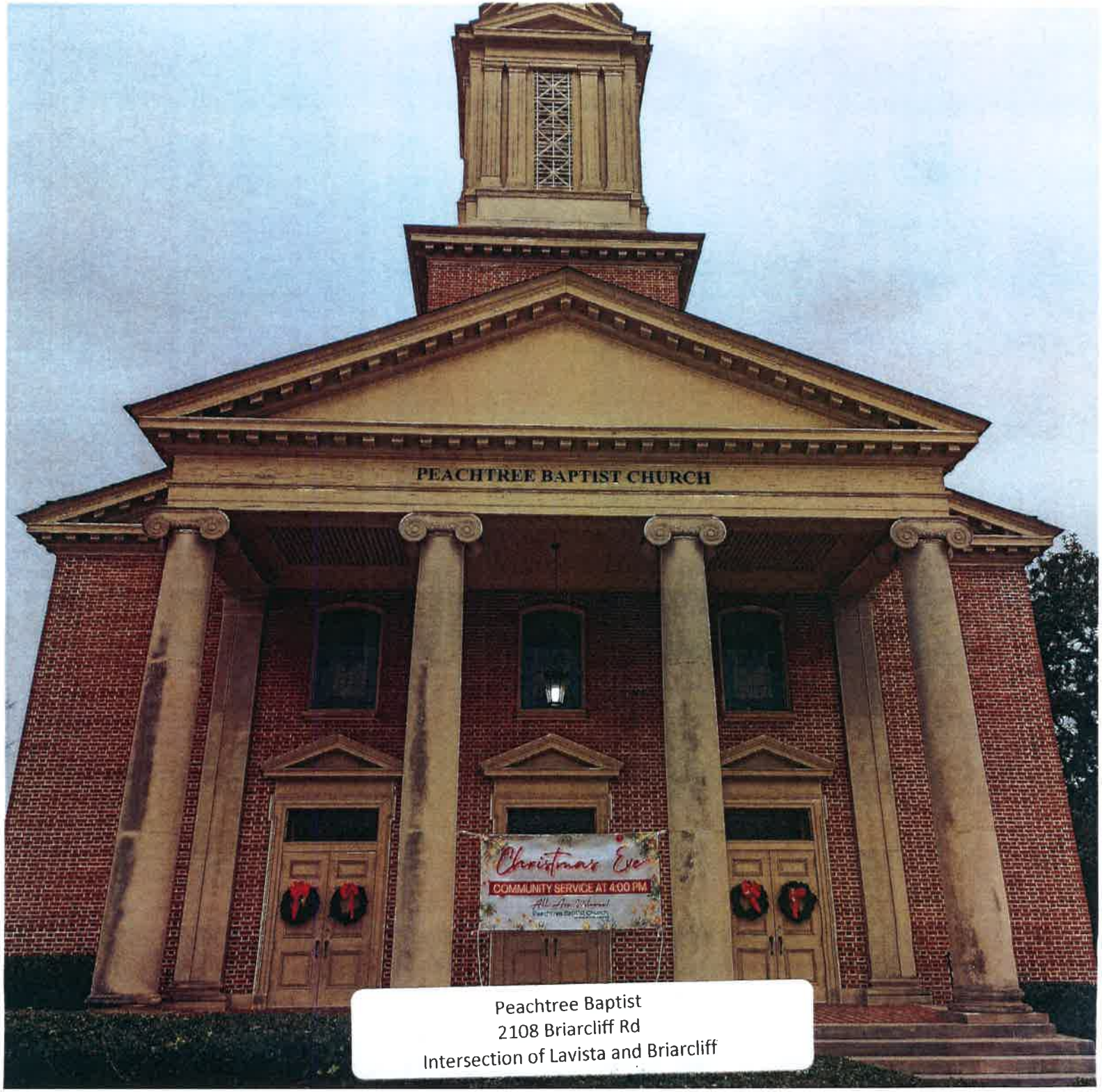
DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

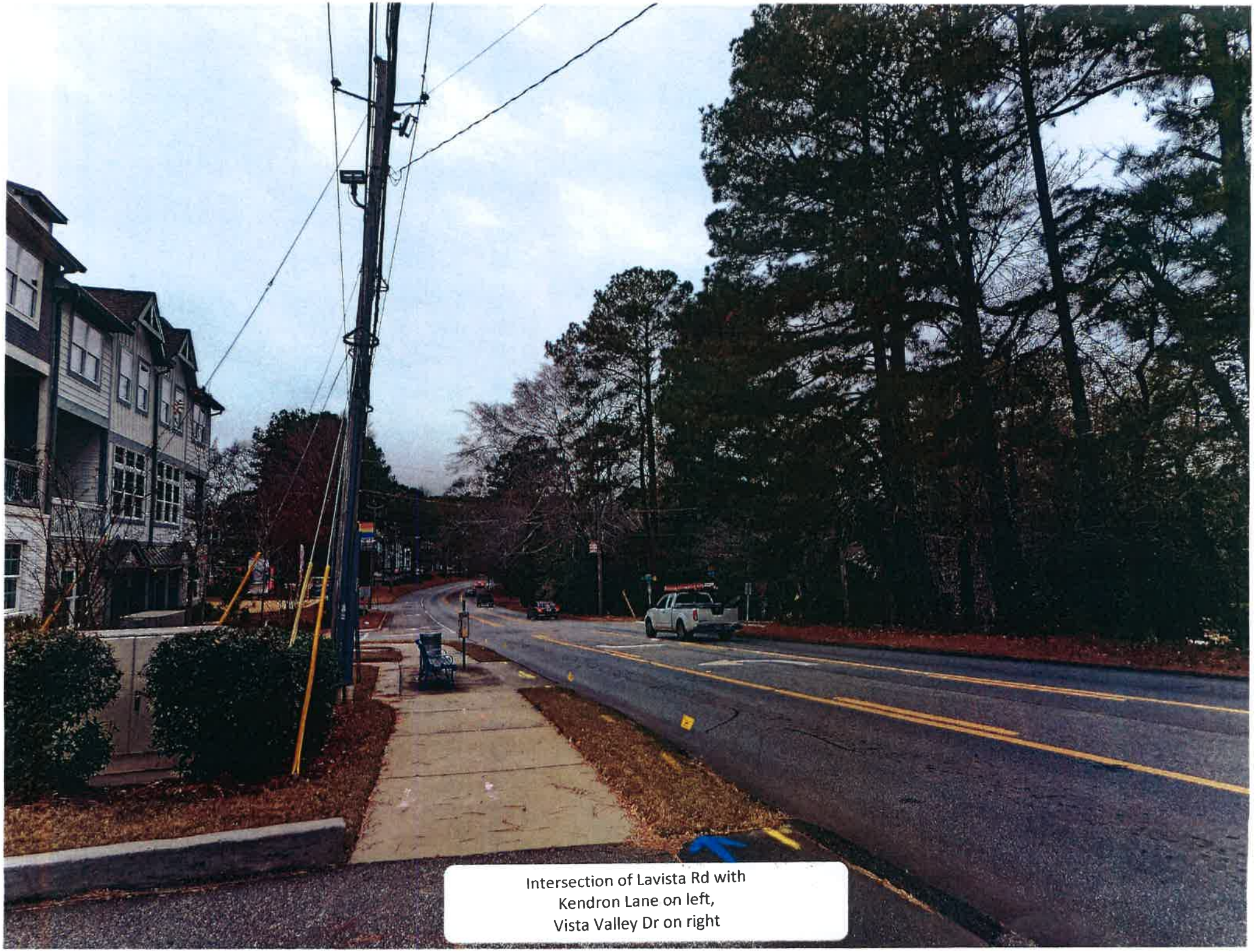

Lavista Rd
Brookhaven
Vista Valley Dr
Vista Valley Dr
Bernadette Ln
Sloan Pl
Sloan Sq
Peachtree Baptist Church
-84.3355 33.8151 Degrees



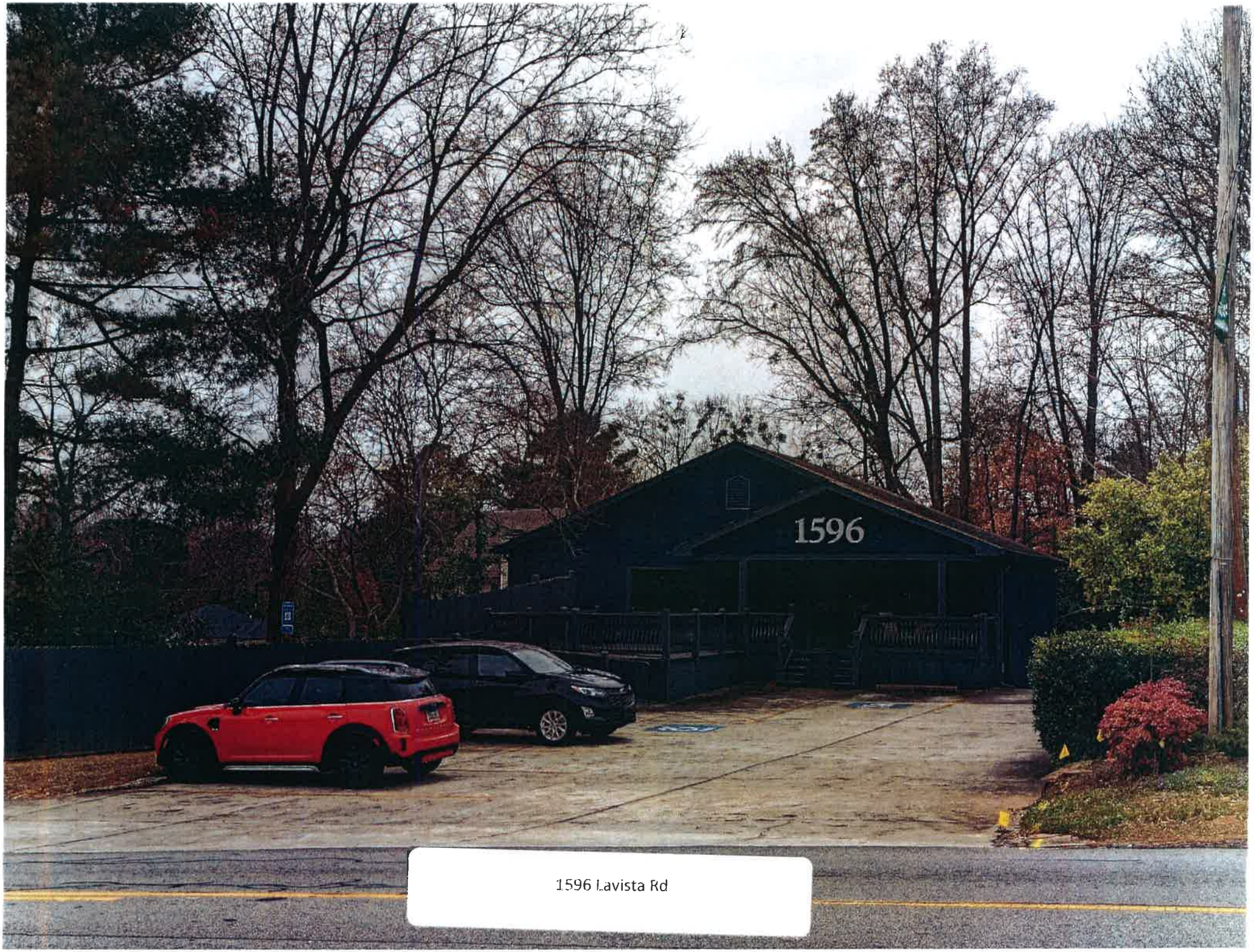
Jiffy Lube, 2138 Briarcliff Rd
Corner of Lavista and Briarcliff



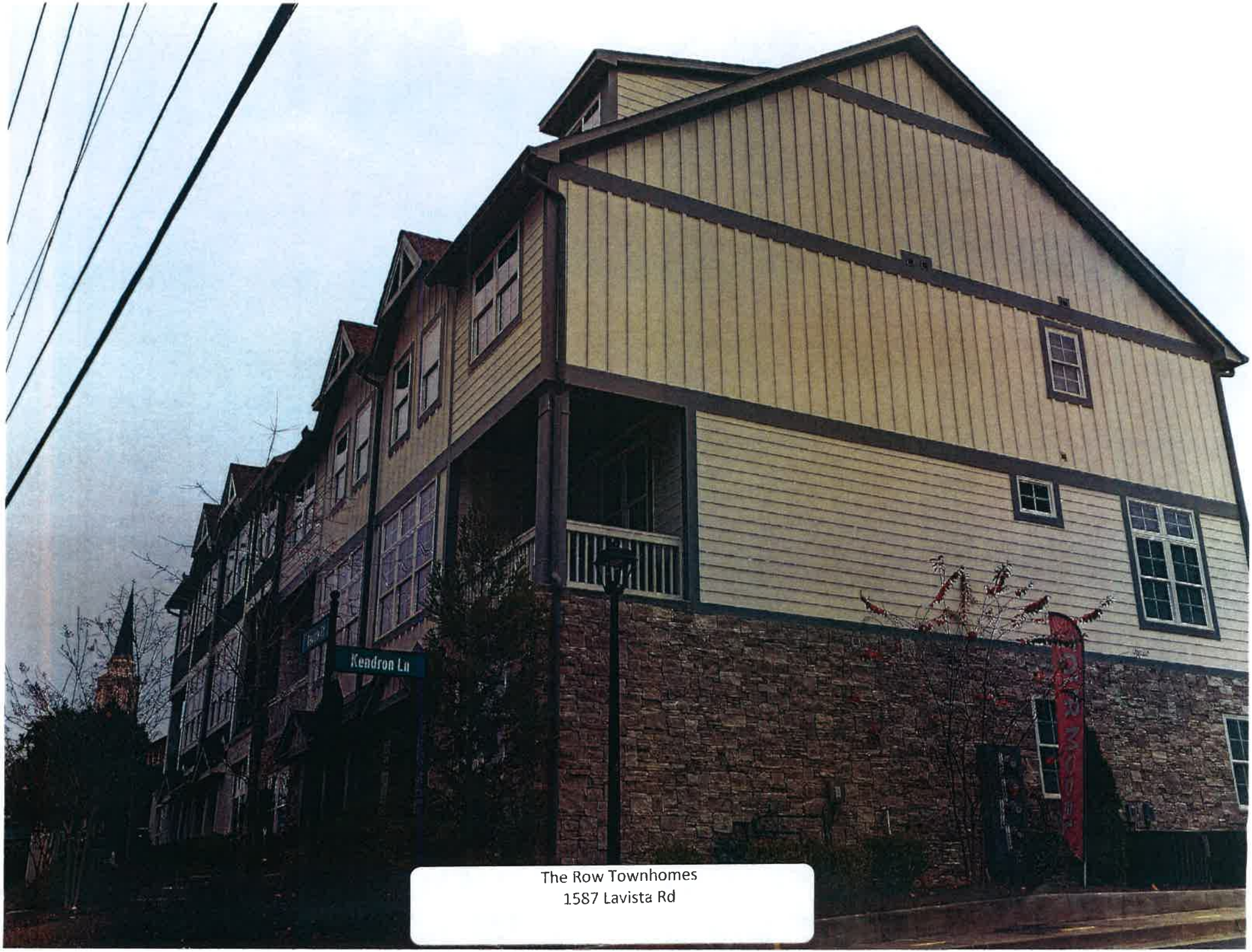
Peachtree Baptist
2108 Briarcliff Rd
Intersection of Lavista and Briarcliff



Intersection of Lavista Rd with
Kendron Lane on left,
Vista Valley Dr on right



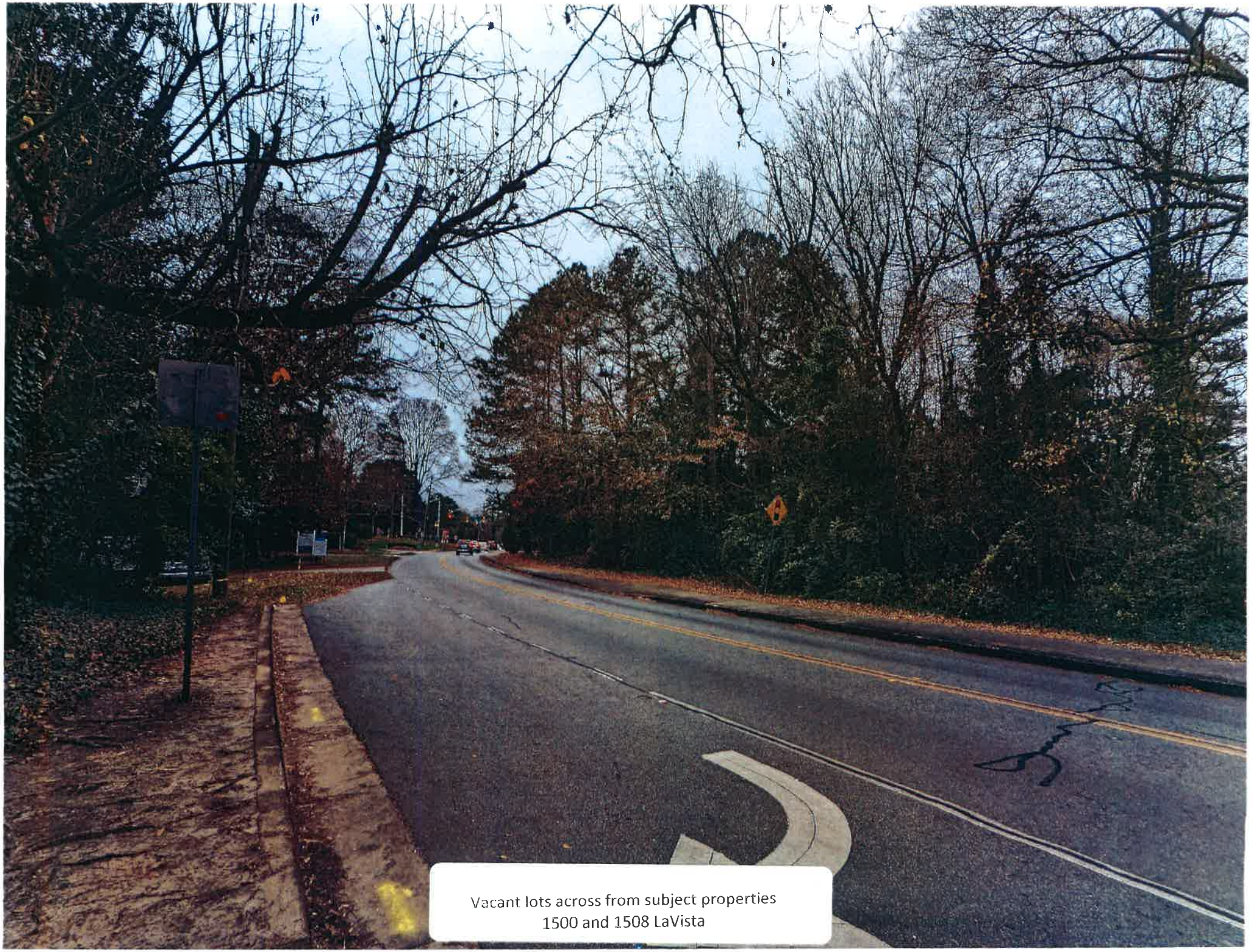
1596 Lavista Rd



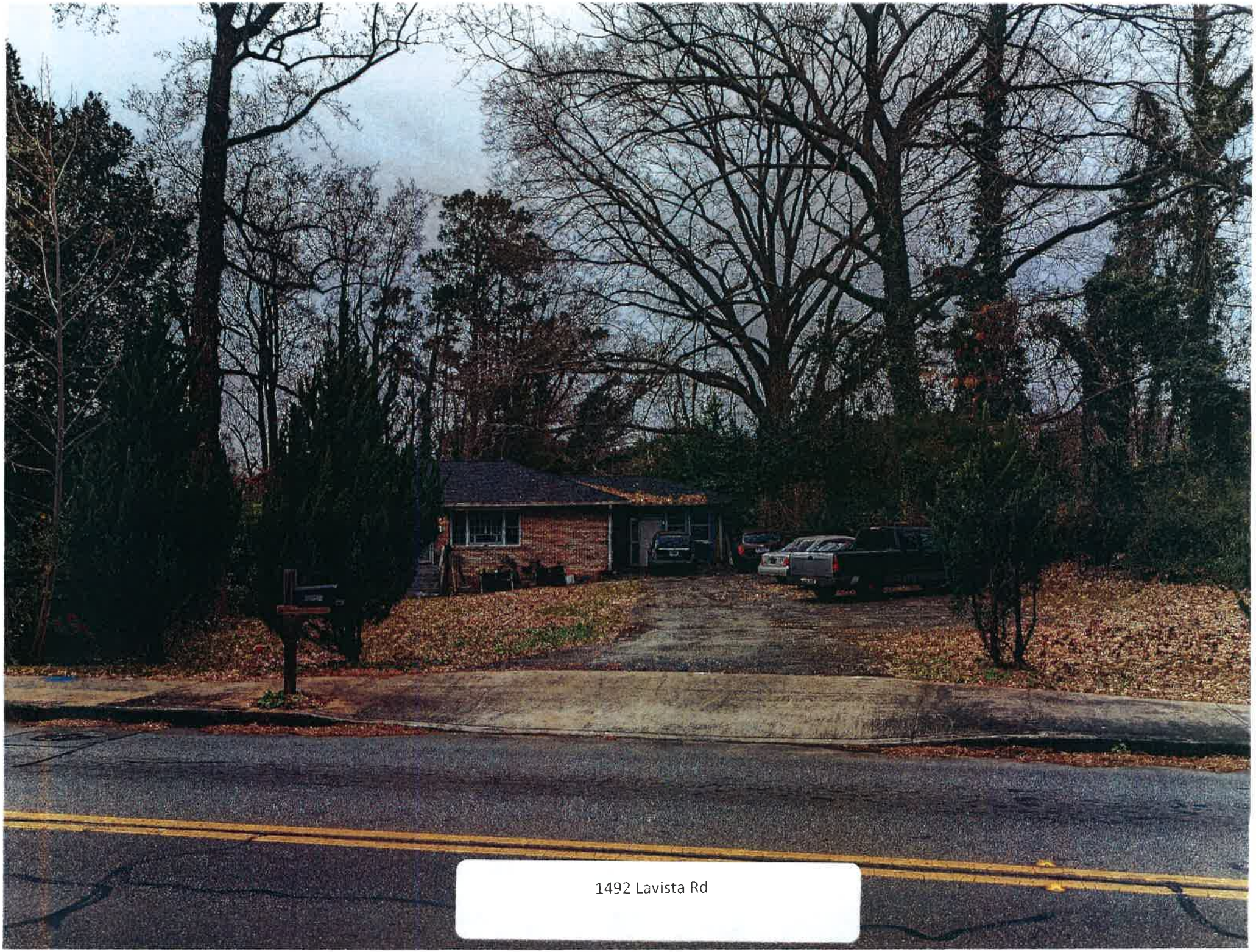
The Row Townhomes
1587 Lavista Rd

Sloan Square Apts, primary entrance
1555 Lavista Rd

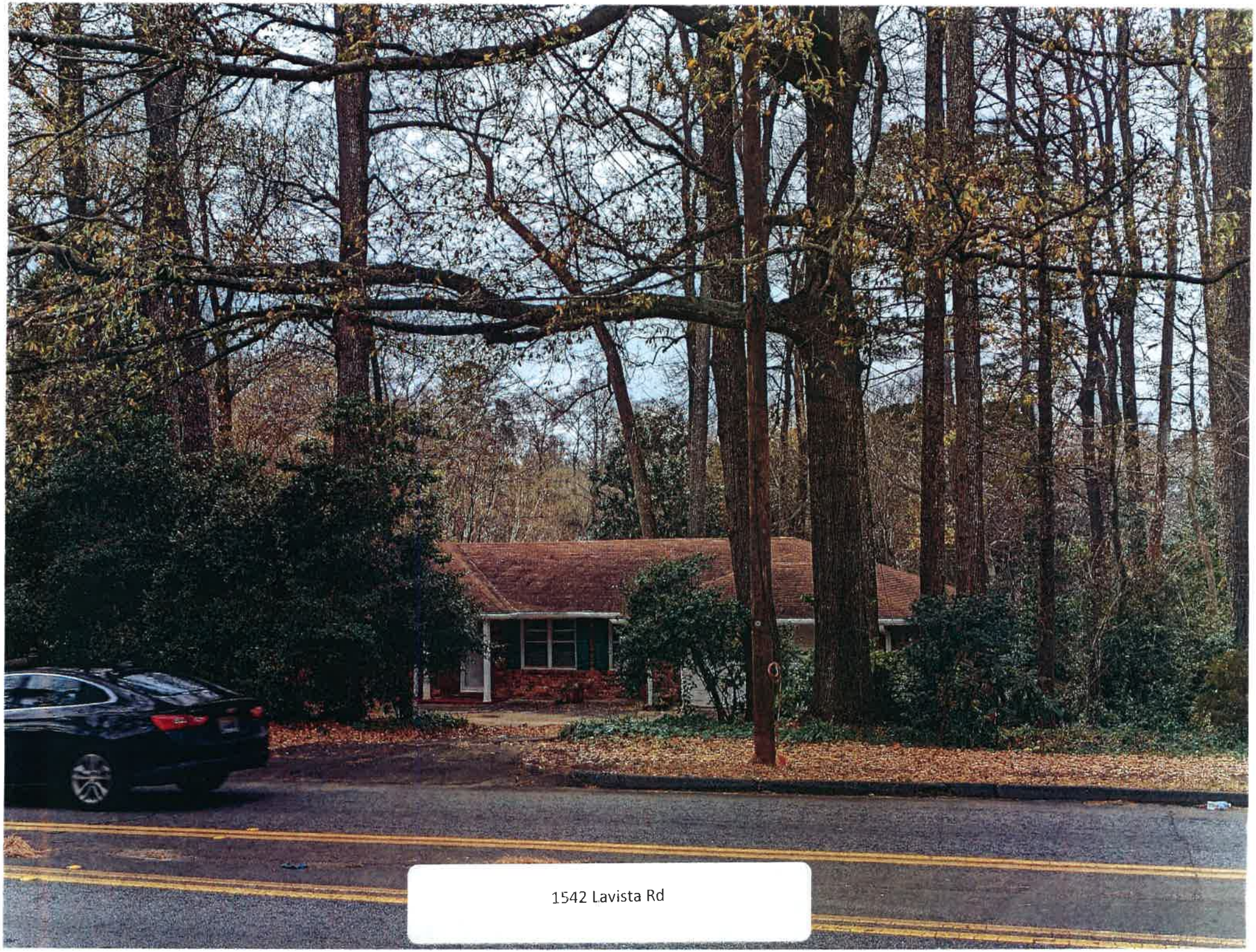
Sloan Square Apts
Secondary entrance across from Bernadette Lane



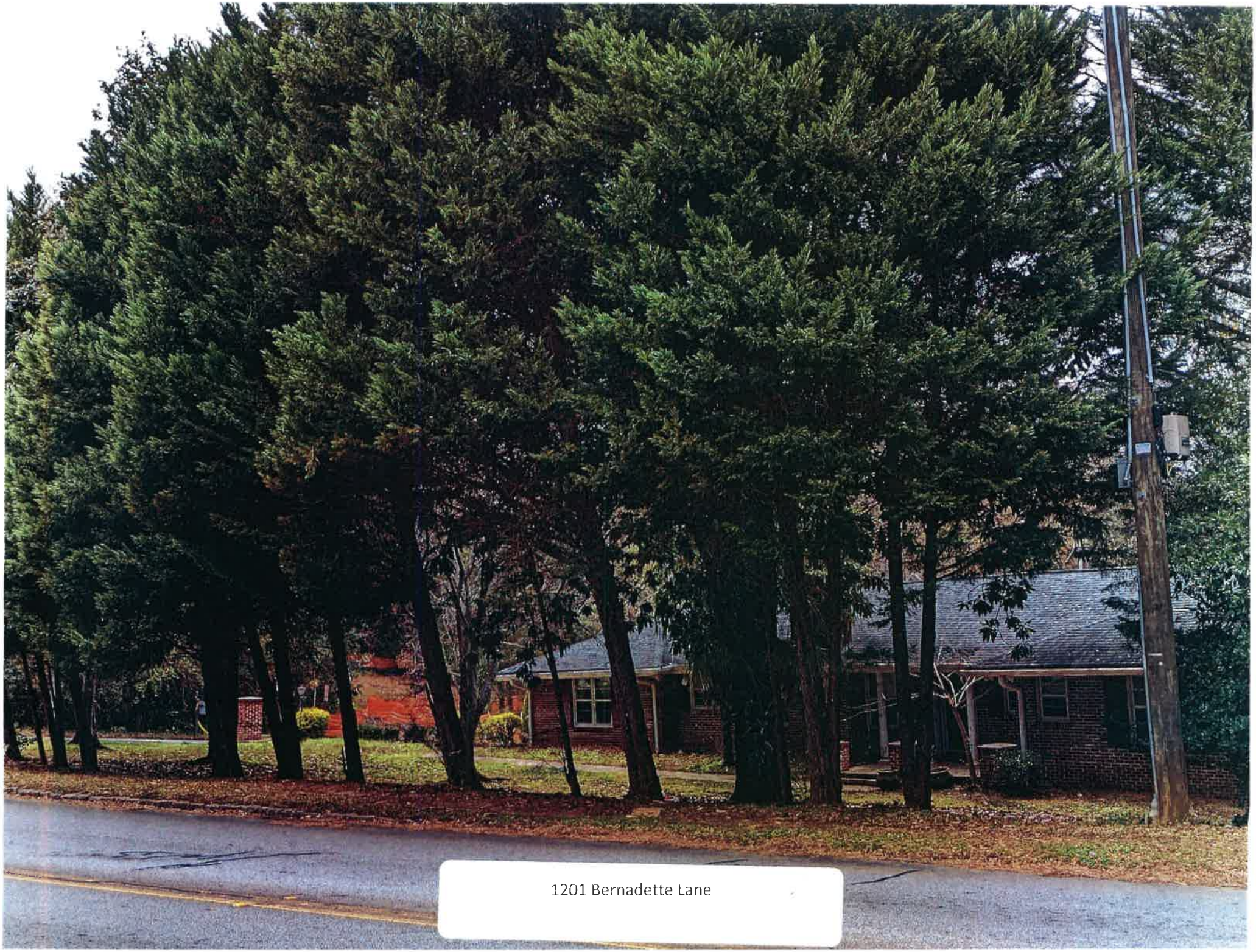
Vacant lots across from subject properties
1500 and 1508 LaVista



1492 Lavista Rd

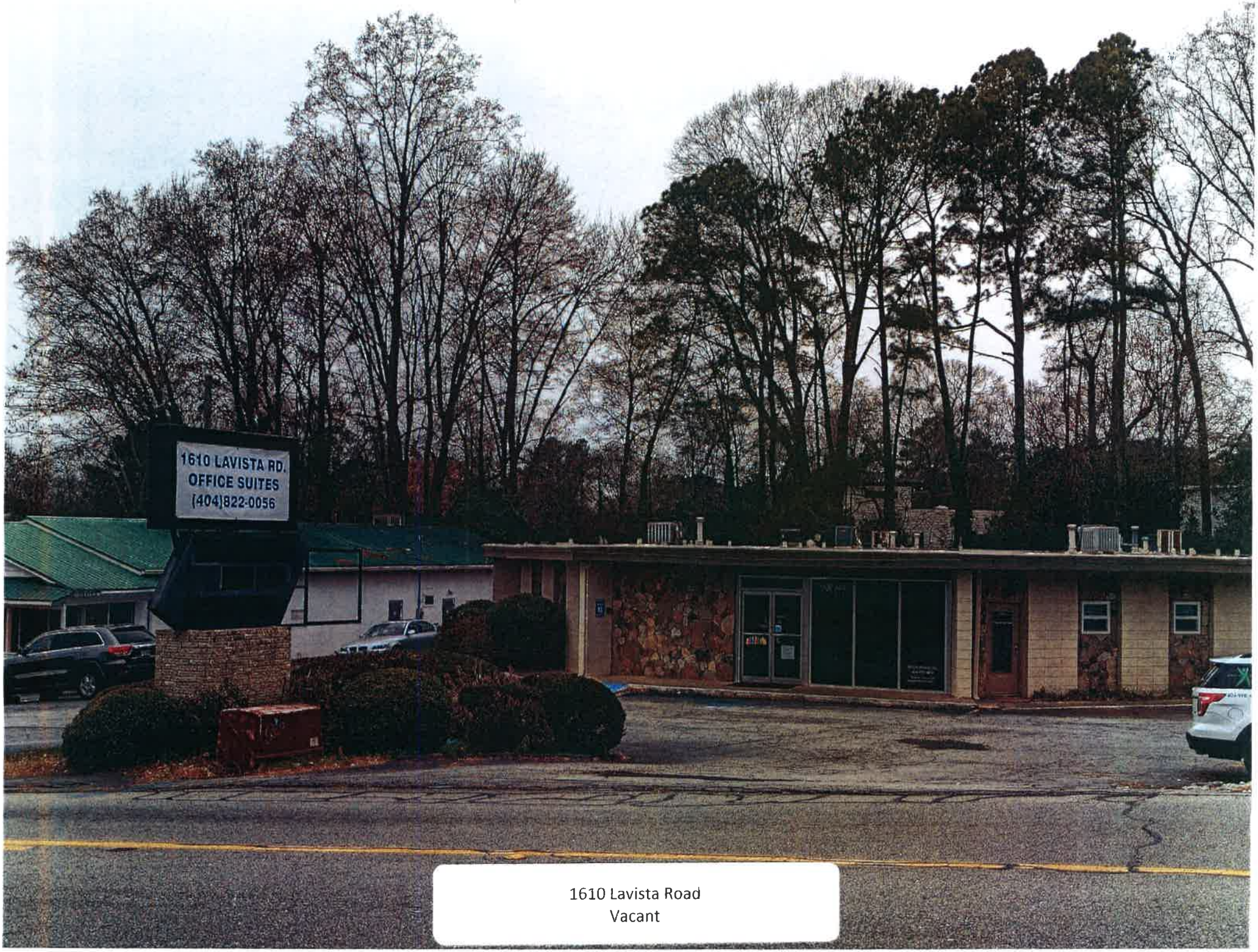


1542 Lavista Rd

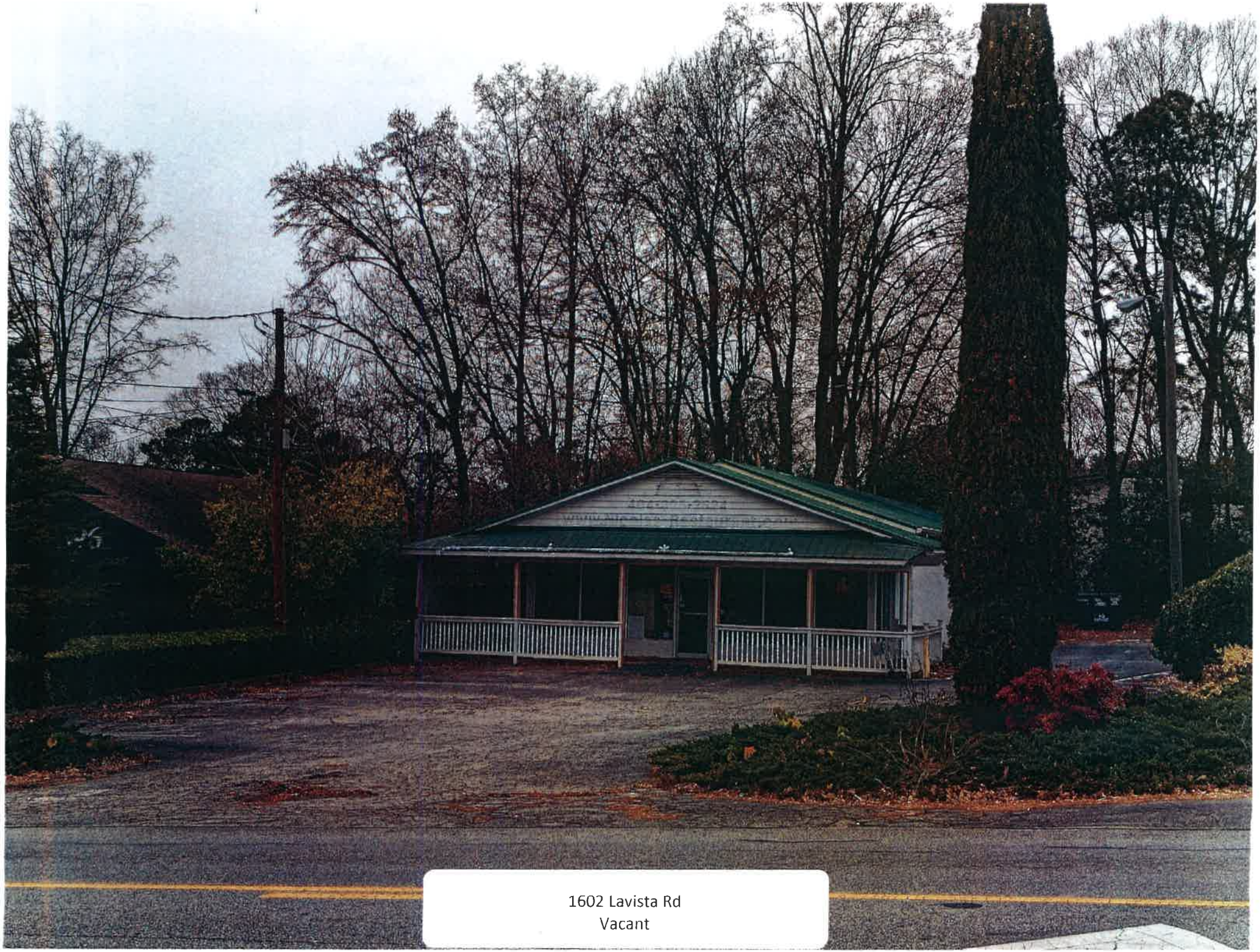


1201 Bernadette Lane

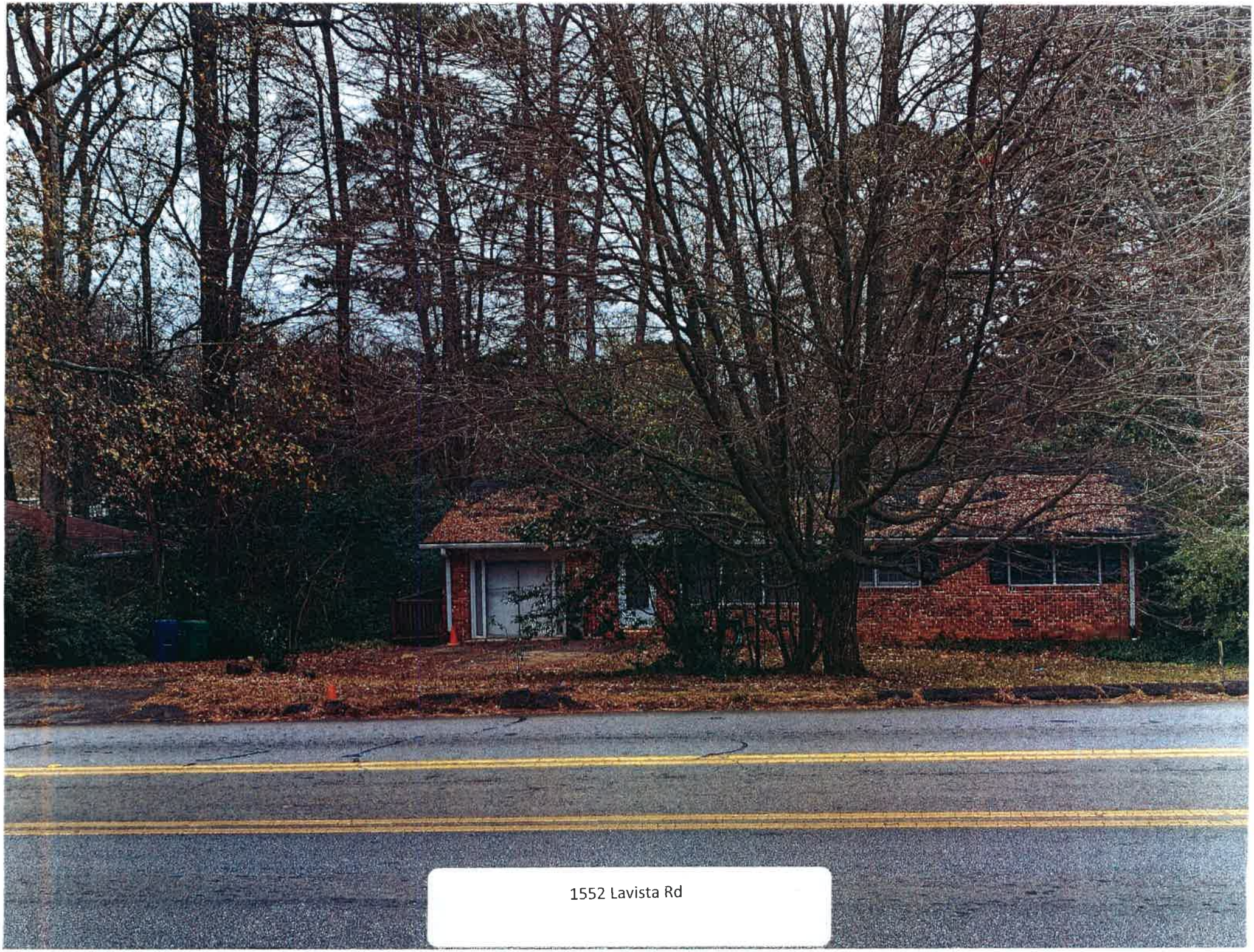
1620 Lavista Rd
Vacant



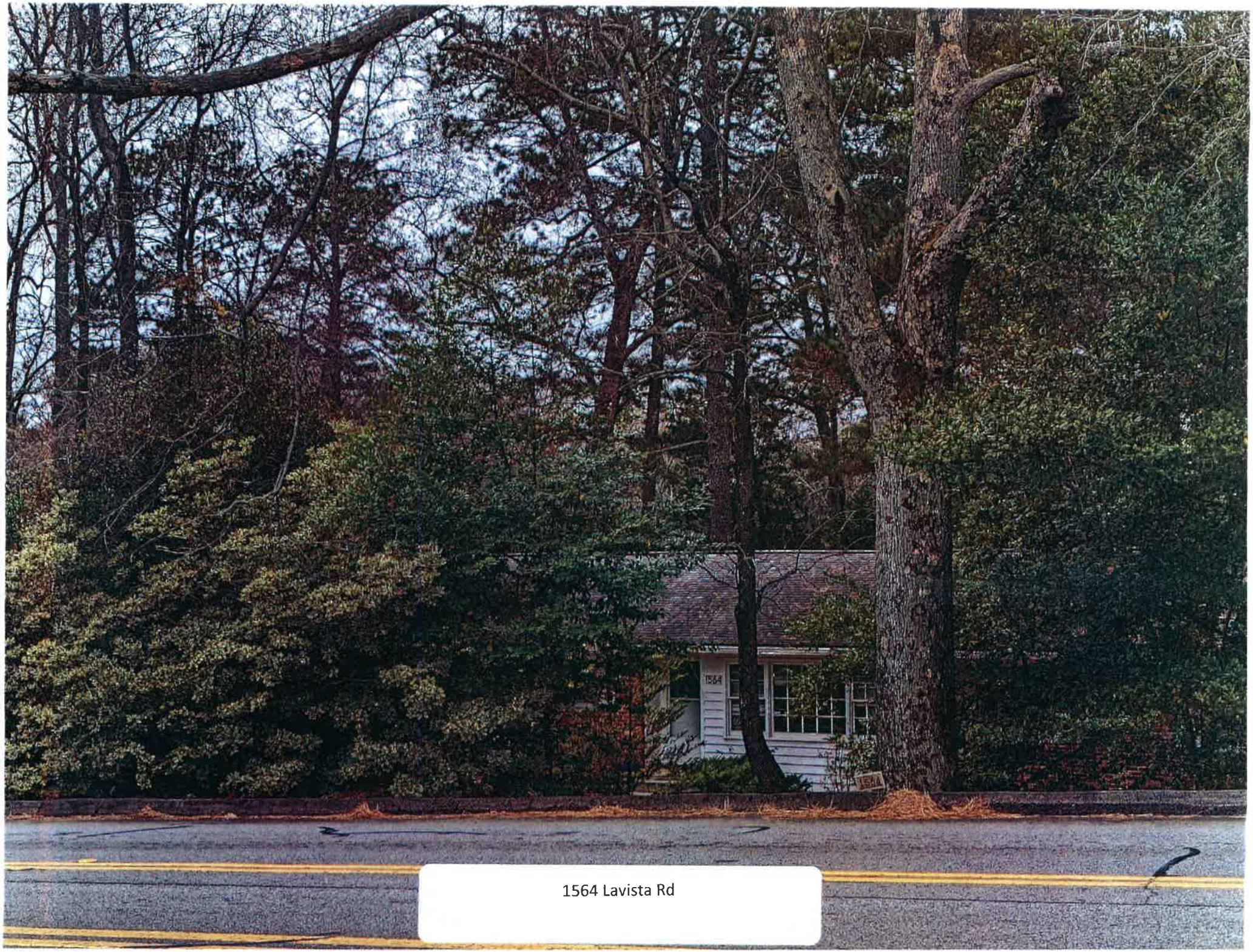
1610 Lavista Road
Vacant



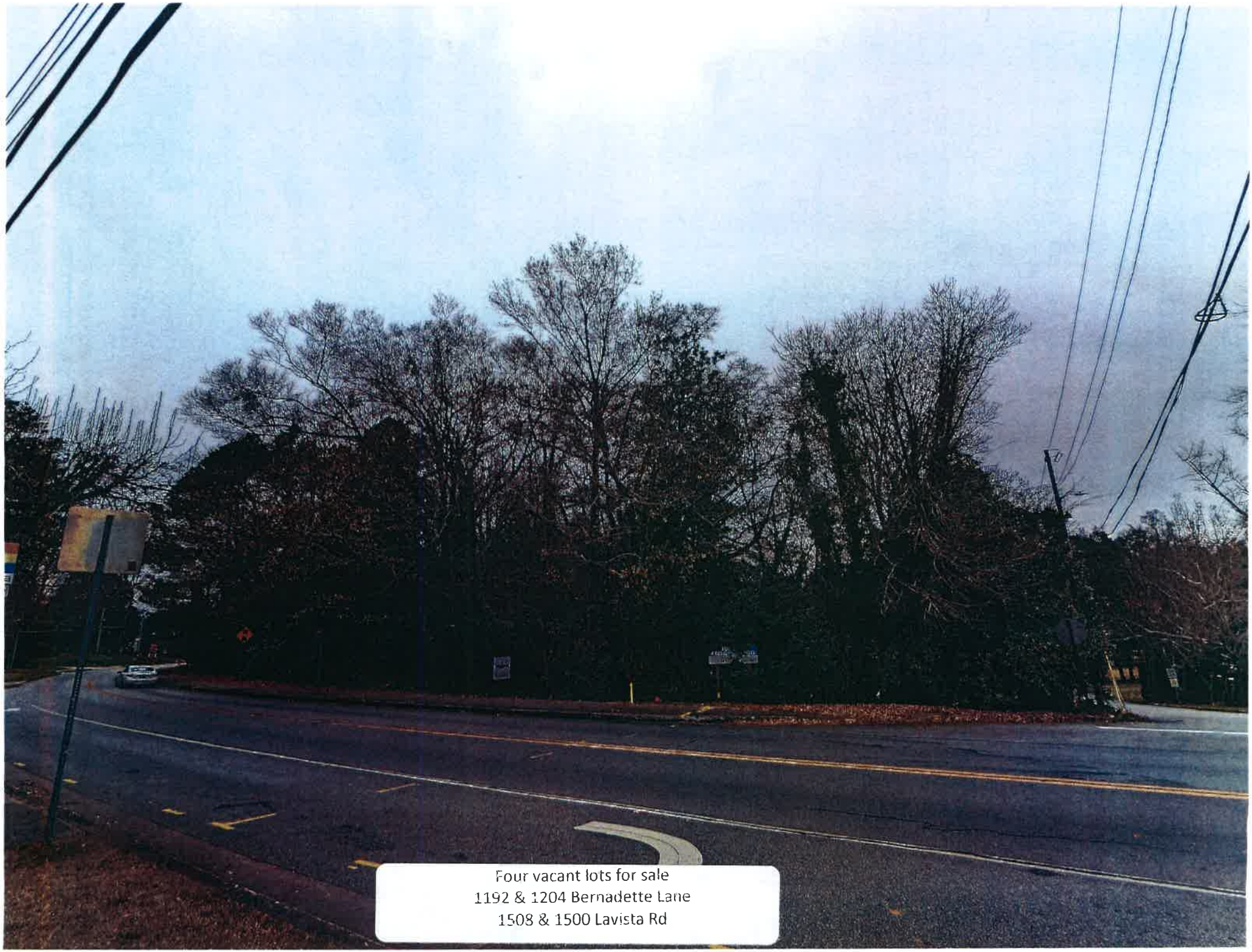
1602 Lavista Rd
Vacant

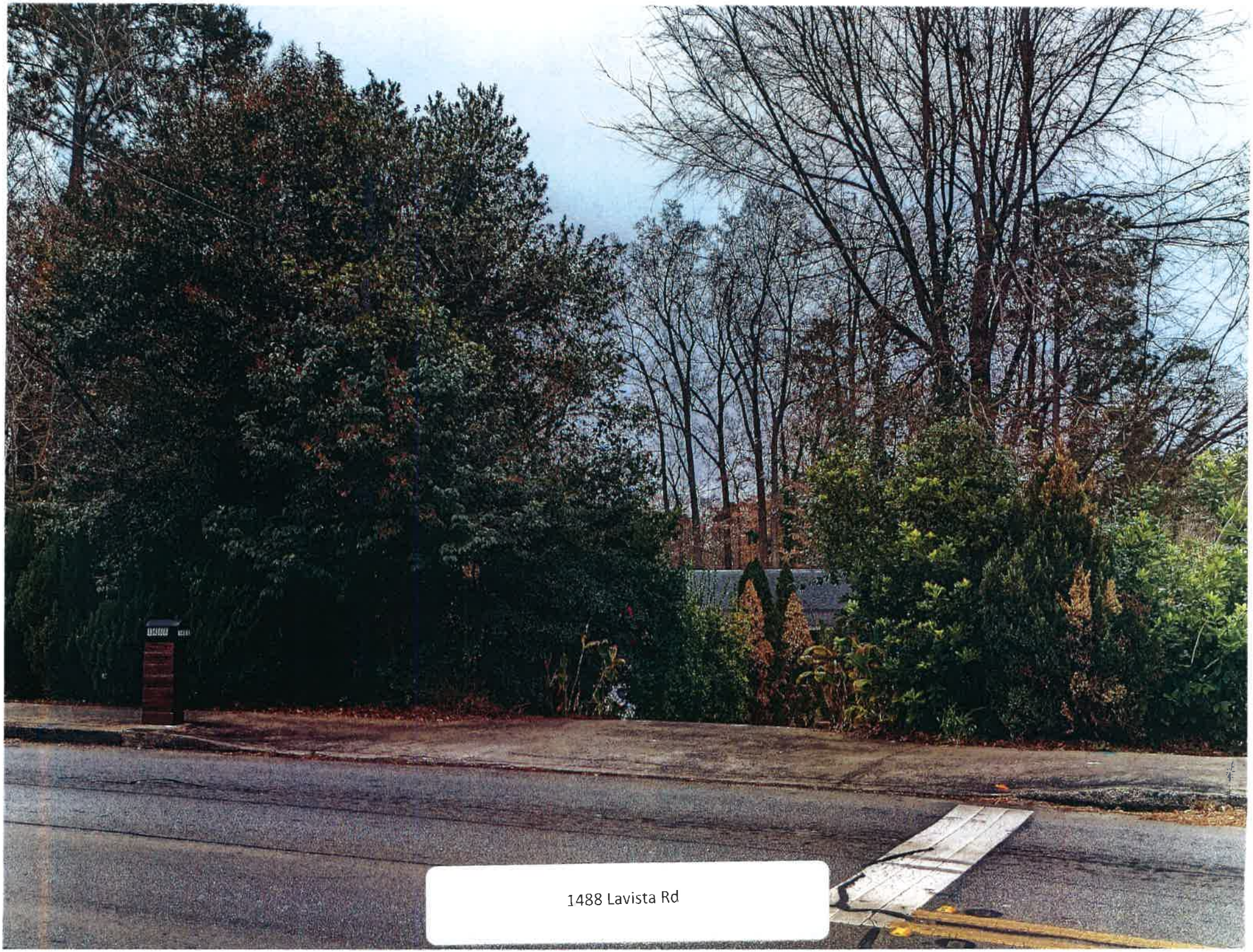


1552 Lavista Rd



1564 Lavista Rd


Four vacant lots for sale
1192 & 1204 Bernadette Lane
1508 & 1500 Lavista Rd



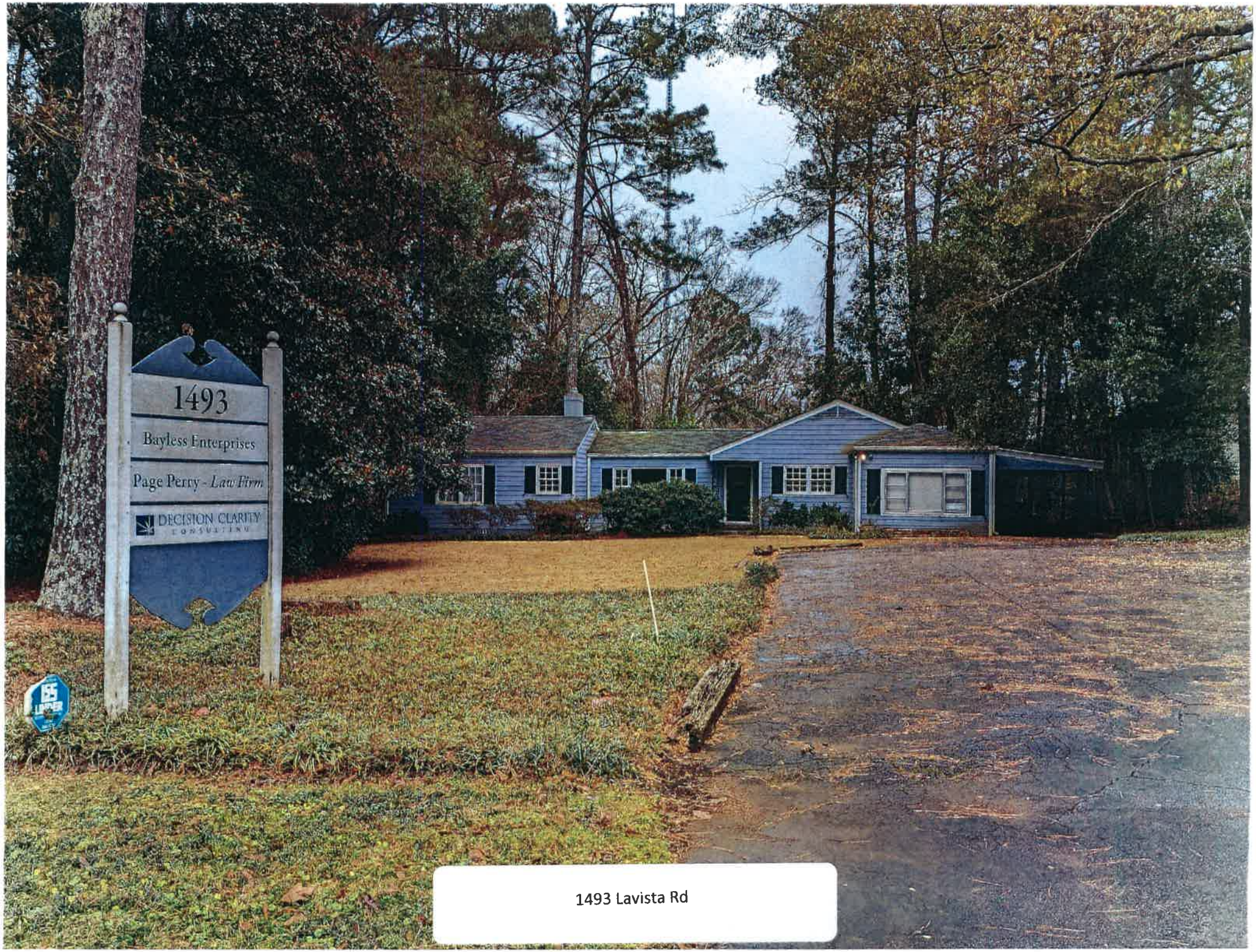
1488 Lavista Rd

1485 & 1489 Lavista Rd

1501 LAVISTA-CURRENT CONDITIONS

1501 Lavista Rd

1493 LAVISTA-CURRENT CONDITIONS



1493 Lavista Rd

COMMUNITY PRE-APPLICATION MEETING MATERIALS

1493 / 1501 Lavista Road Community Meeting
12/15/2021
Attendees List

Leah Pate Hartman
Michael Hartman
Trevor Boylan
Wendy Jacobson
A.D. McNaghten
Larry Hoskins
Barbara Wiley
Walt Siedentopf

Wright Gardner
Amy Swick
Dave Radlmann

urbaneco GROUP

INHANCE DEVELOPMENT

COMMUNITY MEETING INVITATION

Please join us via Zoom on Wednesday, December 15th, for a virtual community meeting at 6:30pm to learn more about proposed redevelopment plans at 1493 and 1501 Lavista Road.

Join Zoom Meeting via

THIS LINK

OR

Meeting ID: 314 187 7509

Passcode: 076229

OR

Dial by phone

(301) 715 8592

Meeting ID: 314 187 7509

Passcode: 076229

HOSTS:

Urban Eco

Inhance Development

Wright Gardner Architect

1. Link for copy of community meeting video recorded meeting: https://us02web.zoom.us/rec/share/SqT06W1TPXKUrUw8rNIKB_R0BEG-PR02lMxSe9YmW1lVDDoNg7Dm9KP9ZB7zZmIP.q3if_OYiRjEo5m5o Passcode: 2AX^9VAZ

PROPERTY TAX AND DEED INFORMATION

Print

Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Back

Would you like to have future tax bills emailed to you?

Property Identification

Parcel ID	18 108 07 001
Pin Number	1041848
Property Address	1493 LAVISTA RD
Property Type	Real Estate
Tax District	04 - UNINCORPORATED

Owner Information

	Last Name, First Name
Jan. 1 st Owner	BAYLESS PROPERTIES LLC
Co-Owner	
Current Owner	BAYLESS PROPERTIES LLC
Co-Owner	
Owner Address	1338 BEECH VALLEY RD NE ATLANTA GA 30306
Care of Information	

** CHANGE MAILING ADDRESS **

Homestead Exemption

Exemption Type	- NO EXEMPTION	
Tax Exempt Amount		$0.00

APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE

Other Exemption Information

Exemption Type	
Value Exemption Amount	$0.00

Deed Information

Deed Type	WARRANTY DEED
Deed Book/Page	23467 / 00133
Plat Book/Page	0018 / 0055

Property Characteristics/ Sales Information

NBHD Code	7055
Zoning Type	-
Improvement Type	
Year Built	1951
Condition Code	AVERAGE

Tax Information Summary

Taxable Year	2021
Millage Rate	0.04389
DeKalb County Taxes Billed	$6,669.17
DeKalb County Taxes Paid	$6,669.17
DeKalb County Taxes Due	$0.00
Total Taxes Billed	$6,669.17
Total Taxes Paid	$6,669.17
Total Taxes Due	$0.00

DeKalb County Taxes

First Payment Date	9/30/2021
First Payment Amount	$3,254.25
Last Payment Date	12/16/2021
Last Payment Amount	$3,414.92

Tax Paid Receipt

Tax Bill Details

-- Choose a Tax Year --

Get Tax Payoff Info.

Property Tax Mailing Address

CURRENT YEAR PAYMENTS
DeKalb County Tax Commissioner
Collections Division
PO Box 117545
Atlanta, GA 30368-7545

PRIOR YEAR PAYMENTS
DeKalb County Tax Commissioner
Collections Division
PO Box 100004
Decatur, GA 30031-7004

Prior Years Tax

*** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax

TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2021	$6,669.17	$6,669.17	$0.00	
2020	$6,508.50	$6,508.50	$0.00	
2019	$6,508.50	$6,508.50	$0.00	
2018	$6,523.14	$6,523.14	$0.00	
2017	$6,699.21	$6,699.21	$0.00	
2016	$6,552.42	$6,552.42	$0.00	
2015	$6,611.00	$6,611.00	$0.00	

Quality Grade	AVERAGE
Air Conditioning	
Fireplaces	
Stories	
Square Footage	1,684 Sq. Ft.
Basement Area	0 Sq. Ft.
% Bsmt Finished	0 Sq. Ft.
Bedrooms	
Bathrooms	
Last Deed Date	11/11/2012
Last Deed Amount	$300,000.00

Click here to view property map

Additional Property Information

Property Value/Billing Assessment

Taxable Year	2021
Land Value	$318,890
Building Value	$47,190
Misc. Improvement Value	$0
Total Value	$366,080
40% Taxable Assessment	$146,432

Information as of 12/20/2021

For additional information on the data above,
contact the Property Appraisal Department at 404-371-2471

2014	$6,110.62	$6,110.62	$0.00

Delinquent Taxes/
Tax Sale Information

Tax Sale File Number	
FiFa-GED Book/Page	
Levy Date	
Sale Date	
Delinquent Amount Due	

Please return to:
NEEL & ROBINSON ATTORNEYS AT LAW, LLC
(NR ATTORNEYS)
5555 Glenridge Connector, Suite 400
Atlanta, GA 30342
File No.: 12102553I

2012205305 DEED BOOK 23467 Pg 133

Filed and Recorded:
12/21/2012 3:01:30 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Real Estate Transfer Tax $300 00

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE, made this **11th day of December, 2012**, between

R. PEERY GRANT

as party or parties of the first part, hereinafter called Grantor, and

BAYLESS PROPERTIES, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 108 of the 18th District, DeKalb County, Georgia, being Lot 2, Block E, Woodland Hills Subdivision, Unit Two, as per plat recorded in Plat Book 18, Page 55, DeKalb County, Georgia Records, and being more particularly described as follows:

Beginning at a point marked by an iron pin on the southwesterly side of Lavista Road, 126.5 feet southeasterly following the curvature of Lavista Road from the intersection of the southwest side of Lavista Road and the northeast side of Shepherds Lane, if said streets were extended to form an angle instead of a curve; running thence south along the east side of Lot 3, 247.6 feet to an iron pin; thence southeasterly 109.9 feet to an iron pin; thence north 223.8 feet to an iron pin on the southwesterly side of Lavista Road; thence northwesterly along the southwesterly side of Lavista Road 126.6 feet to the point of beginning; being improved property known as 1493 Lavista Road, according to the present system of numbering houses in Dekalb County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered
in the presence of:

R. Peery Grant (Seal)
R. PEERY GRANT

Witness

Notary Public
My Commission expires:

[Notary Seal]

Print

Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Back

Would you like to have future tax bills emailed to you?

Property Identification

Parcel ID	18 109 03 017
Pin Number	1044723
Property Address	1501 LAVISTA RD NE
Property Type	Real Estate
Tax District	04 - UNINCORPORATED

Owner Information

	Last Name, First Name
Jan. 1 st Owner	JACOBSON SCOTT WAYNE
Co-Owner	
Current Owner	JACOBSON SCOTT WAYNE
Co-Owner	
Owner Address	1501 LAVISTA RD NE ATLANTA GA 30329-3412
Care of Information	

** CHANGE MAILING ADDRESS **

Homestead Exemption

Exemption Type	- NO EXEMPTION	
Tax Exempt Amount		$0.00

APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE

Other Exemption Information

Exemption Type	
Value Exemption Amount	$0.00

Deed Information

Deed Type	WARRANTY DEED
Deed Book/Page	06721 / 00024
Plat Book/Page	0 / 0

Property Characteristics/ Sales Information

NBHD Code	7055
Zoning Type	-
Improvement Type	
Year Built	1958
Condition Code	AVERAGE

Tax Information Summary

Taxable Year	2021
Millage Rate	0.04389
DeKalb County Taxes Billed	$6,929.38
DeKalb County Taxes Paid	$6,929.38
DeKalb County Taxes Due	$0.00
Total Taxes Billed	$6,929.38
Total Taxes Paid	$6,929.38
Total Taxes Due	$0.00

DeKalb County Taxes

First Payment Date	9/21/2021
First Payment Amount	$3,464.69
Last Payment Date	11/1/2021
Last Payment Amount	$3,464.69

Tax Paid Receipt

Tax Bill Details

-- Choose a Tax Year --

Get Tax Payoff Info.

Property Tax Mailing Address

CURRENT YEAR PAYMENTS
DeKalb County Tax Commissioner
Collections Division
PO Box 117545
Atlanta, GA 30368-7545

PRIOR YEAR PAYMENTS
DeKalb County Tax Commissioner
Collections Division
PO Box 100004
Decatur, GA 30031-7004

Prior Years Tax

*** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax

TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2021	$6,929.38	$6,929.38	$0.00	
2020	$6,929.38	$6,929.38	$0.00	
2019	$6,929.38	$6,929.38	$0.00	
2018	$6,945.00	$6,945.00	$0.00	
2017	$6,960.62	$6,960.62	$0.00	
2016	$6,976.26	$6,976.26	$0.00	
2015	$7,038.74	$7,038.74	$0.00	

Quality Grade	AVERAGE
Air Conditioning	
Fireplaces	
Stories	
Square Footage	1,658 Sq. Ft.
Basement Area	1,243 Sq. Ft.
% Bsmt Finished	0 Sq. Ft.
Bedrooms	
Bathrooms	
Last Deed Date	6/11/1990
Last Deed Amount	$175,000.00

Click here to view property map

Additional Property Information

Property Value/Billing Assessment

Taxable Year	2021
Land Value	$333,600
Building Value	$57,000
Misc. Improvement Value	$0
Total Value	$390,600
40% Taxable Assessment	$156,240

Information as of 12/20/2021

For additional information on the data above,
contact the Property Appraisal Department at 404-371-2471

2014	$7,148.10	$7,148.10	$0.00

Delinquent Taxes/
Tax Sale Information

Tax Sale File Number	
FiFa-GED Book/Page	
Levy Date	
Sale Date	
Delinquent Amount Due	

WARRANTY DEED

FILED & RECORDED
... GA.
JUN 11 2 42 PM '90
... SMITH
CLERK OF SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE made and entered into this 11th day of June, 1990 between ELEANOR PEGGY JACOBSON, and SCOTT WAYNE JACOBSON, hereinafter called Grantor and Grantee respectively, states as follows:

The Grantor in consideration of the sum of $5,000.00 and other valuable consideration paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release and forever convey unto the Grantee and the heirs and assigns of the Grantee, all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

ALL THAT TRACT AND PARCEL OF LAND, situate, lying and being in Land Lot 109, of the 18th District. Dekalb County, Georgia and being more particularly described as follows: BEGINNING at a point where the Southwesterly side of LaVista Road intersects the West line of Land Lot 109, running thence Southeasterly along the Southwesterly side of LaVista Road, 100 feet to a point; thence running Southerly 319 feet to a point on the South line of said Land Lot; running thence Westerly along the South line of said Land Lot Line 90 feet to a point, being the common corners of Land Lots 106, 109 108 and 109; running thence northerly along the West line of Land Lot 109, 349.1 feet to a point on the Southwesterly side of LaVista Road and the point of beginning, being improved property known as 1501 LaVista Road, according to the present system of numbering houses in Dekalb County, Georgia, with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging thereto, in FEE SIMPLE and the Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee, against the claims of all persons whomsoever.

TO HAVE AND TO HOLD the said described premises unto the said Grantee and the heirs and assigns of the Grantee, so that neither the Grantor nor the successors of the Grantor or any person claiming under the Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed on the date and year first above written.

C. Henderson
Witness

Eleanor Peggy Jacobson
ELEANOR PEGGY JACOBSON, Grantor

Notary Public
Expires 3/19/92
PUBLIC
... GA.

DeKalb County, Georgia
Real Estate Transfer Tax
Paid $ 175.00
Date 6-18-90
CLERK, SUPERIOR COURT
By: ...
Deputy Clerk

BOOK 6721 PAGE 24

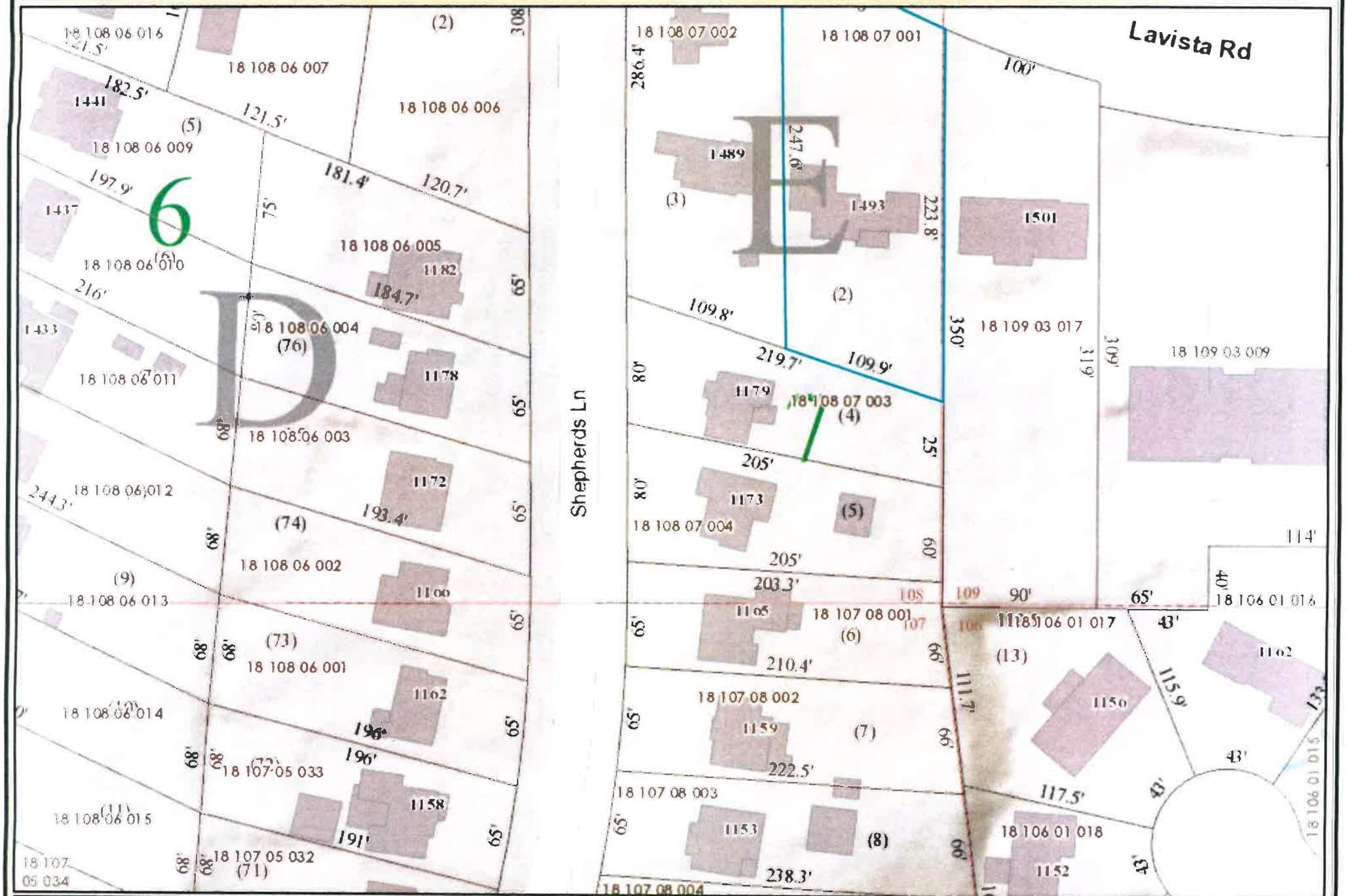
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=53808833&key1=6721&key2=24&county=44&countyname=DEKALB&userid=134526&appi... 1/1

RELEVANT MAPS

-Tax Map of Subject Property

-Zoning Map

-Land Use Map



DeKalb County Parcel Map

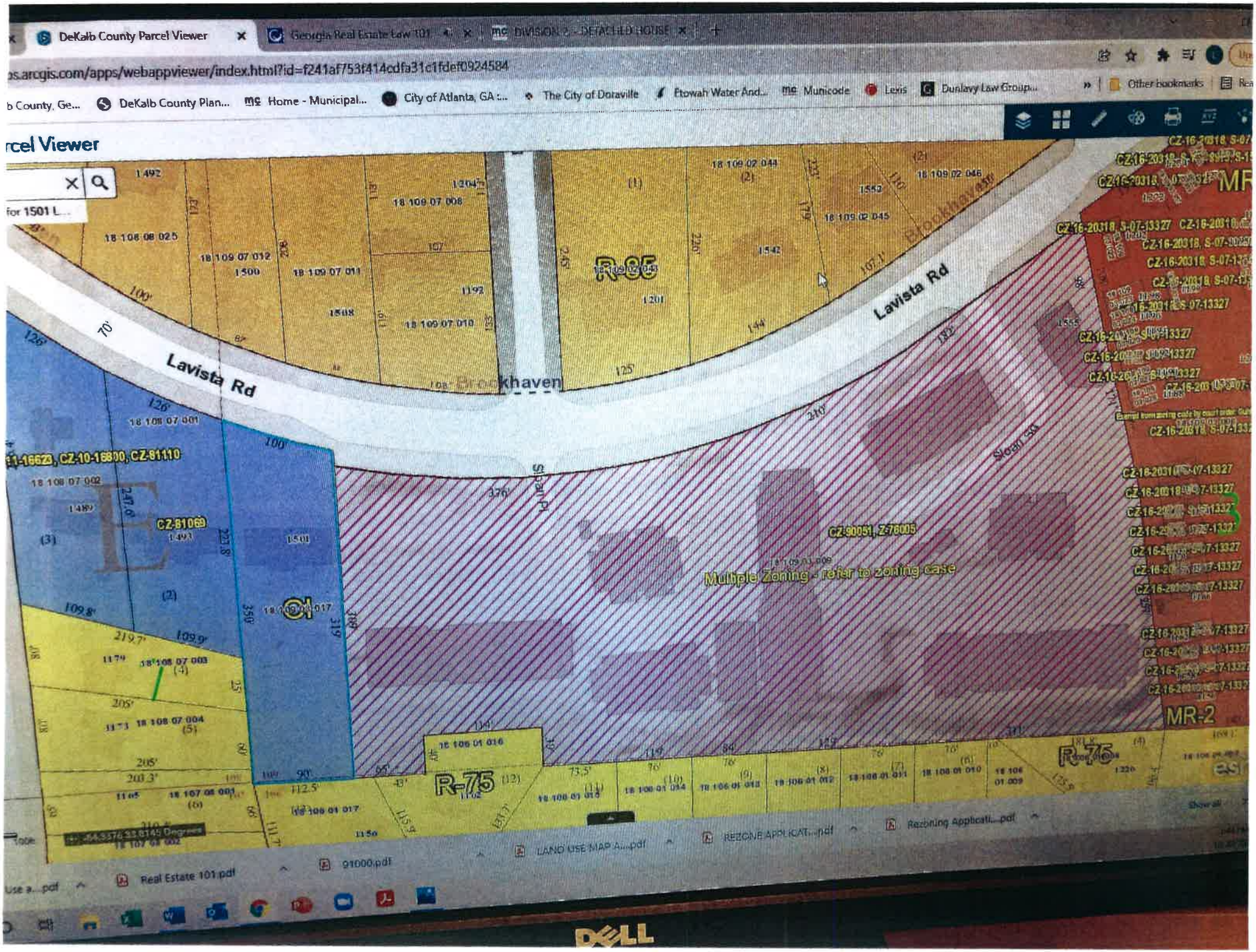
0 0.005 0.01 0.02 0.03 0.04 mi

Date Printed: 9/28/2021

N

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.


DeKalb County Parcel Viewer
Georgia Real Estate Law 101
DIVISION 2. - DETACHED HOUSE
ps.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584
b County, Ge...
DeKalb County Plan...
Home - Municipal...
City of Atlanta, GA :...
The City of Doraville
Etowah Water And...
Municode
Lexis
Dunlavy Law Group...
Other bookmarks
rcel Viewer
for 1501 L...
Lavista Rd
Brookhaven
R-85
R-75
MR-2
C1
CZ-81069
CZ-90051, Z-76005
Multiple Zoning - refer to zoning case
Sloan Ct
Sloan Pl
Real Estate 101.pdf
91000.pdf
LAND USE MAP A...pdf
REZONE APPLICAT...pdf
Rezoning Applicati...pdf
DELL

DeKalb County Parcel Viewer | Georgia Real Estate Law 101 | DIVISION 2. - DETACHED HOUSE

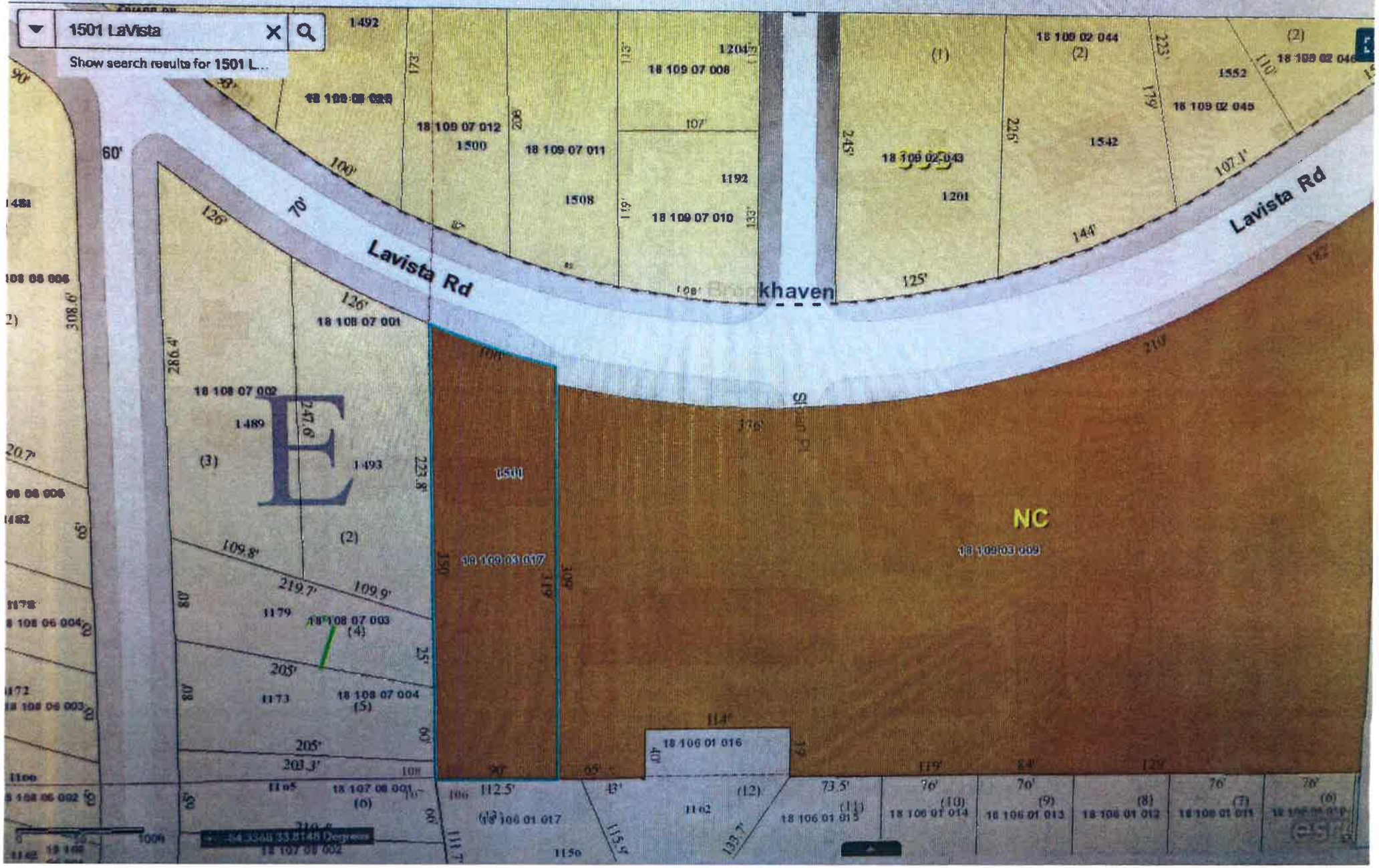
dekalbgis.maps.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584

New Tab | DeKalb County, Ge... | DeKalb County Plan... | Home - Municipal... | City of Atlanta, GA :... | The City of Doraville | Etowah Water And... | Municode | Lexis | Dunlavy

DeKalb County Parcel Viewer

1501 LaVista

Show search results for 1501 L...



DeKalb County, GA
2021 Comprehensive Land Use Map

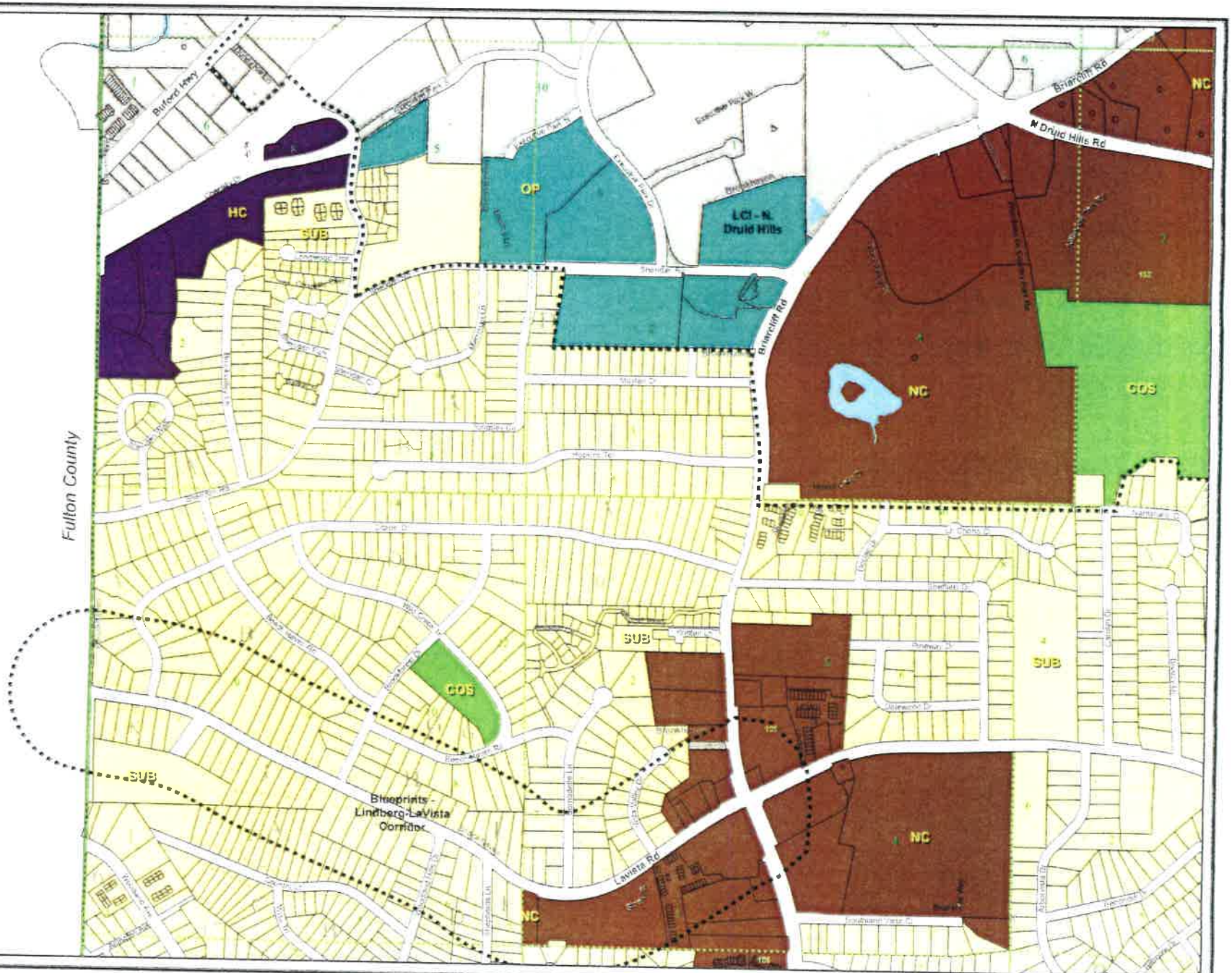
District 18

Land Lots 109 108 154 153

Legend

- Land Lot
- Lake
- Stream
- Railroad
- City Boundary
- SAP
- Conservation Open Space
- Highway Corridor
- Neighborhood Center
- Office Park
- Suburban
- Parcel Number
- Legal Block
- Tax Block

Printed 3/18/2021



RELEVANT LAND USE POLICIES

Land Use Trends in DeKalb

This table shows the number and types of land use amendments that have occurred from 2007 through 2016. There were no land use amendments moving **from** or **to**, for the following character areas:

- Conservation/Greenspace
- Rural Residential
- Regional Center

All of the other character areas experience some sort of change. The character area experiencing the most development change were Suburban, Commercial Redevelopment Corridors, and Town Centers. The trend of development has leaned towards projects with more commercial and mixed-use.

DeKalb Trends Towards Mixed Use

Table 7.3: DeKalb County Land Use Amendments (2007-2016)

Change From	Change To													TOTAL AMENDS FROM
	COS	RR	SUB	TN	NC	TC	RC	OP	LIND	IND	CRC	HC	INS	
Conservative / Opens Space (COS)														
Rural Residential (RR)														
Suburban (SUB)				1	3	8			1	1	5		1	20
Traditional Neighborhood (TN)						1								1
Neighborhood Center (NC)														
Town Center (TC)														
Regional Center (RC)														
Office Park (OP)						1								1
Light Industrial (LIND)								1						1
Industrial (IND)														
Commercial Redevelopment Corridor (CRC)			1											1
Highway Corridor (HC)									1					1
Institutional (INS)					1									1
TOTALS AMENDS TO			**1**	**1**	**4**	**10**		**1**	**2**	**1**	**5**		**1**	**26**

Table 7.4: Character Area / Land Use Summary

Character Area / Land Use	Density Max (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans (SAP) (Refer to study master plan and SAP policies in this plan. Densities & building heights may vary)
Regional Center	Over 60, no max	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3	Kensington LCI
Town Center	Up to 60	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers	MU-5, MU-4, MU-3, MU-2, MU-1, MR-1, MR-2, C-1, OI, HR-1, HR-2, RSM,	Candler Road LCI; Emory Village LCI; N. Druid Hills LCI; Wesley Chapel LCI, Medline LCI, Panola MALP
Neighborhood Center	Up to 24	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic;	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, NSRSM,	Portion of N. Druid Hills (Mason Mill Node)
Commercial Redevelopment Corridor	18	Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional	MU-3, MU-2, MU-1,, MR-1, MR-2, OI, OD, RSM	Covington and Belvedere MALP
Traditional Neighborhood	12	Traditional SF homes; Apartments; Assisted living; Neighborhood Retail; Schools; Institutional	MU-2, MU-1,, MR-1, C-1, OI, NS, RSM	None
Highway Corridor	30	Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional	MU-2, MU-1,, MR-1, C-1, OI, NS, RSM	None
Suburban	Up to 8	SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care; Civic	MU-1,C-1, OI, NS, RSM, RE, RLG, R-100, R-85, R-75, R-60, MHP, RNC	Hidden Hills
Rural Residential	Up to 4	Low-density single family detached; Agricultural related; Cultural & Historic; Institutional	NS, RE, RLG	None
Conservation / Open Space	N/A	Passive parks; Nature trails; Flood plains, wetlands, watersheds; Golf Courses; Athletic Fields, Amphitheaters	All zoning classifications	None
Light Industrial	Up to 120	Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment;	OD, C-2, M-1, HR-1, HR-2, HR-3	None
Heavy Industrial	N/A	Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment;	OD, C-2, M and M-2	None

Land Use Policies

The ***basic premise*** is to focus more intense development at the Activity Centers/Nodes. This basic premise will help to protect existing neighborhoods from incompatible land uses. The intent of the 2035 plan is not to allow intense development throughout the designated node, but to provide consideration of the allowable densities/intensities. Listed below are the guiding principles for development.

A. **Locational Criteria** - The most intense development shall occur in the center of the node or at the major intersections within the defined area. Higher density residential is encouraged within the defined area (stand alone or as a vertical mixed use development). Office uses are encouraged within the node but can also be used as a buffer/transition between existing commercial uses and residential uses. **Density** shall be increased to support urban lifestyles within mixed uses. Bonuses shall be granted for workforce and senior housing.

B. **Land Use Compatibility** - Development intensity shall transition from the most dense toward the edge/periphery of the activity center. Smaller scale professional services and residential developments may serve as transitions to existing neighborhoods. Staggered heights, greater setbacks, increased screening/buffers can help mitigate compatibility issues.

C. **Neighborhood Compatibility** - Commercial and office uses that would have a negative or blighting influence on adjacent residential neighborhoods or individual residence shall not be permitted.

D. **Services/Facilities** - Proposed developments shall not degrade the level of service on roadways, capacity of water/sewer, or cause drainage problems. The developer must provide evidence to the contrary that is acceptable to staff, make on or off site improvements, and/or provide funding to mitigate impact on public facilities and services. All new development will be subject to review of its proposed impact on existing services and infrastructure. Developers will be required to submit additional plans, which will mitigate any negative impacts.

E. **Environmental** - The proposed development shall be allowed only in areas where it can be demonstrated that environmental damage will not occur and mitigation measures must be approved by EPD and local stream buffer standards.

F. **Policies** – The policies and strategies will be used to make recommendations for zoning and land use decisions.

G. **Mandatory Pre-Application meeting** – shall occur prior to zoning and land use application submittal to guide the applicant with development standards and maintaining an acceptable quality of life.

Policies

1. **Infill** - Identify and encourage the development of priority areas for new infill or redevelopment.
2. **Mixed Use** - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
3. **Density** - Allow increased density to encourage urban lifestyles that support mixed use in activity centers.
4. **Existing Residential** - Ensure that new development and redevelopment is compatible with existing residential areas.
5. **Parking** - Decrease the amount of land used for surface parking.
6. **Corridor Aesthetics** - Improve the aesthetic appearance of developments along major corridors.
7. **Contextual Design** - Support context sensitive design as a way to mitigate the impact of new development at higher densities and intensities.
8. **Land Development** - Enforce the Land Development Chapter (14) of the County Code to improve development within the County.
9. **Zoning** (Commercial) - Strictly regulate existing nonconforming commercial uses that are not recognized by the Future Development Map.
10. **Development Standards** - Provide standards of development for retail, office and neighborhood-serving commercial uses to protect the appeal and character of neighborhoods.
11. **Transportation** - Encourage development within and near principal transportation corridors and activity centers.
12. **Clustering** - Encourage the clustering of neighborhood and community shopping and office facilities in nodes with defined boundaries which are convenient to population concentrations and major transportation facilities.
13. **TOD** - Encourage Transit Oriented Development (TOD) in appropriate locations.

Neighborhood Center (NC)

The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, promote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The proposed density for areas of this type is up to 24 dwelling units per acre.

Higher density housing oriented towards the street.

Neighborhood scale retail.

Primary Land Uses	Permitted Zoning
• Townhomes	• MU-5
• Condominiums	• MU-4
• Apartments	• MU-3
• Health Care Facilities	• MU-2
• Retail and Commercial	• MR-1
• Office	• MR-2
• Institutional Uses	• C-1
• Entertainment and Cultural Facilities	• OI
• Park and Recreational Facilities	• HR-1
• Public and Civic Facilities	• HR-2
	• RSM

Neighborhood Center Character Areas

- Oak Grove
- Perimeter College/DeKalb Tech
- Village Square/Value Mall
- Hairston Road & Central Drive
- Panola & Rockbridge Roads
- Deshon and Rockbridge Roads
- Covington Hwy & Hairston Road
- Covington Hwy & Panola Road
- Covington & DeKalb Medical Way
- Flat Shoals Pkwy & Wesley Chapel
- Road
- Eastlake Village
- Browns Mill and Klondike Roads
- Redan and Hairston Roads
- Salem and Panola Roads
- HairstMemorial and Wilkinson Drives
- Flat Shoals & Clifton Springs
- on & Rockbridge Roads

Planned Neighborhood Center Character Areas
(Small Area Plans)

- LaVista Road and Briarcliff Road
- Emory Village LCI
- Bouldercrest & I-285 (SDAT)
- Panola & Redan Roads (GHH)
- Panola & Young Roads (GHH)
- Mason Mill Node (N Druid Hills LCI)

Note
GHH - Greater Hidden Hills
SDAT - Sustainable Design Architecture Team

Preferred Intensity

Intermediate Ring - Up to 12 du/ac

Max Height - 2 Stories

Core Density - Up to 24 du/ac

Max Height - 3 Stories

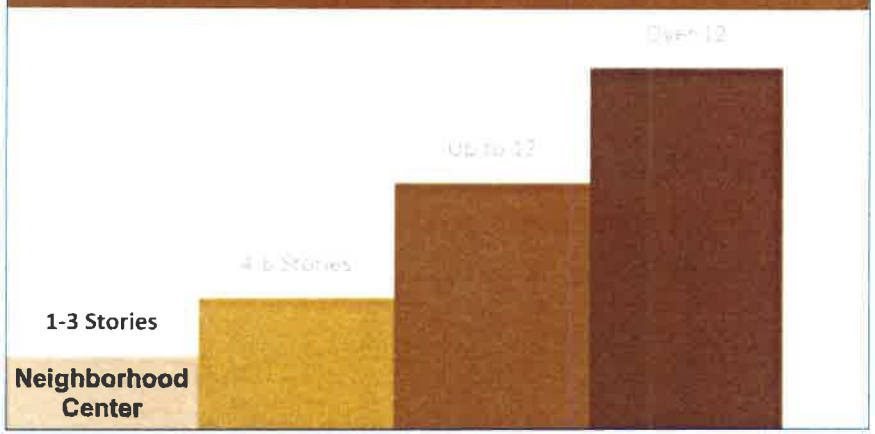
Outer Ring - Up to 8 du/ac

Max Height - 1 - 2 stories

This is a guideline policy to protect single family housing which is supported by the new zoning code

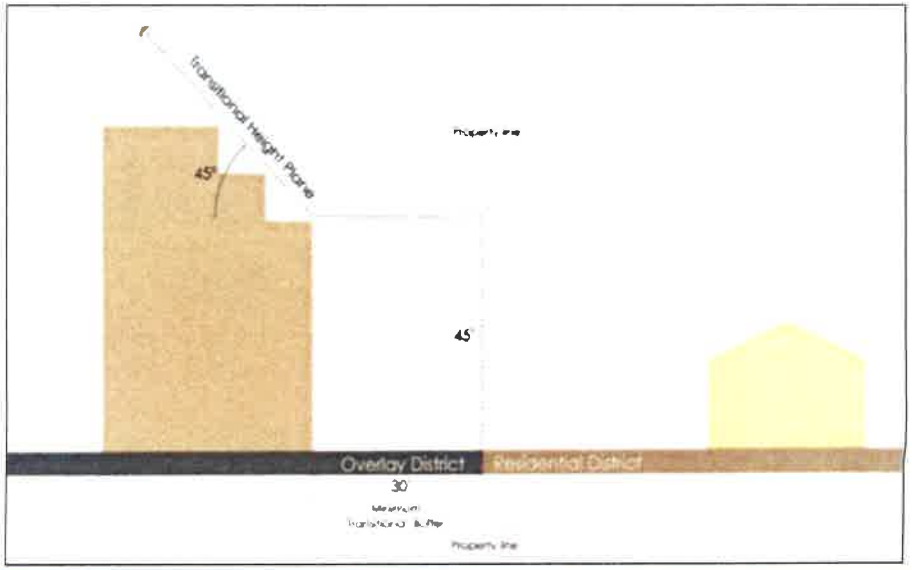
Public gathering area/ open space—public realm.

Preferred Building Height for Neighborhood Center



Design Guidelines

1. **Setbacks** - Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required.
2. **Buffers** - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
3. **Heights** - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



Neighborhood Center Character Area Policies

Premise - These policies are primarily applicable to activity centers that do not have adopted studies. Studies that are adopted for Neighborhood Centers are referred to as Small Area Plans (SAP), and they provide more detailed guidelines and recommendations for land use, zoning, development, transportation, housing, economic development, and green space. If there are conflicts between SAP and Town Center policies, SAP policies shall take precedence.

1. **Protect Single Family Neighborhoods** Preserve and enhance the integrity and quality of existing residential neighborhoods.
2. **Maximum Density**—Encourage the maximum density of residential in mixed use projects not to exceed 24 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Neighborhood Center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent single family residential. *(Refer to Figure 7.3, page 60)*
3. **Retrofitting** - Foster retrofitting for conformity with traditional neighborhood principles.
4. **Pedestrian Scale Development** - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
5. **Mixed Use Development** - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
6. **Transitional Buffers** - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
7. **Enhanced Buffers** - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.
8. **Staggered Heights** - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
9. **Streetscaping** - Improve street character with consistent signage, lighting, landscaping and other design features.
10. **Pocket Parks** - Create focal points through the use of existing pocket parks and squares for community activities.
11. **Cultural Diversity** - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
12. **Infill Development** - Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.
13. **Parking** - Clearly define road edges by locating buildings near the roadside with parking in the rear.
14. **Open Space and linkages** - Encourage development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.
15. **Healthy Neighborhoods** - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs).
16. **High Density Residential** - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Regional Centers shall be targeted to a broad range of income levels.
17. **Pedestrian Enhancements** - Create pedestrian-friendly environment by adding sidewalks that link neighborhood amenities.
18. **Traffic Calming** - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.
19. **Pedestrian Oriented Design** - Design shall be pedestrian-oriented with walkable connections between different uses.
20. **VMT** - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT).
21. **High Density Development** - Each center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.
22. **Preferred Uses** - Each Neighborhood Center shall include a medium-high density mix of retail, office, services, and employment to serve neighborhoods.
23. **Small Area Plans (SAPs)** - Implement appropriate sub-policies (pages 85-114 in this chapter) and development guidelines in Neighborhood Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential. Neighborhood Centers with SAPs include: Emory Village LCI, Bouldercrest & I-285 SDAT, Greater Hidden Hills, and Mason Mill Node of the N. Druid Hills LCI Plan.

BLUEPRINTS

Georgia
CONSERVANCY

Georgia Conservancy
817 West Peachtree Street
Suite 200
Atlanta, Georgia 30308
404.876.2900
www.georgiaconservancy.org

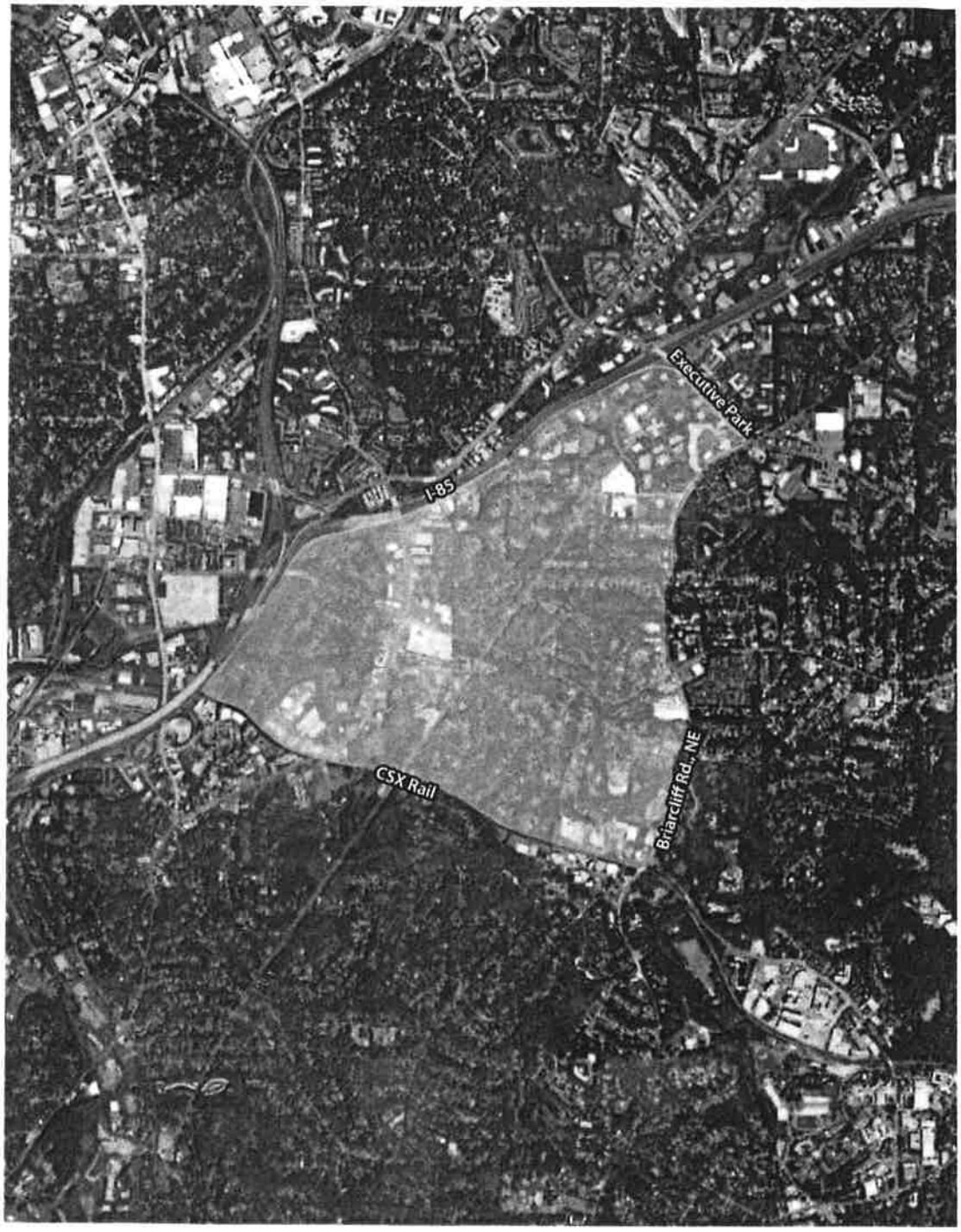


Figure 1.0a: Lindbergh LaVista Corridor Coalition Study Area

2.1.2 DEMOGRAPHICS AND HOUSING

This section looks at demographics to determine whom historically and currently lives in the LLCC study area and for whom this *Blueprints* report is being done. Through the scope of housing, the availability of affordable housing can be determined as well as the location of single and multi-family housing.

DEMOGRAPHICS

The following demographic data was collected using 2000 Census data and estimated 2007 Claritas projection sources. Refer to the appendix for complimentary graphs and charts.

The study area as a whole is well educated. Over 50% of the population over the age of 25 has a bachelor's degree or higher while only 10% of the population does not have a high school diploma.

The age of residents in the study area fall predominately between 25 and 54, with the 25-34 age cohort yielding the largest percentage. Only one of ten residents in the study area is under the age of 17. This suggests that the study area is predominately young to middle aged individuals, with a notable proportion of families with children. Because a significant proportion of the population, 25%, is 45-64 years old, it is important to begin preparing for that aging population's changing needs.

The study area has 1,041 businesses and provides 13,360 jobs in the area, although the data does not indicate what percentage of those jobs are held by residents in the study area. A majority of the jobs in the area are in the professional, science and technology industry (19%) followed by retail (14%) and accommodation and food services (11%).

Overall, the employment data suggests that there are a substantial number of jobs in the area for the population. In addition, the number and variety of establishments in the study area provide a mix of services to serve the current population. As the projected demographic shift shows an increase in multi-family housing, some of the establishments in the area may move or change in nature in order to accommodate the changing demographics.

HOUSING

The study area is predominantly single family in nature, as shown in Figures 2.1c and 2.1d. There are pockets of multi-family housing, particularly near the major nodes of Cheshire Bridge Road/LaVista Road/Lindbergh Drive, LaVista Road/Briarcliff Road, and North Druid Hills Road/Briarcliff Road.

There is a correlation between providing housing and employment in the study area. Vehicular traffic could be decreased as more people who live in the area also work in the area. Alternative modes of transportation and shorter travel times can lead to less traffic congestion in the community.

Community nodes are important because successful nodes are centers of economic vitality. They serve as focal points of culture, entertainment, leisure, work, and transportation for their surrounding neighborhoods. While the mix of uses at nodes varies widely, successful nodes and neighborhood centers tend to offer a base including a mix of land uses, a density and mix of housing options, pedestrian friendly environments, and a range of transportation options. A mix of these aspects, combined in a dense, walkable, well-connected environment are what allow centers and nodes to become vibrant focal points of the community as well as points where investments in infrastructure can be maximized to a higher benefit than with less concentrated development. Concentrating future residential density at nodes allows for these infrastructure investments to be maximized while also helping to protect existing neighborhoods. Figures 3.1b and 3.1c illustrate components and benefits of a successful node.

Figure 3.1b

Figure 3.1c: Components and benefits of a successful neighborhood node.

3.1.1 FULL RECOMMENDATIONS AND RESOURCES

The table below fully summarizes the recommendations for the LLCC study area nodes, as well as provides direction to resources and additional information pertaining to each recommendation. The table is categorized into the following sections: Comprehensive Community Vision, Housing and Services, Local Business Improvements and Urban Design Standards. Following the recommendation table, is a detailed discussion of each recommendation.

changes that have a high likelihood of occurring. Thinking about and planning for these changes is essential for the long-term success of the LLCC study area as a thriving community.
The LLCC community should begin formulating a long term development plan based on a community vision and an ongoing collaboration among community members, businesses, and government representatives. This plan should outline what the community aims to achieve as it develops, within the next few years and as long as 10 to 15 years into the future. Providing this roadmap for development will help frame what types of projects developers consider in the area and help influence government policy affecting the community. Simply having a plan can have a dramatic affect on the amount, type, and location of development that occurs in a community. This plan will have to be revisited and updated periodically as the area evolves over time, as market circumstances change, and as the priorities of the community change.

It is important for the LLCC community to keep in mind that areas which currently hold the potential for positive change will not stay static. The current economic recession will likely depress new investment for some indefinite period of time, but once this cycle is over the LLCC study area will again experience development pressure. This development pressure could easily start altering the landscape of the LLCC study area and eliminate valuable opportunities that could be used to achieve the community's vision, or worse, could begin changing the character of the neighborhood in a negative way.

The Cheshire Bridge Road corridor holds huge opportunity for change and redevelopment within the study area. Cheshire Bridge Road sees a large amount of through-traffic, an asset that can be used to the advantage of the LLCC community. This section of the LLCC community is currently not particularly attractive; it is not pedestrian friendly, development is very haphazard, and commercial businesses are very self-contained with their own parking lots. Despite these conditions, the area is highly visible, so that change will be clearly apparent to the vehicular traffic moving through the corridor every day. Refer to the appendix for particular solutions to the Cheshire Bridge node.

The Briarcliff Road and LaVista Road intersection, Faulkner Road, and Zonolite Road all contain uses that will be redeveloped as real estate prices increase. The metro Atlanta area is transitioning away from explosive growth in the suburbs to a pattern of growth closer to downtown and inner suburban neighborhoods. This trend will incentivize property owners to transition their buildings and land to accommodate higher and better uses. The LLCC community can play an instrumental role in engaging these property owners and potential developers to share the community vision with them and attempt to have community goals included in decisions that are commonly weighed using purely economic, and often short-term, calculations. Many Atlanta area developers are interested in cooperating with the communities where they work, but cooperation also requires organization and engagement from the community. These facts and trends illustrate how essential it is for the LLCC community to think about how the area will change in the near future and begin planning now how to positively harness those changes.

SHORT TERM

Livable Centers Initiative (LCI) Application

The Atlanta Regional Commission's LCI program is currently being re-evaluated. Should the ARC continue with the program and assuming criteria remain the same, the LLCC community should

1981 REZONING MINUTES FOR 1493 LAVISTA ROAD

(Z-81069)

Zoning Hearing - Main Auditorium - 7:30 P.M. Con't:

24. Application of Thomas C. Graham Con't:

which, due to development standards, would probably be reduced to a 65' X 700' configuration. Third, the bulk of the tract is extremely rough consisting of extremely steep topo with grades in some areas of 50% or greater. If rezoning is considered, it should be to a low density category based on a plan which identifies building and drive locations, areas to be graded and filled plus engineering data to support storm water retention capabilities.

NOTE: An amendment has been submitted (5-12-81) which includes a site plan. This information is attached. The plan is being reviewed by the Traffic Engineer, Drainage Engineer and Fire Marshall for impact on traffic generation, drainage detention and fire protection. Staff will supply this information to the Board when it is received.

PLANNING COMMISSION RECOMMENDATION: Denial.

DECISION:

MOTION made by Commissioner Moon, seconded by Commissioner Manning, to deny the application, passed 6-0-1.

Abstained: Commissioner Patterson.

---

25. Z-81069 Commissioner District 2

A) 5230

B) Zoning Andrew & Betsy Williamson

C) LaVista Rd., Shepherds Lane

Application of Andrew and Betsy Williamson, Jr. to rezone property located on the south side of LaVista Road, 127' southeast of Shepherds Lane, from R-75 to OI. The property has frontage of 126' and contains .7 acre.

Opposition: None.

Mr. Charles Coleman stated the applicant had submitted a plan showing places for nine parking places in front.

PLANNING DEPARTMENT RECOMMENDATION: Approval with conditions. The trend for OI zoning has been established along the south side of LaVista Road east of Shepherds Lane. In order to reduce impact of rezoning on area residential properties, staff recommends incorporation of the following conditions:

1. Use is limited to business and professional offices in the existing structure.

2. Structure shall be maintained with a residential facade.

3. Parking shall be maintained in the front yard with a maximum of five spaces.

4. Parking shall be paved.

5. Signs shall not be lighted.

PLANNING COMMISSION RECOMMENDATION: Approval as recommended by the Planning Department.

Zoning Hearing - Main Auditorium - 7:30 P.M. Con't:

25. Application of Andrew and Betsy Williamson, Jr. Con't:

DECISION:

MOTION was made by Commissioner Manning, seconded by Commissioner Moon, and unanimously passed, to approve the application as recommended by the Planning Department based on the parking plan for nine spaces.

---

26. CZ-81057 Commissioner District 2

A) 5230

B) Zoning Briarcliff Baptist Church

C) Briarcliff Rd., Clairmont Rd.

Application of Briarcliff Baptist Church to rezone property located on the south side of Briarcliff Road, 183' west of Clairmont Road, from R-85 and C-1 to OI (conditional). The property has frontage of 232' and contains 5.7 acres. The proposed use is a retirement community complex based on site and architectural plans.

Opposition: None.

PLANNING DEPARTMENT RECOMMENDATION: Approval of OI with conditions: The property is adjoined by commercial, multifamily and institutional uses. The proposed density is consistent with other elderly housing in the area. Staff recommends approval with the following conditions:

1. Maximum of 200 units.
2. Minimum of 219 parking spaces to include at least 189 on the development and at least 30 on the adjacent Church property required.
3. Allow variances to permit fire lanes in buffer.
4. Maximum of one curb cut, location to be approved by Traffic Engineer.
5. Waive required buffers along property lines adjoining Church.
6. Development is consistent with the submitted concept plan and renderings.

PLANNING COMMISSION RECOMMENDATION: Approval as recommended by the Planning Department.

DECISION:

MOTION was made by Commissioner Levetan, seconded by Commissioner Williams, and unanimously passed, to approve the application as recommended by the Planning Department, and conditioned on the site plan.

Z. A. NUMBER: CZ-81069 MAP REF. NUMBER: 18-108-7-1

LOCATION: south side of LaVista Rd., 127' SE of Shepherds Lane

USAGE: from R-75 to OI

APPLICANT(S): Andrew Williamson, Jr. & Betsy Williamson

ACTION BY PLANNING COMMISSION

DATE: 5/12/81 ACTION: Approval per staff

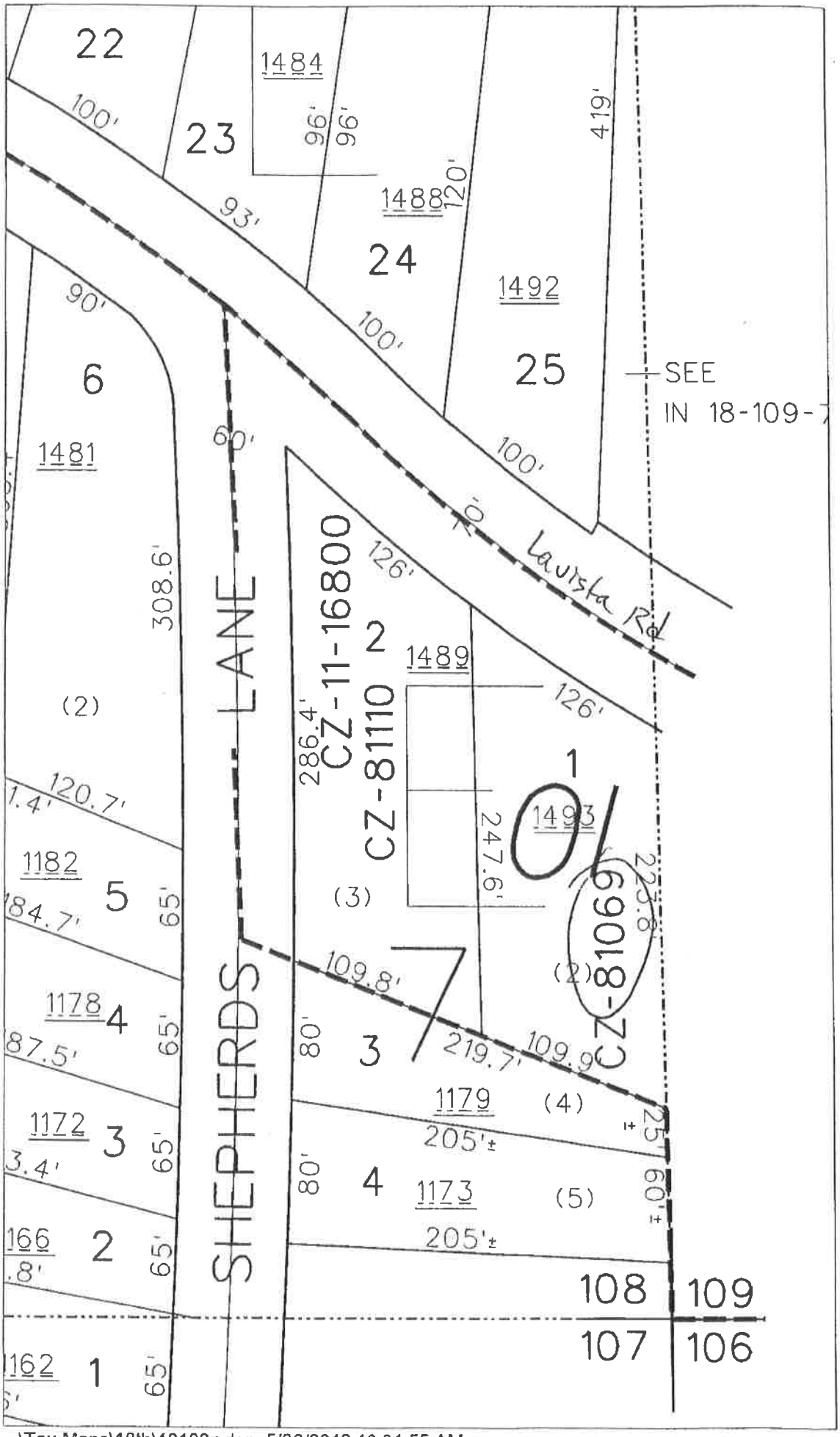
DATE: ACTION:

ACTION BY BOARD OF COMMISSIONERS

DATE: 5/26/81 ACTION: Approved per plan

DATE: ACTION:

DATE: ACTION:



...\Tax Maps\18th\18108z.dgn 5/30/2012 10:31:55 AM

SCHOOL ENROLLMENT AND CAPACITY

School Name	Enrollment	Capacity
Briar Vista Elementary School	382	528
Druid Hills Middle School	940	1,170
Druid Hills High School	1,339	1,395

INHANCE CONSTRUCTION COMPANY LLC
6430 Scott Valley Road
Atlanta, GA 30328-2935
4043235101

Ameris Bank
64-176/612

0101

12/18/2021

PAY TO THE ORDER OF DeKalb County $ **750.00

Seven Hundred Fifty and 00/100********** DOLLARS

DeKalb County

MEMO

Rezoning Application Fee - 1493&1501 Lavista Road

AUTHORIZED SIGNATURE

MP

⑈000101⑈ ⑆061201754⑆ 2049374263⑈