

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 02 Super District 06

**Application of Amy Swick, Inhance Construction Co., LLC to rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community, at 1493 LaVista Road.**

**PETITION NO:** N1. Z-22-1245447 (2022-1469)

**PROPOSED USE:** Townhome community.

**LOCATION:** 1493 & 1501 LaVista Rd, Atlanta, Georgia 30324

**PARCEL NO. :** 18 108 07 001 and 18 109 03 017

**INFO. CONTACT:** John Reid, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Amy Swick, Inhance Construction Co., LLC to rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community. The property is located on the south side of LaVista Road, approximately 126 feet east of Shepherds Lane, at 1493 and 1501 LaVista Road in Atlanta, Georgia. The property has 226 Feet of frontage along LaVista Road and contains 1.3 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** (Rev. 5.12.2022) There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Neighborhood Center (NC). These properties are located within and at the edge of a Neighborhood Center (NC) land use character area focused around the LaVista Road/Briarcliff intersection and a Suburban (SUB) land use character area to the west and south which includes the single-family residential neighborhoods. The NC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plan appears to be consistent with the NC outer ring policies relating to building height (three story building height provided), land use (single-family attached residential), and density (15.38 units per acre provided). While there is a request to reduce the required buffer from 50 feet to 20 feet along the southwest property line and 30 feet along the south property line, those buffers are consistent with the buffers in the immediate vicinity. The MR-2 zoned three-story townhomes to the east at 1587 Lavista Road (on the east side of the adjacent apartments) are also providing a 30- foot buffer adjacent to an abutting single-family area. In order to provide a visual variation within the building facades and provide a diversity of unit types, the developer is proposing 16-foot building widths for twelve of the units and 20-foot building widths for the remaining units. Since the code requires all townhome units to be at least 20-feet wide, variances will be required by the Board of Zoning Appeals for that as well. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the 2035 Comprehensive Plan 5-year update and with abutting and nearby office, multi-family residential, townhomes, and single-family

detached residential land uses (Sec. 7.3.5. A&B). Since the May 3rd Planning Commission meeting the applicant has slightly revised the plan to clarify that the proposed units will be fee-simple condominiums, added landscaping notes on the site plan as requested by the Planning Commission, and proposed additional conditions relating to solar and electric vehicle charging. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be “Approved, with the attached revised recommended conditions.” (Additions in blue bold).

**PLANNING COMMISSION VOTE: Approval with Conditions 6-0-1.** Lauren Blaszyk moved, Gwendolyn McCoy seconded for Approval with fourteen (14) conditions, per Staff recommendation. Tess Snipes abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.**

**Z-22-1245447 (2022-1469)**  
**(Revised May 12, 2022)**  
**Recommended Conditions – May BOC 2022**  
**1493 LaVista Road**

1. The combined subject properties containing 1.3 acres shall be developed for no more than twenty (20) **fee-simple condominium units** within structures not to exceed three (3) stories or 45 feet, whichever is less. The site must be developed in substantial compliance with the layout shown on the most current site plan titled “*Land Disturbance Permits for Lavista Road Overall Site Plan*”, prepared by Greyden Engineering and dated **05/11/22** and subject to any modifications and/or conditions that may be approved by the Zoning Board of Appeals for future variance requests. To the extent that there is any conflict between the site plan and the other approved conditions, set forth below, the written condition shall control.
2. **All tree islands shall contain an overstory tree as shown on concept plan prepared by Greyden Engineering and dated 05/11/22.**
3. Building facades shall be in conformance with Article 5 of the *Zoning Ordinance* and shall be developed in general conformity with the submitted conceptual elevations titled “1493 & 1501 Lavista Road Rezoning” and dated 12/14/21 by Wright Gardner Architect, Inc.
4. Developer shall comply with the zoning requirement of providing a transitional buffer along the southwest and south property line adjacent to the R-85 boundary. Whereas the Developer is seeking to reduce the minimum required width of the transitional buffer, it shall not be any less than thirty (30) feet along the south property line nor less than 20 feet along the southwest property line, if approved by the Board of Zoning Appeals. No buildings or structures shall be constructed within the transitional buffer, and it shall include new landscaping that will help serve as a visual barrier between the subject properties and the adjacent R-85 zoned single-family residential properties. The landscaping shall be as approved by the County Arborist. Wherever reasonably feasible, any mature or hardy hardwood or decorative trees within the transitional buffer shall be saved.
5. All exterior lighting shall be screened or shielded to minimize glare onto Lavista Road, as well as onto any adjacent homeowners’ properties to the south and southwest, to keep light inside the property.
6. Prior to issuance of a Land Development Permit the applicant will need to provide detailed information on the location of the proposed stormwater management facility and address the comments from the Land Development Department on the *Planning Department Distribution Form* for this rezoning request. Post-construction storm water run-off shall be no greater than pre-construction storm water run-off in accordance with the DeKalb County Code of Ordinances and as required by the Georgia Storm Water Management Manual, subject to approval by the Division of Land Development. Furthermore, water quality shall meet the minimum requirements of the Georgia Storm water Management Manual or DeKalb County requirements.
7. Developer shall employ any dust abatement measures, storm water management, and erosion control measures required by ordinance during construction.
8. A minimum of 15% open space shall be provided. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Lavista Road (outside of the right-of-way) shall be protected in perpetuity. Existing trees of greater than 8” DBH located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved subject to approval of the County Arborist.
9. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.

10. Applicant must demonstrate compliance with the density bonus criteria that all proposed buildings are accredited by LEED®, EarthCraft, or other similar national accreditation organization, for energy and water-efficient site and building design. Prior to the last four residential units being approved for a building permit and certificate of occupancy, the first sixteen (16) residential units must be certified as a LEED®, EarthCraft, or other similar national accreditation for energy and water-efficient site and building design.
11. Access to the development shall be via a 24-foot-wide private drive, subject to transportation and fire marshal approval. Only one access point shall be allowed on Lavista Road. All interior streets must be private.
12. Ground signs shall be monument style signs with a base and framework made of brick or stone.
13. The two parcels which comprise the proposed development shall be combined into one legal lot of record prior to issuance of any land disturbance permits.
14. All units will contain one or two-car garages on ground floor and be rear loaded with front facades facing the common open space area.
15. The access on the east side of the property is classified by the applicant as an alley, and alleys are exempt from the private drive requirements but must comply with pavement width and length standards of the *Zoning Ordinance*.
16. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled "reserved for solar".
17. The electrical panel shall be sized to accommodate a 50-amp double pole breaker for electric vehicle charging. Due to ongoing changes in technology, prospective purchasers will be offered upgrade options to install appropriate plug(s).
18. "Smart" thermostats with an internet-ready connection, or other comparable technology which may be available, shall be used in all units.





## DeKalb County Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**Planning Commission Hearing Date: May 3, 2022**

**Board of Commissioners Hearing Date: May 26, 2022**

### STAFF ANALYSIS

**Case No.:** Z-22-1245447 **Agency #:** N1

**Location/Address:** 1493 Lavista Road, Atlanta, GA **Commission District:** 2 **Super District:** 6

**Parcel ID(s):** 18 108 07 001 & 18 109 03 017

**Request:** To rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community.

**Property Owner(s):** Bayless Properties

**Applicant/Agent:** Amy Swick, Inhance Construction Company

**Acreage:** 1.3

**Existing Land Use:** One office building and vacant, wooded land.

**Surrounding Properties:** Apartments and townhomes within the RM-HD (Multi-Family High Density), O-I (Office Institutional) and MR-2 (Medium Density Residential-2) Districts to the east, single-family homes to the north across Lavista Road within the R-85 (Residential Medium Lot) District, an office building to the west within the O-I (Office Institutional) District, and single-family detached homes to the south within the R-75 (Residential Medium Lot) District.

**Comprehensive Plan:** NC (Neighborhood Center) (Proposed) Consistent ☒ Inconsistent ☐

<b>Proposed Density:</b> 15.38 units/acre	<b>Existing Density:</b> N.A.
<b>Proposed Units:</b> 20 single-family attached townhomes	<b>Existing Units:</b> None
<b>Proposed Lot Coverage:</b> NA	<b>Existing Lot Coverage:</b> N.A.

**Zoning History:** Based on DeKalb County records, it appears that the property was rezoned to O-I (Office Institutional) in 1981 per Case Z-81069 by the Board of Commissioners.

### **SITE AND PROJECT ANALYSIS**

The request is to rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community. There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Neighborhood Center (NC) since MR-2 zoning is not allowed in the SUB Character Area. The proposed townhomes will be “fee simple condominiums”. The subject properties comprise 1.3 acres and contain a vacant office building. The plan proposes to demolish the office building and construct three-story, single-family attached townhomes containing 20 dwelling units at a density of 15.8 units per acre. Since the May 3, 2022 Planning Commission meeting, the applicant submitted a revised plan which indicates that the proposed units will be fee-simple condominiums; an HOA will own all the land with the exception of the land underneath each dwelling unit. The applicant has also added landscaping notes on the site plan as requested by the Planning Commission, and proposed additional conditions relating to solar and electric vehicle charging.

The property is moderately flat off of Lavista Road, with a moderate number of mature trees and foliage. The property is surrounded by apartments and townhomes to the east, single-family homes to the north across Lavista Road, an office building to the west, and single-family detached homes to the south.

The MR-2 Zoning District allows a maximum base density of 12 dwelling units per acre up to a bonus maximum of 24 units per acre with the provision of community amenities. To achieve the proposed density of 15.38 units per acre, the applicant must provide density bonuses and comply with the density bonus criteria. The applicant is proposing, and the Planning Department is recommending as a condition of zoning approval, that the proposed buildings, if built as designed, would be accredited by LEED®, EarthCraft, or other similar national accreditation organization, for energy and water-efficient site and building design prior to the issuance of any building permits or certificates of occupancy. This qualifies for a 50% density bonus which allows the project to achieve the 15.38 units per acre ( $12 \text{ units per acre base density} \times 50\% = 6 \text{ units per acre}$ ;  $12 + 6 = \text{allowed density up to } 18 \text{ units per acre}$ ).

Although Staff has a favorable overview of the project, there are a number of compliance issues that would need to be addressed in order to complete the land development permit stage. In order to provide visual variation between building facades and provide a diversity of unit types, the developer is proposing 16-foot building widths for twelve of the units and 20-foot building widths for the remaining units. Since the code requires all townhome units to be at least 20-feet wide, variances will be required by the Board of Zoning Appeals. The Plan proposes one access off Lavista Road with a 24-foot wide private drive. The Plan currently does not to comply with the minimum requirements for private drive in Article 5 requiring a minimum 22-foot wide drive with a 5-foot landscape strip and 5-foot sidewalk. However the applicant has agreed, and Planning Department Staff is recommending as a condition of zoning approval, that the Plan be revised to comply with the private drive requirements of the Zoning Ordinance prior to issuance of any Land Development Permits. The proposed 5-foot interior sidewalk within the private drive will connect with the proposed public sidewalk on Lavista Road, thus ensuring optimal pedestrian connectivity. The applicant has classified the private access on the east side to be an “alley” instead of a “private drive”, and alleys are exempt from private drive requirements but must comply with the pavement width and length standards of the *Zoning Ordinance*.

There is a request to reduce the required transitional buffer along the southwest property line from 50 to 20 feet in width and along the south property line from 50 feet to 30 feet in width. Thirty-foot (30') wide buffers are consistent with the rear yard transitional buffers in the immediate vicinity, as the MR-2 zoned three-story townhomes to the

east at 1587 Lavista Road (on the east side of the adjacent apartments) currently provide a 30 foot buffer abutting single-family residential uses to the south. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction.

**Compliance with District Standards:**

<b>STANDARD</b>	<b>MR-2 REQUIREMENT</b>	<b>EXISTING/PROPOSED</b>	<b>COMPLIANCE</b>
<b>MAX DENSITY</b>	12-24 units per acre maximum (densities above 12 units per acre require provision of density bonuses)	15.38 units per acre with a 50% density bonus for certified earthcraft buildings.	Yes
<b>LOT WIDTH</b>	20 feet	20 feet 16 feet	Yes  No. Will required variances from BZA
<b>LOT AREA</b>	1,000 s.f.	NA— fee simple condo ownership has no lot lines outside of the building envelope so lot area does not apply.	Yes
<b>MAX. LOT COVERAGE</b>	NA Fee-Simple Condo	NA—Fee Simple Condo	Yes
<b>MIN BUILDING SIZE</b>	1,000 sf	1,900 sf	Yes
<b>FRONT SETBACK</b>	NA for individual units—Fee Simple Condo Min. 10 ft from Lavista Rd	NA for individual units—Fee Simple Condo 10 ft from Lavista Rd	Yes Yes
<b>REAR SETBACK</b>	NA for individual units—Fee Simple Condo  15 ft.	NA for individual units-Fee Simple Condo  30 ft.	Yes  Yes
<b>SIDE SETBACK</b>	0 ft	0 ft w 3 ft separation between buildings	Yes
<b>BUILDING MATERIALS</b>	All building facades shall consist of at least 60% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations appear to comply.	Yes
<b>MAX. BLDG. HEIGHT</b>	3 stories/45 feet (townhomes)	3 stories/39 ft 9 inches	Yes

<b>BUILDING DESIGN</b>	Buildings shall be no more than two hundred (200) feet in length  Spacing of buildings shall be consistent with International Codes Council (ICC)	Information not indicated	Undetermined. Non-compliance will necessitate variances.
<b>MIN OPEN SPACE</b>	15%	39%	Yes.
<b>TRANSITIONAL BUFFER</b>	A 50- ft buffer is required along southwest and south property line abutting residential R-85 zoning.	20 and 30-foot buffer provided along southwest property line; 30-foot buffer along south property line.	No. Will require variance from BZA.
<b>PARKING</b>	Min of 35 spaces  One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking for townhomes  Max of 65 spaces  Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	46 spaces      46 spaces	Yes.      Yes

## LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

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

There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Neighborhood Center (NC) since MR-2 zoning is not allowed in the SUB Character Area. The subject properties are located within and at the edge of a Neighborhood Center (NC) land use character area focused around the LaVista Road/Briarcliff intersection and a Suburban (SUB) land use character area to the west and south which includes the single-family residential neighborhoods. The NC outer ring policies and

development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plans appear to be consistent with the NC outer ring policies relating to building height (three story building height provided), land use (single-family attached residential), and density (15.38 units per acre provided). While there is a request to reduce the required buffer from 50 feet to 20 and 30 feet along the west and south property line, those buffers are consistent with the buffers in the immediate vicinity, as the MR-2 zoned three-story townhomes to the east at 1587 Lavista Road on the east side of the adjacent apartments contain 30-foot buffers. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction. With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the *2035 Comprehensive Plan* 5-year update.

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

With the recommended conditions by the Planning & Sustainability Department, it appears that the rezoning request to allow three-story, single-family attached townhomes would be compatible with the four-story multi-family apartments to the east (zoned RM-HD multi-family high density) and the one and two-story office and single-family uses to the north, south, and west. While the zoning and land use will change, the townhome development still permits a reasonable transitional reduction of intensity and density from the core of the activity center to its perimeter and into the surrounding detached residential area.

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

It appears that the property may have reasonable economic use with O-I zoning considering the property has been used for office use in the past.

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

See response to Criteria B above.

**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:**

See response to Criteria A above.

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

**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:**

There has been no indication from reviewing departments and agencies that the proposal would cause excessive use of utilities. Comments received from the Board of Education indicate that impacts from this development on school capacity are expected to be minimal. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The proposed development is not expected to have unusual impacts on the natural environment given the relatively small amount of land (one acre) on the project site and there are no stream buffers or floodplain areas located in the project boundaries. Prior to issuance of a Land Development Permit the applicant will need to provide detailed information on the location of proposed stormwater management facilities and address the comments from the Land Development Department (see attached).

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS (REVISED 05 12 22)**

There is a companion land use amendment request (See Case LP-21-1245063) to change from Suburban (SUB) to Neighborhood Center (NC). These properties are located within and at the edge of a Neighborhood Center (NC) land use character area focused around the LaVista Road/Briarcliff intersection and a Suburban (SUB) land use character area to the west and south which includes the single-family residential neighborhoods. The NC outer ring policies and development guidelines call for a mix of residential, retail, office, and service uses at maximum density of 24 units per acre, building heights between one and three stories, and enhanced buffers to allow for an appropriate transition into the abutting and nearby low density single-family residential areas. The plan appears to be consistent with the NC outer ring policies relating to building height (three story building height provided), land use (single-family attached residential), and density (15.38 units per acre provided). While there is a request to reduce the required buffer from 50 feet to 20 feet along the southwest property line and 30 feet along the south property line, those buffers are consistent with the buffers in the immediate vicinity. The MR-2 zoned three-story townhomes to the east at 1587 Lavista Road (on the east side of the adjacent apartments) are also providing a 30- foot buffer adjacent to an abutting single-family area. In order to provide a visual variation within the building facades and provide a diversity of unit types, the developer is proposing 16-foot building widths for twelve of the units and 20-foot building widths for the remaining units. Since the code requires all townhome units to be at least 20-feet wide, variances will be required by the Board of Zoning Appeals for that as well. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant a buffer reduction.

With appropriate zoning conditions, it appears that the rezoning request would be consistent with the policies and strategies of the *2035 Comprehensive Plan* 5-year update and with abutting and nearby office, multi-family residential, townhomes, and single-family detached residential land uses (Sec. 7.3.5. A&B). Since the May 3<sup>rd</sup> Planning Commission meeting the applicant has slightly revised the plan to clarify that the proposed units will be fee-simple condominiums, added landscaping notes on the site plan as requested by the Planning Commission, and proposed additional conditions relating to solar and electric vehicle charging. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be "Approved" with the following revised recommended conditions (additions in **blue bold**):

1. The combined subject properties containing 1.3 acres shall be developed for no more than twenty (20) **fee-simple condominium units** within structures not to exceed three (3) stories or 45 feet, whichever is less. The site must be developed in substantial compliance with the layout shown on the most current site plan titled "*Land Disturbance Permits for Lavista Road Overall Site Plan*", prepared by Greyden Engineering and dated **05/11/22** and subject to any modifications and/or conditions that may be approved by the Zoning Board of Appeals for future variance requests. To the extent that there is any conflict between the site plan and the other approved conditions, set forth below, the written condition shall control.
2. **All tree islands shall contain an overstory tree as shown on concept plan prepared by Greyden Engineering and dated 05/11/22.**
3. Building facades shall be in conformance with Article 5 of the *Zoning Ordinance* and shall be developed in general conformity with the submitted conceptual elevations titled "1493 & 1501 Lavista Road Rezoning" and dated 12/14/21 by Wright Gardner Architect, Inc.
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6. Prior to issuance of a Land Development Permit the applicant will need to provide detailed information on the location of the proposed stormwater management facility and address the comments from the Land Development Department on the *Planning Department Distribution Form* for this rezoning request. Post-construction storm water run-off shall be no greater than pre-construction storm water run-off in accordance with the DeKalb County Code of Ordinances and as required by the Georgia Storm Water Management Manual, subject to approval by the Division of Land Development. Furthermore, water quality shall meet the minimum requirements of the Georgia Storm water Management Manual or DeKalb County requirements.
7. Developer shall employ any dust abatement measures, storm water management, and erosion control measures required by ordinance during construction.
8. A minimum of 15% open space shall be provided. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Lavista Road (outside of the right-of-way) shall be protected in perpetuity. Existing trees of greater than 8" DBH located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved subject to approval of the County Arborist.

9. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.
10. Applicant must demonstrate compliance with the density bonus criteria that all proposed buildings are accredited by LEED®, EarthCraft, or other similar national accreditation organization, for energy and water-efficient site and building design. Prior to the last four residential units being approved for a building permit and certificate of occupancy, the first sixteen (16) residential units must be certified as a LEED®, EarthCraft, or other similar national accreditation for energy and water-efficient site and building design.
11. Access to the development shall be via a 24-foot-wide private drive, subject to transportation and fire marshal approval. Only one access point shall be allowed on LaVista Road. All interior streets must be private.
12. Ground signs shall be monument style signs with a base and framework made of brick or stone.
13. The two parcels which comprise the proposed development shall be combined into one legal lot of record prior to issuance of any land disturbance permits.
14. All units will contain one or two-car garages on ground floor and be rear loaded with front facades facing the common open space area.
15. The access on the east side of the property is classified by the applicant as an alley, and alleys are exempt from the private drive requirements but must comply with pavement width and length standards of the *Zoning Ordinance*.
16. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled "reserved for solar".
17. The electrical panel shall be sized to accommodate a 50-amp double pole breaker for electric vehicle charging. Due to ongoing changes in technology, prospective purchasers will be offered upgrade options to install appropriate plug(s).
18. "Smart" thermostats with an internet-ready connection, or other comparable technology which may be available, shall be used in all units.

**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan



6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- ✓ • **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✓ • **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



PROPOSED STREET WIDTH = 28' BOC-BOC  
BUILDING SETBACKS: FRONT = 10' FROM THOROUGH FA  
SIDE = 0' WITH MINIMUM 3' SEPAR  
REAR = 20'

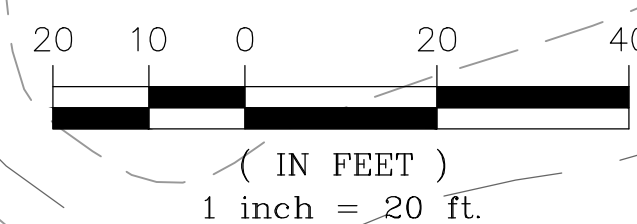
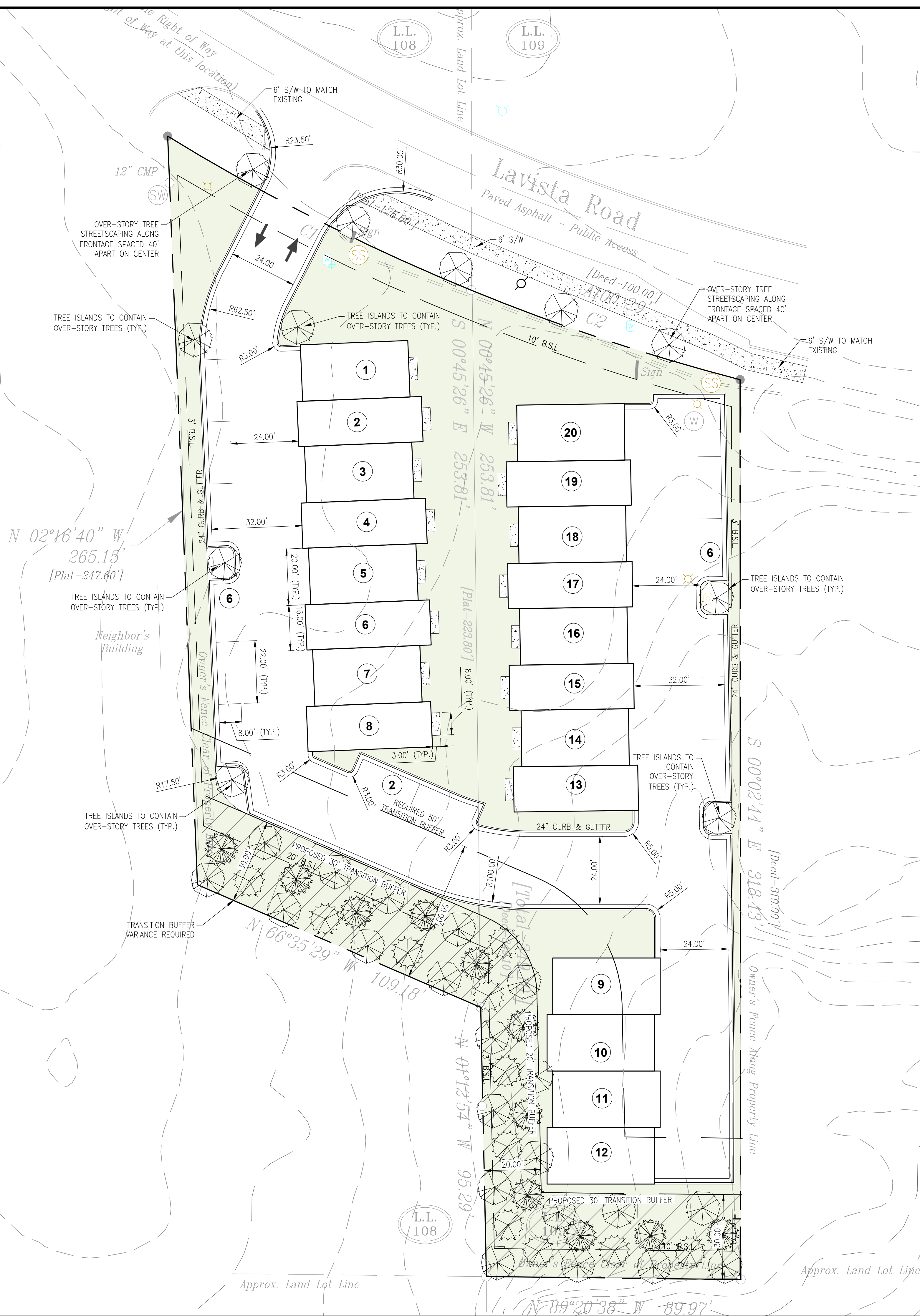
REQ'D TRANSITION BUFFER	50'
PROPOSED TRANSITION BUFFER	20' & 30' (VARIANCE REQUEST)

GUEST PARKING REQUIRED = 0.25 SPACES/UNIT = 5 SPACES  
GUEST PARKING PROVIDED = 0.70 SPACES/UNIT = 14 SPACES

## GENERAL NOTES

- GUEST PARKING SHOWN ON PLAN IS IN ADDITION TO THE 1.5 SPACES PER UNIT REQUIREMENT. ALL UNITS HAVE INTEGRATED GARAGE. 16.0' WIDE UNITS PROVIDE 1 SPACE PER UNIT AND 20.0' WIDE UNITS PROVIDE 2 SPACES PER UNIT.
- 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 INTERESTS 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' & 30' TRANSITION BUFFER WILL REQUIRE A VARIANCE TO REDUCE BUFFER FROM 50' REQUIREMENT TO PROPOSED 20' & 30'.
- TOWNHOUSES TO BE CONSTRUCTED AS FEE SIMPLE CONDOMINIUM DEVELOPMENT.
- STREETSCAPE LANDSCAPING TO BE FURTHER DESIGNED BY LANDSCAPE ARCHITECT IN ACCORDANCE WITH DEKALB COUNTY ORDINANCE.
- LOCATION OF STREET TREES IS SUBJECT TO INFRASTRUCTURE AND UTILITY LOCATIONS AND APPROVAL BY THE COUNTY ARBORIST AND GDOT.

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"



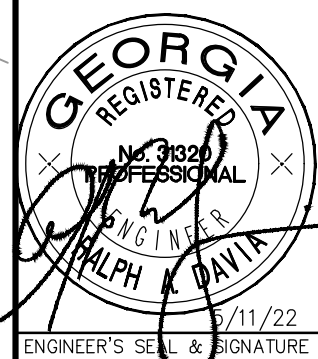
NOT FOR CONSTRUCTION

[illegible]

## CLIENT

# ENHANCE DEVELOPMENT

GREYDEN



## LAND DISTURBANCE PLANS

FOR  
**LA VISTA ROAD**

**ENTRANCE ROAD**  
LOCATED IN LAND LOT 108 & 109, 18TH DISTRICT

DEKALB COUNTY, GEORGIA

	5/11/22
	21-082
	NAK
D	RAD
	AS NOTED

C200





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245447

Parcel I.D. #: 18-108-07-001,18-109-03-017

Address: 1493 and 1501 LaVista Road

Atlanta, Georgia

**WATER:**

Size of existing water main: 8" adequacy unknown (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: North Fork Peachtree Creek

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

Water Treatment Facility: Atlanta IGA (☒adequate ( ) inadequate)

Sewage Capacity; 40 (MGPD)

Current Flow: 36.3 (MGPD)

**COMMENTS:**

Sewer capacity approval required.

Signature: \_\_\_\_\_

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

4/13/2022

---

---

N.1

Z-22-1245447 2022-1469 18-108-07-001, 18-109-03-017

1493 LaVista Road, Atlanta, GA 30324

☐ Amendment

- Please review general comments.
- Septic system on several surrounding properties.

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N.2

SLUP-22-1245538 2022-1470 18-111-06-006, 18-111-06-007, 18-111-06-014

1252 Merry Lane, Atlanta, GA 30329

☐ Amendment

- Please review general comments for details.

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N.3

Z-22-1245544 2022-1471 15-010-01-004

4101 Bouldercrest Road, Ellenwood, GA 30294

☐ Amendment

- Please review general comments.
- Note: Several properties in the surrounding area utilize septic system.

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N.4

Z-22-1245545 2022-1472 18-103-03-017, 18-103-03-018

1799 Clairmont Road, Decatur, GA 30033

☐ Amendment

- Please review general comments.
- Note: Several properties in the area operate on septic system.

## ZONING COMMENTS – APRIL 2022

- N1.** LaVista Road is SR 236. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: [Mwilson@dot.ga.gov](mailto:Mwilson@dot.ga.gov) ). LaVista Road is classified as a minor arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10 foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) ). Only one access point allowed on LaVista Road. I cannot read the site plan, but I would have the Fire Marshall take a look at your interior street widths. All interior streets must be private. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N2.** No Comment
- N3.** Bouldercrest overlay District Tier Corr 1. Infrastructure requirements of the overlay district trump the zoning and land development code. Overlay trumps Zoning trumps Land Development. When silent, the next code on the list applies. Overlay code requirements should be verified with the appropriate planning staff assigned to that overlay district. Bouldercrest Road is classified as a major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) ). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N4-5.** Clairmont Road is SR 155. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: [Mwilson@dot.ga.gov](mailto:Mwilson@dot.ga.gov) ). Clairmont Road is classified as a major arterial. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) ). Only one access point allowed at the traffic signal. Northern driveway ties to the existing traffic signal. Signal will need to be fully upgraded to accommodate the new vehicular phase and pedestrian phases. Developer responsible for all GDOT required traffic studies, plans and permits. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N6.** No comment.
- N7.** Second Avenue is classified as a collector road. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 35 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) ). Traffic study required. Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Make functional pedestrian and bicycle connections between the property destinations and the public right of way.
- N8.** North DeKalb Mall DRI. Lawrenceville Hwy is SR 8. GDOT review and approval required prior to land development permits. Both Lawrenceville Hwy and North Druid Hills are classified as major arterials. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) ). Contribute \$500,000 towards a future project to add a left turn lane at the

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 4/15/2022

**Submitted to:** DeKalb County

**Case #:** Z-22-1245447

**Parcel #:** 18-108-07-001, 18-109-03-017

**Name of Development:** 1493 Lavista Road

**Location:** South side of Lavista Road, approx. 126 feet east of Shepherds Lane

**Description:** Rezoning request to allow for development of 20 unit townhome community.

**Impact of Development:** When fully constructed, this development would be expected to generate 2 students: 1 at Briar Vista Elementary School, 0 at Druid Hills Middle School, 0 at Druid Hills High School, 0 at other DCSD schools, and 1 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

<b>Current Condition of Schools</b>	<b>Briar Vista Elementary School</b>	<b>Druid Hills Middle School</b>	<b>Druid Hills High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	528	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2021)	382	940	1,339			
Seats Available	146	230	56			
Utilization (%)	72.3%	80.3%	96.0%			
<b>New students from development</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>

New Enrollment	383	940	1,339
New Seats Available	145	230	56
New Utilization	72.5%	80.3%	96.0%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.0220	0.0036	0.0254	0.0511
Middle	0.0019	0.0018	0.0009	0.0045
High	0.0143	0.0017	0.0079	0.0240
<b>Total</b>	<b>0.0382</b>	<b>0.0071</b>	<b>0.0342</b>	<b>0.0796</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	20			
<b>Unit Type</b>	TH			
<b>Cluster</b>	Druid Hills High School			
<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.44	0.07	0.51	1.02
Middle	0.04	0.04	0.02	0.10
High	0.29	0.03	0.16	0.48
<b>Total</b>	<b>0.77</b>	<b>0.14</b>	<b>0.69</b>	<b>1.60</b>
<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Briar Vista Elementary School	1	0	1	2
Druid Hills Middle School	0	0	0	0
Druid Hills High School	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

**Conceptual plan doesn't indicate the location of the stormwater management facility. Concerns are related to the discharge point of the facility. Development/residences are located downstream of the property, and consideration must be given as to where the discharge pipe from the facility is directed as to not create adverse effects. Additional consideration must be given to the 10% downstream analysis, all critical points such as location where the downstream stream enters private residence must be analyzed.**

**Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations



- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

n-1

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANN@DEKALBCOUNTYGA.GOV](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245447 Parcel I.D. #: 18-109-03-017  
18-108-07-001

Address: 1493 AND 1501  
LAVISTA RD  
ATLANTA, GA.

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed, No problem that
would interfere with Traffic flow.

Signature: Jerry White



## DEVELOPMENT SUMMARY

EXISTING ZONING= 01

PROPOSED ZONING = MR-2  
TOTAL AREA = 1.313 ACRES  
PROPOSED LOTS = 20 LOTS  
DENSITY: 20 UNITS/1.313 ACRE = 15.23 UPA  
REQUIRED OPEN SPACE= 15% (0.20 ACRES)  
PROVIDED OPEN SPACE= 39% (0.51 ACRES)  
PROPOSED IMPERVIOUS AREA= 0.803 ACRES (61%)  
PROPOSED BLDG SIZE= 1,900 SF  
PROPOSED BLDG HEIGHT= 39'-9" FEET

PROPOSED STREET WIDTH = 28' BOC-BOC  
BUILDING SETBACKS:  
FRONT = 10' FROM THOROUGH FARES  
SIDE = 0' WITH MINIMUM 3' SEPARATION BETWEEN BUILDINGS  
REAR = 20'

MIN. LOT SIZE 1,000 SF  
REQUIRED MIN. LOT WIDTH 20.0'  
PROPOSED MIN. LOT WIDTH 16.0' & 20.0' (VARIANCE REQUEST)  
MAX LOT COVERAGE 85%  
PROPOSED LOT COVERAGE 0.803 AC. (61%)

REQ'D TRANSITION BUFFER 50'  
PROPOSED TRANSITION BUFFER 20' & 30' (VARIANCE REQUEST)

PARKING REQUIREMENTS:  
RESIDENT PARKING REQUIRED = 1.50 SPACES/UNIT = 30 SPACES  
RESIDENT PARKING PROVIDED = (2.0 SPACE/UNIT X 12 UNITS)+(1.0 SPACE/UNIT X 8 UNITS) = 32 SPACES

GUEST PARKING REQUIRED = 0.25 SPACES/UNIT = 5 SPACES  
GUEST PARKING PROVIDED = 0.70 SPACES/UNIT = 14 SPACES

TOTAL PARKING REQUIRED ONSITE = 1.75 SPACES/UNIT = 35 SPACES  
TOTAL PARKING PROVIDED ONSITE = 2.30 SPACES/UNIT = 46 SPACES

## GENERAL NOTES

- GUEST PARKING SHOWN ON PLAN IS IN ADDITION TO THE 1.5 SPACES PER UNIT REQUIREMENT. ALL UNITS HAVE INTEGRATED GARAGE. 16.0' WIDE UNITS PROVIDE 1 SPACE PER UNIT AND 20.0' WIDE UNITS PROVIDE 2 SPACES PER UNIT.
- 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.
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### 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"

OPEN SPACE



REVISIONS  
DATE DESCRIPTION

CLIENT  
**INCHANCE DEVELOPMENT**  
24 HOUR EMERGENCY CONTACT: AMY SWICK / 404-323-5101

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

REGISTERED  
ENGINEER  
RALPH K. DAVIS  
1/7/22

LAND DISTURBANCE PLANS  
FOR  
**LAVISTA ROAD**  
LOCATED IN LAND LOT 108 & 109, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA  
**OVERALL SITE PLAN**

DATE 4/7/2022  
JOB NO. 21-082  
DRAWN NAK  
CHECKED RAD  
SCALE AS NOTED  
SHEET: C200



stamp:

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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



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

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



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

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

NOTE: Cap height of Units 9-12 in Block 3 at 35'-0"

wright  
gardner  
architect  
llc

154 Krog Street, #125  
Atlanta, GA 30307  
404-218-8460

1493 & 1501 LAVISTA RD  
REZONING

DEKALB COUNTY  
ATLANTA, GA 30329

stamp:

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revisions

No.	Description	Date

sheet title:

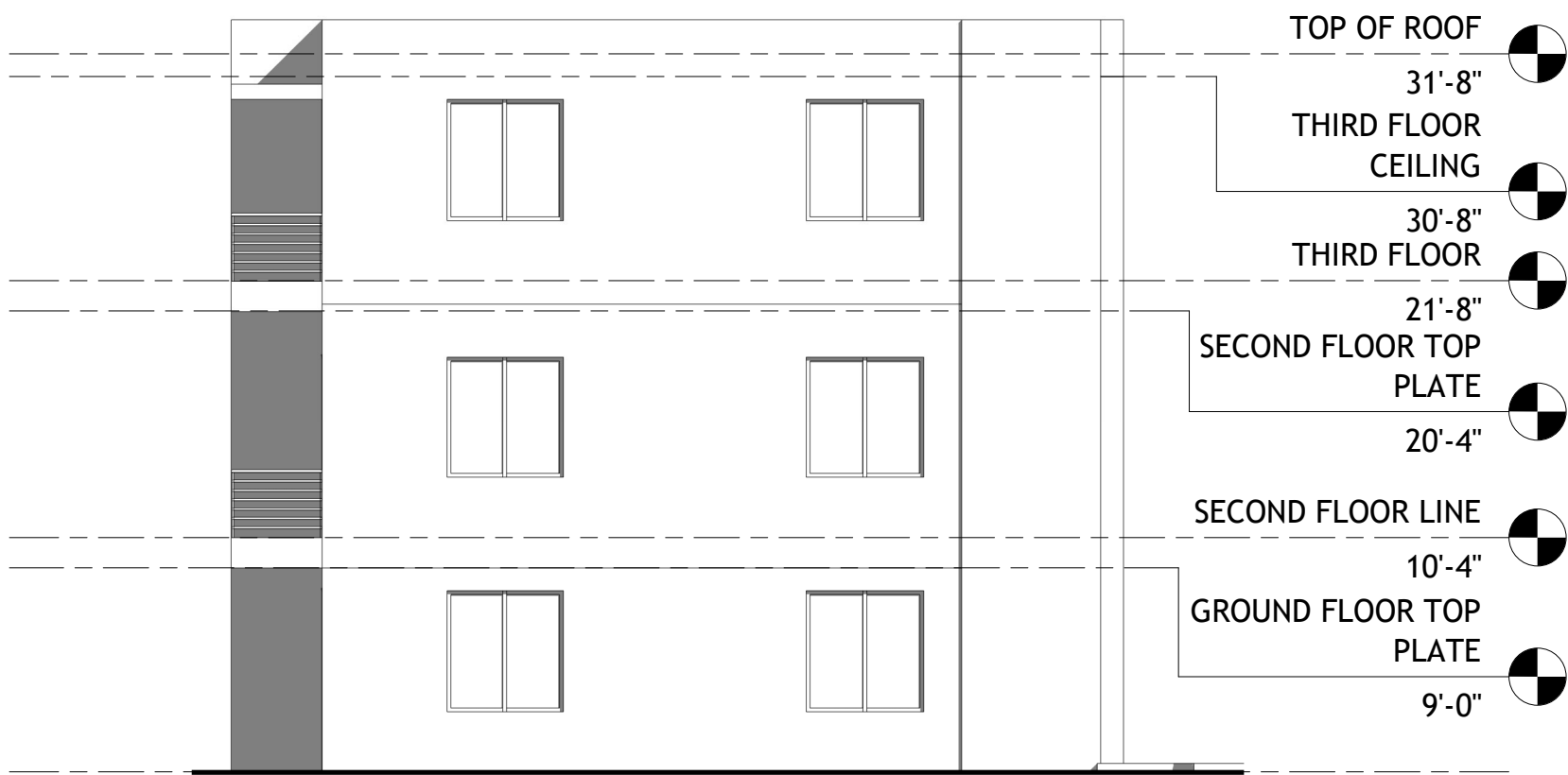
BLOCK 3  
ELEVATIONS

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

sheet number:

A2-02

■ NOT ISSUED FOR CONSTRUCTION  
□ ISSUED FOR CONSTRUCTION



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



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



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



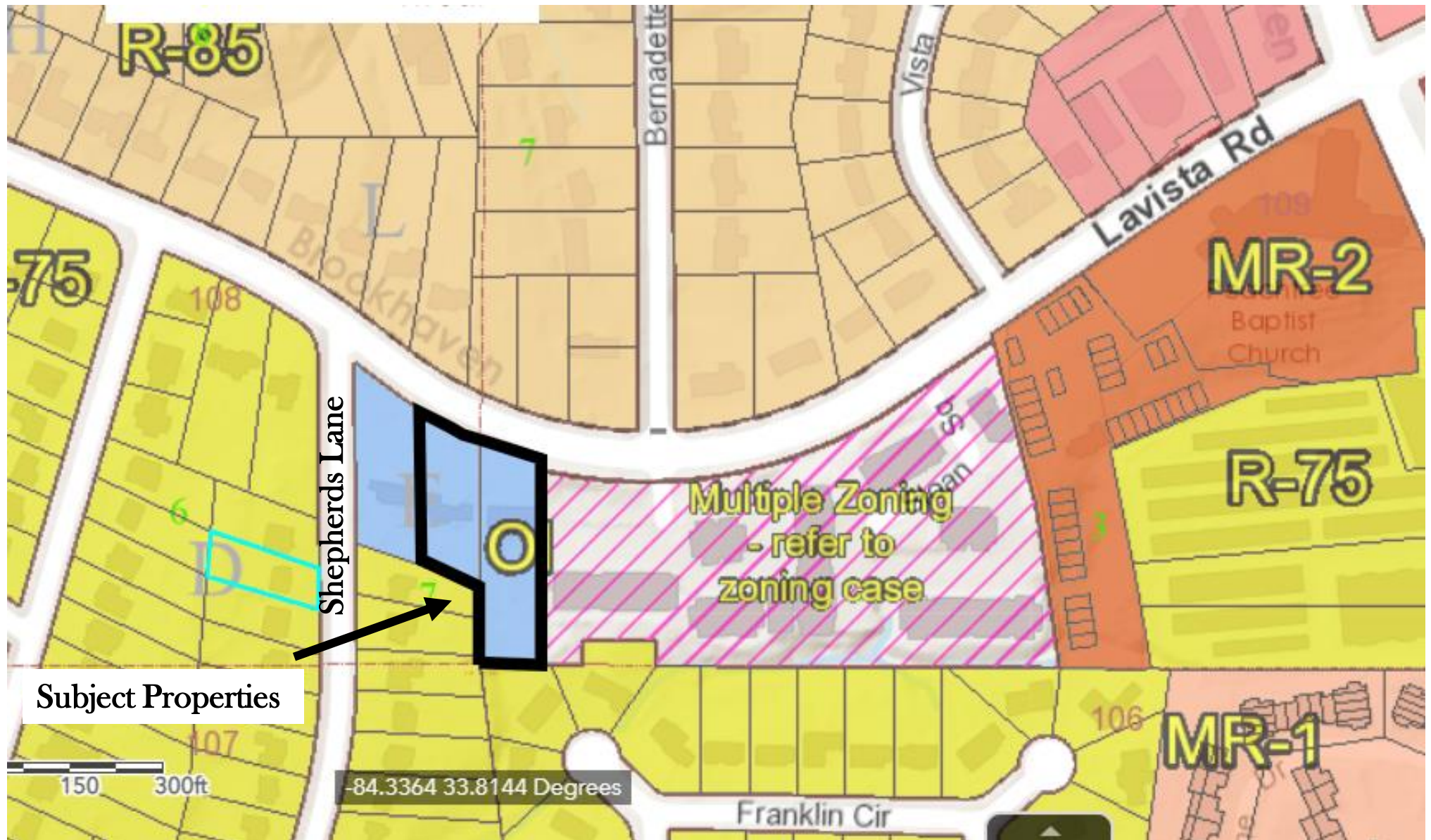
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A2-02 1/8" = 1'-0"

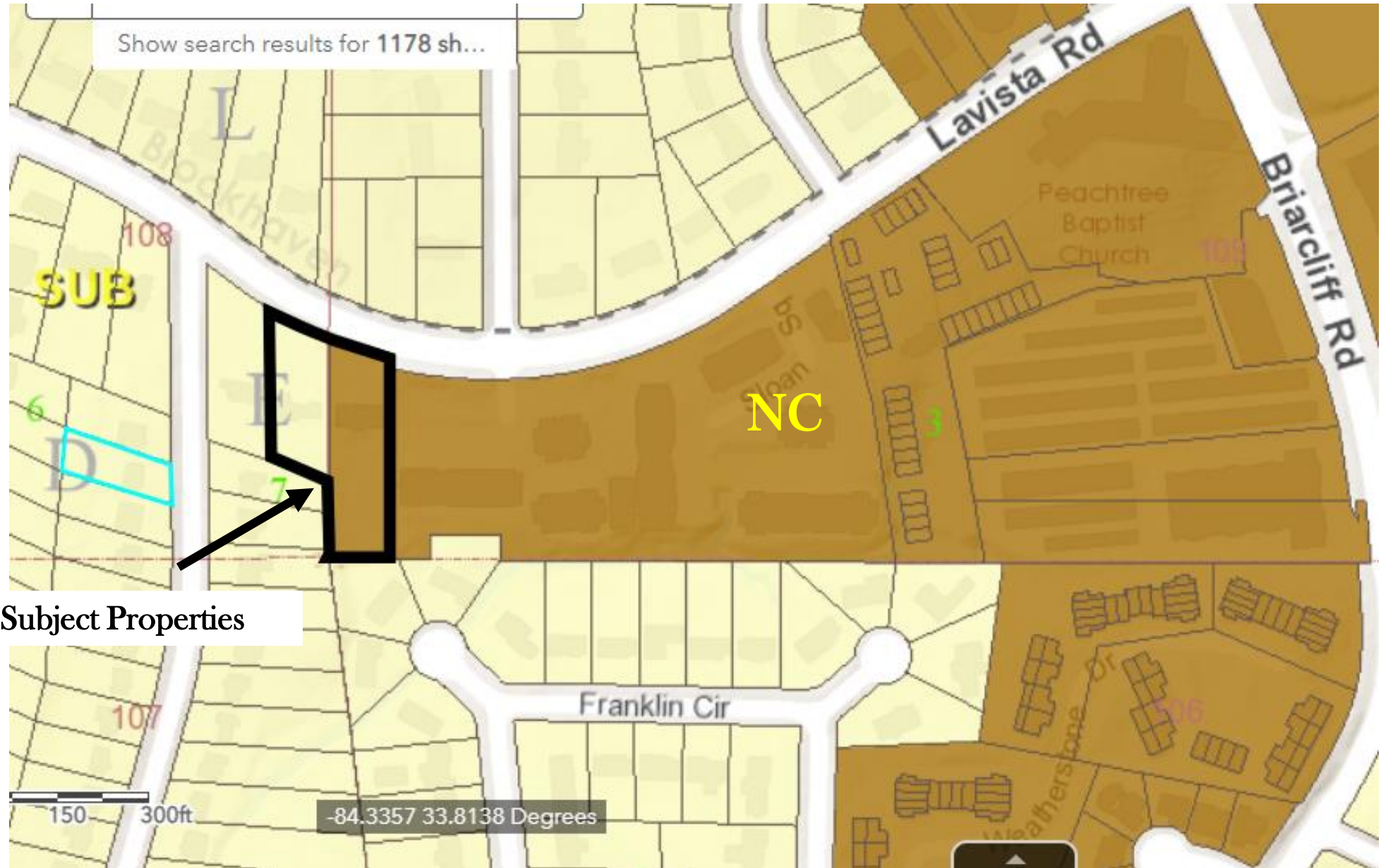




Z 22 1245447

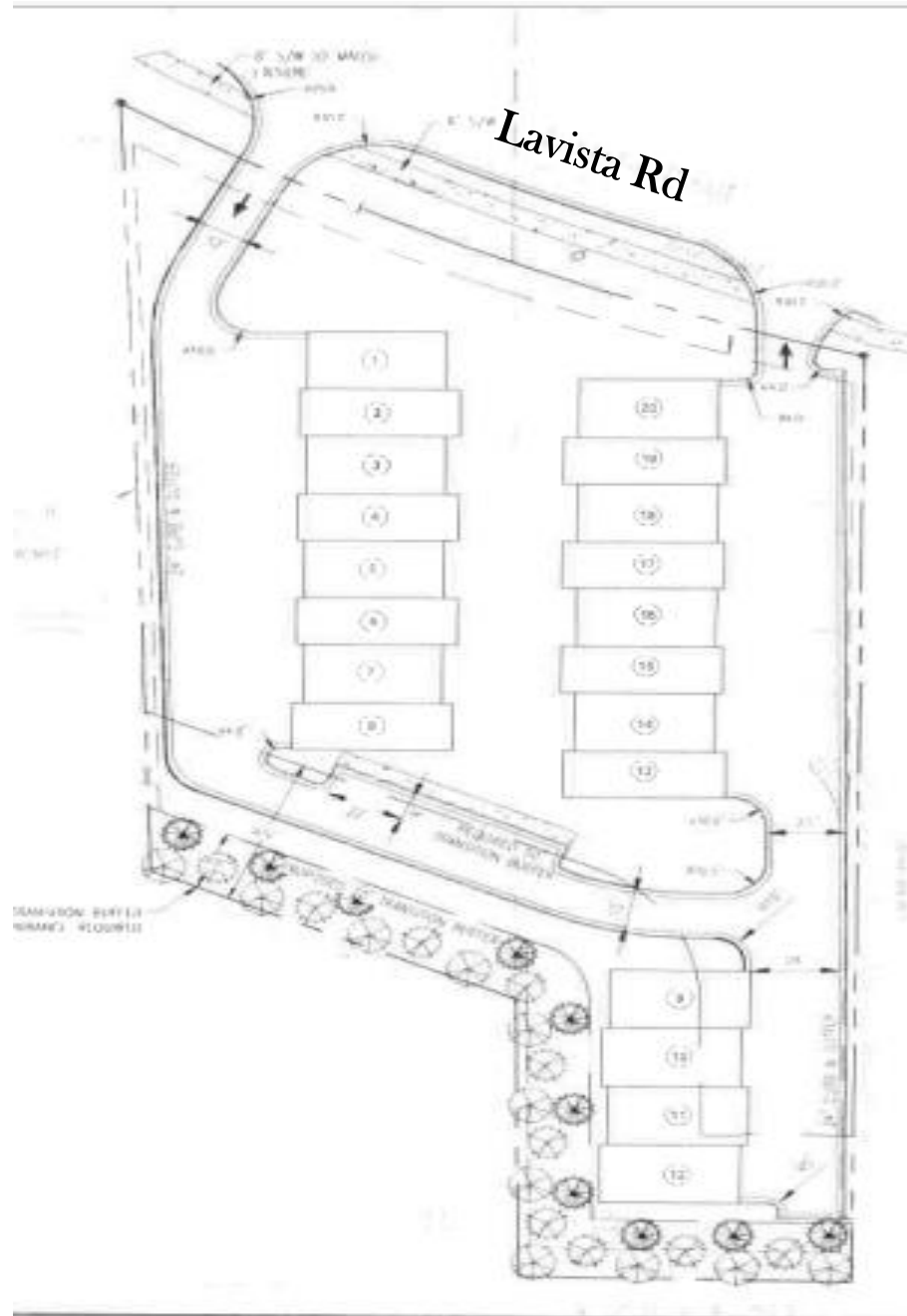
ZONING MAP















**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

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

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

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))

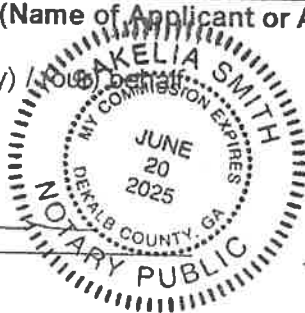
being (owner)/(owners) of the property described below or attached hereby delegate authority to

Inhance Development Group LLC

(Name of Applicant or Agent Representing Owner)

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

Akela Smith  
Notary Public



Z. I. [Signature]  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

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

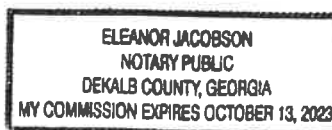
[Signature]  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner





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: \_\_\_\_\_

**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**

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

<b>LAND USE MAP AMENDMENT</b>	\$500.00
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<b>SPECIAL LAND USE PERMIT</b>	\$400.00
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**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](mailto: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.<sup>1</sup> 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.<sup>2</sup> 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

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<sup>1</sup> A 50% density bonus per § 27-2.12, Table 2.6 for the sustainability element – Earthcraft homes.

<sup>2</sup> 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 Arboguard 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,

A handwritten signature in black ink, appearing to read "Linda I. Dunlavy", written over a horizontal line.

Linda I. Dunlavy  
Attorney for Applicant

[ldunlavy@dunlavylawgroup.com](mailto: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	Ol 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	
<b>Total / Average</b>				<b>75.44</b>	<b>1,168</b>	<b>15.5</b>					

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



## CAMPAIGN DISCLOSURE-BAYLESS PROPERTIES

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 filing 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

21. [Signature] 12/17/2011  
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

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.

\_\_\_\_\_  
Notary



12/17/21

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent X \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

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

CAMPAIGN DISCLOSURE-SCOTT JACOBSON

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 filing 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

 12/17/12  
\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner ☒ Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

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

# SURVEY



# ALTA/NSPS SURVEY

## 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 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 94.38 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 120.43 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:2244118.707 and the POINT OF BEGINNING, thence moving and dividing line and continuing along said right of way with a curve turning to the left with an arc length of 108.29 feet, with a radius of 743.68 feet, with a chord bearing of South 71 Degrees 35 Minutes 45 Seconds East, with a chord length of 108.29 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 106 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 Degree 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 Degree 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
- Building Line
- Porch
- 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
- Right of Way Line
- Stormwater Pipe
- Sanitary Sewer
- Sanitary Sewer
- (Not Field Located)

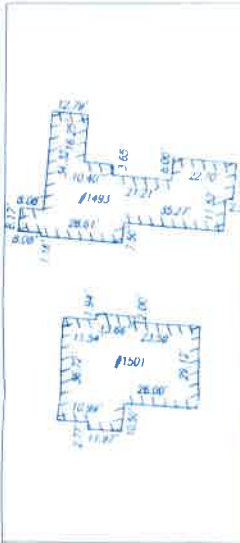
## HATCH LEGEND

These hatchings may be found in the drawing.

Concrete

Asphalt

## BUILDING DIMENSIONS DETAIL



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 OR 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 108, 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. Paulk, 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 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 94.38 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 120.43 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:2244118.707 and the POINT OF BEGINNING, thence moving and dividing line and continuing along said right of way with a curve turning to the left with an arc length of 108.29 feet, with a radius of 743.68 feet, with a chord bearing of South 71 Degrees 35 Minutes 45 Seconds East, with a chord length of 108.29 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" Crimp Top Pipe Found, thence continuing along said dividing line North 00 Degree 45 Minutes 26 Seconds West a distance of 253.81 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'	120.43'	120.43'	S 63°04'37" E	9°17'18"
C2	743.68'	108.29'	108.29'	S 71°35'45" E	7°43'37"

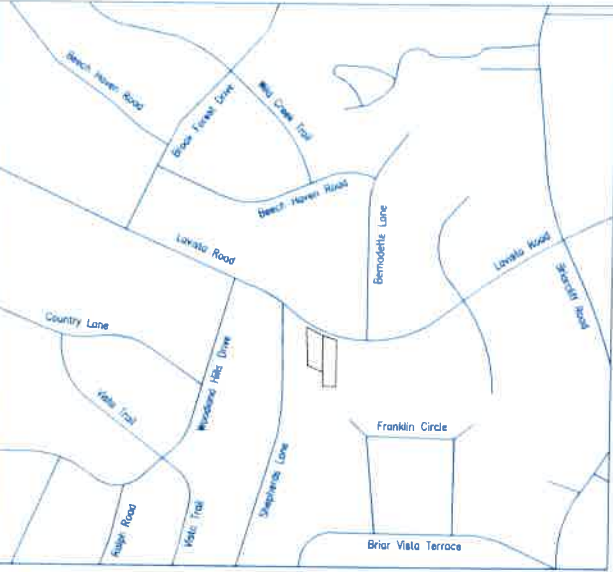
## LEGAL DESCRIPTION NOTE

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

## PARKING NOTE

No pointed parking spaces on subject properties.

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



## ZONING

[DeKalb County]

(D) (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 to its opinion for said parcel map ID 13089C0054K effective date 8/15/2019.

## SURVEY NOTES

- Equipment used: Leica 1200 robotic total station and Allegro Mx data collector.
- Software used: Carlson Survey 2013 and Carlson Survive.
- 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.
- 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*

Josh L. Lewis  
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 herein. 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 45-6-67.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-4671 - FAX (404) 255-6607 - 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	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:
DEED BOOK	PAGE	DRAFTER: BMS	11/9/21
		SHEET 1 OF 1	



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 RECIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXEMPTED.







## SITE PLAN

## DEVELOPMENT SUMMARY

EXISTING ZONING =

01

PROPOSED ZONING = MR 2  
 TOTAL AREA = 1.114 ACRES  
 PROPOSED LOTS = 20 LOTS  
 DENSITY = 20 UNITS/1.114 ACRES = 15.25 UPA  
 REQUIRED OPEN SPACE = 15% (0.20 ACRES)  
 PROVIDED OPEN SPACE = 41% (0.53 ACRES)  
 PROPOSED IMPERVIOUS AREA = 0.114 ACRES (54%)  
 PROPOSED BLDG. SIZE = 1,900 SF  
 PROPOSED BLDG. HEIGHT = 19' 0" FEET

PROPOSED STREET WIDTH = 12' BOC-BOC  
 BUILDING SETBACKS  
 FRONT = 10' FROM THOROUGHFARE  
 SIDE = 10'  
 REAR = 20'  
 MIN. LOT SIZE = 1,000 SF  
 MIN. LOT WIDTH = 20.0'  
 MAX. LOT COVERAGE = 35%  
 PROPOSED LOT COVERAGE = 54%

RIGHT OF WAY 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 ON-SITE = 1.75 SPACES/UNIT = 35 SPACES  
 TOTAL PARKING PROVIDED ON-SITE = 1.95 SPACES/UNIT = 39 SPACES

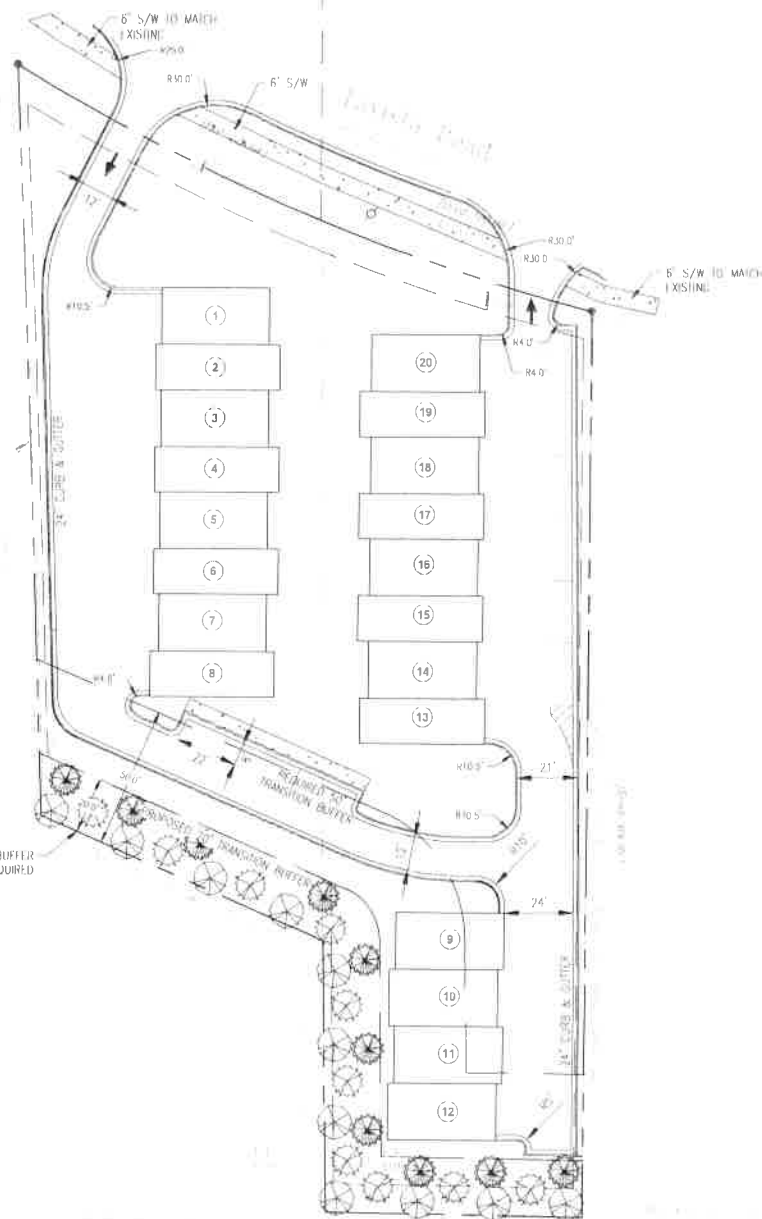
## GENERAL NOTES

- 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 20' IS SHOWN ON PLAN.
- MINIMUM LOT WIDTH FOR MR 2 SINGLE FAMILY ATTACHED IS 20'. PROPOSED SILL PLAN INDICATES 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	CHORD	ARC LENGTH	CHORD BEARING	AREA
C1	743.68'	120.26'	S 87°04'12" E	87,778'
C2	743.68'	120.26'	S 71°55'10" E	84,231'

TRANSITION BUFFER  
 VARIANCE REQUIRED



30.0' VARIANCE 24' WEST ZONE

INCREASED DEVELOPMENT

GREYDEN

12801 LAYTON RD. SUITE 100  
 ALPHARETTA, GEORGIA 30009  
 PH: 770-972-4820 FAX: 770-972-4332

LAND DISTURBANCE PLANS

LAVISTA ROAD

LOCATED IN LOTS 28 & 29, 91-25-100

OVERALL SITE PLAN

DATE: 12/10/2019

PROJECT: 19-001

DRAWN: MMS

CHECKED: KAC

DATE: 01/10/2020

PROJECT: 19-001

SCALE: 1/4\"/>

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398</
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TABLE 1. REACTION RESULTS

Reaction	Time (hr)	Yield (%)	mp (°C)	lit. mp (°C)
1	24	90	102-103	102-103
2	24	90	102-103	102-103
3	24	90	102-103	102-103
4	24	90	102-103	102-103
5	24	90	102-103	102-103
6	24	90	102-103	102-103
7	24	90	102-103	102-103
8	24	90	102-103	102-103
9	24	90	102-103	102-103
10	24	90	102-103	102-103
11	24	90	102-103	102-103
12	24	90	102-103	102-103
13	24	90	102-103	102-103
14	24	90	102-103	102-103
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65	24	90	102-103	102-103
66	24	90	102-103	102-103
67	24	90	102-103	102-103
68	24	90	102-103	102-103
69	24	90	102-103	102-103
70	24	90	102-103	102-103
71	24	90	102	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	743.68'	120.56'	120.43'	S 63°04'37" E	91°17'18"
C2	743.68'	100.29'	100.22'	S 71°35'05" E	74°33'37"



THE UNIVERSITY OF CHICAGO

# ENHANCE DEVELOPMENT

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



**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

An architectural line drawing of a modern building complex. The drawing is done in a sketchy, hand-drawn style with black lines on a white background. It shows a multi-story building with a complex facade featuring large windows, balconies with railings, and various levels and setbacks. The perspective is from an elevated position, looking down at the building and across a courtyard or plaza area. In the background, there are more buildings and some stylized trees. The overall impression is one of a conceptual architectural design.



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

1/4" = 1'-0"

Revisions

No.	Description	Date

Sheet title:

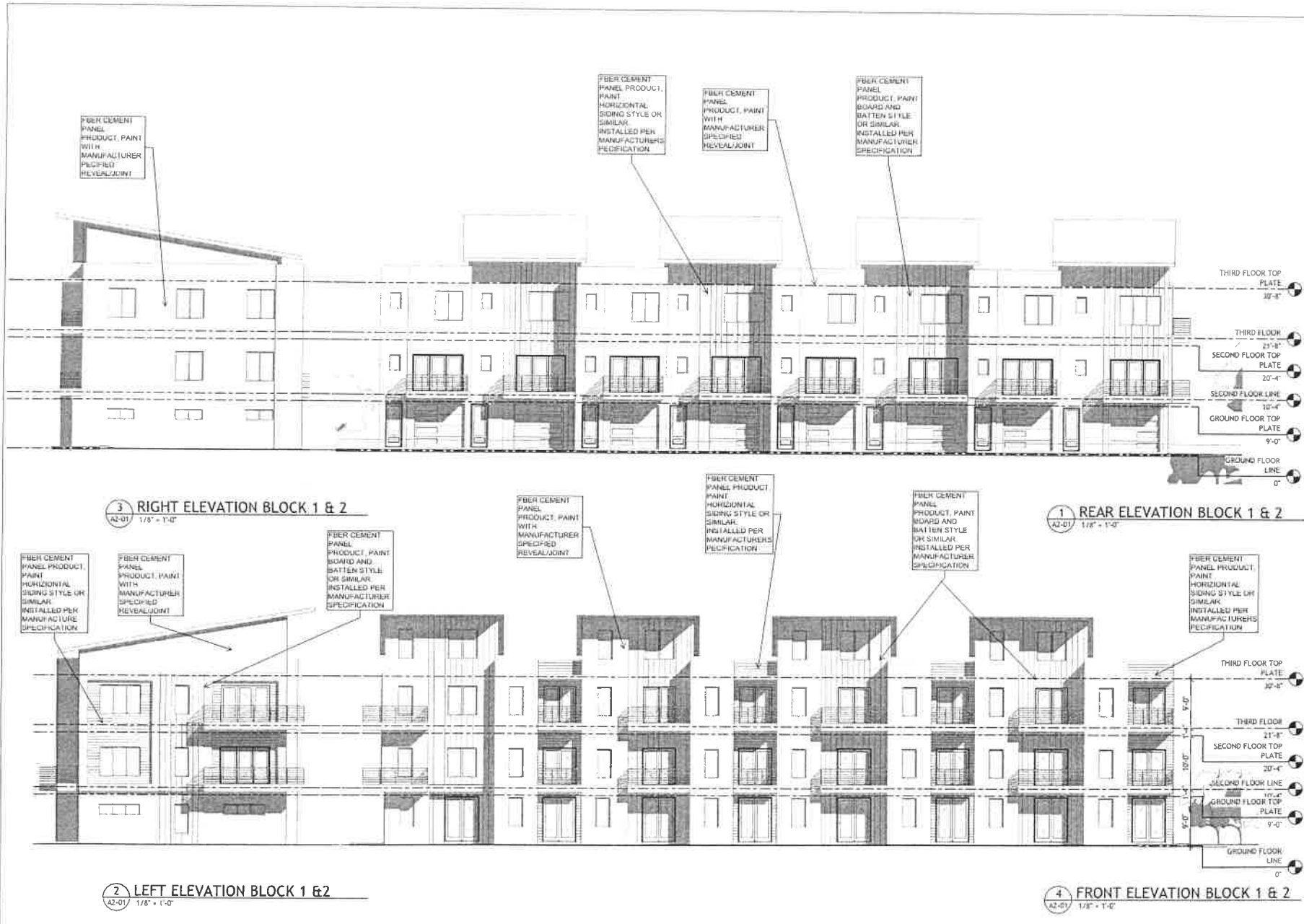
**BLOCK 1 & 2  
ELEVATIONS**

project number: 21-024  
drawing date: 12.14.2021  
scale: as noted

sheet number:

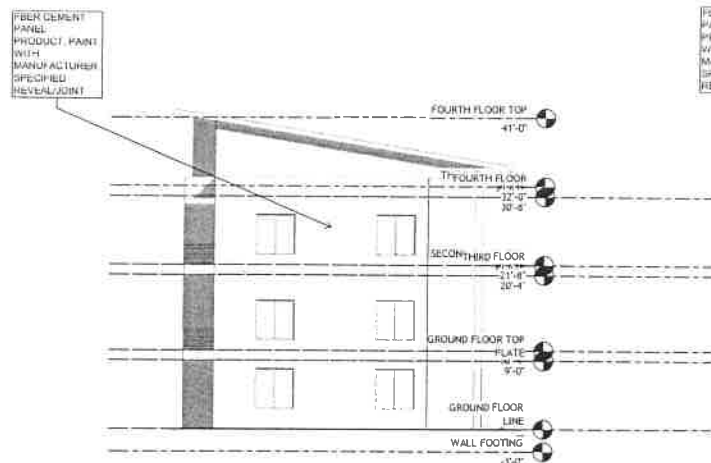
**A2-01**

NOT VALID FOR CONSTRUCTION  
ISSUED FOR CONSTRUCTION

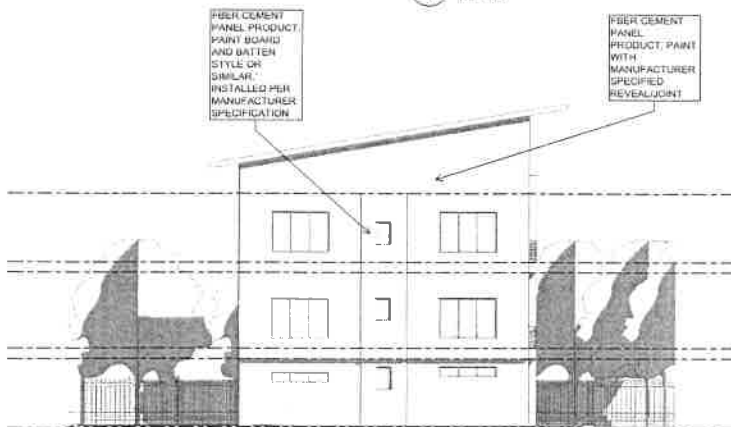




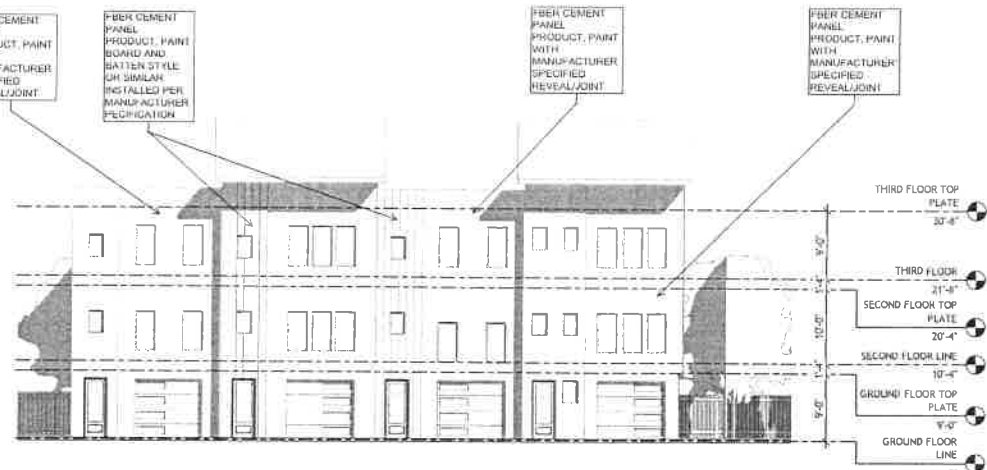
**1493 & 1501 LAVISTA RD  
REZONING**  
DEKALB COUNTY  
ATLANTA, GA 30339



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



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



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



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

Revisions

No.	Description	Date

**Block 3  
Elevations**

Project Number: 21-029  
Drawing Title: 12-14-2021  
Scale: as noted

**A2-02**  
NOT RULLED FOR CONSTRUCTION  
ISSUED FOR CONSTRUCTION

# TREE SURVEY



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, 126.8 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, 8' SAID STREETS WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE, THENCE SOUTHERLY 109.9 FEET TO AN IRON PIN, THENCE NORTH 22.8 FEET TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF LAVISTA ROAD, THENCE NORTHEASTERLY 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 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, 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 90 FEET TO A POINT, BEING THE COMMON CORNERS OF LAND LOTS 106, 109, 108 AND 109, THENCE SOUTHERLY 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.

1/2 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 96, DeKalb County, Georgia records.

1/3 Matters shown on plot recorded in Plot 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 plot.

#### 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 Plot 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 of this location) and the Eastern 90' right of way of Shepherd's 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 94.36 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 106 and 109, thence leaving 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 06 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"

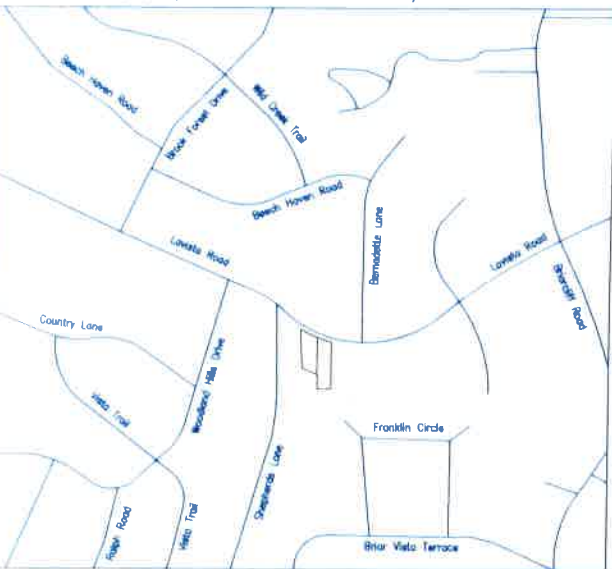
#### LEGAL DESCRIPTION NOTE

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)



## ALTA/NSPS SURVEY

#### 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 if extended intersection of the Southwest variable right of way of Lavista Road (70' right of way of this location) and the Eastern 90' right of way of Shepherd's 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 94.36 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 106 and 109, 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 106 and 109, thence along said dividing line North 06 Degrees 35 Minutes 29 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

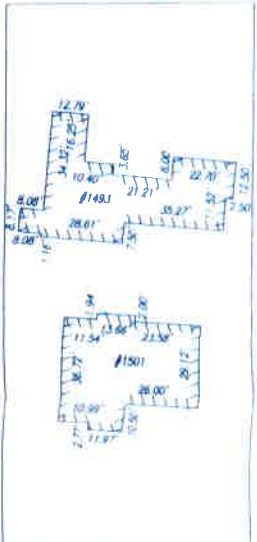


#### HATCH LEGEND

These hatchings may be found in the drawing



#### BUILDING DIMENSIONS DETAIL



#### ZONING

[DeKalb County]  
(O1) (Office-Institutional)  
Front yard setback-60' (throughfares & arterials)  
50' (all other streets)  
Side yard setback-30'  
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'  
Minimum 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 "FIRM" 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 its opinion for said parcel map ID 13089C0054K effective date 8/15/2019

#### SURVEY NOTES

- Equipment used: Leica 1200 robotic total station and Allegro MX data collector
- Software used: Carlson Survey 2013 and Carlson Survey
- 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.
- 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 businesses 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 replacement 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.



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

JOB NO. 203166-1	DATE	10/7/21	SCALE	40'
	REVISION	BY	DATE	
	Received Title Commitment	BMS	12/2/21	
DRAWING BY: E-4414				
LAND LOT 108 & 109 18th DISTRICT SECTION Dekalb COUNTY GA				
LOT BLOCK UNIT PHASE				
SUBDIVISION				
PLAT BOOK	PAGE	PARTY CHIEF JJ	FIELD DATE	SHEET 1 OF 1
DEED BOOK	PAGE	DRAFTER BMS	11/19/21	

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





**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  
Arbormguard 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  $\geq 18"$  in Diameter at Breast Height (DBH), and understory trees  $\geq 10"$  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
<b>Tree No.</b>	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.
<b>DBH</b>	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
<b>Species</b>	Listed as the North American common name.
<b>Condition</b>	<p><b>Good</b> ..... 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.</p> <p><b>Fair</b> ..... 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.</p> <p><b>Poor</b> ..... 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.</p> <p><b>Dead</b> ..... Tree is dead.</p> <p><b>Invasive</b> ..... Trees that are non-indigenous to the Atlanta area, Piedmont region.</p> <p><b>Hazardous</b> .. 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.</p>
<b>Comments</b>	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



- Legend**
- 1493 Lavista Rd NE
  - Feature 1
  - Feature 2
  - Oldcastle Nature Trail at Marc
  - Public Storage



# e Earth Aerial Showing sloane apartments



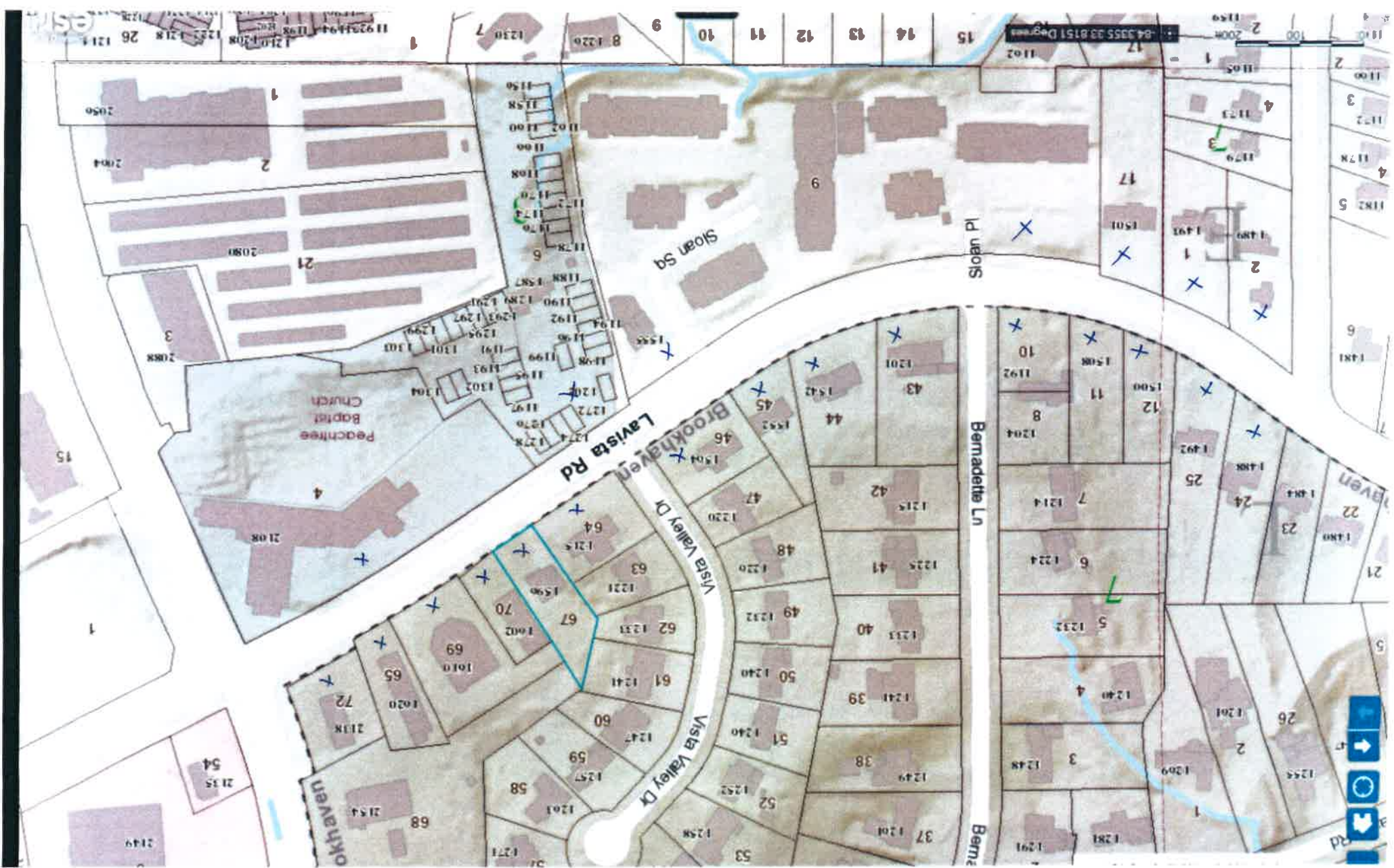
- Legend**
- 1493 Lavista Rd NE
  - Feature 1
  - Feature 2
  - Oldcastle Nature Trail at Marc
  - Public Storage

300 ft

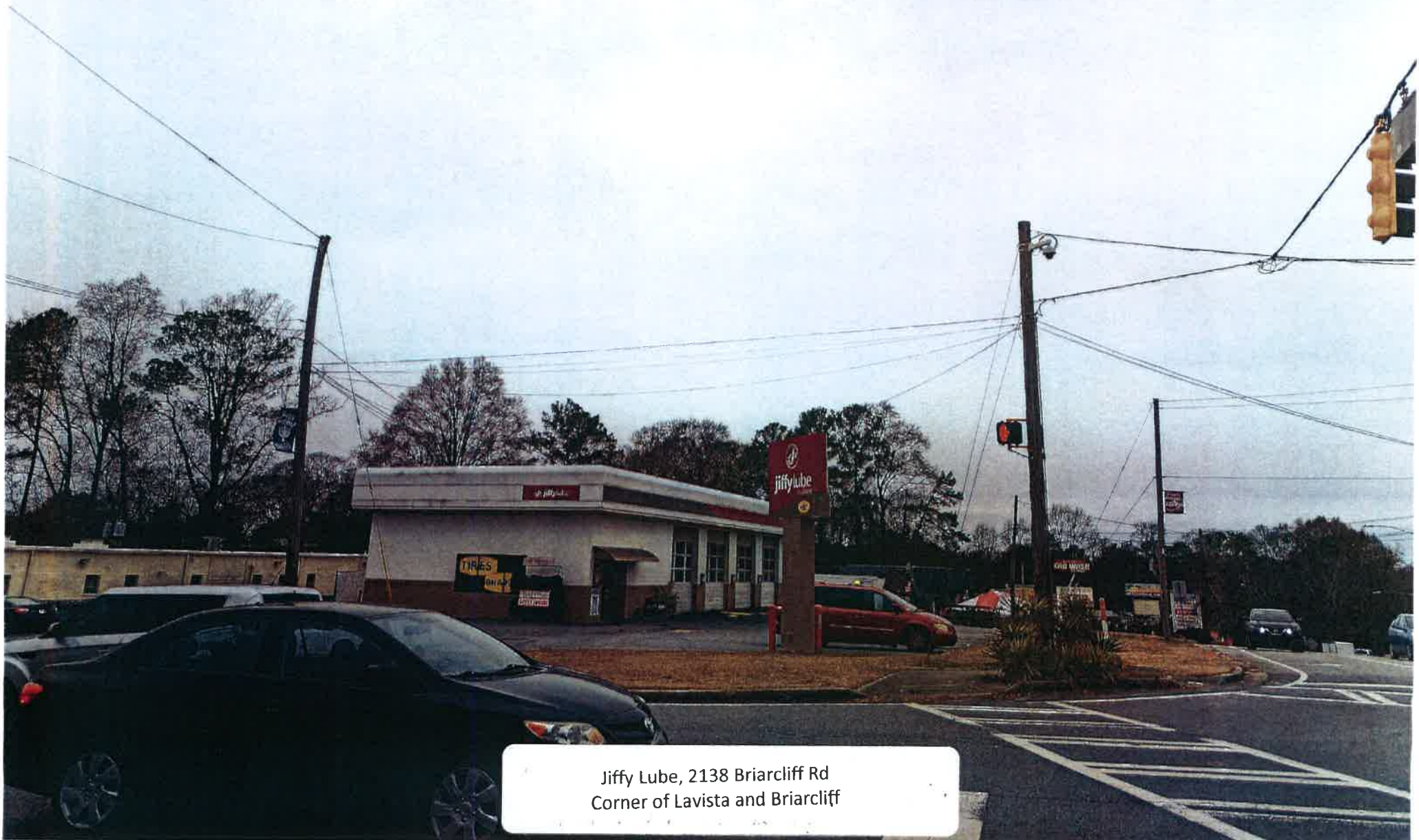






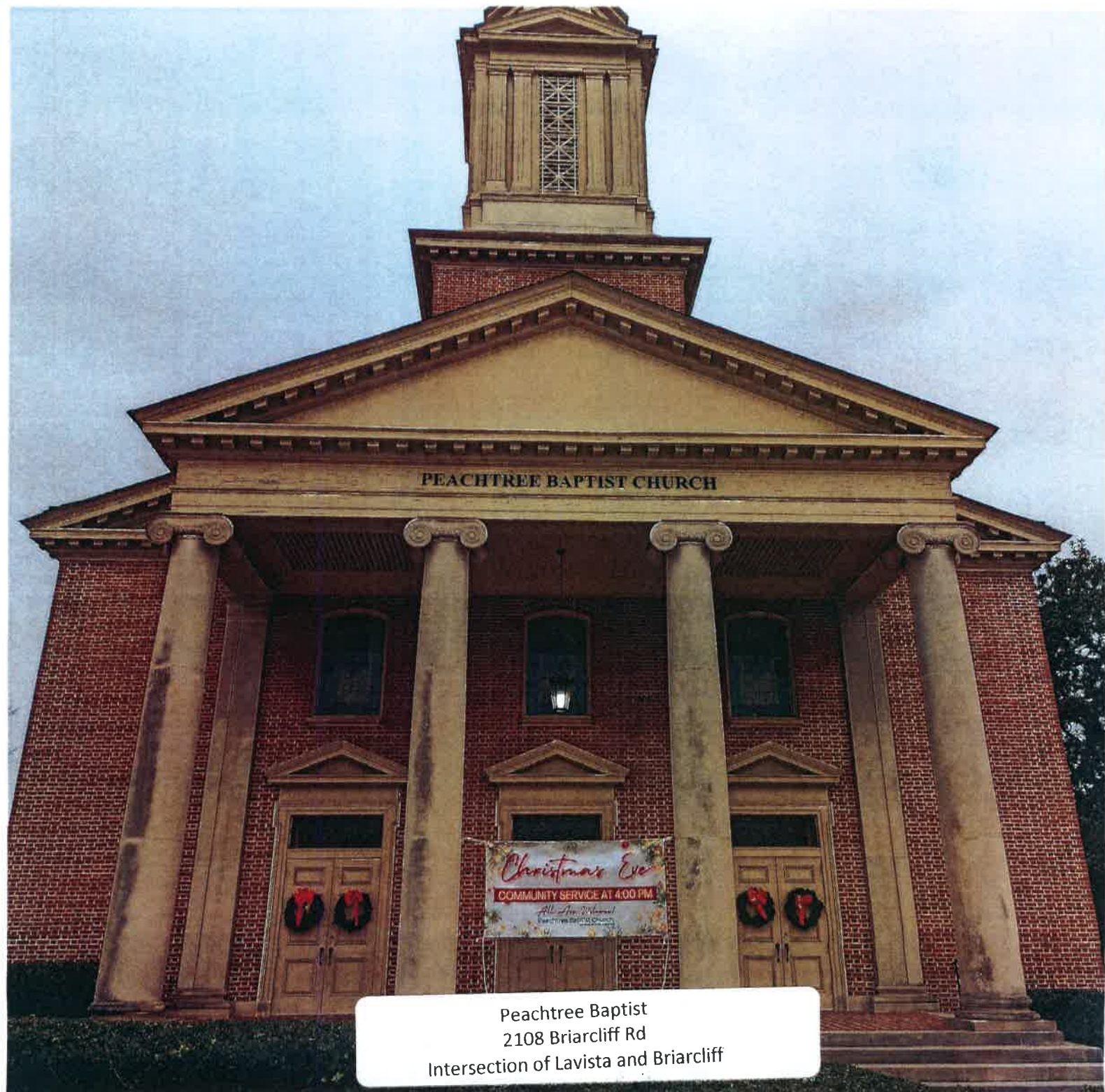






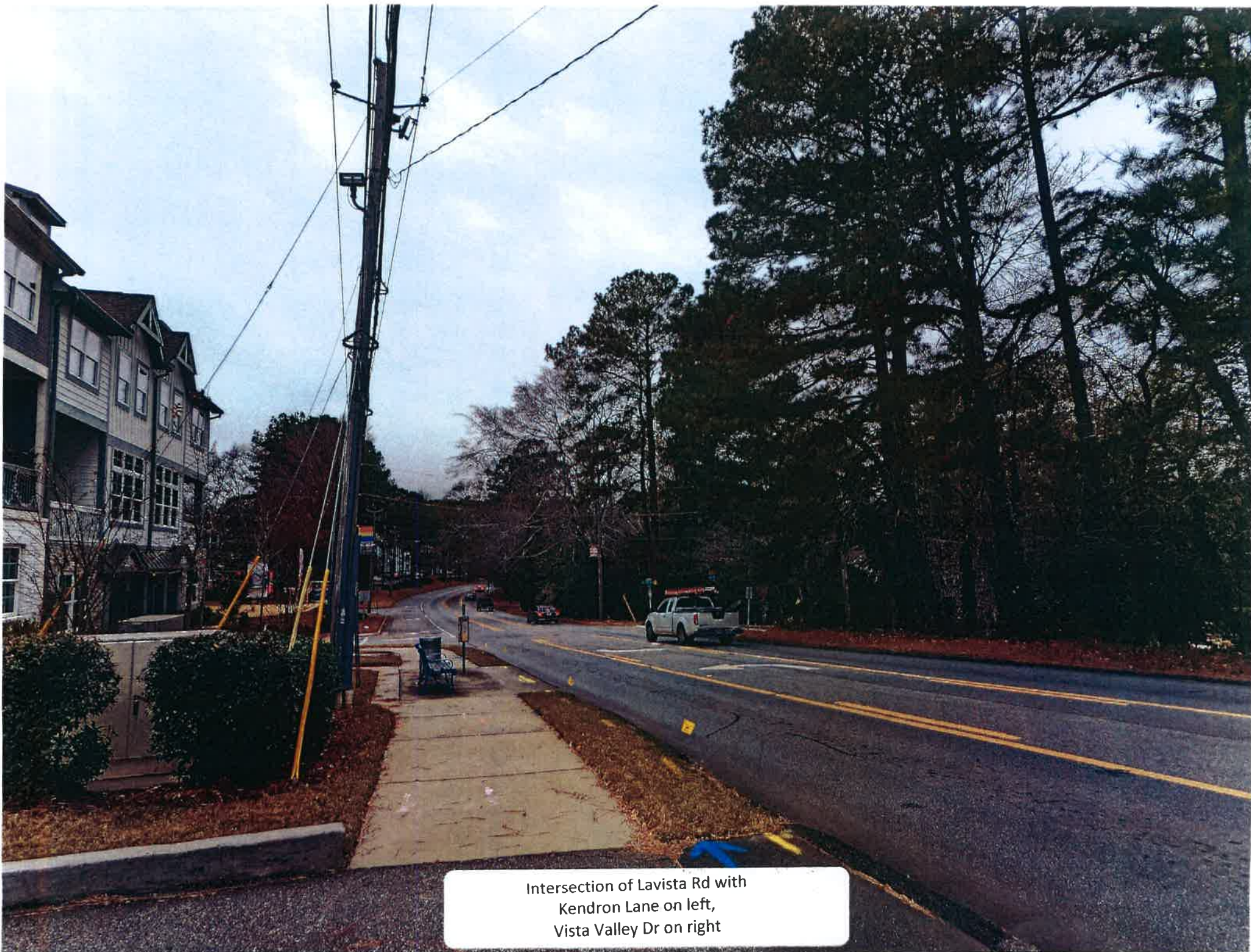
Jiffy Lube, 2138 Briarcliff Rd  
Corner of Lavista and Briarcliff





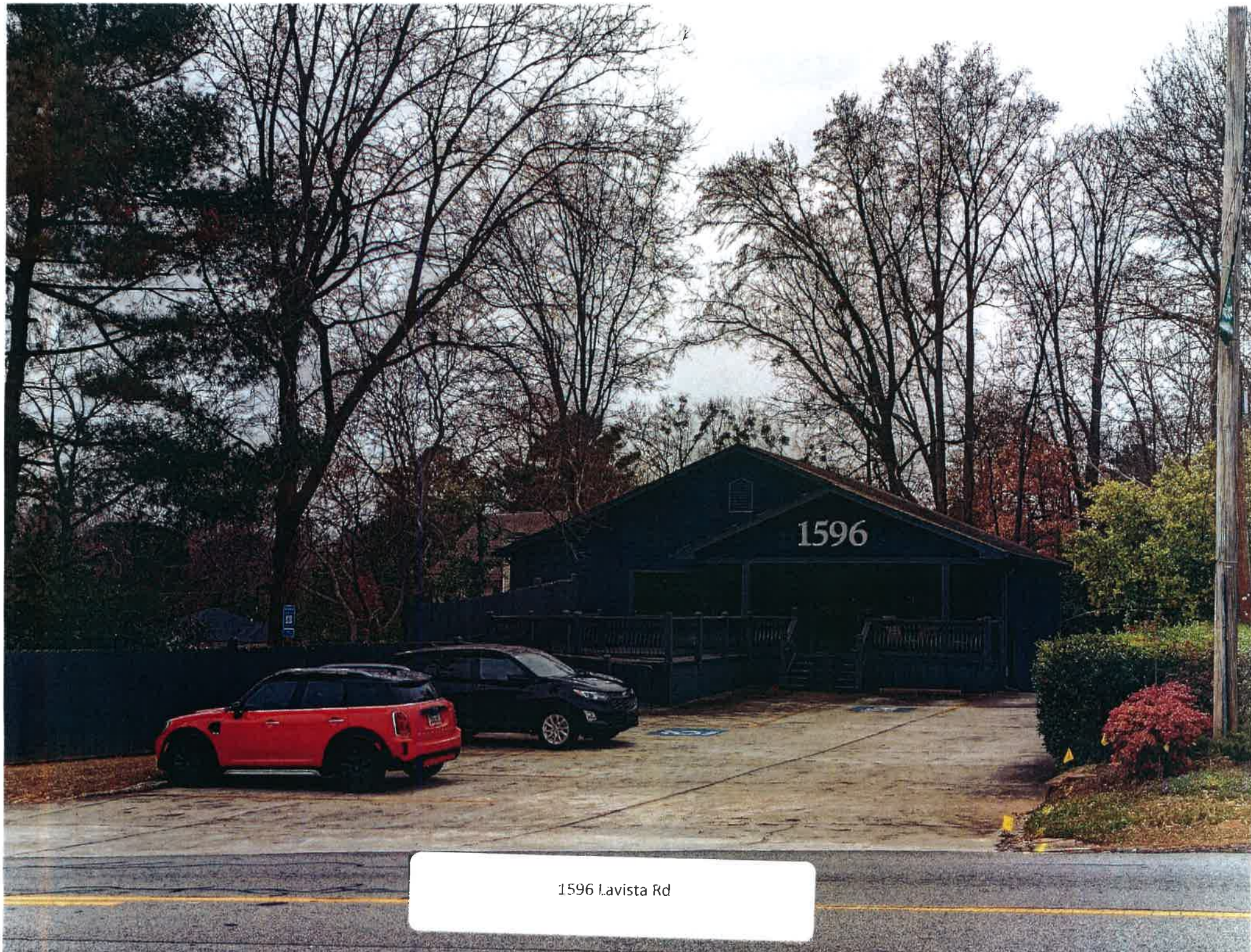
Peachtree Baptist  
2108 Briarcliff Rd  
Intersection of Lavista and Briarcliff





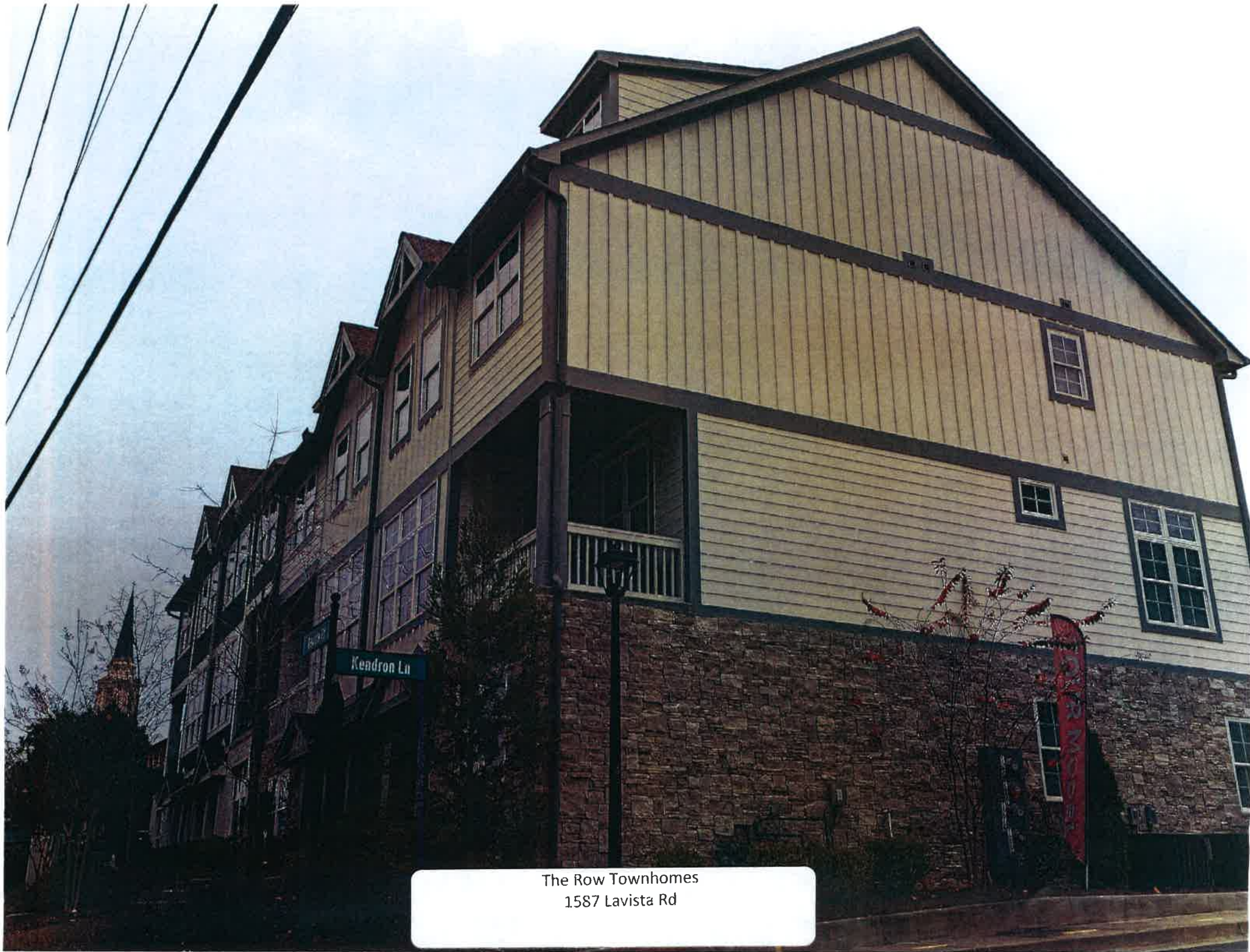
Intersection of Lavista Rd with  
Kendron Lane on left,  
Vista Valley Dr on right





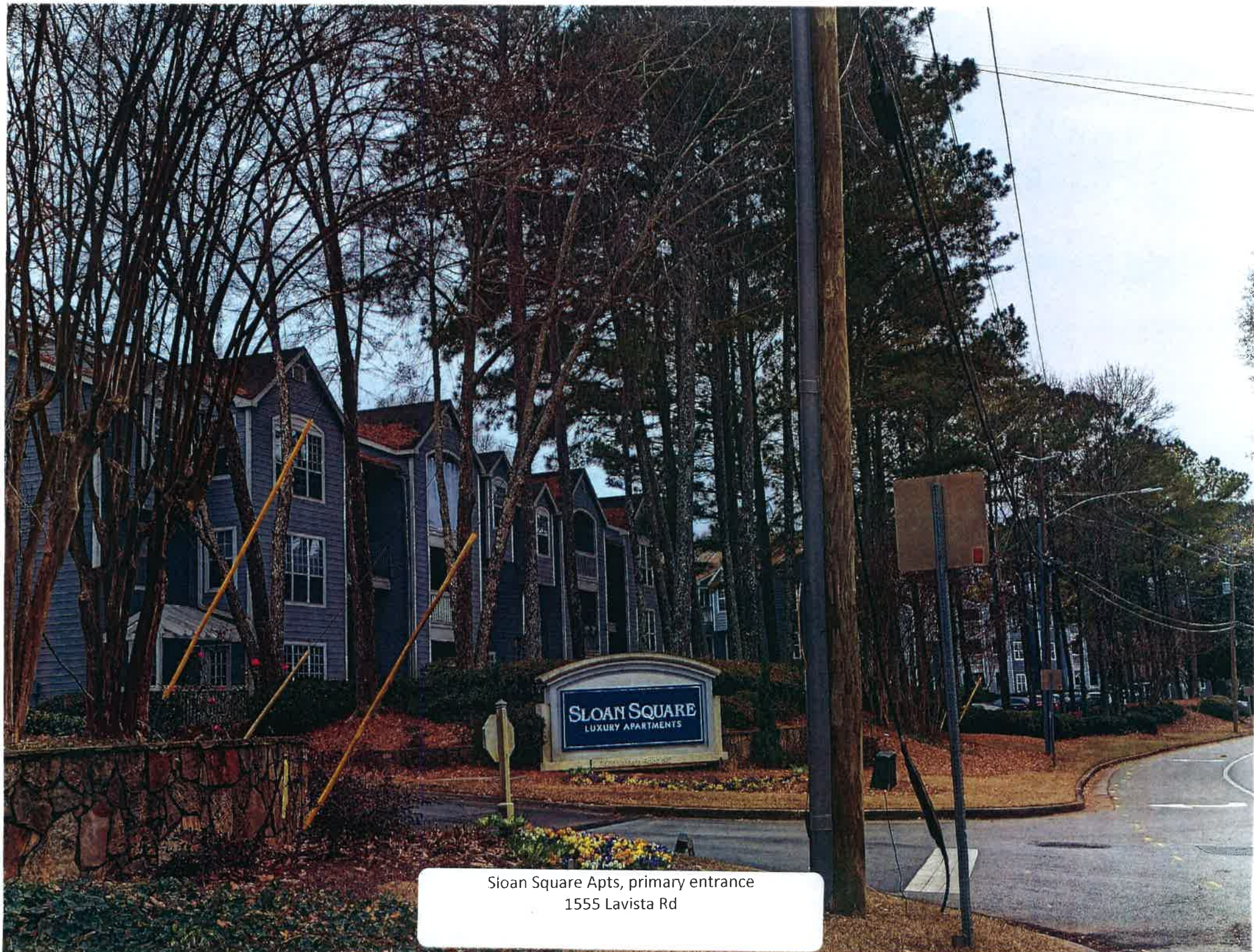
1596 Lavista Rd





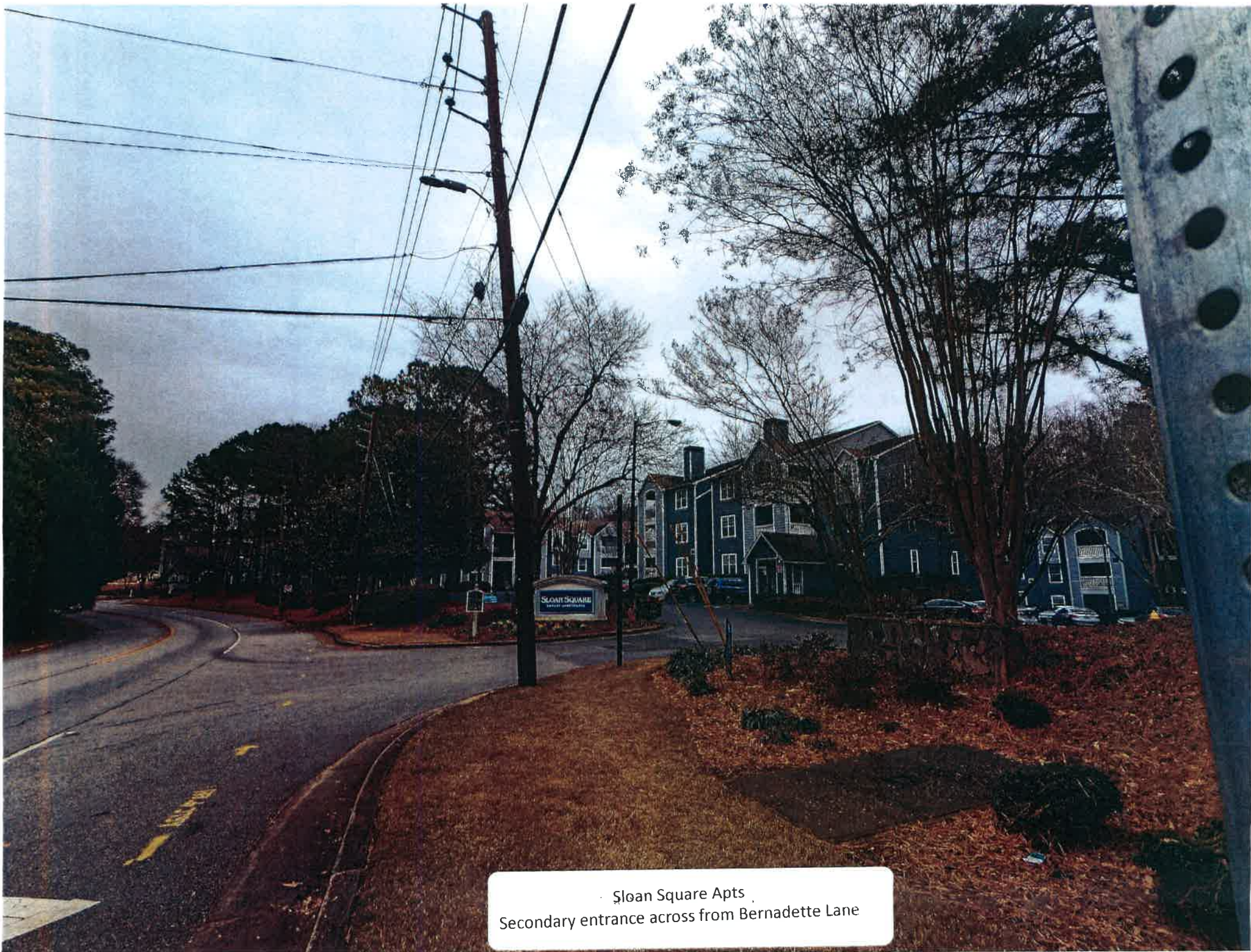
The Row Townhomes  
1587 Lavista Rd





Sloan Square Apts, primary entrance  
1555 Lavista Rd



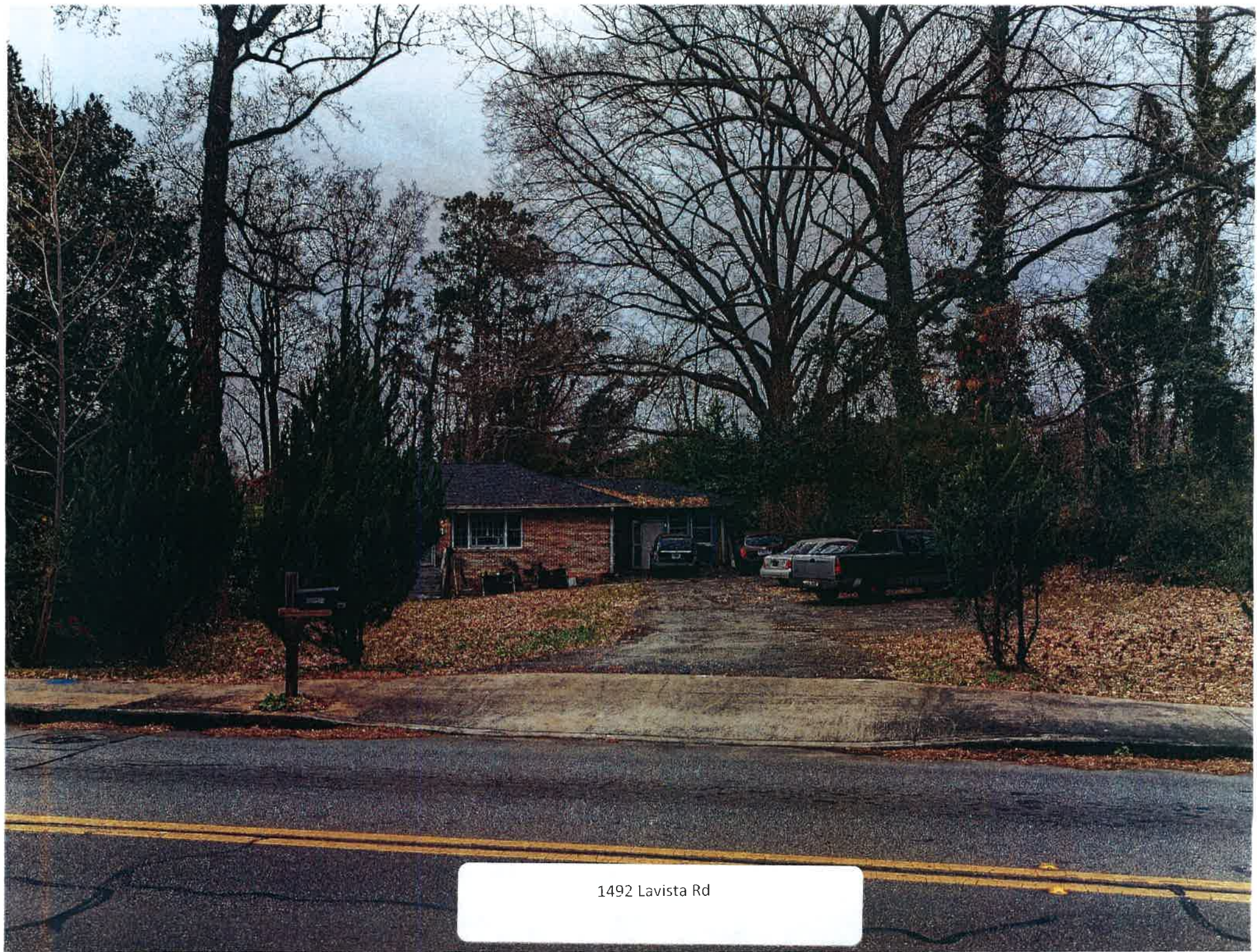


Sloan Square Apts  
Secondary entrance across from Bernadette Lane









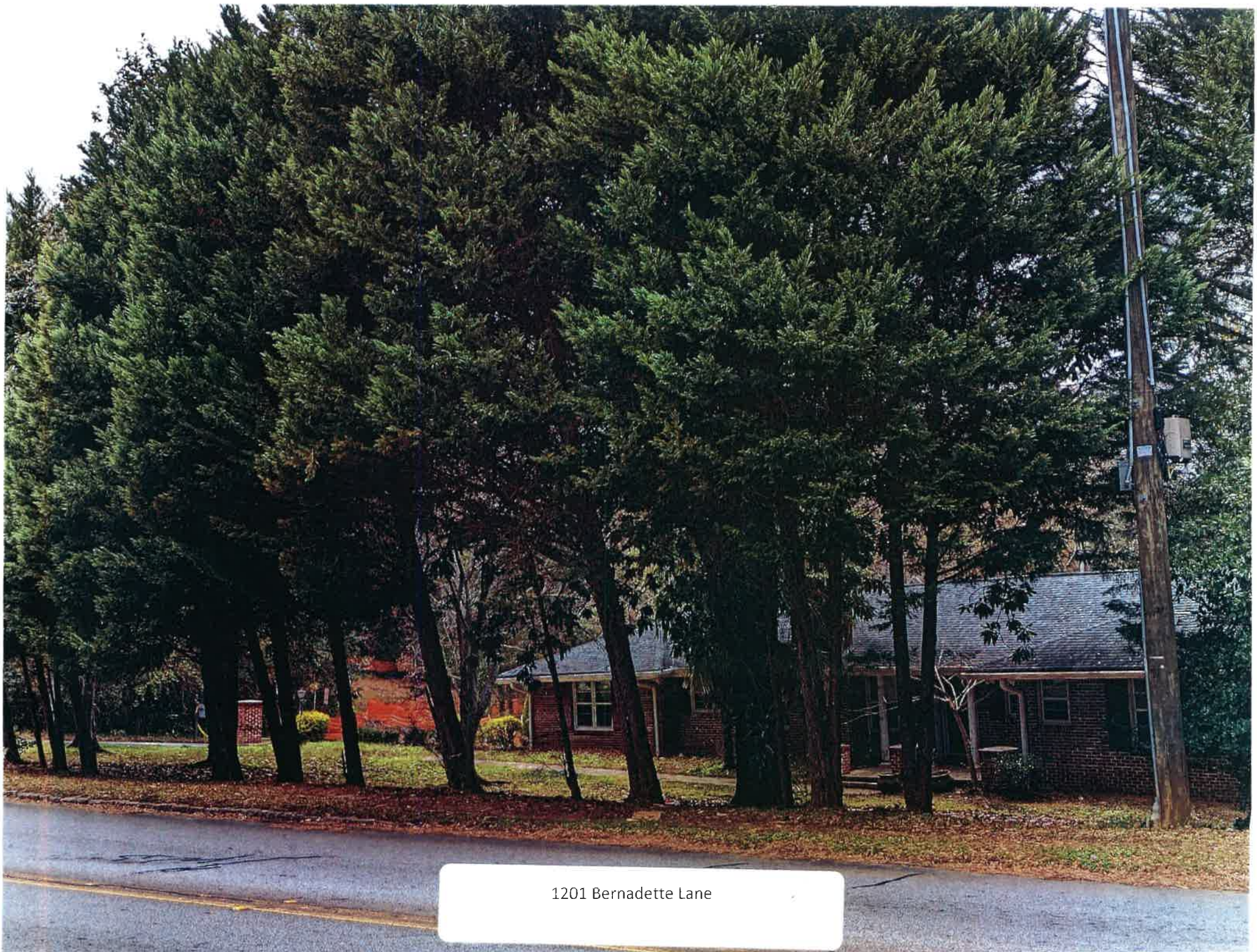
1492 Lavista Rd





1542 Lavista Rd





1201 Bernadette Lane





1620 Lavista Rd  
Vacant





1610 LAVISTA RD.  
OFFICE SUITES  
(404)822-0056

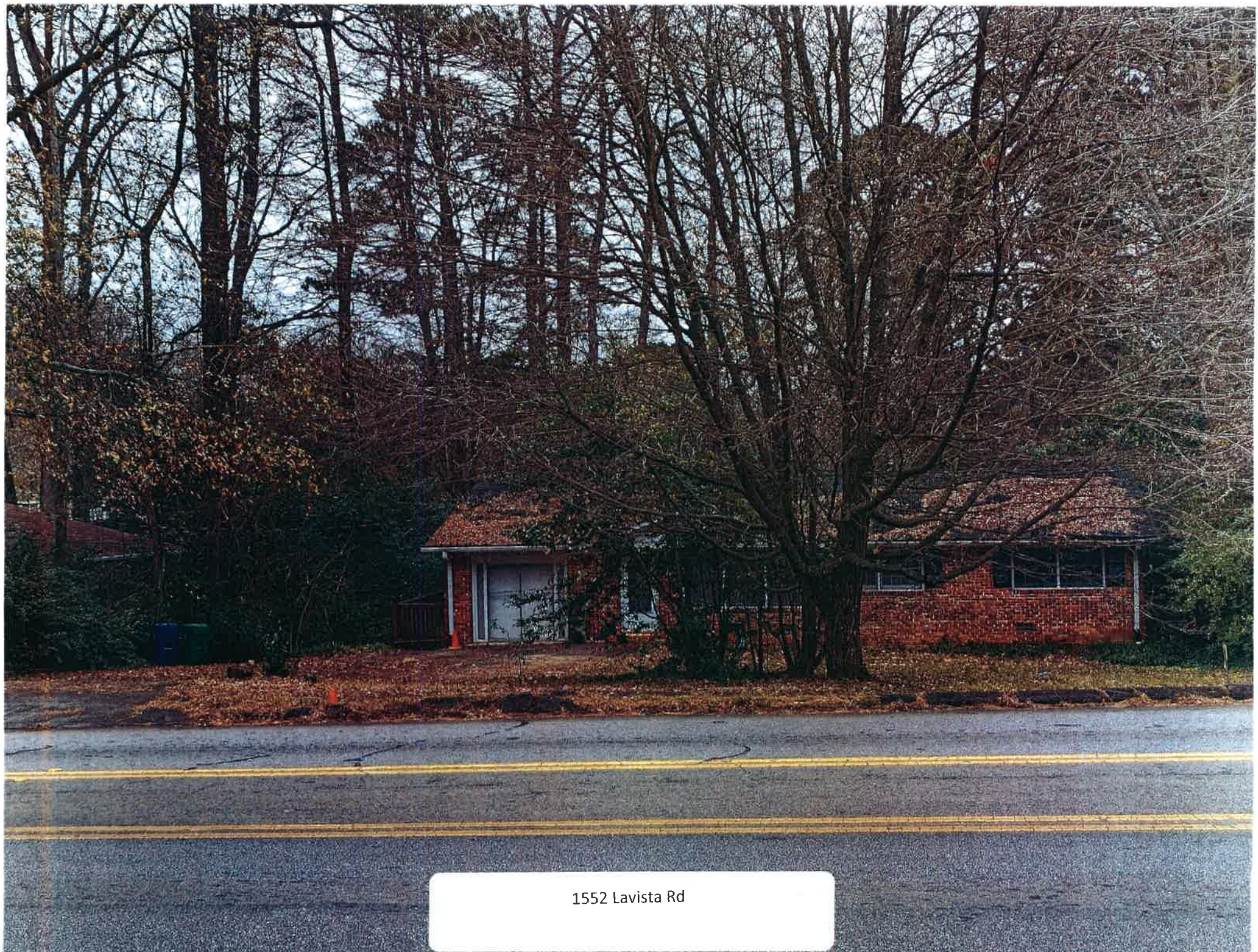
1610 Lavista Road  
Vacant





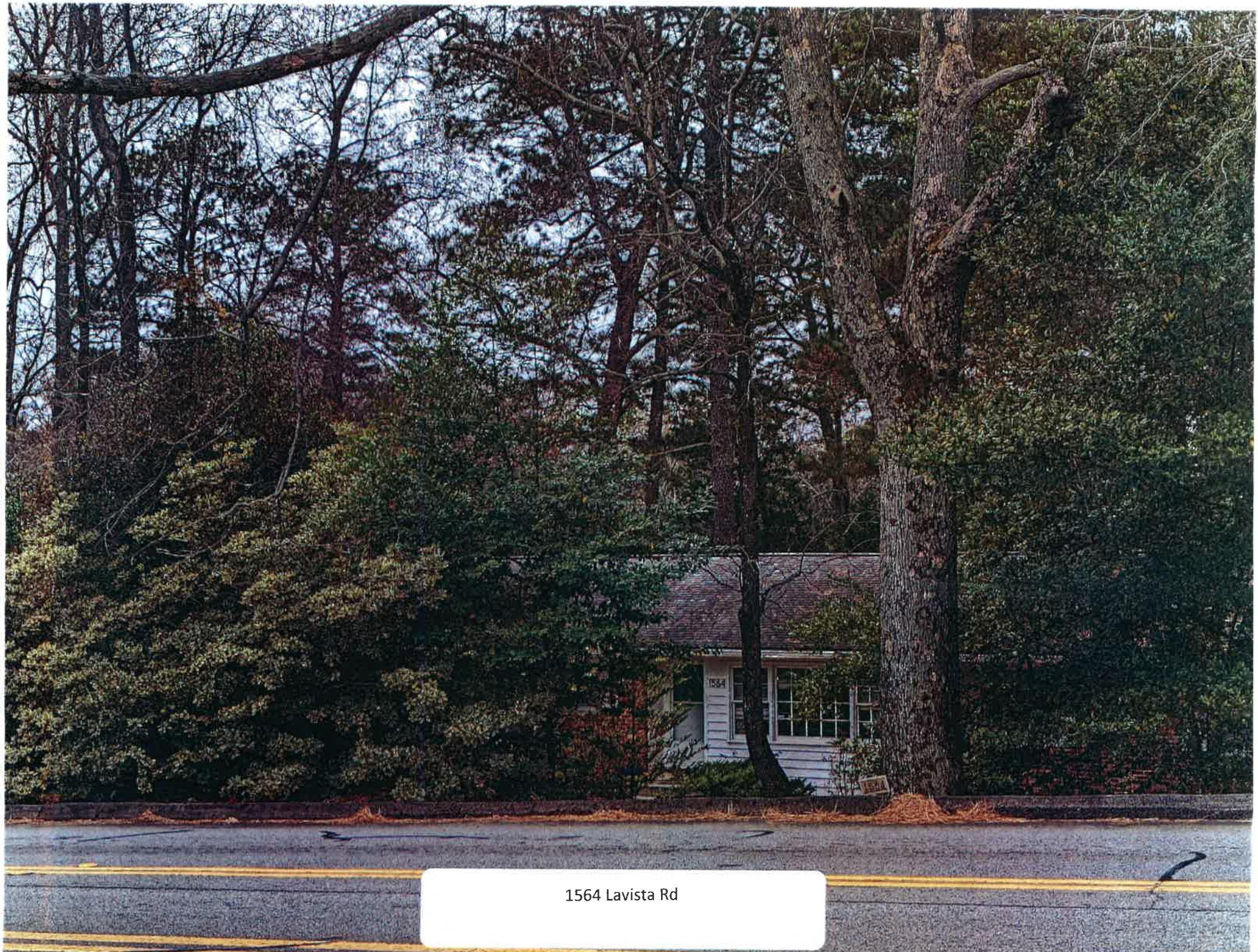
1602 Lavista Rd  
Vacant





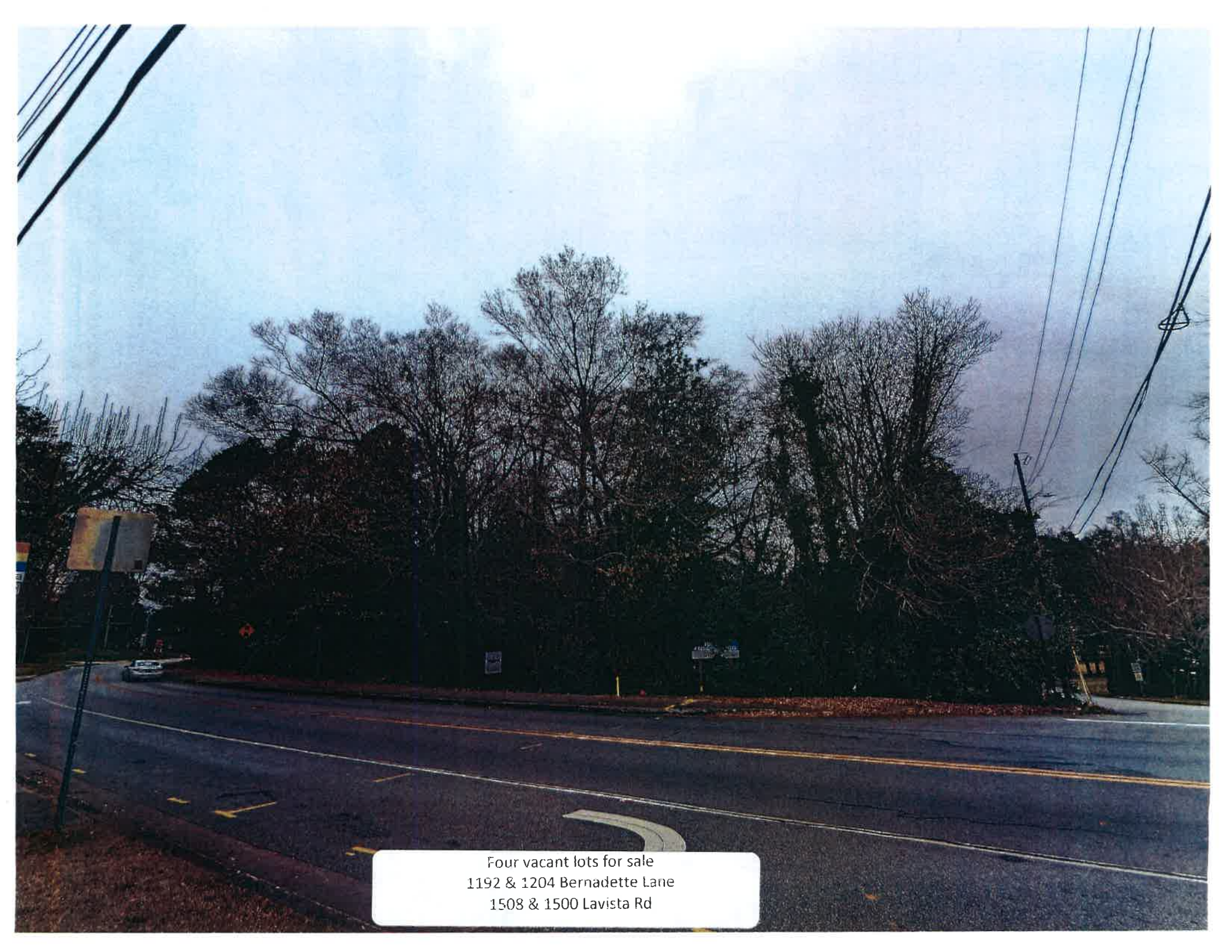
1552 Lavista Rd





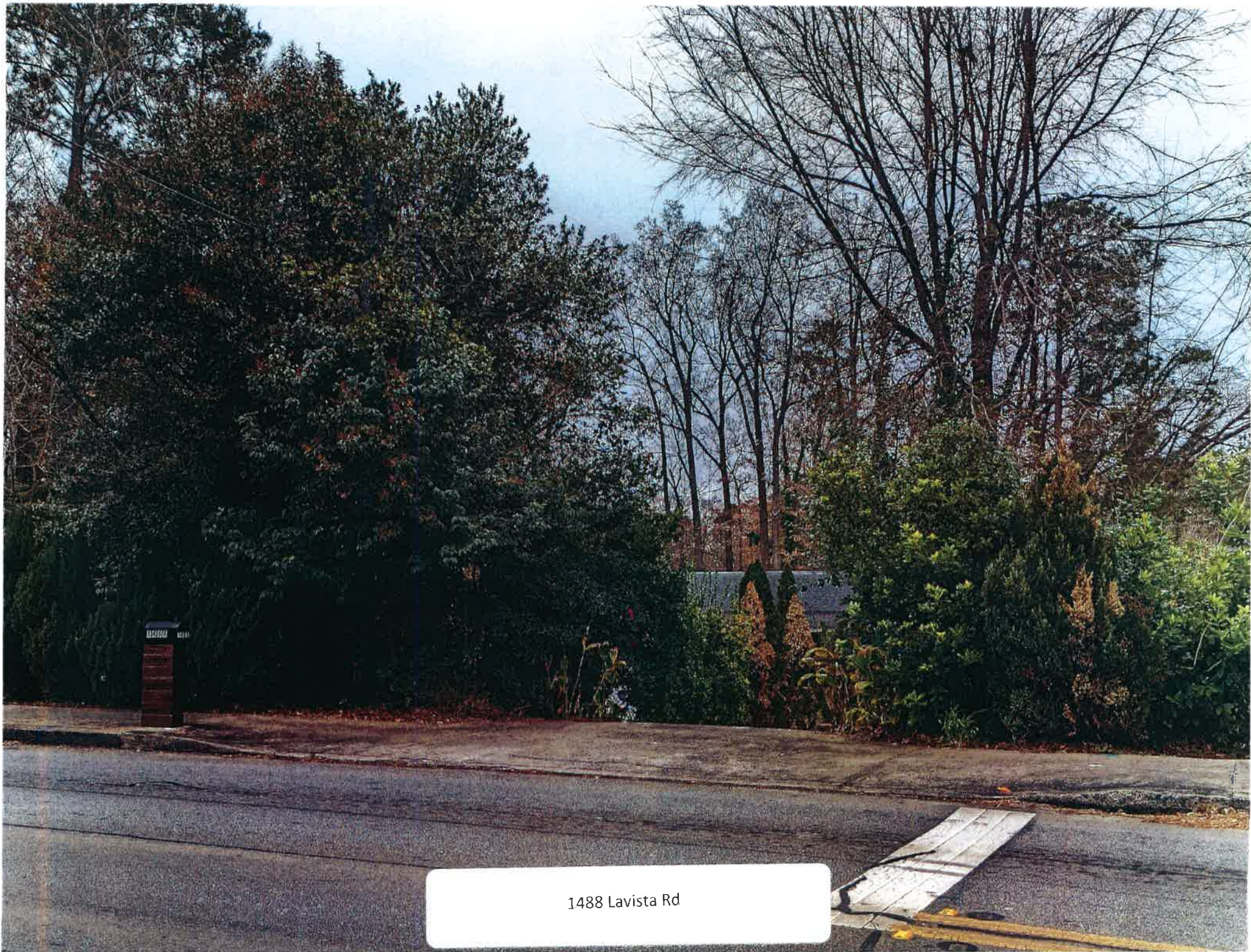
1564 Lavista Rd





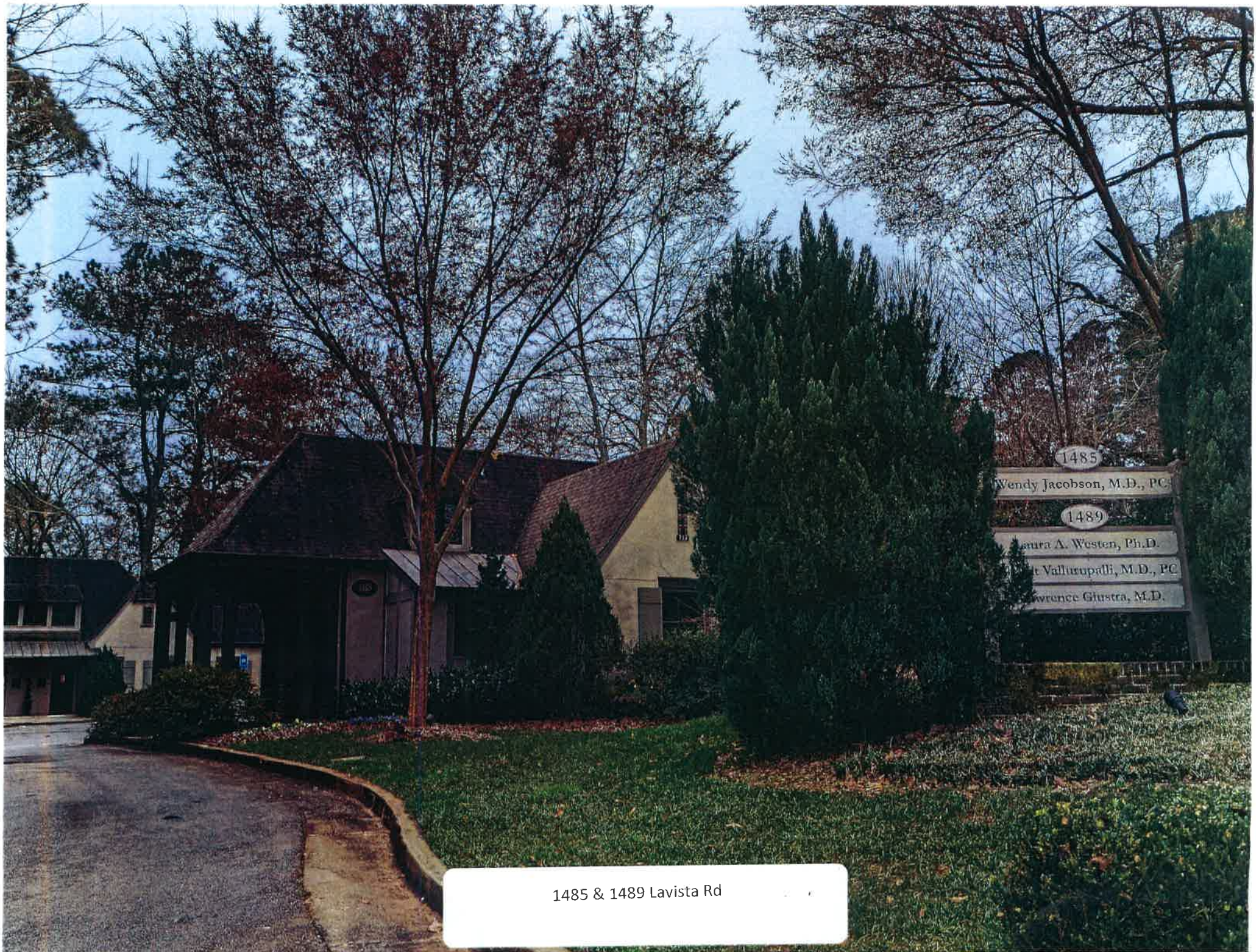
Four vacant lots for sale  
1192 & 1204 Bernadette Lane  
1508 & 1500 Lavista Rd





1488 Lavista Rd





1485 & 1489 Lavista Rd



1501 LAVISTA-CURRENT CONDITIONS



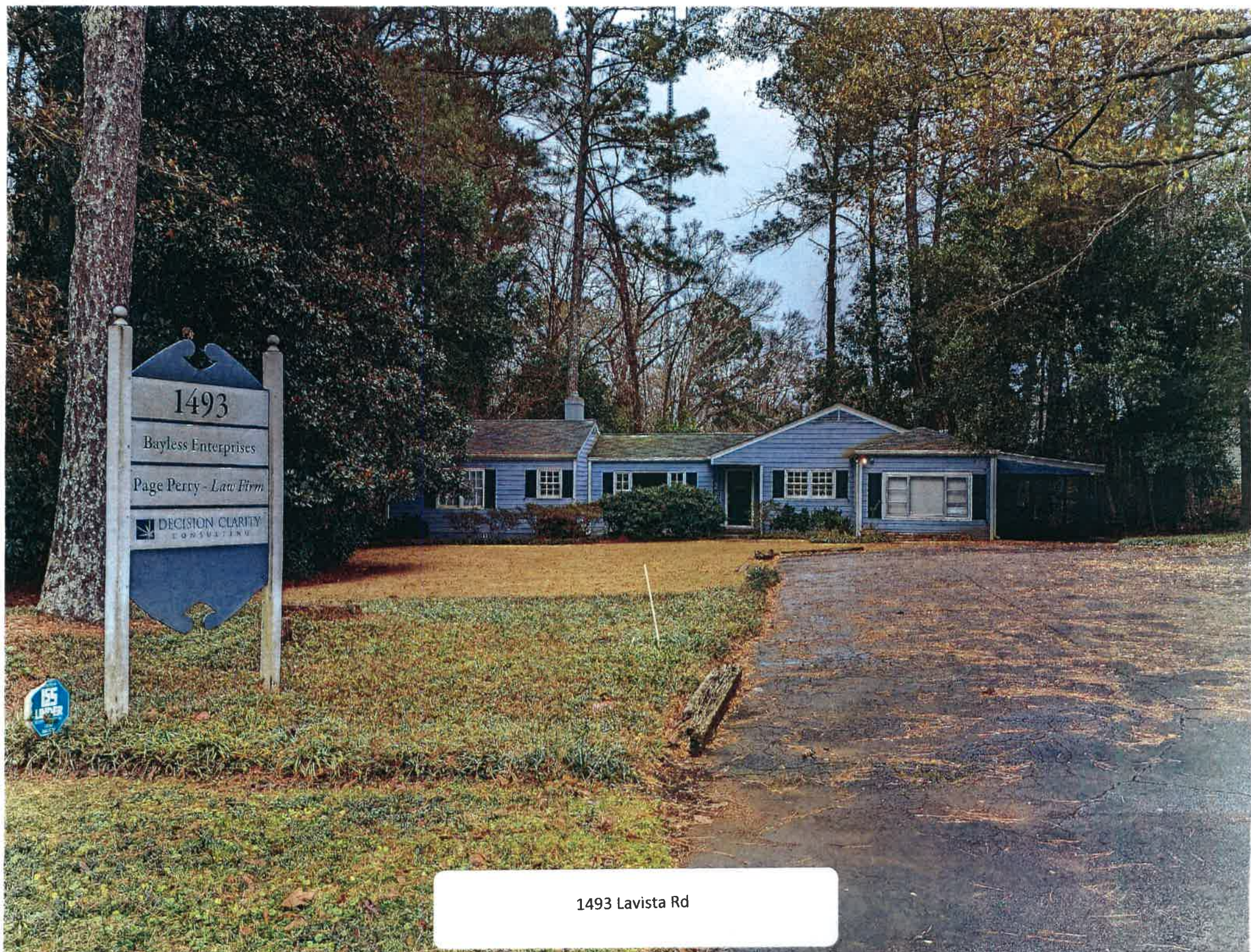


1501 Lavista Rd



## 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

**I N H A N C E**  
DEVELOPMENT

## COMMUNITY MEETING INVITATION

Please join us via Zoom on Wednesday, December 15<sup>th</sup>, 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\\_ROBEG-PR02IMxSe9YmW1IVDDoNg7Dm9KP9ZB7zZmIP.q3if\\_OYiRjEo5m5o](https://us02web.zoom.us/rec/share/SqT06W1TPXKUrUw8rNIKB_ROBEG-PR02IMxSe9YmW1IVDDoNg7Dm9KP9ZB7zZmIP.q3if_OYiRjEo5m5o) Passcode: 2AX^9VAZ

## PROPERTY TAX AND DEED INFORMATION





# 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.

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

**Back**

<b>Property Identification</b>	
<u>Parcel ID</u>	18 108 07 001
<u>Pin Number</u>	1041848
<u>Property Address</u>	1493 LAVISTA RD
<u>Property Type</u>	Real Estate
<u>Tax District</u>	04 - UNINCORPORATED
<b>Owner Information</b>	
<u>Jan. 1<sup>st</sup> Owner</u>	Bayless Properties LLC
<u>Co-Owner</u>	
<u>Current Owner</u>	Bayless Properties LLC
<u>Co-Owner</u>	
<u>Owner Address</u>	1338 BEECH VALLEY RD NE ATLANTA GA 30306
<u>Care of Information</u>	
<b>** CHANGE MAILING ADDRESS **</b>	
<b>Homestead Exemption</b>	
<u>Exemption Type</u>	- NO EXEMPTION
<u>Tax Exempt Amount</u>	\$0.00
<b>APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE</b>	
<b>Other Exemption Information</b>	
<u>Exemption Type</u>	
<u>Value Exemption Amount</u>	\$0.00
<b>Deed Information</b>	
<u>Deed Type</u>	WARRANTY DEED
<u>Deed Book/Page</u>	23467 / 00133
<u>Plat Book/Page</u>	0018 / 0055
<b>Property Characteristics/ Sales Information</b>	
<u>NBHD Code</u>	7055
<u>Zoning Type</u>	
<u>Improvement Type</u>	
<u>Year Built</u>	1951
<u>Condition Code</u>	AVERAGE

<b>Tax Information Summary</b>	
<u>Taxable Year</u>	2021
<u>Millage Rate</u>	0.04389
<u>DeKalb County Taxes Billed</u>	\$6,669.17
<u>DeKalb County Taxes Paid</u>	\$6,669.17
<u>DeKalb County Taxes Due</u>	\$0.00
<u>Total Taxes Billed</u>	\$6,669.17
<u>Total Taxes Paid</u>	\$6,669.17
<u>Total Taxes Due</u>	\$0.00

<b>DeKalb County Taxes</b>	
<u>First Payment Date</u>	9/30/2021
<u>First Payment Amount</u>	\$3,254.25
<u>Last Payment Date</u>	12/16/2021
<u>Last Payment Amount</u>	\$3,414.92

**Tax Paid Receipt**

**Tax Bill Details**

-- Choose a Tax Year -- ▼

**Get Tax Payoff Info.**

<b>Property Tax Mailing Address</b>	
<b>CURRENT YEAR PAYMENTS</b>	<b>PRIOR YEAR PAYMENTS</b>
DeKalb County Tax Commissioner	DeKalb County Tax Commissioner
Collections Division	Collections Division
PO Box 117545	PO Box 100004
Atlanta, GA 30368-7545	Decatur, GA 30031-7004

**Prior Years Tax**  
\*\*\* Please note that payment posting information may be delayed due to batch processing\*\*\*

<b>DeKalb County Tax</b>		<b>Prior Years Tax</b>		<b>Adjusted Bill</b>	
<u>TaxYear</u>	<u>Total Owed</u>	<u>Total Paid</u>	<u>Total Due</u>	<u>Due Date</u>	
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  
 Air Conditioning  
 Fireplaces  
 Stories  
 Square Footage  
 Basement Area  
 % Bsmt Finished  
 Bedrooms  
 Bathrooms  
Last Deed Date  
 Last Deed Amount

AVERAGE  
  
 1,684 Sq. Ft.  
 0 Sq. Ft.  
 0 Sq. Ft.  
  
 11/11/2012  
 \$300,000.00

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

[Click here to view property map](#)

Additional Property Information

Property Value/Billing Assessment

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

Information as of 12/20/2021

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

Please return to:  
NEEL & ROBINSON ATTORNEYS AT LAW, LLC  
(NR ATTORNEYS)  
5555 Glenridge Connector, Suite 400  
Atlanta, GA 30342  
File No.: 121025531

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 Shepherd's 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)

  
Witness

Notary Public  
My Commission expires:

[Notary Seal]





# 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.

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

[Back](#)

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

Jan. 1<sup>st</sup> [Owner](#)  
[Co-Owner](#)  
 Current [Owner](#)  
[Co-Owner](#)

**Owner Address** 1501 LAVISTA RD NE  
 ATLANTA GA 30329-3412  
**Care of Information**

**\*\* CHANGE MAILING ADDRESS \*\***

**Exemption Type** Homestead Exemption  
**Tax Exempt Amount** - NO EXEMPTION \$0.00

**APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE**

**Exemption Type** Other Exemption Information  
**Value Exemption Amount** \$0.00

**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  
 Air Conditioning  
 Fireplaces  
 Stories  
 Square Footage  
 Basement Area  
 % Bsmt Finished  
 Bedrooms  
 Bathrooms  
 Last Deed Date  
 Last Deed Amount

AVERAGE

1,658 Sq. Ft.  
 1,243 Sq. Ft.  
 0 Sq. Ft.

6/11/1990  
 \$175,000.00

[Click here to view property map](#)

#### Additional Property Information

#### Property Value/Billing Assessment

Taxable Year	2021
<u>Land Value</u>	\$333,600
<u>Building Value</u>	\$57,000
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$390,600
<u>40% Taxable Assessment</u>	\$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  
DEKALB COUNTY, GA.

JUN 11 2 42 PM '90

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

[Signature]  
Notary Public

6/19/90

HUM10

DeKalb County, Georgia  
Real Estate Transfer Tax

800-5721 PAGE 24

Paid \$ 175.00

Date 6-18-90

CLERK, SUPERIOR COURT

By: [Signature]  
Clerk



## RELEVANT MAPS

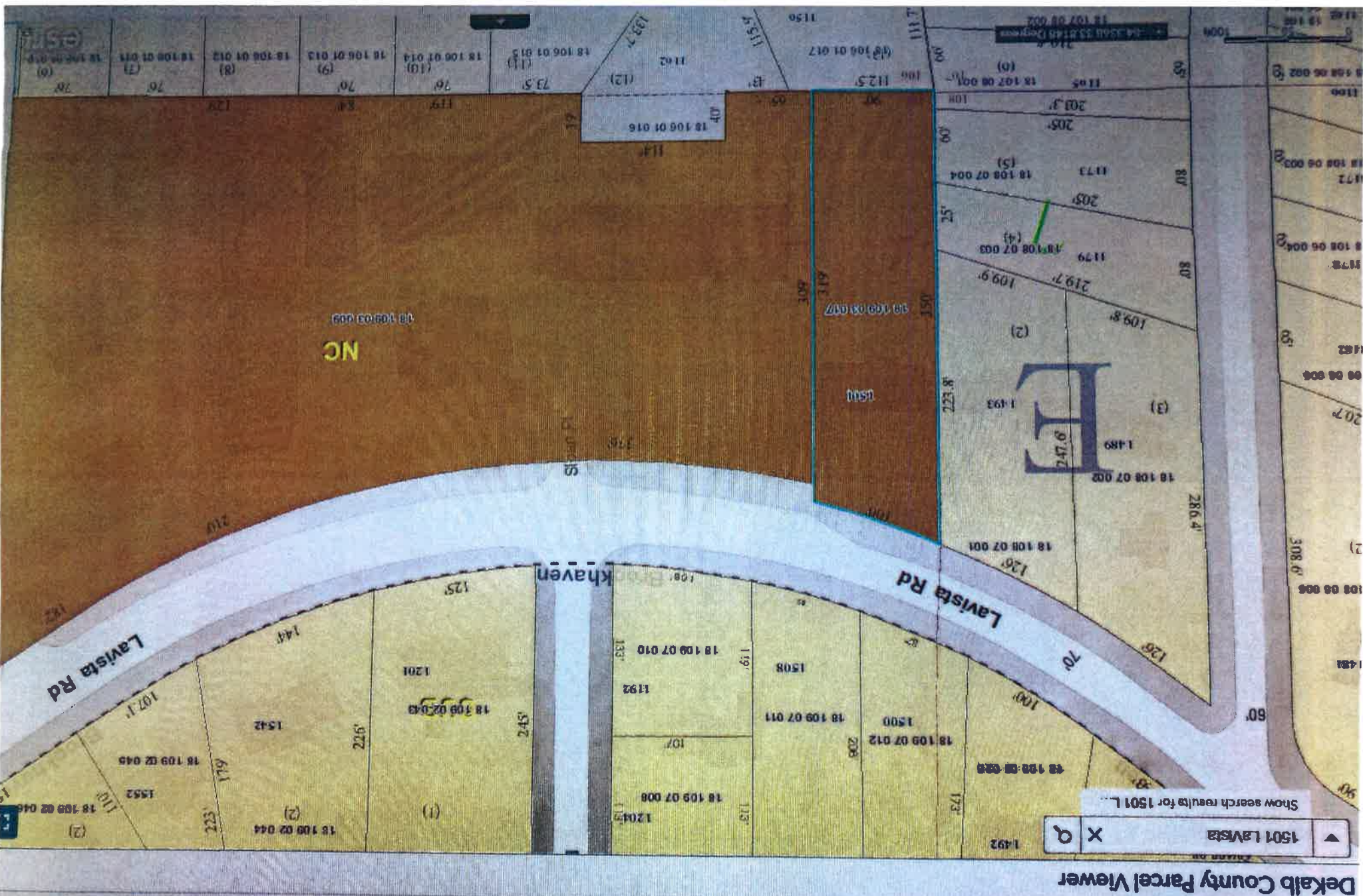
- Tax Map of Subject Property
- Zoning Map
- Land Use Map













# DeKalb County, GA 2021 Comprehensive Land Use Map

District **18**

Lane Lots 109 106 154 153

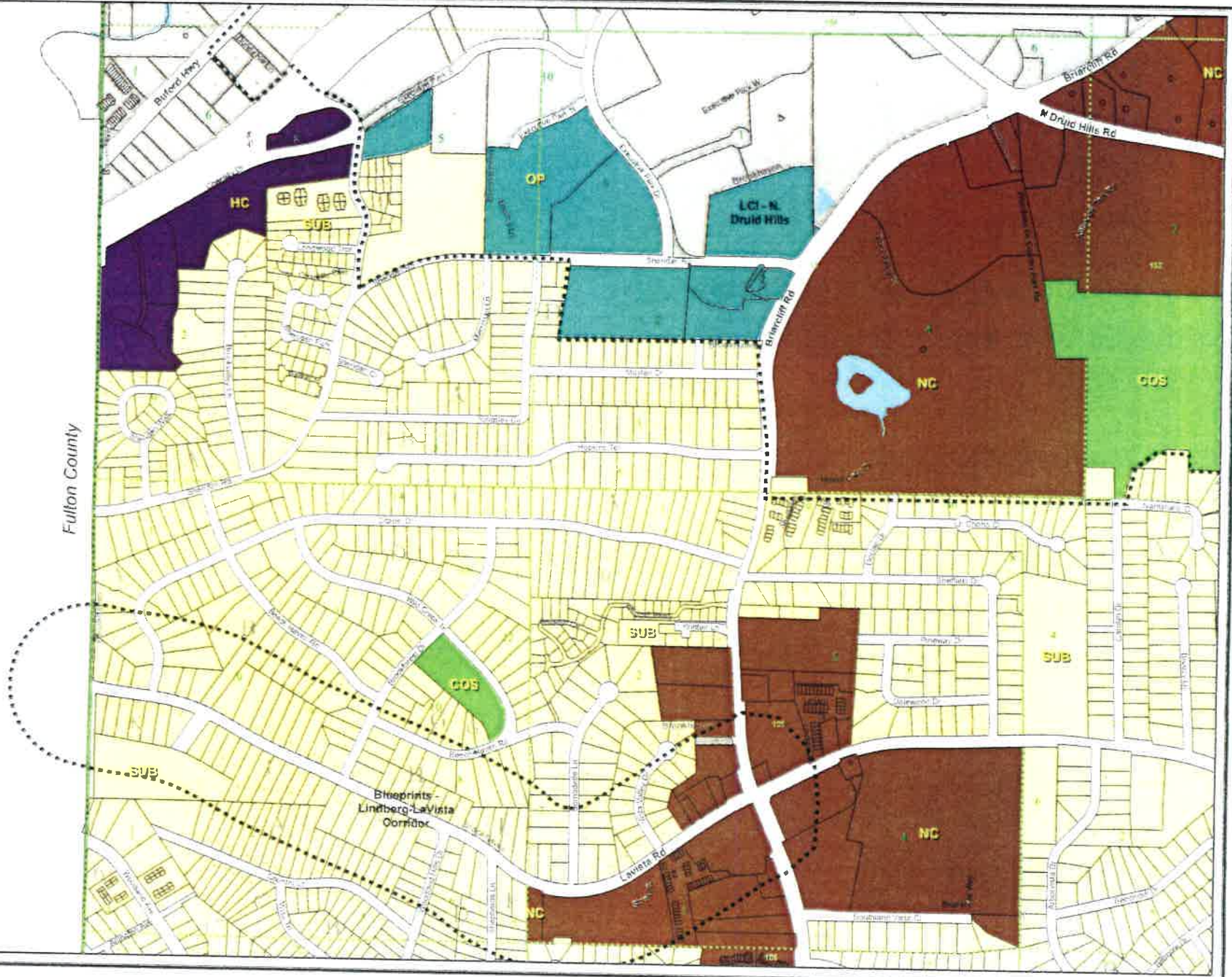
## Legend

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



Printed 3/18/2021

Fulton County



## 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
<b>TOTALS AMENDS TO</b>			<b>1</b>	<b>1</b>	<b>4</b>	<b>10</b>		<b>1</b>	<b>2</b>	<b>1</b>	<b>5</b>		<b>1</b>	<b>26</b>

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)
<b>Regional Center</b>	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
<b>Town Center</b>	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
<b>Neighborhood Center</b>	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)
<b>Commercial Redevelopment Corridor</b>	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
<b>Traditional Neighborhood</b>	12	Traditional SF homes; Apartments; Assisted living; Neighborhood Retail; Schools; Institutional	MU-2, MU-1,, MR-1, C-1, OI, NS, RSM	None
<b>Highway Corridor</b>	30	Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional	MU-2, MU-1,, MR-1, C-1, OI, NS, RSM	None
<b>Suburban</b>	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
<b>Rural Residential</b>	Up to 4	Low-density single family detached; Agricultural related; Cultural & Historic; Institutional	NS, RE, RLG	None
<b>Conservation / Open Space</b>	N/A	Passive parks; Nature trails; Flood plains, wetlands, watersheds; Golf Courses; Athletic Fields, Amphitheaters	All zoning classifications	None
<b>Light Industrial</b>	Up to 120	Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment;	OD, C-2, M-1, HR-1, HR-2, HR-3	None
<b>Heavy Industrial</b>	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.

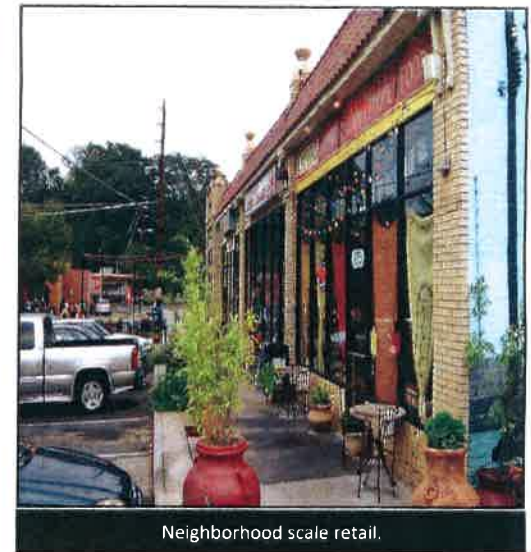


## Neighborhood Center (NC)

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

- Hairston Memorial 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

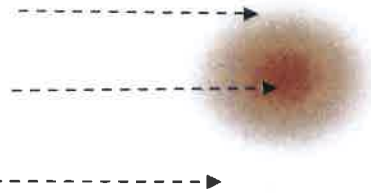
Max Height - 2 Stories

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*

### 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.





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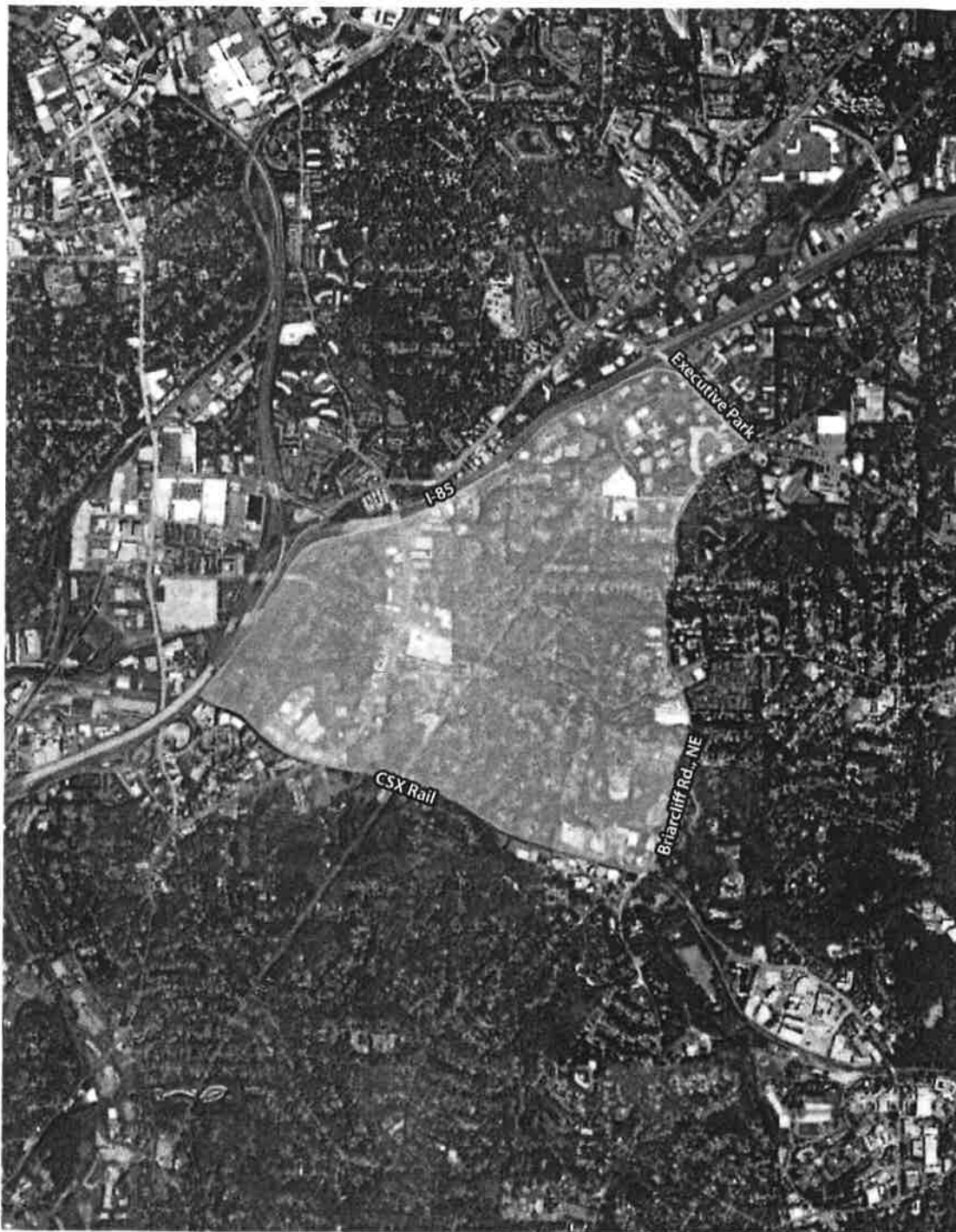


Figure 1.0a: Lindbergh LaVista Corridor Coalition Study Area



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### 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

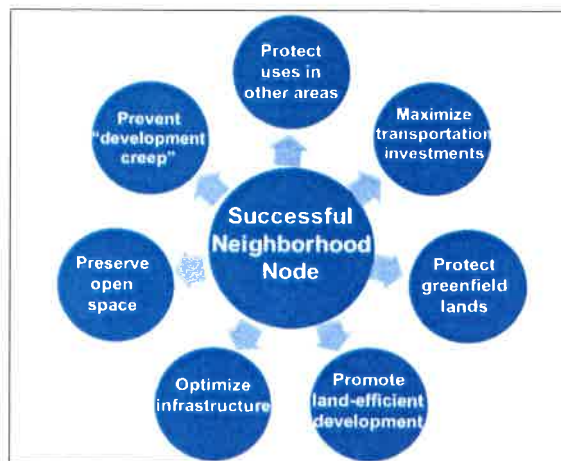


Figure 3.1c: Components and benefits of a successful neighborhood node.

### 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 O1. 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 O1 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  
ChurchC) 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:





# 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