

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: D.A. Edwards & Company c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

Applicant E-Mail Address: dwebb@sgrlaw.com

Applicant Mailing Address: 1105 W. Peachtree Street, NE, Suite 1000, Atlanta, Georgia 30309

Applicant Daytime Phone: 404.815.3620 Fax: 404.685.6920

Owner Name: June K. and Phillippe B. Laval

If more than one owner, attach list of owners.

Owner Mailing Address: 4092 E. Brookhaven Drive, NE, Atlanta, Georgia 30319

Owner Daytime Phone: _____

Address of Subject Property: 1251 Robinwood Road

Parcel ID#: 18 116 04 008

Acreage: 2.12 +/- Commission District: 4/6

Present Zoning District(s): R-75 (Residential Medium Lot - 75)

Proposed Zoning District: RSM (Residential Small Lot Mix)

Present Land Use Designation: Suburban

Proposed Land Use Designation (if applicable): N/A

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - A. Application form** with name and address of applicant and owner, and address of subject property;
 - B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. Campaign disclosure statement** (required by State law).
 - F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - a. complete boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100 year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. Reduced Site Plan**, reduced to 8.5" x 11".
 - I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6.29.2022

TO WHOM IT MAY CONCERN:

(I) (WE) June K. and Philippe B. Laval
Name of owner(s)

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

Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP
Name of Agent or Representative

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

Melissa R Burnette
Notary Public MCE: 2/11/2024



June K. Laval / msc
Owner **June K. Laval**

Melissa R Burnette
Notary Public MCE: 2/11/2024

Philippe B. Laval / msc
Owner **Philippe B. Laval**

Notary Public

Owner

Notary Public

Owner

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



Signature of Applicant /Date
June K. Laval
Check one: Owner Agent _____

Expiration Date/ Seal

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

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Notary



Signature of Applicant /Date

Philippe B. Laval

Check one: Owner Agent _____

Expiration Date/ Seal

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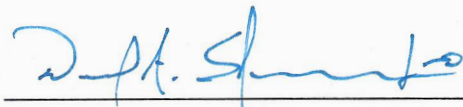
Yes _____ No *

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Notary



Signature of Applicant /Date

Daniel A. Edwards

Check one: Owner _____ Applicant

Expiration Date/ Seal

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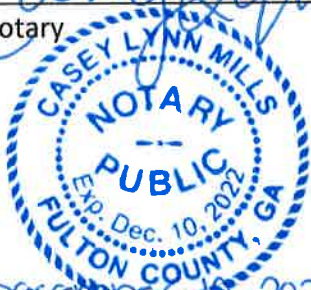
Yes X No _____ *

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Casey Lynn Mills
Notary



December 10, 2022
Expiration Date/ Seal

[Signature] 06.29.2022
Dennis J. Webb, Jr. Signature of Applicant /Date

Check one: Owner _____ Agent X

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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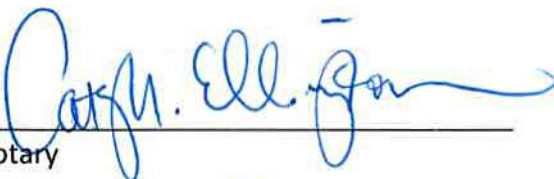
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Yes X No _____*


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Notary



Kathryn M. Zickert 06.22.2022
Signature of Applicant /Date

Check one: Owner _____ Agent X



Expiration Date/Seal

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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Notary



J. Alexander Brock 06.22.2022

Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

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

Public Participation Letter #1

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



Dennis (Den) J. Webb, Jr.
Direct Tel: 404-815-3620
Direct Fax: 404-685-6920
dwebb@sgrlaw.com

June 13, 2022

Re: Petitioner: D.A. Edwards & Company, Inc. (Dennis J. Webb, Jr.)
Subject: Community Meeting Notice

Dear Neighbor,

You are receiving this notice because you own property within 500 feet of 1251 Robinwood Road (the "Subject Property"). The Petitioner is seeking to rezone \pm 2.1 acres of land from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for the construction of 16 cottage-style small homes.

You are invited to participate in a virtual Community Meeting on Wednesday, June 29, 2022 at 7:00 PM.

ZOOM: <https://sgrlaw.zoom.us> ; Meeting ID: **923 6039 2518**; Passcode: **701044**

Alternate Phone Dial-In: +1 301 715 8592; Meeting ID: **923 6039 2518**; Passcode: **701044**

This application will be presented at the DeKalb County Planning Commission meeting on September 1, 2022 and the Board of Commissioners' meeting on September 29, 2022, both currently scheduled for 5:30 pm via zoom. Further details on these meetings (including whether the hearings will be live or virtual) will be made available on the County's website as these dates get closer: www.dekalbcountyga.gov.

Should you have any questions regarding this application, please feel free to contact me.

With kind regards,

A handwritten signature in blue ink, appearing to read "Dennis J. Webb, Jr.", written over a light blue horizontal line.

Dennis J. Webb, Jr.



Name and Address of Sender
 Cathy Ellington
 Smith, Gambrell & Russell, LLP
 1105 West Peachtree Street, NE
 Suite 1000
 Atlanta, GA 30309

- Check type of mail or service
- Adult Signature Required Priority Mail Express
 - Adult Signature Restricted Delivery Registered Mail
 - Certified Mail Return Receipt for Merchandise
 - Certified Mail Restricted Delivery Signature Confirm
 - Collect on Delivery (COD) Signature Confirm Restricted Delivery
 - Insured Mail
 - Priority Mail

06/13/2022
US POSTAGE \$54.05⁰



ZIP 30301
 011D11636292

Book For Accountable Mail

Hasler
 06/13/2022
US POSTAGE \$54.05⁰



ZIP 30301
 011D11636292



USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage																		
1.	BRITTING JOHN M 3064 FLAMINGO DR DECATUR GA 30033	.54	.47															
2.	LINDA COOKSEY REVOCABLE LIVING 3078 FLAMINGO DR DECATUR GA 30033	.54	.47															
3.	REINLIEB MARNI 3011 ELTHAM PL DECATUR GA 30033	.54	.47															
4.	DAVIS CAROLYN D 3007 ELTHAM PL DECATUR GA 30033	.54	.47															
5.	LI YIXIANG 2995 ELTHAM PL DECATUR GA 30033	.54	.47															
6.	DUMAS PATTERSON MISTY 2991 ELTHAM PL DECATUR GA 30033	.54	.47															
7.	CARTER CONNIE D 3076 TURMAN CIR DECATUR GA 30033	.54	.47															



8.	LI DONGQING 3080 TURMAN CIR DECATUR GA 30033	.54	.47																
9.	GENG JIAFENG 1295 HOPKINS DR DECATUR GA 30033	.54	.47																
10.	PATEL TARULATA 3126 BRICK LN DECATUR GA 30033	.54	.47																
11.	COLBERT ANTHONY J P O BOX 870756 STONE MOUNTAIN GA 30087	.54	.47																
12.	BUDHWANI ASIM H 1331 KINGSTON TRL DECATUR GA 30033	.54	.47																
13.	SACHS MICHAEL S 3063 FLAMINGO DR DECATUR GA 30033	.54	.47																
14.	AIZENMAN SHARI ANN PO BOX 15 SCOTTTDALE GA 30079	.54	.47																
15.	FIELDS KYLIE M 1250 SPARROW LN DECATUR GA 30033	.54	.47																
16.	KNIGHT PAUL 3079 PIPER DR DECATUR GA 30033	.54	.47																
17.	VILLAGE PATHWAYS THERAPY LLC 2385 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																



18.	EB RENTALS LLC 3047 DOVE WAY DECATUR GA 30033	.54	.47																	
19.	BEAGLE HALLEY A 3079 PIPER DR DECATUR GA 30033	.54	.47																	
20.	LUCKIE GREG 2411 LAWRENCEVILLE HWY # 6 DECATUR GA 30033	.54	.47																	
21.	ROTNEM THOMAS 2216 GUINEVERE WAY NE ATLANTA GA 30345	.54	.47																	
22.	OKE YEWANDE 6288 SPRING KNOLL CT TUCKER GA 30084	.54	.47																	
23.	LMY PROPERTIES LLC 3851 HOLCOMB BRIDGE RD STE 300 NORCROSS GA 30092	.54	.47																	
24.	LE THANH HUU 3092 PIPER DR DECATUR GA 30033	.54	.47																	
25.	ZHANG YANG 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
26.	LONG NICOLE ANNE 3105 TURMAN CIR DECATUR GA 30033	.54	.47																	
27.	OKESON KARLI 3032 ELTHAM PL DECATUR GA 30033	.54	.47																	



28.	HARRIS TODD 3026 FLAMINGO DR DECATUR GA 30033	.54	.47																
29.	CASTRO ISABELLE M 3038 FLAMINGO DR DECATUR GA 30033	.54	.47																
30.	LE WEI 3025 ELTHAM PL DECATUR GA 30033	.54	.47																
31.	PUVANESARAJAH SAMANTHA 3021 ELTHAM PL DECATUR GA 30033	.54	.47																
32.	RAGSDALE KATHLEEN A 3015 ELTHAM PL DECATUR GA 30033	.54	.47																
33.	PULLANI ANITA S 2987 ELTHAM PL DECATUR GA 30033	.54	.47																
34.	SHARMA AVADHESH C 5580 STONEGROVE OVERLOOK JOHNS CREEK GA 30097	.54	.47																
35.	BABWANI RIZWAN ABDUL 3066 TURMAN CIR DECATUR GA 30033	.54	.47																
36.	GAO RONGYUAN 3072 TURMAN CIR DECATUR GA 30033	.54	.47																
37.	PARK SOHYUN 2449 MILL RIDGE TRL ATLANTA GA 30345	.54	.47																



38.	LOWE MARCUS C 3075 TURMAN CIR DECATUR GA 30033	.54	.47																	
39.	WANG ZI 1319 KINGSTON TRL DECATUR GA 30033	.54	.47																	
40.	ACEVEDO MARTI DENNISE I 1323 KINGSTON TRL DECATUR GA 30033	.54	.47																	
41.	HINTON HUBERT W 3043 FLAMINGO DR DECATUR GA 30033	.54	.47																	
42.	DAHLGREN ANNA KRISTINA P O BOX 15184 ATLANTA GA 30333	.54	.47																	
43.	AUTREY RACHEL M 2749 COSMOS DR NE ATLANTA GA 30345	.54	.47																	
44.	CREE ROBYN ARCADIA 1240 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
45.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.54	.47																	
46.	LLOYD EMILY R 3057 DOVE WAY DECATUR GA 30033	.54	.47																	
47.	JOSEPH JEAN RICHARD 4010 BROWNSTONE DR APT 1122 EVANS GA 30809	.54	.47																	



48.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.54	.47																
49.	TAYLOR VEVLYN PO BOX 805 DECATUR GA 30031	.54	.47																
50.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY APT 4 DECATUR GA 30033	.54	.47																
51.	HAUGHTON HOWARD 2890 GA HWY 212 STE A271 CONYERS GA 30013	.54	.47																
52.	HOWARD VIRGINIA RUTH 2427 LAWRENCEVILLE HWY # B4 DECATUR GA 30033	.54	.47																
53.	WALKER ELIZABETH 2425 LAWRENCEVILLE HWY # C1 DECATUR GA 30033	.54	.47																
54.	SWARTZ DANIEL M 3028 ELTHAM PL DECATUR GA 30033	.54	.47																
55.	STRIKMAN LOUIS 3024 ELTHAM PL DECATUR GA 30033	.54	.47																
56.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.54	.47																
57.	PARKER NATASJA F 3050 FLAMINGO DR DECATUR GA 30033	.54	.47																



58.	DAVIS SHELLY C 3033 ELTHAM PL DECATUR GA 30033	.54	.47																	
59.	PRENDERGAST NADINE B 3009 ELTHAM PL DECATUR GA 30033	.54	.47																	
60.	RADHAKRISHNAN RAJAM 154 GRACE DR FLOWOOD MS 39232	.54	.47																	
61.	NISBET COLIN R 1294 HOPKINS DR DECATUR GA 30033	.54	.47																	
62.	BYERLEY JOHN J. 3062 TURMAN CIR DECATUR GA 30033	.54	.47																	
63.	SHAH SHREYA 3078 TURMAN CIR DECATUR GA 30033	.54	.47																	
64.	NOBLES WESLEY S 1293 HOPKINS DR DECATUR GA 30033	.54	.47																	
65.	KUYKENDOLL LAMONICA LYNN SMITH 3067 TURMAN CIR DECATUR GA 30033	.54	.47																	
66.	LALANI KULSOOM 1336 KINGSTON TRL DECATUR GA 30033	.54	.47																	
67.	CARPENTER SABRINA 1320 KINGSTON TRL DECATUR GA 30033	.54	.47																	



68.	GOULDING NICHOLAS 1325 KINGSTON TRL DECATUR GA 30033	.54	.47																	
69.	BEAUCHAMP KATHERINE 260 SUNSET TER ATHENS GA 30606	.54	.47																	
70.	DEMING ALEXANDRA M 1244 SPARROW LN DECATUR GA 30033	.54	.47																	
71.	KIMBLE ABBEE N 1210 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
72.	HEADSPACE LLC 2146 GREENCREST DR NE ATLANTA GA 30345	.54	.47																	
73.	MCCAULEY KATHY ANN 3044 ANTHONY DR DECATUR GA 30033	.54	.47																	
74.	MAHBOBI MAHBOBEH 2411 LAWRENCEVILLE HWY UNIT 3 DECATUR GA 30033	.54	.47																	
75.	2413 LAWRENCEVILLE HIGHWAY LLC P. O. BOX 713 ELBERTA AL 36530	.54	.47																	
76.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.54	.47																	
77.	DONOHUE NICKOLAS 730 SCOTT CIR DECATUR GA 30033	.54	.47																	



78.	THYNK TANK LLC 28 NOLAN STREET EXT NORWALK CT 6850	.54	.47																	
79.	MOREY BARBARA 2396 CHARLESTON OAKS LN DECATUR GA 30030	.54	.47																	
80.	THORPE GRACE 2425 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
81.	LEWIS KYLE ALEXANDER 3092 TURMAN CIR DECATUR GA 30033	.54	.47																	
82.	WOOD JONATHAN 3107 TURMAN CIR DECATUR GA 30033	.54	.47																	
83.	GU XIAOTIAN 414 CARLYLE LK DECATUR GA 30033	.54	.47																	
84.	AIZENMAN SHARI PO BOX 15 SCOTSDALE GA 30079	.54	.47																	
85.	HART CAROL F 3032 FLAMINGO DR DECATUR GA 30033	.54	.47																	
86.	HOLLIFIELD DANIEL V 3023 ETHAM PL DECATUR GA 30033	.54	.47																	
87.	HAYES ANDREW WALTER 3017 ELTHAM PL DECATUR GA 30033	.54	.47																	



88.	MAGEE MELISSA 1288 HOPKINS DR DECATUR GA 30033	.54	.47																
89.	HUANG LUOXIU 1292 HOPKINS DR DECATUR GA 30033	.54	.47																
90.	SINGER VALERIE LAVERNE 3068 TURMAN CIR DECATUR GA 30033	.54	.47																
91.	TOLLISON ANGELA R 3074 TURMAN CIR DECATUR GA 30033	.54	.47																
92.	JONES MARY ANN CARTER REV TRU 3071 TURMAN CIR DECATUR GA 30033	.54	.47																
93.	REMILLARD ALISON 3075 TURMAN CIR DECATUR GA 30033	.54	.47																
94.	POOLE JR EUGENE 1317 KINGSTON TRL DECATUR GA 30033	.54	.47																
95.	WANG JUNTENG 1321 KINGSTON TRL DECATUR GA 30033	.54	.47																
96.	RAGON EFFIE R 2835 TALISMAN CT NE ATLANTA GA 30345	.54	.47																
97.	PHILLIPS CYNTHIA REEVES 1264 ROBINWOOD RD DECATUR GA 30033	.54	.47																



98.	DROZE STEVEN G 1054 ROSEDALE RD NE ATLANTA GA 30306	.54	.47																	
99.	RCOG07 GEORGIA LLC 0 PO BOX 92129 SOUTHLAKE TX 76092	.54	.47																	
100.	HARRINGTON BOBBY W 3935 JOHNSON LAKE RD CEDARTOWN GA 30125	.54	.47																	
101.	HOOVER MICHAEL 12119 PILOT COUNTRY DR SPRING HILL FL 34610	.54	.47																	
102.	HAAG JEREMY 3051 DOVE WAY DECATUR GA 30033	.54	.47																	
103.	BLOCK JUDY 3063 DOVE WAY DECATUR GA 30033	.54	.47																	
104.	JHITA NAVDEEP 1205 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
105.	VIRANI NADIA N 2413 LAWRENCEVILLE HWY APT 1 DECATUR GA 30033	.54	.47																	
106.	RUSSOM HELEN 2413 LAWRENCEVILLE HWY 2 DECATUR GA 30033	.54	.47																	
107.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.54	.47																	



108.	ROUSEY JAMES 2415 LAWRENCEVILLE HWY UNIT 8 DECATUR GA 30033	.54	.47																
109.	BIRD STEWART C 2415 LAWRENCEVILLE HWY # 7 DECATUR GA 30033	.54	.47																
110.	ABDULAMIR HUSSEIN 2427 LAWRENCEVILLE HWY # 6 DECATUR GA 30033	.54	.47																
111.	2427 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY # 5 DECATUR GA 30033	.54	.47																
112.	FRAZIER KAYLA 3026 ELTHAM PL DECATUR GA 30033	.54	.47																
113.	IVEY RUSSELL D 3022 ELTHAM PL DECATUR GA 30033	.54	.47																
114.	BUMGARNER RICHARD L 2961 HARCOURT DR DECATUR GA 30033	.54	.47																
115.	ORIGINAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.54	.47																
116.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.54	.47																
117.	BERRY GEORGE C 3006 FLAMINGO DR DECATUR GA 30033	.54	.47																



118.	KINGSTON POINT MANOR HOMEOWNER 7 S MAIN ST ALPHARETTA GA 30009	.54	.47																
119.	NIX ROBIN C 3031 ELTHAM PL DECATUR GA 30033	.54	.47																
120.	GRAHAM RICHARD W 3027 ELTHAM PL DECATUR GA 30033	.54	.47																
121.	BRADFIELD FRANKLIN BENNETT 1296 HOPKINS DR DECATUR GA 30033	.54	.47																
122.	DAS SUCHARITA KUMAR 314 CALLIOPE PL CHESTERFIELD MO 63017	.54	.47																
123.	SANGHA PHILLIP 3060 TURMAN CIR DECATUR GA 30033	.54	.47																
124.	HOPE ROWDY JAMES 3064 TURMAN CIR DECATUR GA 30033	.54	.47																
125.	JONES AMY Y 3079 TURMAN CIR DECATUR GA 30033	.54	.47																
126.	KANDALA VENKET 1334 KINGSTON TRL DECATUR GA 30033	.54	.47																
127.	FORD LASONYA 1322 KINGSTON TRL DECATUR GA 30033	.54	.47																



128.	SIVAKUMAR KAVITHA 1318 KINGSTON TRL DECATUR GA 30033	.54	.47																
129.	PATORGIS ALEXANDER G 1228 ROBINWOOD RD DECATUR GA 30033	.54	.47																
130.	GROVER JENNIFER M 1216 ROBINWOOD RD DECATUR GA 30033	.54	.47																
131.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.54	.47																
132.	WILSON AMY 3080 PIPER DR DECATUR GA 30033	.54	.47																
133.	CREECH JESSE EDWIN 1223 ROBINWOOD RD DECATUR GA 30033	.54	.47																
134.	DE LA COVA JORGE DE LA COVA 3009 FLAMINGO DR DECATUR GA 30033	.54	.47																
135.	WANDS LISA M 3024 ANTHONY DR DECATUR GA 30033	.54	.47																
136.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.54	.47																
137.	TSTAR HOLDINGS LLD 3939 LAVISTA RD STE E 419 TUCKER GA 30084	.54	.47																



138.	2415 BERKELEY SQUARE LLC 2427 LAWRENCEVILLE HWY APT 5 B DECATUR GA 30033	.54	.47																	
139.	STEVENSON JOHN M 1744 E GATE DR STONE MOUNTAIN GA 30087	.54	.47																	
140.	PETERS ARLYNE M 2415 LAWRENCEVILLE HWY UNIT F 9 DECATUR GA 30033	.54	.47																	
141.	NICKERSON JEFFREY D 2425 LAWRENCEVILLE HWY # 8 DECATUR GA 30033	.54	.47																	
142.	DURDEN ANGELA K 2425 LAWRENCEVILLE HWY # C-7 DECATUR GA 30033	.54	.47																	
143.	REYNOLDS ROBERT 3094 TURMAN CIR DECATUR GA 30033	.54	.47																	
144.	KINGSTON POINT MANOR 2300 BETHELVIEW RD STE 110-209 CUMMING GA 30040	.54	.47																	
145.	ORIGNAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.54	.47																	
146.	BEACHAM CHRIS M 3084 FLAMINGO DR DECATUR GA 30033	.54	.47																	
147.	PIERCE RONALD E 3102 FLAMINGO DR DECATUR GA 30033	.54	.47																	



148.	SMITH NESHUNTA K 3039 ELTHAM PL DECATUR GA 30033	.54	.47																
149.	RAJI KEHINDE OLADUNNI 3001 ELTHAM PL DECATUR GA 30033	.54	.47																
150.	KEARNS TONYA LORRAINE 2999 ELTHAM PL DECATUR GA 30033	.54	.47																
151.	MCGOLDRICK MARY J 1302 HOPKINS DR DECATUR GA 30033	.54	.47																
152.	PUNJANI YASMIN A 100 PRINCETON CT COVINGTON GA 30016	.54	.47																
153.	BELLO MONSURAT 3056 TURMAN CIR DECATUR GA 30033	.54	.47																
154.	LI MENGYUN 3084 TURMAN CIR DECATUR GA 30033	.54	.47																
155.	BHARDWAJ NARENDER K 2947 REGINA DR MACON GA 31216	.54	.47																
156.	DEVRAJ LALIT 1330 KINGSTON TRL DECATUR GA 30033	.54	.47																
157.	TRICKSEY DARRYL RASHAD 1326 KINGSTON TRL DECATUR GA 30033	.54	.47																



158.	SCHILTZ ROBERT WINFRIED 3091 FLAMINGO DR DECATUR GA 30033	.54	.47																
159.	FELKER NANCY B 1262 SPARROW LN DECATUR GA 30033	.54	.47																
160.	BOWEN LONNIE F 3017 FLAMINGO DR DECATUR GA 30033	.54	.47																
161.	BRANDENBURG ELIZABETH 3018 ANTHONY DR DECATUR GA 30033	.54	.47																
162.	MARSHALL WINSOME P. O. BOX 925 STONE MOUNTAIN GA 30086	.54	.47																
163.	TRAN VAN T 2535 WOODBINE HILL WAY NORCROSS GA 30071	.54	.47																
164.	FLEMING CONSTANCE C 2415 LAWRENCEVILLE HWY APT F2 DECATUR GA 30033	.54	.47																
165.	WILLIAMS EDWARD A 1160 BRIARCLIFF RD NE #2 ATLANTA GA 30306	.54	.47																
166.	BRICKHOUSE MARK S 506 RIVER MILL CIR ROSWELL GA 30075	.54	.47																
167.	NAQUIN CAITLIN 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																



168.	LAYSON TINA MARIE 650 INGLEWOOD DR SE SMYRNA GA 30080	.54	.47																	
169.	MILLER TRACY 2425 LAWRENCEVILLE HWY # 4 DECATUR GA 30033	.54	.47																	
170.	SARMIENTO CELESTE RUIZ 3099 TURMAN CIR DECATUR GA 30033	.54	.47																	
171.	AANSARI UZMA 3101 TURMAN CIR DECATUR GA 30033	.54	.47																	
172.	LONG DAVID A 3014 FLAMINGO DR DECATUR GA 30033	.54	.47																	
173.	CASTEEL DARREL 3072 FLAMINGO DR DECATUR GA 30033	.54	.47																	
174.	HUNT TABITHA 3029 ELTHAM PL DECATUR GA 30033	.54	.47																	
175.	IMERU YODIT 3013 ELTHAM PL DECATUR GA 30033	.54	.47																	
176.	SADIQ MAHBUBA 2989 ELTHAM PL DECATUR GA 30033	.54	.47																	
177.	LI WINNIE 2368 LARKSPUR RUN DR DULUTH GA 30097	.54	.47																	



178.	CHEN JESSICA HYE 3058 TURMAN CIR DECATUR GA 30033	.54	.47																	
179.	ANJORIN MOHAMMED 3082 TURMAN CIR DECATUR GA 30033	.54	.47																	
180.	NDUMIA MARY JOAN N 1297 HOPKINS DR DECATUR GA 30033	.54	.47																	
181.	RAZWANI SHYROSE 1332 KINGSTON TRL DECATUR GA 30033	.54	.47																	
182.	DHOLAKIA DILSAD 1316 KINGSTON TRL DECATUR GA 30033	.54	.47																	
183.	RADA MEGHAN M 266 BASS ST SE ATLANTA GA 30315	.54	.47																	
184.	CAPOTOSTO JOSEPH P 3055 FLAMINGO DR DECATUR GA 30033	.54	.47																	
185.	MILLEN STEPHEN DAVID SR 305 N 5TH ST FERNANDINA FL 32034	.54	.47																	
186.	ROBINWOOD PROPERTIES LLC PO BOX 684402 MARIETTA GA 30068	.54	.47																	
187.	FLEMING DAVID M 1229 ROBINWOOD RD DECATUR GA 30033	.54	.47																	



188.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.54	.47																	
189.	STEWART GEORGE DOUGLAS 137 MICHELE DR MCDONOUGH GA 30252	.54	.47																	
190.	VENEZIANI ALESSANDRO 3076 DOVE WAY DECATUR GA 30033	.54	.47																	
191.	NORGATE MANOR CONDOMINIUM ASSO 2386 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
192.	D R L PROPERTIES INC 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
193.	MARSHALL WINSOME ANN 1735 EASTGATE TRL STONE MOUNTIAN GA 30087	.54	.47																	
194.	2413 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY APT B-5 DECATUR GA 30033	.54	.47																	
195.	KELLEY DAVID G JR 3706 SARAHS LN TUCKER GA 30084	.54	.47																	
196.	SMITH CHRISTINE APPELYARD 2429 LAWRENCEVILLE HWY UNIT 2 DECATUR GA 30033	.54	.47																	
197.	DASHTPEYMA HASSAN 446 SUMMIT CLUB DR MARIETTA GA 30068	.54	.47																	



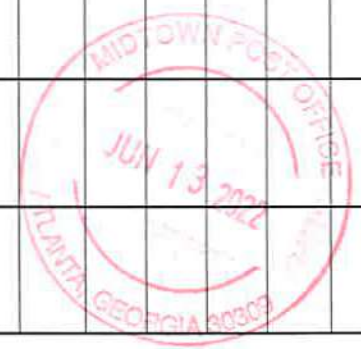
198.	REYNAUD WINSTON A 2425 LAWRENCEVILLE HWY # 3 DECATUR GA 30033	.54	.47																	
199.	KUMAR MUKESH 3096 TURMAN CIR DECATUR GA 30033	.54	.47																	
200.	FISK DIANE 3030 ELTHAM PL DECATUR GA 30033	.54	.47																	
201.	LAVAL JUNE K 4092 E BROOKHAVEN DR NE ATLANTA GA 30319	.54	.47																	
202.	KENNEY JOSEPH 2966 ATTERBERRY CT DECATUR GA 30033	.54	.47																	
203.	AIZENMAN SHARI ANN PO BOX 15 SCOTTDALE GA 30079	.54	.47																	
204.	VSM ASSETS LLC 455 BARNESLEY LN ALPHARETTA GA 30022	.54	.47																	
205.	BROWN THOMAS E JR 3035 ELTHAM PL DECATUR GA 30033	.54	.47																	
206.	FARRAR BRITTANY 3005 ELTHAM PL DECATUR GA 30033	.54	.47																	
207.	HOLLOWAY SHEQUOLA 2997 ELTHAM PL DECATUR GA 30033	.54	.47																	



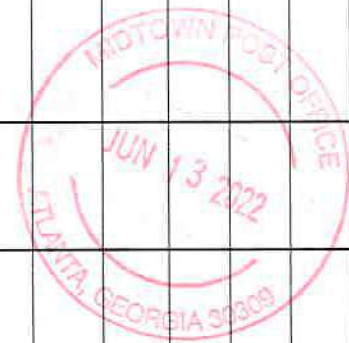
208.	HASEENA MAEHREEN 107 OAK GROVE LN EATONTON GA 31024	.54	.47																	
209.	KHADARI ZARINA 1306 HOPKINS DR DECATUR GA 30033	.54	.47																	
210.	PRESTON RAZSHA 1289 HOPKINS DR DECATUR GA 30033	.54	.47																	
211.	PITTALWALA ZEHRA 1291 HOPKINS DR DECATUR GA 30033	.54	.47																	
212.	KHOJA SULEMAN 1332 KINGSTON TRL DECATUR GA 30033	.54	.47																	
213.	LI WEN HSIU 1324 KINGTSON TRL DECATUR GA 30033	.54	.47																	
214.	VORNDRAN MICHAEL J 3019 ANTHONY DR DECATUR GA 30033	.54	.47																	
215.	AUTRY RAYMOND LEON JR 3085 FLAMINGO DR DECATUR GA 30033	.54	.47																	
216.	FULLER CATHY JEAN 1256 SPARROW LN DECATUR GA 30033	.54	.47																	
217.	KIMBLE ABBEE 1204 ROBINWOOD RD DECATUR GA 30033	.54	.47																	



218.	CHIANG LILY P O BOX 889053 ATLANTA GA 30356	.54	.47																	
219.	WEIDER SANDRA S 3023 FLAMINGO DR DECATUR GA 30033	.54	.47																	
220.	PARADIS EDWARD CHARLES J JR 3029 FLAMINGO DR DECATUR GA 30033	.54	.47																	
221.	YOFFAN OFER 6300 WILSHIRE BLVD 970 LOS ANGELES CA 90048	.54	.47																	
222.	QUDUS FERDOUS ABDUL 2110 BROWNINGS TRC TUCKER GA 30084	.54	.47																	
223.	UDDIN MOHAMMAD I 2415 LAWRENCEVILLE HWY # U-12 DECATUR GA 30033	.54	.47																	
224.	MARSHALL WINSOME P O BOX 925 STONE MOUNTAIN FL 30083	.54	.47																	
225.	MARSHALL WINSOME PO BOX 925 STONE MOUNTAIN GA 30086	.54	.47																	
226.	SISTRUNK BRANDON 2429 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.54	.47																	
227.	2425 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY # B5 DECATUR GA 30033	.54	.47																	



228.	DONAT PATRICIA L 3090 TURMAN CIR DECATUR GA 30033	.54	.47																
229.	JONES THOMASINE M 3097 TURMAN CIR DECATUR GA 30033	.54	.47																
230.	HALL KEVIN 3103 TURMAN CIR DECATUR GA 30033	.54	.47																
231.		.54	.47																
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Public Participation Letter #2

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



Dennis (Den) J. Webb, Jr.
Direct Tel: 404-815-3620
Direct Fax: 404-685-6920
dwebb@sgrlaw.com

August 11, 2022

Re: Petitioner: D.A. Edwards & Company, Inc. (Dennis J. Webb, Jr.)
Subject: Community Meeting Notice

Dear Neighbor,

You are receiving this notice because you own property within 500 feet of 1251 Robinwood Road (the "Subject Property"). The Petitioner is seeking to rezone \pm 2.1 acres of land from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for the construction of 16 cottage-style small homes.

The DeKalb County Planning and Sustainability Department has moved the rezoning case to a different hearing schedule. This application will now be presented at the DeKalb County Planning Commission meeting on November 1, 2022 and the Board of Commissioners' meeting on November 17, 2022, both currently scheduled for 5:30 pm via zoom. Further details on these meetings (including whether the hearings will be live or virtual) will be made available on the County's website as these dates get closer: www.dekalbcountyga.gov.

Should you have any questions regarding this application, please feel free to contact me.

With kind regards,

A handwritten signature in blue ink, appearing to read "D.J. Webb, Jr.", written over a light blue horizontal line.

Dennis J. Webb, Jr.



Firm Mailing Book For Accountable Mail

Name and Address of Sender Cathy Ellington Smith, Gambrell & Russell, LLP 1105 West Peachtree Street, NE Suite 1000 Atlanta, GA 30309	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input checked="" type="checkbox"/> Priority Mail <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> Return Receipt <input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Merchandise <input type="checkbox"/> Collect on Delivery (COD) <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Insured Mail <input checked="" type="checkbox"/> Signature Restricted Delivery <input type="checkbox"/> Priority Mail
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Hasler
 08/12/2022
US POSTAGE \$54.05⁰⁰

 ZIP 30301
 91211200000

Hasler
 08/12/2022
US POSTAGE \$54.05⁰⁰

 ZIP 30301
 91211200000

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)
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Postage	Address																
1.	BRITTING JOHN M 3064 FLAMINGO DR DECATUR GA 30033	.57	.47														
2.	LINDA COOKSEY REVOCABLE LIVING 3078 FLAMINGO DR DECATUR GA 30033	.57	.47														
3.	REINLIEB MARNI 3011 ELTHAM PL DECATUR GA 30033	.57	.47														
4.	DAVIS CAROLYN D 3007 ELTHAM PL DECATUR GA 30033	.57	.47														
5.	LI YIXIANG 2995 ELTHAM PL DECATUR GA 30033	.57	.47														
6.	DUMAS PATTERSON MISTY 2991 ELTHAM PL DECATUR GA 30033	.57	.47														
7.	CARTER CONNIE D 3076 TURMAN CIR DECATUR GA 30033	.57	.47														



8.	LI DONGQING 3080 TURMAN CIR DECATUR GA 30033	.57	.47																	
9.	GENG JIAFENG 1295 HOPKINS DR DECATUR GA 30033	.57	.47																	
10.	PATEL TARULATA 3126 BRICK LN DECATUR GA 30033	.57	.47																	
11.	COLBERT ANTHONY J P O BOX 870756 STONE MOUNTAIN GA 30087	.57	.47																	
12.	BUDHWANI ASIM H 1331 KINGSTON TRL DECATUR GA 30033	.57	.47																	
13.	SACHS MICHAEL S 3063 FLAMINGO DR DECATUR GA 30033	.57	.47																	
14.	AIZENMAN SHARI ANN PO BOX 15 SCOTTDALE GA 30079	.57	.47																	
15.	FIELDS KYLIE M 1250 SPARROW LN DECATUR GA 30033	.57	.47																	
16.	KNIGHT PAUL 3079 PIPER DR DECATUR GA 30033	.57	.47																	
17.	VILLAGE PATHWAYS THERAPY LLC 2385 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	



18.	EB RENTALS LLC 3047 DOVE WAY DECATUR GA 30033	.57	.47																	
19.	BEAGLE HALLEY A 3079 PIPER DR DECATUR GA 30033	.57	.47																	
20.	LUCKIE GREG 2411 LAWRENCEVILLE HWY # 6 DECATUR GA 30033	.57	.47																	
21.	ROTNEM THOMAS 2216 GUINEVERE WAY NE ATLANTA GA 30345	.57	.47																	
22.	OKE YEWANDE 6288 SPRING KNOLL CT TUCKER GA 30084	.57	.47																	
23.	LMY PROPERTIES LLC 3851 HOLCOMB BRIDGE RD STE 300 NORCROSS GA 30092	.57	.47																	
24.	LE THANH HUU 3092 PIPER DR DECATUR GA 30033	.57	.47																	
25.	ZHANG YANG 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
26.	LONG NICOLE ANNE 3105 TURMAN CIR DECATUR GA 30033	.57	.47																	
27.	OKESON KARLI 3032 ELTHAM PL DECATUR GA 30033	.57	.47																	



28.	HARRIS TODD 3026 FLAMINGO DR DECATUR GA 30033	.57	.47																	
29.	CASTRO ISABELLE M 3038 FLAMINGO DR DECATUR GA 30033	.57	.47																	
30.	LE WEI 3025 ELTHAM PL DECATUR GA 30033	.57	.47																	
31.	PUVANESARAJAH SAMANTHA 3021 ELTHAM PL DECATUR GA 30033	.57	.47																	
32.	RAGSDALE KATHLEEN A 3015 ELTHAM PL DECATUR GA 30033	.57	.47																	
33.	PULLANI ANITA S 2987 ELTHAM PL DECATUR GA 30033	.57	.47																	
34.	SHARMA AVADHESH C 5580 STONEGROVE OVERLOOK JOHNS CREEK GA 30097	.57	.47																	
35.	BABWANI RIZWAN ABDUL 3066 TURMAN CIR DECATUR GA 30033	.57	.47																	
36.	GAO RONGYUAN 3072 TURMAN CIR DECATUR GA 30033	.57	.47																	
37.	PARK SOHYUN 2449 MILL RIDGE TRL ATLANTA GA 30345	.57	.47																	



38.	LOWE MARCUS C 3075 TURMAN CIR DECATUR GA 30033	.57	.47																	
39.	WANG ZI 1319 KINGSTON TRL DECATUR GA 30033	.57	.47																	
40.	ACEVEDO MARTI DENNISE I 1323 KINGSTON TRL DECATUR GA 30033	.57	.47																	
41.	HINTON HUBERT W 3043 FLAMINGO DR DECATUR GA 30033	.57	.47																	
42.	DAHLGREN ANNA KRISTINA P O BOX 15184 ATLANTA GA 30333	.57	.47																	
43.	AUTREY RACHEL M 2749 COSMOS DR NE ATLANTA GA 30345	.57	.47																	
44.	CREE ROBYN ARCADIA 1240 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
45.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.57	.47																	
46.	LLOYD EMILY R 3057 DOVE WAY DECATUR GA 30033	.57	.47																	
47.	JOSEPH JEAN RICHARD 4010 BROWNSTONE DR APT 1122 EVANS GA 30809	.57	.47																	



48.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.57	.47																	
49.	TAYLOR VEVLYN PO BOX 805 DECATUR GA 30031	.57	.47																	
50.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY APT 4 DECATUR GA 30033	.57	.47																	
51.	HAUGHTON HOWARD 2890 GA HWY 212 STE A271 CONYERS GA 30013	.57	.47																	
52.	HOWARD VIRGINIA RUTH 2427 LAWRENCEVILLE HWY # B4 DECATUR GA 30033	.57	.47																	
53.	WALKER ELIZABETH 2425 LAWRENCEVILLE HWY # C1 DECATUR GA 30033	.57	.47																	
54.	SWARTZ DANIEL M 3028 ELTHAM PL DECATUR GA 30033	.57	.47																	
55.	STRUIKMAN LOUIS 3024 ELTHAM PL DECATUR GA 30033	.57	.47																	
56.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.57	.47																	
57.	PARKER NATASJA F 3050 FLAMINGO DR DECATUR GA 30033	.57	.47																	



58.	DAVIS SHELLY C 3033 ELTHAM PL DECATUR GA 30033	.57	.47																	
59.	PRENDERGAST NADINE B 3009 ELTHAM PL DECATUR GA 30033	.57	.47																	
60.	RADHAKRISHNAN RAJAM 154 GRACE DR FLOWOOD MS 39232	.57	.47																	
61.	NISBET COLIN R 1294 HOPKINS DR DECATUR GA 30033	.57	.47																	
62.	BYERLEY JOHN J. 3062 TURMAN CIR DECATUR GA 30033	.57	.47																	
63.	SHAH SHREYA 3078 TURMAN CIR DECATUR GA 30033	.57	.47																	
64.	NOBLES WESLEY S 1293 HOPKINS DR DECATUR GA 30033	.57	.47																	
65.	KUYKENDOLL LAMONICA LYNN SMITH 3067 TURMAN CIR DECATUR GA 30033	.57	.47																	
66.	LALANI KULSOOM 1336 KINGSTON TRL DECATUR GA 30033	.57	.47																	
67.	CARPENTER SABRINA 1320 KINGSTON TRL DECATUR GA 30033	.57	.47																	



68.	GOULDING NICHOLAS 1325 KINGSTON TRL DECATUR GA 30033	.57	.47																	
69.	BEAUCHAMP KATHERINE 260 SUNSET TER ATHENS GA 30606	.57	.47																	
70.	DEMING ALEXANDRA M 1244 SPARROW LN DECATUR GA 30033	.57	.47																	
71.	KIMBLE ABBEE N 1210 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
72.	HEADSPACE LLC 2146 GREENCREST DR NE ATLANTA GA 30345	.57	.47																	
73.	MCCAULEY KATHY ANN 3044 ANTHONY DR DECATUR GA 30033	.57	.47																	
74.	MAHBOBI MAHBOBEH 2411 LAWRENCEVILLE HWY UNIT 3 DECATUR GA 30033	.57	.47																	
75.	2413 LAWRENCEVILLE HIGHWAY LLC P. O. BOX 713 ELBERTA AL 36530	.57	.47																	
76.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.57	.47																	
77.	DONOHUE NICKOLAS 730 SCOTT CIR DECATUR GA 30033	.57	.47																	



78.	THYNK TANK LLC 28 NOLAN STREET EXT NORWALK CT 6850	.57	.47																	
79.	MOREY BARBARA 2396 CHARLESTON OAKS LN DECATUR GA 30030	.57	.47																	
80.	THORPE GRACE 2425 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
81.	LEWIS KYLE ALEXANDER 3092 TURMAN CIR DECATUR GA 30033	.57	.47																	
82.	WOOD JONATHAN 3107 TURMAN CIR DECATUR GA 30033	.57	.47																	
83.	GU XIAOTIAN 414 CARLYLE LK DECATUR GA 30033	.57	.47																	
84.	AIZENMAN SHARI PO BOX 15 SCOTTDALE GA 30079	.57	.47																	
85.	HART CAROL F 3032 FLAMINGO DR DECATUR GA 30033	.57	.47																	
86.	HOLLIFIELD DANIEL V 3023 ETHAM PL DECATUR GA 30033	.57	.47																	
87.	HAYES ANDREW WALTER 3017 ELTHAM PL DECATUR GA 30033	.57	.47																	



88.	MAGEE MELISSA 1288 HOPKINS DR DECATUR GA 30033	.57	.47																	
89.	HUANG LUOXIU 1292 HOPKINS DR DECATUR GA 30033	.57	.47																	
90.	SINGER VALERIE LAVERNE 3068 TURMAN CIR DECATUR GA 30033	.57	.47																	
91.	TOLLISON ANGELA R 3074 TURMAN CIR DECATUR GA 30033	.57	.47																	
92.	JONES MARY ANN CARTER REV TRU 3071 TURMAN CIR DECATUR GA 30033	.57	.47																	
93.	REMILLARD ALISON 3075 TURMAN CIR DECATUR GA 30033	.57	.47																	
94.	POOLE JR EUGENE 1317 KINGSTON TRL DECATUR GA 30033	.57	.47																	
95.	WANG JUNTENG 1321 KINGSTON TRL DECATUR GA 30033	.57	.47																	
96.	RAGON EFFIE R 2835 TALISMAN CT NE ATLANTA GA 30345	.57	.47																	
97.	PHILLIPS CYNTHIA REEVES 1264 ROBINWOOD RD DECATUR GA 30033	.57	.47																	



98.	DROZE STEVEN G 1054 ROSEDALE RD NE ATLANTA GA 30306	.57	.47																	
99.	RCOG07 GEORGIA LLC 0 PO BOX 92129 SOUTHLAKE TX 76092	.57	.47																	
100.	HARRINGTON BOBBY W 3935 JOHNSON LAKE RD CEDARTOWN GA 30125	.57	.47																	
101.	HOOVER MICHAEL 12119 PILOT COUNTRY DR SPRING HILL FL 34610	.57	.47																	
102.	HAAG JEREMY 3051 DOVE WAY DECATUR GA 30033	.57	.47																	
103.	BLOCK JUDY 3063 DOVE WAY DECATUR GA 30033	.57	.47																	
104.	JHITA NAVDEEP 1205 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
105.	VIRANI NADIA N 2413 LAWRENCEVILLE HWY APT 1 DECATUR GA 30033	.57	.47																	
106.	RUSSOM HELEN 2413 LAWRENCEVILLE HWY 2 DECATUR GA 30033	.57	.47																	
107.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.57	.47																	



118.	KINGSTON POINT MANOR HOMEOWNER 7 S MAIN ST ALPHARETTA GA 30009	.57	.47																	
119.	NIX ROBIN C 3031 ELTHAM PL DECATUR GA 30033	.57	.47																	
120.	GRAHAM RICHARD W 3027 ELTHAM PL DECATUR GA 30033	.57	.47																	
121.	BRADFIELD FRANKLIN BENNETT 1296 HOPKINS DR DECATUR GA 30033	.57	.47																	
122.	DAS SUCHARITA KUMAR 314 CALLIOPE PL CHESTERFIELD MO 63017	.57	.47																	
123.	SANGHA PHILLIP 3060 TURMAN CIR DECATUR GA 30033	.57	.47																	
124.	HOPE ROWDY JAMES 3064 TURMAN CIR DECATUR GA 30033	.57	.47																	
125.	JONES AMY Y 3079 TURMAN CIR DECATUR GA 30033	.57	.47																	
126.	KANDALA VENKET 1334 KINGSTON TRL DECATUR GA 30033	.57	.47																	
127.	FORD LASONYA 1322 KINGSTON TRL DECATUR GA 30033	.57	.47																	



128.	SIVAKUMAR KAVITHA 1318 KINGSTON TRL DECATUR GA 30033	.57	.47																
129.	PATORGIS ALEXANDER G 1228 ROBINWOOD RD DECATUR GA 30033	.57	.47																
130.	GROVER JENNIFER M 1216 ROBINWOOD RD DECATUR GA 30033	.57	.47																
131.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.57	.47																
132.	WILSON AMY 3080 PIPER DR DECATUR GA 30033	.57	.47																
133.	CREECH JESSE EDWIN 1223 ROBINWOOD RD DECATUR GA 30033	.57	.47																
134.	DE LA COVA JORGE DE LA COVA 3009 FLAMINGO DR DECATUR GA 30033	.57	.47																
135.	WANDS LISA M 3024 ANTHONY DR DECATUR GA 30033	.57	.47																
136.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.57	.47																
137.	TSTAR HOLDINGS LLD 3939 LAVISTA RD STE E 419 TUCKER GA 30084	.57	.47																



138.	2415 BERKELEY SQUARE LLC 2427 LAWRENCEVILLE HWY APT 5 B DECATUR GA 30033	.57	.47																	
139.	STEVENSON JOHN M 1744 E GATE DR STONE MOUNTAIN GA 30087	.57	.47																	
140.	PETERS ARLYNE M 2415 LAWRENCEVILLE HWY UNIT F 9 DECATUR GA 30033	.57	.47																	
141.	NICKERSON JEFFREY D 2425 LAWRENCEVILLE HWY # 8 DECATUR GA 30033	.57	.47																	
142.	DURDEN ANGELA K 2425 LAWRENCEVILLE HWY # C-7 DECATUR GA 30033	.57	.47																	
143.	REYNOLDS ROBERT 3094 TURMAN CIR DECATUR GA 30033	.57	.47																	
144.	KINGSTON POINT MANOR 2300 BETHELVIEW RD STE 110-209 CUMMING GA 30040	.57	.47																	
145.	ORGINAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.57	.47																	
146.	BEACHAM CHRIS M 3084 FLAMINGO DR DECATUR GA 30033	.57	.47																	
147.	PIERCE RONALD E 3102 FLAMINGO DR DECATUR GA 30033	.57	.47																	



148.	SMITH NESHUNTA K 3039 ELTHAM PL DECATUR GA 30033	.57	.47																	
149.	RAJI KEHINDE OLADUNNI 3001 ELTHAM PL DECATUR GA 30033	.57	.47																	
150.	KEARNS TONYA LORRAINE 2999 ELTHAM PL DECATUR GA 30033	.57	.47																	
151.	MCGOLDRICK MARY J 1302 HOPKINS DR DECATUR GA 30033	.57	.47																	
152.	PUNJANI YASMIN A 100 PRINCETON CT COVINGTON GA 30016	.57	.47																	
153.	BELLO MONSURAT 3056 TURMAN CIR DECATUR GA 30033	.57	.47																	
154.	LI MENGYUN 3084 TURMAN CIR DECATUR GA 30033	.57	.47																	
155.	BHARDWAJ NARENDER K 2947 REGINA DR MACON GA 31216	.57	.47																	
156.	DEVRAJ LALIT 1330 KINGSTON TRL DECATUR GA 30033	.57	.47																	
157.	TRICKSEY DARRYL RASHAD 1326 KINGSTON TRL DECATUR GA 30033	.57	.47																	



158.	SCHILTZ ROBERT WINFRIED 3091 FLAMINGO DR DECATUR GA 30033	.57	.47																
159.	FELKER NANCY B 1262 SPARROW LN DECATUR GA 30033	.57	.47																
160.	BOWEN LONNIE F 3017 FLAMINGO DR DECATUR GA 30033	.57	.47																
161.	BRANDENBURG ELIZABETH 3018 ANTHONY DR DECATUR GA 30033	.57	.47																
162.	MARSHALL WINSOME P. O. BOX 925 STONE MOUNTAIN GA 30086	.57	.47																
163.	TRAN VAN T 2535 WOODBINE HILL WAY NORCROSS GA 30071	.57	.47																
164.	FLEMING CONSTANCE C 2415 LAWRENCEVILLE HWY APT F2 DECATUR GA 30033	.57	.47																
165.	WILLIAMS EDWARD A 1160 BRIARCLIFF RD NE #2 ATLANTA GA 30306	.57	.47																
166.	BRICKHOUSE MARK S 506 RIVER MILL CIR ROSWELL GA 30075	.57	.47																
167.	NAQUIN CAITLIN 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																



168.	LAYSON TINA MARIE 650 INGLEWOOD DR SE SMYRNA GA 30080	.57	.47																	
169.	MILLER TRACY 2425 LAWRENCEVILLE HWY # 4 DECATUR GA 30033	.57	.47																	
170.	SARMIENTO CELESTE RUIZ 3099 TURMAN CIR DECATUR GA 30033	.57	.47																	
171.	AANSARI UZMA 3101 TURMAN CIR DECATUR GA 30033	.57	.47																	
172.	LONG DAVID A 3014 FLAMINGO DR DECATUR GA 30033	.57	.47																	
173.	CASTEEL DARREL 3072 FLAMINGO DR DECATUR GA 30033	.57	.47																	
174.	HUNT TABITHA 3029 ELTHAM PL DECATUR GA 30033	.57	.47																	
175.	IMERU YODIT 3013 ELTHAM PL DECATUR GA 30033	.57	.47																	
176.	SADIQ MAHBUBA 2989 ELTHAM PL DECATUR GA 30033	.57	.47																	
177.	LI WINNIE 2368 LARKSPUR RUN DR DULUTH GA 30097	.57	.47																	



178.	CHEN JESSICA HYE 3058 TURMAN CIR DECATUR GA 30033	.57	.47																	
179.	ANJORIN MOHAMMED 3082 TURMAN CIR DECATUR GA 30033	.57	.47																	
180.	NDUMIA MARY JOAN N 1297 HOPKINS DR DECATUR GA 30033	.57	.47																	
181.	RAZWANI SHYROSE 1332 KINGSTON TRL DECATUR GA 30033	.57	.47																	
182.	DHOLAKIA DILSAD 1316 KINGSTON TRL DECATUR GA 30033	.57	.47																	
183.	RADA MEGHAN M 266 BASS ST SE ATLANTA GA 30315	.57	.47																	
184.	CAPOTOSTO JOSEPH P 3055 FLAMINGO DR DECATUR GA 30033	.57	.47																	
185.	MILLEN STEPHEN DAVID SR 305 N 5TH ST FERNANDINA FL 32034	.57	.47																	
186.	ROBINWOOD PROPERTIES LLC PO BOX 684402 MARIETTA GA 30068	.57	.47																	
187.	FLEMING DAVID M 1229 ROBINWOOD RD DECATUR GA 30033	.57	.47																	



188.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.57	.47																	
189.	STEWART GEORGE DOUGLAS 137 MICHELE DR MCDONOUGH GA 30252	.57	.47																	
190.	VENEZIANI ALESSANDRO 3076 DOVE WAY DECATUR GA 30033	.57	.47																	
191.	NORGATE MANOR CONDOMINIUM ASSO 2386 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
192.	D R L PROPERTIES INC 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
193.	MARSHALL WINSOME ANN 1735 EASTGATE TRL STONE MOUNTIAN GA 30087	.57	.47																	
194.	2413 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY APT B-5 DECATUR GA 30033	.57	.47																	
195.	KELLEY DAVID G JR 3706 SARAHS LN TUCKER GA 30084	.57	.47																	
196.	SMITH CHRISTINE APLEYARD 2429 LAWRENCEVILLE HWY UNIT 2 DECATUR GA 30033	.57	.47																	
197.	DASHTPEYMA HASSAN 446 SUMMIT CLUB DR MARIETTA GA 30068	.57	.47																	



198.	REYNAUD WINSTON A 2425 LAWRENCEVILLE HWY # 3 DECATUR GA 30033	.57	.47																	
199.	KUMAR MUKESH 3096 TURMAN CIR DECATUR GA 30033	.57	.47																	
200.	FISK DIANE 3030 ELTHAM PL DECATUR GA 30033	.57	.47																	
201.	LAVAL JUNE K 4092 E BROOKHAVEN DR NE ATLANTA GA 30319	.57	.47																	
202.	KENNEY JOSEPH 2966 ATTERBERRY CT DECATUR GA 30033	.57	.47																	
203.	AIZENMAN SHARI ANN PO BOX 15 SCOTTDALE GA 30079	.57	.47																	
204.	VSM ASSETS LLC 455 BARNESLEY LN ALPHARETTA GA 30022	.57	.47																	
205.	BROWN THOMAS E JR 3035 ELTHAM PL DECATUR GA 30033	.57	.47																	
206.	FARRAR BRITTANY 3005 ELTHAM PL DECATUR GA 30033	.57	.47																	
207.	HOLLOWAY SHEQUOLA 2997 ELTHAM PL DECATUR GA 30033	.57	.47																	



208.	HASEENA MAEHREEN 107 OAK GROVE LN EATONTON GA 31024	.57	.47																	
209.	KHADARI ZARINA 1306 HOPKINS DR DECATUR GA 30033	.57	.47																	
210.	PRESTON RAZSHA 1289 HOPKINS DR DECATUR GA 30033	.57	.47																	
211.	PITTALWALA ZEHRA 1291 HOPKINS DR DECATUR GA 30033	.57	.47																	
212.	KHOJA SULEMAN 1332 KINGSTON TRL DECATUR GA 30033	.57	.47																	
213.	LI WEN HSIU 1324 KINGTSON TRL DECATUR GA 30033	.57	.47																	
214.	VORNDRAN MICHAEL J 3019 ANTHONY DR DECATUR GA 30033	.57	.47																	
215.	AUTRY RAYMOND LEON JR 3085 FLAMINGO DR DECATUR GA 30033	.57	.47																	
216.	FULLER CATHY JEAN 1256 SPARROW LN DECATUR GA 30033	.57	.47																	
217.	KIMBLE ABBEE 1204 ROBINWOOD RD DECATUR GA 30033	.57	.47																	



218.	CHIANG LILY P O BOX 889053 ATLANTA GA 30356	.57	.47																
219.	WEIDER SANDRA S 3023 FLAMINGO DR DECATUR GA 30033	.57	.47																
220.	PARADIS EDWARD CHARLES J JR 3029 FLAMINGO DR DECATUR GA 30033	.57	.47																
221.	YOFFAN OFER 6300 WILSHIRE BLVD 970 LOS ANGELES CA 90048	.57	.47																
222.	QUDUS FERDOUS ABDUL 2110 BROWNINGS TRC TUCKER GA 30084	.57	.47																
223.	UDDIN MOHAMMAD I 2415 LAWRENCEVILLE HWY # U-12 DECATUR GA 30033	.57	.47																
224.	MARSHALL WINSOME P O BOX 925 STONE MOUNTAIN FL 30083	.57	.47																
225.	MARSHALL WINSOME PO BOX 925 STONE MOUNTAIN GA 30086	.57	.47																
226.	SISTRUNK BRANDON 2429 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.57	.47																
227.	2425 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY # B5 DECATUR GA 30033	.57	.47																



228.	DONAT PATRICIA L 3090 TURMAN CIR DECATUR GA 30033	.57	.47																	
229.	JONES THOMASINE M 3097 TURMAN CIR DECATUR GA 30033	.57	.47																	
230.	HALL KEVIN 3103 TURMAN CIR DECATUR GA 30033	.57	.47																	
231.																				
232.																				
233.																				
234.																				
235.																				
236.																				
237.																				



1251 ROBINWOOD ROAD
PRE-APPLICATION COMMUNITY MEETING
06/29/2022
ATTENDEE LIST

Participants (23)

Panelists (2) Attendees (21)

Q Search

Total 1 phone call-in listener

- 14042985814
- AK Abbee Kimble
- AD Angela durden
- BE Bethany Eyrich
- CB Crawford Berry
- DH Daniel Hollifield
- DC David C
- HH Howard Haughton
- JH Jason Hoehn
- JS Jody Steinberg
- J& John & Natasja Parker
- JP John Parker
- JD Jorge de la Cova
- LH Lauren Haws
- M Mars
- MU marty ussery
- MC Mary Cash
- MW Maryanne Weatherill
- MH Miklos Halmos
- R robyn
- VW Victoria Webb

Lower All Attendees' Hands

SITE INFORMATION

LOCATION:

ADDRESS: 1251 ROBINWOOD RD
 DECATUR, GA 30033
 LAND LOT: 116
 DISTRICT: 18TH
 COUNTY: DEKALB
 CURRENT ZONING: R-75
 PROPOSED ZONING: RSM
 SITE AREA: 90,247 SF (2,072 ACRES)

OVERALL SITE REQUIREMENTS

Table 2.4 MEDIUM AND HIGH DENSITY RESIDENTIAL ZONING DISTRICTS DIMENSIONAL REQUIREMENTS

DWELLINGS PER ACRE: 4 - 8
 DWELLING UNITS PROVIDED: **16 TOTAL (8 PER ACRE)**

OPEN SPACE REQ'D (35% (NLA)): 31,586 SF
 OPEN SPACE PROVIDED: **32,126 SF (35.5%)**

LOT COVERAGE (70% * 90,247 SF) 63,172 SF

STREET/ PARKING SIDEWALKS: 15,965 SF
 BUILDING FOOTPRINTS: 6,198 SF
TOTAL LOT COVERAGE 31,446 SF (34%)

BUILDING SETBACKS:

FRONT YARD (ROBINWOOD) 20' - 0"
 FRONT YARD (ALLEY) 10' - 0"
 SIDE YARD (MIN.) 0' - 0"
 SEPARATION BETWEEN UNITS (MIN.) 3' - 0"
 REAR YARD (WITH ALLEY) 10' - 0"
 REAR YARD (WITHOUT ALLEY) 20' - 0"

UNIT SIZE

URBAN SINGLE FAMILY: 1,100 SF
 BUILDING HEIGHT (MAX.) 3 STORIES OR 45'

PARKING

MIN PARKING (2 PER DWELLING) 32
 MAX PARKING (4 PER DWELLING) 64
 STANDARD SPACES 28
 STREET PARKING SPACES 5
TOTAL SPACES PROVIDED 33

UNIT INFORMATION

UNIT TOTALS:

1 STOREY (1100 SF) 13
 1.5 STOREY (1100 SF) 3

TOTAL UNITS: 16

NOTE:

- FINAL BUILDING FOOTPRINTS MAY VARY

AREA SCHEDULE OPTION B			
Name	Level	Area	Comments
UNIT AREA	1st Floor	9283 SF	BUILDING
		9283 SF	
CENTRAL GREEN	1st Floor	5607 SF	OPEN SPACE
DETENTION POND	1st Floor	10820 SF	OPEN SPACE
FRONT GREEN	1st Floor	4885 SF	OPEN SPACE
GREEN	1st Floor	4980 SF	OPEN SPACE
SIDE GREEN	1st Floor	5834 SF	OPEN SPACE
		32126 SF	

ZONING INFORMATION

Sec. 2.11.2 - Dimensional requirements.

Dimensional requirements, including overall site requirements, individual lot dimensions, setbacks, and heights for Medium and High Density Residential Zoning Districts, are provided in Table 2.4, "Medium and High Density Residential Zoning Districts Dimensional Requirements." In addition, compatibility and transitional buffers as defined and required in article 5 may apply.

Sec. 2.13.5 - Density and location criteria.

a. Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that in no case shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.7 describes the maximum allowed dwelling unit density after application of any bonuses.

Table 2.6 Residential Density Bonus Eligibility and Percent, with Example Calculation

20% Amenity Proximity | Existing amenities, such as healthcare facilities (The proposed development is within 0.25 miles of Radiotherapy Clinic of Georgia and the Offices of Dr. Laurie Kulp.
 100% greater than base | Additional enhanced open space(with standards established by article 5) comprises 35% of the overall development site.

Section 5.5.3 - Standards and design. E. Open Space and enhanced open space

3. Outdoor gathering spaces shall be connected to the sidewalk and pedestrian walkway network, and shall provide at least three (3) of the following features per space:

a. Lighted bollards; b. Tables and chairs; c. Fountains or other water features; d. Benches; e. Seat walls and/or raised landscape planters; f. Shade trees lining the gathering space; g. Pots or hanging baskets filled with seasonal plant material; h. Information kiosks; i. Sculptures or other public art features; or j. Other features as approved by the director of planning if the feature enhances the visual impact of the outdoor gathering space.

Sec. 6.1.8 - On-street parking.

On-street parking spaces located immediately abutting the subject property, entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting the required parking ratios for all uses occurring on such abutting lots facing a local street or minor collector street. Where streets have been designated "no parking" by the county, no credit for on-street parking shall be available.

20' - 0" FRONT YARD SETBACK



② Site Plan - Option D
 1" = 30'-0"



GRASSCRETE FIRETRUCK ACCESS



CISTERN



COMMUNITY FIRE PIT



TREE WELLS



NOT RELEASED FOR CONSTRUCTION



ROBINWOOD DEVELOPMENT
 1251 ROBINWOOD RD | DECATUR | 30033

XMETRICAL, LLC | Modern Design Studio | 834 Inman Village Pkwy Suite 140 | Atlanta 30307 | 404.474.2204 | office@xmetrical.com

THIS DRAWING, ITS CONTENTS AND ALL PRINTS OF IT ARE THE PROPERTY OF XMETRICAL, LLC. ANY USE OF THIS DOCUMENT FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS SPECIFIC PROJECT OR ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF XMETRICAL, LLC IS STRICTLY PROHIBITED.

No.	Description	Date
1	SCHEMATICS	2021.07.14
2	SCHEMATICS REVISED	2022.01.28

DANIEL EDWARDS
 1251 Robinwood
 ARCHITECTURAL
 SITE PLAN - 03

Project number 452
 Date 2019.12.09
 Drawn by Author
 Checked by Checker

A100.3
 Scale As indicated



NOT RELEASED FOR CONSTRUCTION



ROBINWOOD DEVELOPMENT

1251 ROBINWOOD RD | DECATUR | 30033

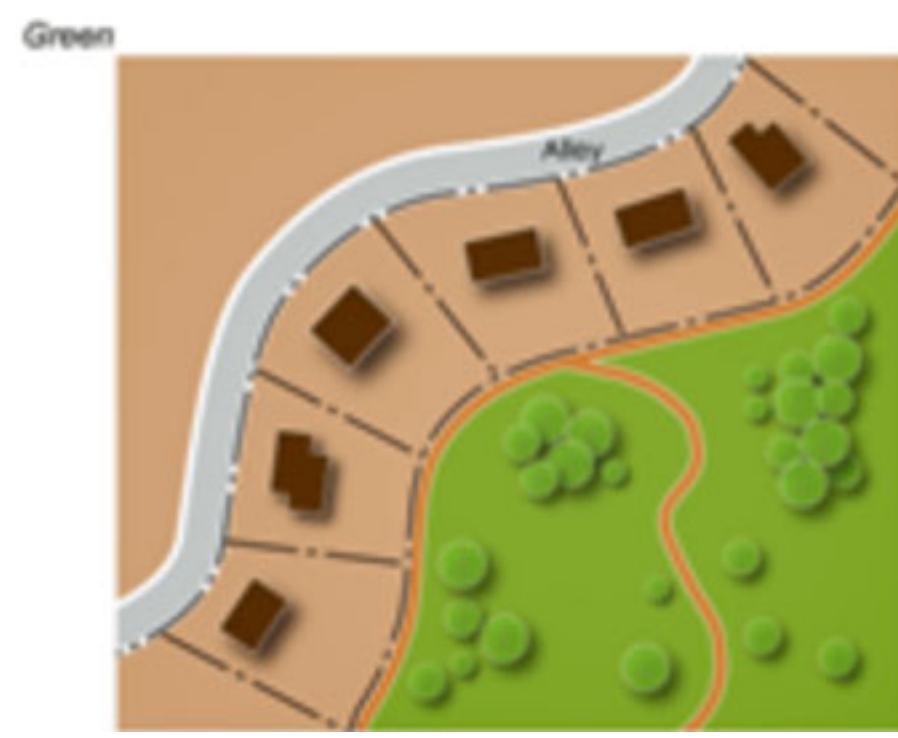
XMETRICAL, LLC | Modern Design Studio | 834 Inman Village Pkwy Suite 140 | Atlanta 30307 | 404.474.2204 | office@xmetrical.com



1st Floor
1" = 20'-0"

AREA SCHEDULE OPTION B			
Name	Level	Area	Comments
UNIT AREA	1st Floor	9283 SF	BUILDING
		9283 SF	
CENTRAL GREEN	1st Floor	5607 SF	OPEN SPACE
DETENTION POND	1st Floor	10820 SF	OPEN SPACE
FRONT GREEN	1st Floor	4885 SF	OPEN SPACE
GREEN	1st Floor	4980 SF	OPEN SPACE
SIDE GREEN	1st Floor	5834 SF	OPEN SPACE
		32126 SF	

REQUIRED OPEN SPACE = .35 x 90247 SF = 31586 SF



A Green is an urban open space that is natural in its details. Greens are small, civic, and surrounded by buildings. Tree plantings can be informal and the topography irregular. Greens may be used to protect specimen trees and provide for conservation functions.

Toilet facilities, public or private
Ornamental water features and fountains
Gazebo/Pavilion/Picnic Areas
Benches
Trash receptacles
Paved walks/trails (not within stream buffer)
Urban Garden (50% max of Green)

Landscaped with trees at the edges and lawns at the center
No rear facing lots allowed adjacent to a Green

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No.	Description	Date
1	SCHEMATICS	2021.07.14
2	SCHEMATICS REVISED	2022.01.28

DANIEL EDWARDS
1251 Robinwood
AREA PLAN

Project number	452
Date	2019.12.09
Drawn by	Author
Checked by	Checker

A100.4

Scale 1" = 20'-0"

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 116, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP FOUND ON THE EAST SIDE OF ROBINWOOD ROAD, 108 FEET NORTHWESTERLY, AS MEASURED ALONG THE EAST SIDE OF ROBINWOOD ROAD, FROM AN IRON PIN FOUND AT THE INTERSECTION OF ROBINWOOD ROAD AND FLAMINGO DRIVE; RUNNING THENCE ALONG THE EAST SIDE OF ROBINWOOD ROAD, NORTH 37 DEGREES, 19 MINUTES, 43 SECONDS WEST, 185.83 FEET TO A 1/2 INCH PIPE FOUND; RUNNING THENCE NORTH 50 DEGREES, 15 MINUTES, 18 SECONDS EAST 81.95 FEET TO A CRIMP TOP FOUND; RUNNING THENCE SOUTH 39 DEGREES, 44 MINUTES, 11 SECONDS EAST 99.3 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 45 DEGREES, 36 MINUTES, 15 SECONDS EAST 349.66 FEET TO A CRIMP TOP FOUND; RUNNING THENCE NORTH 50 DEGREES, 42 MINUTES, 34 SECONDS EAST 164.14 FEET TO A 1 INCH PIPE FOUND; RUNNING THENCE SOUTH 37 DEGREES, 16 MINUTES, 24 SECONDS EAST 179.5 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 56 DEGREES, 32 MINUTES, 44 SECONDS WEST 598.33 FEET TO A CRIMP TOP FOUND ON THE EAST SIDE OF ROBINWOOD ROAD AND THE POINT OF BEGINNING; ALL ACCORDING TO SURVEY PREPARED BY BINGHAM & ASSOCIATES, INC., DATED JUNE 20, 1989; THE LEGAL DESCRIPTION OF CAPTIONED PROPERTY CONSISTS OF 2.074 ACRES AND IS MORE PARTICULARLY DESCRIBED AT DEED BOOK 906, PAGE 32, DEKALB COUNTY, GEORGIA RECORDS; BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED AT DEED BOOK 6476, PAGE 215, AFORESAID RECORDS; BEING IMPROVED PROPERTY KNOWN AS 1251 ROBINWOOD ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

BOOK 8025 PAGE 224

General Architectural Elevation Examples



General Architectural Elevation Examples



General Architectural Elevation Examples



STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Rezoning Application

of

D. A. EDWARDS & COMPANY

for

±2.1 Acres of Land
located in
Land Lot 116, 18th District, DeKalb County

Address:

1251 Robinwood Road

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application seeks to rezone ± 2.1 acres of land located in Land Lot 116, 18th District of DeKalb County (the "Subject Property") from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix). The Subject Property is located on the east side of Robinwood Drive, roughly 300 feet south of its intersection with Lawrenceville Highway.

The Subject Property contains a single-story, 960 square foot rental home built in 1945. The Applicant hopes to redevelop the site with cottage-style, urban single family detached homes. The development is modelled on the Cottages at Vaughn (www.microlifeinstitute.org/clarkston), an award winning micro-cottage development in DeKalb County and the City of Clarkston. Providing small homes arranged around common areas and green space, the cottages at Vaughn contains 8 micro-units on $\frac{1}{2}$ acre (16 units per-acre). The units range in size from ± 260 -500 square feet. They are one to one and one-half stories in height and clustered around a central green. They also share a communal parking lot.

The development proposed will contain 16 cottage-style homes on ± 2.1 acres (8 units per acre (the "Proposed Development")). This density is allowed with density bonuses. The units will be slightly larger than those at The Cottage at Vaughn (520-700 square feet). Like The Cottages at Vaughn, however, they will be one to one and one-half stories in height, clustered around central greens and share a communal parking lot. Each unit is accessed on-foot from the shared parking area (no unit has a garage, driveways or individual parking). The design provides internal sidewalks and maximizes the common open space, which consists of 3 greens and other shared areas and totals $\pm 32,126$ square feet or 35.5% of the overall development site.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and a written justification for

the Application as required by the DeKalb County Zoning Ordinance, § 7.3.5. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property. The Subject Property is zoned currently R-75, is designated as "Suburban" on the County's Future Land Use Map, and abuts a "Commercial Redevelopment Corridor" to the north.

III. IMPACT ANALYSIS

A. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

DeKalb County has adopted the 2035 Comprehensive Plan (the "Plan"), which consists of a text and series of maps. The Future Land Use Map designation for the Subject Property is "Suburban", which is fully consistent and commensurate with the proposed use and fosters a number of general policies and strategies of the County's Comprehensive Plan for the Suburban character area, including:

Traditional Neighborhood Principles - In appropriate locations encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses.

Residential Protection - Protect stable neighborhoods from in-compatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.

Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.

Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access. as well as automobile dependency.

Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.

Nodes - Create neighborhood focal points through the use of existing pockets parks and squares for community activities

Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character.

In summary, the proposed development serves to implement specific goals, objectives and policies of the City's Comprehensive Plan. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby properties. The proposed use, therefore, is suitable *vis-a-vis* the policies of the Comprehensive Plan.

B. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY OR PROPERTIES.

Yes. The Subject Property sits in transition between a Townhome Development (Kingston Point Manor) zoned MU-4 (Mixed Use High Density), a condominium development (Berkley Square) zoned OI (Office-Institutional) and a medical office and accessory parking lot (Amazing Pediatrics) zoned NS (Neighborhood Shopping) to the north and a single-family detached neighborhood zoned R-75 to the south. The proposed RSM zoning district is designed for this situation, “provid[ing] for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options.” The Proposed Development offers housing options not now in the immediate area but not inconsistent with development in the community.

The intended final appearance of this development will include appropriate attention to scale, buffering, setbacks, and landscaping so that this development will blend harmoniously with its surroundings. The proposed homes will provide an elegant and attractive design that will offer much needed upscale housing stock to the surrounding area. Therefore, the requested zoning district is therefore entirely consistent with and suitable in light of the current and future development plans and patterns.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

No. The Subject Property has been zoned R-75 for decades and is in decline. While it has been available for redevelopment for years, its location, size, shape and topography along with current economic conditions and development trends in the immediate area demand a novel development approach not possible under the existing zoning district.

D. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY OR PROPERTIES.

No. The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both “off-site” and “on-site” transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences or berms; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. Many of these devices have been or will be utilized in this application.

Located between attached single-family homes and detached homes, the Proposed Development will pay careful attention to scale, buffering, setbacks, and landscaping so that it will blend and complement the adjacent developments. Accordingly, rezoning the Subject Property to RSM will not adversely affect the nearby existing uses and will enhance the adjacent properties.

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 properties to the north of the Subject Property have transitioned to higher-density attached residential uses and office uses. That change and the size, shape and topography of the Subject Property support a more creative use and zoning district at this location.

F. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

G. WHETHER THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

No. The proposed development will not overly burden existing streets or transportation facilities. The ITE Trip Generation Manual does not have data on this type of cottage-style, urban single family community, which has more single-person occupancy and fewer car counts than a traditional single-family detached neighborhood. Therefore, traditional ITE data is likely overstated. With that said, the ITE data states that sixteen (16) single-family detached homes (ITE category 210) will generate 12.32 trips during the A.M. peak hour and 16.32 trips during the P.M. peak hour. As for utilities, the Subject Properties have access to water and sewer. Finally, the proposed development will not create an excessive or burdensome use of the community's schools. This type of development is not geared towards families. Nonetheless, the Subject Property is served by Laurel Ridge Elementary School, Druid Hills Middle School, and Druid Hills High

School, all of which are listed at below capacity according to the enrolment and capacity data provided on the DeKalb County Schools Operations' website.¹

H. WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

The Applicant will comply with all federal, state, and City regulations relating to environmental protection to ensure that the proposed development will not adversely affect the environment.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The zoning on the Subject Property (and any intervening zoning district other than that requested) is unconstitutional. Further, the Zoning Ordinance of DeKalb County, Georgia lacks adequate standards for the Board of Commissioners to exercise their power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the Board of Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of Commissioners, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

The Board of Commissioners is granted the power to zone pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly

¹ See DeKalb County School District Operations website, <https://www.dekalbschoolsga.org/operations/planning/> (last visted 06.28.2022 at 4:00pm).

exercised. Based on this element of fairness, the Zoning Ordinance of DeKalb County, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Ordinance presently in effect is contrary to the best interest of the health and welfare of the citizens of DeKalb County, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the Zoning Ordinance presently in effect is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to rezone the subject property as requested, would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the application for rezoning or to zone the property to any other classification including other intervening classifications, would be contrary to the best interest of the health and welfare of the citizens of DeKalb County, Georgia, and would further constitute an

arbitrary and capricious act. As such, failure to grant the application would constitute a Violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Any limitation on the time for presentation of the issues before the Board of Commissioners who have the power to zone and rezone is a violation of the guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of DeKalb County, Georgia is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq.

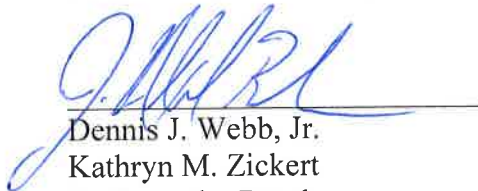
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

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

This 30th day of June, 2022.

Respectfully submitted,



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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: DA Edwards & Company Inc Phone: : (404) 815 3603 Email: jabrock@sgrlaw.com

Property Address: 1251 Robinwood Rd

Tax Parcel ID: 18 116 04 008 Comm. District(s): 4 & 6 Acreage: 2.1

Existing Use: Single-Family home Proposed Use 16 "cottage style" small homes

Supplemental Regs: No if proposed use is "Single-family detached" Overlay District: NA DRI:
NA

Rezoning: Yes No

Existing Zoning: R-75 (Residential Medium Lot)

Proposed Zoning: RSM (Residential Small Lot Mix)

Square Footage/Number of Units: 16 cottages

Rezoning Request: R-75 to RSM to allow 16 "cottage style" small homes

Land Use Plan Amendment: Yes No

Existing Land Use: SUB (Suburban) Proposed Land Use: NA Consistent Inconsistent

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

Major Modification:

Existing Case Number(s): NA

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: 09/01/22*
BOC: 09/29/22** Letter of Intent: Impact Analysis: Owner
Authorization(s): Campaign Disclosure: Zoning Conditions: Community
Council Meeting: 08/16/22* Public Notice, Signs: (**Applicant must pick up and post and/or
will be done by Staff**) 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

***Only six rezone/SLUP cases allowed on each agenda cycle; if September agenda cap is hit then may
have to go to November 2022 agenda.**

****Filing Deadline for rezone application for September agenda cycle is 06/30/22**

***Deadline for hosting pre-community meeting with 15 days notice for September 2022 agenda cycle is
06/29/22**

Review of Site Plan

Density: NA Density Bonuses: NA Mix of Uses: Open Space:
Enhanced Open Space: NA 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: Applicant will need to provide justification as to how proposed RSM rezoning and
cottage units are appropriate and compatible with single-family detached residential area to north and east.
Show compliance with RSM requirements, including maximum density, maximum building height, required

DEPARTMENT OF PLANNING & SUSTAINABILITY

parking with paved and striped lot (no gravel), parking lot landscaping, minimum open space, streetscape improvements (sidewalks/street trees/street lighting). Max base density is 4 units per acre, with up to a maximum density of 8 units per acre with applicable density bonuses. Please indicate whether project is fee simple lot or condominium. Transitional buffer not required for single-family detached cottage units, but is encouraged to provide compatibility with surrounding properties. Single-family cottage homes as defined in the Zoning Ordinance can be no taller than 1.5 stories, must be facing and clustered around a common open space area, must be accessed from the rear of the lot, and must be at least 800 square feet but cannot exceed 1,200 square feet in building size.

The applicant is encouraged to discuss possible transportation improvements that may be required (if the rezoning is approved by the Board of Commissioners) with the county Transportation Department. The applicant is encouraged to contact Land Development Division of Public Works regarding required storm water management, floodplain, and stream buffer issues.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid _____ Date 06/23/22 _____

Filing Fees

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