

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

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

Application of Avondale Park, LLC c/o Felipe Castellanos for a Major Modification to modify zoning conditions pursuant to CZ-21-1245061 in the MU-5 (Mixed Use 5) zoning district for a mixed residential, office, and commercial development to change the use of the office and retail buildings designated as "A", "B", and "C" on the approved concept plan, to now combine those buildings into one mixed-use building with up to 49,000 square feet of commercial and up to 202 apartment units, at 3458, 3468 and 3478 Mountain Drive.

PETITION NO: N4-2022-2254 CZ-22-1246039

PROPOSED USE: Modify zoning conditions to allow one mixed-use building with commercial uses and apartment units.

LOCATION: 3458, 3468 and 3478 Mountain Drive, Decatur, Georgia 30032

PARCEL NO. : 15-251-01-028

INFO. CONTACT: Planning & Sustainability

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Avondale Park, LLC c/o Felipe Castellanos for a Major Modification to modify zoning conditions pursuant to CZ-21-1245061 in the MU-5 (Mixed Use 5) zoning district for a mixed residential, office, and commercial development to change the use of the office and retail buildings designated as "A", "B", and "C" on the approved concept plan, to now combine those buildings into one mixed-use building with up to 49,000 square feet of commercial and up to 202 apartment units. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court at 3458, 3468, and 3478 Mountain Drive in Decatur. The property has approximately 358 feet of frontage on Mountain Drive and contains 9.32 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: 3-Cycle Deferral.

PLANNING STAFF: 3-Cycle Deferral.

STAFF ANALYSIS: The subject property has been subject to a many zoning changes over the years. It was rezoned from R-75 to C-1 in 1985. A 2015 proposal rezoned the property from C-1 (Local Commercial) to PC-3 (Pedestrian Community). PC-3 was converted to MU-5 (Mixed-Use Very High Density) in 2015. In 2015, the Board of Commissioners approved a redevelopment proposal (CZ-15-19943), which consisted of 11 single-family lots, 35 townhome units, 60 multifamily residential units, 149,000 square feet of office space, and 35,700 square feet of retail space. In 2018, the Board of Commissioners approved a major modification to the project (CZ-18-22125) that reduced the number of single-family detached homes, increased the number of single-family, attached units, and removed multifamily units from the project. The office and retail components stayed at the same square footages. Modifications to building materials, landscaping, and building heights were granted. Lastly, in March 2022, the Board of Commissioners approved major modifications related to the residential elevations and building materials and added conditions for solar power and electric vehicle charging (CZ-21-1245061). Modifications to the proposed commercial buildings and the inclusion of live/work units were withdrawn by the applicant. This

major modification proposal revisits the configuration and use of the proposed commercial buildings. Currently, the approved site plan includes two (2) office buildings and a retail building (in addition to the approved residential components that are presently in the development process). The applicant proposes to consolidate most of the commercial uses into “one mix use structure with 49k sf of commercial space and approx. 202 apartment units.” X Prepared 10/27/2022 by: BLW Page 2 CZ-22-1246039 While the global economic landscape has changed significantly since the initial rezoning was approved, it is unclear whether the requested modification is consistent with the mixed-use goals of the *Zoning Ordinance* and the Kensington Regional Center activity center. Moreover, the Metropolitan Atlanta Rapid Transit Authority (MARTA), which owns/operates the Kensington transit rail station at the core of the activity center, will be initiating a rezoning request for its properties soon. Given the prominence of Kensington Station, any rezoning or land use changes within the activity center should be deferred until the MARTA application is adjudicated, then carefully calibrated to achieve the transit-oriented development (TOD) pattern that is desired for that area. Therefore, upon review of Section 7.3.5. (A, B, D, and E) of the *Zoning Ordinance*, staff recommends a “3-Cycle Deferral to the May 2023 zoning agenda to allow for further consideration and refinement of this proposal”.

PLANNING COMMISSION VOTE: 3-Cycle Deferral 7-1-0. LaSonya Osler moved, Jana Johnson seconded for a 3-cycle deferral to the May 2023 zoning agenda, per Staff recommendation. Jan Costello opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0.

DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: November 1, 2022
Board of Commissioners Hearing Date: November 17, 2022**

STAFF ANALYSIS

Case No.:	CZ-22-1246039	Agenda #: 2022-2254
Location/Address:	3458 Mountain Drive	Commission District: 04 Super District: 06
Parcel ID(s):	15-251-01-028	
Request:	Major Modification to modify zoning conditions pursuant to CZ-21-1245061 in the MU-5 (Mixed-Use Very High Density) Zoning District for a mixed residential, office, and commercial development to change the use of the office and retail buildings designated as "A", "B", and "C" on the approved concept plan, to now combine those buildings into one mixed-use building with up to 49,000 square feet of commercial and up to 202 apartment units.	
Property Owner(s):	Avondale Park, LLC	
Applicant/Agent:	Carlos Arenas	
Acreage:	9.3 acres	
Existing Land Use:	Residential	
Surrounding Properties:	North: MR-2 East: C-1 South: O-I West: R-75, MU-5	
Comprehensive Plan:	Regional Center (RC) Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>

Staff Recommendation: 3-cycle deferral.

The subject property has been subject to a many zoning changes over the years. It was rezoned from R-75 to C-1 in 1985. A 2015 proposal rezoned the property from C-1 (Local Commercial) to PC-3 (Pedestrian Community). PC-3 was converted to MU-5 (Mixed-Use Very High Density) in 2015. In 2015, the Board of Commissioners approved a redevelopment proposal (CZ-15-19943), which consisted of 11 single-family lots, 35 townhome units, 60 multifamily residential units, 149,000 square feet of office space, and 35,700 square feet of retail space. In 2018, the Board of Commissioners approved a major modification to the project (CZ-18-22125) that reduced the number of single-family detached homes, increased the number of single-family, attached units, and removed multifamily units from the project. The office and retail components stayed at the same square footages. Modifications to building materials, landscaping, and building heights were granted. Lastly, in March 2022, the Board of Commissioners approved major modifications related to the residential elevations and building materials and added conditions for solar power and electric vehicle charging (CZ-21-1245061). Modifications to the proposed commercial buildings and the inclusion of live/work units were withdrawn by the applicant.

This major modification proposal revisits the configuration and use of the proposed commercial buildings. Currently, the approved site plan includes two (2) office buildings and a retail building (in addition to the approved residential components that are presently in the development process). The applicant proposes to consolidate most of the commercial uses into “one mix use structure with 49k sf of commercial space and approx. 202 apartment units.”

While the global economic landscape has changed significantly since the initial rezoning was approved, it is unclear whether the requested modification is consistent with the mixed-use goals of the *Zoning Ordinance* and the Kensington Regional Center activity center. Moreover, the Metropolitan Atlanta Rapid Transit Authority (MARTA), which owns/operates the Kensington transit rail station at the core of the activity center, will be initiating a rezoning request for its properties soon. Given the prominence of Kensington Station, any rezoning or land use changes within the activity center should be deferred until the MARTA application is adjudicated, then carefully calibrated to achieve the transit-oriented development (TOD) pattern that is desired for that area. Therefore, upon review of Section 7.3.5. (A, B, D, and E) of the *Zoning Ordinance*, staff recommends a 3-cycle deferral to the April/May 2023 zoning cycle to allow for further consideration and refinement of this proposal.



**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 AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

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

Case No.: CZ-22-1246039
Parcel I.D. #: 15-251-01-028
Address: 3458, 3468 & 3478 MOUNTAIN DR
DECATUR, GA 30032

WATER:

Size of existing water main: 16" DIP (adequate/inadequate)
Distance from property to nearest main: adjacent
Size of line required, if inadequate: unknown/none

SEWER:

Outfall Servicing Project: Indian Creek
Is sewer adjacent to property: Yes ☒ No ☐ If no, distance to nearest line: _____
Water Treatment Facility: Snappinger ☒ adequate ☐ inadequate
Sewage Capacity: 36 (MGPD) Current Flow: 28.2 (MGPD)

COMMENTS:

under construction - sewer capacity approved

Signature: Yola Lewis



10/17/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/17/2022

N1 2022-2326

TA-22-124621

County-wide

☐ Amendment

- Please review general comments.

N2 2022-2252

SLUP-22-1246038 18-063-03-027

1849 Lawrenceville Hwy, Decatur, GA 30033

☐ Amendment

- Please review general comments.

N3 2022-2253

Z-22-1245936 18-116-04-008

1251 Robinwood Road, Decatur, GA 30033

☐ Amendment

- Please review general comments.

N4 2022-2254

CZ-22-1246039 15-251-01-028

3458,3468, & 3478 Mountain Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments

Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

N17/N18. Not in package to review.

N19. No comment.

**DeKalb County School District
Development Review Comments**

Analysis Date: 10/14/2022

Submitted to: DeKalb County

Case #: Z-22-1246039

Parcel #: 15-251-01-028

Name of Development: Avondale Park
Location: 3458,3468,3478 Mountain Dr

Description: New plan for the commercial component to include 202 apartment units.

Impact of Development: When fully constructed, this development would be expected to generate 8 students: 3 at Avondale Elementary School, 1 at Druid Hills Middle School, 2 at Druid Hills High School, 1 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Avondale Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	648	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2022)	382	938	1,352			
Seats Available	266	232	43			
Utilization (%)	59.0%	80.2%	96.9%			

New students from development	3	1	2	1	1	8
--------------------------------------	---	---	---	---	---	---

New Enrollment	385	939	1,354
New Seats Available	263	231	41
New Utilization	59.4%	80.3%	97.1%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0172	0.0025	0.0022	0.0219
Middle	0.0027	0.0000	0.0007	0.0034
High	0.0103	0.0008	0.0015	0.0127
Total	0.0302	0.0033	0.0044	0.0379
Student Calculations				
Proposed Units	202			
Unit Type	APT			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	3.48	0.50	0.44	4.42
Middle	0.55	0.00	0.13	0.68
High	2.08	0.17	0.31	2.56
Total	6.11	0.67	0.88	7.66
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale Elementary School	3	1	1	5
Druid Hills Middle School	1	0	0	1
Druid Hills High School	2	0	0	2
Total	6	1	1	8



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.

- **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-4

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

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-22-1246039 Parcel I.D. #: 15-251-01-028

Address: 3458, 3468, 3478

Mountain Dr

Decatur, GA 30032

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH 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:

Plan and Field Reviewed. No problem That
would interfere with Traffic Flow.

Signature: Jeremy White



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: 215-19943

APPLICANT NAME: Avondale Park, LLC Carlos Arenas

Daytime Phone#: 404 957 3207 Fax #: _____ E-mail: carlos@proterra.us

Mailing Address: 1355 Terrell Mill Rd Bldg. 1474 Suite 200 Marietta GA 30067

OWNER NAME: Avondale Park, LLC

one owner, attach contact information for each owner

(If more than

Daytime Phone#: 404 957 3207 Fax #: _____ E-mail: _____

Mailing Address: 1355 Terrell Mill Rd Bldg 1474 Suite 200 Marietta GA 30067

SUBJECT PROPERTY ADDRESS OR LOCATION: 3458-3468-3478 Mountain Drive

Decatur

, DeKalb County, GA, 30032

District(s): 6 Land Lot(s): _____ Block(s): _____ Parcel(s): 1525001-028

Acreage or Square Feet: _____ Commission District(s): 4 Existing Zoning: MU-5

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

Yes No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: ☒ Agent: _____
(Check One)

Signature of Applicant: _____

Printed Name of Applicant: _____

Carlos Arenas Major Modification Application

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(s): Avondale Park, LLC / Carlos Arenas

Phone: _____ Email: carlos@proterra.us

Property Address: 3458, ~~3468~~, ~~3478~~ Mountain Drive

Tax Parcel ID: 15-251-01-028 Comm. District(s): 4^{1/6} Acreage: 9.304

Existing Use: Townhomes, S-E, Mixed Use Proposed Use Mixed Use (see description below)

Supplemental Regs: No Overlay District: No DRI: No

Rezoning: Yes _____ No ☒

Existing Zoning: MU-5 w/cond Proposed Zoning: MUS w/cond Square Footage/Number of Units: 202 units

Rezoning Request: Major Modification of CZ-1245061 to develop the front (south) portion of the site for an 8-story, L-shaped bldg. w/ underground parking approx. 43,000 s.f. of ground fl. / 2nd fl. commercial.

Land Use Plan Amendment: Yes _____ No ☒

Existing Land Use: RC Proposed Land Use: _____ Consistent ☒ Inconsistent _____

Special Land Use Permit: Yes _____ No ☒

Special Land Use Request(s) _____

Major Modification: Yes ☒ No _____

Existing Case Number(s): CZ-21-1245061

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: ☐ Bicycle Lanes: ☐ 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: None apparent from conceptual site plan
presented at meeting.

Comments: _____

Planner: Mulora Furman Date 6/14/22

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



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 06/14/22

TO WHOM IT MAY CONCERN:

(I), (WE), Avondale Park, LLC
Name of Owner(s)

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

Carlos Arenas

Name of Applicant or Representative

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



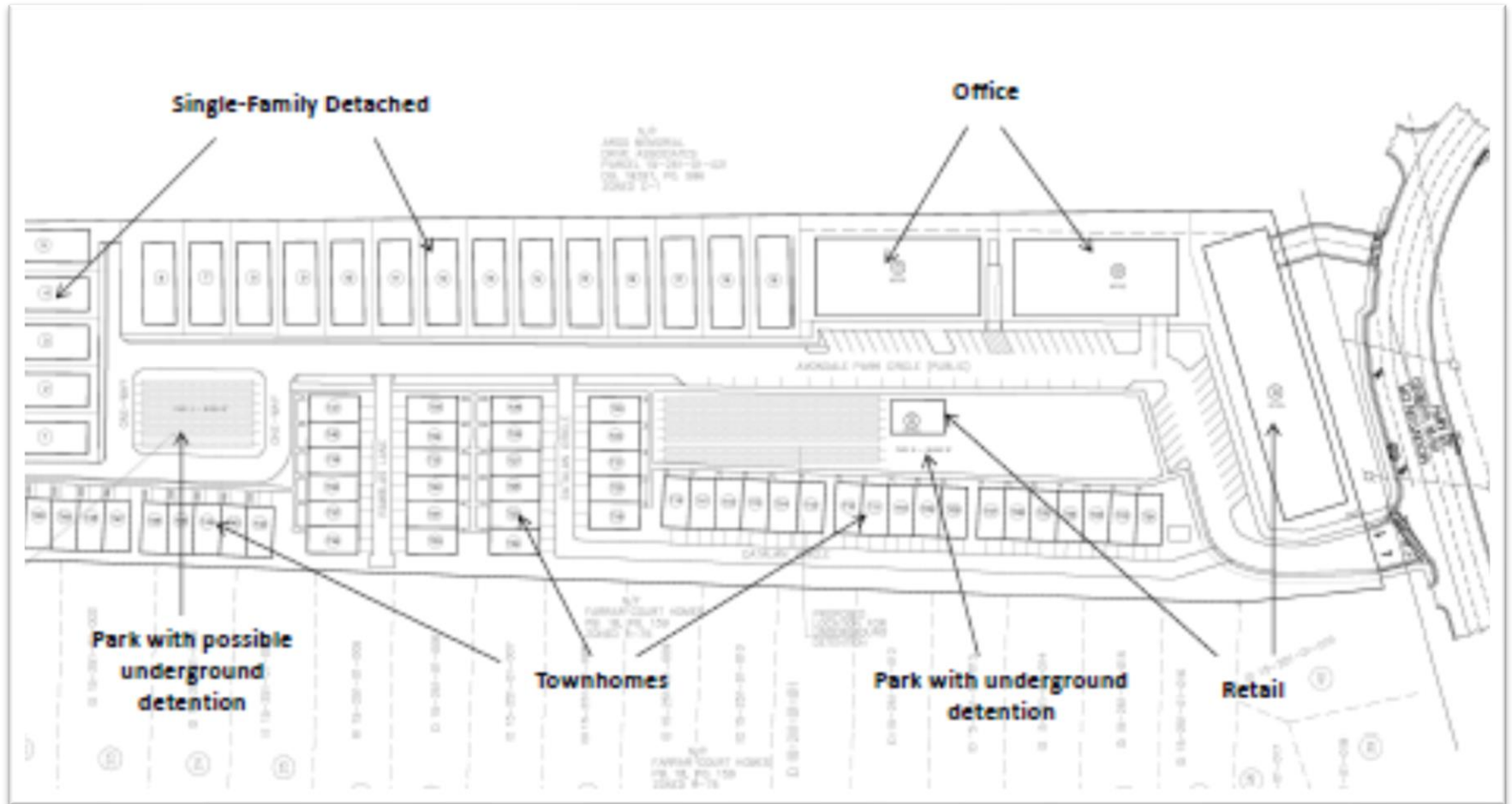
[Signature]
Notary Public Owner

Notary Public Owner

Notary Public Owner

Notary Public Owner

Approved Site Plan



Conditions CZ-21-1245061
Major Modification of CZ-18-22125

1. The project site shall be developed in general conformity with the location of streets, land uses and buildings as shown on the site plan "Proposed Development at Avondale Park", prepared by Proterra Development LLC, dated June 13, 2018. A buffer with a depth of 10 to 20 feet shall be provided between the proposed alley ("Catalan Circle") of the proposed townhomes and the western property line (abutting the Farrar Court single-family subdivision) as shown on the aforementioned site plan. Existing trees within the transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist. Invasive species such as bamboo may be removed from the buffer and additional plantings can be added to form a visual screen. Where invasive species are removed from the buffer, special consideration shall be given to prevent erosion and sedimentation during construction. A screen shall be installed along the entire length of the west property line and at the rear property lines of the single-family homes along the east property line, which shall consist of 1) an opaque fence with the finished side facing outwards and with a height of a minimum of six feet and 2) sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae.
2. The landscape plan shall be in substantial compliance to Exhibit E Avondale Park and shall comply with Article 5 and Chapter 14 of the DeKalb County Code. If trees are replaced in the buffer, the preferred trees are one of or a combination of white oak, shumard red oak, southern red oak, or northern red oak. These are also the preferred trees for street trees within the development. The final landscaping plan shall be approved by the County arborist and shall take into consideration the recompense required under the tree ordinance. Within the development, street trees may be planted off the right-of-way if they would otherwise interfere with buried utilities. Recompense should take place within the immediate vicinity of the development along Mountain Drive or along Farrar Court.
3. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
4. An outdoor lighting plan shall be submitted, reviewed, and approved by the Planning and Sustainability Department for compliance to the regulations of Section 27-5.6.1 of the County Code prior to the issuance of any building permits. The residential fixtures will be the "Savannah" lamp. Drop dish refractors are prohibited.
5. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage in compliance with Section 14.38 (Soil Erosion and Sediment Control), subject to approval of the Land Development Division of the Department of Planning and Sustainability. If the Land Development Division determines that the property owners of Farrar Court (in particular those who will not have the benefit of an undisturbed buffer) are susceptible to damage from erosion, the Department may require, at a minimum, additional row(s) of silt fencing and bales of straw to protect the adjacent properties.
6. Provide compliance with Section 14-40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
7. Open space and park space shall be as shown on the site plan cited in Condition No. 1.

8. The townhomes and single-family detached units shall have a minimum floor area of 1,200 square feet.
9. All residential buildings shall be designed to have a pitched roof.
10. The building materials shall be those listed in Exhibit B Construction Details of CZ-15-19943. Single-family attached townhomes shall be substantially similar in design to those depicted in *Atl T204 Elevation Plans dated 8/12/21, Elevation Plans Front Elevations, Elevation Plans Rear Elevations, and Elevation Plans Side Elevations*. Single-family detached homes shall be similar to those depicted in *Atl E128 and Atl E129*. The facades of the parking decks shall be consistent with the remainder of the building and shall use the same building materials. The side elevations of all single-family attached townhomes and single-family detached homes shall have windows and architectural detailing as required in Section 27-5.7.6(l)(1) of the County Code.
11. Commercial uses shall be limited to those permitted in the NS (Neighborhood Shopping) District. The following uses are prohibited within the Project Site:
 - a. Animal hospital, veterinary clinic, or boarding or breeding kennels
 - b. Convent or monastery
 - c. Private elementary, middle, or high school
 - d. Hotel, motel, extended stay hotel/motel, or boarding or rooming house
 - e. Movie theater or bowling alley
 - f. Farm or garden supply store
 - g. Liquor store, including retail liquor store as accessory use to hotels, motels and high-rise office building
 - h. Adult entertainment establishment or adult service facility
 - i. Nightclubs or late-night establishments
 - j. Coin-operated laundry or dry-cleaning store (specifically excluding dry-cleaning pressing establishments or pick-up stations and coin-operated laundry facilities within the interior of any multifamily apartment building)
 - k. Home appliance repair or service establishment
 - l. Special events facility
 - m. Drive-through facility (other than dry-cleaning pick-up station)
 - n. Pawn shop
 - o. Check cashing establishment
 - p. Place of worship
 - q. Convenience store
 - r. Gas station
12. Maximum building heights of non-residential buildings shall be eight stories. The townhomes along the west side of the site shall be no more than 40 feet high.
13. Subject to Georgia Department of Transportation approval, the developer shall provide a 6-foot wide sidewalk and a 10-foot wide landscape strip within the Mountain Drive right-of-way prior to the issuance of any certificates of occupancy. Within the landscape strip, provide a minimum of one street tree for every 50 feet of street frontage along Mountain Drive or as approved by the County Arborist so long as there is a minimum of seven trees.

14. Refuse areas shall be screened from public streets and shall be fenced or screened with a combination of materials and colors to match building materials of primary buildings.
15. Recycle collection bins shall be provided for the tenants residing in the townhome and multifamily buildings.
16. No direct vehicular access shall be permitted from the subject property to Farrar Court.
17. Secure bicycle storage lockers shall be provided within the parking deck of the stacked flat residential buildings. The space shall be sufficient for a minimum of 20 bikes.
18. No more than one ground sign shall be permitted on the Mountain Drive frontage. The ground sign shall be a monument style sign with a base and framework made of brick or stone and a maximum height of 6 feet.
19. 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 Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
20. A sidewalk shall be extended from the east property line of the subject property to the sidewalk stub located approximately 70 feet from the eastern edge of the driveway into the Tax Commissioner's office.
21. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, subject to approval by the County Arborist.
22. The developer shall have a soil study and a water percolation test performed before clearing trees and shall submit the study and test results to the DeKalb County staff, who shall determine whether the site is suitable for land disturbance.
23. The developer shall notify residents of properties on Farrar Court, by way of mailbox flyers, 24 hours in advance of any blasting.
24. The proposed sidewalk along Mountain Drive shall be completed in the first phase of construction, pending GDOT approval.



Avondale Park Bldg. A-D		
Zoning MU-5		
Site Data		
Commercial -----	49615	20%
Residential 202 units -----	201769	80%
Total -----	251384	100%
Parking Provided		
Ground Floor -----	127	
Parking Garage -----	293	
Total Parking -----	420	
Parking Required		
Residential 1.5 per unit - 25% reduction MARTA	227	
Commercial 1 parking per 300 sft gross	165	
Total spaces required-----	392	



date:
date:
MAY_09_2022

revised:

comm no.





PROPOSED OFFICE BUILDING
AVONDALE PARK
1010 AVONDALE PARK DR DECATUR GA 30032

date:
date:
MAY_09_2022

revised:

comm no.

sheet no.
A-9
of OF

proterra development llc
133 Johnson Ferry Road suite 115
Marietta Georgia
TEL: 404 857 1369
FAX 404 973 2167
felipe@proterra.us



date:
date:
MAY_09_2022

revised:

comm no.

**Avondale Park
Major Modification
Letter of Intent**

Letter of Application Identifying the proposed zoning classification, the reason for the modification request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc.

Overview

The property was rezoned to PC3 case number CZ-15-19943, and two major modifications case Numbers CZ-18-22125, CZ-21-1245061

Current zoning classification for the parcel is MU-5. This classification allows a mix of uses and a variety of housing, office and commercial choices on parcels within close proximity to the Kensington Marta Station. This development strategy also aligns with those set forth in the 2013 Kensington LCI which promotes Transit Oriented Development. The proposed site plan promotes walkability, connectivity and traditional neighborhood development principles.

Modification

The proposed site plan does not vary, much from the previously approved site plan: roads, green spaces and building location will remain the same, this modification is to change the use of buildings originally shown on site plan as A.B and C as office and retail to combine them in to one mix use structure with 49k sf of commercial space and approx. 202 apartment units.

Approved Conditions
Unofficial until ratified by the Board

Date: 8/28/18 Initials: MJE

Comm. ALL

Item No. 2018-1912 Date: 8/28/18

Clerk's Office

RECOMMENDED CONDITIONS

CZ-18-22125

Major Modification of Zoning Conditions of CZ-15-19943

1. The project site shall be developed in substantial conformity with the location of streets, land uses and buildings as shown on the site plan titled "Proposed Development at Avondale Park", prepared by Proterra Development LLC, dated June 13, 2018. A buffer with a depth of 10 to 20 feet shall be provided between the proposed alley ("Catalan Circle") of the proposed townhomes and the western property line (abutting the Farrar Court single-family subdivision) as shown on the aforementioned site plan. Existing trees within the transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist. Invasive species such as bamboo may be removed from the buffer and additional plantings can be added to form a visual screen. Where invasive species are removed from the buffer, special consideration shall be given to prevent erosion and sedimentation during construction. A screen shall be installed along the entire length of the west property line and at the rear property lines of the single-family homes along the east property line, which shall consist of 1) an opaque fence with the finished side facing outwards and with a height of a minimum of six feet and 2) sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae.

2. The landscape plan will be in substantial compliance to Exhibit E Avondale Park, comply with Article 5 and Chapter 14 of the DeKalb County Code. If trees are replaced in the buffer, the preferred trees are one of or a combination of white oak, shumard red oak, southern red oak, or northern red oak. These are also the preferred trees for street trees within the development. The final landscaping plan shall be approved by the County arborist and shall take into consideration the recompense required under the tree ordinance. Within the development street trees may be planted off the right-of-way if they would otherwise interfere with buried utilities. Recompense should take place within the immediate vicinity of the development along Mountain Drive or along Farrar Court.

3. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.

4. An outdoor lighting plan shall be submitted, reviewed, and approved by the Planning and Sustainability Department for compliance to the regulations of Section 27-5.6.1 of the County Code prior to the issuance of any building permits. The residential fixtures will be the "Savannah" lamp. Drop dish refractors are prohibited.

5. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department. If the Land Development Division determines that the property owners of Farrar Court (in particular those who will not have the benefit of an undisturbed buffer) are susceptible to damage from erosion, the Department may require, at a minimum, additional row(s) of silt fencing and bales of straw to protect the adjacent properties.

6. Provide compliance with Section 14-40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.

7. Open space and park space shall be as shown on the site plan cited in Condition No. 1.

8. The townhomes and single-family detached units shall have a minimum floor area of 1,200 square feet.

9. All residential buildings shall be designed to have a pitched roof.

10. The building materials shall be those listed in Exhibit B Construction Details of CZ-15-19943. The building elevations shall be substantially similar to those depicted in Exhibit C and Exhibit D of CZ-15-19943, as attached. The facades of the parking decks shall be consistent with the remainder of the building and shall use the same buildings materials. The side elevations of all residential buildings shall have windows and architectural detailing as required in Section 275.6(I)(1) of the County Code.

11. Commercial uses shall be limited to those uses allowed in the NS (Neighborhood Shopping) uses district. The following uses are prohibited within the Project Site:

- a. Animal hospital, veterinary clinic, or boarding or breeding kennels
- b. Convent or monastery
- c. Private elementary, middle, or high school
- d. Hotel, motel, extended stay hotel/motel, or boarding or rooming house
- e. Movie theater or bowling alley
- f. Farm or garden supply store
- g. Liquor store, including retail liquor store as accessory use to hotels, motels and high rise office building
- h. Adult entertainment establishment or adult service facility
- i. Nightclubs or late-night establishments
- j. Coin-operated laundry or dry-cleaning store (specifically excluding dry-cleaning pressing establishments or pick-up stations and coin-operated laundry facilities within the interior of any multi-family apartment building)
- k. Home appliance repair or service establishment
- l. Special events facility
- m. Drive-through facility (other than dry-cleaning pick-up station)
- n. Pawn shop
- o. Check cashing establishment
- p. Place of worship
- q. Convenience store
- r. Gas station

12. Maximum building heights of non-residential buildings shall be eight stories. The townhomes along the west side of the site shall be no more than 40 feet high.

13. Subject to Georgia Department of Transportation approval, the developer shall provide a 6-foot wide sidewalk and a 10-foot wide landscape strip within the Mountain Drive right-of-way prior to the

issuance of any certificates of occupancy. Within the landscape strip, provide a minimum of one street tree for every 50 feet of street frontage along Mountain Drive or as approved by the County Arborist so long as there is a minimum of seven trees.

14. Refuse areas shall be screened from public streets and shall be fenced or screened with a combination of materials and colors to match building materials of primary buildings.

15. Recycle collection bins shall be provided for the tenants residing in the townhome and multifamily buildings.

16. No direct vehicular access shall be permitted from the subject property to Farrar Court.

17. Secure bicycle storage lockers shall be provided within the parking deck of the stacked flat residential buildings. The space shall be sufficient for a minimum of 20 bikes.

18. No more than one ground sign shall be permitted on the Mountain Drive frontage. The ground sign shall be a monument style sign with a base and framework finished with brick or stone and a maximum height of 6 feet.

19. 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 Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

20. A sidewalk shall be extended from the east property line of the subject property to the sidewalk stub located approximately 70 feet from the eastern edge of the driveway into the Tax Commissioner's office.

21. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, subject to approval or waiver by the County Arborist.

22. The developer shall have a soil study and a water percolation test performed before clearing trees, shall submit the study and test results to the DeKalb County staff, who shall determine whether the site is suitable for land disturbance.

23. The developer shall notify residents of properties on Farrar Court, by way of mailbox flyers, 24 hours in advance of any blasting.

24. The proposed sidewalk along Mountain Drive shall be completed in the first phase of construction, pending GDOT approval.

PATEL NEHA
114 GLENN ST
DECATUR GA 30030

LAMB GEORGE S
2252 LEAFMORE DR
DECATUR GA 30033

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

WEEKS AND ASSOCIATES LLC
6581 CRESTBROOK DR
MORRISON CO 80465

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

A1 DENTAL LAB LLC
6224 AVERY ST
COVINGTON GA 30014

DEKALB COUNTY BUILDING AUTH
1330 COMMERCE DR # 6
DECATUR GA 30030

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

2MDS INVESTMENTS LLC
129 S 129 11TH STREET
NASHVILLE TN 37206

WEEKS AND ASSOCIATIES LLC
6581 CRESTBROOK DR
MORRISON CO 80465

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

BAUGH JOHN D
3272 INMAN DR NE
ATLANTA GA 30319

CRAIG RAY D
669 FARRAR CT
DECATUR GA 30032

SMITH JASON M
13097 REGION TRCE
ALPHARETTA GA 30004

PEDROSA PROPERTY GROUP LLC
2107 N DECATUR RD STE 355
DECATUR GA 30033

KOLOSI ISTVAN
629 FARRAR CT
DECATUR GA 30032

PATEL NEHA
114 GLENN ST
DECATUR GA 30030

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

LOVE FRANCITA
1663 ANNIE LOVE WAY
LOGANVILLE GA 30052

JAMES WINSTON
3939 SABLE DR
STONE MOUNTIAN GA 30083

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

A-ACTION BAIL BONDS LLC
800 AIRPORT RD # 105
LAWRENCEVILLE GA 30046

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

ALIGN ATLANTA LLC
4292 MEMORIAL DR B
DECATUR GA 30032

CHILD SERVICE & FAMILY
PO BOX 7948
ATLANTA GA 30357

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

ROTH DAVID
674 FARRAR CT
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

WEEKS AND ASSOCIATES LLC
6581 CRESTBROOK DR
MORRISON CO 80465

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

PEDROSA PROPERTY GROUP LLC
2107 N DECATUR RD STE 355
DECATUR GA 30033

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY NE BLDG 3
ATLANTA GA 30341

JEFFERSON FREDDIE B
641 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

ROACH JOHN M
4298 MEMORIAL DR # C
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

WALKER MARIA L
5071 SNAPPINGER WOODS DR
DECATUR GA 30035

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

MOUNT MAX JR
634 FARRAR CT
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

DEKALB COUNTY BUILDING AUTH
1330 COMMERCE DR # 6
DECATUR GA 30030

REM-KIKS GROUP LLC
3448 MOUNTAIN DR
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

ANDERSON SCOTT F
697 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

CONSTANCE A WHITE LIVING TRUST
652 FARRAR CT
DECATUR GA 30032

LOISEL JOSEPH ROBERT
681 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

SHAHAN WILLIAM ANDREW
664 FARRAR CT
DECATUR GA 30032

ARONSON NEAL DAVID
690 FARRAR CT
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

I N D Z HOLDINGS LLC
3591 STEWART RD
DORAVILLE GA 30340

MUELLER-ROUGIER MIKA
702 FARRAR CT
DECATUR GA 30032

POUND THOMAS G
11 STONEY KNOB HEIGHTS
WEAVERVILLE NC 28787

LEE DANIEL R
717 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

CHILD SERVICE & FAMILY
PO BOX 7948
ATLANTA GA 30357

703 FARRAR CT LLC
1949 LAKE LUCERNE WAY SW
LILBURN GA 30047

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

280 NORTHERN LLC
280 NORTHERN AVE OFC
AVONDALE ESTATES GA 30002

WALKER MARIA L
5071 SNAPPINGER WOODS DR
DECATUR GA 30035

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

HOOD BARBARA
665 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

CALLINS WILLIS P
4288 MEMORIAL DR # D
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

CALLINS WILLIS P
4288 MEMORIAL DR # D
DECATUR GA 30032

RICK JOACHIM
623 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

C A Y REAL ESTATE GROUP INC
4292 MEMORIAL DR # C
DECATUR GA 30032

PARK PLAZA ASSOCIATION INC
4286 MEMORIAL DR STE B
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

LOVE FRANCITA
1663 ANNIE LOVE WAY
LOGANVILLE GA 30052

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

ARCA HOLDINGS LC
120 INTERSTATE NORTH PKWY STE 404
ATLANTA GA 30339

HOLLIFIELD CHERYL
640 FARRAR CT
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

GREEAR DANA L
3438 MOUNTAIN DR
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

ARGO MEMORIAL DRIVE ASSOCIATES
330 W PONCE DE LEON AVE
DECATUR GA 30030

MORRISON JOHN M
4294 MEMORIAL DR # B
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

WEEKS AND ASSOCIATES LLC
6581 CRESTBROOK DR
MORRISON CO 80465

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

MCQUEEN INVESTMENT GROUP LLC
4695 CHEVIOT WAY SE
SMYRNA GA 30080

HALEVY EMILY V
659 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

WEEKS AND ASSOCIATES LLC
6581 CRESTBROOK DR
MORRISON CO 80465

FARRAR COURT TRUST
233 MONTAGUE PL
SOUTH ORANGE NJ 7079

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

ROWE MORGAN JANE
658 FARRAR CT
DECATUR GA 30032

FREDERICK OPAL C
1232 SHARONTON DR
STONE MOUNTAIN GA 30083

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

MCCLELLAN COURTNEY
696 FARRAR CT
DECATUR GA 30032

4280 MEMORIAL DRIVE LLC
3300 NORTHEAST EXPRESSWAY BLDG 3
ATLANTA GA 30341

BRENNAN NUMI R
1124 MORNINGSIDE PL NE
ATLANTA GA 30306

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

DECAMP CYNTHIA C
635 FARRAR CT
DECATUR GA 30032

BEAZER HOMES LLC
6455 SHILOH RD E STE A
ALPHARETTA GA 30005

4280 MEMORIAL DRIVE LLC
3300 NE EXPRESSWAY BLDG 3
ATLANTA GA 30341

280 NORTHERN LLC
280 NORTHERN AVE
AVONDALE ESTATE GA 30002

MEETING SIGN-IN SHEET

Project: Avondale Park Major Modification

Meeting Date: 2/26/2018

Facilitator: Carlos Arenas

Place/Room: Avondale Pizza Cafe

Name	Last	Address	Phone	E-Mail
Mika	Mueller-Rougier	702 Farrar Ct	41) 664-5623	muellerrougier1@gmail.com
Natun & Niru	Patel	668 Farrar	404 660 5525	nirupatel1@hotmail.com
Andrew Shshay		664 Farrar Court	404-388 7488	andrewshay@hotmail.com
Morgan Rowe		658 FC		morganrowe@comcast.net
Ray	Cruz	669 Farrar	420.7600	raydcruz@gmail.com
Connie	White	652	404. 375.0380	conniewhite652@gmail.com
Courtney	McKellan	696 Farrar	404 923 6182	CRM.GEORGIA@gmail.com
Barbara Jones	Jones	709 Farrar	678 973-3752	blane1@comcast.net
Will Transneck		690 Farrar	(561) 667.4131	transneck@gmail.com
Emily Halverson	Halverson	659 Farrar	4) 580-2178	evh271@gmail.com
Annie	Italiano	623 Farrar	470- 532-8658	anneitaliano1@gmail.com
Vicki	WEBB	3137 Rockledge	404.6240	VIC@FARRARSDREAMS.COM
Morgan Hussey		681 Farrar	(678) 362-6343	m.e.hussey@gmail.com

AVONDALE PARK LLC
133 JOHNSON FERRY RD, STE 500
MARIETTA GA 30068



Smyrna, GA

001236
64-2098/611

PAY TO THE
ORDER OF

DeKalb County

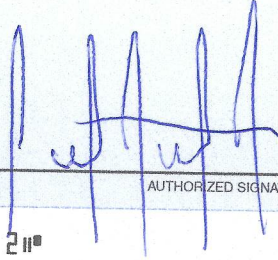
DATE 6/29/2022
\$ 250⁰⁰

DOLLARS

Memo

APP FEE Yape Hon Avondale Park




AUTHORIZED SIGNATURE

⑈001236⑈ ⑆061120987⑆ 252 327 2⑈

AVONDALE PARK LLC

001236

AVONDALE PARK LLC

001236

Avondale Park Construction Materials

During construction contact

Felipe Castellanos

Tel: 404-857-1369 Fax: 888-419-1191

CONSTRUCTION DETAILS

RESIDENTIAL SINGLE FAMILY ATTACHED				
				Brick (soldier details, 45 angle details, stone detail)
				Concrete composite siding (hardie plank siding, panels, shingles)
				Natural Stone (stack stone, slate stone, tile stone and others)
				Sintetic Stone and Sintetic Stone Panels
				Real Stucco
Mix-Use-Commercial/Multi-Family BLDG				
				Cladding & Breakmetal (aluminum and metal panel systems)
				Concrete composite panels
				Glass venners and/or panels
				Real Stucco
				Brick
				Natural Stone (stack stone, slate stone, tile stone and others)
				Sintetic Stone and Sintetic Stone Panels
RETAIL BUILDINGS				
				Cladding & Breakmetal (panel systems)
				Concrete composite panels
				Glass venners and/or panels
				Real Stucco
				Brick
				Natural Stone (stack stone, slate stone, tile stone and others)
				Sintetic Stone and Sintetic Stone Panels



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 06/14/22

TO WHOM IT MAY CONCERN:

(I), (WE), Avondale Park, LLC
Name of Owner(s)

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

Carlos Arenas

Name of Applicant or Representative

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

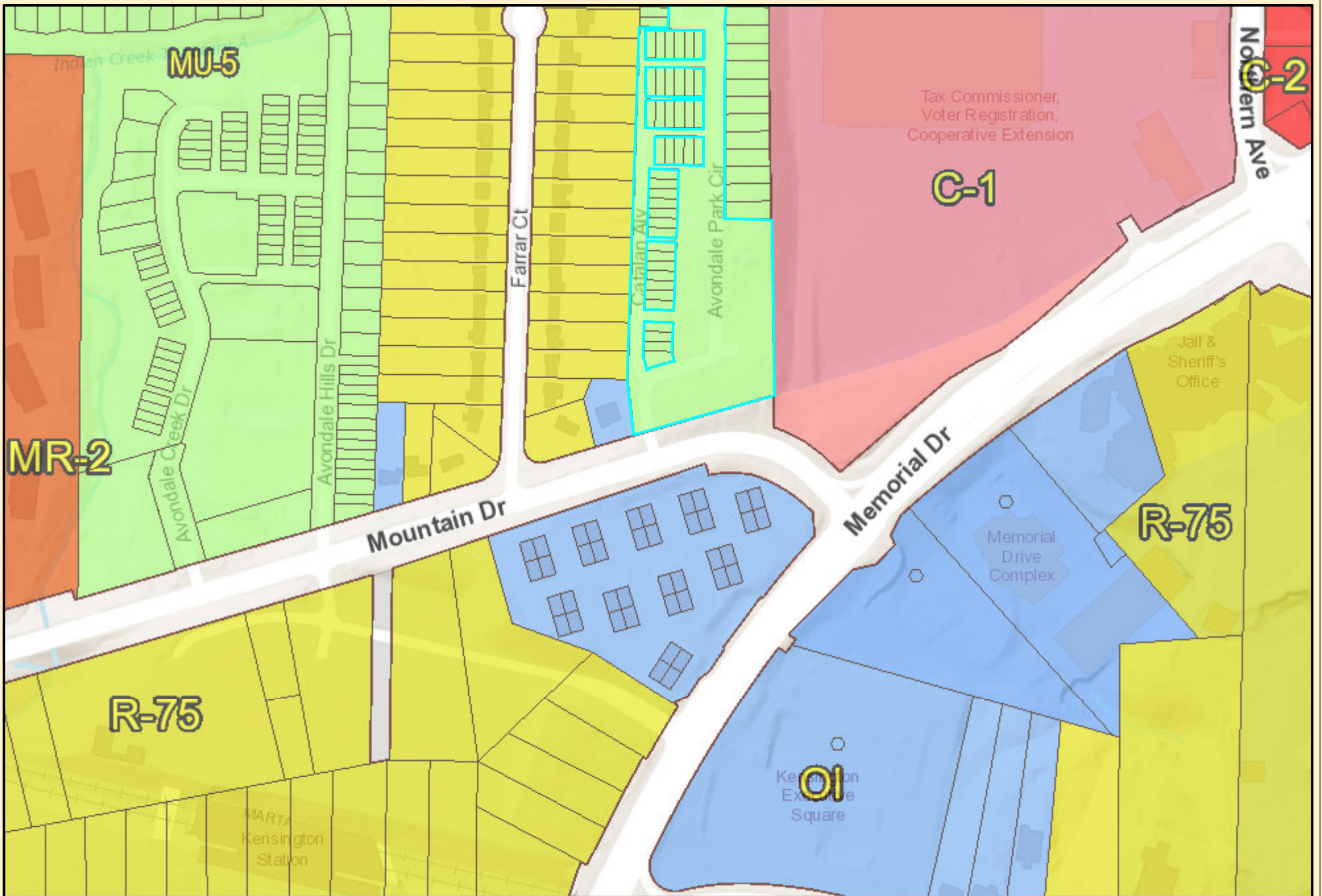


[Signature]
Notary Public Owner

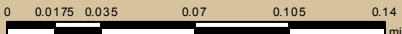
Notary Public Owner

Notary Public Owner

Notary Public Owner



3458 Mountain Dr. Zoning Map

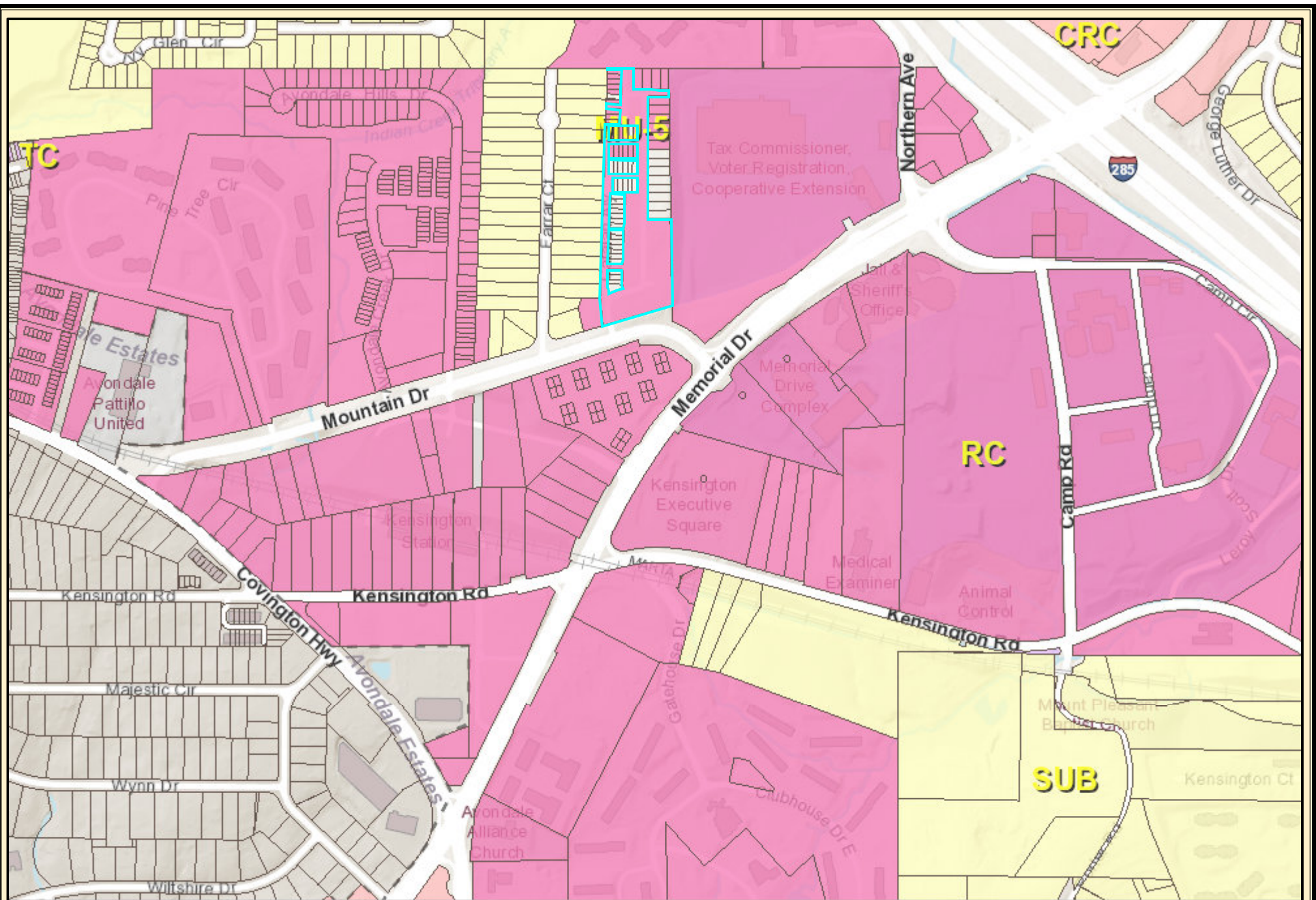


Date Printed: 10/27/2022



DeKalb County GIS Disclaimer

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



3458 Mountain Dr. FLU Map

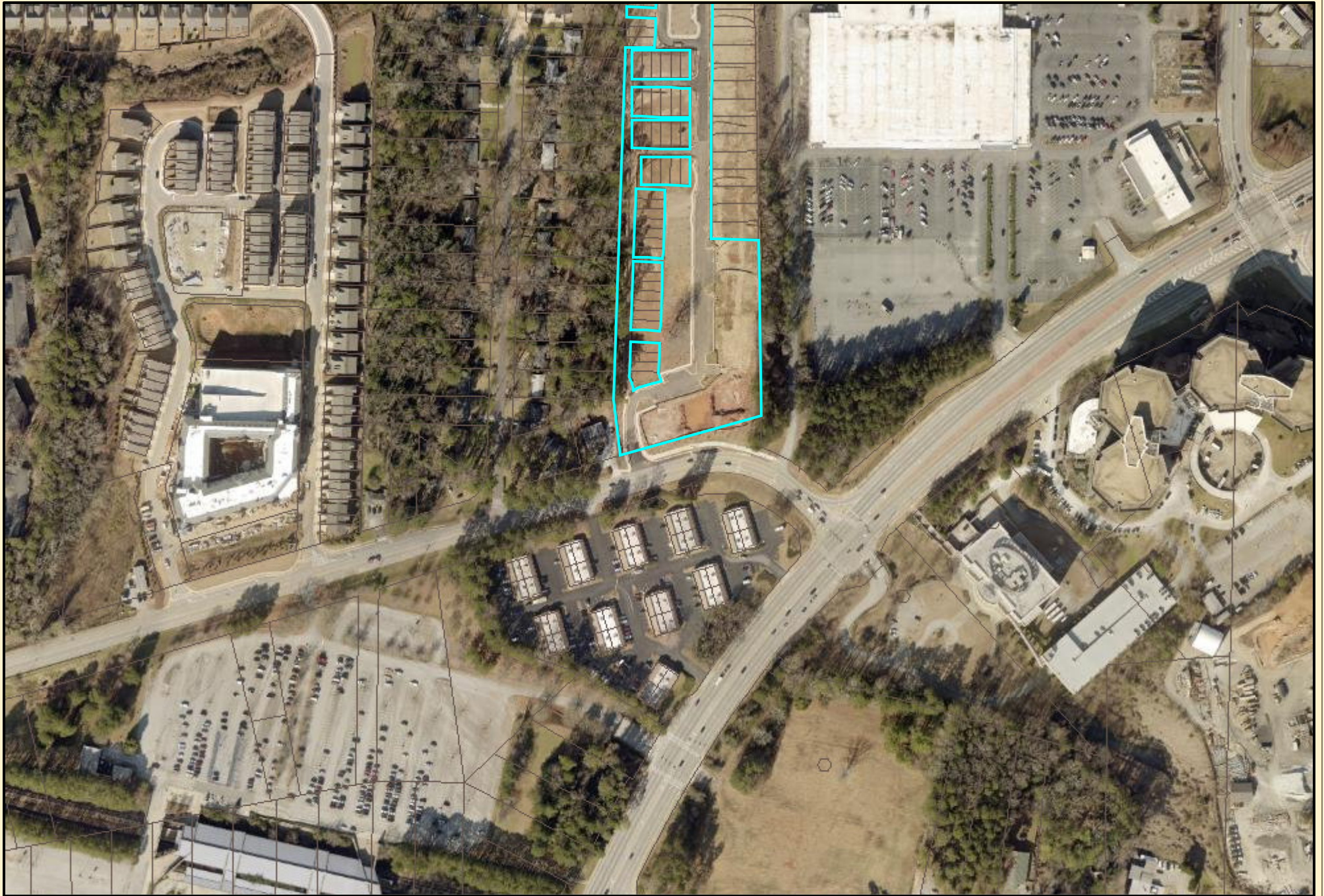
0 0.0375 0.075 0.15 0.225 0.3
mi

Date Printed: 10/27/2022



DeKalb County GIS Disclaimer

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



3458 Mountain Dr. Aerial Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 10/27/2022



DeKalb County GIS Disclaimer

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