Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Architectural Standard, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District, at 4015 Flat Shoals Parkway.

PETITION NO: D1-2024-1496 CZ-25-1246771

PROPOSED USE: Modify zoning conditions to allow a mixed-use development.

LOCATION: 4015 Flat Shoals Parkway, Decatur, Georgia 30034

PARCEL NO. : 15 090 01 021

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:
Application of Architectural Standard, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District.

RECOMMENDATION:
COMMUNITY COUNCIL: (April 2025) Approval. **Dec. 2024)** Full cycle deferral.

PLANNING COMMISSION: (May 6, 2025) 30-Day Deferral. **(Jan. 2025)** Two-Cycle Deferral.

PLANNING STAFF: 30-Day Deferral.

STAFF ANALYSIS: The subject property is currently located in the MU-4 (Mixed-Use High Density) Zoning District, Tier 2 of the Interstate 20 Corridor Compatible Use (I-20) Overlay District, and the Soapstone Historic District. The property is one of several that was subject to numerous studies and public hearings, beginning with a Development of Regional Impact (DRI) study that was undertaken by the Atlanta Regional Commission (ARC) in 2008. (Full Zoning, Land Use, and Site history of the subject properties on attached staff report.) The applicant, Architectural Standard LLC c/o Battle Law P.C., is seeking a major modification of conditions of CZ-17- 21564 approved by the Board of Commissioners in 2017 (which itself was a modification of CZ-12-18064 approved by the Board of Commissioners in 2012), to construct a mixed-use development. The site plan associated with this request, dated November 1, 2024, largely deviates from the conceptual plan associated with both cases (prepared by Hughes, Good, O'Leary, and Ryan, Inc., and dated July 24, 2008) in terms of building form, layout of internal streets, and the concentration and type of land uses. The original plan associated 2012 rezoning contained a larger number of multi-story residential structures that were focused around areas of enhanced open space; however, much of the commercial aspect of the development appeared to be laid out in a manner that was/is commonplace in traditional suburban shopping centers, including the separation of commercial uses from residential uses and the provision of outparcel development that could allow for drive-through facilities. The current site plan shows a notable reduction in the amount of commercial space provided, proposing 36,200 square feet of space allocated for medical office, restaurant, and retail uses, which includes existing medical office space that is currently under construction as a result of LDP# 1246836. This figure is compared to the 143,000 square feet proposed in 2008. Per the applicant, this reduction is due to shifts in market demand for such uses. A total of 666 dwelling units are proposed with the current proposal, a modest decrease from the 681 units proposed in 2008. This figure includes

the approximately 406 dwelling units that have since been constructed as a result of LDP #1245673 and LDP #1245246. The site plan shows a larger variety of housing stock that includes single-family attached dwellings (townhomes) and single-family detached cottage dwellings. Per Table 1, the site plan does not call out the number of cottage dwellings, however, and only calls out 66 attached dwellings and 260 additional "multifamily housing" units. With a proposed density of approximately 8 to 9 residential units per acre, the proposal is to be developed at a density that is less than the maximum supported density within the Neighborhood Center (NC) Character Area (40 units per acre) and Tier 2 of the I-20 Overlay (60 units per acre). The intent of the NC Character Area is "to promote a concentration of clustered residential and commercial uses that serve the goods and service needs of a few surrounding, local neighborhoods. These areas and their allowed uses complement the smaller scale character of nearby neighborhoods while reducing automobile travel and promote walkability and increased transit usage with a concentration of activities including retail, neighborhood commercial, professional office, moderate density housing, and public open space that are all easily accessible by pedestrians" (*DeKalb County 2050 Unified Plan pg. 35*). While the proposed density is far less than what the NC Character Area would typically support, it should be noted that "Neighborhood Centers are often the smallest Activity Centers in terms of size and scale"*(DeKalb County 2050 Unified Plan pg. 35),* and that the proposed number of residential dwellings does not significantly deviate from the original proposal in 2008. The reduction in large-scale retail development has been replaced by a potentially more diverse housing stock, fulfilling the intent of the Character Area to provide a transition in the intensity of uses and from higher to lower building heights. Due to existing construction that was largely associated with the 2012 site plan/layout of CZ-12-18064 favoring separation and outparceling of commercial development, much of the higher density is proposed toward the center of the development site, which may not meet the intent of the Character Area. New commercial development and some dwelling units are oriented closer to Clifton Springs Road, which provide some semblance of pedestrian- and street-oriented development. Any future development that would manifest along Clifton Springs Road and Flat Shoals Parkway would be required to meet the streetscaping requirements specific to the I-20 Overlay District, which call for a 20-foot streetscape in County Right-of-Way (ROW), consisting of a ten (10)-foot sidewalk and 10 (ten)-foot landscape strip with street-level pedestrian lights and street trees. Internally, new streets would be required to meet public street standards and provide streetscaping elements on both sides from back of curb. The conditioning of maximum setbacks to supplement minimum front, side, and rear yard setbacks in the I-20 Overlay District would be a potential measure to ensure future development is pedestrian- and street-oriented. Portions of open space preserved along the western and southern periphery of the development site are within existing floodplains and the proposed development seems to avoid these areas or utilize them for active recreation (an athletic field and walking trails are shown). Due to the age of the original DRI study and the changes in the proposed site plan from the original, the ARC required that a new DRI study be conducted. The conclusion of this review (DRI #4109) was that the proposal appears to "somewhat align" with *Established Suburbs* policy recommendations, with its main causes for concern being the orientation of certain structures and an incomplete sidewalk network. The site plan submitted for the DRI request is an older version of the current site plan and shows additional townhome units instead of cottage dwellings and an alternative layout of buildings. While the comments regarding building location and orientation are important, these can be addressed by potential zoning conditions. From a land-use perspective, Staff is supportive of the applicant's request to reduce and re-orient non-residential spaces to create a more diverse housing stock. There are, however, additional comments made by the Georgia Regional Transportation Authority (GRTA) included with the ARC's report that warrant further review; several site and infrastructure improvements to better regulate pedestrian and vehicular traffic are proposed. Updated information on the site plan and an updated letter of intent have also been requested by Staff as these documents have both undergone several iterations since the original submittal. This will help to confirm that any potential conditions of zoning are not overly restrictive while ensuring that said development is supportive of the intent of the Neighborhood Center Character Area and I-20 Overlay District. Therefore, it is the recommendation of the Planning and Sustainability Department that a ***"30-Day Deferral to the June 24, 2025 BOC a.m. meeting, for public hearing"*** be granted to this application request to finalize conditions with the applicant.

PLANNING COMMISSION VOTE: **(May 6, 2025) 30-Day Deferral 6-0-0.** Commissioner Moore moved, Commissioner Osler seconded for a 30-day deferral, per Staff recommendation. **(January 7, 2025) Two-Cycle**

Deferral 9-0-0. Vivian Moore moved, Jana Johnson seconded for a two-cycle deferral to the May 2025 zoning agenda, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **(April 2025)** Approval 5-4-0. **(Dec. 2024)** Full cycle deferral 7-0-0.

DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
404-371-2155

www.dekalbcountyga.gov/planning
https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info

Planning Commission Hearing Date: May 6, 2025
Board of Commissioners Hearing Date: May 22, 2025

STAFF ANALYSIS

CASE NO.:	CZ-25-1246771	**File ID #:** 2024-1496
Address:	4015 Flat Shoals Parkway, Decatur, GA 30034	**Commission District:** 3 **Super District:** 6
Parcel ID(s):	15-090-01-021	
Request:	Major modification of Zoning Conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) Zoning District and Tier 2 of the I-20 Overlay District	
Property Owner(s):	Otto Tract No 10 LLC	
Applicant/Agent:	Architectural Standard LLC c/o Battle Law P.C.	
Acreage:	53.88 acres	
Existing Land Use:	Vacant	
Adjacent Zoning:	**North:** C-1 / I-20 **East:** C-1, MU-4, OI, NS / I-20 **South:** MR-2 **West:** M / I-20	
Comprehensive Plan:	_X_ **Consistent** ____ **Inconsistent**	
Proposed Density: Approx. 8-9 units/acre		**Existing Density: NA**
Proposed Units/Square Ft.: NA		**Existing Units/Square Feet: NA**

STAFF RECOMMENDATION: 30-DAY DEFERRAL FOR PUBLIC HEARING

The subject property is currently located in the MU-4 (Mixed-Use High Density) Zoning District, Tier 2 of the Interstate 20 Corridor Compatible Use (I-20) Overlay District, and the Soapstone Historic District. The property is one of several that was subject to numerous studies and public hearings, beginning with a Development of Regional Impact (DRI) study that was undertaken by the Atlanta Regional Commission (ARC) in 2008.

The full Zoning, Land Use, and Site history of the subject properties is as follows:

DRI #1850 (2008)

A mixed-use development consisting of retail, office, and residential uses was proposed for 79 acres of land at the intersection of Clifton Springs Road and Flat Shoals Parkway. The DRI was triggered by the number of proposed residential units (approximately 600) and the gross square footage. The DRI was approved in 2008 with conditions for development included in the notice of decision.

LP-08-15001 (2009)

A Land Use Plan Amendment was approved by the Board of Commissioners on February 10, 2009 to amend the Comprehensive Land Use Plan for the property (and others) from Suburban (SUB) to Neighborhood Center (NC).

CZ-12-18064 and SLUP-12-18066 (2012)

On November 13, 2012, the Board of Commissioners rezoned 79 acres from the R-100 (Residential Medium Lot-100) Zoning District to the C-1 (Local Commercial) and OCR (Office-Commercial-Residential) Zoning District, in accordance with the conditions of DRI #1850. The portions that were zoned OCR were intended to allow for retail, office, and commercial uses. The property zoned C-1 (designated as 3991 Flat Shoals Parkway) was intended for retail and "service" commercial uses. A Special Land Use Permit (SLUP) was granted to allow up to two (2) drive-

through restaurants on this property.

SLUP-14-19363 and SLUP-14-19365 (2014)

On October 28, 2014, the Board of Commissioners approved a SLUP to allow for a convenience store with fuel sales and a SLUP to allow alcohol sales at 3991 Flat Shoals Parkway.

DRI #1850 Revised Notice of Decision (2015)

Revisions were made to include temporary site access until additional improvements and site access were installed, and to reduce the required distances for internal turning movements on certain site driveways.

AP #20002 (2015)

The property designated as 3991 Flat Shoals Parkway was divided to form the current properties designated as 3975 Flat Shoals Parkway and 4007 Flat Shoals Road (Tax Parcel ID 15-090-01-020 and 15-090-01-004, respectively).

AP #19736 – QuikTrip (2015)

A Land Development Permit (LDP) was issued for the convenience store/fuel pumps at 3975 Flat Shoals Parkway on September 25, 2015, subsequent to the aforementioned lot division.

TA-13-18557 / Adoption of 2015 DeKalb County Zoning Code and Zoning Map (2015)

On July 14, 2015, the Board of Commissioners adopted the 2015 Zoning Code and Zoning Map for DeKalb County, which eliminated the OCR Zoning District and classified them as part of the newly established MU-4 (Mixed-Use High Density) Zoning District.

CZ-17-21564 (2017)

On September 26, 2017, the Board of Commissioners approved a major modification of conditions pursuant to SLUP-12-18066, allowing for no more than one drive-through restaurant on the property originally designated as 3991 Flat Shoals Parkway.

AP #1245673 (2022)

An application for a boundary line adjustment/division was approved on June 24, 2022, creating the properties designated as 4035 Flat Shoals Parkway and 4015 Flat Shoals Parkway (Tax Parcel ID 15-090-01-013 and 15-090-01-021, respectively).

AP #1245246 – Fullerton at Flat Shoals (2022)

An LDP was issued on August 26, 2022 for the grading work associated with approximately 248 multi-family units at 4035 Flat Shoals Parkway.

AP #1246213 (2023)

A lot split was approved in February 2023, creating the property designated as 4029 Flat Shoals Parkway (Tax Parcel ID 15-090-01-022).

AP# 1245449 – Aurora Senior Housing (2023)

An LDP was issued on March 24, 2023 (revised in 2024) to conduct work for a portion of the site originally associated with Fullerton at Float Shoals to be intended as senior housing.

AP #1246836 – Grady Flat Shoals Outpatient Center (2024)

An LDP was issued on October 17, 2024 for site work related to a medical office building at 4007 Flat Shoals Parkway.

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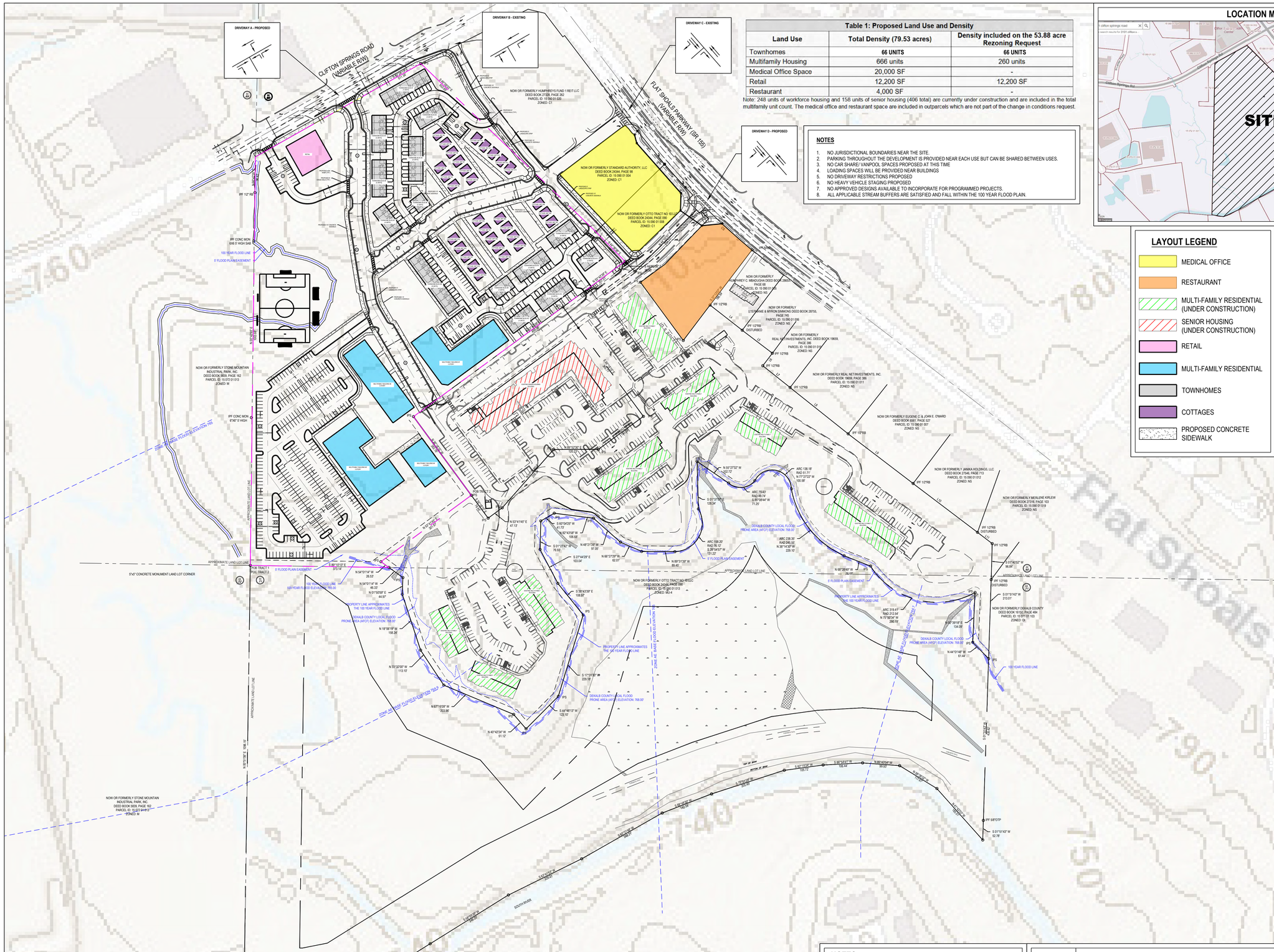


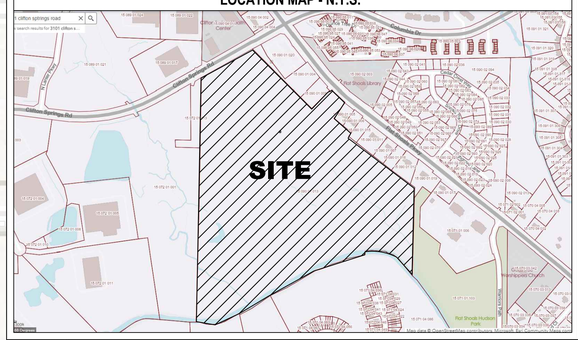
Table 1: Proposed Land Use and Density		
Land Use	Total Density (79.53 acres)	Density included on the 53.88 acre Rezoning Request
Townhomes	66 UNITS	66 UNITS
Multifamily Housing	666 units	260 units
Medical Office Space	20,000 SF	-
Retail	12,200 SF	12,200 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in conditions request.

NOTES

1. NO JURISDICTIONAL BOUNDARIES NEAR THE SITE.
2. PARKING THROUGHOUT THE DEVELOPMENT IS PROVIDED NEAR EACH USE BUT CAN BE SHARED BETWEEN USES.
3. NO CAR SHARE/ VANPOOL SPACES PROPOSED AT THIS TIME
4. LOADING SPACES WILL BE PROVIDED NEAR BUILDINGS
5. NO DRIVEWAY RESTRICTIONS PROPOSED
6. NO HEAVY VEHICLE STAGING PROPOSED
7. NO APPROVED DESIGNS AVAILABLE TO INCORPORATE FOR PROGRAMMED PROJECTS.
8. ALL APPLICABLE STREAM BUFFERS ARE SATISFIED AND FALL WITHIN THE 100 YEAR FLOOD PLAIN.

LOCATION MAP - N.T.S.



LAYOUT LEGEND

- MEDICAL OFFICE
- RESTAURANT
- MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)
- SENIOR HOUSING (UNDER CONSTRUCTION)
- RETAIL
- MULTI-FAMILY RESIDENTIAL
- TOWNHOMES
- COTTAGES
- PROPOSED CONCRETE SIDEWALK

SITE DATA

DRI #4109		
REZONING USE:	MU-4	
DRI ACREAGE:	79.53	ACRES
AREA:	53.88	ACRES
DISTURBED AREA:	22.82	ACRES
OPEN/UNDISTURBED AREA	31.06	ACRES
DEKALB COUNTY, GA		
LAND LOT: 090 DISTRICT 15		
PARCEL ID(S): 15 090 01 021		
BUILDING SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	15 FT	
TRANSITIONAL BUFFER:	N/A	
MAX LOT COVERAGE:	N/A	
REQUIRED OPEN SPACE:	10%	
DENSITY:		
MAX: 40/ACRES	912 UNITS MAX	
RESIDENTIAL DENSITY	9.64 UNITS/ACRE	
COMMERCIAL FAR	0.01	
IMPERVIOUS AREA:	11.20 ACRES	

BUILDING DATA

MULTIFAMILY:	260	UNITS
TOWNHOUSES:	66	UNITS
COTTAGES:	31	UNITS
RETAILS:	12,200	SF
BLDG HEIGHT:	3 STORIES MAX	

PARKING DATA

REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	536	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
TOTAL REQUIRED:	593	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	480	SPACES
TOWNHOUSE GARAGE:	66	SPACES
TOWNHOUSE SURFACE:	66	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
TOTAL PROVIDED:	620	SPACES

UTILITY PROVIDERS

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

OWNER/DEVELOPER (PRIMARY PERMITTEE)
BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
TUCKER, GA 30084
(404) 601-7616
MLB@BATTLELAWPC.COM

PROJECT ENGINEER
MIKE WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
MWRIGHT@EBERLY.NET

TRAFFIC ENGINEER
HARRISON FORDER, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GEORGIA 30009
(470) 273-3817
HARRISON.FORDER@KIMLEY-HORN.COM

24 HOUR CONTACT
MICHELE BATTLE, ESQ.
(404) 601-7616
MLB@BATTLELAWPC.COM

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
-120 0 60 120 240 480
(IN FEET)
1 INCH = 120 FT.

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WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
CLIFTON SPRINGS
MIXED USED DEVELOPMENT
DRI #4109
LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

DRI SITE PLAN

SCALE	1" = 120'
DATE:	08/18/2023
DRAWN BY:	CHANG LE
PROJECT ENGINEER:	CHANG LE
QA/QC REVIEWER:	MIKE WRIGHT

EBERLY PROJECT NUMBER:
23-094

SHEET NUMBER:
DRI
NOT ISSUED FOR CONSTRUCTION

G:\PROJECTS\2023\23-094 24x36 Base New.dwg November 01, 2024

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SITE PLAN (11/1/2024)

ORIGINAL SITE PLAN (DRI #1850 / CZ-12-18064

FLAT SHOALS

PROJECT SUMMARY

Acreage (Gross)	±79.53 ac.
County District:	15th
Current Land-Use:	Suburban
Proposed Land-Use:	Neighborhood Center
Existing Zoning:	R-100
Proposed Zoning:	
Tract A	C-1 & OCR
Tract B	~~RM-HD~~ OCR
Total Residential Units:	681
Total Commercial Area:	143,400s.f.

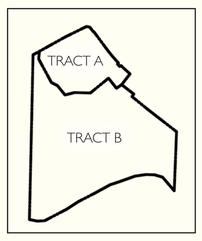
CONTACT INFORMATION

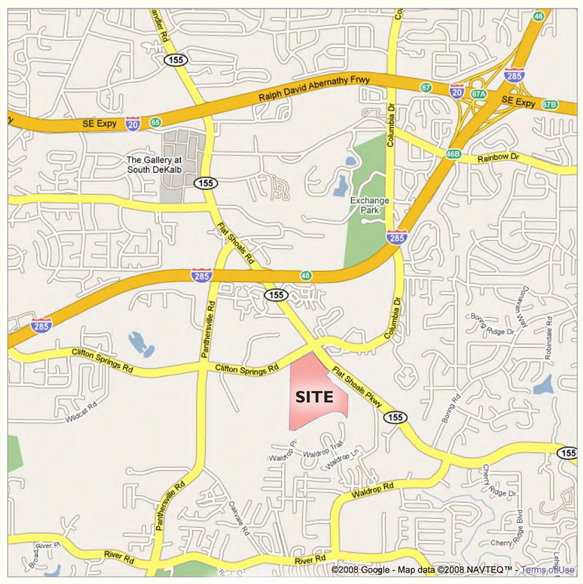
APPLICANT REPRESENTATIVE:
MAHAFFEY PICKENS TUCKER, LLP
(770)232-0000
CONTACT: LEE TUCKER

PLANNER/LANDSCAPE ARCHITECT:
HUGHES,GOOD,O'LEARY,& RYAN, INC.
(404)248-1960
CONTACT: TREY SCHWARTZ

TRAFFIC ENGINEER:
KIMLEY-HORN & ASSOCIATES,INC.
(770)825-0744
CONTACT: ANDREW ANTWEILER / JOHN WALKER

TRACT KEY





Vicinity Map N.T.S.

PROJECT NOTES: One existing house and four out-buildings on site will be removed.

Flat Shoals Development Program for DRI

Building ID	Description/Product Type	Phase	Area (acres)	Open Space (acres)	Building Height	Residential Units	Gross Commercial Area (s.f.)	Residential Density (units/acre)	FAR
Tract A (Proposed C-1)									
C1	Commercial	1			1 Story		7,000		
C2	Commercial	1			1 Story		7,000		
C3	Commercial	1			1 Story		7,000		
C4	Commercial	1			1 Story		7,000		
C5	Commercial	1			1 Story		3,200		
C6	Commercial	1			1 Story		4,900		
C7	Commercial	1			1 Story		9,800		
C8	Commercial	1			1 Story		4,900		
C9	Commercial	1			1 Story		80,000		
C10	Commercial	1			1 Story		12,600		
Total			16.24	1.89 (12%)			143,400		0.20
Tract B (Proposed RM-HD)									
R1	Multi-Family Residential*	1			3/4 Story Split Level	63			
R2	Multi-Family Residential*	1			3 Story	48			
R3	Multi-Family Residential*	1			3 Story	47			
R4	Multi-Family Residential*	1			3/4 Story Split Level	49			
R5	Multi-Family Residential*	1			3/4 Story Split Level	63			
R6	Multi-Family Residential*	1			3/4 Story Split Level	63			
R7	Multi-Family Residential*	1			3/4 Story Split Level	54			
R8	Multi-Family Residential*	1			3/4 Story Split Level	63			
R9	Multi-Family Residential*	1			3/4 Story Split Level	63			
R10	Multi-Family Residential*	1			3/4 Story Split Level	42			
R11	Multi-Family Residential*	1			3/4 Story Split Level	46			
R12	Multi-Family Residential*	1			3 Story	38			
R13	Multi-Family Residential*	1			3/4 Story Split Level	42			
Total			63.29	35.37 (56%)		681		10.75	0.25
Grand Total			79.53	37.26 (47%)		681	143,400	10.75	0.24

*NOTE: Residential units calculated at 1,000 s.f. per unit.

Flat Shoals Parking Program

	Parking Required	Parking Provided
Commercial	645 (4.5 per 1000s.f.)*	645
Residential	1192 (1.75 per unit)	1211

*Requesting reduction from DeKalb County of 5.5 to 4.5 per 1000 s.f.

TRANSPORTATION LEGEND

- Existing Roadway Laneage
- Proposed Driveway
- No-Build Improvements
- Build Improvements
- Existing Traffic Signal
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes

LEGEND

- Multi-Family Residential
- Commercial

DRI SITE PLAN (DRI ID: 1850)

DEKALB COUNTY, GA
July 24, 2008 Revised 09-04-08

0 50' 100' 200'

HGOR PLANNERS & LANDSCAPE ARCHITECTS

DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING COMMENTS – DECEMBER 2024

N1. SLUP-25-1247288 - 3195 Kelly Chapel Road- No Comments

N2. SLUP-25-1247279 - 3110 E Ponce De Leon Ave. - E Ponce de Leon is classified as a minor arterial. Aldridge Ave is classified as local street. Property is within the Scottdale Overlay District Tier 1. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. E Ponce de Leon is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (at least 5 feet must be from back of curb to the sidewalk/path) with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Aldridge Ave is classified as local street. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N3. SLUP-25-1247277 - 5644 Memorial Drive - If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive 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 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N4. SLUP-25-1247206 - 5099 Memorial Drive - No comments. If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. Doyal Mills Court is classified as a local road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive 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 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Doyal Mills Court is classified as a local road. Doyal Mills Court 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. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N5. CZ-25-1247294 - 7778 Pleasant Hills Road, etc. - Phase 1 has 182 lots and requires 3 access points (Sec. 14-200 (5)). Verify the reserved secondary access point meets the minimum spacing outlined in 14-200 (6) and has the required sight distance. Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Pleasant Hill Road is a classified as a minor arterial (45MPH). Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov). Pleasant Hill Trial is classified as a local road. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of

way, whichever greater. Pleasant Hill Trail must be constructed to county standards on your side of the road from the centerline along the proposed development's frontage. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All proposed interior public streets require a right of way of 55 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all driveways meet ADA crossing slope requirements at point of crossing and that vehicles will not block sidewalk when parked in the driveway. Verify all intersections/driveways meet AASHTO sight distance requirements.
No poles may remain within the limits of the path/sidewalk.

N6. & N7. Z-25-1247293 & SLUP-25-1247295 - 3298 & 3272 Fayetteville Road - Coordination with the Transportation Division of Public Works is required due to an adjacent intersection project. Dedicate all necessary right of way and easements for the proposed roundabout project at the intersection of Bailey St/Fleetwood Rd/Fayetteville Rd/Woodstock Rd. Coordinate required right of way infrastructure improvements with Patrece Keeter (pgkeeter@dekalbcountyga.gov) prior to permitting to eliminate potential conflicts and/or removals. (We do not want you to build it and then we remove it with our project.) Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Fayetteville Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov). Fleetwood Drive is classified as a local road. Require a right of way dedication of 27.5 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N8. SLUP-25-1247287 - 1102 Stewart Mill Road - Stewart Mill Road is classified as a collector road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N9. CZ-25-1246771 - 4015 Flat Shoals Parkway - Soapstone Historic District. I-20 Overlay District Tier 2. Developer is responsible for all requirements noted in the GRTA Notice of Decision for DRI 4109, Attachment A (see below)-. Major points: Provide pedestrian connection to the Michelle Obama Trail, Provide grading and concrete work for MARTA bus stop upgrades, Provide a mid-block pedestrian crossing with enhancements (most likely a pedestrian hybrid beacon based on number of lanes and speed limit) at MARTA bus stop crossing location, and noted right turn lanes. Flat Shoals Parkway is SR 155. Prior to permitting, GDOT District 7 review and approval is required. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets to be privately owned and maintained. Flat Shoals Parkway 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 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Clifton Springs Road is classified as a minor arterial. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot

landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

General Conditions

General Conditions of Approval to GRTA Notice of Decision:

- Pedestrian, Bicycle and Transit Facilities
- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate.
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

Development Intensity and Use

Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A: Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7).

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

Site Driveway B: Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5).

- Stop control on side street.
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

Site Driveway C: Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155).

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting.
- All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc.
- If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

Site Driveway D: Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).

11/27/2024

To: Ms. LaSondra
From: Ryan Cira, Director of Environmental Health
Cc: Alan Gaines, Deputy Director, Environmental Health
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 laundry
- 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 the sidewalk for the 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.

N1.2024-1428 **SLUP-25-124728 15 094 07 023**

3195 Kelly Chapel Road, Decatur, GA 30034

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED 7/3/64

- DeKalb Public Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N2.202401439 **SLUP-25-1247279 18 009 05 003**

3110 EAST PONCE DE LEON AVE., SCOTTDALE, GA 30079

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THIS PROPERTY

N3. 2024-1440 **SLUP-25-1247277 18 070 01 015**

5644 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATE ON THIS PROPERTY

N4. 2024-1441 **SLUP-25-1247296 18 043 02 081**

5099 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY FROM THIS OFFICE

N5. 2024-1441 **SLUP CZ-25-1247296 18 043 02 081**

7778/1716/7900/7860/8042/7956/ AND 7890 PLEASANT HILL ROAD, LITHONIA, GA

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THE ABOVE PROPERTIES. INDICATIONS OF SEPTIC ON 7900

N6. 202401442 **Z-25-1247293 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED ON 9/9/24

N7. 2024-1444 **SLUP-25-1247295 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

N8. 2024-1445 **SLUP-25-1247287 18 079 02 004**

1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

- PLEASE REVIEW GENERAL COMMENTS

N9-2024-1496 **CZ-25-1246771 15 090 01 021**

4015 FLAT SHOALS PARKWAY, DECATUR, GA 30034

-PLEASE REVIEW GENERAL COMMENTS
- NO INDICTION OF SEPTIC INSTALLATION ON THIS PROPERTY FROM THIS PROPERTY

DeKalb County School District
Development Review Comments

Analysis Date: 12/4/2024

Submitted to: DeKalb County

Case #: CZ-25-1246771
Parcel #: 15-090-01-021

Name of Development: Architectural Standard LLC
Location: 4015 Flat Shoals Parkway, Decatur, GA 30034

Description: Rezoning request to allow for development of 360 apartments community.

Impact of Development: When fully constructed, this development would be expected to generate 96 students: 37 at Bob Mathis Elementary School, 21 at Chapel Hill Middle School, 15 at Southwest DeKalb High School, 21 at other DCSD schools, and 2 at private school.

Current Condition of Schools	Bob Mathis Elementary School	Chapel Hill Middle School	Southwest DeKalb High School	Other DCSD Schools	Private Schools	Total
Capacity	480	1,140	1,922			
Portables	4	0	0			
Enrollment (Fcast Oct. 2022)	382	765	1,270			
Seats Available	98	375	652			
Utilization (%)	79.6%	67.1%	66.1%			
New students from development	37	21	15	21	2	96
New Enrollment	419	786	1,285			
New Seats Available	61	354	637			
New Utilization	87.3%	68.9%	66.9%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.1032	0.0272	0.0027	0.1330
Middle	0.0571	0.0109	0.0015	0.0695
High	0.0413	0.0192	0.0000	0.0605
Total	**0.2015**	**0.0573**	**0.0042**	**0.2630**

Student Calculations

Proposed Units	360
Unit Type	APT
Cluster	Southwest DeKalb High School

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	37.13	9.79	0.96	47.88
Middle	20.55	3.94	0.55	25.04
High	14.85	6.92	0.00	21.77
Total	**72.53**	**20.65**	**1.51**	**94.69**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Bob Mathis Elementary School	37	10	1	48
Chapel Hill Middle School	21	4	1	26
Southwest DeKalb High School	15	7	0	22
Total	**73**	**21**	**2**	**96**

DeKalb County School District Operations Planning

DeKalb County School District
Development Review Comments

Analysis Date: 12/4/2024

Submitted to: DeKalb County

Case #: CZ-25-1246771
Parcel #: 15-090-01-021

Name of Development: Architectural Standard LLC
Location: 4015 Flat Shoals Parkway, Decatur, GA 30034

Description: Rezoning request to allow for development unit 107 townhome community.

Impact of Development: When fully constructed, this development would be expected to generate 39 students: 11 at Bob Mathis Elementary School, 6 at Chapel Hill Middle School, 10 at Southwest DeKalb High School, 12 at other DCSD schools, and 0 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Bob Mathis Elementary School	Chapel Hill Middle School	Southwest DeKalb High School	Other DCSD Schools	Private Schools	Total
Capacity	480	1,140	1,922			
Portables	4	0	0			
Enrollment (Fcast Oct. 2022)	382	765	1,270			
Seats Available	98	375	652			
Utilization (%)	79.6%	67.1%	66.1%			
New students from development	11	6	10	12	0	39
New Enrollment	393	771	1,280			
New Seats Available	87	369	642			
New Utilization	81.9%	67.6%	66.6%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.1049	0.0670	0.0026	0.1746
Middle	0.0530	0.0237	0.0000	0.0767
High	0.0896	0.0209	0.0020	0.1125
Total	**0.2475**	**0.1117**	**0.0047**	**0.3638**

Student Calculations

Proposed Units	107
Unit Type	TH
Cluster	Southwest DeKalb High School

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	11.23	7.17	0.28	18.68
Middle	5.67	2.54	0.00	8.21
High	9.59	2.24	0.22	12.05
Total	**26.49**	**11.95**	**0.50**	**38.94**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Bob Mathis Elementary School	11	7	0	18
Chapel Hill Middle School	6	3	0	9
Southwest DeKalb High School	10	2	0	12
Total	**27**	**12**	**0**	**39**

DeKalb County School District Operations Planning

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

4015 Flat Shoals Parkway

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:

- **Transportation/Access/Row**

- **Storm Water Management**

  Almost 50% of the area is located inside the FEMA floodplain.
  Development will have a minimum area for stormwater management.

- **Flood Hazard Area/Wetlands**

  Almost 50% of the area is located inside the FEMA floodplain. Any development
  Inside the floodplain, a no-rise study should be provided to demonstrate that the development
  will not cause any increase in flood levels.

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

_____

_____

_____

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: **PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

REZONE
COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: CZ-25-124xxxx **Parcel I.D. #:** 15 090 01 021

Address: 4015 Flat Shoals Parkway Decatur, GA 30034

Drainage Basin: South River

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 75%

Impact on property (flood, erosion, sedimentation) under existing zoning: The property may be impacted by flooding, erosion and sedimentation due to the floodplain.

Required detention facility(s): _____

COMMENTS:

There may be incidents of flooding, erosion and sedimentation on the property at this pre-developed state due to the presence of floodplain on the property but no reported case existed. However, compliance with the county's floodplain regulations and with other development standards is required for the construction of roads and drainage infrastructure in support of any development being proposed.

Signature: Akin A. Akinsola

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-25-1246771 **Parcel I.D. #s:** 15-090 01-021

Address: 4015 Flat Shoals Parkway
Decatur, Ga. 30034

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: Did not see any traffic engineering concerns at this time.

Signature: [signature]

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: CZ-25-124xxxx **Parcel I.D. #:** 15 090 01 021

Address: 4015 Flat Shoals Pkwy

WATER:

Size of existing water main: 8 " DIP **(adequate/inadequate)**

Distance from property to nearest main: adjacent **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: Dolittle Creek

Is sewer adjacent to property: Yes _____ **No** X **If no, distance to nearest line:** on site

Water Treatment Facility: Snapfinger **adequate** _____ **inadequate** _____

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28.25 **(MGPD)**

COMMENTS:

There may be incidents of flooding, erosion and sedimentation on the property at this pre-developed state due to the presence of floodplain on the property but no reported case existed. However, compliance with the county's floodplain regulations and with other development standards is required for the construction of roads and drainage infrastructure in support of any development being proposed.

Signature: Yola Lewis

DRI REGIONAL REVIEW FINDING

Atlanta Regional Commission ● 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 ● ph: 404.463.3100 fax: 404.463.3205 ● atlantaregional.org

DATE: September 16, 2024

TO: CEO Michael L. Thurmond Dekalb County
ATTN TO: Aprell King, Planner, Dekalb County
FROM: Mike Alexander, COO, Atlanta Regional Commission
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: **Clifton Springs Mixed Use DRI 4109**
Submitting Local Government: Dekalb County
Date Opened: July 31, 2024 **Date Closed:** October 3, 2024

Description: A regional DRI review of a project to construct a mixed-use development consisting of approximately 666 multifamily residential units , 101 townhomes, 20,000 SF of medical office space, 12,200 SF of retail space, and 4,000 SF restaurant space.

Comments:

Key Comments:

The project is somewhat aligned with Established Suburbs policy recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development.
The project's mix of residential, retail, and office uses is supportive of regional placemaking and multi-modal transportation policies.

The project proposes to retain approximately 31 acres of the 80 total acres as open/undisturbed space which is supportive of regional environmental policies.

The project is expected to generate approximately 4,836 net daily new vehicular trips; a number of roadway improvements to mitigate these trips are proposed.

The project's incomplete sidewalk network and placement of key buildings set back from active street frontages and surrounded by surface parking are in opposition to regional multi-modal transportation and neighborhood walkability policies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project's mix of residential, retail, and office is supportive of regional placemaking and multi-modal transportation policies.

Care should be taken in creating the final plan to utilize basic urban design principles that enhance placemaking and support pedestrian activity. The office and restaurant footprints proposed at the driveway D entrance are set back from both the new main entrance street and Flat Shoals Parkway. Both buildings should be placed along with the driveway frontage at a minimum and possibly closer to Flat Shoals Parkway to create an inviting entrance for those arriving by foot or by car which would attract additional customers to the project retail elements. The placement along the street edge of the new central roadway with parking on the sides or the rear will create a sense of place and encourage pedestrian access. The placement of these buildings as shown in the current plan only perpetuates widely acknowledged urban planning failures of the 1970's and 80's. Many jurisdictions are struggling to retrofit solely vehicularly oriented suburban development patterns like this and constructing new ones is inconsistent with multiple regional development policies.

Transportation and Mobility Comments

The project is expected to generate approximately 4,836 net daily new vehicular trips; a number of roadway improvements to mitigate these trips are proposed.

While sidewalks are generally provided in some areas of the project, their placement and width is unclear from the plans. Further, there are some key blocks where no sidewalks are provided which is in direct oppostion to the need to provide pedestrian access to destinations both within the project and within a walkable distance. In particular, pedestrian access from various points within the project to the Quick Trip convenience store just a block or two away is limited or even non-existent which is in direct opposition to regional multi-modal transportation and walkable neighborhood policies.

ARC Natural Resources Group Comments

ARC's Natural Resource Group comments are attached.

The South River forms the southern boundary of the project property, as shown on the project site plan. Both the USGS coverage for the project area and the submitted site plan show one blue-line stream crossing the southwestern corner of the property. Neither the 25-foot State Sediment and Erosion buffer nor the County 75-foot stream buffer are shown along the stream or along the South River. While none of the proposed development is shown near either the stream or the South River, the buffers should be shown to indicate their presence for project revisions or future development.

Environmental Comments

The project proposes to retain approximately 31 acres of the approximately 80 total acres as open/undisturbed space which is supportive of regional environmental policies.
Additional retention of wooded and stream adjacent areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation. Incorporation of green stormwater and heat island mitigation designs for the extensive surface car parking spaces proposed and use of an ecosystem-based design for the stormwater detention areas would be supportive of regional environmental policies.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Dekalb County Comments

The Clifton Springs Mixed-Use development aligns with several of DeKalb County's 2050 Unified Plan goals, including encouraging new development, increasing density, offering diverse housing options (including Senior Living), protecting single-family neighborhoods, updating zoning codes for desired intensity and design, and promoting mixed-use spaces that support a multi-modal environment. The project also partially meets the goals of the Suburban Character Area by improving pedestrian and community connectivity and preserving greenspace. It incorporates features typical of a Suburban Character Area, such as detached single-family homes, townhomes, retail, assisted living facilities, parks, and healthcare facilities. There is an opportunity for economic development strategy as well as other policy measures to meet the needs of surrounding residents.

The County will continue working closely with the applicant team to further refine the project's vision in line with ARC’s Atlanta Region’s Plan, the 2050 Unified Plan, and the needs of the surrounding communities.

GDOT Aviation Comments

Comments received from GDOT aviation are attached.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors. The project is partially aligned with Established Suburbs recommendations in that it provides a substantial amount of new housing that doesn't negatively impact existing single-family neighborhoods. Aspects of the sidewalk network and building placement are not aligned with applicable regional policies but could be if revised to follow standard urban planning policies regarding walkability and placemaking. Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CITY OF ATLANTA
CITY OF STONECREST	CITY OF DECATUR	CITY OF AVONDALE ESTATES
CITY OF FOREST PARK	ROCKDALE COUNTY	CLAYTON COUNTY
HENRY COUNTY		

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.

Georgia® Department of Community Affairs

Developments of Regional Impact

DRI #4109

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the **Rules for the DRI Process** and the **DRI Tiers and Thresholds** for more information.

Local Government Information

Submitting Local Government:	DeKalb
Individual completing form:	Aprell King
Telephone:	(470) 898-2251
E-mail:	alking@dekalbcountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Clifton Springs Mixed-Use
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Southwest corner of the intersection of Clifton Springs Road at Flat Shoals Road
Brief Description of Project:	Approximately 79.53-acre mixed-use development consisting of approximately 766 total multifamily residential units (248 workforce, 158 senior, 360 general), 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.

Development Type:

(not selected)	Hotels	Wastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilities	Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Industrial	Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.):	Approximately 766 total multifamily residential units, 107 townhomes, 20,000 SF of medical office sp
Developer:	Architectural Standard, LLC
Mailing Address:	1261 Hammond Creek Trail
Address 2:	
	City:Watkinsville State: GA Zip:30677
Telephone:	(770) 317-3000
Email:	maxieprice1@gmail.com
Is property owner different from developer/applicant?	(not selected) Yes No
If yes, property owner:	Otto Tract No. 10, LLC
Is the proposed project entirely located within your	(not selected) Yes No

local government's jurisdiction?	
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	☑ Rezoning ☐ Variance ☐ Sewer ☐ Water ☐ Permit ☐ Other
Is this project a phase or part of a larger overall project?	(not selected) Yes No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2028 Overall project: 2028

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Georgia® Department of Community Affairs

Developments of Regional Impact

DRI #4109

DEVELOPMENT OF REGIONAL IMPACT
Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the **Rules for the DRI Process** and the **DRI Tiers and Thresholds** for more information.

Local Government Information

Submitting Local Government:	DeKalb
Individual completing form:	Aprell King
Telephone:	(470) 898-2251
Email:	alking@dekalbcountyga.gov

Project Information

Name of Proposed Project:	Clifton Springs Mixed-Use
DRI ID Number:	4109
Developer/Applicant:	Architectural Standard, LLC
Telephone:	(770) 317-3000
Email(s):	maxieprice1@gmail.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	(not selected) Yes No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	$150,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	$1,315,588 - $1,326,500
Is the regional work force sufficient to fill the demand created by the proposed project?	(not selected) Yes No
Will this development displace any existing uses?	(not selected) Yes No

If yes, please describe (including number of units, square feet, etc): 115,088 SF of existing office space in three (3) buildings to be demolished.

Water Supply

Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.17 MGD
Is sufficient water supply capacity available to serve the proposed project?	(not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:	DeKalb County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.17 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	(not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	5,780 net new daily trips, 475 AM peak hour trips, 471 PM peak hour trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	(not selected) Yes No
Are transportation improvements needed to serve this project?	(not selected) Yes No

If yes, please describe below:Please refer to the traffic impact study prepared by Kimley-Horn and Associates

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	3,000 tons
Is sufficient landfill capacity available to serve this proposed project?	(not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be	20.80%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Two detention ponds proposed for storm run-off, water quality, & run-off reduction.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	(not selected)	Yes	No
2. Significant groundwater recharge areas?	(not selected)	Yes	No
3. Wetlands?	(not selected)	Yes	No
4. Protected mountains?	(not selected)	Yes	No
5. Protected river corridors?	(not selected)	Yes	No
6. Floodplains?	(not selected)	Yes	No
7. Historic resources?	(not selected)	Yes	No
8. Other environmentally sensitive resources?	(not selected)	Yes	No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Per the National Wetlands Mapper there are wetlands on site. Per the Survey, floodplain exist on site. Retention pond will be proposed to provide the required run-reduction volume on site which will contribute to the groundwater recharge.

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CLIFTON SPRINGS MIXED USE DRI
DeKalb County
Natural Resources Review Comments
August 13, 2024

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the South River watershed. While the South River is not a water supply watershed for the Atlanta Region or the Metropolitan North Georgia Water Planning District, it is classified as a large water supply watershed (over 100 square miles) downstream of the District and the Region under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest public water supply intake and no water supply watershed criteria apply.

Stream Buffers

The South River forms the southern boundary of the project property, as shown on the project site plan. Both the USGS coverage for the project area and the submitted site plan show one blue-line stream crossing the southwestern corner of the property. Neither the 25-foot State Sediment and Erosion buffer nor the County 75-foot stream buffer are shown along the stream or along the South River. While none of the proposed development is shown near either the stream or the South River, the buffers should be shown to indicate their presence for project revisions or future development.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Water Supply and Wastewater

Given the large water demands associated with data centers, we recommend working with Rockdale Water Resources to ensure that adequate water supply, wastewater capacity, and infrastructure are available.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

From:	Aprell L. King
To:	Donald Shockey
Cc:	Washington, Larry; Brian Brewer; Tony B. Guilford; Keeter, Patrece; Bragg, Rachel L.; Chappell, Adam W
Subject:	FW: 2024 Clifton Springs Mixed Use DRI 4109 - Preliminary Report and Comments Request
Date:	Wednesday, August 28, 2024 5:25:25 PM
Attachments:	image001.png 2024 Clifton Springs Mixed-Use DRI 4109 - Preliminary Report and Comments Request.pdf

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Hi Donald,

Please see the below comments for Clifton Springs (on behalf of Long-Range Division). If this needed to be sent in any other format, please let us know.

The Clifton Springs Mixed-Use development aligns with several of DeKalb County's 2050 Unified Plan goals, including encouraging new development, increasing density, offering diverse housing options (including Senior Living), protecting single-family neighborhoods, updating zoning codes for desired intensity and design, and promoting mixed-use spaces that support a multi-modal environment. The project also partially meets the goals of the Suburban Character Area by improving pedestrian and community connectivity and preserving greenspace. It incorporates features typical of a Suburban Character Area, such as detached single-family homes, townhomes, retail, assisted living facilities, parks, and healthcare facilities. There is an opportunity for economic development strategy as well as other policy measures to meet the needs of surrounding residents.

The County will continue working closely with the applicant team to further refine the project's vision in line with ARC's Atlanta Region's Plan, the 2050 Unified Plan, and the needs of the surrounding communities.

Many thanks,

Aprell

Aprell L. King

Planner

DeKalb County Planning & Sustainability

Long Range Planning Division

178 Sams Street

Decatur, GA 30030

Desk - (404) 371-2841

From:	Hood, Alan C.
To:	Donald Shockey
Subject:	RE: 2024 Clifton Springs Mixed Use DRI 4109 - Preliminary Report and Comments Request
Date:	Tuesday, August 27, 2024 10:44:10 AM
Attachments:	image001.png

Donald,

This proposed mixed-use development consisting of approximately 666 multifamily residential units , 101 townhomes, 20,000 SF of medical office space, 12,200 SF of retail space, and 4,000 SF restaurant space is 8 miles from the Hartsfield - Jackson Atlanta International Airport (ATL). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm). Those submissions for any associated cranes may be done online at https://oeaaa.faa.gov. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood
Airport Safety Data Program Manager

GDOT Georgia Department of Transportation

Aviation Programs
600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30308
404.660.3394 cell
404.532.0082 office
Website: https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx

From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Monday, August 12, 2024 4:42 PM
To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell - Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin <AGoodwin@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>; Ansley Goddard <AGoddard@atlantaregional.org>; Arin Yost <AYost@atlantaregional.org>; Danny Johnson <DJohnson@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Donald Shockey

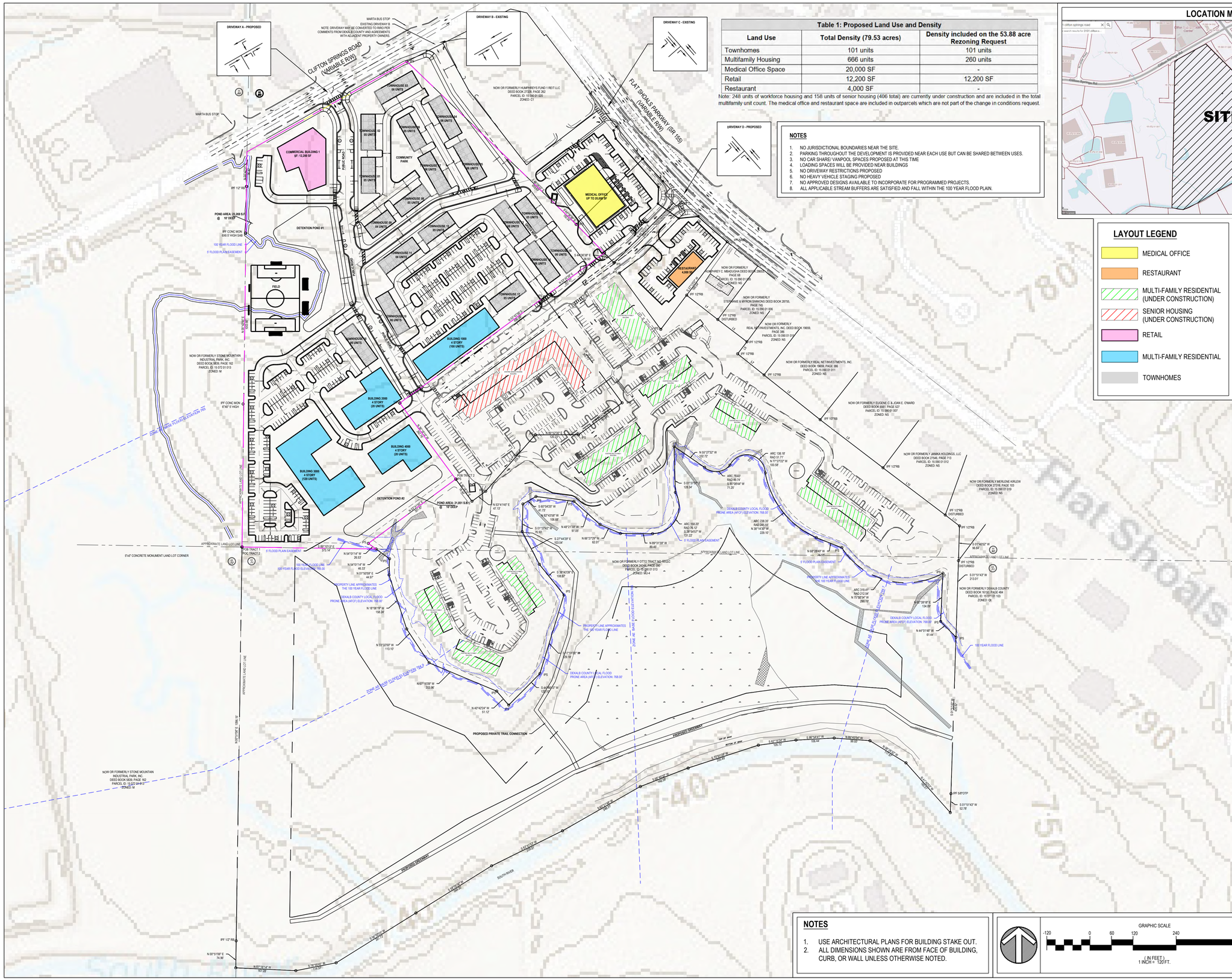


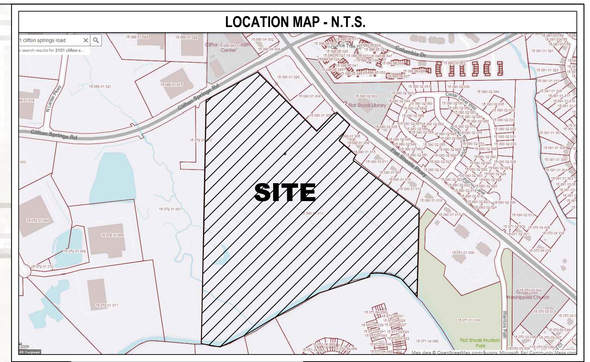
Table 1: Proposed Land Use and Density		
Land Use	Total Density (79.53 acres)	Density included on the 53.88 acre Rezoning Request
Townhomes	101 units	101 units
Multifamily Housing	666 units	260 units
Medical Office Space	20,000 SF	-
Retail	12,200 SF	12,200 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in conditions request.

NOTES

1. NO JURISDICTIONAL BOUNDARIES NEAR THE SITE.
2. PARKING THROUGHOUT THE DEVELOPMENT IS PROVIDED NEAR EACH USE BUT CAN BE SHARED BETWEEN USES.
3. NO CAR SHARE/ VANPOOL SPACES PROPOSED AT THIS TIME
4. LOADING SPACES WILL BE PROVIDED NEAR BUILDINGS
5. NO DRIVEWAY RESTRICTIONS PROPOSED
6. NO HEAVY VEHICLE STAGING PROPOSED
7. NO APPROVED DESIGNS AVAILABLE TO INCORPORATE FOR PROGRAMMED PROJECTS.
8. ALL APPLICABLE STREAM BUFFERS ARE SATISFIED AND FALL WITHIN THE 100 YEAR FLOOD PLAIN.

LOCATION MAP - N.T.S.



LAYOUT LEGEND

- MEDICAL OFFICE
- RESTAURANT
- MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)
- SENIOR HOUSING (UNDER CONSTRUCTION)
- RETAIL
- MULTI-FAMILY RESIDENTIAL
- TOWNHOMES

SITE DATA

DRI #4109		
REZONING USE:	MU-4	
DRI ACREAGE:	79.53	ACRES
AREA:	53.88	ACRES
DISTURBED AREA:	22.82	ACRES
OPEN/UNDISTURBED AREA	31.06	ACRES
DEKALB COUNTY, GA		
LAND LOT: 090 DISTRICT 15		
PARCEL ID(S): 15 090 01 021		
BUILDING SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	15 FT	
TRANSITIONAL BUFFER:	N/A	
MAX LOT COVERAGE:	N/A	
REQUIRED OPEN SPACE:	10%	
DENSITY:		
MAX: 40/ACRES	912 UNITS MAX	
RESIDENTIAL DENSITY	9.64 UNITS/ACRE	
COMMERCIAL FAR	0.01	
IMPERVIOUS AREA:	11.20 ACRES	

BUILDING DATA

MULTIFAMILY:	260	UNITS
TOWNHOUSES:	101	UNITS
RETAILS:	12,200	SF

PARKING DATA

REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	542	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
TOTAL REQUIRED:	599	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	381	SPACES
TOWNHOUSES PARKING:	404	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
TOTAL PROVIDED:	793	SPACES

UTILITY PROVIDERS

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

OWNER/DEVELOPER (PRIMARY PERMITTEE)
BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
TUCKER, GA 30084
(404) 601-7616
MLB@BATTLELAWPC.COM

PROJECT ENGINEER
MIKE WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
MWRIGHT@EBERLY.NET

TRAFFIC ENGINEER
HARRISON FORDER, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GEORGIA 30009
(470) 273-3817
HARRISON.FORDER@KIMLEY-HORN.COM

24 HOUR CONTACT
MICHELE BATTLE, ESQ.
(404) 601-7616
MLB@BATTLELAWPC.COM

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
-120 0 60 120 240 480
(IN FEET)
1 INCH = 120 FT.

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2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
CLIFTON SPRINGS
MIXED USED DEVELOPMENT
DRI #4109
LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

DRI SITE PLAN

SCALE:	1" = 120'
DATE:	09/18/2023
DRAWN BY:	CHUNG-CL LE
PROJECT ENGINEER:	CHUNG-CL LE
QA/QC REVIEWER:	MIKE WRIGHT

EBERLY PROJECT NUMBER:
23-094

SHEET NUMBER:
DRI

NOT ISSUED FOR CONSTRUCTION

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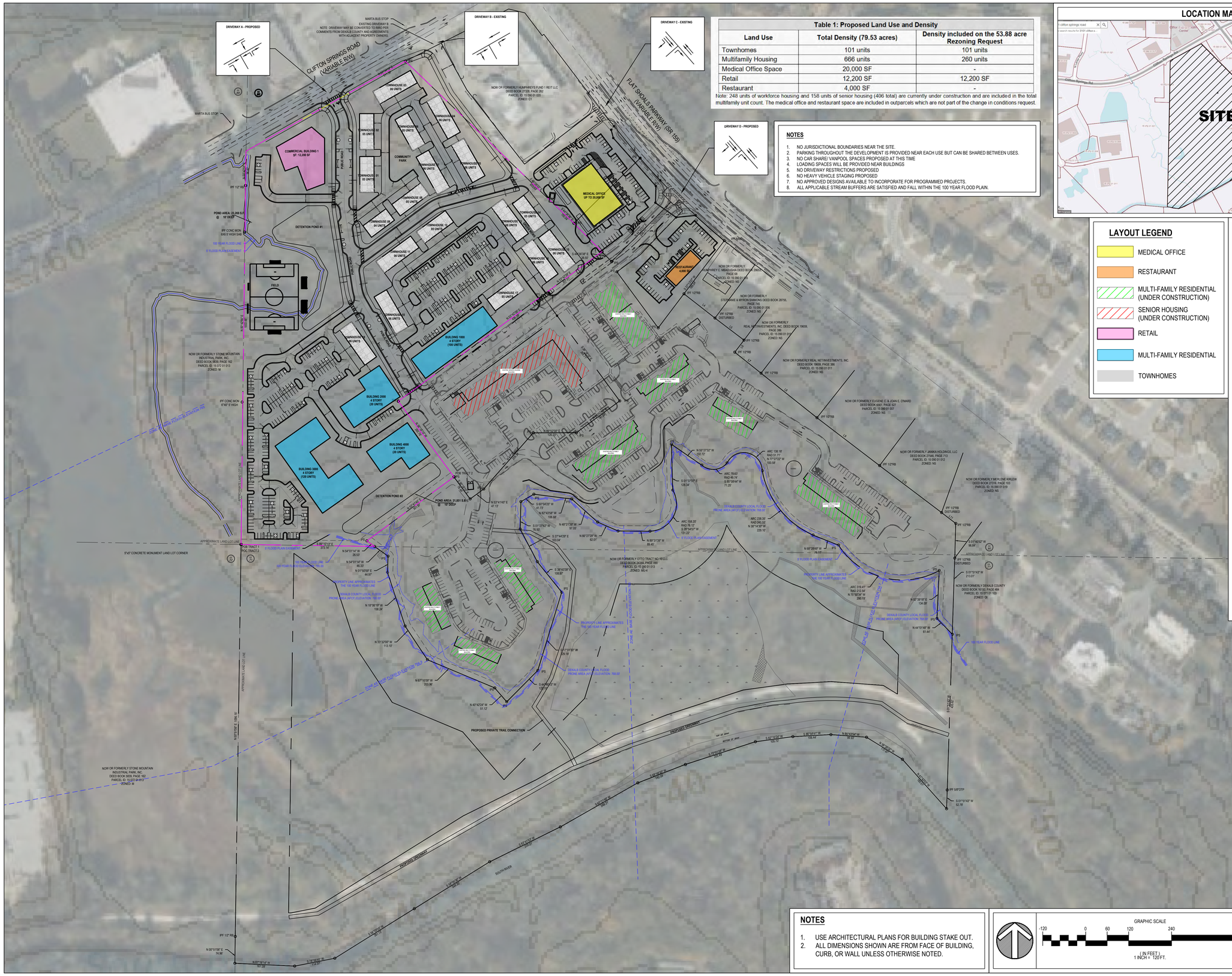
G:\PROJECTS\2023\23-094 Clifton Springs Mixed Use\6.0 Drawing\23-094_24x36 Base New.dwg September 10, 2024



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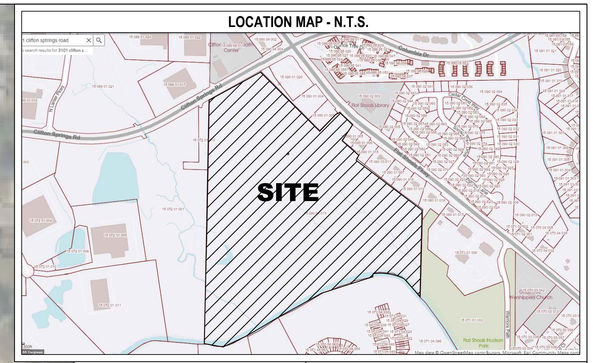
NOTES

1. NO JURISDICTIONAL BOUNDARIES NEAR THE SITE.
2. PARKING THROUGHOUT THE DEVELOPMENT IS PROVIDED NEAR EACH USE BUT CAN BE SHARED BETWEEN USES.
3. NO CAR SHARE/ VANPOOL SPACES PROPOSED AT THIS TIME
4. LOADING SPACES WILL BE PROVIDED NEAR BUILDINGS
5. NO DRIVEWAY RESTRICTIONS PROPOSED
6. NO HEAVY VEHICLE STAGING PROPOSED
7. NO APPROVED DESIGNS AVAILABLE TO INCORPORATE FOR PROGRAMMED PROJECTS.
8. ALL APPLICABLE STREAM BUFFERS ARE SATISFIED AND FALL WITHIN THE 100 YEAR FLOOD PLAIN.

LOCATION MAP - N.T.S.



LAYOUT LEGEND

- MEDICAL OFFICE
- RESTAURANT
- MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)
- SENIOR HOUSING (UNDER CONSTRUCTION)
- RETAIL
- MULTI-FAMILY RESIDENTIAL
- TOWNHOMES

SITE DATA

DRI #4109		
REZONING USE:	MU-4	
DRI ACREAGE:	79.53	ACRES
AREA:	53.88	ACRES
DISTURBED AREA:	22.82	ACRES
OPEN/UNDISTURBED AREA	31.06	ACRES
DEKALB COUNTY, GA		
LAND LOT: 090 DISTRICT 15		
PARCEL ID(S): 15 090 01 021		
BUILDING SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	15 FT	
TRANSITIONAL BUFFER:	N/A	
MAX LOT COVERAGE:	N/A	
REQUIRED OPEN SPACE:	10%	
DENSITY:		
MAX: 40/ACRES	912 UNITS MAX	
RESIDENTIAL DENSITY	9.64 UNITS/ACRE	
COMMERCIAL FAR	0.01	
IMPERVIOUS AREA:	11.20 ACRES	

BUILDING DATA

MULTIFAMILY:	260	UNITS
TOWNHOUSES:	101	UNITS
RETAILS:	12,200	SF

PARKING DATA

REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	542	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
TOTAL REQUIRED:	599	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	381	SPACES
TOWNHOUSES PARKING:	404	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
TOTAL PROVIDED:	793	SPACES

UTILITY PROVIDERS

WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY

OWNER/DEVELOPER (PRIMARY PERMITTEE)
BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
TUCKER, GA 30084
(404) 601-7616
MLB@BATTLELAWPC.COM

PROJECT ENGINEER
MIKE WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
MWRIGHT@EBERLY.NET

TRAFFIC ENGINEER
HARRISON FORDER, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GEORGIA 30009
(470) 273-3817
HARRISON.FORDER@KIMLEY-HORN.COM

24 HOUR CONTACT
MICHELE BATTLE, ESQ.
(404) 601-7616
MLB@BATTLELAWPC.COM

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
-120 0 60 120 240 480
(IN FEET)
1 INCH = 120 FT.

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2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
CLIFTON SPRINGS MIXED USED DEVELOPMENT DRI #4109
LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

DRI SITE PLAN

SCALE:	1" = 120'
DATE:	08/15/2023
DRAWN BY:	CHUNG-CL LE
PROJECT ENGINEER:	CHUNG-CL LE
QA/QC REVIEWER:	MIKE WRIGHT

EBERLY PROJECT NUMBER:
23-094

SHEET NUMBER:
DRI
NOT ISSUED FOR CONSTRUCTION

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G:\PROJECTS\2023\23-094 Clifton Springs Mixed Use\3.0 Drawing\23-094_24x36 Base New.dwg September 10, 2024

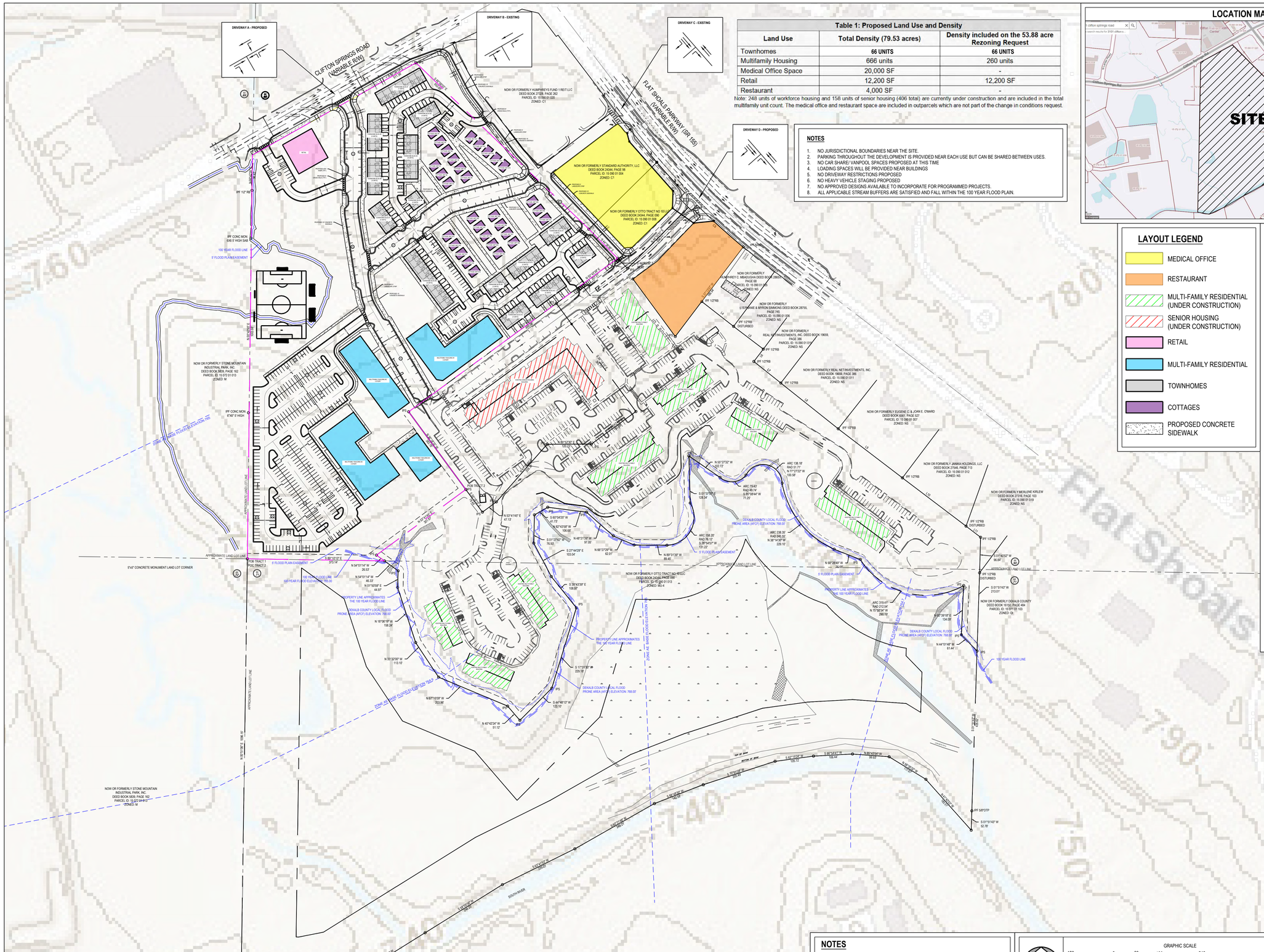

Table 1: Proposed Land Use and Density		
Land Use	**Total Density (79.53 acres)**	**Density included on the 53.88 acre Rezoning Request**
Townhomes	**66 UNITS**	**66 UNITS**
Multifamily Housing	666 units	260 units
Medical Office Space	20,000 SF	-
Retail	12,200 SF	12,200 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in conditions request.

NOTES

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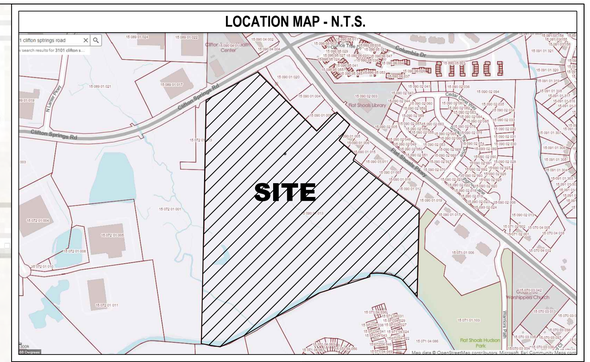
2. PARKING THROUGHOUT THE DEVELOPMENT IS PROVIDED NEAR EACH USE BUT CAN BE SHARED BETWEEN USES.
3. NO CAR SHARE/ VANPOOL SPACES PROPOSED AT THIS TIME
4. LOADING SPACES WILL BE PROVIDED NEAR BUILDINGS
5. NO DRIVEWAY RESTRICTIONS PROPOSED
6. NO HEAVY VEHICLE STAGING PROPOSED
7. NO APPROVED DESIGNS AVAILABLE TO INCORPORATE FOR PROGRAMMED PROJECTS.
8. ALL APPLICABLE STREAM BUFFERS ARE SATISFIED AND FALL WITHIN THE 100 YEAR FLOOD PLAIN.

LOCATION MAP - N.T.S.



LAYOUT LEGEND

- MEDICAL OFFICE
- RESTAURANT
- MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)
- SENIOR HOUSING (UNDER CONSTRUCTION)
- RETAIL
- MULTI-FAMILY RESIDENTIAL
- TOWNHOMES
- COTTAGES
- PROPOSED CONCRETE SIDEWALK

SITE DATA

DRI #4109		
REZONING USE:	MU-4	
DRI ACREAGE:	79.53	ACRES
AREA:	53.88	ACRES
DISTURBED AREA:	22.82	ACRES
OPEN/UNDISTURBED AREA	31.06	ACRES
DEKALB COUNTY, GA		
LAND LOT: 090 DISTRICT 15		
PARCEL ID(S): 15 090 01 021		
BUILDING SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	15 FT	
TRANSITIONAL BUFFER:	N/A	
MAX LOT COVERAGE:	N/A	
REQUIRED OPEN SPACE:	10%	
DENSITY:		
MAX: 40/ACRES	912 UNITS MAX	
RESIDENTIAL DENSITY	9.64 UNITS/ACRE	
COMMERCIAL FAR	0.01	
IMPERVIOUS AREA:	11.20 ACRES	

BUILDING DATA

MULTIFAMILY:	260	UNITS
TOWNHOUSES:	66	UNITS
COTTAGES:	31	UNITS
RETAILS:	12,200	SF
BLDG HEIGHT:	3 STORIES MAX	

PARKING DATA

REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	536	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
TOTAL REQUIRED:	593	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	480	SPACES
TOWNHOUSE GARAGE:	66	SPACES
TOWNHOUSE SURFACE:	66	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
TOTAL PROVIDED:	620	SPACES

UTILITY PROVIDERS

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

OWNER/DEVELOPER (PRIMARY PERMITTEE)
BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
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KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GEORGIA 30009
(470) 273-3817
HARRISON.FORDER@KIMLEY-HORN.COM

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(IN FEET)
1 INCH = 120 FT.

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LAND PLANNING
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PROJECT NAME:
CLIFTON SPRINGS
MIXED USED DEVELOPMENT
DRI #4109
LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

DRI SITE PLAN

SCALE	1" = 120'
DATE:	08/18/2023
DRAWN BY:	CHANG'A LE
PROJECT ENGINEER:	CHANG'A LE
QA/QC REVIEWER:	MIKE WRIGHT

EBERLY PROJECT NUMBER:
23-094

SHEET NUMBER:
DRI
NOT ISSUED FOR CONSTRUCTION

G:\PROJECTS\2023\23-094 Clifton Springs Mixed Use\5.0 Drawing\23-094 24x36 Base New.dwg November 01, 2024

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Docusign Envelope ID: DB173CF6-827C-426D-802A-6362F9745ACE

NOTICE OF DECISION

To: (via electronic mail)
Anna Roach, ARC
Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: (via electronic mail and certified mail)
DeKalb County
Maxie Price

From: Jannine Miller, GRTA Executive Director

Copy: (via electronic mail)
Donald Shockey, ARC
Reginald James, ARC
Arin Yost, ARC
Landon Perry, GDOT District 7
Megan Wilson, GDOT District 7
David, Nussr, MARTA
Emma Polhemus, MARTA
Charles Rosa, MARTA
Patrece Keeter, DeKalb County
Aprell L. King, DeKalb County
Lance Washington, DeKalb County
Pearley J. Skipper Jr., DeKalb County
Carlos Garcia, City of Atlanta
Chris McIntosh, City of Atlanta
Steven Aceto, City of Atlanta
John Walker, Kimley Horn
Harrison Forder, Kimley Horn
Alden Gordon, Kimley Horn
Mike Wright, Eberly
Michele Battle, Battle Law
Mark Schwabacher, Battle Law
Nicolia Robinson, Cooper Carry

Date: November 14th, 2024

Re: Notice of Decision for DRI 4109 Clifton Springs Mixed-Use Development

Notice of Decision for
Request for Non-Expedited Review of
DRI #4109 Clifton Springs Mixed-Use Development

The purpose of this notice is to inform Maxie Price (the Applicant) and DeKalb County (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) #4109 Clifton Springs Mixed-Use Development (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on July 9th, 2024. The review package includes: the site development plan (Site Plan) dated August 8th, 2023 titled "Clifton Springs Mixed Use Development" prepared by Eberly & Associates, the Transportation Study dated July 2024 prepared by Kimley Horn received by GRTA on July 9th,2024 and the DCA Initial and Additional forms filed on December 8th, 2023 and July 9th, 2024.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures.*

DocuSigned by:
Jannine Miller
C2ABEB312926471...

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

Development Intensity and Use

- Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A: Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7)

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

Site Driveway B: Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5)

- Stop control on side street

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- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

Site Driveway C: Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

Site Driveway D: Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).

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Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures,* a "Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

<u>Pedestrian, Bicycle and Transit Facilities</u>

- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate
    - Provide illuminated pedestrian connectivity to the Michelle Obama Walking Trail.
    - Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
    - Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
    - Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
    - Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
    - Coordinate with MARTA on pedestrian connections/and or enhancements to MARTA bus stops. All bus stops and connectivity to bus stops shall be ADA compliant. Provide bus shelters with seating, lighting, and real-time bus arrival information.

- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

Development Intensity and Use

- Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A: Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7)

- Stop control on side street.
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Site Driveway B: Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5)

- Stop control on side street
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

Site Driveway C: Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

Site Driveway D: Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards then access points need to be removed or revised to mitigate the standards not met.
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- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).

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Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Flat Shoals Parkway (SR 155) at Clifton Springs Road/Columbia Drive (Intersection 3)

- Consider extending WBL lane storage. (No-Build – System Improvement)

Project 2028 No-Build Conditions (Programmed Roadway Improvements)

The following intersection improvements are programmed to be implemented by DeKalb County (not by the development) before the build-out of the proposed Clifton Springs Mixed-Use Development, and are included in the Projected 2028 No-Build conditions:

- Clifton Springs Road between Panthersville Road (Intersection 4) and Flat Shoals Parkway (SR 155) (Intersection 3)
    - Per the Clifton Springs Road Diet project, remove one travel lane in each direction to improve pedestrian facilities along Clifton Springs. Provide a center two-way left-turn lane where commercial driveways are provided.

- Panthersville Road at Clifton Springs Road (Intersection 4)

    - Due to the Clifton Springs Road Diet, restripe the outside eastbound shared through-right turn lane to an exclusive eastbound right-turn lane.

DeKalb County
GEORGIA
Chief Executive Officer
Michael Thurmond

404.371.2155 (o)
404.371.4556 (f)
www.dekalbcountyga.gov/planning

Development Services Center
178 Sams Street
Decatur, GA 30030

Interim Director
Cedric Hudson

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION CHECKLIST

X 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 email lahill@dekalbcountyga.gov for appointment.

X 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.)

X **A. Application form** with name and address of applicant and owner, and address of subject property;

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

X **C. Letter of application and impact analysis**

X **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.

N/A **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.

X **E. Campaign disclosure statement** (required by State law).

X **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.)*

X **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.

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

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

X **J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

ZONING CONDITIONS

Sec. 27-7-3.9 Conditions of zoning. Conditions may be requested by an applicant, recommended by the planning department and planning commission, and imposed by the board of commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirements:

A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the comprehensive plan and state law. No condition shall be imposed which reduces the requirements of the zoning district(s) involved, except as stipulated in Section 8.1.12 of this chapter. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition and the impact of the developmental change. No condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.

B. Once imposed, conditions of zoning shall become an integral part of the approved amendment and shall be enforced as such. Change to approved conditions shall be authorized only pursuant to Section 7.3.10.

C. Site plans referenced in the conditions of zoning are conceptual only unless specific aspects of the site plan or the site plan itself are approved as a separate zoning condition. Devel9opment shall meet or exceed the imposed zoning conditions and all other applicable law, standards and regulations of DeKalb County. Compliance with the conditions of zoning shall be demonstrated prior to the issuance of a land disturbance permit or building permit and conditional improvements shall be in place prior to the issuance of the first certificate of occupancy.

Sec. 27-7.3.10. Modifications and changes to approved conditions of zoning.

The Director of Planning & Sustainability shall have sole authority to approve minor changes to conditions attached to an approved zoning amendment. Minor changes are those that implement only slight alterations to the approved conditions, made necessary by the actual field conditions at the time of development, that do not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as originally imposed. Any request for minor change of conditions shall be filed with the director of planning or his/her designee on a written form which shall include a full description of the documents and/or information necessary for the application to be considered complete. At a minimum, if an approved site plan exists, the request for minor changes shall be accompanied by four copies of the proposed revised site plan. The director of planning shall decide whether to grant or deny the request for minor changes to conditions with 30 calendar days of receipt of a complete request for such minor changes. After making a decision, the director of planning shall have 10 calendar days to post a sign on the subject property which reflects the decision of the director and includes the deadline for taking an appeal of the decision. Person(s) identified in Section 7.5.2(B) shall have fifteen (15) calendar days from the posting of the sign to appeal the director of planning's decision by filing an application for appeal with the secretary of the zoning board of appeals. Any major change to conditions attached to an approved zoning amendment shall require an application and public hearings before the planning commission and the board of commissioners, as required in Section 7.2.4 of this article for amendments to the Official Zoning Map. Without limiting the meaning of the phrase, the following shall be deemed to constitute "major change" for the purposes of interpreting this section:

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Date Submitted: _____ Case No.: _____

Existing Conditional Zoning No.: Z-12-18064; Z-12-18066

APPLICANT NAME: Architectural Standard LLC, c/o Battle Law P.C.

Daytime Phone#: 404-601-7616 Fax #: _____ E-mail: mlb@battlelawpc.com

Mailing Address: 3562 Habersham at Northlake, Bldg. J Suite 100
Tucker, GA 30084

OWNER NAME: Otto Tract No 10 LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 770 317 3000 Fax #: NA E-mail: MAXIEPRICE1@gmail.com

Mailing Address: 1261 Hammond Creek Trail
Watkinsville, GA 30677

SUBJECT PROPERTY ADDRESS OR LOCATION: 4015 Flat Shoals Parkway
_____, DeKalb County, GA, 30034

District(s): 15 Land Lot(s): 090 Block(s): 01 Parcel(s): 021

Acreage or Square Feet: 53.88 Commission District(s): 3, 6 Existing Zoning: MU-4

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

Signature of Applicant: _____ Manager

Printed Name of Applicant: Maxie Price, as Manager of Architectural Standard, LLC

1. The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property;

2. Any increase in the number of dwelling units or any increase in the total amount of floor space of any nonresidential building;

3. Any decrease in the minimum size of residential units imposed in the original conditional amendment;

4. Any change in any buffer requirement(s) imposed in the original conditional zoning amendment;

5. Any increase in the height of any building or structure;

6. Any change in the portion of floor space devoted to different authorized uses; or

7. Any change to conditions, except minor changes as defined in subsection 7.3.10(A), imposed by the board of commissioners when approving any change to the official zoning map, commonly referred to as a rezoning or a zoning amendment.

FILING FEE – MAJOR MODIFICATIONS/CHANGE OF ZONING CONDITIONS

All Districts: $250.00

Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to https://battlelawpc.zoom.us/join and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Mark Schwabacher at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: mas@battlelawpc.com

Community Meeting to discuss a Change of Zoning Conditions at 4015 Flat Shoals Parkway

Project Title: Clifton Springs and Flat Shoals

When: August 22, 2023

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:
https://battlelawpc.zoom.us/join

Meeting ID: 856 8444 2781
Password: 797273

Proposed Location(s):

Parcel Number - .15 090 01 021

Community Meeting Notice

Mark Schwabacher <MAS@battlelawpc.com>

Mon 7/31/2023 11:28 AM

Cc:Michele Battle <mlb@battlelawpc.com>;Josh Mahoney <jsm@battlelawpc.com>
Bcc:adriannez.realty@gmail.com <adriannez.realty@gmail.com>;albertajordan@bellsouth.net <albertajordan@bellsouth.net>;barnesve@yahoo.com <barnesve@yahoo.com>;bcpace2@gmail.com <bcpace2@gmail.com>;berryelfreda227@gmail.com <berryelfreda227@gmail.com>;bethbond@bellsouth.net <bethbond@bellsouth.net>;bjaevnt@gmail.com <bjaevnt@gmail.com>;carolyn.jones818@yahoo.com <carolyn.jones818@yahoo.com>;christinedennis@bellsouth.net <christinedennis@bellsouth.net>;csanders@eastmetrocid.com <csanders@eastmetrocid.com>;dbonino1@aol.com <dbonino1@aol.com>;dlocks1019@aol.com <dlocks1019@aol.com>;edsan@bellsouth.net <edsan@bellsouth.net>;elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>;ericastewart2009@gmail.com <ericastewart2009@gmail.com>;ericwschwartz@gmail.com <ericwschwartz@gmail.com>;frank@golleyrealty.com <frank@golleyrealty.com>;hjpreston23@gmail.com <hjpreston23@gmail.com>;info@greshamhills.org <info@greshamhills.org>;jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>;jgross@stickybusiness.net <jgross@stickybusiness.net>;k1776usa@yahoo.com <k1776usa@yahoo.com>;linn.jeff@gmail.com <linn.jeff@gmail.com>;mfunk64@att.net <mfunk64@att.net>;mkirkwood73@outlook.com <mkirkwood73@outlook.com>;naacpdek@comcast.net <naacpdek@comcast.net>;nahwash4ms@aol.com <nahwash4ms@aol.com>;NettieJackson@me.com <NettieJackson@me.com>;norfley@yahoo.com <norfley@yahoo.com>;parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>;pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>;Pdk-powell@comcast.net <Pdk-powell@comcast.net>;phthompson3@msn.com <phthompson3@msn.com>;ppculp@att.net <ppculp@att.net>;president@naacpdekalb.org <president@naacpdekalb.org>;rbarrow@comcast.net <rbarrow@comcast.net>;regeniarobertsone@gmail.com <regeniarobertsone@gmail.com>;rigel.cable@gmail.com <rigel.cable@gmail.com>;robroark@allsouthwarehouse.com <robroark@allsouthwarehouse.com>;samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>;sbhouston@bellsouth.net <sbhouston@bellsouth.net>;sls1289@gmail.com <sls1289@gmail.com>;tolip209@gmail.com <tolip209@gmail.com>;tommyt4dekalb@gmail.com <tommyt4dekalb@gmail.com>;wazulamor@aol.com <wazulamor@aol.com>;wmtoliver7@gmail.com <wmtoliver7@gmail.com>;elfreda227@att.net <elfreda227@att.net>;rmurphyga@gmail.com <rmurphyga@gmail.com>

Hello members of DeKalb Community Council District 3 and District 3 Neighborhood Registry,

I am writing to provide notice of a public community meeting. On Tuesday, August 22nd at 6pm, we will be hosting a community meeting to discuss an application for a change of zoning conditions related to the development planned for 4015 Flat Shoals Parkway. The meeting will be held via Zoom, with the details below:

Topic: Community Meeting - Flat Shoals and Clifton Springs
Time: Aug 22, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://battlelawpc.zoom.us/j/85684442781?pwd=eDZHQTBnVkZjb1J5WUdwcmt3UE5Hdz09

Meeting ID: 856 8444 2781
Passcode: 797273

- +1 646 558 8656 US (New York)

Thank you,

Mark Schwabacher.
(he/him/his)
Law Clerk

Phone: 404-601-7616

Name (Original Name)	User Email	Join Time	Leave Time	Duration (	Guest	Recording Consent	In Waiting Room
Mark Schwabacher	mas@battlelawpc.com	8/22/2023 17:54	8/22/2023 19:06	73	No		No
JMarshall		8/22/2023 17:55	8/22/2023 17:58	3	Yes		Yes
Michele Battle	mlb@battlelawpc.com	8/22/2023 17:56	8/22/2023 19:06	70	No	Yes	No
JMarshall		8/22/2023 17:58	8/22/2023 19:06	69	Yes	Yes	No
Harrison Forder		8/22/2023 18:00	8/22/2023 18:00	1	Yes		Yes
Harrison Forder		8/22/2023 18:00	8/22/2023 19:06	67	Yes	Yes	No
D Coleman		8/22/2023 18:00	8/22/2023 18:00	1	Yes		Yes
D Coleman		8/22/2023 18:00	8/22/2023 19:06	66	Yes	Yes	No
Nicolia Robinson		8/22/2023 18:04	8/22/2023 18:04	1	Yes		Yes
Nicolia Robinson		8/22/2023 18:04	8/22/2023 19:06	63	Yes	Yes	No
Peggy Hobdy		8/22/2023 18:15	8/22/2023 18:18	4	Yes		Yes
Peggy Hobdy		8/22/2023 18:18	8/22/2023 19:06	49	Yes	Yes	No
14045804058		8/22/2023 18:53	8/22/2023 19:06	14	Yes		No

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
The DeKalb County Zoning Ordinance
For
A Major Change of Zoning Conditions
To Approved Zoning Conditions Z-12-18064

of

Architectural Standard, LLC
c/o Battle Law, P.C.

for

+/- 53.88 Acres of Land
Being the Southwest Intersection of Clifton Springs Road and Flat Shoals Parkway
Decatur, Georgia and
Parcel Nos. 15 090 01 021

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Architectural Standard, LLC (the "Applicant") is seeking to develop a mixed-use project on +/- 53.88 acres of land being Tax Parcel No. 15 090 01 021 at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway. The Applicant is seeking a Major Modification of CZ-12-18064, approved November 13, 201, as previously amended by CZ-17-21564. The new updated site plan being submitted herewith features a mixed-use development with 360 units of multifamily housing, 107 units of townhomes, and 35,400 sq.ft. of retail space. In connection with adopting the updated site plan, the Applicant is seeking to remove the existing conditions and substitute therefore new conditions which are tailored to the updated site plan submitted herewith. A copy of the approved conditions from 2012 and 2017 are attached hereto as Exhibit "A".

This document serves as a statement of intent, analysis of the DeKalb County Impact Analysis Criteria, and contains notice of constitutional allegations as a reservation of the Applicant's rights. The overall application is being filed concurrently with an updated DRI Application.

II. SITE HISTORY

On February 10, 2009 the DeKalb County Board of Commissioner's approved LP-08-15001, which amended the land use designation for 79.536 acres of property located at the southwestern corner of Flat Shoals Parkway and Clifton Springs Road from Suburban to Neighborhood Center to allow for the development of a mixed-use commercial/multi-family project (the "Master Plan"). The Master Plan included 143,400 sq. ft of commercial/retail development, along with 681 multi-family units, and required a DRI Review.

The rezoning for the proposed Master Plan was not sought until 2012. At that time, the BOC approved Z-12-18064 on November 13, 2012, which rezoned a portion of the property to C-1 and a portion to OCR, with 18 conditions based upon the Master Plan from 2009. Additionally, a SLUP was approved which allowed for up to two drive-thru restaurants. The Master Plan was approved, however, the total number of residential units was modified to no more than 600 units, with a maximum of 500 units being available for those under 55 years of age.

Since the approvals in 2009 and 2012, QuikTrip has located a store on some of the C-1 zoned property, and most recently Prestwick Holdings, together with the DeKalb County Housing Authority, has acquired a portion of the site for the development of 376 units, including 138 senior restricted units. Additionally, the owner is under contract for the development of a medical facility on a portion of the remaining C-1 zoned property.

Based upon the Master Plan that is currently in place, the bulk of the undeveloped property is a mixture of wetlands and proposed commercial development. The Applicant and Owner have diligently sought to develop the remainder of the 143,000sq. ft. of retail/commercial space that was originally proposed, which included developing a new grocery store on the site. Unfortunately, to date no grocery store has moved forward with building a store on the location,

including Kroger, Lidl, Walmart Market and Aldi, all of whom were approached. Since 2017, the development world has changed drastically because of the COVID pandemic and the significant increase in interest rates. The demand for more standalone retail/commercial development has diminished, while the need for more housing options has reached critical mass, with the Metro Atlanta area experiencing a severe housing crisis. As a result, the Applicant is seeking to amend the site plan originally conceived in 2008 to a more contemporary site plan that is pedestrian oriented and is in conformity with the with polices and intent of the County's Comprehensive Plan.

The chart below reflects the original densities proposed by the Applicant with respect to the Subject Property, as well as to the original overall master site. It should be noted that the total residential density being requested is 10.98 units per acre for the overall master site, and only 8.66 units per acre for the Subject Property. This is significantly less than the 40 units per acre that is allowed under the Neighborhood Center land use district in the 2050 Comprehensive Land Use Plan for the County.

Land Use	Total Density (79.53 acres)	Density included on the 53.88-acre Rezoning Request
Townhomes	107 units	107 units
Multifamily Housing	766 units	360 units
Medical Office Space	20,000 SF	-
Retail	35,400 SF	35,400 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total units) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in condition request

III. IMPACT ANALYSIS CRITERIA

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The proposed project is for a mixed-use development that incorporates for sale townhome units, apartments, retail, commercial and office uses in an integrated environment that is pedestrian friendly. The Subject Parcel has the future land use designation of NC, Neighborhood Center which provides for up to 40 units per acre pursuant to the DeKalb County 2050 Comprehensive Land Use Plan. The submitted site plan proposes a total of 467 residential units at 8.66 units per acre, with the overall master site having a residential density of 10.98 units per acre. The proposed retail/commercial space is at a scale that reduces vehicular dependency and is more oriented towards those living within the development, while still being inviting to those living within the community, with both a standalone building and one the first floor of the proposed multi-family building. The maximum height of the multi-family building is 5 stories, while the townhome units

will be either no greater than 3 stories, with the option of substituting cottage units for some of the townhome units once this option becomes available under the County's Zoning Ordinance.

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

The modification will not substantially change the residential and commercial uses that were previously approved on the property. The previously approved conditions required the Applicant to "Provide a mixture of commercial and residential uses." The mix of multifamily buildings, townhomes, and commercial space continues to be suitable in view of the use and development of adjacent and nearby properties as well as consistent with the previously approved conditions.

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

Market conditions, including interest rates, have changed since the previously approved DRI Site Plan. As currently zoned, the approved site plan does not provide reasonable economic use of the Subject Property. The amount of retail on the Subject Property, along with the design of the retail space which was to be anchored by a grocery store is outdated and no longer attractive or marketable.

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

The zoning proposal was designed with adjacent and nearby properties in mind. Since the original DRI Site Plan was approved, nearby developments have been built, including the fuel service station on the corner of Clifton Springs and Flat Shoals. Those developments will not have their usability impacted by the proposed modification.

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.

As set forth above, the current site plan is inconsistent with the current market trends, as well as the County's own 2050 Comprehensive Land Use Plan.

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

The Applicant is not aware of adverse effects on any historic buildings, sites, districts, or archaeological resources.

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

The zoning proposal will not result in any burden on streets, transportation facilities, utilities, or schools beyond what was improved in the original DRI site plan.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Major Modification of Zoning Conditions be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and

discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Major Modification of Zoning Conditions of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the Major Modification of Zoning Conditions in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the Major Modification of Zoning Conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

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

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

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

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

GREGORY MEADOWS
Notary Public - State of Florida
Commission # HH 318690
My Comm. Expires Oct 3, 2026
Bonded through National Notary Assn.

Notary

Signature of Applicant /Date

Check one: Owner X Agent _____

MANAGER

8/4/26
Expiration Date/ Seal

*Notarization is not needed if the response is "No"

Campaign Contribution Disclosure Statements
Last Updated 10/10/2023

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Maxie Price, Otto No. 10, LLC or Architectural Standards, LLC in the past two years, aggregating $250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL **POSITION**	AMOUNT OF **CONTRIBUTION**
LORRAINE Johnson	COMMISSIONER	$1000

By:_____
Printed Name: MAXIE PRICE

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes ✓ No ____*

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

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

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

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

Notary

Signature of Applicant /Date

Check one: Owner_____Agent_____

MARK SCHWABACHER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 13, 2027

Expiration Date/ Seal

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

Campaign Contribution Disclosure Statement
Last Updated 11/9/2023

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele Battle, of Battle Law, P.C. in the past two years, aggregating $250.00 or more, to local government officials who will consider this application.

Name	Position	Amount	Date
Lorraine Cochran-Johnson	Commissioner	$750.00	6/17/22
Mereda Davis Johnson	Commissioner	$1,000.00	11/1/23

By:_____

Printed Name: Michele Battle

2023022988 PLAT BOOK 313 Pg 30
Filed and Recorded: 2/13/2023 2:03:00 PM
Recording Fee: $70.00
Prepared By:
6937192107

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

"AURORA"

LAND LOTS 71 & 90 15TH DISTRICT
DEKALB COUNTY, GEORGIA

LOT DIVISION (AP# 1246213)

EXISTING PARCEL ID INFO

PARCEL ID INFO	ADDRESS	OWNER
15 090 01 021	4015 FLAT SHOALS PARKWAY DECATUR, GEORGIA 30034	OTTO TRACT NO 10 LLC 1261 HAMMOND CREEK TRL WATKINSVILLE GA 30677

ASSIGNED ADDRESSING TABLE

TRACT	ADDRESS
1	4015 FLAT SHOALS PARKWAY DECATUR, GEORGIA 30034
2	4029 FLAT SHOALS PARKWAY DECATUR, GEORGIA 30034

Aurora Senior Housing– The address assignment will be completed during the LDP stage, as approved by GIS Management.

PROJECT NARRATIVE / SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS A LOT DIVISION TO DIVIDE PARCEL #15 090 01021 INTO TWO TRACTS.

SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	EXISTING CONDITIONS
SHEET 3	EXISTING CONDITIONS
SHEET 4	PROPOSED CONDITIONS
SHEET 5	PROPOSED CONDITIONS
SHEET 6	ZONING CONDITIONS
SHEET 7	ZONING CONDITIONS

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
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DI	DROP INLET
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RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
–S–	SEWER LINE
–X–	FENCE
–T–	TELEPHONE LINE
–P–	POWER LINE
–W–	WATER LINE
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

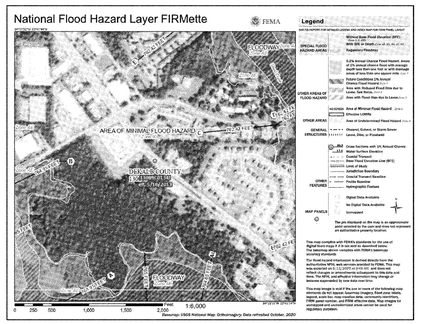
GRID NORTH
GA WEST NAD 83

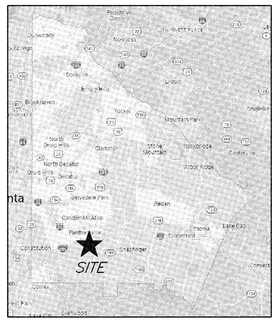
ZONING NOTE

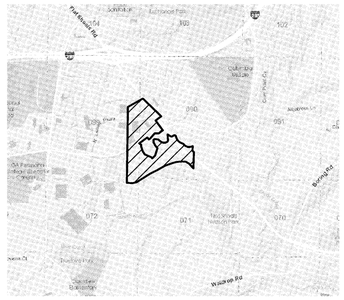
THE SUBJECT PROPERTY IS ZONED MU–4 (MIXED USE HIGH DENSITY) DISTRICT PURSUNAT TO CZ–17–21564, CZ–12–18064, CZ–12–18066 AND IS ALSO LOCATED WITHIN THE SOAPSTONE HISTORIC DISTRICT.

SETBACKS:
FRONT = 0 FEET
SIDE = 0 FEET
REAR = 15 FEET

VICINITY MAP







WETLANDS NOTE

THE WETLANDS SHOWN HEREON WERE DELINEATED BY OTHERS AND FIELD LOCATED BY TECHNICAL SURVEY SERVICES, INC. ON JANUARY 31, 2022. TECHNICAL SURVEY SERVICES, INC. DOES NOT WARRANT AS TO THE ACCURACY OF THE DELINEATION PERFORMED BY OTHERS. THE STATE WATERS AND WETLANDS DELINEATION WAS PERFORMED BY GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC. ON JANUARY 17, 2022.

CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180–7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15–6–67.

NOTES:

1. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEER'S REQUIREMENTS REGARDING WETLANDS.
2. WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY
3. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D
4. THE RECEIVING WATERS ARE THE SOUTH RIVER.
5. ELECTRIC SERVICE ON SITE TO BE UNDERGROUND.
6. THERE WERE NO BURY PITS OBSERVED DURING THE COURSE OF THE FIELD WORK.
7. THE APPROVAL OF THIS SKETCH PLAT DOES NOT MEAN THAT THE DELIEATION OF THE WETLAND AND STREAMS/CREEKS IS APPROVED. A STATE WATER DETERMINATION WILL BE REQUIRED TO CONFIRM THE DELINEATION SHOWN ON THIS PLAT.
8. NO SEPTIC TANKS OBSERVED WITHIN SUBJECT PROPERTY
9. DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
10. TRAFFIC IMPROVEMENTS, STREET IMPROVEMENTS, CURB CUTS, VISIBILITY REQUIREMENTS, AND PRIVATE STREET CONSTRUCTION STANDARDS SHALL BE ADDRESSED FOR ANY FUTURE DEVELOPMENT PER THE COUNTY CODES.
11. STORMWATER MANAGEMENT MUST BE PROVIDED FOR ANY FUTURE DEVELOPMENT ON EACH OF THE PROPOSED LOTS, PER SEC.14–40 AND 14–42 OF THE COUNTY CODES.
12. RECORDED OFF–SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.

REFERENCES

1. SURVEY FOR MAXIE PRICE PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED MARCH 26, 2012.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A ZONE AE SHADED FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0134J, DATED MAY 16, 2013.

TOPO NOTE

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY THE CLIENT. TECHNICAL SURVEY SERVICES, INC. DOES NOT WARRANT AS TO THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,337 FEET AND AN ANGULAR ERROR OF 0.21" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 121,284 FEET.

PREVIOUS SUBDIVISION

THE PROPERTY SHOWN HEREON WAS A PREVIOUS SUBDIVISION RECORDED IN PLAT BOOK 305, PAGES 78–84. AP#1245673

AP# REFERENCES

LDP PHASE 1– AP#1245246 (FULLERTON)
LDP PHASE 2– AP#1245449 (AURORA)
LOT DIVISION – AP#1246213

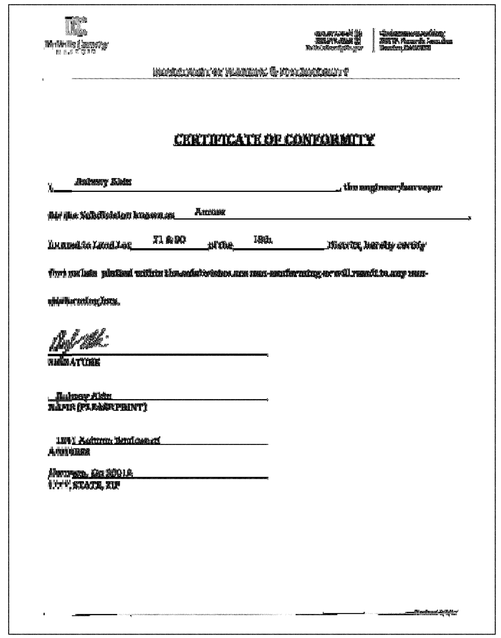
RECEIVING WATERS NOTE

UNNAMED TRIBUTARY OF THE SOUTH RIVER. THE STORM WATER DOES DISCHARGE INTO AN IMPAIRED STREAM SEGMENT, OR WITH IN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT.

DEMOLITION NOTE

THERE IS NO PROPOSED DEMOLITION OCCURRING WITH THIS DEVELOPMENT.

TOTAL TRACT ACREAGE =
57.731 ACRES
2,514,746 SQ. FEET



CERTIFICATE OF CONFORMITY

Y. Rahmy Kaln, the engineer/surveyor

for the Subdivision known as Aurora

located in Land Lot 71 & 90 of the 15th District hereby certify

that no lots platted within the subdivision are non-conforming or will result in any non-

conforming lots.

SIGNATURE

Rahmy Kaln
NAME (PLEASE PRINT)

1500 Ashford Dunwoody
ADDRESS

Atlanta, Ga 30319
CITY, STATE, ZIP

OWNER INFO

OTTO TRACT NO 10 LLC
1261 HAMMOND CREEK TRL
WATKINSVILLE GA 30677

"Ownership will change, after the LDP"

DEVELOPER

PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BUILDING 200, SUITE 175
ATLANTA, GEORGIA 30327
PHONE: 334–596–3484
CONTACT: THOMAS DANNEMANN

SURVEYORS CERTIFICATION

(i) As required by subsection (d) of O.C.G.A. section 15–6–67, this plat has been prepared by a land surveyor and approved by all applicable jurisdictions for recording as evidence by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

GEORGIA REGISTERED AUBREY JONATHAN AKIN 3138 LAND SURVEYOR

Aubrey J. Akin, R.L.S. #3138

August 4, 2022
Date of Plat

DeKalb County
DEVELOPMENT SERVICES
APPROVED
BY
DATE 02/13/23

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Branch
Conyers, Georgia
(770) 922-6391
(770) 922-0767
www.tss-

No	Revision	Date
1	REVISED PER COMMENTS	09/28/22
2	REVISED PER COMMENTS	11/08/22
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Field Date: 07/12/2022
Plat Date: 08/04/2022
Scale: 1" =100'

LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA

COVER SHEET

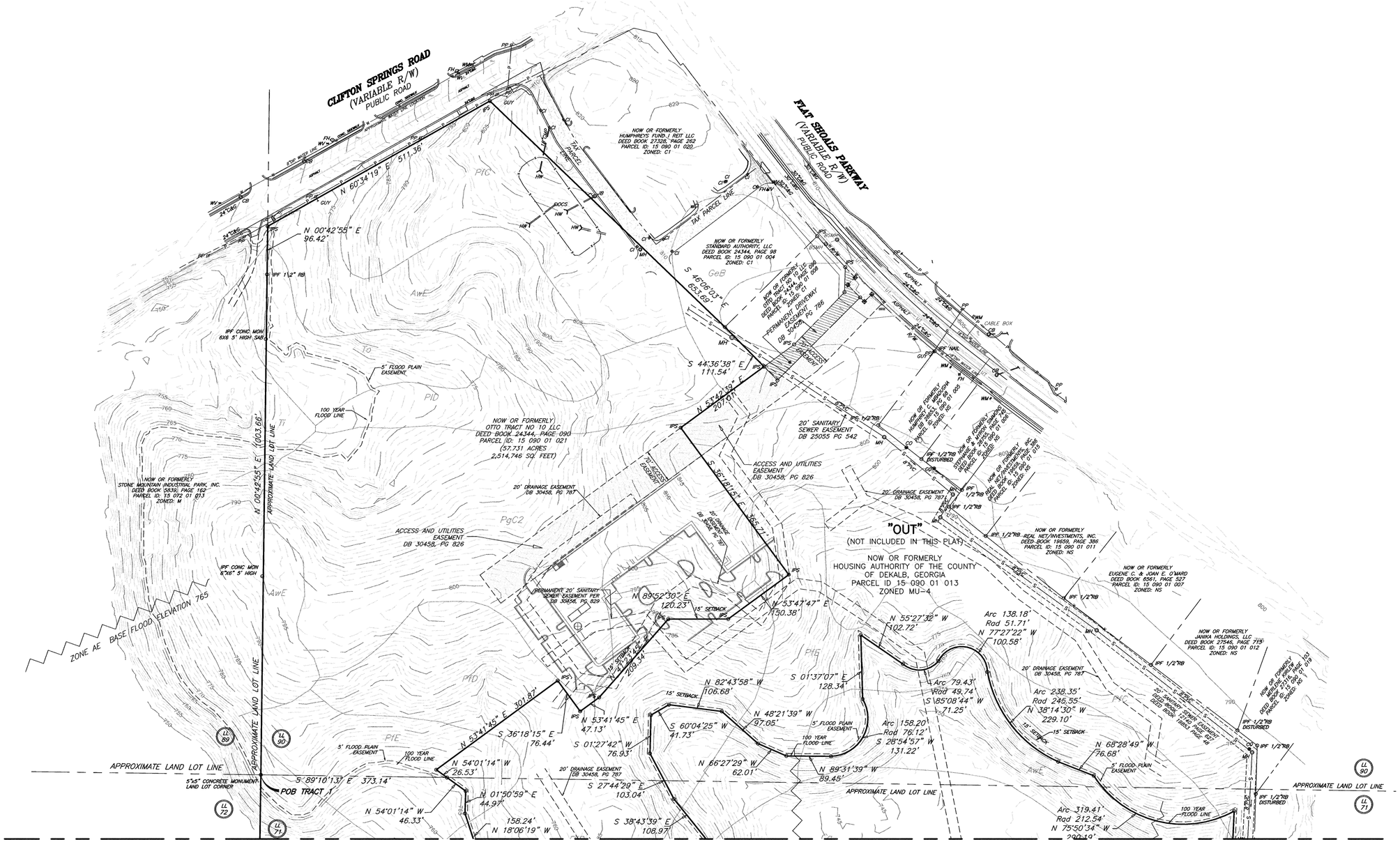
SHEET 1 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:

DeKalb County
DEVELOPMENT SERVICES
APPROVED
02/13/23

EXISTING CONDITIONS

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION



MATCHLINE FOR CONTINUATION SEE SHEET 3 OF 6

SOIL TYPES										
SYMBOL	SOIL NAME	DEPTH (inches)	ERODIBILITY	PERMEABILITY (inches/hour)	TEXTURE	DRAINAGE	SLOPE	STRUCTURE	HYDROLOGIC SOIL GROUP	EROSION FACTORS K	EROSION FACTORS T
AwE	Ashlar-Wedowee Complex	20-40	Slight	1.98-5.95	Sandy Clay Loam	Well Drained	10-25%	GRANULAR	B	0.20	2
Ca	Cartecay Silt Loam	0-80	Slight	1.98-5.95	Silt Loam	Well Drained	0-2%	GRANULAR	A/D	0.37	5
CeB	Cecil Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	2-6%	GRANULAR	B	0.20	5
CuC	Cecil-Urban Land Complex	80	Slight	.57-1.98	Sandy Clay Loam	Well Drained	2-10%	GRANULAR	B	0.20	5
GeB	Gwinnett Sandy Loam	40-60	Slight	.57-1.98	Sandy Loam	Well Drained	2-6%	GRANULAR	B	0.17	4
PfC	Pacolet Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	2-10%	GRANULAR	B	0.17	5
PfD	Pacolet Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	10-15%	GRANULAR	B	0.17	5
PfE	Pacolet Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	15-30%	GRANULAR	B	0.17	5
PgC2	Pacolet Sandy Clay Loam	80	Slight	.57-1.98	Sandy Clay Loam	Well Drained	2-10%	GRANULAR	B	0.15	5
Tf	Toccoa Sandy Loam	80	Slight	1.98-5.95	Sandy Loam	Well Drained	0-2%	GRANULAR	A	0.20	5
To	Toccoa Sandy Loam	80	Slight	1.98-5.95	Sandy Loam	Well Drained	2-4%	GRANULAR	A	0.20	5

NOTE: SOILS SHOWN PER SOIL SURVEY OF DEKALB COUNTY, GOERGIA BY THE UNITED STATES DEPARTMENT OF AGRICULTURE

GRID NORTH
GA WEST NAD 83

100 0 100 200 300
GRAPHIC SCALE - FEET

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
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	TRANSFORMER
	CONCRETE PAVING

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LOT DIVISION PLAT OF AURORA

LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR 3138 JONATHAN AARON AUBREY

2
SHEET 2 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:

DeKalb County
DEVELOPMENT SERVICES
APPROVED
BY
DATE 02/13/23

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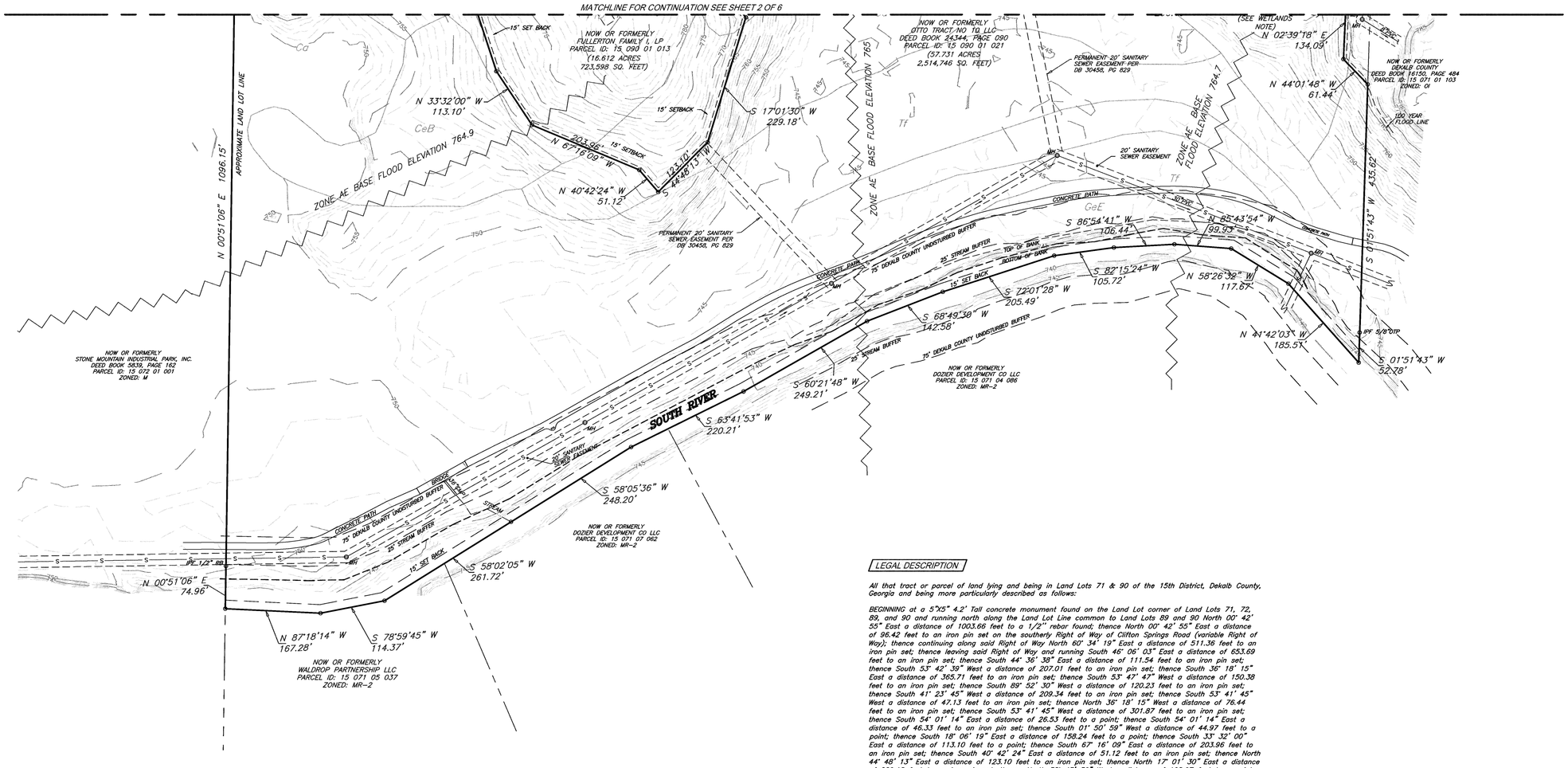

LEGEND

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DIP	DUCTILE IRON PIPE
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-P-	POWER LINE
-W-	WATER LINE
(11)	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
(T)	TRANSFORMER
	CONCRETE PAVING

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 71 & 90 of the 15th District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a 5"X5" 4.2' Tall concrete monument found on the Land Lot corner of Land Lots 71, 72, 89, and 90 and running north along the Land Lot Line common to Land Lots 89 and 90 North 00° 42' 55" East a distance of 1003.66 feet to a 1/2" rebar found; thence North 00° 42' 55" East a distance of 96.42 feet to an iron pin set on the southerly Right of Way of Clifton Springs Road (variable Right of Way); thence continuing along said Right of Way North 60° 34' 19" East a distance of 511.36 feet to an iron pin set; thence leaving said Right of Way and running South 46° 06' 03" East a distance of 653.69 feet to an iron pin set; thence South 44° 36' 38" East a distance of 111.54 feet to an iron pin set; thence South 53° 42' 39" West a distance of 207.01 feet to an iron pin set; thence South 36° 18' 15" East a distance of 365.71 feet to an iron pin set; thence South 53° 47' 47" West a distance of 150.38 feet to an iron pin set; thence South 89° 52' 30" West a distance of 120.23 feet to an iron pin set; thence South 41° 23' 45" West a distance of 209.34 feet to an iron pin set; thence South 53° 41' 45" West a distance of 47.13 feet to an iron pin set; thence North 36° 18' 15" West a distance of 76.44 feet to an iron pin set; thence South 53° 41' 45" West a distance of 301.87 feet to an iron pin set; thence South 54° 01' 14" East a distance of 26.53 feet to a point; thence South 54° 01' 14" East a distance of 46.33 feet to an iron pin set; thence South 01° 50' 59" West a distance of 44.97 feet to a point; thence South 18° 06' 19" East a distance of 158.24 feet to a point; thence South 33° 32' 00" East a distance of 113.10 feet to a point; thence South 67° 16' 09" East a distance of 203.96 feet to an iron pin set; thence South 40° 42' 24" East a distance of 51.12 feet to an iron pin set; thence North 44° 48' 13" East a distance of 123.10 feet to an iron pin set; thence North 17° 01' 30" East a distance of 229.18 feet to an iron pin set; thence North 38° 43' 39" West a distance of 108.97 feet to a point; thence North 27° 44' 29" West a distance of 103.04 feet to a point; thence North 01° 27' 42" East a distance of 76.93 feet to a point; thence North 60° 04' 25" East a distance of 41.73 feet to an iron pin set; thence South 82° 43' 58" East a distance of 106.68 feet to an iron pin set; thence South 48° 21' 39" East a distance of 97.05 feet to a point; thence South 66° 27' 29" East a distance of 62.01 feet to a point; thence South 89° 31' 39" East a distance of 89.45 feet to a point; thence running along a curve to the left an arc length of 158.20 feet, (said curve having a radius of 76.12 feet, with a chord bearing of North 28° 54' 57" East, and a chord length of 131.22 feet)to a point; thence North 01° 37' 07" West a distance of 128.34 feet to an iron pin set; thence South 55° 27' 32" East a distance of 102.72 feet to a point; thence running along a curve to the left an arc length of 79.43 feet, (said curve having a radius of 49.74 feet, with a chord bearing of North 85° 08' 44" East, and a chord length of 71.25 feet)to a point; thence running along a curve to the right an arc length of 138.18 feet, (said curve having a radius of 51.71 feet, with a chord bearing of South 77° 27' 22" East, and a chord length of 100.58 feet)to a point; thence running along a curve to the left an arc length of 238.35 feet, (said curve having a radius of 245.55 feet, with a chord bearing of South 38° 14' 30" East, and a chord length of 229.10 feet)to a point; thence South 68° 28' 49" East a distance of 76.68 feet to an iron pin set; thence running along a curve to the left an arc length of 319.41 feet, (said curve having a radius of 212.54 feet, with a chord bearing of South 75° 50' 34" East, and a chord length of 290.19 feet)to an iron pin set; thence South 02° 39' 18" West a distance of 134.09 feet to an iron pin set; thence South 44° 01' 48" East a distance of 61.44 feet to an iron pin set; thence South 01° 51' 43" West a distance of 435.62 feet to a 5/8" open top pipe; thence South 01° 51' 43" West a distance of 52.78 feet to a point on the centerline of a creek; thence continuing along said creek the following courses running North 41° 42' 03" West a distance of 185.51 feet to a point; thence North 58° 26' 32" West a distance of 117.67 feet to a point; thence North 85° 43' 54" West a distance of 99.93 feet to a point; thence South 86° 54' 41" West a distance of 106.44 feet to a point; thence South 82° 15' 24" West a distance of 105.72 feet to a point; thence South 72° 01' 28" West a distance of 205.49 feet to a point; thence South 68° 49' 30" West a distance of 142.58 feet to a point; thence South 60° 21' 48" West a distance of 249.21 feet to a point; thence South 63° 41' 53" West a distance of 220.21 feet to a point; thence South 58° 05' 36" West a distance of 248.20 feet to a point, found; thence South 58° 02' 05" West a distance of 261.72 feet to a point; thence South 78° 59' 45" West a distance of 114.37 feet to a point; thence North 87° 18' 14" West a distance of 167.28 feet to a point; ; thence leaving the aforementioned creek centerline and running along the Land Lot Line common to Land Lots 71 & 72 North 00° 51' 06" East a distance of 74.96 feet to a 1/2" rebar found; thence running North 00° 51' 06" East a distance of 1096.15 feet to a monument found and the TRUE POINT OF BEGINNING, Said tract contains 57.731 Acres (2,514,746 Square Feet).

SOIL TYPES											
SYMBOL	SOIL NAME	DEPTH (inches)	ERODIBILITY	PERMEABILITY (inches/hour)	TEXTURE	DRAINAGE	SLOPE	STRUCTURE	HYDROLOGIC SOIL GROUP	EROSION FACTORS K	EROSION FACTORS T
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LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA

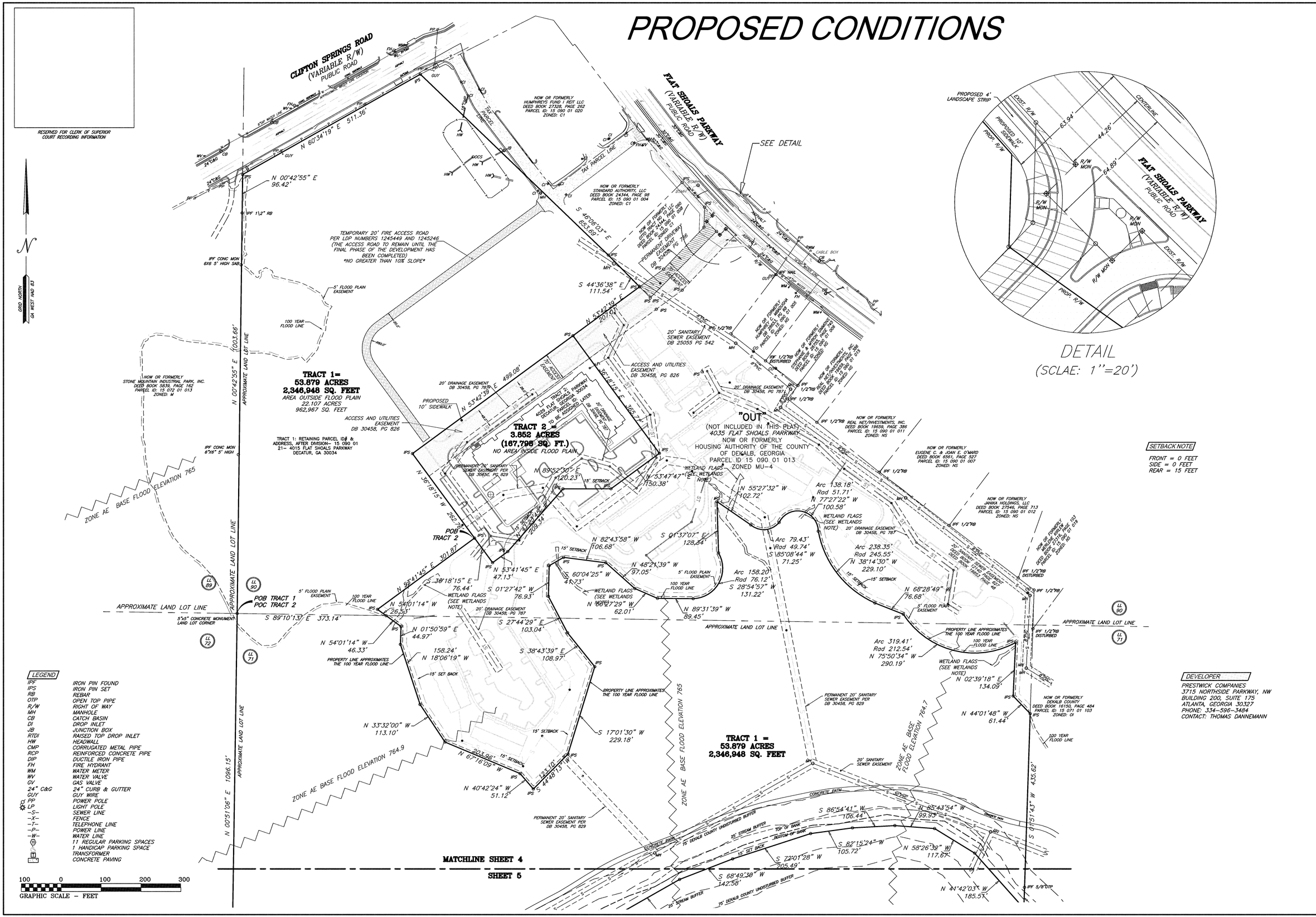
GEORGIA REGISTERED LAND SURVEYOR JONATHAN AKIN

3
SHEET 3 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:

DeKalb County
DEVELOPMENT SERVICES
APPROVED
02/13/2

PROPOSED CONDITIONS



LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

TSS
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1641 Autumn Blvd
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(770) 922-6391
(770) 922-0767
www.tss-atl.com

No	Revision	Date
1	REVISED PER COMMENTS	09/28/22
2	REVISED PER COMMENTS	11/08/22
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4	REVISED PER COMMENTS	1/26/23

Field Date: 07/12/2022
Plat Date: 08/04/2022
Scale: 1" =100'

LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR JONATHAN AKIN 3138

4
SHEET 4 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
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LSV:

PROPOSED CONDITIONS

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

LEGEND

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–X–	FENCE
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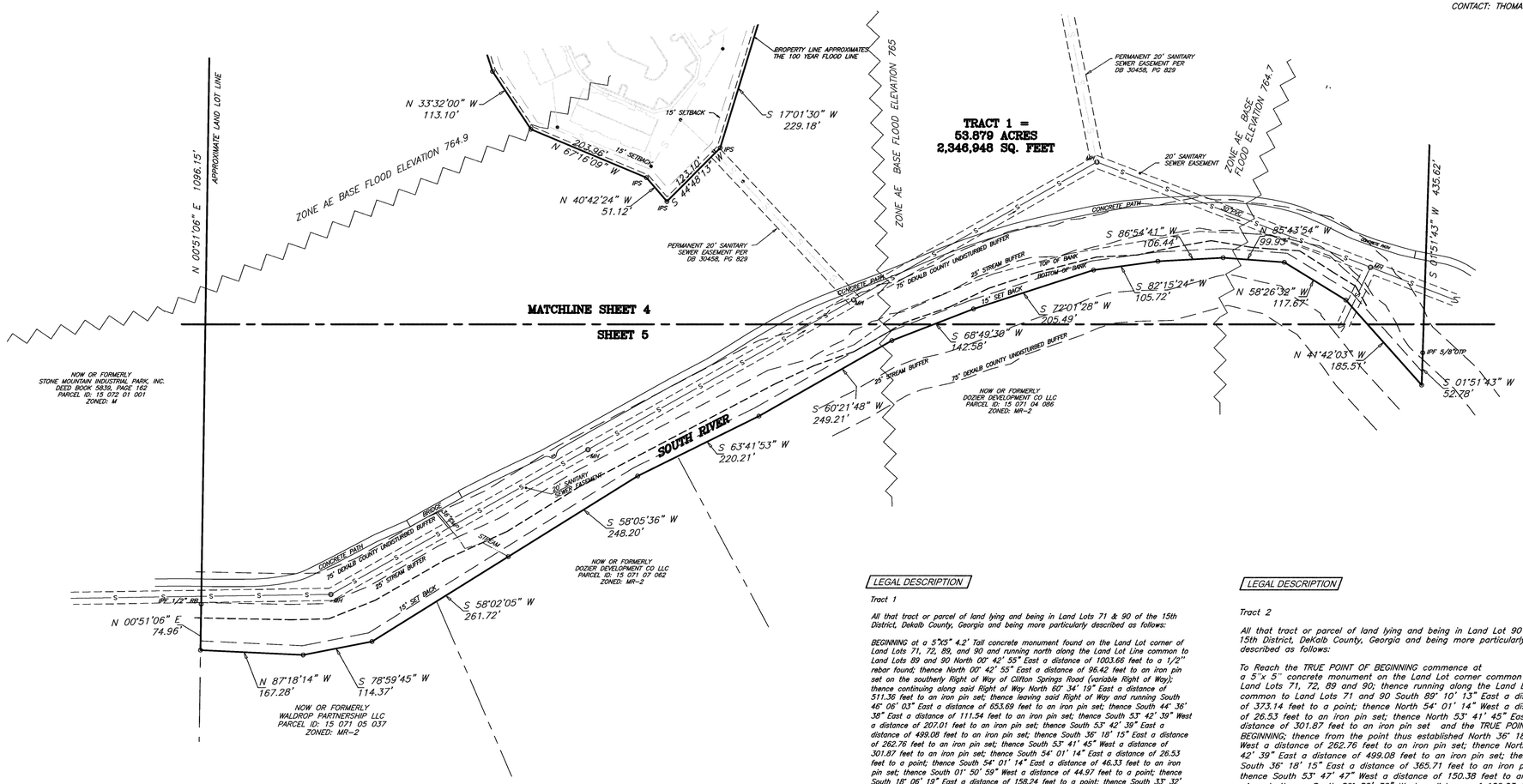
–P–	POWER LINE
–W–	WATER LINE
(11)	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

GRID NORTH
GA WEST NAD 83

100 0 100 200 300
GRAPHIC SCALE – FEET



CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180–7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15–6–67.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED MU–4 (MIXED USE HIGH DENSITY) DISTRICT PURSUNAT TO CZ–17–21564, CZ–12–18064, CZ–12–18066 AND IS ALSO LOCATED WITHIN THE SOAPSTONE HISTORIC DISTRICT.

REFERENCES

1. SURVEY FOR MAXIE PRICE PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED MARCH 26, 2012.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A ZONE AE SHADED FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0134J, DATED MAY 16, 2013.

TOPO NOTE

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY THE CLIENT. TECHNICAL SURVEY SERVICES, INC. DOES NOT WARRANT AS TO THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.

NOTE

A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,337 FEET AND AN ANGULAR ERROR OF 0.21" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 121,284 FEET.

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lots 71 & 90 of the 15th District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a 5"X5" 4.2' Tall concrete monument found on the Land Lot corner of Land Lots 71, 72, 89, and 90 and running north along the Land Lot Line common to Land Lots 89 and 90 North 00° 42' 55" East a distance of 1003.66 feet to a 1/2" rebar found; thence North 00° 42' 55" East a distance of 96.42 feet to an iron pin set on the southerly Right of Way of Clifton Springs Road (variable Right of Way); thence continuing along said Right of Way North 60° 34' 19" East a distance of 511.36 feet to an iron pin set; thence leaving said Right of Way and running South 46° 06' 03" East a distance of 653.69 feet to an iron pin set; thence South 44° 36' 38" East a distance of 111.54 feet to an iron pin set; thence South 53° 42' 39" West a distance of 207.01 feet to an iron pin set; thence South 53° 42' 39" East a distance of 499.08 feet to an iron pin set; thence South 36° 18' 15" East a distance of 262.76 feet to an iron pin set; thence South 53° 41' 45" West a distance of 301.87 feet to an iron pin set; thence South 54° 01' 14" East a distance of 26.53 feet to a point; thence South 54° 01' 14" East a distance of 46.33 feet to an iron pin set; thence South 01° 50' 59" West a distance of 44.97 feet to a point; thence South 18° 06' 19" East a distance of 158.24 feet to a point; thence South 33° 32' 00" East a distance of 113.10 feet to a point; thence South 67° 16' 09" East a distance of 203.96 feet to an iron pin set; thence South 40° 42' 24" East a distance of 51.12 feet to an iron pin set; thence North 44° 48' 13" East a distance of 123.10 feet to an iron pin set; thence North 17° 01' 30" East a distance of 229.18 feet to an iron pin set; thence North 38° 43' 39" West a distance of 108.97 feet to a point; thence North 27° 44' 29" West a distance of 103.04 feet to a point; thence North 01° 27' 42" East a distance of 76.93 feet to a point; thence North 60° 04' 25" East a distance of 41.73 feet to an iron pin set; thence South 82° 43' 58" East a distance of 106.68 feet to an iron pin set; thence South 48° 21' 39" East a distance of 97.05 feet to a point; thence South 66° 27' 29" East a distance of 62.01 feet to a point; thence South 89° 31' 39" East a distance of 89.45 feet to a point; thence running along a curve to the left an arc length of 158.20 feet, (said curve having a radius of 76.12 feet, with a chord bearing of North 28° 54' 57" East, and a chord length of 131.22 feet)to a point; thence North 01° 37' 07" West a distance of 128.34 feet to an iron pin set; thence South 55° 27' 32" East a distance of 102.72 feet to a point; thence running along a curve to the left an arc length of 79.43 feet, (said curve having a radius of 49.74 feet, with a chord bearing of North 85° 08' 44" East, and a chord length of 71.25 feet)to a point; thence running along a curve to the right an arc length of 138.18 feet, (said curve having a radius of 51.71 feet, with a chord bearing of South 77° 27' 22" East, and a chord length of 100.58 feet)to a point; thence running along a curve to the left an arc length of 238.35 feet, (said curve having a radius of 245.55 feet, with a chord bearing of South 38° 14' 30" East, and a chord length of 229.10 feet)to a point; thence South 68° 28' 49" East a distance of 76.68 feet to an iron pin set; thence running along a curve to the left an arc length of 319.41 feet, (said curve having a radius of 212.54 feet, with a chord bearing of South 75° 50' 34" East, and a chord length of 290.19 feet)to an iron pin set; thence South 02° 39' 18" West a distance of 134.09 feet to an iron pin set; thence South 44° 01' 48" East a distance of 61.44 feet to an iron pin set; thence South 01° 51' 43" West a distance of 435.62 feet to a 5/8" open top pipe; thence South 01° 51' 43" West a distance of 52.78 feet to a point on the centerline of a creek; thence continuing along said creek the following courses running North 41° 42' 03" West a distance of 185.51 feet to a point; thence North 58° 26' 32" West a distance of 117.67 feet to a point; thence North 85° 43' 54" West a distance of 99.93 feet to a point; thence South 86° 54' 41" West a distance of 106.44 feet to a point; thence South 82° 15' 24" West a distance of 105.72 feet to a point; thence South 72° 01' 28" West a distance of 205.49 feet to a point; thence South 68° 49' 30" West a distance of 142.58 feet to a point; thence South 60° 21' 48" West a distance of 249.21 feet to a point; thence South 63° 41' 53" West a distance of 220.21 feet to a point; thence South 58° 05' 36" West a distance of 248.20 feet to a point. found; thence South 58° 02' 05" West a distance of 261.72 feet to a point; thence South 78° 59' 45" West a distance of 114.37 feet to a point; thence North 87° 18' 14" West a distance of 167.28 feet to a point; ; thence leaving the aforementioned creek centerline and running along the Land Lot Line common to Land Lots 71 & 72 North 00° 51' 06" East a distance of 74.96 feet to a 1/2" rebar found; thence running North 00° 51' 06" East a distance of 1096.15 feet to a monument found and the TRUE POINT OF BEGINNING, Said tract contains 53.879 Acres (2,346,948 Square Feet).

LEGAL DESCRIPTION

Tract 2

All that tract or parcel of land lying and being in Land Lot 90 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 5"x 5" concrete monument on the Land Lot corner common to Land Lots 71, 72, 89 and 90; thence running along the Land Lot Line common to Land Lots 71 and 90 South 89° 10' 13" East a distance of 373.14 feet to a point; thence North 54° 01' 14" West a distance of 26.53 feet to an iron pin set; thence North 53° 41' 45" East a distance of 301.87 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established North 36° 18' 15" West a distance of 262.76 feet to an iron pin set; thence North 53° 42' 39" East a distance of 499.08 feet to an iron pin set; thence South 36° 18' 15" East a distance of 365.71 feet to an iron pin set; thence South 53° 47' 47" West a distance of 150.38 feet to an iron pin set; thence South 89° 52' 30" West a distance of 120.23 feet to an iron pin set; thence South 41° 23' 45" West a distance of 209.34 feet to an iron pin set; thence South 53° 41' 45" West a distance of 47.13 feet to an iron pin set; thence North 36° 18' 15" West a distance of 76.44 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 3.852 Acres (167,798 Square Feet).

DEVELOPER
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BUILDING 200, SUITE 175
ATLANTA, GEORGIA 30327
PHONE: 334–596–3484
CONTACT: THOMAS DANNEMANN

TSS
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DeKalb County GEORGIA
DEVELOPMENT SERVICES
APPROVED
02/13/23

LOT DIVISION PLAT
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DEKALB COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR JONATHAN AKIN 3136

5
SHEET 5 OF 7

JOB #: 2021-786
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LSV:

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

Exhibit A

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION : N11 SLUP 14 19363 Mahaffey Pickens Tucker

Items N11 and N12 were heard together.

MOTION was made by Kathie Gannon, seconded by Larry Johnson and passed 5-0-0-0 to defer until October 28, 2014, and for a public hearing, the special land use permit application SLUP-14-19363 of Mahaffey Pickens, Tucker LLP.

ADOPTED: SEP 2 3 2014 (DATE)

CERTIFIED: SEP 2 3 2014 (DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CLERK,
DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES:

Lee Tucker, 1550 North Brown Road, Suite 125, Lawrenceville, Ga. 30016, Patrick Conner, 952 Old Peachtree Road, Lawrenceville, Ga. 30043, Michele Battle, One West Court Square, Suite 750, Decatur, Ga. 30030, spoke in support.

Robert Weaver, 2589 Clifton Springs Road, Decatur, Ga. 30034, Lewis Bacon, 2571 Clifton Springs Road, Derrick Murray, 2378 Clifton Springs Road, Decatur, Ga. 30034, spoke in opposition.

FOR : Jeff Rader, Larry Johnson, Sharon Barnes Sutton, Kathie Gannon, Stan Watson

AGAINST : None

ABSTAIN : None

ABSENT : None

September 10, 2014

DEKALB COUNTY
BOARD OF COMMISSIONERS
ZONING AGENDA / MINUTES
MEETING DATE: September 23, 2014

ITEM NO. N.11

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: **Special Land Use Permit , SLUP-14-19363 Mahaffey Pickens, Tucker LLP**

COMMISSION DISTRICTS: 3 & 6

DEPARTMENT: Planning & Sustainability

PUBLIC HEARING: x YES NO

ATTACHMENT: x YES NO

PAGES: 33

INFORMATION CONTACT: Marian Eisenberg, Zoning Admin.
PHONE NUMBER: (404) 371-2155

PETITION NO: SLUP-14-19363

PROPOSED USE: Convenience Store with Automobile Fuel Pumps

LOCATION: 3991 Flat Shoals Parkway, Decatur, Georgia

PARCEL No.: 15-090-01-004

PURPOSE: Request a Special Land Use Permit (proposed QuikTrip relocation) for a convenience store with automobile fuel pumps in a C-1 (Local Commercial) District within the I-20 Overlay District. The property is located on the west side of Flat Shoals Parkway at the southwest intersection of Flat Shoals Parkway and Clifton Springs Road at 3991 Flat Shoals Parkway in Decatur, Georgia. The property has approximately 223 feet along Clifton Springs Road and approximately 355 feet along Flat Shoals Parkway and contains 2.19 acres.

RECOMMENDATIONS:

PLANNING COMMISSION: APPROVAL WITH CONDITIONS PER STAFF

COMMUNITY COUNCIL: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING COMMISSION MEETING (09/09/14): On September 9, 2014, the Planning Commission recommended "Approval" of the applicant's request per Planning Staff's recommendation.

Petition Number: SLUP-14-19363
Board of Commissioners: 09/23/14
kfhill

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

February 12, 2021

Casey Craven
Prestwick Companies
3715 Northside Parkway, Bldg. 200, Ste. 175
Atlanta, GA 30327

RE: Parcel# 15-090-01-013 3101 Clifton Springs Road

This is to confirm that the above-referenced portion of real property lying and being in Land Lot **090** of the **15th** District Parcel **01-013** of DeKalb County, Georgia, which is described as **3101 Clifton Springs Road** and being further described by the enclosed zoning map, has a zoning classification of **MU-4** (Mixed-Use High Density) District pursuant to **CZ-17-21564, CZ-12-18064, CZ-12-18066 (attached) and is also located within the Soapstone Historic District.** The above referenced property is also located within **I-20 Overlay District, Tier 2** of which additional use and development standards are found in Article#3 27-3.37 Division 37 of the DeKalb County Code. Where there are conflicts between the overlay district and other regulations in the Code, the overlay shall govern

Attached are copies of excerpts from the DeKalb County Zoning Code, Chapter 27 adopted September 1, 2015 pertaining to Article 4.1 Use Regulations and 27-2.22 Division 22.**MU-4**. The total zoning code should be consulted for all applicable zoning standards pertaining to site design, buffering, landscaping and parking. The Zoning Code is available in its entirety at *planning dekalb.net*, select Zoning Code or the municipal code website at www.municode.com.

A search of DeKalb County records does not indicate any variances, special land use permits, overlay district, or open zoning code violations but does include conditions that have been issued for the referenced property.

If there are any existing nonconforming use(s) of land and structure(s) please refer to DeKalb Code Section, Article 8 – Nonconformities. 8.1.1. Within the zoning districts established by this chapter, or by amendments that may later be adopted, there exist lots, uses of land, uses of land and buildings, uses of land and structures, and characteristics of buildings, structures and sites which were lawful before the effective date of this chapter's adoption or amendment, but that are now prohibited under the terms of this chapter or due to future amendments, collectively referred to as nonconforming situations. Such nonconforming situations are hereby declared to be incompatible with authorized and permitted uses in the zoning districts involved. It is the intent of the board of commissioners to require the cessation of certain nonconforming situations and to permit others to continue until they are otherwise removed or cease. It is further the intent of the board of commissioners that nonconforming situations not be used as grounds for adding other buildings, structures, or uses of land prohibited by this chapter, and that no such non-conforming building, structure, or use of land be enlarged, expanded, moved, or otherwise altered in a manner that increases the degree of nonconformity, except where expressly authorized in this Zoning Ordinance.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the zoning classification for any specified period of time, nor that this confirmation may be solely relied upon for the issuance of any permits or other official documents.

Sincerely,

Jessica Holmes
Jessica L Holmes
Administrative Specialist

September 10, 2014

RECOMMENDED CONDITIONS
SLUP-14-19363

1. Allow automobile fuel sales in conjunction with the proposed QuikTrip convenience store pursuant to the revised site plan entitled QUIKTRIP No. 0736 dated and stamped received by the Department of Planning and Sustainability on August 20, 2014.
2. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the DRI Site Plan) for the 79.53 acre tract (the Project Site), as approved by the Director of the Planning and Sustainability Development during the I-20 Overlay District compliance review. (See Notice of Decision in Attachment).
3. The retail/convenience store building façade shall consist of four (4) sides' brick, with brick and stacked stone accents consistent with building elevations dated 07/02/14 as submitted to the Department of Planning and Sustainability on July 10, 2014 and be developed in compliance with I-20 Overlay District standards.
4. There shall be a maximum of 14 pump fueling stations.
5. Support columns for the canopy shall consist of four (4) sides' brick.
6. Location and number of curb cuts on the site must be in accordance with the approved DRI site plan subject to approval of the Georgia Department of Transportation (GDOT) and the Transportation Division of the Public Works Department.
7. Inter-parcel access to adjacent properties shall be provided as shown on the submitted site plan subject to the approval of the DeKalb County Transportation Division.
8. Refuse areas shall not be visible from the public street and shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
9. Outside storage and display of products are prohibited unless from a vending machine.
10. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Petition Number: SLUP-14-19363
Board of Commissioners: 09/23/14
kfhill

September 10, 2014
PLANNING STAFF ANALYSIS:

The proposed SLUP to operate a convenience store with automobile fuel sales at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway is consistent with the Board of Commissioners approved plan for commercial uses on the site pursuant to Z-12-18064. The proposed use is compatible with existing commercial zonings in the surrounding area. Given that the existing QuikTrip at the northeast intersection of Flat Shoals Road and Columbia Drive will close when the new facility opens, the proposed use would not result in a proliferation of similar uses. Located within a Neighborhood Center Character Area designated by the 2025 Comprehensive Plan, the proposed development is consistent with Plan Policy (NCCAP5): Create compact mixed use districts and reduce automobile dependency and travel to basic services. Therefore, the Department of Planning and Sustainability recommends "**APPROVAL**" of the SLUP request subject to the following conditions:

PLANNING COMMISSION VOTE:
Approval with Conditions 7-1-0. V. Moore moved, T. Phillips seconded for approval as recommended and conditioned by staff. J. West opposed.

COMMUNITY COUNCILVOTE/RECOMMENDATION:
Approval with conditions 3-2-0. The Community Council voted to recommended that approval be conditioned that Quick Trip be the sole user of the subject property , i.e., that that no tenant space on the property be leased to any non-Quick Trip business entity.

Petition Number: SLUP-14-19363
Board of Commissioners: 09/23/14
kfhill

CZ-17-21564 ZONING MODIFICATION
BOC APPROVED CONDITIONS
09/26/17

1. Not more than one drive-through restaurant on the C-1 labeled Tract 2 (5.540 acres) on the survey for Maxie Price (the "Survey") prepared by Rochester & Associates. Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1). Restaurant shall be entirely internal to the development via the main access points and have an outside pedestrian accessible seating area.
2. Provide road improvements in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Revised Notice of Decision pursuant to DRI #1850 dated January 12, 2015 (See Attachment 2).
3. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan") for the 79.53 acre tract (the "Project Site"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).
4. Deleted.
5. Consistent with the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), as required in the I-20 corridor overlay district.
6. The issuance of a building permit for the drive-through restaurant shall not be prior to: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the project site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. ft.
7. In addition to compliance with Paragraph 6 above, the development of the drive-thru restaurant shall also be conditioned on the issuance of a certificate of occupancy for a grocery store on the Project Site.
8. These conditions replace all previous Board approved conditions pursuant to SLUP-12-18066.

DeKalb County
DEVELOPMENT SERVICES
APPROVED
DATE: 02/13/23

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Scale: AS SHOWN

LOT DIVISION PLAT
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GEORGIA REGISTERED No. 3138 LAND SURVEYOR AUBREY JONATHAN AKIN

6
SHEET 6 OF 7

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LSV:

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

CZ-17-21564

FINAL CONDITIONS FOR: CZ-17-21564

REQUESTED BY APPLICANT:

Application of DeKalb County Board of Commissioners for a major modification of conditions pursuant to SLUP-12-18066, to reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway.

PLANNING AND SUSTAINABILITY DEPARTMENT:

Approval w/Conditions. The modification request to allow only one (1) drive-through restaurant on the site does not alter or change the intent of the C-1 zoning district. The request will allow other uses consistent and compatible with existing retail, institutional and commercial uses in the area. The Planning and Sustainability Department recommends, "Approval with Conditions. The following revised conditions reflect the modification and replace existing SLUP-12-18066 conditions":

1. Not more than one drive-through restaurant on the C-1 labeled Tract 2 (5.540 acres) on the survey for Maxie Price (the "Survey") prepared by Rochester & Associates. Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1). Restaurant shall be entirely internal to the development via the main access points and have an outside pedestrian accessible seating area.

2. Provide road improvements in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Revised Notice of Decision pursuant to DRI #1850 dated January 12, 2015 (See Attachment 2).

3. The Subject Property shall be developed in general conformity with the DRI-site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan") for the 79.53 acre tract (the "Project Site"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).

4. Deleted.

5. Consistent with the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), as required in the I-20 corridor overlay district.

6. The issuance of a building permit for the drive-through restaurant shall not be prior to: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the project site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. feet.

7. Deleted.

8. These conditions replace all previous Board approved conditions pursuant to SLUP-12-18066.

CZ-17-21564

ADOPTED by the DeKalb County Board of Commissioners this 26 day of September, 2017.

Kathie Gannon
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

CZ-17-21564

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO MODIFY CONDITIONS OF ZONING PURSUANT TO SLUP-12-18066, TO REDUCE THE NUMBER OF APPROVED DRIVE-THROUGH RESTAURANTS IN A C-1 (LOCAL COMMERCIAL) DISTRICT FROM TWO (2) TO ONE (1) ADJACENT TO THE NEW QUIK TRIP GAS STATION ON FLAT SHOALS PARKWAY. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF FLAT SHOALS PARKWAY, AT THE SOUTHWEST INTERSECTION OF CLIFTON SPRINGS ROAD AND FLAT SHOALS PARKWAY AT 3975, 4007 AND 4025 FLAT SHOALS PARKWAY AND A PORTION OF 3101 CLIFTON SPRINGS ROAD, DECATUR, GEORGIA. THE PROPERTY HAS APPROXIMATELY 870 FEET OF FRONTAGE ALONG FLAT SHOALS PARKWAY AND CONTAINS 5.54 ACRES.

APPLICANT: DeKalb County Board of Commissioners
OWNER:

COMMISSION DISTRICTS: 3 & 6

WHEREAS, DeKalb Board of Commissioners has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 3975, 4007 & 4025 Flat Shoals Parkway; and a portion of 3101 Clifton Springs Road, and more particularly described as follows:

All that tract or parcel of land lying and being in **District 15, Land Lot 090, Block 01, Parcels 004, 008, 020, & portion of 013** of DeKalb County, Georgia, containing 5.54 acres, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Art. IIV, Div. 3, Sec. 27-7.3.5 & Sec. 27-7.3.9 for amending the DeKalb County Zoning Ordinance for the subject property from C-1 (cond.) District to C-1 (cond.) District.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, as set forth in Section 27-7.3.9 of the DeKalb County Zoning Ordinance, to allow a zoning modification pursuant to SLUP-12-18066, to reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway. The property is located on the south side of Flat Shoals Parkway, at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3975, 4007 and 4025 Flat Shoals Parkway and a portion of 3101 Clifton Springs Road, Decatur, Georgia. The property has approximately 870 feet of frontage along Flat Shoals Parkway, contains 5.54 acres, and is hereby approved (with conditions).

Part 2: That if this amendment is approved conditionally under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Section 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4: This ordinance hereby approved does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

CZ-17-21564 ZONING MODIFICATION
BOC APPROVED CONDITIONS
09/26/17

1. Not more than one drive-through restaurant on the C-1 labeled Tract 2 (5.540 acres) on the survey for Maxie Price (the "Survey") prepared by Rochester & Associates. Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1). Restaurant shall be entirely internal to the development via the main access points and have an outside pedestrian accessible seating area.

2. Provide road improvements in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Revised Notice of Decision pursuant to DRI #1850 dated January 12, 2015 (See Attachment 2).

3. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan") for the 79.53 acre tract (the "Project Site"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).

4. Deleted.

5. Consistent with the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), as required in the I-20 corridor overlay district.

6. The issuance of a building permit for the drive-through restaurant shall not be prior to: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the project site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. ft.

7. In addition to compliance with Paragraph 6 above, the development of the drive-thru restaurant shall also be conditioned on the issuance of a certificate of occupancy for a grocery store on the Project Site.

8. These conditions replace all previous Board approved conditions pursuant to SLUP-12-18066.

CZ-17-21564

PLANNING COMMISSION:

Approval w/Conditions 6-0-0. J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff.

BOARD OF COMMISSIONERS:

September 26, 2017. Approved with 8 staff conditions, and to add condition #7 back to the list, from the original conditions from 2012

DeKalb County
DEVELOPMENT SERVICES
APPROVED
02/13/23

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn H
Conyers, Georgia
(770) 922-6391
(770) 922-0767
www.tss-ll

No	Revision	Date
1	REVISED PER COMMENTS	09/28/22
2	REVISED PER COMMENTS	11/08/22
3	REVISED PER COMMENTS	1/10/23
4	REVISED PER COMMENTS	1/26/23

Field Date:
Plat Date:
Scale: AS SHOWN

LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA

GEORGIA REGISTERED No. 3136 LAND SURVEYOR JONATHAN AKIN

7
SHEET 7 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:

FLAT SHOALS

PROJECT SUMMARY

Acreage (Gross)	±79.53 ac.
County District:	15th
Current Land-Use:	Suburban
Proposed Land-Use:	Neighborhood Center
Existing Zoning:	R-100
Proposed Zoning:	
Tract A	C-1 & OCR
Tract B	~~RM-HD~~ OCR
Total Residential Units:	681
Total Commercial Area:	143,400s.f.

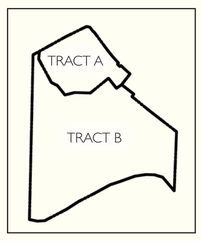
CONTACT INFORMATION

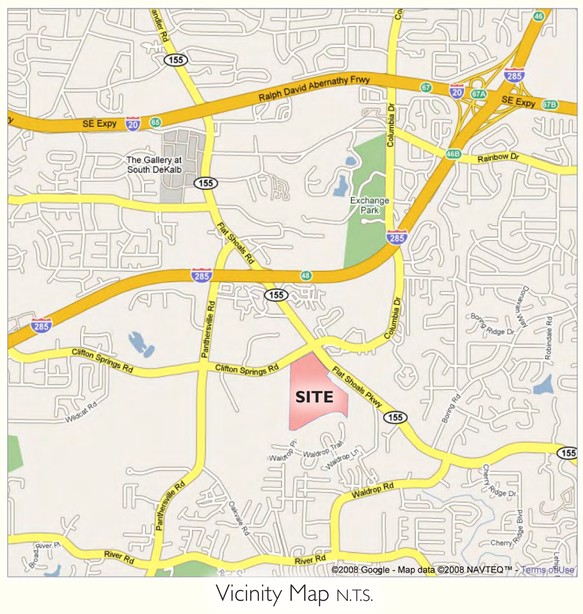
APPLICANT REPRESENTATIVE:
MAHAFFEY PICKENS TUCKER, LLP
(770)232-0000
CONTACT: LEE TUCKER

PLANNER/LANDSCAPE ARCHITECT:
HUGHES,GOOD,O'LEARY,& RYAN, INC.
(404)248-1960
CONTACT: TREY SCHWARTZ

TRAFFIC ENGINEER:
KIMLEY-HORN & ASSOCIATES,INC.
(770)825-0744
CONTACT: ANDREW ANTWEILER / JOHN WALKER

TRACT KEY





Vicinity Map N.T.S.

PROJECT NOTES: One existing house and four out-buildings on site will be removed.

Flat Shoals Development Program for DRI

Building ID	Description/Product Type	Phase	Area (acres)	Open Space (acres)	Building Height	Residential Units	Gross Commercial Area (s.f.)	Residential Density (units/acre)	FAR
Tract A (Proposed C-1)									
C1	Commercial	1			1 Story		7,000		
C2	Commercial	1			1 Story		7,000		
C3	Commercial	1			1 Story		7,000		
C4	Commercial	1			1 Story		7,000		
C5	Commercial	1			1 Story		3,200		
C6	Commercial	1			1 Story		4,900		
C7	Commercial	1			1 Story		9,800		
C8	Commercial	1			1 Story		4,900		
C9	Commercial	1			1 Story		80,000		
C10	Commercial	1			1 Story		12,600		
Total			16.24	1.89 (12%)			143,400		0.20
Tract B (Proposed RM-HD)									
R1	Multi-Family Residential*	1			3/4 Story Split Level	63			
R2	Multi-Family Residential*	1			3 Story	48			
R3	Multi-Family Residential*	1			3 Story	47			
R4	Multi-Family Residential*	1			3/4 Story Split Level	49			
R5	Multi-Family Residential*	1			3/4 Story Split Level	63			
R6	Multi-Family Residential*	1			3/4 Story Split Level	63			
R7	Multi-Family Residential*	1			3/4 Story Split Level	54			
R8	Multi-Family Residential*	1			3/4 Story Split Level	63			
R9	Multi-Family Residential*	1			3/4 Story Split Level	63			
R10	Multi-Family Residential*	1			3/4 Story Split Level	42			
R11	Multi-Family Residential*	1			3/4 Story Split Level	46			
R12	Multi-Family Residential*	1			3 Story	38			
R13	Multi-Family Residential*	1			3/4 Story Split Level	42			
Total			63.29	35.37 (56%)		681		10.75	0.25
Grand Total			79.53	37.26 (47%)		681	143,400	10.75	0.24

*NOTE: Residential units calculated at 1,000 s.f. per unit.

Flat Shoals Parking Program

	Parking Required	Parking Provided
Commercial	645 (4.5 per 1000s.f.)*	645
Residential	1192 (1.75 per unit)	1211

*Requesting reduction from DeKalb County of 5.5 to 4.5 per 1000 s.f.

TRANSPORTATION LEGEND

- Existing Roadway Laneage
- Proposed Driveway
- No-Build Improvements
- Build Improvements
- Existing Traffic Signal
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes

LEGEND

- Multi-Family Residential
- Commercial

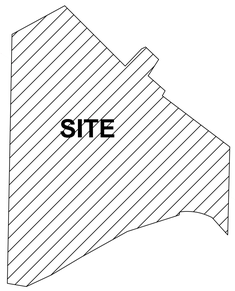
DRI SITE PLAN (DRI ID: 1850)

DEKALB COUNTY, GA
July 24, 2008 Revised 09-04-08

0 50' 100' 200'

HGOR PLANNERS & LANDSCAPE ARCHITECTS

LOCATION MAP - N.T.S.



EBERLY & ASSOCIATES
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

SITE DATA

ZONING USE:	MU-4
TOTAL AREA:	53.88 ACRES
DISTURBED AREA:	22.82 ACRES
DEKALB COUNTY, GA	
LAND LOT: 090 DISTRICT 15	
PARCEL ID(S): 15 090 01 021	
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	15 FT
TRANSITIONAL BUFFER:	N/A
MAX LOT COVERAGE:	N/A
REQUIRED OPEN SPACE:	10%
DENSITY:	
MAX: 40/ACRES	912 UNITS MAX

BUILDING DATA

MULTIFAMILY:	360 UNITS
TOWNHOUSES:	107 UNITS
RETAILS:	35,400 SF

PARKING DATA

REQUIRED PARKING	
RESIDENTIAL: 1.5 /UNIT	701 SPACES
RECREATION: 20/FIELD	20 SPACES
RETAIL: 3/1,000 SF	107 SPACES
TOTAL REQUIRED:	828 SPACES
PARKING PROVIDED	
REGULAR SURFACE:	129 SPACES
TOWNHOUSES PARKING:	428 SPACES
DECK PARKING:	370 SPACES
REGULAR ADA:	16 SPACES
VAN ADA:	4 SPACES
TOTAL PROVIDED:	947 SPACES

UTILITY PROVIDERS

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

LAYOUT LEGEND

- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED GDOT ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCING
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED RAILROAD
- EXISTING RAILROAD
- BUILDING SETBACK LINE
- EXISTING BUFFER
- PROPOSED BUFFER
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN

PROJECT NAME:

CLIFTON SPRINGS MIXED USED DEVELOPMENT

LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

OWNER/DEVELOPER (PRIMARY PERMITTEE)
BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
TUCKER, GA 30084
(404) 601-7616
MLB@BATTLELAWPC.COM

PROJECT ENGINEER
MIKE WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
MWRIGHT@EBERLY.NET

24 HOUR CONTACT
MICHELE BATTLE, ESQ.
(404) 601-7616
MLB@BATTLELAWPC.COM

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
-120 0 60 120 240 480
(IN FEET)
1 INCH = 120 FT.

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DRI SITE PLAN

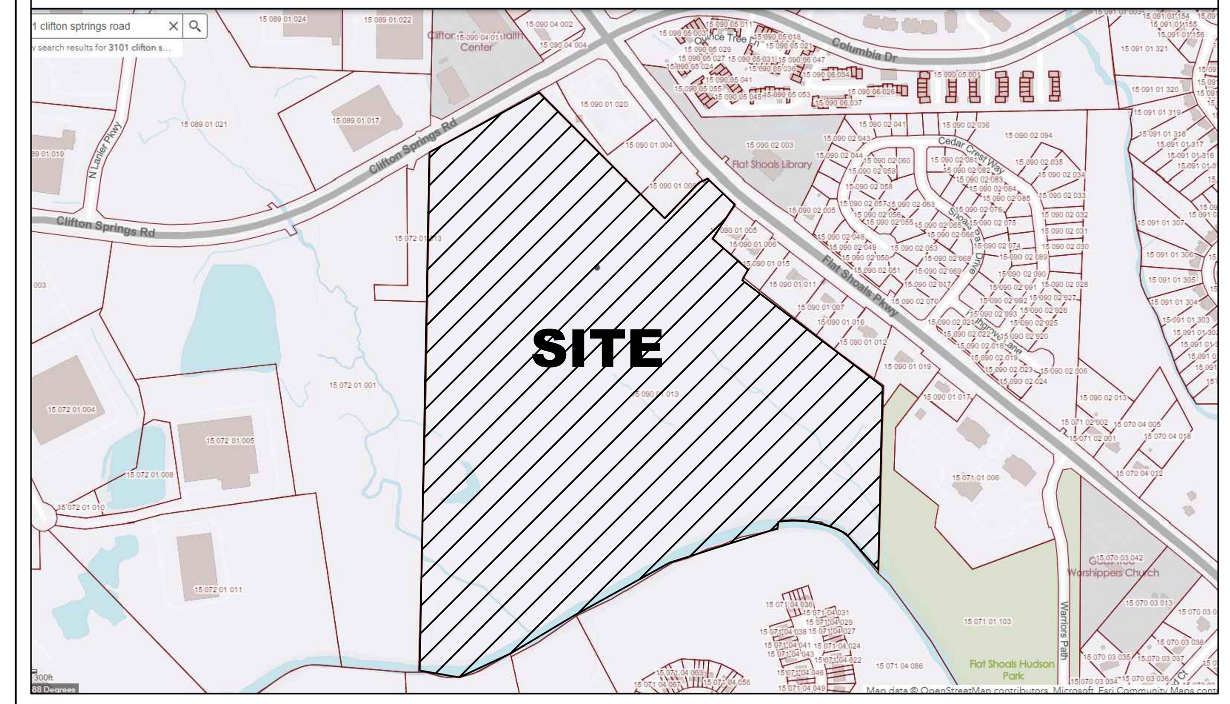
SCALE	1" = 120'
DATE:	08/16/2023
DRAWN BY:	CHUNG Q. LE
PROJECT ENGINEER:	CHUNG Q. LE
QA/QC REVIEWER:	MIKE WRIGHT

EBERLY PROJECT NUMBER:
23-094

SHEET NUMBER:
DRI

NOT ISSUED FOR CONSTRUCTION

LOCATION MAP - N.T.S.



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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

SITE DATA

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DISTURBED AREA:	22.82	ACRES
DEKALB COUNTY, GA		
LAND LOT: 090	DISTRICT 15	
PARCEL ID(S):	15 090 01 021	
BUILDING SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	15 FT	
TRANSITIONAL BUFFER:	N/A	
MAX LOT COVERAGE:	N/A	
REQUIRED OPEN SPACE:	10%	
DENSITY:		
MAX: 40/ACRES	912 UNITS MAX	

BUILDING DATA

MULTIFAMILY:	360 UNITS
TOWNHOUSES:	107 UNITS
RETAILS:	35,400 SF

PARKING DATA

REQUIRED PARKING		
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RECREATION: 20/FIELD	20	SPACES
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VAN ADA:	4	SPACES
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WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

LAYOUT LEGEND

- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED GDOT ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
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- EXISTING RAILROAD
- BUILDING SETBACK LINE
- EXISTING BUFFER
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- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN

PROJECT NAME:
CLIFTON SPRINGS MIXED USED DEVELOPMENT
LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

OWNER/DEVELOPER (PRIMARY PERMITTEE)

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PROJECT ENGINEER

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24 HOUR CONTACT

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(404) 601-7616
MLB@BATTLELAWPC.COM

DRI SITE PLAN

SCALE	1" = 120'
DATE:	08/18/2023
DRAWN BY:	CHUNG Q. LE
PROJECT ENGINEER:	CHUNG Q. LE
QA/QC REVIEWER:	MIKE WRIGHT

EBERLY PROJECT NUMBER: 23-094

SHEET NUMBER: DRI

NOT ISSUED FOR CONSTRUCTION

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
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(IN FEET)
1 INCH = 120 FT.

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DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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: Jordan Battle Phone: 706-386-4387 Email: mlb@battlelawpc.com

Property Address: 4015 Flat Shoals Pkwy, Decatur 30034

Tax Parcel ID: 15-090-01-021 Comm. District(s): 2 & 7 Acreage: 53.88

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No X

Existing Zoning: MU-4 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

_____

_____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent_____

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

Special Land Use Request(s): _____

_____

Major Modification:

Existing Case Number(s): CZ-17-21564, CZ-12-18064, CZ-12-18066

Condition(s) to be modified:

_____

_____

_____

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

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

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

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

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

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

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____

Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____

Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips:_____

Buffers:_____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____

Screening: _____ Streetscapes: _____ Sidewalks: _____Fencing/Walls:_____

Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _ _ ____

Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan:_____

Perimeter Landscape Strip: _____

Possible Variances: _____

_____

Comments: _____

_____

_____

Planner: Andrea Folgherait, Planner Date: _____

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

Developments of Regional Impact

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	DeKalb County
Individual completing form:	Larry Washington
Telephone:	(404) 275-4198
E-mail:	lwashington@dekalbcountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Clifton Springs Mixed-Use
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Southwest corner of the intersection of Clifton Springs Road at Flat Shoals Road
Brief Description of Project:	Approximately 53.88-acre mixed-use development consisting of approximately 746 total multifamily residential units (248 workforce, 158 senior, 360 general), 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.

Development Type:

- ◉ (not selected)
- ○ Office
- ○ Commercial
- ○ Wholesale & Distribution
- ○ Hospitals and Health Care Facilities
- ○ Housing
- ○ Industrial
- ○ Hotels
- ✓ Mixed Use
- ○ Airports
- ○ Attractions & Recreational Facilities
- ○ Post-Secondary Schools
- ○ Waste Handling Facilities
- ○ Quarries, Asphalt & Cement Plants
- ○ Wastewater Treatment Facilities
- ○ Petroleum Storage Facilities
- ○ Water Supply Intakes/Reservoirs
- ○ Intermodal Terminals
- ○ Truck Stops
- ○ Any other development types

If other development type, describe:

Project Size (# of units, floor area, etc.):	Approximately 746 total multifamily residential units, 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.
Developer:	Architectural Standard, LLC
Mailing Address:	1261 Hammond Creek Trail
Address 2:	
	City: Watkinsville State: GA Zip: 30677
Telephone:	(770) 317-3000
Email:	maxieprice1@gmail.com
Is property owner different from developer/applicant?	(not selected) Yes No
If yes, property owner:	Otto Tract No. 10, LLC
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) Yes No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	Rezoning Variance Connect Sewer Connect Water Permit Other
Is this project a phase or part of a larger overall project?	(not selected) Yes No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2028 Overall project: 2028

Submit Application | Save without Submitting | Cancel

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*Methodology Meeting Packet (MMP) – **DRAFT***

Clifton Springs Mixed-Use Development
DRI #XXXX

DeKalb County, Georgia

Methodology Meeting:

October XX, 2023 @ 10:00 AM

Applicant:

Architectural Standard, LLC

017908000

Kimley»Horn

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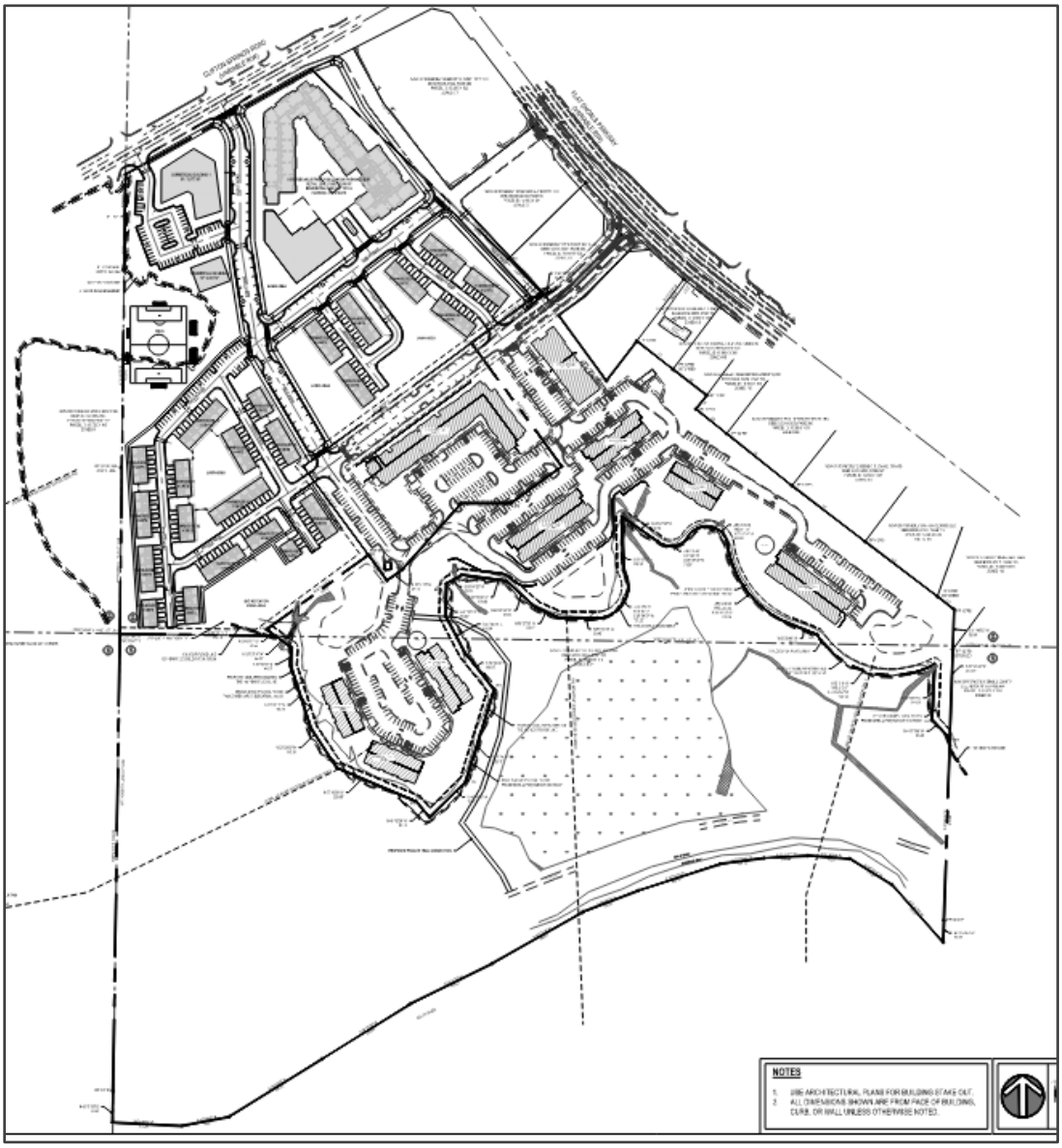
DRI Name & Number	Clifton Springs Mixed-Use Development DRI #XXXX
Methodology Meeting Date	October XX, 2023 @ 10 AM

Project Rendering



Project Orientation

Permitting Local Government	DeKalb County
Additional Local Government(s) with development approval authority	None
DRI Trigger	Rezoning
DRI Trigger Application/Permit #	Application to be filed at a later date
Qualifying DRI Threshold Exceeded	Exceeds 500,000 SF of Mixed-Use in Establishing Suburbs
Existing Zoning	MU-4
Proposed Zoning	MU-4 (change in previous zoning conditions)

FORMER DRI: ***Flat Shoals DRI #1850*** *(2008 DRI Review):*

The current project site was reviewed as *Flat Shoals DRI #1850* in July 2008. The *Flat Shoals DRI #1850* study analyzed the impact of **681 residential units** and **143,400 SF of commercial space** on **79.53 acres**. The project went through the DRI review with ARC and GRTA. The ARC Final Report was issued September 8, 2008, and the GRTA Notice of Decision was released on September 8, 2008. The proposed *Clifton Springs Mixed-Use* development is located on **79.53 acres** and will consist of 107 **townhomes, 766 multifamily residential units, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF of restaurant space**. Out of the overall DRI density, 107 townhomes, 360 multifamily residential units, and 35,400 SF of retail space will be constructed on the 53.88-acre site seeking a change in zoning conditions. The remaining development is located on the 25.65 acres of the original site which have been sold off. Due to the previous DRI being completed 15 years ago and the change in land uses, a new DRI would be required for the *Clifton Springs Mixed-Use* development.

Project Information

The project is a mixed-Use development to be constructed on approximately 79.53 acres with the following densities.

Land Use	Total Density (79.53 acres)	Density included on the 53.88-acre Rezoning Request
Townhomes	107 units	107 units
Multifamily Housing	766 units	360 units
Medical Office Space	20,000 SF	-
Retail	35,400 SF	35,400 SF
Restaurant	4,000 SF	-

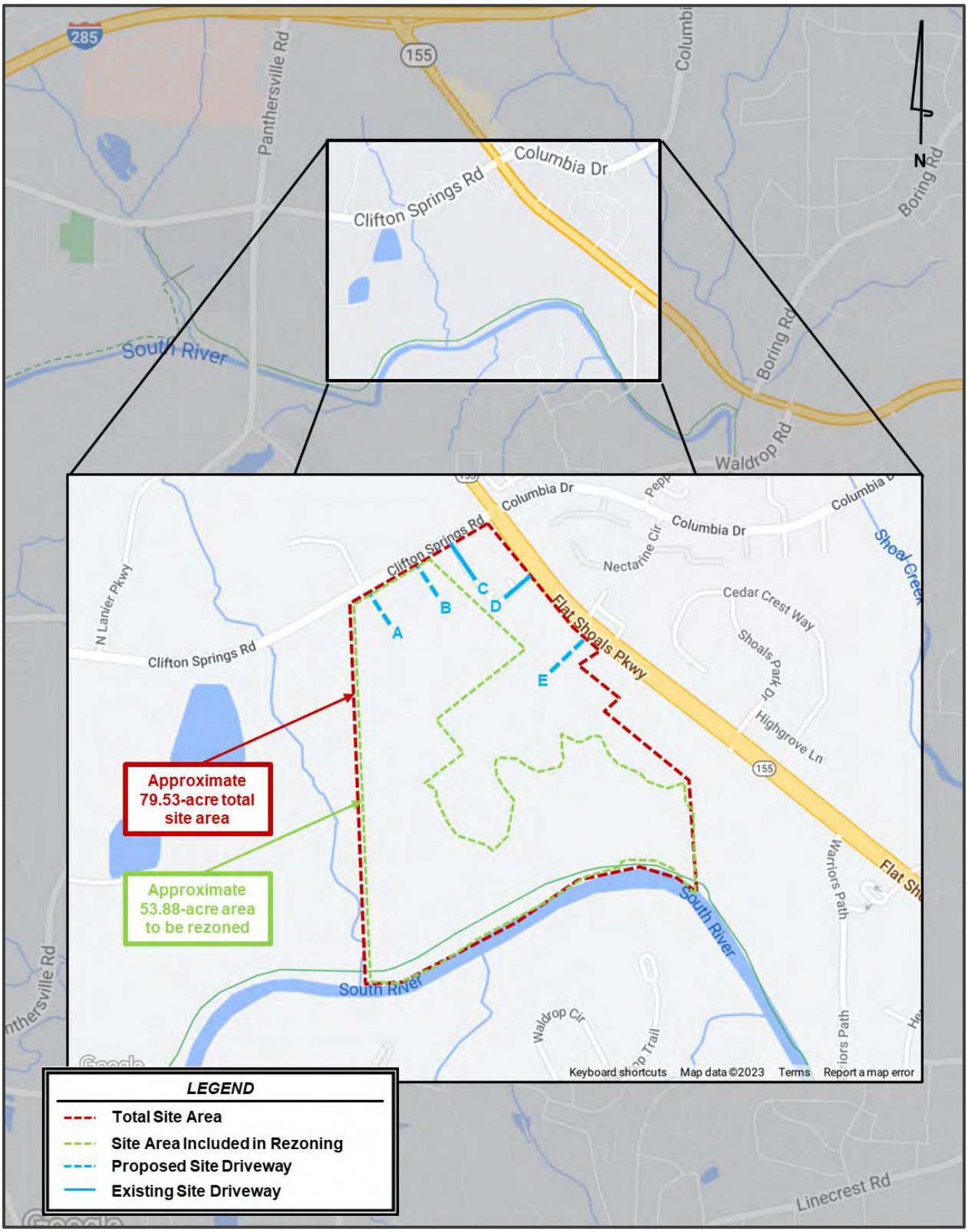
Note: 248 units of workforce housing and 158 units of senior housing (406 total units) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in condition request

The development is pursuing a major change of condition application for the 53.88 acres which remain under the developer control. The other 406 units, medical office, and restaurant space on the remaining 25.65 acres are being developed by others on outparcels. Because the development was previously reviewed as a DRI, and pursuant to the ARC DRI requirements which state that the DRI density should include all new phases of development combined with the previously approved phases built within the last five (5) years.

Project Location

GPS Coordinates	33°41'23.7"N 84°15'39.1"W
Location Description	South of Clifton Springs Road, west of Flat Shoals Parkway (SR 155), and north of the South River
Site Acreage	Total development – 79.53 acres Included in Rezoning Application – 53.88 acres
Unified Growth Policy Map land use area designation	Established Suburbs
Neighboring Jurisdictions	N/A

Project Orientation Map



Project Driveways & Access Points

The proposed project will use five (5) proposed driveway.

Driveway Name	EX/PR	Along	Movements	Location
Site Driveway A	Proposed	Clifton Springs Road	Full	Unsignalized approx. 275' west of Flat Shoals Parkway (SR 155), aligning with MedShare Private Driveway.
Site Driveway B	Proposed	Clifton Springs Road	Full	Unsignalized approx. 585' west of Flat Shoals Parkway (SR 155), aligning with DeKalb Community Services Board Private Driveway.
Site Driveway C	Existing	Clifton Springs Road	Full	Unsignalized approx. 830' west of Flat Shoals Parkway (SR 155), shared with QuikTrip development
Site Driveway D	Existing	Flat Shoals Road (SR 155)	RIRO	Unsignalized approx. 440' south of Clifton Springs Road, shared with QuikTrip development
Site Driveway E	Proposed	Flat Shoals Road (SR 155)	RIRO	Unsignalized approx. 755' south of Clifton Springs Road

Project Build Out Year & Phase(s)

Build Out Year	2028 (5 years)
Phases	For purposes of DRI, project will be considered One Phase

Net Average Daily Trips (ADT) & Requested Review Schedule

Net Average Daily Trips (ADT)	5,412 (2,706 entering, 2,706 exiting)
Requested Review Schedule	GRTA – Non-Expedited ARC – Expedited – Located in Candler-Flat Shoals LCI
Requested Transportation Study Type	Transportation Impact Study

Government Stakeholders

GRTA	DeKalb County
ARC	GDOT
MARTA	East Metro DeKalb CID

Applicant Stakeholders (Section 1.2.2)

Applicant	Maxie Price	Architectural Standard, LLC
Attorney	Michele Battle	Battle Law, P.C.
Civil Engineer	Michael Wright	Eberly & Associates, Inc.
Traffic Engineer	John Walker	Kimley-Horn
Traffic Engineer	Harrison Forder	Kimley-Horn
Traffic Engineer	Alden Gordon	Kimley-Horn

Applicant Email & Mailing Address

Maxie Price
maxieprice1@gmail.com
1261 Hammond Creek Trail
Watkinsville, GA 30677

Planning Context

Programmed Projects

Project Name	From / To Points:	Potential Sponsor	GDOT PI #	ARC ID # (TIP)	Project Timeline	Planning Document
SR 155 Sidewalk Installation	Columbia Drive to Wesley Chapel Road	DeKalb County	0019622	DK-473	2025	ARC Fact Sheet
Michelle Obama Trail	Waldrop Road to Martin Luther King Jr. High School	DeKalb County	0019888	DK-475	2028	ARC Fact Sheet

**Project information was obtained from GeoPI (GDOT), the Atlanta Region's Plan (ARC), DeKalb County TSPLOST.*

Programmed Project Attached Design Documents

- Fact Sheets for the programmed projects are included in **Appendix E**.

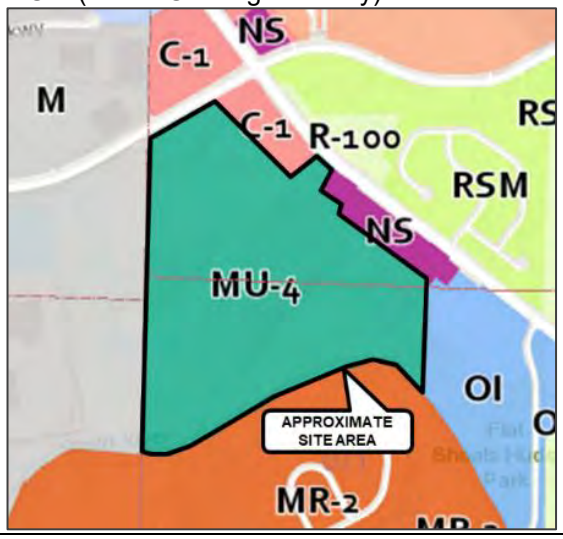
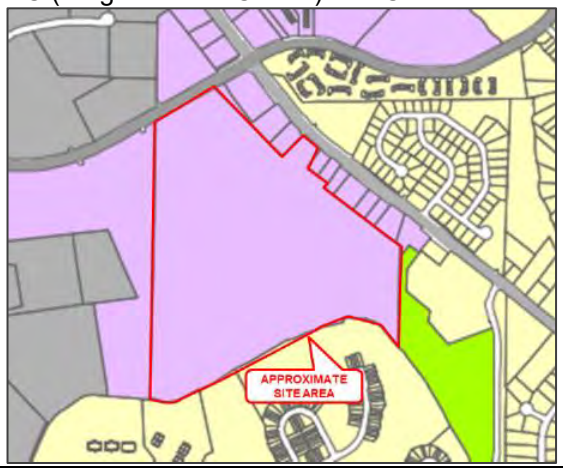
Transportation Project Interaction with DRI

These projects are not anticipated to affect vehicular roadway laneage adjacent to the site or at any of the proposed study intersections, therefore these projects will not be included in the No-Build and Build conditions.

Planned Projects

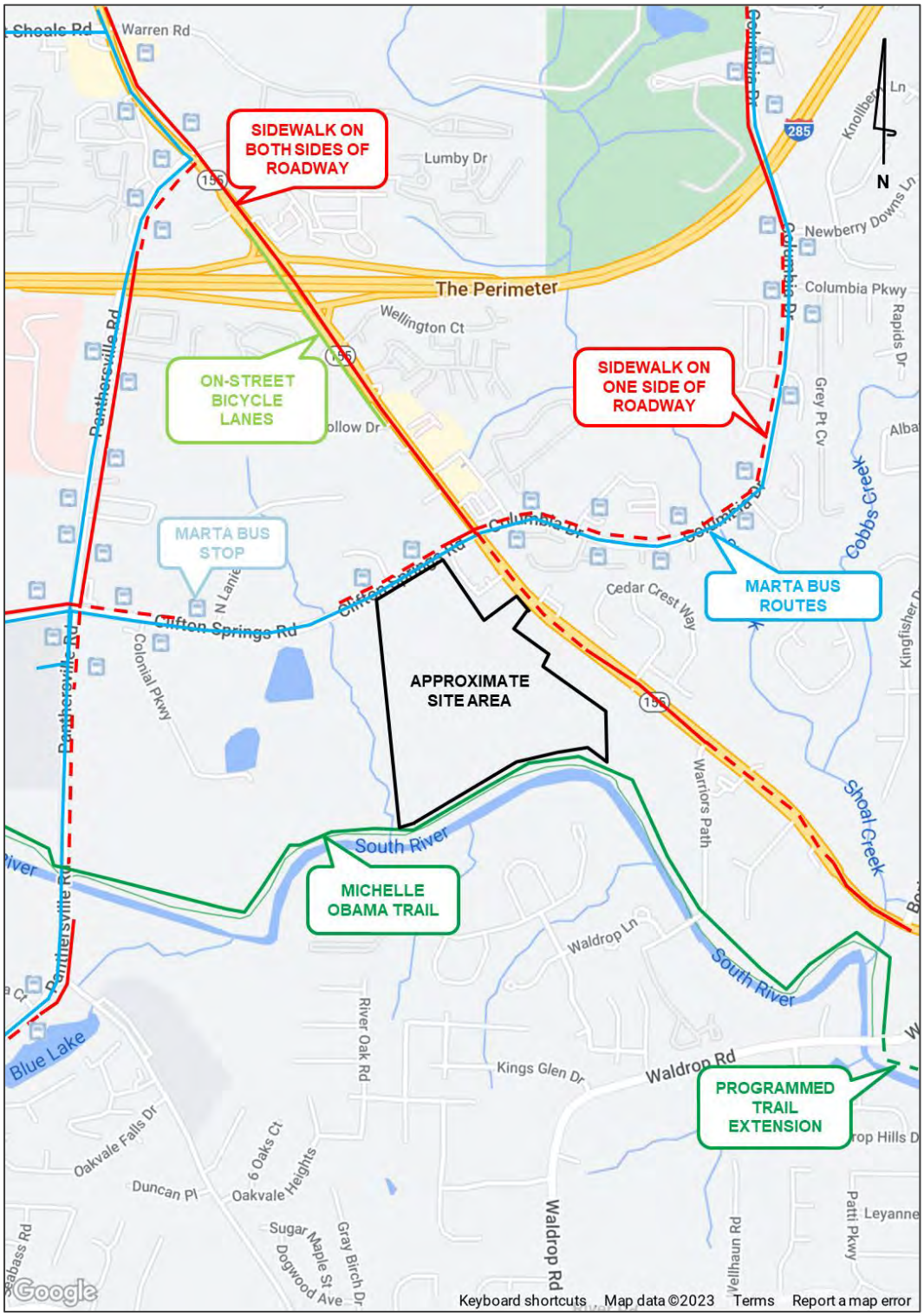
Project Name	From / To Points:	Potential Sponsor	ARC ID # (TIP)	Project Timeline	Planning Document
I-285 Corridor High Capacity Premium Transit Service	Northlake Mall Area to Panthersville	MARTA	AR-409B	2050	ARC Fact Sheet
Candler Road Arterial Rapid Transit	Avondale MARTA Station to GSU Panthersville Campus	MARTA	AR-491F	2030	ARC Fact Sheet

Land Use and Zoning

Existing Zoning	MU-4 (Mixed-Use High Density) 
Future Land Use Map	NC (Neighborhood Center) and Candler-Flat Shoals LCI 
Land Use Vision & Goals:	The DeKalb County 2050 Comprehensive Plan describes Neighborhood Centers as areas that will help the community's need for goods and services. The area should align with neighborhoods and commercial areas should help reduce vehicle travel and increase walkability and the use of transit in the area. Neighborhood Centers should promote concentrated clusters of residential and commercial uses. The Candler-Flat Shoals LCI also encourages a diversity of neighborhoods, employment, shopping and recreation.
Relation to Existing Land Use Plans:	The development is proposing to have residential uses and commercial property that will be walkable and near local transit which fits within the Neighborhood Centers goal. It will also have various uses such a residential, retail, and restaurants that will fit the diversification the Candler-Flat Shoals LCI encourages.
Chattahoochee River/ Metropolitan River Protection Act	N/A

Alternative Mode Access

Existing Alternative Transportation Map



Bicycle and Pedestrian Context

Description of Existing Infrastructure

Bicycle	On-street bicycle facilities are provided along Flat Shoals Road (SR 155)/Flat Shoals Parkway (SR 155) from approximately I-285 Westbound Ramp to Wellington Court. Bicycles can use the Michelle Obama multiuse trail that follows along the South River from Georgia State University to Waldrop Road. The Michelle Obama Trail has a planned project to expand from Waldrop Road to Martin Luther King Jr. High School.
Pedestrian	Sidewalks are provided along Flat Shoals Road (SR 155)/Flat Shoals Parkway (SR 155). The Michelle Obama Trail is a multiuse trail that pedestrians can use to walk along the South River.

Sidewalk & Streetscape Ordinance Standards

DeKalb County Code of Ordinances- Section 3.33.14. (Sidewalks, street tree planting zone, landscaping and ground cover requirements, and curb cuts)

- Sidewalks shall be constructed along all public street frontages on all properties within the I-20 Corridor Overlay District. The sidewalk should be located five (5) feet from the curb and have a width of ten (10) feet. If overhead utilities are present, then the sidewalk can be moved to be two (2) feet from the curb with approval from the director of planning and development.
- Street trees of a caliper that is not less than three (3) inches shall be planted at a minimum of thirty (30) feet between centerlines along site frontage. All trees and ground cover must be maintained in a healthy manner or if any trees have died then a new tree should be planted in the earliest planting season.
- Streetlights and street furnishings are required for all public streets and must follow the guidelines for the I-20 Corridor Overlay District.

Potential Pedestrian & Bicycle Destinations

Recreation	Michelle Obama Trail
Institutional	Georgia State University Perimeter College, Flat Shoals Library, Georgia Bureau Investigation, and Georgia Regional Hospital
Retail	South DeKalb Mall

Transit Accommodations

Existing Transit Routes

Route Name/Number	Service Locations
MARTA 15	Service to MARTA Decatur Station, MARTA Blue Line, Scott-Candler Library, the Gallery at South DeKalb, and Georgia State University Perimeter College
MARTA 34	Service to MARTA East Lake Station, MARTA Blue Line, Charles R. Drew Charter School, East Lake Golf Club, Gresham Park, Barack H. Obama Elementary Magnet School of Technology, and Georgia State University Perimeter College
MARTA 74	Service to MARTA Inman Park/Reynoldstown Station, MARTA Blue Line, MARTA Green Line, Branan Towers, DeKalb County Police Derwin Brown Memorial South Precinct, Gallery at South DeKalb, and South DeKalb Marketplace
MARTA 114	**Service to MARTA Avondale Station, MARTA Blue Line, Belvedere Plaza, Snapfinger Elementary School, Columbia High School, Exchange Park, Columbia Middle School, Clifton Springs Health Center, and Georgia State University Perimeter College**
MARTA 186	Service to MARTA Five Point Station, MARTA Red Line, MARTA Gold Line, MARTA Blue Line, MARTA Green Line, Georgia State University, Grady Hospital, The Gallery at South DeKalb, Porter Sanford III Performing Arts and Community Center, South DeKalb Family YMCA, and Georgia Piedmont Technical College

Note: Routes in bold are adjacent to the site.

Existing High Capacity Transit Stations

Station	Access via
MARTA Avondale Station	MARTA Routes 75, 114, 117, and 120, MARTA Blue Line, and MARTA Green Line

Existing Transit Service Details

In addition to the scheduled MARTA Bus Service, DeKalb County does offer public transit to communities. The details for the transportation services are described below:

- **Department of Human Services Coordinated Transportation Services** is a transportation service for seniors over 60 years old to get to medical appointments within 25 miles of the Maloof Building, which is at 1300 Commerce Drive, Decatur, GA 30030. It is a cost-share program with a sliding scale fee for the transportation to medical appointments. Appointments for the transportation service need to be made at least 3 days in advance.
- **DeKalb County Transportation Voucher Program** is a transportation service that allows older adults to use vouchers in exchange for transportation to various locations in the community within the limits of the service. The program is meant to help older adults be active in the surrounding community. There is an administration fee for this program.

Proposed Pedestrian Route to Access Transit

- Pedestrian sidewalk will be provided according to DeKalb County code requirements along the site frontage.

Transit Stop Ridership

Stop ID	Roadway	Location	Boardings	Alightings	Total
153010	Clifton Springs Road	950' w/o Flat Shoals Parkway	1	2	3
153012	Clifton Springs Road	1,200' e/o Panthersville Road	0	2	2
153108	Columbia Drive	200' e/o Flat Shoals Road	52	3	55
153090	Panthersville Road	300' s/o Clifton Springs Road	10	22	32
153126	Panthersville Road	425' s/o Clifton Springs Road	39	9	48
211723	Private Driveway	250' n/o Clifton Springs Road	8	2	10

Trip Generation & Adjustments

Trip Generation Inputs

- ITE Trip Generation Manual Used
- ITE Land Use Code(s)
- ITE Independent Variable Inputs for each Land Use Code
- Day & Time of Day of ITE Surveys
- ITE Trip Generation Formula Used

LUC	Land Use	Ind. Variable	DAILY	AM	PM
			Weekday	*Weekday, Peak of Adj. Street Traffic*	
				7AM-9AM	*4PM-6PM*
215	Single-Family Attached Housing	Per 1 Unit	7.62(X) – 50.48 50% In/50% Out	0.52(X) – 5.70 25% In/75% Out	0.60(X) – 3.93 59% In/41% Out
221	Multi-Family Housing (Mid-Rise)	Per 1 Unit	4.77(X) – 46.46 50% In/50% Out	0.44(X) – 11.61 23% In/77% Out	0.39(X) + 0.34 61% In/39% Out
720	Medical-Dental Office Building – Stand Alone	Per 1,000 SF	42.97(X) – 108.01 50% In/50% Out	0.90*Ln(X) + 1.34 79% In/21% Out	4.07(X) – 3.17 30% In/70% Out
822	Strip Retail Plaza (<40k)	Per 1,000 SF	42.20(X) + 229.68 50% In/50% Out	0.66*Ln(X) + 1.84 60% In/40% Out	0.71*Ln(X) + 2.72 50% In/50% Out
932	High-Turnover (Sit-Down) Restaurant	Per 1,000 SF	107.20(X) 50% In/50% Out	9.57(X) 55% In/45% Out	9.05(X) 61% In/39% Out

**All rates and equations listed are from the ITE Trip Generation Manual, 11th Edition, 2021*

Trip Generation Summary Table

	Daily	AM	PM
Gross Trips	**7,276**	**536**	**664**
Mixed-Use Reduction	*-598*	*-62*	*-140*
Alt. Mode (10%) Reduction	*-668*	*-47*	*-52*
Pass-by Reduction	*-598*	*-0*	*-50*
Net Trips	**5,412** (2,706 in, 2,706 out)	**427** (146 in, 280 out)	**424** (234 in, 187 out)

See **Attachment A** for a full trip generation table shown by land use and peak.

Trip Generation Reductions

Existing Square Footage to be demolished

- The site is currently undeveloped.

Alternative Mode Reduction

Contributing Factors

Parking Requirements & Proposed Amount

Land Use	Min	Max
Single-Family Attached Housing	161 *1.5 per unit*	348 *3.25 per unit*
Multi-Family Housing (Mid-Rise)	540 *1.5 per unit*	2,298 *3 per unit*
Medical-Dental Office Building – Stand Alone	40 *1 per 500 SF*	100 *1 per 200 SF*
Strip Retail Plaza (<40k)	107 *3 per 1,000 SF*	177 *1 per 200 SF*
High-Turnover (Sit-Down) Restaurant	16 *4 per 1,000 SF*	54 *1 per 75 SF*
Total	**864 spaces**	**2,977 spaces**

The site plan is still under development and parking numbers are subject to change. At this time, parking is planned to be provided according to the table below.

Parking Type	Proposed
Regular Surface Parking	129 spaces
Townhouse Parking	428 spaces
Deck Parking	370 spaces
Regular ADA Parking	16 spaces
Van ADA Parking	4 spaces
Total	**947 spaces**

Summary of Existing and Proposed Bicycle / Pedestrian / Transit

Pedestrian facilities will be provided along the site frontage in accordance with DeKalb County code. Pedestrian facilities internal to the site to connect each land use to the greater transportation network are currently under consideration. A private pedestrian path is proposed through the site to the Michelle Obama Trail.

Alternative Parking Provided (I.e. car share, vanpool, etc. If applicable)

- N/A

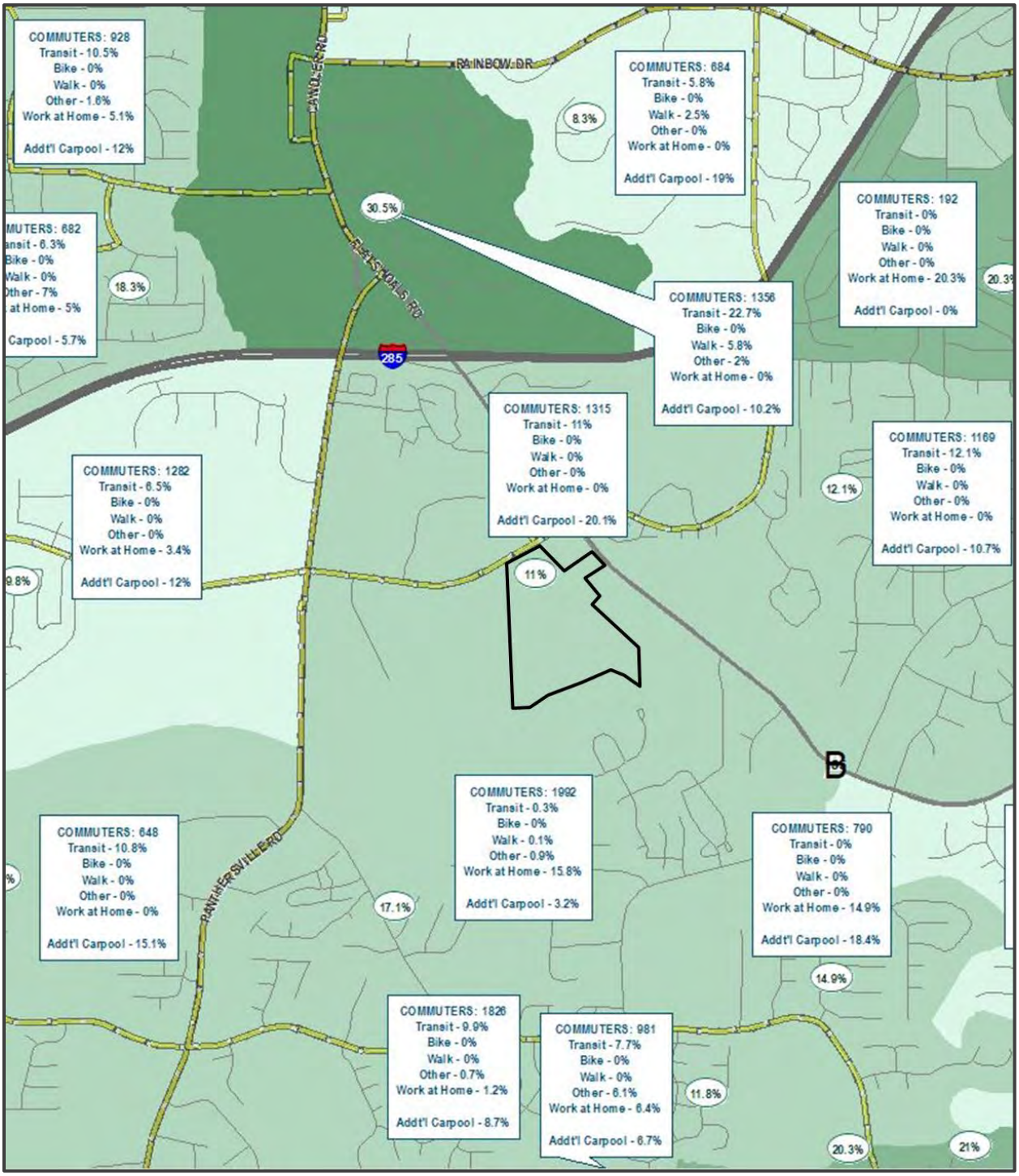
Affordable Housing

- 248 units of workforce housing are included in the proposed development.

Transportation Demand Management

- N/A

Supplemental Commuter Data



**American Community Survey Census Commute to Work*

Proposed Reduction Percentage: 10%

Proposed Reduction Justification Explanation

- Due to the presence of bus routes that connect to multiple MARTA stations and the proximity to the Michelle Obama multiuse trail, a reduction of 10% is proposed in this packet, consistent with the ACS commute to work data.

Internal Capture / Mixed Use Reduction

- AM and PM peak hour internal capture reductions were calculated based on methodologies provided in the ITE *Trip Generation Handbook*, 3rd Edition, August 2014.
- Daily internal capture reductions were calculated based on methodologies provided in the ITE *Trip Generation Handbook*, 2nd Edition, June 2004 (daily not provided in 3rd Edition).
- See **Attachment A** for more detail on the internal capture reduction calculations.

Pass-by Trips Reduction

Proposed Pass-by Trips Table:

Pass-by reductions included based on the ITE Trip Generation Manual Handbook, 3rd Edition.

Land Use	Square Feet	Estimated # Pass-by Trips	Pass-by Access Roadway	15% of Daily Volume
Retail	35,400 SF	456 (228 entering/228 exiting)	Clifton Springs Road	**1,665** *11,100 AADT GDOT STA 089-3955*
			Flat Shoals Parkway (SR 155)	**4,665** *31,100 AADT GDOT STA 089-3205*
Restaurant	4,000 SF	142 (71 entering/71 exiting)	Clifton Springs Road	**1,665** *11,100 AADT GDOT STA 089-3955*
			Flat Shoals Parkway (SR 155)	**4,665** *31,100 AADT GDOT STA 089-3205*

Trip Assignment & Study Network

Description of Trip Assignment Methodology

Residential Trip Distribution Map

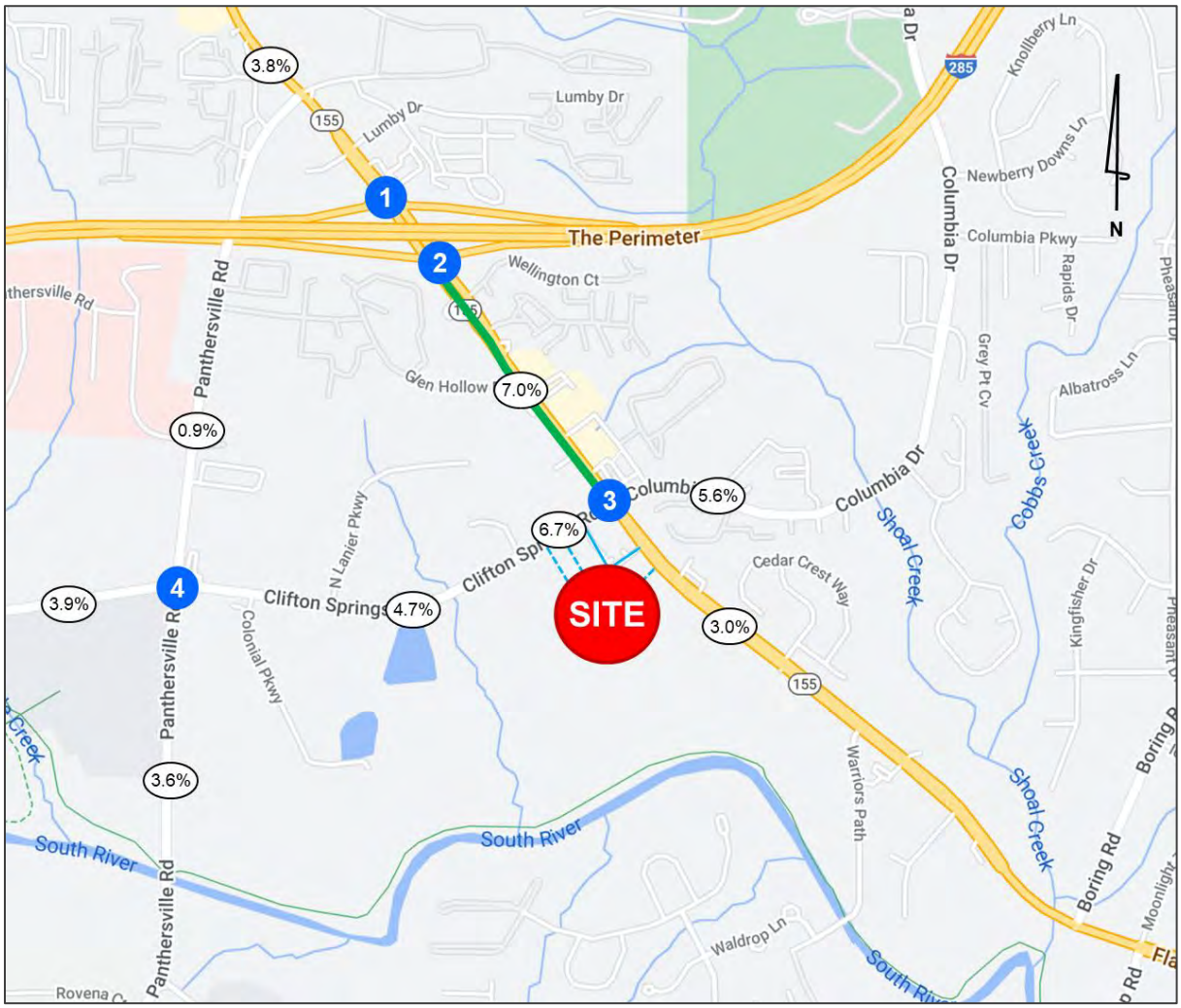
Non-Residential Trip Distribution Map

Draft Study Network

Study Network 7% Table

Roadway	From	To	Lanes	Class	Service Vol	Adj. Vol	%
Flat Shoals Road (SR 155)	Panthersville Road/Fairlake Drive	I-285	4	Mnr Art	34,300	34,300	3.5%
Flat Shoals Parkway (SR 155)	I-285	Clifton Springs Road/Columbia Drive	4	Mnr Art	32,500	32,500	7.0%
	Clifton Springs Road/Columbia Drive	Site Driveways	4	Mnr Art	32,500	32,500	3.6%
	Site Driveways	Shoals Park Drive	4	Mnr Art	32,500	32,500	3.0%
Panthersville Road	Flat Shoals Road (SR 155)	Clifton Springs Road	4	Mnr Art	30,115	28,609	0.9%
	Clifton Springs Road	Oakvale Road	2	Mnr Art	14,600	14,600	3.6%
Clifton Springs Road	Wildcat Road	Panthersville Road	3	Maj Col	14,600	13,870	3.9%
	Panthersville Road	Site Driveways	4	Maj Col	30,115	28,609	4.7%
	Site Driveways	Flat Shoals Parkway (SR 155)	4	Maj Col	30,115	28,609	6.7%
Columbia Drive	Flat Shoals Parkway (SR 155)	Springside Crossing	2	Maj Col	14,600	14,600	5.6%

Study Network Map



Roadway	Ownership
Flat Shoals Road (SR 155)	GDOT
Flat Shoals Parkway (SR 155)	GDOT
I-285	GDOT
Clifton Springs Road	DeKalb County
Columbia Drive	DeKalb County
Panthersville Road	DeKalb County

Intersection	Existing Control	LOS
1. Flat Shoals Road (SR 155) at I-285 Westbound Ramp	Signalized	E
2. Flat Shoals Road (SR 155) at I-285 Eastbound Ramp	Signalized	D
3. Flat Shoals Parkway (SR 155) at Clifton Springs Road/Columbia Drive	Signalized	D
4. Panthersville Road at Clifton Springs Road	Signalized	D

Proposed Study Network Additions or Deletions

- TBD at Methodology Meeting

Level of Service Standard(s)

- The overall LOS standard for intersections in the Candler-Flat Shoals Regional Center is LOS E.
- The overall LOS standard for intersections in the Established Suburbs Area is LOS D.

Adjustments for Unified Growth Policy Map or ½ mi. of High Capacity Transit Station

- N/A

Scenario Modeling

Background Growth

Proposed Background Growth Rate

- Assume 1.0% per year for five (5) years (from 2023-2028).

Historic Traffic Count Growth Data

- See **Attachment B**.

Nearby Developments or DRIs Underway

- N/A

Multiple Growth Rate Accommodations

- None Proposed

Programmed Transportation Project Modeling

- N/A

Pedestrian Crosswalk Adjustment Factor

- N/A – Existing signal timings typically include pedestrian phasing, to be confirmed during study.

Vehicle Delay Factor for Transit Vehicles and/or Other Curbside Usage

- N/A

Enhanced Focus Area for Dense Urban Environments – N/A – not located within the Buckhead CID, Midtown Alliance, or Atlanta Downton Improvement District

Proposed Curbside Management Approach

Proposed Modeling Adjustments

Enhanced Focus Area for Heavy Vehicles – N/A – limited heavy vehicles anticipated.

Proposed Truck Routing

Heavy Vehicle Modeling Percentage

Site Access Analysis for Pavement Condition, Roadway Width and Corner Radii

Proposed Pedestrian Infrastructure

Proposed Traffic Count Approach

Traffic Count Collection Date(s)

- New traffic counts will be collected the week of October 23, 2023 (date to be confirmed after methodology meeting is scheduled).

Local School Schedule(s)

- DeKalb County Schools –
  - Fall Break – October 6th
  - Columbus Day – October 9th
  - Thanksgiving Break – November 20th to November 24th
  - Last Day of Semester – December 15th

Historical Counts

- To be discussed at methodology meeting.

COVID-19 Approach

- Per GDOT Policy issued on July 15, 2022, traffic forecasts based on new traffic count data collected after the start of the Fall 2022 school year will no longer be required to follow COVID-19 policy procedures.

Draft Schedule

Estimated DRI Schedule – Non-Expedited:

DRI Phase I – Methodology/Methodology	
Forsyth County requests the DRI Methodology/Methodology Meeting: (DRI Form 1 is filed by DeKalb County)	August 3
Rezoning Application submitted to DeKalb County	July 6
Methodology Meeting Packet is Circulated to GRTA/ARC	**October 16**
Methodology Meeting (TEAMS call) with GRTA, ARC, GDOT, and DeKalb County	**October 23**
GRTA issues the "Letter of Understanding" that outlines the full scope of the Transportation Analysis.	October 30
DRI Phase II – Transportation Study	
Proceed with DRI Phase II per GRTA LOU.	October 31
DeKalb County submits DRI "Form 2"	January 2, 2024
Full DRI Package (Transportation Analysis and Site Plan) is submitted to GRTA and ARC for review.	**January 8, 2024**
ARC opens their Review (Preliminary Report)	January 15, 2024
GRTA issues the "Certification of Completeness."	January 17, 2024
GRTA issues the "Staff Report and Recommendations."	January 18, 2024
ARC issues their Final Findings. **	February 2, 2024
Meeting with GRTA (TEAMS call) - discuss the GRTA proposed conditions.	Week of January 15, 2024
GRTA issues the "Notice of Decision." **	January 29, 2024
DRI Complete - Local jurisdictional action can occur.	February 2, 2024

Dates will be updated once applications have been filed and the methodology meeting has been scheduled.

* - A delay in these dates will result in a delay in all subsequent dates.

** - For Non-Expedited Review, assumes an approximate 25-calendar day ARC review, and an approximate 25-business day GRTA review from the submission of the DRI review package (includes the Traffic Study, Site Plan, and DRI Form 2). If the development qualifies for ARC Expedited Review, then 15-calendar day ARC review.

Dates for DeKalb County Board of Commissioners

- No dates have been listed for 2024

Attachment A: Trip Generation

Trip Generation Analysis (11th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Clifton Springs Mixed-Use
DeKalb County, GA

Land Use		Intensity		Daily	AM Peak Hour			PM Peak Hour		
				Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic										
215	Single-Family Attached Housing	107	d.u.	764	50	13	37	60	35	25
221	Multi-Family Housing (Mid-Rise)	766	d.u.	3,608	325	75	250	299	182	117
720	Medical-Dental Office Building - Stand Alone	20,000	s.f.	752	57	45	12	78	23	55
822	Strip Retail Plaza (<40k)	35,400	s.f. gross leasable area	1,724	66	40	26	191	96	95
932	High-Turnover (Sit-Down) Restaurant	4,000	s.f.	428	38	21	17	36	22	14
Gross Trips				**7,276**	**536**	**194**	**342**	**664**	**358**	**306**
Residential Trips				4,372	375	88	287	359	217	142
	Mixed-Use Reductions			*-224*	*-11*	*-3*	*-8*	*-48*	*-29*	*-19*
	Alternative Mode Reductions			*-414*	*-36*	*-9*	*-28*	*-31*	*-19*	*-12*
	Adjusted Residential Trips			3,734	328	76	251	280	169	111
Office Trips				752	57	45	12	78	23	55
	Mixed-Use Reductions			*-84*	*-16*	*-8*	*-8*	*-17*	*-8*	*-9*
	Alternative Mode Reductions			*-66*	*-4*	*-4*	*0*	*-6*	*-2*	*-5*
	Adjusted Office Trips			602	37	33	4	55	13	41
Retail Trips				1,724	66	40	26	191	96	95
	Mixed-Use Reductions			*-232*	*-15*	*-8*	*-7*	*-57*	*-24*	*-33*
	Alternative Mode Reductions			*-150*	*-5*	*-3*	*-2*	*-13*	*-7*	*-6*
	Pass By Reductions (Based on ITE Rates)			*-456*	*0*	*0*	*0*	*-41*	*-21*	*-21*
	Adjusted Retail Trips			886	46	29	17	80	44	35
Restaurant Trips				428	38	21	17	36	22	14
	Mixed-Use Reductions			*-58*	*-20*	*-12*	*-8*	*-18*	*-9*	*-9*
	Alternative Mode Reductions			*-38*	*-2*	*-1*	*-1*	*-2*	*-1*	*-1*
	Pass By Reductions (Based on ITE Rates)			*-142*	*0*	*0*	*0*	*-7*	*-4*	*-4*
	Adjusted Restaurant Trips			190	16	8	8	9	8	0
Mixed-Use Reductions - TOTAL				*-598*	*-62*	*-31*	*-31*	*-140*	*-70*	*-70*
Alternative Mode Reductions - TOTAL				*-668*	*-47*	*-17*	*-31*	*-52*	*-29*	*-24*
Pass-By Reductions - TOTAL				*-598*	*0*	*0*	*0*	*-48*	*-25*	*-25*
New Trips				**5,412**	**427**	**146**	**280**	**424**	**234**	**187**
Driveway Volumes				**6,010**	**427**	**146**	**280**	**472**	**259**	**212**

\\kimley-horn.com\so_amt\alp_tpto\017908000_flat shoals at clifton springs dri - dekalb county - august 2023_dri phase 1\analysis\[updated cqi_analysis-11thedition_ic-2ndeddaily_3rdedam-pm.xls]trip generation

Attachment B: Growth Calculations

Clifton Springs Mixed-Use
Growth Rate Table

Source:	GDOT
Location:	Flat Shoals Parkway
	s/o I-285
Route #:	00000155
Route Type:	Minor Arterial
Station:	089-3205
Capacity:	

Count Year	Volume	Growth Rate
2014	30,600	
2015	32,900	7.52%
2016	27,500	-16.41%
2017	29,100	5.82%
2018	30,900	6.19%
2019	31,100	0.65%
Avg. 1 Year Rates 2014-2019		**0.32%**

Source:	GDOT
Location:	Flat Shoals Road
	n/o I-285
Route #:	00000155
Route Type:	Minor Arterial
Station:	089-3207
Capacity:	

Count Year	Volume	Growth Rate
2014	35,400	
2015	38,100	7.63%
2016	39,300	3.15%
2017	20,500	-47.84%
2018	20,500	0.00%
2019	23,600	15.12%
Avg. 1 Year Rates 2014-2019		**-7.79%**

Source:	GDOT
Location:	Clifton Springs Road
	w/o Flat Shoals Parkway
Route #:	00044200
Route Type:	Major Collector
Station:	089-3955
Capacity:	

Count Year	Volume	Growth Rate
2014	12,800	
2015	13,300	3.91%
2016	14,900	12.03%
2017	15,200	2.01%
2018	15,400	1.32%
2019	15,700	1.95%
Avg. 1 Year Rates 2014-2019		**4.17%**

Source:	GDOT
Location:	Panthersville Road
	s/o I-285
Route #:	00516800
Route Type:	Minor Arterial
Station:	089-3416
Capacity:	

2014	Volume	Growth Rate
2015	19,900	
2016	21,400	7.54%
2017	22,100	3.27%
2018	23,400	5.88%
2019	21,700	-7.26%
2016	21,900	0.92%
Avg. 1 Year Rates 2014-2019		**1.93%**

Source:	GDOT
Location:	Columbia Drive
	s/o I-285
Route #:	00044200
Route Type:	Major Collector
Station:	089-3953
Capacity:	

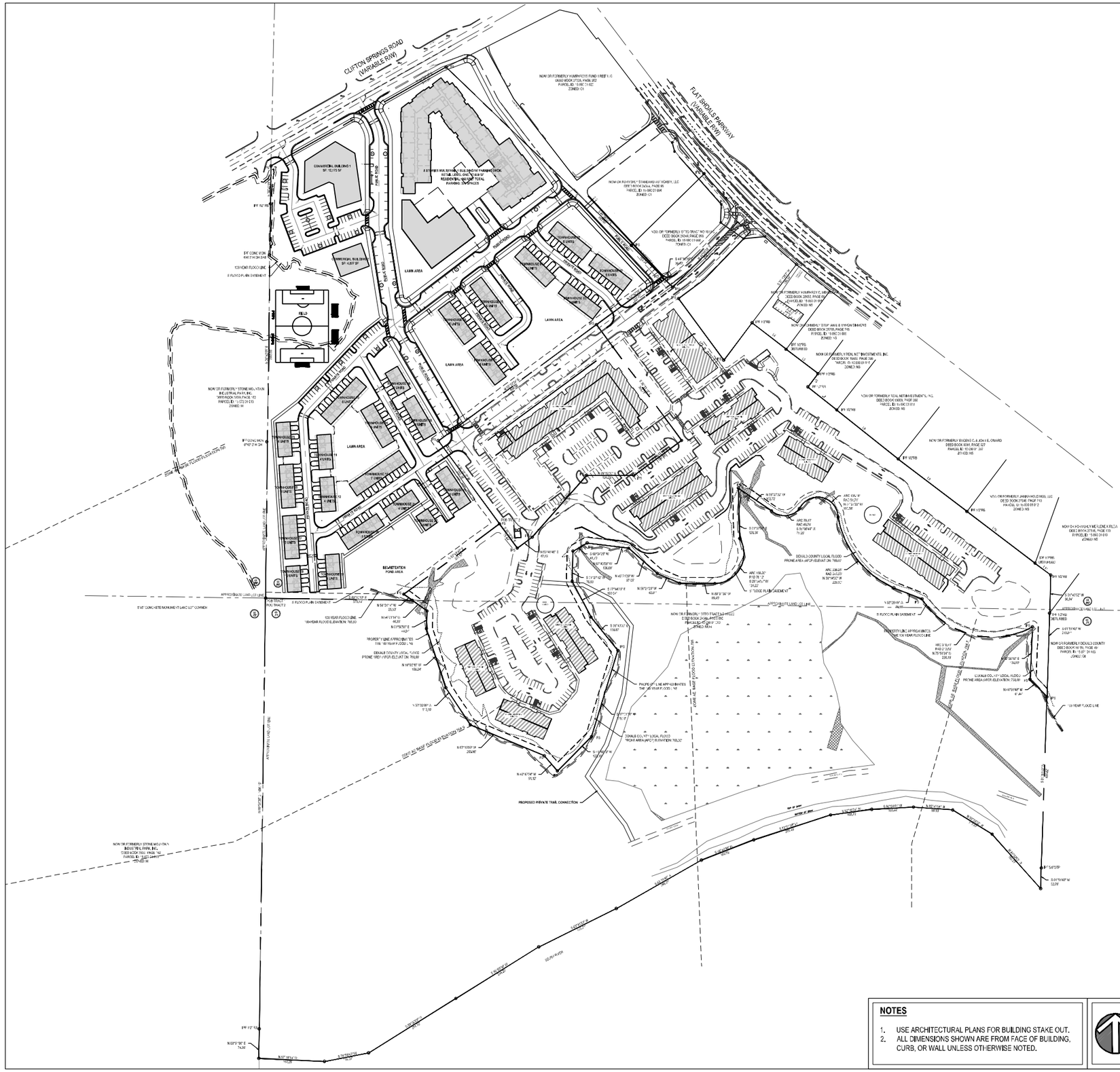
2014	Volume	Growth Rate
2015	10,200	
2016	10,600	3.92%
2017	10,900	2.83%
2018	11,100	1.83%
2019	12,900	16.22%
2016	13,200	2.33%
Avg. 1 Year Rates 2014-2019		**5.29%**

	Annual Growth
DeKalb County Population Annual Growth (2000-2010):	0.38%
DeKalb County Population Annual Growth (2010-2020):	1.00%
DeKalb County ARC Population Forecast (2015-2050):	0.94%

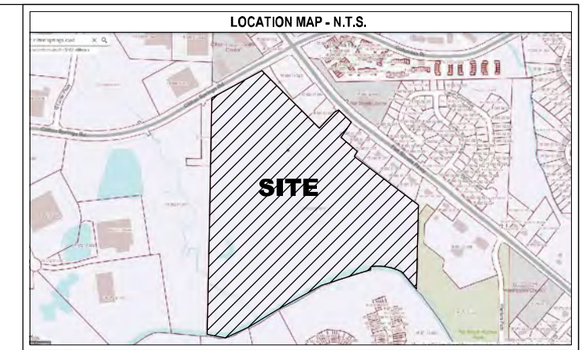
CHOSEN GROWTH RATE: 1.0%

Attachment C: Site Aerial

Attachment D: Full-Size Site Plan



LOCATION MAP - N.T.S.



EBERLY & ASSOCIATES
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

SITE DATA

ZONING USE:	MU-I	
TOTAL AREA:	53.88	ACRES
DISTURBED AREA:	22.82	ACRES
DEKALB COUNTY, GA		
LAND LOT: 090	DISTRICT 15	
PARCEL I.D.(S):	15 090 01 021	
BUILDING SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	15 FT	
TRANSITIONAL BUFFER:	N/A	
MAX LOT COVERAGE:	N/A	
REQUIRED OPEN SPACE:	10%	
DENSITY:		
MAX: 40/ACRES	912 UNITS MAX	

BUILDING DATA

MULTIFAMILY:	360 UNITS
TOWNHOUSES:	107 UNITS
RETAILS:	35,400 SF

PARKING DATA

REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	701	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL 3/1,000 SF	107	SPACES
TOTAL REQUIRED:	828	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	129	SPACES
TOWNHOUSES PARKING:	428	SPACES
DECK PARKING:	370	SPACES
REGULAR ADA:	16	SPACES
VAN ADA:	4	SPACES
TOTAL PROVIDED:	947	SPACES

UTILITY PROVIDERS

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

LAYOUT LEGEND

- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED GDOT ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCING
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED RAILROAD
- EXISTING RAILROAD
- BUILDING SETBACK LINE
- EXISTING BUFFER
- PROPOSED BUFFER
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN

PROJECT NAME

CLIFTON SPRINGS
MIXED USED DEVELOPMENT

LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

DRI SITE PLAN

SCALE	1" = 120'
DATE:	08/18/2023
DRAWN BY:	CHUNG-LO LEE
PROJECT ENGINEER:	CHUNG-LO LEE
QA/QC REVIEWER:	MIKE WRIGHT

OWNER/DEVELOPER (PRIMARY PERMITTEE)
BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
TUCKER, GA 30084
(404) 601-7616
MLB@BATTLELAWPC.COM

PROJECT ENGINEER
MIKE WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
MWRIGHT@EBERLY.NET

24 HOUR CONTACT
MICHELE BATTLE, ESQ.
(404) 601-7616
MLB@BATTLELAWPC.COM

EBERLY PROJECT NUMBER:

23-094

SHEET NUMBER:

DRI

NOT ISSUED FOR CONSTRUCTION

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
-120 0 60 120 240 480
(IN FEET)
1 INCH = 120 FT.

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C:\Users\Chung-Lee\AppData\Local\Temp\AcPublish_16392\23-094 ZoJ3 Base Plan.dwg August 21, 2023

Attachment E: Programmed Project Fact Sheets

DK-473

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	SR 155 SIDEWALKS FROM COLUMBIA DRIVE TO WESLEY CHAPEL ROAD
GDOT Project No.	0019622
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Pedestrian Facility
Sponsor	DeKalb County
Jurisdiction	DeKalb County
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)

NO IMAGE AVAILABLE

Existing Thru Lane	4	**LCI**		**Network Year**	TBD
Planned Thru Lane	4	**Flex**		**Corridor Length**	2.1 miles

Detailed Description and Justification

This project will install sidewalks on SR 155 between Columbia Drive and Wesley Chapel Road in DeKalb County.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Congressionally Directed Spending - FY 2022	AUTH	2023	**$1,000,000**	~~$800,000~~	~~$0,000~~	~~$0,000~~	~~$200,000~~
CST	Local Jurisdiction/Municipality Funds		2025	**$1,000,000**	$0,000	$0,000	$0,000	$1,000,000
				$2,000,000	**$800,000**	**$0,000**	**$0,000**	**$1,200,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

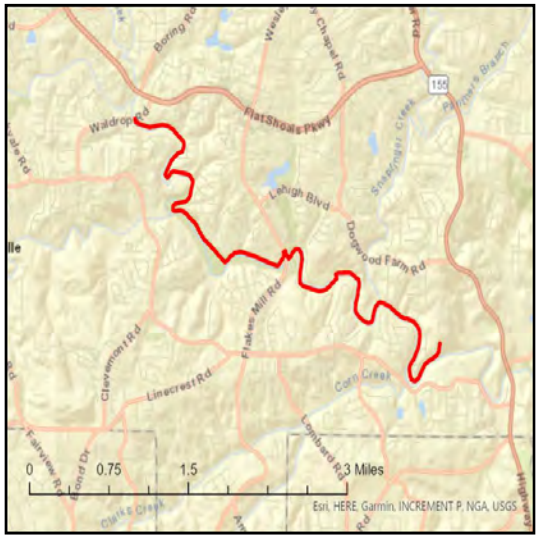
? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 8/23/2023

DK-475

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	MICHELLE OBAMA TRAIL FROM EXISTING TERMINUS AT WALDROP ROAD TO MARTIN LUTHER KING JR. HIGH SCHOOL
GDOT Project No.	0019888
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Sidepaths and Trails
Sponsor	DeKalb County
Jurisdiction	DeKalb County
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)



Existing Thru Lane	N/A	**LCI**		**Network Year**	TBD
Planned Thru Lane	N/A	**Flex**		**Corridor Length**	4.5 miles

Detailed Description and Justification

This project will extend the existing Michelle Obama trail from its current eastern terminus at Waldrop Road near the South River further east along the river corridor to the South River Trail at Martin Luther King Jr High School. This project is partially funded by a $3,617,500 earmark (FY 2023 Congressionally Directed Spending). DEMO ID: GA361.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Congressionally Directed Spending - FY 2023		2024	**$1,500,000**	$1,200,000	$0,000	$0,000	$300,000
ROW	Congressionally Directed Spending - FY 2023		2026	**$3,021,875**	$2,417,500	$0,000	$0,000	$604,375
CST	Local Jurisdiction/Municipality Funds		2028	**$3,871,857**	$0,000	$0,000	$0,000	$3,871,857
				$8,393,732	**$3,617,500**	**$0,000**	**$0,000**	**$4,776,232**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 8/23/2023

AR-409B

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	I-285 EAST CORRIDOR HIGH CAPACITY PREMIUM TRANSIT SERVICE FROM NORTHLAKE MALL AREA TO PANTHERSVILLE
GDOT Project No.	N/A
Federal ID No.	N/A
Status	Long Range
Service Type	Transit / Bus Capital
Sponsor	MARTA
Jurisdiction	DeKalb County
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	N/A	**LCI**		**Network Year**	2050
Planned Thru Lane	N/A	**Flex**		**Corridor Length**	N/A miles

Detailed Description and Justification

This project will provide high capacity premium transit service on the I-285 corridor between the Northlake Mall and Panthersville areas.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	New Starts		LR 2041-2050	**$180,000,000**	$63,000,000	$0,000	$0,000	$117,000,000
				$180,000,000	**$63,000,000**	**$0,000**	**$0,000**	**$117,000,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 8/23/2023

AR-491F

ARC MTP DRAFT PROJECT FACT SHEET

Short Title	CANDLER ROAD ARTERIAL RAPID TRANSIT FROM AVONDALE MARTA STATION TO GSU PANTHERSVILLE CAMPUS
GDOT Project No.	N/A
Federal ID No.	N/A
Status	Programmed
Service Type	Transit / Bus Capital
Sponsor	MARTA
Jurisdiction	DeKalb County
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	N/A	**LCI**		**Network Year**	2030
Planned Thru Lane	N/A	**Flex**		**Corridor Length**	8 miles

Detailed Description and Justification

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	2022	**$2,012,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,012,000~~
CST	Local Jurisdiction/Municipality Funds		2025	**$41,000,000**	$0,000	$0,000	$0,000	$41,000,000
				$43,012,000	**$0,000**	**$0,000**	**$0,000**	**$43,012,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 9/26/2023

Z-12-18064

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO REZONE PROPERTY FROM R-100 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-1 (LOCAL COMMERCIAL) AND OCR (OFFICE-COMMERCIAL-RESIDENTIAL) DISTRICT TO ALLOW FOR 143,000 SQUARE FEET OF COMMERCIAL USES AND 681 MULTI-FAMILY RESIDENTIAL UNITS ON THE SITE. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF CLIFTON SPRINGS ROAD AND FLAT SHOALS PARKWAY AT 3991 AND 4025 FLAT SHOALS PARKWAY AND 3101 CLIFTON SPRINGS ROAD IN UNINCORPORATED DEKALB COUNTY. THE PROPERTY HAS APPROXIMATELY 537 FEET OF FRONTAGE ALONG THE WEST SIDE OF FLAT SHOALS PARKWAY AND APPROXIMATELY 835 FEET OF FRONTAGE ALONG THE SOUTH SIDE OF CLIFTON SPRINGS ROAD AND CONTAINS 79.53 ACRES.

APPLICANT: Clifton Springs Corner Development, LIC
OWNER:

COMMISSION DISTRICTS: 5 & 6

WHEREAS, Clifton Springs Corner Development, LIC has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 3991 and 4025 Flat Shoals and 3101 Clifton Springs Road, and more particularly described as follows:

All that tract or parcel of land lying and being in **District 16, Land Lot 090, Block 01, Parcels 04, 08, & 013** of DeKalb County, Georgia, containing 79.53 acre, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IV, Division 1, Section 27-832 and Section 27-833 for amending the DeKalb County Zoning Ordinance for the subject property from NS District to C-1 District.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, as set forth in Section 27-4 of the DeKalb County Zoning Ordinance, an amendment to rezone property located on the southwest corner of Clifton Springs Road and Flat Shoals Parkway at 3991 and 4025 Flat Shoals Parkway and 3101 Clifton Springs Road in unincorporated DeKalb County. The property has approximately 537 feet of frontage along the west side of Flat Shoals Parkway and approximately 835 feet of frontage along the south side of Clifton Springs Road and contains 79.53 acres and is hereby approved (with conditions).

Part 2: That if this amendment is approved conditionally under the provisions of Section 27-833 and Section 27-841 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Section 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Z-12-18064

Part 4: This ordinance hereby approved does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article V, Division 4.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____, 2012.

_____
Larry Johnson
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____day of

_____, 2012.

_____
BURRELL ELLIS
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

_____
Barbara H. Sanders, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

FINAL CONDITIONS FOR: Z-12-18064

REQUESTED BY APPLICANT:

Application of Clifton Springs Corner Development, LIC to rezone from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District and OCR (Office-Commercial-Residential) District to allow for 143,400 square feet of commercial uses and 681 multi-family residential units on the site.

PLANNING AND DEVELOPMENT DEPARTMENT:

Approval with Conditions. The proposed rezoning is appropriate given existing commercial and residential zonings and uses in the surrounding area. Located within a Neighborhood Center Character Area, the proposed C-1 (Local Commercial) District and OCR (Office-Commercial-Residential) District to allow a mixed use development on the subject site is consistent with the following 2005-2025 Plan Policy: Create compact mixed use districts and reduce automobile dependency and travel to basic services (NCCAP5). The proposed rezoning to the C-1 and OCR zoning districts will not adversely affect the existing use or usability of commercial, office and residential uses in the surrounding area. The Georgia Regional Transportation Authority (GRTA) rendered a Notice of Decision to Approve DRI #1850 with conditions for the rezoning of the subject site to allow commercial and residential development on the site. Therefore, the Planning and Sustainability Department recommends "Approval conditional subject to the attached conditions":

1. Approval of C-1 (Local Commercial) District allowing retail, service commercial, for property labeled Tract 2 (5.540 acres) on the Survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1).

2. Approval of OCR (Office-Commercial-Residential) District allowing retail, office and service commercial for property labeled Tract 1 (73.996 acres) on the Survey received by the Planning and Sustainability Department on July 20, 2012.

3. Approved in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) notice of Decision pursuant to DRI #1850 (See Attachment 2).

4. The 79.53 acre tract (the "Project Site") shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).

5. To the extent that the multifamily dwelling units have balconies, the balconies shall be useable and a minimum depth of five (5) feet.

6. The total number of multifamily dwelling units on the Project Site shall not exceed 600, with a maximum of 500 of the 600 units being available for occupancy for individuals under the age of 55 years old.

7. The total allowable heated square footage for the commercial area on the Project Site shall be a maximum of 274,400 sq. ft.

8. The project site shall adhere to the development standards of the I-20 Overlay District.

9. The 79.53 acre tract (the "Project Site") shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).

10. Sidewalks shall be installed along the perimeter of the Project Site.

11. Seek approval of and coordinate with the Georgia D.O.T. and DeKalb D.O.T. for a full median break in the median of Flat Shoals Parkway at Access Point 5 depicted on the DRI Site Plan.

12. In addition to the sidewalks required pursuant to Section 27-729.14 of the Zoning Ordinance, private sidewalks shall be constructed adjacent to all buildings, continuously connected through the entire Project Site to provide for continuous connectivity to the residential buildings, the retail, office buildings and to the main street sidewalks. If the pathway crosses a driveway or internal street, it shall be clearly marked with striping, pavers or raised crosswalk. The private sidewalks shall be a minimum of six (6) feet in width to provide for use as walking trails for the Project Site, but shall not be counted towards compliance with the one (1) acre minimum open space requirement set forth in Paragraph 11 above.

13. In addition to Paragraph 16 above, a combination of natural buffers, landscaped buffers, decorative fencing and/or gated entries for vehicular ingress and egress shall be incorporated into the DRI Site Plan for the Project Site between the residential and non-residential uses, in order to facilitate the privacy and safety of the multifamily units.

14. If the PATH Foundation and the DeKalb County Natural Resources Department elect to move forward with the South River walking trail, all required permanent and temporary easements for the construction and maintenance of the trail shall be provided by the land owner, and an identifiable pervious path shall be constructed and maintained from the interior of the development to the South River path.

15. If an above-ground detention facility is placed within the interior of the Project Site, rather than on the outside edges of the Project Site, it shall be designed to look like an amenity and made to be a feature of the open space, such as a fountain or similar feature, but shall not be counted towards compliance with the one (1) acre minimum open space requirement set forth in Paragraph 11 above.

16. Building structures with frontage on Flat Shoals Parkway or Clifton Springs Road shall be designed and implemented in a manner so as to give the look and feel of an urban environment. Deviation from the DRI Site Plan shall be allowed in order to facilitate denser development along Flat Shoals Parkway or Clifton Springs Road to foster an urban appearance.

17. Approved in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) notice of Decision pursuant to DRI #1850 (See Attachment 2).

18. Approval of OCR (Office-Commercial-Residential) District allowing retail, office and service commercial for property labeled Tract 1 (73.996 acres) on the Survey received by the Planning and Sustainability Department on July 20, 2012.

19. Approval of C-1 (Local Commercial) District allowing retail, service commercial, for property labeled Tract 2 (5.540 acres) on the Survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1).

20. All wetlands shall be delineated and protected as set forth in the DeKalb County Ordinance, Chapter 14, Land Development.

21. A minimum of one (1) acre of the open space required under Section 27-729.10 of the DeKalb County Zoning Ordinance (the "Zoning Ordinance") shall be developed to provide age appropriate amenities for the residents eligible to reside in residential communities developed on the Project Site, including, without limitation, dog walk areas, tennis courts, basketball courts, picnic tables, gazebos, park benches, outdoor fitness equipment, etc. Notwithstanding the foregoing, playground equipment, with a swimming pool area, shall be installed within the one (1) acre minimum open space.

22. A fifty (50) foot planted landscape buffer shall be maintained behind building C-9 to provide visual screening between the residential dwelling units and Building C-9. In addition, a six (6) foot opaque fence shall be placed behind the C-9 building on the interior side of the buffer to provide visual screening from the rear of the buildings.

Z-12-18064

PLANNING COMMISSION:

Approval with Conditions 5-0-0. M. Butts moved and T. Snipes seconded for approval as recommended and conditioned by Staff. The motion unanimously passed 5-0-0 for approval with conditions of this application.

BOARD OF COMMISSIONERS:

November 13, 2012, Approved with conditions submitted by Commissioner Lee May.

11/13/12
Lee May
KY

Final Conditions for Z-12-18064
Clifton Springs Corner Development LLC
November 13, 2012

1. Approval of C-1 (Local Commercial) District allowing retail, service commercial, for property labeled Tract 2 (5.540 acres) on the Survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment1)

2. Approval of OCR (Office-Commercial-Residential) District allowing retail, office and service commercial for property labeled Tract 1 (73.996 acres) on the Survey received by the Planning and Sustainability Department on July 20, 2012.

3. Approved in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Notice of Decision pursuant to DRI #1850 (See Attachment 2).

4. The 79.53 acre tract (the "Project Site") shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan"), with such modifications as are approved by the Director of the Planning and Sustainability Development during the I-20 Overlay District compliance review. (See Attachment 3).

5. The Project Site shall adhere to the development standards of the I-20 Overlay District.

6. Sidewalks shall be installed along the perimeter of the Project Site.

7. Building structures with frontage on Flat Shoals Parkway or Clifton Springs Road shall be designed and implemented in a manner so as to give the look and feel of an urban environment. Deviation from the DRI Site Plan shall be allowed in order to facilitate denser development along Flat Shoals Parkway or Clifton Springs Road to foster an urban appearance.

8. Seek approval of and coordinate with the Georgia D.O.T. and DeKalb D.O.T. for a full median break in the median of Flat Shoals Parkway at Access Point 5 depicted on the DRI Site Plan.

9. The total number of multifamily dwelling units on the Project Site shall not exceed 600, with a maximum of 500 of the 600 units being available for occupancy for individuals under the age of 55 years old.

10. The total allowable heated square footage for the commercial area on the Project Site shall be a maximum of 274,400 sq. ft.

11. A minimum of one (1) acre of the open space required under Section 27-729.10 of the DeKalb County Zoning Ordinance (the "Zoning Ordinance") shall be developed to provide age appropriate amenities for the residents eligible to reside in residential communities developed on the Project Site, including, without limitation, dog walk areas, tennis courts, basketball courts, picnic tables, gazebos, park benches, outdoor fitness equipment, etc. Notwithstanding the foregoing, playground equipment, with a swimming pool area, shall be installed within the one (1) acre minimum open space.

12. In addition to the sidewalks required pursuant to Section 27-729.14 of the Zoning Ordinance, private sidewalks shall be constructed adjacent to all buildings, continuously connected throughout the entire Project Site to provide for continuous connectivity to the residential buildings, the retail, office buildings and to the main street sidewalks. If the pathway crosses a driveway or internal street, it shall be clearly marked with striping, pavers or raised crosswalk. The private sidewalks shall be a minimum of six (6) feet in width to provide for use as walking trails for the Project Site, but shall not be counted towards compliance with the one (1) acre minimum open space requirement set forth in Paragraph 11 above.

13. If an above-ground detention facility is placed within the interior of the Project Site, rather than on the outside edges of the Project Site, it shall be designed to look like an amenity and made to be a feature of the open space, such as a fountain or similar feature, but shall not be counted towards compliance with the one (1) acre minimum open space requirement set forth in Paragraph 11 above.

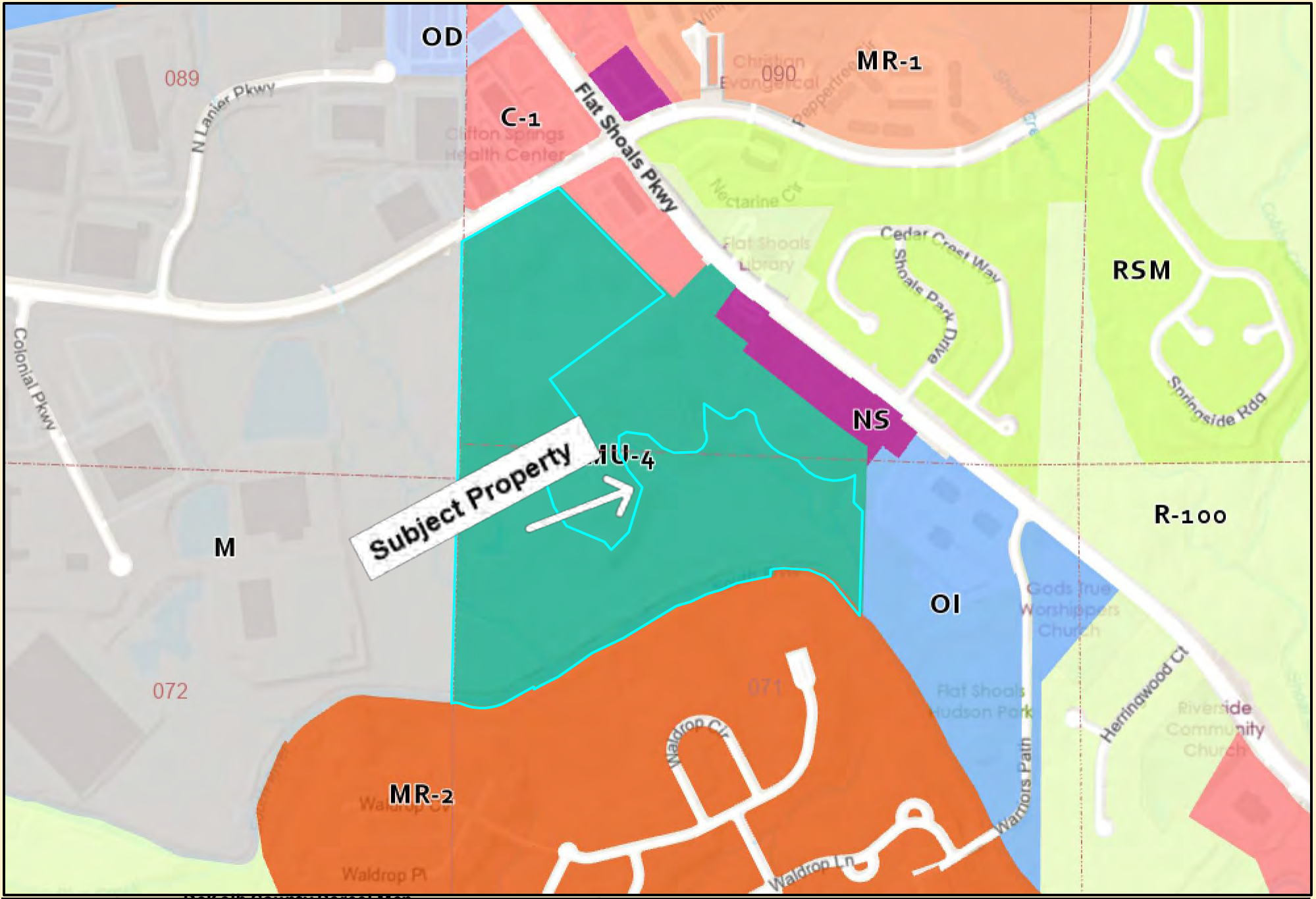
14. All wetlands shall be delineated and protected as set forth in the DeKalb County Ordinance, Chapter 14, Land Development.

15. If the PATH Foundation and the DeKalb County Natural Resources Department elect to move forward with the South River walking trail, all required permanent and temporary easements for the construction and maintenance of the trail shall be provided by the land owner, and an identifiable pervious path shall be constructed and maintained from the interior of the development to the South River path.

16. A fifty (50) foot planted landscape buffer shall be maintained behind building C-9 to provide visual screening between the residential dwelling units and Building C-9. In addition, a six (6) foot opaque fence shall be placed behind the C-9 building on the interior side of the buffer to provide visual screening from the rear of the buildings.

17. In addition to Paragraph 16 above, a combination of natural buffers, landscaped buffers, decorative fencing and/or gated entries for vehicular ingress and egress shall be incorporated into the DRI Site Plan for the Project Site between the residential and non-residential uses, in order to facilitate the privacy and safety of the multifamily dwelling units.

18. To the extent that the multifamily dwelling units have balconies, the balconies shall be useable and a minimum depth of five (5) feet.



DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3 mi

Date Printed: 11/15/2024

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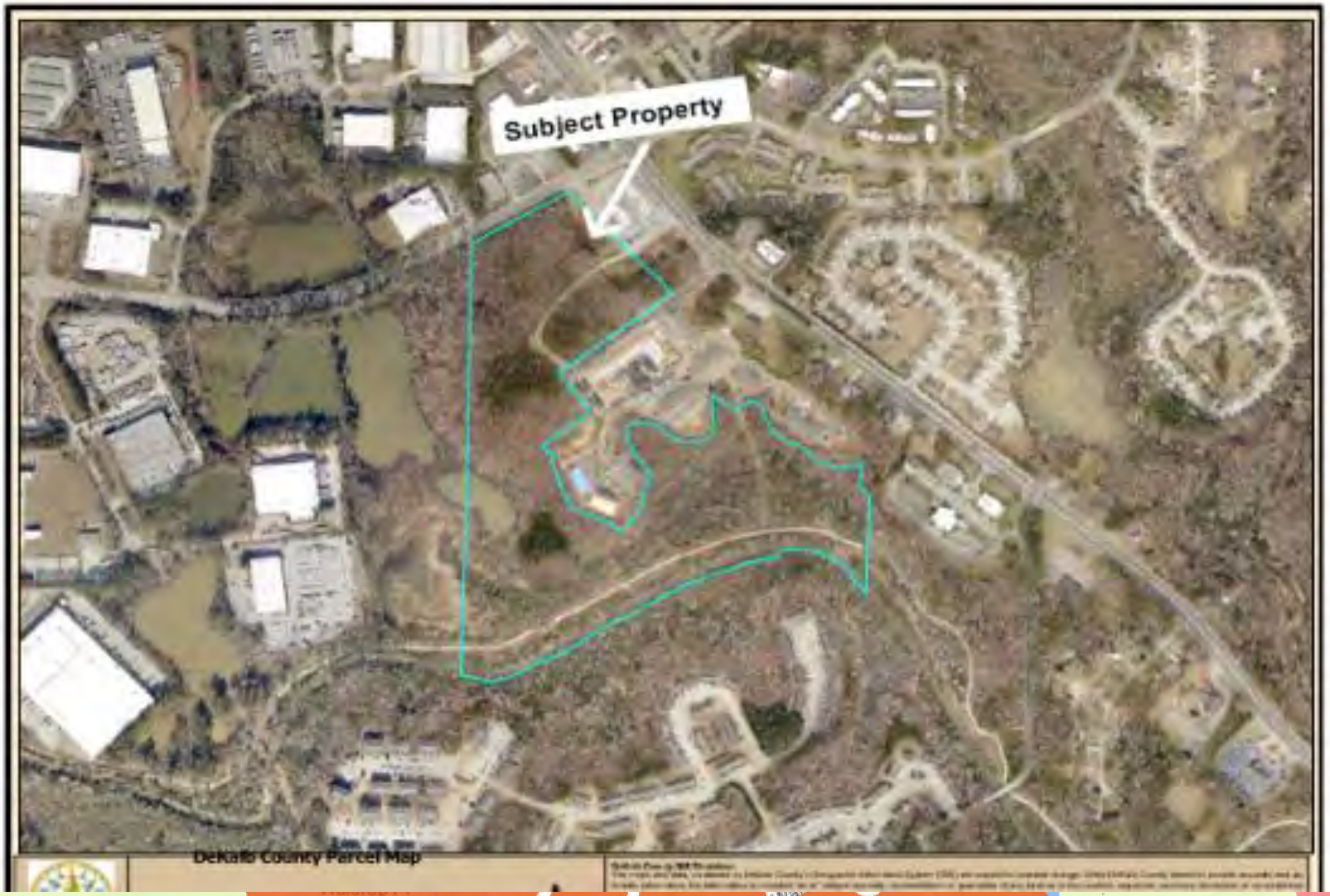

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Simmons
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COMMUNITY COUNCIL
MAJOR MODIFICATION
Case Number: CZ-25-1246771 (2024-1496)
Location: 4015 FLAT SHOALS PKWY
DeKalb County
GEORGIA
M
MOD
Purpose: Major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District.
Planning Commission
May 6, 2025
6:00 PM
Held virtually via Zoom
Meeting Agendas & Info
tinyurl.com/DeKalbHearings
www.dekalbcountyga.gov
plansustain@dekalbcountyga.gov
(404) 371-2155
Board of Commissioners
May 22, 2025
5:30 PM
Held @ 178 Sams Street,
Decatur, GA 30030

Simmons
THE GLAMOROUS SHOP
Hair Studio
COMMUNITY COUNCIL
Case Number: CZ-25-1246771 (2024-1496)
Location: 4015 FLAT SHOALS PKWY
DeKalb County
GEORGIA
C
COUNCIL
Purpose: A major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District.
Community Council Meeting – District 3
April 9, 2025
6:00 PM
Held virtually via Zoom
Meeting Agendas & Information
TinyURL.com/DeKalbHearings
www.dekalbcountyga.gov
plansustain@dekalbcountyga.gov
(404) 371-2155