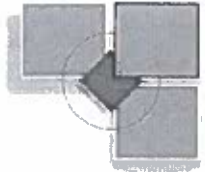




DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-18-22138
Filing Fee: _____

Date Received: MAR 01 2018 Application No.: _____

Applicant: Arrowhead Investors, LLC E-Mail: bflint067@gmail.com

Applicant Mailing Address:
350 Research Ct., Suite 100, Peachtree Corners, Georgia 30092

Applicant Phone: 404-867-3572 Fax: _____

Owner(s): See Exhibit "A" E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
Various - See attached

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: Valley Brook Road (see attached)

District(s): 18 Land Lot(s): 64 Block: 02 Parcel(s): see attached

Acreage: 12.835 Commission District(s): 2, 6

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? X 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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY Charlene Laplante



SIGNATURE OF APPLICANT / DATE 2/28/18

Check One: Owner Agent X

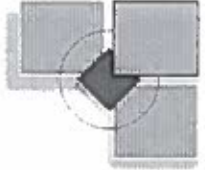
1300 West Peachtree Street, Suite 100 - Decatur, Georgia - 30030
Phone: (404) 371-2155 - (Planning Fax) (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

ZICZ No. 2-18-22138
Filing Fee: _____

Date Received: MAR 01 2018 Application No.: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____ Fax: _____

Owner(s): _____ E-Mail: _____

(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: _____

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel(s): _____

Acreage: _____ Commission District(s): _____

Present Zoning Category: _____ Proposed Zoning Category: _____

Present Land Use Category: _____

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ☒ Yes ☐ No

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

1. The name and official position of the local government official to whom the campaign contribution was made. Jeff Rader Dist 2 Comm. \$1,000
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. 2/15/18

The disclosure must be filed within 15 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

11/20/2021
NOTARY
MINNETONKA, MINN. PUBLIC
COUNTY, GEORGIA
11-20-2021

2/28/18
SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☒

Arrowhead Investors, LLC

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: Bryan Flint Phone: 404-357-3572 Email: bflint067@gmail.com

Property Address: see attached

Tax Parcel ID: see attached Comm. District: 436 Acreage: 12.835

Existing Use: SF residence Proposed Use: urban SF cottages: townhomes

Rezoning: Yes X No

Existing Zoning: R75 Proposed Zoning: RSM Square Footage/Number of Units: 7.9

Rezoning Request: 76 townhomes, 26 urban SF cottages = 102 total units
density bonus - open space, bus shelter, proximity to retail

Land Use Plan Amendment: Yes No ✓

Existing Land Use: SUB Proposed Land Use: Consistent Inconsistent

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s):

Condition(s) to be modified and request:

MAR 01 2018

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: _____ Planning Commission: _____
Owners Authorization: _____ Community Council Meeting: _____ Public Notice: _____ Notice Signs: _____
Building Permits: _____ Fire Inspection: _____ Business License: _____ Land Disturbance Permit: _____ State
License: _____ Lighting Plan: _____ Campaign Disclosure: _____ Impact Analysis: _____ Zoning
Conditions: _____ Letter of Intent: _____ Board of Commissioners: _____ Tent Permit: _____
Supplemental Regulations: _____ Overlay District _____ DRI _____ Separation _____

Review of Site Plan

Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____ Frontage: _____
Landscape Strips: _____ Buffers: _____ Parking Lot Landscaping: _____ Parking Spaces: _____
Screening: _____ Streetscapes: _____ Fencing/Walls: _____ Open Space: _____ Enhanced
Open Space: _____ Building Materials: _____ Roof Material: _____ Fenestration: _____ Façades: _____
Orientation: _____ Garages: _____ Pedestrian Plan: _____ Sidewalks _____

Possible Variances: _____

Comments: _____

Planner: MBS Date 2-22-18

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, OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

Notice Date: Mailed February 9, 2018

MAR 01 2018

PUBLIC NOTICE

To

Request for rezoning

Filed by: Arrowhead Investors, LLC

Bryan Flint 404-867-3572

**For Property Located at 681, 695, 701, 705, 707, 713, 715, 721,
731, 741, 745 Valley Brook Road, Decatur, Ga. 30033
665, 669, 675 Valley Brook Road, Scottdale, Ga. 30079
739, 742 Ford Place, Scottdale, Ga. 30079
& 759 Milton Street, Scottdale, Ga. 30079**

Current Use- R-75 Single Family Residential

Proposed Use- RSM (Residential Small Lot. Mix)

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:

North Decatur United Methodist Church

Location: 1523 Church Street, Decatur, GA 30030

Date/Time: Monday, Feb. 26, 2018 at 7:00 PM



Area: 12.75 ac
Perimeter: 5,185.32 ft

MAR 01 2018

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



DeKalb County Parcel Map



Date Printed: 2/5/2018



MAR 01 2018

**Rodney Sieg
768 Murphey Street
Scottsdale, GA 30079**

**Jennifer Lord
771 Murphey Street
Scottsdale, GA 30079**

**Angela Morris
778 Murphey Street
Scottsdale, GA 30079**

**Kelly Robinson
781 Murphey Street
Scottsdale, GA 30079**

**Samuel Skimer
784 Murphey Street
Scottsdale, GA 30079**

**Carl Jenkins
785 Murphey Street
Scottsdale, GA 30079**

**Nicole Haugerud
788 Murphey Street
Scottsdale, GA 30079**

**Denny Living Trust
793 Murphey Street
Scottsdale, GA 30079**

**Denny Living Trust
792 Murphey Street
Scottsdale, GA 30079**

**Marty Kennedy
803 Murphey Street
Scottsdale, GA 30079**

**James Lucasse
798 Murphey Street
Scottsdale, GA 30079**

**Vivian Lee
802 Murphey Street
Scottsdale, GA 30079**

**Timothy Ely
3123 Vista Brook Drive
Decatur, GA 30033**

**Daryl Stanley
3117 Vista Brook Drive
Decatur, GA 30033**

**Michael Kurth
3111 Vista Brook Drive
Decatur, GA 30033**

**Calvin Barnett
3105 Vista Brook Drive
Decatur, GA 30033**

**Michael Patrick
3099 Vista Brook Drive
Decatur GA 30033**

**Ann Mallard
3093 Vista Brook Drive
Decatur GA 30033**

**Mark Roberts
3087 Vista Brook Drive
Decatur GA 30033**

**Mark Hastings
3083 Vista Brook Drive
Decatur GA 30033**

**Cecelia Norwood
3077 Vista Brook Drive
Decatur GA 30033**

**Doris Green
3071 Vista Brook Drive
Decatur GA 30033**

**Melissa Burton
3065 Vista Brook Drive
Decatur GA 30033**

**William Deries
3055 Vista Brook Drive
Decatur GA 30033**

**Keith Hutchenson
792 McClendon Drive
Scottsdale, GA 30079**

**Camille Hyatt
784 McClendon Drive
Scottsdale, GA 30079**

**Melissa Johns
778 McClendon Drive
Scottsdale, GA 30079**

**Ashley Washington
774 McClendon Drive
Scottsdale, GA 30079**

**Phillip Pickens
770 McClendon Drive
Scottsdale, GA 30079**

Mattie Owenby
3002 Westbury Drive
Decatur, GA 30033

Wendy Oyster
3003 Westbury Drive
Decatur, GA 30033

Lester Jacobs
299 Westbury Drive
Decatur, GA 300334

Jack Smith
2997 Westbury Drive
Decatur, GA 30033

Mushtaq Ahmad
2991 Westbury Drive
Decatur, GA 30033

Marian Ellis
2990 Westbury Drive
Decatur, GA 30033

Steven Wyatt
2984 Westbury Drive
Decatur, GA 30033

William Halston
2985 Westbury Drive
Decatur, GA 30033

Madison Gray
2980 Westbury Drive
Decatur, GA 30033

Sarah Jones
2981 Westbury Drive
Decatur, GA 30033

Gaten Kirby
2974 Westbury Drive
Decatur, GA 30033

Ansley Dean
2968 Westbury Drive
Decatur, GA 30033

Wendy Lawrence
2975 Westbury Drive
Decatur, GA 30033

Bennie Simons
2969 Westbury Drive
Decatur, GA 30033

David McDaniel
3012 Judylyn Drive
Decatur, GA 30033

Alicia Brown
3023 Judylyn Drive
Decatur, GA 30033

Stephen Speed
3017 Judylyn Drive
Decatur, GA 30033

Cassandra Gaul
3013 Judylyn Drive
Decatur, GA 30033

Eva Bozeman
3007 Judylyn Drive
Decatur, GA 30033

A Van To
3000 Judylyn Drive
Decatur, GA 30033

Ian McDonald
3003 Judylyn Drive
Decatur, GA 30033

James Paulino
3027 Judylyn Drive
Decatur, GA 30033

Robert Weinberg
3026 Judylyn Drive
Decatur, GA 30033

Linda Shadix
2990 Judylyn Drive
Decatur, GA 30033

William Barrett
2991 Judylyn Drive
Decatur, GA 30033

Robin Hitchcock
2984 Judylyn Drive
Decatur, GA 30033

Grace Finaldi
2994 Judylyn Drive
Decatur, GA 30033

Michael St. Denis
2997 Judylyn Drive
Decatur, GA 30033

MAR 01 2018

MAR 01 2018

**Mushtaq Ahmad
737 Milton Street
Scottsdale, GA 30079**

**Mushtaq Ahmad
726 Milton Street
Scottsdale, GA 30079**

**Frank Breiten Feldt
727 Milton Street
Scottsdale, GA 30079**

**Richard Lusk
710 Milton Street
Scottsdale, GA 30079**

**Rebecca Hicks
717 Milton Street
Scottsdale, GA 30079**

**Wayne Angel
723 Milton Street
Scottsdale, GA 30079**

**Ruby Hyde
702 Milton Street
Scottsdale, GA 30079**

**In-Bloom, Inc.
627 Valley Brook Road
Scottsdale, GA 30079**

**Edward Gendron
635 Valley Brook Road
Scottsdale, GA 30079**

**Timothy Arko
641 Valley Brook Road
Scottsdale, GA 30079**

**Zackery Butler
649 Valley Brook Road
Scottsdale, GA 30079**

**Thaddeus Harrison
653 Valley Brook Road
Scottsdale, GA 30079**

**Michael Jacciho
657 Valley Brook Road
Scottsdale, GA 30079**

**Elizabeth Jones
661 Valley Brook Road
Scottsdale, GA 30079**

**Bharat Ventures, LLC
632 Valley Brook Road
Scottsdale, GA 30079**

**Mark Franco
720 Murphey Street
Scottsdale, GA 30079**

**Bobby Huntsinger
724 Murphey Street
Scottsdale, GA 30079**

**ITP Properties, Inc.
725 Murphey Street
Scottsdale, GA 30079**

**Joseph Chapman
730 Murphey Street
Scottsdale, GA 30079**

**Earl Covington
737 Murphey Street
Scottsdale, GA 30079**

**Earl Covington
743 Murphey Street
Scottsdale, GA 30079**

**Elmer Echols
734 Murphey Street
Scottsdale, GA 30079**

**Josh Caldwell
744 Murphey Street
Scottsdale, GA 30079**

**Benjermin Kent
747 Murphey Street
Scottsdale, GA 30079**

**Benjermin Kent
757 Murphey Street
Scottsdale, GA 30079**

**James Stephens
750 Murphey Street
Scottsdale, GA 30079**

**Geter Malikian
764 Murphey Street
Scottsdale, GA 30079**

**Pauline Chapman
761 Murphey Street
Scottsdale, GA 30079**

**James Simpson
767 Murphey Street
Scottsdale, GA 30079**

MAR 01 2018

Matthew Glasser
3152 Stonewyck Place
Decatur, GA 30033

Sherry B. Jennings
3150 Stonewyck Place
Decatur, GA 30033

Elisabelta KasFir
3151 Stonewyck Place
Decatur, GA 30033

Carlos Mayes
3153 Stonewyck Place
Decatur, GA 30033

Edward Rowe
3154 Stonewyck Place
Decatur, GA 30033

Gregory Conner
3155 Stonewyck Place
Decatur, GA 30033

Adam Weaver
3156 Stonewyck Place
Decatur, GA 30033

Su Li
3157 Stonewyck Place
Decatur, GA 30033

Lawrence Guyton
3158 Stonewyck Place
Decatur, GA 30033

Talisha Ginn
3159 Stonewyck Place
Decatur, GA 30033

Coley Works
3160 Stonewyck Place
Decatur, GA 30033

Dawn Tihle
3161 Stonewyck Place
Decatur, GA 30033

Terri Toczko
3162 Stonewyck Place
Decatur, GA 30033

Mustafa Abugideiri
3163 Stonewyck Place
Decatur, GA 30033

Bryan Danibuich
3164 Stonewyck Place
Decatur, GA 30033

Yarbin Wu
3165 Stonewyck Place
Decatur, GA 30033

Joni Lawrence
3166 Stonewyck Place
Decatur, GA 30033

John Varner
3167 Stonewyck Place
Decatur, GA 30033

Oladayo Onayemi
3168 Stonewyck Place
Decatur, GA 30033

Abiola Ojewole
3169 Stonewyck Place
Decatur, GA 30033

Valley Brook Associates, LTD.
777 Valley Brook Road
Decatur, GA 30033

Christopher Brinson
759 Milton Street
Scottsdale, GA 30079

Ethal Swinks
757 Milton Street
Scottsdale, GA 30079

Dorothy Wade
753 Milton Street
Scottsdale, GA 30079

Robert Arko
742 Milton Street
Scottsdale, GA 30079

Amy Parker
747 Milton Street
Scottsdale, GA 30079

Michael McPherson
741 Milton Street
Scottsdale, GA 30079

Telesforo Martinez
734 Milton Street
Scottsdale, GA 30079

Telesforo Martinez
733 Milton Street
Scottsdale, GA 30079

MAR 01 2018

Leah Hale
728 Ford Place
Scottsdale, GA 30079

Wanda Chislom
732 Ford Place
Scottsdale, GA 30079

Stacie Greby
733 Ford Place
Scottsdale, GA 30079

Brian Taylor
727 Ford Place
Scottsdale, GA 30079

Jane Gunn
722 Ford Place
Scottsdale, GA 30079

Shane Morton
716 Ford Place
Scottsdale, GA 30079

Go Laf, LLC
712 Ford Place
Scottsdale, GA 30079

Jach Ven Kai Hsiao
709 Ford Place
Scottsdale, GA 30079

John Garrison
703 Ford Place
Scottsdale, GA 30079

Lah Ku Kyi
702 Ford Place
Scottsdale, GA 30079

Nancy Guthrie
698 Ford Place
Scottsdale, GA 30079

Sunil Kumar Kapur
685 Ford Place
Scottsdale, GA 30079

Michael Cullen
679 Ford Place
Scottsdale, GA 30079

Ali Reza Esmailian
3482 E. Ponce DeLeon Ave.
Scottsdale, GA 30079

ACV, LLC
2899 Cedar Brook Drive
Decatur, GA 30033

John McGuinness
699 Valley Brook Road
Decatur, GA 30033

Kevin Green
696 Valley Brook Road
Decatur, GA 30033

700 Valley Brook Trust
700 Valley Brook Road
Decatur, GA 30033

Robert Eisenhardt
714 Valley Brook Road
Decatur, GA 30033

David Debe
722 Valley Brook Road
Decatur, GA 30033

Porch Light Homes, LLC
754 Valley Brook Road
Decatur, GA 30033

Michele Hawkins
766 Valley Brook Road
Decatur, GA 30033

Michael C. Elmers
776 Valley Brook Road
Decatur, GA 30033

Michael C. Elmers
784 Valley Brook Road
Decatur, GA 30033

John Goldstein
790 Valley Brook Road
Decatur, GA 30033

Georges Khalli
785 Valley Brook Road
Decatur, GA 30033

Peter Lussier
791 Valley Brook Road
Decatur, GA 30033

Johnny Masters
800 Valley Brook Road
Decatur, GA 30033

Benjamin Chapman
766 McClendon Drive
Scottsdale, GA 30079

Shea Embry
3094 North Avenue
Scottsdale, GA 30079

Joanna Tammen
3093 North Avenue
Scottsdale, GA 30079

William Shirk
3096 North Avenue
Scottsdale, GA 30079

MAR 01 2018

Janine Spells
3099 North Avenue
Scottsdale, GA 30079

Allen Graham
3100 North Avenue
Scottsdale, GA 30079

Kristopher Todd
3104 North Avenue
Scottsdale, GA 30079

Kerry Noonan
3112 North Avenue
Scottsdale, GA 30079

Alicia O'Kelley
3105 North Avenue
Scottsdale, GA 30079

Mary Marrett
3132 North Avenue
Scottsdale, GA 30079

Pauline Herrina
3120 North Avenue
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Scottsdale, GA 30079

Elizabeth Jones
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Scottsdale, GA 30079

Bharat Ventures, LLC
632 Valley Brook Road
Scottsdale, GA 30079

Terry Vener
2963 Fantasy Lane
Decatur, GA 30033

Susan Rossi
2971 Fantasy Lane
Decatur, GA 30033

Paula Stauf
2974 Fantasy Lane
Decatur, GA 30033

Micheal Strelecki
3002 Lowrance Drive
Decatur, GA 30033

Robert Vinson
3005 Lowrance Drive
Decatur, GA 30033

Patricia Gilbreath
2994 Lowrance Drive
Decatur, GA 30033

Miram McCall
2995 Lowrance Drive
Decatur, GA 30033

Lester Jacobs
2994 Lowrance Drive
Decatur, GA 30033

Lowrance Drive, LLC
2991 Lowrance Drive
Decatur, GA 30033

Marion Ellis
2900 Lowrance Drive
Decatur, GA 30033

Leanne Rubenstein
2985 Lowrance Drive
Decatur, GA 30033

Irvin Wardlow
2982 Lowrance Drive
Decatur, GA 30033

William Brown
2981 Lowrance Drive
Decatur, GA 30033

Anthony Gropp
2976 Lowrance Drive
Decatur, GA 30033

Phill Obrecht
2972 Lowrance Drive
Decatur, GA 30033

Tamara Davis
2971 Lowrance Drive
Decatur, GA 30033

John Hodges
2966 Lowrance Drive
Decatur, GA 30033

MAR 01 2018

RECEIVED
COMMUNITY DEVELOPMENT
DECATUR, GA
MAR 01 2018

MEETING SIGN-IN SHEET	
Project: <u>Valley Brook Rd</u>	Meeting Date: <u>Feb. 26, 2018</u>
Facilitator:	Location: <u>N. Decatur United Methodist Church</u>

Project: Valley Brook Rd

Meeting Date: Feb. 26, 2018

Facilitator:

Location: N. Decatur United Methodist

[illegible]

⑧ Aric USA@gmail.com

MEETING SIGN-IN SHEET

Project: Valley Brook Rd

Meeting Date: Feb. 26, 2018

Facilitator:

Location: N. Decatur United Methodist

Name	Address	Phone	E-Mail
Taanna Tammien	3093 North Ave Southdale GA 30079	404 707 8289	jdytammien@bellsouth.net
Ryland Tammien	" "	205 253 8098	rtammien@bellsouth.net
Ed Bell	721 Valley Brook Rd	404-293-6049	buttkearl@yahoo.com
Sherrell Warbington	721 Valley Brook Rd Decatur, GA 30032	678-677-2132	doggymomma@hotmail.com
Alicia O'Kelley	3105 North Ave	678-362-5966	alicia950@yahoo.com
Samy Sam	784 N. 1st St	404 215 2054	
Hai O'Kelley	3105 North Ave	678-294-9921	HOKELLEY@ZODIACATLANTA.ORG
Ellen Wan	2155 Fantasy Lane	504-621-7447	ellen.y.wan@gmail.com
James Illingworth	" "	770-685-3228	ajillingworth2004@gmail.com
Kenna Simmons	3115 Hollywood Dr.	404-791-3588	kenna.simmons@gmail.com
Laura McCarty	796 Cinderella Ln	404 299 7292	laura.thomson.mccarty@gmail.com
Karen Buerki	2883 Fantasy Lane	404-292-3056	kbuerki@aol.com
Kathleen Hall	900 Tanner Dr.	404-499-0217	simone1946@hotmail.com
Victoria Webb	3137 Rockledge	404-6248	VC@FURIOUSAREAS.COM
Carolyn M Brown	2975 Jaclyn Dr	404-556-7070	Carolyn.m.brown@gmail.com
Angela Morris	778 Murphree St	404-370-8371	angela.leemorris@gmail.com
Susan & Jim Bergen	2959 Judy Lynn Dr.	4-510-1336	smbergen33@gmail.com
NANCY TOPPING	2862 Hollywood Dr	4-660 5022	tiptop1009@hotmail.com
Ben Kent		404 517 8030	benkent109@gmail.com
Stacie Greby	733 Ford Place	404-862-7504	sgreby@yahoo.com

MAR 01 2018

MEETING SIGN-IN SHEET

Project: Valley Brook Rd Meeting Date: Feb. 26, 2018
 Facilitator: N. Decatur United Methodist Location: N. Decatur United Methodist

Name	Address	Phone	E-Mail
Susan Hawk	2827 Concord Dr. Decatur GA 30033	404 1414-9495	Sjhawk4@gmail.com
Nicole Haugerud	788 Murphree St. Scottdale GA	404-247-1395	haugerud13@hotmail.com
William Butler	721 Valley Brook Rd	404 657 2322	ButlerTee@bellsouth.net
Michael Collier	679 Ford Place Scottdale GA	770 480-5150	mcollier24@gmail.com
Charles Lynn Angus	3035 Hollywood Dr. Decatur GA	404 416 6370	lynn.angus@gmail.com
Tim & Shirley Garner	741 Valley Brook Rd	404 502 0708	tinger12@gmail.com
Laura Zipperer	1064 N Valley Dr	678-427-3718	lzipperer@gmail.com
LANCE ELIAS	3100 NORTH AVE	454-557-4941	lancecapdlish@yahoo.com
Megan & Justin Willmet	713 Valley Brook	404-630-2110	Megan.hamling@gmail.com
MARTY Kennedy	803 Murphree St	404 378-4011	martyforbici@gmail.com
James Lewis	3056 Hollywood Dr.	404-749-0554	jameslewis555@hotmail.com
Colette Walsh-Lewis	3056 Hollywood Dr.	678-623-5586	Walsh.ca@gmail.com
Lore P. Covington	743 Murphree St	678-592-6780	Evel.Cov.cuthbert.com
James Simpson	767 Murphree St	770 480 2542	JAMES.SIMPSON@AIXTER.COM
Elizabeth Roberts	3069 Lakewood Dr	(4) 217-5000	em4roberts@gmail.com
Nicole Haugerud	788 Murphree St		haugerud13@hotmail.com
Rosemary Calhoun	3045 Vista Brook Dr		rosemarycalhoun@gmail.com
EILEEN PODRACKY	3042 VINE CIRCLE	404-502-1329	EILEENPODRACKY@BELLSOUTH.NET
JACK BARNES	908 VALLEY BROOK	404 790 5458	jorta@bellsouth.net
Judy Ward	1126 Greenbriar Ct	404 984 7045	jamesward@comcast.net

MAR 01 2018

MEETING SIGN-IN SHEET

Project: Valley Brook Rd
Facilitator:

Meeting Date: Feb. 26, 2018

Facilitator:

Location: N. Decatur United Methodist

[illegible]

MAR 01 2018

PROPERTIES INCLUDED IN REZONING REQUEST
ARROWHEAD INVESTORS, LLC

TAX PARCEL ID

ADDRESS

18 064 02 013	731 Valley Brook Road, Decatur, Ga. 30033
18 064 02 014	715 Valley Brook Road, Decatur, Ga. 30033
18 064 02 015	713 Valley Brook Road, Decatur, Ga. 30033
18 064 02 016	707 Valley Brook Road, Decatur, Ga. 30033
18 064 02 017	705 Valley Brook Road, Decatur, Ga. 30033
18 064 02 018	701 Valley Brook Road, Decatur, Ga. 30033
18 064 02 019	695 Valley Brook Road, Decatur, Ga. 30033
18 064 02 020	681 Valley Brook Road, Decatur, Ga. 30033
18 064 02 021	675 Valley Brook Road, Decatur, Ga. 30033
18 064 02 022	669 Valley Brook Road, Decatur, Ga. 30033
18 064 02 023	665 Valley Brook Road, Decatur, Ga. 30033
18 064 02 037	742 Ford Place, Scottdale, Ga. 30079
18 064 02 038	739 Ford Place, Scottdale, Ga. 30079
18 064 02 066	759 Milton Street, Scottdale, Ga. 30079
18 064 02 152	741 Valley Brook Road, Decatur, Ga. 30033
18 064 02 153	721 Valley Brook Road, Decatur, Ga. 30033
18 064 02 154	745 Valley Brook Road, Decatur, Ga. 30033
18 064 02 156	701 Valley Brook Road, Decatur, Ga. 30033



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 2/6/18

CHECK TYPE OF APPLICATION:

MAR 01 2018

() LAND USE PLAN

(☒) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), CWAM, LLC
(Name of owner(s))

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

Arrowhead Investors LLC
(Name of Applicant or Agent Representing Owner)

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

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 2-15-18

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

☒ REZONE

() MINOR MODIFICATION

MAR 01 2018

TO WHOM IT MAY CONCERN:

(1) (WE), Chris Wilson
(Name of owner(s))

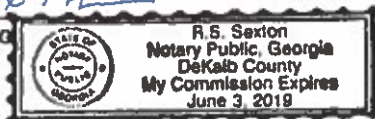
being (owner)/(owners) of the property described below or attached hereby delegate authority to

Arrowhead Investors LLC
(Name of Applicant or Agent Representing Owner)

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

[Signature]

Notary Public



Notary Public

[Signature]

Owner

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 12-18-2017

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

MAR 01 2018

☒ REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

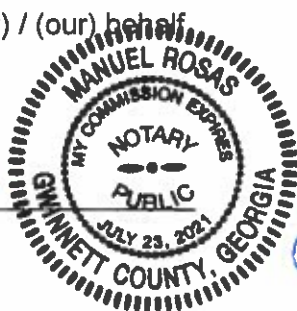
(I) (WE), David Duane Kranich
(Name of owner(s))

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

Arrowhead Investors LLC
(Name of Applicant or Agent Representing Owner)

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

Manuel Rosas
Notary Public



David D. Baker
Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 12/7/2017

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

MAR 01 2018

(✓) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Timothy C. Garner
(Name of owner(s))

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

Arrowhead Investors LLC
(Name of Applicant or Agent Representing Owner)

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

Kristie L Mack
Notary Public

Timothy C. Garner
Owner

Notary Public

Owner

Notary Public

Owner



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 12-27-2017

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

MAR 01 2018

☒ REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE) Sherrell L. Warrington, William M. Butler, Earl Lee Butler
(Name of owner(s))

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

arrowhead investors
(Name of Applicant or Agent Representing Owner)

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

Notary Public

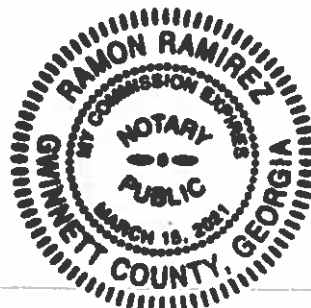
Notary Public

Notary Public

Owner

Owner

Owner



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 12/28/2017

CHECK TYPE OF APPLICATION:

MAR 01 2018

() LAND USE PLAN

☒ REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(1) (WE), Lynda P. Nauright
(Name of owner(s))

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

Arrowhead Investors LLC
(Name of Applicant or Agent Representing Owner)

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

C. Selem

Notary Public



Lynda P. Nauright

Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 12/21/17

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

MAR 01 2018

(X) REZONE

() MINOR MODIFICATION


TO WHOM IT MAY CONCERN:

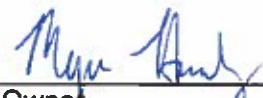
(I) (WE), Megan Hamling
(Name of owner(s))

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

Arrowhead Investors
(Name of Applicant or Agent Representing Owner)

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


Notary Public



Owner

Owner

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 12/13/2017

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

(X) REZONE

() MINOR MODIFICATION

MAR 01 2018

TO WHOM IT MAY CONCERN:

(I) (WE), Rose Wallace
(Name of owner(s))

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

Berkshire Hathaway Commercial Real Estate
(Name of Applicant or Agent Representing Owner)

Arrowhead Investors LLC
to file an application on (my) / (our) behalf


Notary Public




Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 2/6/2018

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

MAR 01 2018

(X) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

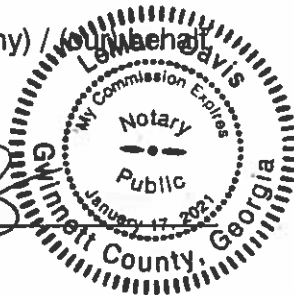
(1) (WE), Angela A. Salazar
(Name of owner(s))

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

Arrowhead Investors, LLC
(Name of Applicant or Agent Representing Owner)

to file an application on (my) / behalf

[Signature]
Notary Public



Angela Salazar
Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: Feb. 13, 2018

CHECK TYPE OF APPLICATION:

MAR 01 2018

() LAND USE PLAN

(X) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE) Theodore Douglas Downing and Rita Moroney Downing

(Name of owner(s))

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

to Arrowhead Investors LLC

(Name of Applicant or Agent Representing Owner)

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

Karen Touchstone
Notary Public

Theodore Douglas Downing
Owner

Karen Touchstone
Notary Public

Rita Downing
Owner

Notary Public

Owner





DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 2/17/18

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
(x) REZONE
() MINOR MODIFICATION

MAR 01 2018

TO WHOM IT MAY CONCERN:

(I) (WE), Jordan E. Lubin, Ch. 7 Trustee for the Bankruptcy Estate of Alton Randolph Hall, Case No. 17-57951 - LRC, ND of GA, Atlanta Division (Name of owner(s)) U.S. Bankruptcy Court

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

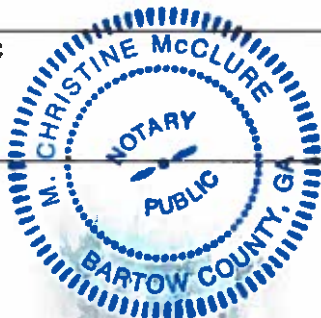
Arrowhead Investors LLC
(Name of Applicant or Agent Representing Owner)

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

M. Christine McClure
Notary Public
My Commission Expires: April 23, 2018

Notary Public

Notary Public



Jordan E. Lubin
Owner, Jordan E. Lubin, Ch. 7 Trustee for the
Bankruptcy Estate of Alton Randolph Hall, Case No.
17-57951 - LRC, ND of GA, Atlanta Division, U.S.
Bankruptcy Court
Owner

Owner

Information to identify the case:Debtor 1 **Alton Randolph Hall**

First Name Middle Name Last Name

Debtor 2

(Spouse, if filing)

First Name Middle Name Last Name

United States Bankruptcy Court Northern District of Georgia

Court website: www.qanb.uscourts.gov

Case number: 17-57951-lrc

Social Security number or ITIN xxx-xx-1921

EIN -- --

Social Security number or ITIN -- --

EIN -- --

Date case filed in chapter 13 5/1/17

Date case converted to chapter 7 6/29/17

Official Form 309A (For Individuals or Joint Debtors)**Notice of Chapter 7 Bankruptcy Case -- No Proof of Claim Deadline**

12/15

For the debtors listed above, a case has been filed under chapter 7 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtors or the debtors' property. For example, while the stay is in effect, creditors cannot sue, garnish wages, assert a deficiency, repossess property, or otherwise try to collect from the debtors. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although debtors can ask the court to extend or impose a stay.

The debtors are seeking a discharge. Creditors who assert that the debtors are not entitled to a discharge of any debts or who want to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadlines specified in this notice. (See line 9 for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at www.pacer.gov). Copy fees or access charges may apply. A free automated response system is available at 866-222-8029 (Georgia Northern). You must have case number, debtor name, or SSN when calling.

The staff of the bankruptcy clerk's office cannot give legal advice.

To help creditors correctly identify debtors, debtors submit full Social Security or Individual Taxpayer Identification Numbers, which may appear on a version of this notice. However, the full numbers must not appear on any document filed with the court.

Do not file this notice with any proof of claim or other filing in the case. Do not include more than the last four digits of a Social Security or Individual Taxpayer Identification Number in any document, including attachments, that you file with the court.

	About Debtor 1:	About Debtor 2:
1. Debtor's full name	Alton Randolph Hall	
2. All other names used in the last 8 years		
3. Address	2343 Condor Drive Lawrenceville, GA 30044-6346	
4. Debtor's attorney Name and address	Cha'Ron A. Ballard The Ballard Law Group, P.C. Suite 203 A 3664 Club Drive Lawrenceville, GA 30044 Contact phone 404-220-9906 Email: theballardlawgroup@gmail.com	MAR 01 2018
5. Bankruptcy trustee Name and address	Jordan E. Lubin Building 2 8325 Dunwoody Place Atlanta, GA 30350-3307	Contact phone (770) 424-8281

For more information, see page 2 >

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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

DATE: 2/7/18

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

MAR 01 2018

(X) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), THE ESTATE OF MARTE B. SWINKS
(Name of owner(s))

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

ARMADILLO INVESTMENTS LLC
(Name of Applicant or Agent Representing Owner)

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

E. J. Dennis Ferguson
Notary Public
2-7-2018

Sammy S. Smith
Owner
ADMINISTRATOR

E. J. Dennis Ferguson
Notary Public
2-7-2018

Patricia Dennis Ferguson
Owner
ADMINISTRATOR

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP
1100 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309-4516

(404) 681-3450
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: speters@swflp.com

Direct Dial: (404) 954-9836

February 28, 2018

Mr. Andrew A. Baker
Director
Department of Planning and Sustainability
DeKalb County
Clark Harrison Building
330 W. Ponce de Leon Ave.
Decatur, GA 30030

MAR 01 2018

In re: Letter of Application
Arrowhead Investors, LLC
Valley Brook Road at Ford Place

Dear Mr. Baker:

Please accept this letter of application on behalf of Arrowhead Investors, LLC in support of its rezoning application in regard to the property located at Valley Brook Road at Ford Place, Decatur, GA 30033. Arrowhead Investors seeks rezoning of the property from its present R-75 zoning classification to the RSM zoning classification for purposes of development as a subdivision including a mix of attached and detached single family homes. The property is designated as "Suburban" in the 2035 Comprehensive Plan which supports the zoning of the property for the RSM zoning classification and encourages infill redevelopment as proposed.

The subject property consists of approximately 12.835 acres located along Valley Brook Road, northwest of Ponce de Leon Avenue, just north of its intersection with North Decatur Road. An apartment complex named Gateway at Cedar Brook is located across Valley Brook Road, which is zoned MR-2. Immediately to the north of the property is located the Valley Brook Crossing Apartments, which are zoned MR-1. Further, a townhome development named The Courtyards of Decatur is located just north of the property along Stonewyck Place. To the south of the property at the intersection of Valley Brook Road and East Ponce de Leon Ave is a node of commercial development. The surrounding properties are a mixture of zonings, including R-75, MR-1, MR-2, RSM, and C-2. It should be noted that several of the properties that are included in this rezoning request are non-conforming, with several of the lots fronting along Valley Brook road not qualifying as legally developable lots under the existing R-75 zoning designation.

Arrowhead Investors proposes to develop 102 lots on the 12.835 acre tract, including twenty six (26) detached cottage lots along the Valley Brook Road frontage, and seventy six (76) attached townhomes for a net density of 7.9 units per acre. All detached cottages units will have

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP

Mr. Andrew A. Baker
Page 2
February 28, 2018

a minimum of 1,950 s.f. of heated floor area, while townhome units will include a minimum of 1,650 s.f. of heated floor area.

This zoning proposal is suitable in view of the current use and development of adjacent and nearby properties. The development of cottage lots along the principal road frontage will maintain the detached single family appearance along Valley Brook Road, while also permitting greater density of townhouse development on the interior of the property, while also permitting the preservation of significant open space within the development. Attached hereto as Exhibit "A" is an analysis of the proposed development under the factors set forth in Section 27-832 of the Dekalb County Code.

There are numerous MARTA bus stops within a quarter-mile of the property, and the applicant proposes to construct a bus shelter along Valley Brook Road. In addition, the proposed development will include Additional Enhanced Open Space (25% or more of the overall site), qualifying the development for a 100% Density Bonus in accordance with Section 2.12.5 of the Dekalb County Code. As a result, the density requested by the applicant is in conformance with the 2035 Comprehensive Plan.

The proposed subdivision under the RSM zoning district is consistent with the development of properties in the immediate vicinity. The development will provide quality residential development that will replace older single family homes that would be difficult to rehabilitate or redevelop due to existing nonconformities. The proposed development is consistent with the language and intent of the 2035 Comprehensive Plan and will provide an appropriate development compatible with surrounding properties.

Arrowhead Investors respectfully requests the approval of its rezoning request.

Sincerely,


Scott W. Peters

SWP/jlm

Enclosures

MAR 01 2018

EXHIBIT "A"
STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

Yes. The Subject Property is designated as "Suburban" in the 2035 Comprehensive Plan. The Suburban Character Area/Land Use Designation supports density of up to 8 units an acre, including single family detached, townhomes, assisted living facilities, neighborhood retail and certain other public facilities. The RSM zoning category is a permitted zoning designation under the Suburban Character Area Designation. There is no small area plan applicable to the Subject Property in the 2035 Comprehensive Plan. Suburban Character Area Policies support infill development as proposed, including: 4. Density Increases; 5. Walkability; 6. Infill Development; 7. Infill Development; 14. Sense of Place; and 15. Density.

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

Yes. Property immediately to the North of the Subject Property is Zone MR-1 for the Valley Brook Crossing Apartments. Additional RSM Property is also immediately adjacent to the property to the North for a townhome development on Stonewyck Place. Property located to the Southwest of the Subject Property across Valley Brook Road is zoned MR-2 for the Gateway at Cedar Brook Apartments. A commercial node exists at the intersection of Valley Brook Road and East Ponce de Leon Avenue. This residential development will be consistent with the development trends in the area and will preserve the residential character of the property while permitting improved utilization and development of the Subject Property. In addition, the redevelopment will eliminate a number of non-conforming lots which are included within the property that is the subject of this Application.

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

No. The property fronting along Valley Brook Road is characterized by older single family residences on lots of varying width, the majority of which are nonconforming under existing R-75 standards. Redevelopment under the existing R-75 Zoning designation is not economically feasible given the varied ownership of the properties, the differing conditions of the properties, and the cost associate with redevelopment.

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

No. The proposed development is consistent with the residential character of the area and the existing development of townhomes and apartments on nearby and adjoining properties. Further, the proposed development includes a buffer adjacent to all external property lines.

Further, existing properties to the rear along Ford Place have significant depth which provide an additional natural buffer between the development and existing residences.

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.

Yes. Development trends in the area encourage infill development with less individual exterior maintenance and more clustered development focusing on central amenities. The character of the area supports ownership by young professionals and older "empty-nesters" who are seeking to eliminate maintenance responsibilities and downsize to a townhome type development.

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

No. There are no historic buildings, sites, districts, or archeological resources on the Subject Property.

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.

No. Although the Subject Development will result in a moderate increase in traffic and demand for utilities in the vicinity, the development will not overly tax the use of these public facilities. The property is served by McClendon Elementary School, Druid Hills Middle School and Druid Hills High School. Local schools should not be negatively impacted by the development as it will cater to young professionals without school-aged children and empty nesters, while none of these schools are currently exceed capacity.

MAR 01 2018

**EXHIBIT "B" TO REZONING AND LAND USE
CHANGE REQUEST OF ARROWHEAD INVESTORS, LLC**

COMES NOW Arrowhead Investors, LLC and sets forth its constitutional objections as follows:

Applicant seeks a rezoning from R-75 to RSM to allow for the property to be developed for residential property with the adjacent tract described in the foregoing application. The present zoning classification of the subject property without the granting of such rezoning constitutes the taking of property without the payment of adequate compensation. Barrett v. Hamby, 235 Ga. 262, 219 S.E.2d 399 (1975). In addition, the arbitrary and capricious denial of the rezoning application would constitute a violation of due process and equal protection. Tuggle v. Manning, 244 Ga. 29, 159 S.E.2d 703 (1968). The denial of the rezoning request would not bear a substantial relation to the public health, safety, morals or general welfare. As a result, the denial of the rezoning request would be arbitrary and capricious. Sellers v. Cherokee County, 254 Ga. 496, 330 S.E.2d 882 (1985).

If the applicant's rezoning request is denied, its rights under the Fourteenth Amendment to the Constitution of the United States and under Article I, Section I, Paragraph I (Due Process) and Article I, Section III, Paragraph I (Eminent Domain) of the Constitution of the State of Georgia will be violated. Denial of the rezoning request will constitute an improper exercise of the police power.

MAR 01 2018

LEGAL DESCRIPTION
OVERALL

MAR 01 2018

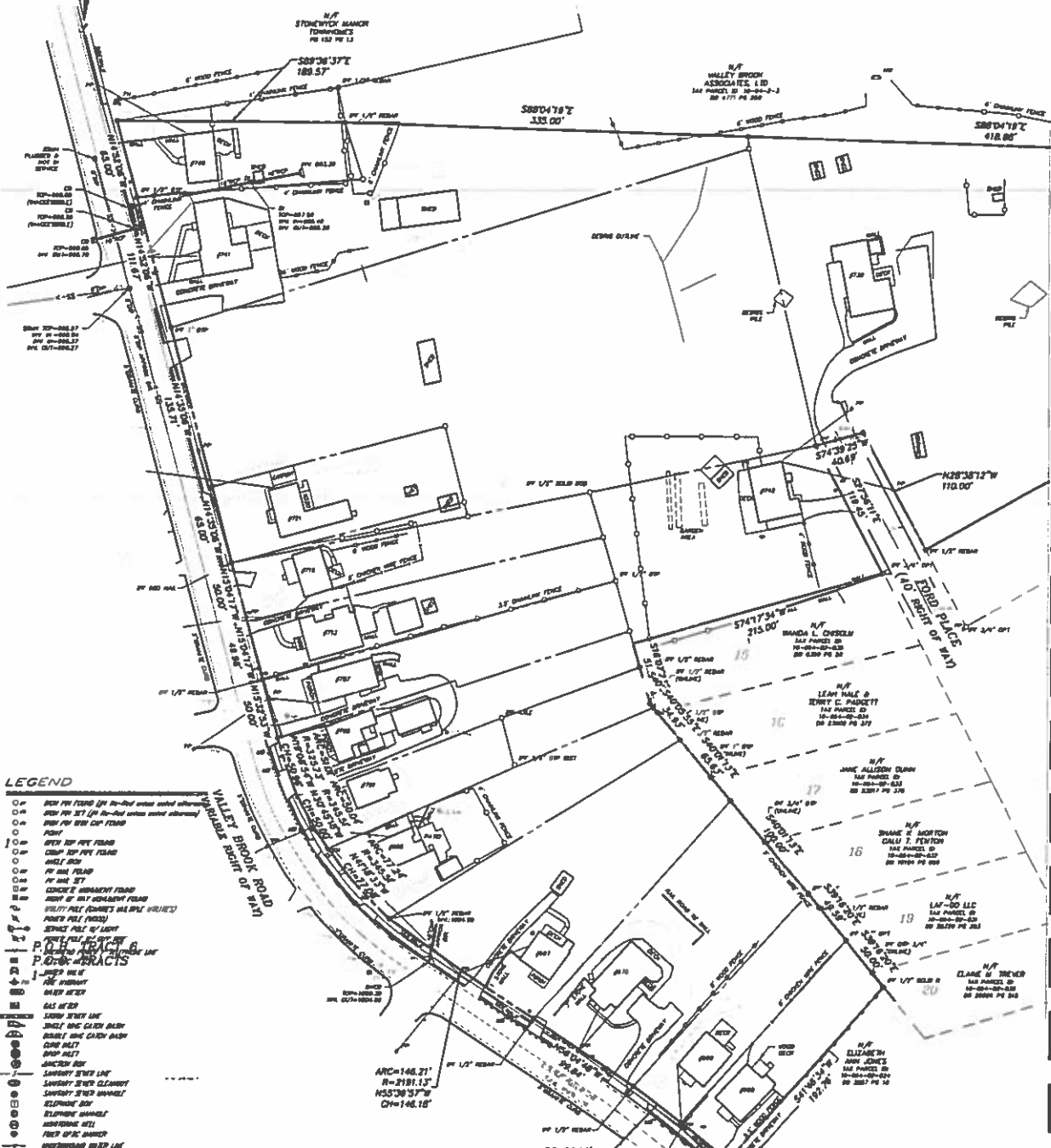
ALL THAT TRACT OR PARCEL OF LAND ~~lying and being in Land Lot 64 of the 18th~~
District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (3/4" open top pipe) found on the southwesterly side of the terminus point of Ford Place (40' R/W), said point being the POINT OF BEGINNING; thence along said southwesterly right-of-way line of Ford Place South 27 degrees 56 minutes 11 seconds East a distance of 119.45 feet to a point; thence leaving said right-of-way line South 74 degrees 17 minutes 34 seconds West a distance of 215.00 feet to a point; thence South 16 degrees 7 minutes 23 seconds East a distance of 51.53 feet to an iron pin found; thence South 40 degrees 31 minutes 54 seconds East a distance of 4.36 feet to an iron pin found; thence South 40 degrees 5 minutes 55 seconds East a distance of 34.93 feet to an iron pin found; thence South 40 degrees 01 minute 13 seconds East a distance of 65.63 feet to a point; thence South 40 degrees 01 minute 13 seconds East, a distance of 100.00 feet to an iron pin found (axle); thence South 39 degrees 16 minutes 20 seconds East a distance of 49.59 feet to an iron pin found (1/2" open top pipe); thence South 39 degrees 16 minutes 20 seconds East, a distance of 50.00 feet to an iron pin found; thence South 41 degrees 46 minutes 34 seconds West a distance of 192.76 feet to a point on the northeasterly right-of-way line of Valley Brook Road (Variable R/W); thence along said right-of-way line the following courses and distances: 50.01 feet along an arc of a curve to the left, said curve having a radius of 606.83 feet and a chord bearing and distance of North 50 degrees 57 minutes 12 seconds West 50.00 feet to a point; thence 50.00 feet along an arc of a curve to the left, said curve having a radius of 1,308.35 feet and a chord bearing and distance of North 52 degrees 58 minutes 58 seconds West 50.00 feet to an iron pin found; thence North 56 degrees 4 minutes 48 seconds West a distance of 99.84 feet to an iron pin found; thence 146.21 feet along an arc of a curve to the right, said curve having a radius of 2,191.13 feet and a chord bearing and distance of North 55 degrees 39 minutes 57 seconds West 146.18 feet to an iron pin found; thence 77.24 feet along an arc of a curve to the right, said curve having a radius of 345.51 feet and a chord bearing and distance of North 41 degrees 18 minutes 33 seconds West 77.08 feet to a point; thence 50.04 feet along an arc of a curve to the right, said curve having a radius of 345.51 feet and a chord bearing and distance of North 30 degrees 45 minutes 18 seconds West 50.00 feet to a point; thence 51.01 feet along an arc of a curve to the right, said curve having a radius of 325.73 feet and a chord bearing and distance of North 19 degrees 8 minutes 54 seconds West 50.96 feet to a point; thence North 15 degrees 32 minutes 53 seconds West a distance of 50.00 feet to an iron pin found; thence North 15 degrees 4 minutes 17 seconds West a distance of 49.98 feet to a point; thence North 15 degrees 4 minutes 17 seconds West a distance of 50.00 feet to an iron pin found; thence North 14 degrees 35 minutes 6 seconds West a distance of 65.00 feet to a point; thence North 14 degrees 35 minutes 6 seconds West, a distance of 135.71 feet to an iron pin found (1" open top pipe); thence North 14 degrees 52 minutes 6 seconds West a distance of 111.67 feet to an iron pin found (1/2" open top pipe); thence North 14 degrees 52 minutes 06 seconds West, a distance of 65.00 feet to an iron pin set;

thence leaving said right-of-way line of Valley Brook Road South 89 degrees 36 minutes 37 seconds East a distance of 189.57 feet to an iron pin found; thence South 88 degrees 4 minutes 19 seconds East a distance of 335.00 feet to a point; thence continue Easterly along said line, a distance of 418.88 feet to an iron pin found; thence North 0 degrees 13 minutes 8 seconds East a distance of 530.27 feet to an iron pin set on the southerly right-of-way line of North Avenue (50' R/W); thence along said right-of-way line South 89 degrees 46 minutes 52 seconds East a distance of 15.00 feet to an iron pin set; thence leaving said right-of-way line South 0 degrees 13 minutes 8 seconds West a distance of 180.63 feet to a point; thence South 87 degrees 41 minutes 22 seconds East a distance of 248.08 feet to an iron pin found; thence South 0 degrees 8 minutes 6 seconds West a distance of 115.00 feet to a point; thence South 13 degrees 26 minutes 58 seconds East a distance of 211.94 feet to an iron pin found (34/ crimp top pipe); thence South 77 degrees 42 minutes 5 seconds West a distance of 171.28 feet to a point on the easterly side of the terminus Milton Street (40' R/W); thence crossing said terminus line South 79 degrees 2 minutes 56 seconds West a distance of 40.80 feet to a point on the westerly side of Milton Street; thence leaving said terminus line of Milton Street South 72 degrees 24 minutes 56 seconds West a distance of 123.00 feet to a point; thence South 01 degree 50 minutes 39 seconds East a distance of 72.86 feet to an iron pin found; thence South 2 degrees 23 minutes 56 seconds East a distance of 45.09 feet to an iron pin found; thence South 60 degrees 59 minutes 1 second West a distance of 300.62 feet to an iron pin found on the northeasterly right-of-way line of Ford Place (40' R/W); thence along said northeasterly right-of-way line North 28 degrees 38 minutes 12 seconds West a distance of 110.00 feet to an iron pin set at the terminus of Ford Place; thence crossing said terminus line South 74 degrees 39 minutes 25 seconds West a distance of 40.69 feet to an iron pin found and the POINT OF BEGINNING.

Said tract containing 12.45 acres.

MAR 01 2018



- ☐ *OPEN FOR FORDS (IN RE-REAR WINDOW)*
- ☐ *OPEN FOR SET (IN RE-REAR WINDOW)*
- ☐ *OPEN FOR WITH CAR FORDS*
- ☐ *FOOT*
- ☐ *OPEN UP FOR FORDS*
- ☐ *CLOSE UP FOR FORDS*
- ☐ *ANGLE SIDE*
- ☐ *FOR SIDE FORDS*
- ☐ *FOR SIDE SET*
- ☐ *CONDUCT MOUNTAIN FORDS*
- ☐ *ARMY OF MOUNTAIN FORDS*
- ☐ *FOOT FORD (CONDUCT MOUNTAIN FORDS)*

POWER POLE (POSS)
 SEPARATE POLE W/ LIGHT
 POWER POLE W/ GY. SW.
 P.O.B. TRACT 6
 DRAINAGE POLE - 1/2 MILE W/ LANE
 P.O.B. TRACTS

A - SAVED MEAT
 F - FOR HYDROGEN
 H - HEAT WATER
 G - GAS AT 200
 S - SAVED WATER LINE
 W - WENT HOME GARDEN ONLY
 B - BURNED HOME GARDEN ONLY
 D - DON'T GO
 P - POOR FIGHT
 J - JACKSON BOX
 S - SAVED WATER LINE
 S - SAVED WATER ELEMENT
 S - SAVED WATER WHEEL
 R - REPLISHED BOX
 R - REPLISHED WHEEL
 R - REPLISHED WEL
 F - FOR OF THE WHEEL
 W - UNDERSTANDING WHEEL LINE
 W - UNDERSTANDING GAS LINE
 W - UNDERSTANDING ELECTRIC LINE
 W - UNDERSTANDING TELEPHONE LINE

— 10 — INTERNATIONAL TRADE LINE

ABBREVIATIONS

APPROX	APPROXIMATE
BS	BRICK BATH
C&C	CARP & COTTON
CAF	COMMUNICATED BY THE AIR
CL	COVERING
BS	BRICK BATH
CP	COMBUSTIBLE BRICK PIPE
DR	DIRECTOR
HY	HONEY
FLA	POINT OF ORIGIN
J&C	JEWELRY AND CLOTH BATH
BS	BRICK BATH
PLA	PLAY BATH
BS	BRICK BATH
CP	COMBUSTIBLE BRICK PIPE
UP	UPPER
UP	UPPER

MAR 01 2018



MATCH LINE - SEE SHEET 3

SHEET 2 OF 3

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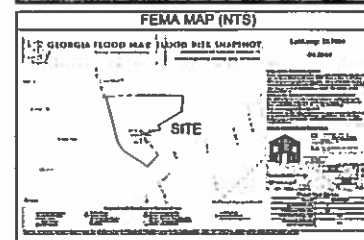
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9			
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BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
ARROWHEAD REAL ESTATE PARTNERS

DRAWN BY: PEC
CHECKED BY: MCS / JBN
FILE NO.: 17183.00
DATE: 02/26/2018
SCALE: 1" = 40'
DATE OF FIELD WORK: 02/21/18

SHEET 3 OF 3

3

[illegible]

SCALE: 1" = 80'
DATE: FEBRUARY 5, 2018
PROJECT: 17180.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE

George A. Smith
REGISTERED PROFESSIONAL ENGINEER
FLORIDA
EXPIRES 1-1-2008

ahlr

OSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION & REGISTRATION EXP. 12/31/2007



OSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION & RENEWAL EXP. DATES:



The Brownstone Collection



38
Garfield II 'H'

37
Garfield II 'H'

36
Garfield II 'H'

35
Garfield II 'C'

34
Garfield II 'H'

33
Garfield II 'H'

32
Garfield II 'H'

THE
PROVIDENCE
GROUP

MAR 01 2018

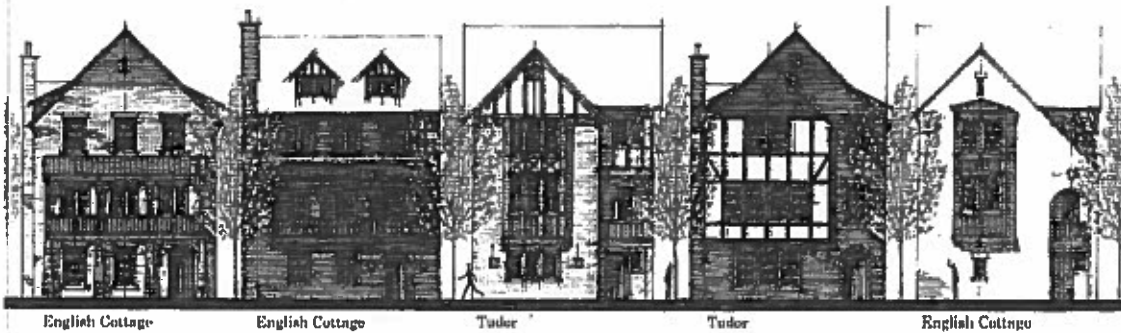
The Rows Collection

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Two Story – Drive Under



Three Story – Drive Under



Three story – Front Garage



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