Greater Hidden Hills Community Overlay Study 2009











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1 ~ Introduction

This chapter provides a brief introduction of the Greater Hidden Hills Community Overlay Study. It discusses the composition and boundaries of the study area. The chapter also presents an overview of the planning study, detailing the reasons behind the Overlay Study and the expected outcomes. Lastly, the chapter describes how the project was approached and formulated, with a discussion of the techniques and methods utilized.

1.1 Study Area

The Greater Hidden Hills Community is located within the south eastern portion of DeKalb County and covers approximately four (4) square miles of land area. The study area is bounded by Redan Road on the North, Panola Road on the East, Covington Highway on the South, and South Hairston on the West.

The general character of the study area is residential with commercial businesses and shopping centers located primary along the arterial corridors and major intersections.

1.2 Study Overview

Similar to other suburban areas in the County, the Greater Hidden Hills Community is faced with many challenges, such as an aging infrastructure, declining housing conditions, an increasing rate of home foreclosures, and economic development concerns, among others.

Figure 1: Study Area



In December 2007, the DeKalb County Planning and Development Department was contacted by members of the Greater Hidden Hills Community with hopes of creating an Overlay District to help preserve and enhance their community. It was expressed by the Department that a study would need to be performed prior to the creation of an Overlay District, to demonstrate that an Overlay is needed.

An Overlay District is a regulatory tool that creates criteria superimposed over existing and conventional zoning districts. The overlay district may share common boundaries with the original zoning or may cross and encompass the boundaries of several zones. The purpose and intent of overlay districts is to preserve, protect and enhance the existing character of DeKalb County neighborhoods; implement the policies and objectives of the Comprehensive Plan; enhance long term economic viability; encourage new development in appropriate areas; and protect established areas from encroachment of incompatible uses within the County.

The Planning and Development Department in efforts to facilitate public participation as a planning tool and to focus on neighborhoods and communities as building blocks, has taken on the task of drafting this report in support of the Greater Hidden Hill Community's efforts to maintain a high quality of life for all its citizens.

1.3 Study Approach

The overall objective of the Greater Hidden Hill's Community Overlay Study is to address the specific community concerns and identify areas in need of protection, revitalization and redevelopment. The Greater Hidden Hills Overlay Study aims to:

- Inventory and analyze physical and socio-economic conditions
- Identify, issues and opportunities
- Provide recommendations to achieve long term goals
- Provide implementation strategies and capital improvement projects related to redevelopment

The Greater Hidden Hills Overlay Study was a collaborative effort among all parties involved. The steering committee and community members representing various neighborhoods, organizations and ideas participated in the planning process to create a consensus for the overall benefit of the community.

Beginning in April 2008, meetings were held monthly with either the Steering Committee or members of the community to gather crucial information to identify both issues and opportunities relating to land use and transportation, community facilities, parks and recreation, and housing among others. A variety of public involvement techniques were utilized, including a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise, a Visual Preference Survey (VPS) and various other community planning activities to discover the desired future development patterns of the community.

Utilizing the information gathered, goals and strategies for land use, housing, community facilities, recreation and public safety were recommended to assist the community in implementing their vision. The recommendations were approved by the steering committee and can begin to be implemented after the approval of the final study.

1.4 Document Organization

The study is divided into the following sections, with supporting documentation provided in the appendices section of the document.

Chapter 2: Study Development - Outlines the planning process and the public involvements that occurred during study development.

Chapter 3: Existing Conditions - Provides an overview of the demographics, natural resources, community facilities, land use and zoning characteristics, housing conditions, economic development transportation, and issues and opportunities within the study area.

Chapter 4: Concept Study - Depicts the overall concept for redevelopment within the study area including, the community vision, gateways, residential preservation, primary corridors, activity centers, and greenspace.

Chapter 5: Implementation Strategy - Details goals strategies and recommendations needed to achieve the goals and desires of the community.

2 ~ Study Development

This chapter depicts how the study was developed. It describes the public involvement process and the methods used to garner support and enthusiasm for the study. It details the steering committee and community meetings held and the roles of the Greater Hidden Hills Community citizens in the planning process. In addition, it discusses the research and analysis performed during study development.

The Greater Hidden Hills Community Overlay Study is based on a four (4) step comprehensive planning process (see Figure 2), resulting in an action oriented development concept plan.



Figure 2: Study Development

2.1 Public Involvement

Public Involvement is at the heart of every great plan or study. The Greater Hidden Hills Community Overlay Study process incorporated participation by community members, business owners and staff from various DeKalb County Departments.

It is ideal to involve the public in the planning process since, those who best know the community and what is typically best for the community, are those who live and work in the community. The Greater Hidden Hills Community consists of citizens with a sincere pride and affection for the area and are genuinely concerned about the future. As a result many of them have been active regarding issues that affect their community and in this planning process. Public participation for the Greater Hidden Hills Community was achieved through the following methods:

- *Public Education* numerous presentations were made by county staff to the steering committee and general public that updated and educated participants on the study, the planning process, zoning, and the land use and development process.
- *Public Input and Interaction* public input and interaction consisted of a visioning exercise to help the community define their vision; a strengthens, weaknesses, opportunities, and threats (SWOT) activity, a visual preference survey and a community planning exercise to define their goals and strategies for the implementation of the study and concept study.
- *Public Partnership* a steering committee was formed that involved County staff and members of the Greater Hidden Hills Community to develop a solid partnership with those that would determine the success of the study.

Throughout the public participation process, issues and opportunities were identified by the steering committee and general public. This information along with the results from the public input and interaction techniques formed the Overlay Study, written by staff from the Planning and Development Department Strategic Planning section. The community and steering committee reviewed the draft and final documents at community meetings, where comments were taken and the appropriate revisions were made by County staff.

2.1.1 Meeting Summary

Preliminary Meetings

Beginning December 2007, several meetings were held for the Greater Hidden Hills Community Overlay Study prior to engaging the general community and steering committee. These meetings were attended by DeKalb County staff and community members whom initially contacted the County about creating an Overlay District. The purpose of the meetings was to strategize on the study, stakeholder identification and expected outcomes. The meetings continued through March 2008.

Steering Committee Meetings

Invaluable assistance and information was provided by the steering committee throughout the Overlay Study. The steering committee was comprised of the residential community and business owners. Their role was to provide guidance and direction during study development. They were also tasked with spreading the word about the study and distributing flyers and providing announcements in area newspapers and bulletins, etc.

Community Meetings

While the steering committee provides guidance for the planning of a project, it is also important that a larger audience is also involved, to assure that community concerns and desires are considered and incorporated into the study. The participation of both old and new community members was a vital component of the study. A range of efforts and methods were initiated to involve and inform the community. Community meetings were held during the months of April, May, June, August, September, October, and November 2008. Meetings were also held in December 2008 and April 2009 to present the draft and final documents to the community. In addition, various meetings were held by the Steering Committee with various neighborhood associations to discuss the study.

Meeting minutes and/or agendas for the steering committee and community meetings can be found in Appendices A-1 and A-3.

Date	Description
April 3, 2008	Community Meeting - Study Kick off
May 15, 2008	Community Meeting - Existing Conditions
May 21, 2008	Steering Committee Meeting
June 19, 2008	Community Meeting - SWOT Exercise
July 16, 2008	Steering Committee Meeting
August 21, 2008	Community Meeting - Visioning Exercise
September 3, 2008	Community Meeting - Business Owners/Stakeholders
September 17, 2008	Steering Committee Meeting
September 25, 2008	Visual Preference Survey
October 30, 2008	Community Meeting - Planning Exercise
November 13, 2008	Community Meeting - Planning Exercise Results and Next Steps
December 10, 2008	Steering Committee Meeting
December 18, 2008	Community Meeting - First Draft Study Review
April 9, 2009	Community Meeting - Final Study Review

Table 1: Meeting Summary

2.2 Research and Analysis

The study was developed through a detailed inventory and analysis of existing conditions in the Greater Hidden Hills Community. The inventory discussed in Chapter 3 was a review of population and demographic characteristics, an evaluation of past, current and proposed land uses as outlined in previous County plans and studies, as well as zoning, and transportation issues. An inventory analysis was undertaken of data as well as site observations. The analysis discerns the assets and liabilities of the community to be addressed in the planning process.

The analysis also noted several issues including, a deteriorating housing stock, public safety concerns, recreational deficiencies, and traffic and pedestrian circulation. While there are several issues to be addressed, the analysis also found many opportunities for improvements to the public realm in the form of streetscapes, gateways, and trails, among others.

2.3 Goal Development

Goals provide a framework for the identification and support of specific strategies and projects that will achieve the overall vision of a community. The goals stated in the study were developed through exercises emphasizing community character and preferences, and based on the issues and opportunities identified by the steering committee and general public.

2.4 Study Implementation

The success of any plan or study is dependent upon public support and how effectively it is implemented. Several basic implementation tools are described below:

- The study can become a tool in carrying out its policies and recommendations. The study should be a usable document that is continually updated and used as a guide for public and private decision making.
- The provision of public facilities through capital improvement programming and/or the acquisition of future public lands and rights of way. The use of capital improvements programming and land acquisition for future use can play a significant role in implementing the strategies and recommendations presented in the study.
- Leadership and coordination between citizens, developers and political leaders is an important implementation tool. The goals, strategies and recommendations presented in this document cannot be realized without the continued support and cooperation of all parties involved, especially the decision makers.

3 ~ Existing Conditions

This chapter describes the existing conditions of the Greater Hidden Hills Community. The preparation of the study required an detailed understanding of both the physical and socioeconomic conditions of the area supported by the inventory and analysis of the community's issues and opportunities, as well as history. Inventory information was collected from previous planning studies, discussions with residents and business owners during steering committee and community meetings, field investigations, windshield surveys as well as the U.S. Census Bureau and other web resources.

The results of the inventory and analysis provided the framework for the formation of clear goals and strategies for the overlay study. The following pages outline this inventory and assessment of existing conditions and are intended as a guide for stakeholders, allowing them to become more familiar with the diverse characteristics of the Greater Hidden Hills Community.

3.1 Community History

The Greater Hidden Hills Community Overlay Study area is located on land that was used primarily for agriculture for most of DeKalb County's first 150 years. Several dairy farms in the area helped DeKalb earn its rank as one of the largest milk producers in the southeast. Large truck farms supplied vegetables throughout the region.

The area is located within close proximity to DeKalb's first three cities: Decatur, Stone Mountain and Lithonia. It is also five miles east of I-285, which opened in 1969 and four miles north of I-20. These highways made it easier for Atlanta's sprawl to cascade through DeKalb County. The establishment of MARTA in 1971 and the opening in 1979 of the East-West rail line ending at Indian Creek, which is five miles from Hidden Hills, also helped transform the county from rural to urban.

Many subdivisions began sprouting up in this portion of the county to meet the demands of metro Atlanta's rapidly growing population. The growth was astonishing. According to the U.S. Census, DeKalb entered 1960 with 256,782 people. Forty-six years later, the county had nearly 700,000 people.

DeKalb population increase by decade:

- 1960s 158,000 people
- 1970s 68,000 people
- 1980s 63,000 people
- 1990s 120,000 people

As the population grew through the latter half of the last century, the demographics of the county also changed. In 1969, five percent of the population of DeKalb County was African-American and the rest was predominantly white. Currently, about 55 percent of the population is African American, 10 percent is Hispanic, and 4 percent is Asian.

Subdivisions Sprawl across the Farmland

In 1970, Cousins Properties purchased a 1,200-acre tract of dense forest for a 1,200-home master planned community with a former golf course. The subdivision was to be built in the "new town" design (similar to the concept of Reston, Virginia.), with a pedestrian-friendly community anchored by recreational greenspace and serviced by a mix of essential and desirable businesses.

The Cousins Properties' plan was that a series of shops be developed and accessible from two directions – Covington Highway and the former golf course paths – and the businesses would provide retail and professional services. Garden apartments were to be erected where Hidden Pointe Apartments are now to provide home for teachers, police officers and other public servants.

The company broke ground on the Hidden Hills subdivision in 1971. (Cousins Property built Indian Hills, another enormous subdivision anchored by a former golf course, in east Cobb County during the same period.) In the early phases of development, homes mirrored architecture of the 1970s: split level, ranch and cedar contemporary houses. As time passed, other phases reflected preferences for brick traditional and European stucco homes. Most homes have four bedrooms and are on one-fourth to one-half acre lots. The housing style contrasts sharply with Biffle Cabin, one of the earliest existing structures found on the Hidden Hills site; the cabin is now owned by the DeKalb History Center and is located on Swanton Way in Decatur.

The Hidden Hills subdivision was created as a "Planned Urban Development," a planned community within a municipality that has comprehensive mixed-use development such as residential, commercial, institutional and park space within its design. In Hidden Hills, several types of development were meant to be included on one large parcel of land including single family residential homes, a golf course, and commercial construction (the last was not realized). Hidden Hills was geared toward different family types that included a section for townhomes (the Highlands); hence, the initial zoning was requested to be RM-100.

Many other subdivisions in the area were also developed during this time, including Chapman Mills, Kemper Place, Kingsgate, Kings Ridge, Laurel Plantation, Mainstreet, Mountain Oaks, Redan Park, and Scarbrough Square. In the 1990s, the Southlands and the Meadows were developed. At the turn of this century, Meadows Creek was built.

Seismic Changes in the School System

In the late 1990s, the last dairy farm in the area closed, and now, Freedom Middle School is on the site. This lost farm represents the final shift from agricultural to suburban sprawl in the area. During the period of rapid population growth, the DeKalb County Public Schools struggled to keep pace. The school system grew dramatically to keep up with the growth of the county, and it did so under the supervision of the federal courts. In 1969, just as the first waves of new families were settling in south DeKalb, a lawsuit was filed charging that the DeKalb School System had not been desegregated. For the next 27 years, the school system adopted various tactics of voluntary desegregation, including the establishment of magnet schools. The result was that many neighborhoods no longer experienced the unifying culture of a common school.

When the subdivisions in and around the Greater Hidden Hills Community were built, students in the area attended schools well outside the neighborhood, as far as Atherton Elementary School, Stone Mountain Middle School and Lithonia High School. In the developer's master plan, Hidden Hills was to have its own elementary, middle and high schools, but the schools were never built. Today, almost a dozen elementary, middle and high schools serve young people in the Greater Hidden Hills Community. Redan High School is the only secondary school within the study area.

Commercial Property Failures Distress Community

The rapid growth, changing demographics, and disillusionment with public schools distressed the community. Many of the effects can be seen in the Hidden Hills subdivision. The master study for

the community fell by the wayside. The community experienced "white flight" in the 1980s. By 1993, land that had been set aside for parks was developed and the Hidden Hills subdivision had 1,400 homes. Currently, there are 1,640 homes in the subdivision.

During this time, the Greater Hidden Hills Community lost many desirable businesses. Much of the commercial real estate is now underutilized or vacant. The mix of businesses does not meet the diverse desires of the residents. Since the mid-1990s, the following businesses have left the neighborhood and have not been replaced: Pike's Nursery, several family-friendly restaurants, a Baskin Robbins Ice Cream Shop, Hallmark Cards, an art gallery, a gift shop, a jewelry store, a furniture store, and several professional services firms.

The most visible and troubling failure in the neighborhood was the closing of the former Hidden Hills golf course and Country Club in August 2005. The club was the focal point of the neighborhood, with many activities taking place in the club, including the local civic association meetings, book and bridge clubs, professional association meetings and receptions. At one time, there were two restaurants, an outdoor swimming pool, a tennis center, and, of course, the 18-hole former golf course (one of the era's rare "links" design – it forms a figure eight through the community).

The Hidden Hills Golf Course and Country Club has a long history in the community. There have been six owners of the former golf course, three of whom filed for bankruptcy. When the first homes opened in the subdivision, membership in the Hidden Hills Golf and Country Club was included with home ownership in the subdivision. But, in 1974, the developer sold the club, and the club and home ownership were no longer linked. This decision and the lack of mandatory dues in the subdivision proved to be detrimental to the health of the country club and the neighborhood.

In 1996, the pool, which had been home to several county swim team champions, began to fall into disrepair. The Hidden Hills Civic Association entered into an agreement with the owner to pay for and supervise all pool operations in 1997. The neighborhood raised \$22,000 in cash. On the night before the deal was to be completed, the owner changed his mind and the next day, the pool was filled in and turned it into a putting green.

In July 2003, the 184-acre former golf course and country club was purchased again and the new owner proposed to build a 200-plus unit townhome community on the country club parking lot, to the opposition of the neighborhood. The owner filed for bankruptcy and closed the course in August 2005. It has not been operated since. In July 2008, the former golf course was acquired through foreclosure. The current owner has no plans to re-open the former golf course.

Greenspace and Development Challenges

The fundamental obstacle to protecting one of DeKalb's last large tracts of old growth forests and greenspace is that the zoning code is inconsistent with the county Land Use Plan and with the land's historic use. On the DeKalb County Land Use Plan, the 184-acre defunct former golf course is designated as "Parks and Open Space." Under the zoning code, it is designated as "RM-100," which allows for medium density housing. However, about half of the former golf course is protected from development, because it lies in flood plains and watersheds.

In late 2005 and many times thereafter, the Hidden Hills Civic Association asked the county to purchase the former golf course through the DeKalb County Park and Greenspace program. The county's overtures to the previous owner were rejected as insufficiently funded.

One of the critical obstacles to redeveloping the aging and half-empty strip malls at key intersections is that the zoning does not encourage investment in smart growth developments. In addition, a planning process is not in place to smooth the way for the integration of a mixed-use development with the existing residential stock.

Efforts to Reinvigorate the Community

During the slow decline and eventual failure of the country club and the deterioration of commercial property in the area, the Hidden Hills Civic Association began to look for ways to improve the community. To deal with cut-through traffic racing at a breakneck pace through the neighborhood, the Hidden Hills Civic Association launched a successful drive to have speed humps installed. The effort required majority approval of homeowners in the affected area. Residents collected 15 percent more signatures than needed, getting approval from the owners of 1,346 homes in August 2001.

In 2004, the residents began working to strengthen the civic association by crafting a new mission statement and creating new bylaws. In 2006, the neighborhood underwent a visioning process with the goal of determining how we could protect the undeveloped acreage of the former golf course and reinvigorate the country club. This vision resulted in acceptance of plans that would allow concentrated commercial activity on a small footprint while restoring the recreational amenities to the rest of the acreage.

Other neighborhoods have also reinvigorated their civic associations. Kingsgate, King's Ridge, Mainstreet, Scarbrough Square, the Meadows, and Chapman's Mill/Redan Park hold regularly scheduled monthly meetings and work on a variety of security and quality of life issues. Mainstreet has re-introduced the Neighborhood Watch program with a positive impact on crime. Chapman's Mill/Redan Park is working to create a nature center on a block of undeveloped land at 5354 Redan Road. Fernbank Science Center has issued a letter of support for the educational initiative.

In 2007, many residents took part in Wesley Chapel's successful overlay district process, which became part of the I-20 Overlay. The Hidden Hills neighborhood began advocating for similar work in this area. In early 2008, the DeKalb County Planning and Development Department was given Board approval to work with the community on the overlay.

The neighborhood also initiated a successful drive to institute mandatory dues to sustain the Hidden Hills Civic Association. Mandatory dues-paying associations are now required of any new subdivisions in DeKalb County because they are a proven institution for maintaining and improving a neighborhood. Support of the Hidden Hills Civic Association waxed and waned, with fewer than 15 percent of homeowners paying dues in recent years (dues are \$150, currently). In November 2008, the community was finally successful in converting to a mandatory dues-paying association. Close to 300 homeowners have signed the necessary paperwork, and the effort continues to get the rest of the homeowners to accept the change.

Currently, the Hidden Hills Civic Association is working closely with neighborhood representatives from adjacent subdivisions and with the Wesley Chapel Community Overlay Coalition to strengthen and combine local efforts to reinvigorate the greater community. The effort to create an overlay district is fueled by the property owners' desires to create a vibrant, economically healthy, pedestrian-friendly, sustainable, and green community.

Figure 3.0 Residential Areas



3.2 Demographics

The census tract boundaries of the Greater Hidden Hills Community Overlay Study area is depicted below. Census tracts are small statistical subdivisions of a county. Census tracts are delineated for most metropolitan areas and other densely populated counties by local census statistical area committees following guidelines defined by the U.S. Census Bureau. Census tract boundaries are delineated with the intention of being maintained over a long time frame so that comparisons can be made from each ten year census period. There are three (3) census tracts that comprise the study area, 232.10, 232.11, and 232.12. The findings regarding population growth and composition, household and housing characteristics for these boundaries are discussed within the following pages.



Figure 3.1: Census Tract Boundaries (2000)

3.2.1 Population Growth

In 2007, the estimated population of the study area of the Greater Hidden Hills Community was 14,452, comprising 2.1% of DeKalb County's total population of 665,865. Over the next five years the population for this area is forecasted to be 14,342. The Atlanta Regional Commission (ARC) projected the 2030 population to be 15,668. The 2000 Census revealed a population of 14,949, and in 1990 it was 11,727 representing a 27.5% growth. Although the five year forecast shows a slight decline the forecast also shows the population will eventually grow in 2030.

Census Tract	2000	2015	2030
232.10	7,276	6,940	7,358
232.11	3,795	3,384	3,958
232.12	3,878	3,872	4,352
Community Total	14,949	14,196	15,668
DeKalb Total	665,865	742,469	819,073

Table: 3.0 Population Growth

Source: US Census, ARC, and DCA

3.2.2 Race and Ethnicity

The Greater Hidden Hills Community study area reflects the diversity that has become characteristic of DeKalb County as a whole. According to the U.S. Census Bureau the majority of residents in the study area in 2007 were Black (86.2%) followed by White (8.8%); people of Hispanic origin (2.4%); Asian/Pacific Islander (1.2%); other (1.3%) and Native American (0.1%). The DeKalb County racial makeup, was comprised of 54.8% Black, 33.0% White; people of Hispanic origin (9.4%); Asian/Pacific Islander (4.0%); other (4.8%) and Native American (0.2%). People of Hispanic ethnicity are counted independently of race.

Figure 3.1 Race and Ethnicity



3.2.3 Age

The Greater Hidden Hills Community is a relatively young community with a median age of its residents being 33.6 years versus 35.2 in DeKalb County. The population of age 19 years and under is 32.4% compared to 27.8% of DeKalb County in general. The senior citizen population of age 65 and above is only 3.8% compared to 8.7 of DeKalb County in general.



Figure 3.2 Population by Age

3.2.4 Household Growth and Size

In 2007, there were 5,426 households in the Greater Hidden Hills Community. The Census revealed household counts of 5,372 in 2000, up from 4,312 in 1990, a change of 24.6%. The Atlanta Regional Commission projected the 2015 and 2030 household projections at 5,338 and 6,113 respectively. The average household size in this area was 2.7 people and the average family size was 3.7 people.



Figure 3.3 Household Growth and Size

3.2.5 Educational Attainment

In 2007, 37.3% of residents in the Greater Hidden Hills Community over the age of 25 years had Bachelor and Graduate Degrees versus 39.4% in DeKalb County. Thus, higher educational attainment of residents basically reflects the patterns of DeKalb County. The study area has only 4.7% of residents over the age of 25 years with less than a high school education, but 9.6% in DeKalb County.





3.2.6 Employment

In 2007, there were 8,159 people over the age of 16 in the labor force in the study area. Of these 87.3% were employed, 12.5% were unemployed, 23.0% were not in the labor force and 0.1% were in the Armed Forces. In 1990, unemployment in this area was 4.0% and in 2000 it was 6.6%. There were also 1,556 employees in this selected area (daytime population) and there were 243 establishments.

For this area in 1990, 78.3% of employees were employed in white-collar occupations and 21.7% were employed in blue-collar occupations. In 2000, white collar workers made up 72.5% of the population, and those employed in blue collar occupations made up 27.5%. In 1990, the average time traveled to work was 25 minutes and in 2000 it was 33 minutes.

3.2.7 Income

In 2007, the median household income for the study area is \$67,795, compared to DeKalb which was \$59,080, and Georgia \$52,637. The Census revealed median household incomes of \$55,967 (DeKalb \$49,209; Georgia \$42,783) in 2000, and \$43,122 (DeKalb \$35,728; Georgia \$29,074) in 1990 representing a change of 22.8% in the study area. It is estimated that the median household income this will grow to \$72,822 in 2012, which would represent a change of 11.2% from 2007.

In addition, 3.9% of all households in the study area have a less that \$10,000 annual income as compared to 5.8% in DeKalb County. Households with income over \$150,000 are about 7.5% in the study area, compare this with 10% in DeKalb County over all.



Figure 3.5 Income

3.2.8 Housing

According to the U.S. Census Bureau the median housing value was \$93,540 in 1990. The 2000 median housing value was \$117,553, compared to DeKalb County whose median value of \$129,919. This is a 25.7% change from 1990. In 1990, there were 2,669 owner occupied housing units in this area vs. 3,387 in 2000. Also in 1990, there were 1,644 renter occupied housing units in this area versus 1,985 in 2000.



Figure 3.6 Owner and Renter Housing

As shown on the chart below most structures (over 70%) in the study area were built in 1980 and after. They are relatively new when compared to DeKalb County with less than 5% of all structures are considered old – built in 1960 and before.



Figure 3.7 Housing Tenure

AYMENT RECORD

Foreclosures

During 2008, there were more than 3 million default notices, foreclosure filings, and bank repossessions in the United States. This was a more than 80% increase from 2007 and a 225% increase in the number of total properties reported in 2006, according to RealtyTrac in a 2008 U.S. Foreclosure Market Report.

RealtyTrac publishes the largest national database of foreclosure and bank owned properties, "with over 1.5 million properties from

over 2,200 counties across the country, which represent more than 90% of the U.S. population and is the foreclosure data provider to MSN Real Estate, Yahoo Real Estate and the *Wall Street Journal's* Real Estate Journal." (www.RealtyTrac.com, 2/25/09)



According to RealtyTrac the top five (5) foreclosure states for 2008 the U.S were California (407,684), Florida (270,614), Illinois (101,519), Arizona (96,783), and Nevada (66,221). Other states within the top ten (10) foreclosure states were Michigan, Georgia, Ohio, Colorado, and New Jersey. The State of Georgia ranked seventh in the top ten list with 65,537 foreclosures on record.

During the month of January 2009, Georgia had more than 9,000 new foreclosure filings. As of January 2009, there were nearly 60,000 foreclosed properties within the ten county metro Atlanta

region. DeKalb County ranks third, with 8,808 properties preceded by Gwinnett and Fulton Counties with 9,563 and 15,248 foreclosed properties respectively. Figure 3.8 below depicts the Foreclosures within the metro Atlanta region.



Figure 3.8 Regional Foreclosures

Source: RealtyTrac (February 2009)

Within DeKalb County, many areas greatly affected by foreclosures have been those located within or in the immediate vicinity of the Greater Hidden Hills Community Study area. Zip Codes 30058, 30083, 30088, and 30035 have had considerable foreclosures with 2,018; 1,380; 979; and 978 respective properties listed with RealtyTrac. The foreclosure rates will have considerable impact on the revitalization of the area, as it has the potential to alter statistics gathered during the performance of the market study for the area.

3.3 Land Use and Zoning

3.3.1 Existing Land Use

Existing land use describes the actual use of land regardless of the zoning or future land use designation. A parcel may be zoned for industrial use, but still have a single family home on the land. Existing land use represents what you would actually see if you went to an area at the time the existing land use was recorded. The Atlanta Regional Commission (ARC) records the existing land use for the 13 county region on a bi-annual basis. Because of the large area covered by the ARC, the existing land use data is not always accurate to the parcel level, but gives a fairly accurate description for an overall area. The existing land use used for this study was recorded in 2007 and is used to describe the overall development patterns and types within the Greater Hidden Hills Community.

Land Use Category	Description	
Residential - Low Density (2 to 5 Acres)	Very low density housing such as estates and rural housing often with mixes of rural or forested land.	
Residential – Medium Density (1/4 to 2 Acres)	Typical single family residential use common to urban and suburban areas (includes townhomes).	
Residential - High Density (Less than 1/4 Acre)	Smaller single family residential uses and multi-family residential uses	
Commercial	Central business districts, shopping centers, commercial strips, office building and warehouses.	
Industrial/Commercial	Warehousing, distribution, some retail and most industrial parks.	
Industrial/Quarries	Light or heavy industrial uses such as manufacturing, processing, assembly and quarries.	
Public/Institutional	Large educational, religious, health, military and government uses.	
Highway Right-of-Way	Right-of-ways, interchanges and ramps associated with limited access highways.	
Transportation /Communication / Utility (TCU)	Large facilities and land used for transportation, communication and other utilities such as, gas, electrical and transportation. (does not include highway right-of ways)	
Former golf courses	Facilities and green space areas associated with former golf courses.	
Parks	Lands dedicated to recreation, preservation and conservation.	

Table 3.1 Existing Land Use

Other Urban	Open land without structures within developed areas such as landfills, and recreation areas not counted as parks.
Agricultural	Land used for crop growth and animal pasture with a minimum size of 25 acres.
Transitional	Land recently cleared/altered for transition from one land use to another. Mostly includes lands cleared for new development.
Forest/Undeveloped	Forested or natural land that has not been developed.
Rivers/Lakes	Natural and manmade waterways.
Exposed Rock	Natural areas with significant amounts of exposed bedrock.
Wetlands	Undeveloped land where the water table is at or above the land surface for the majority of the time.

Source: DeKalb County Comprehensive Plan

The Greater Hidden Hills Community has developed in a suburban pattern that is common to DeKalb County and the Atlanta Region. The majority of the area is comprised of single-family detached subdivisions with shopping centers at key intersections and multifamily developments along the area's major roads. A former golf course is located within the center of the study area and is a part of the Hidden Hills former golf course community.

The primary existing land use within the study area is single family residential. Most of theses uses are single-family detached subdivisions with single or multiple entrance s along the study area's major roads. Most of theses subdivisions appear to be built between the 1970's and the 1990's. Single-family detached homes that are not a part of subdivisions are located mostly along the study areas major roads, especially along South Hairston Road, Covington Highway and Panola Road. Based on their architecture and lot configuration, many of theses homes appear to have been built prior to 1950 when the much of the study areas was still rural or rural-residential. Others appear to have been built after 1950 and are ranch and split level homes. Most of theses are located along Redan Road and Young Road.

Multi-family uses, including apartments and townhomes, are located along the study areas major roads mostly around the commercial nodes (intersections) and along Covington Highway. Most are garden style flat apartments ranging between 3 and 4 stories. Townhomes are located off Redan, behind the commercial node at Redan and Hairston Road, and along Covington Highway, west of South Hairston Road and east of Panola Road. New multi-family development is under construction southwest of the intersection of Young Road and Covington Highway. This development is a proposed mixed-use development that will also include commercial development. New multi-family development is also proposed by Berean Christian Church at the intersection of Young Road and Panola Road as a part of a larger mixed-use development

Institutional uses are located throughout the study area. The largest are Redan High, located on the south side of Redan Road; Berean Christian Church, located west of the intersection of Panola and Young Road; Bethune Middle School and Miller Grove Middle School, off Covington Highway; and Panola Way Elementary School off of Panola Court.

Commercial development is located at the following intersections (nodes):

- Covington Highway and South Hairston Road;
- Covington Highway and Panola Road;
- Redan Road and South Hairston Road; and
- Redan Road and Panola Road

Also, significant commercial development is found along Covington Highway, which is the study area's commercial corridor where the most intense uses are found. A smaller commercial use is located southeast of the intersection of Young Road and Panola Road across from Berean Christian Church. As mentioned above, Berean Christian Church has proposed to construct additional commercial development as a part of the larger mixed-use development. Light Industrial uses are located on the south side of Covington Highway between Miller Road and Panola Road. Theses uses are a part of the Snapfinger Woods Industrial Park which continues south to Interstate 20.

The areas largest greenspace is the Hidden Hills former golf course, a portion of which lies in a designated floodplain. The course is a part of the Hidden Hills Community which is built around the course. The course is located entirely with the communities residential uses except for the southwest part of the study are where it abuts South Hairston Road and Covington Highway on both sides of the Hidden Hills Village shopping center. East of the former golf course along Biffle Road is Biffle Park which is the only other green space with the study area.

Large tracts of undeveloped land are found at the follow locations:

- Along Barbashela Creek, off the northeast corner the former golf course following the creek, north across Redan Road; and between the former golf course east of Canberra Drive;
- Along Snapfinger Creek, east of South Hairston Road and south of Covington Highway following the creek south;
- On the northeast side of the intersection of Young Road and Covington Highway;
- In between Panola Way Elementary and Covington Highway;
- Along Covington Highway east of the Panola Road and Covington Highway commercial node;
- At the end Bell Circle; and
- Off Panola Road, north of Windeern Court, north of the intersection of Young Road and between Essex Farms Place.

A large tract of wetlands is located along Barbashela Creek and the former golf course behind Hairston Village shopping Center.



Figure 3.9 Existing Land Use

3.3.2 Future Land Use (Character Areas)

With the adoption of the DeKalb County 2005-2025 Comprehensive Plan, future land use within DeKalb County changed to a new set of designations called Character Areas. The Georgia Department of Community Affairs, who enforces the state mandated comprehensive studies, has encouraged all jurisdictions to use the Character Areas for future land use maps and policies. Where the previous comprehensive plans designated future land use on a parcel by parcel basis, Character Areas define future land use based on an areas overall development patterns, use, density and how an area functions. Though some parcel specific designations still exist, most Character Area designations apply to larger areas. As mentioned in the Zoning section, each Character Area only permits rezoning to the zoning designations that best fit its policies and intent. Below is a summary of each Community Character Area:

Suburban

The Hidden Hills Study Area is mostly designated as Suburban, reflecting the large amount of single-family detached homes. The suburban character areas consist of areas where pressures for the typical suburban residential subdivision development have occurred and where such pressures are greatest. They are characterized (or without intervention likely to be characterized) by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, and predominantly residential with scattered civic buildings and varied street patterns that are often curvilinear. The primary land uses include: Single Family Detached Residential ,Townhomes, Apartments, Assisted Living Facilities, Neighborhood retail, Schools, Libraries, Health Care Facilities, Parks and Recreational Facilities, Public and Civic Facilities, and Religious Institutions with a density of 0 to 8 dwelling units per acre.

Neighborhood Center

Each node (major intersection) within the study area is designated a Neighborhood Center. The neighborhood center character areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The primary land uses include: Townhomes, Condominiums, Apartments, Retail and Commercial, Office, Parks and Recreational Facilities, Public and Civic Facilities, and Institutional Uses at a density of up to 24 dwelling units per acre.

Commercial Redevelopment Corridor

Most of Covington Highway is designated as a Commercial Redevelopment Corridor except for the residentially zoned properties and the Snapfinger Woods Industrial area, located between Miller Road and Panola Road, which is designated as Light Industrial. The commercial redevelopment corridor character areas consist of declining, unattractive, vacant or underutilized strip-style shopping centers. They are often characterized by a high degree of vehicular traffic and transit (if applicable), on site parking, a low degree of open space, moderate floor to area ratio, large tracks of land and campus or unified development. The primary land uses include: Commercial and Retail, Offices, Condominiums, Townhomes, Mixed Use and Institutional at a density of up to 18 dwelling units per acre.

Conservation/Greenspace

The former golf course and Biffle Park are designated as Conservation/Greenspace. The conservation and open space character areas consist of undeveloped natural lands and environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities and amenities. The Primary Land Uses include: Passive Parks and Nature Trails, Flood Plains, Wetlands, Watersheds, Natural and Conservation Areas, Golf Courses, Athletic Fields and Courts, Bike and Pedestrian Paths, Picnic Areas, Playgrounds and Amphitheatres.

Light Industrial

The light industrial character areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics as well as land used in higher intensity manufacturing, assembly, processing activities where noise, vibration and air pollution or other nuisance characteristics not contained on-site. The primary land uses for light industrial include: Manufacturing, Warehouse/Distribution, Wholesale/Trade Automotive, Accessory Commercial, Educational Institutions and Community Facilities.

Institutional

The institutional character areas consist of areas used for institutional and public purposes with a land mass of 10 acres or greater. Primary land uses include: colleges and universities, hospitals, health care and rehabilitation centers, churches, government buildings, civic facilities, emergency service centers and post offices.

Overall, the polices for the Character Areas within the study area promote the preservation of the single-family detached neighborhoods the at make up the Suburban Character Area while promoting more intense commercial, multi-family and mixed-use development within the Neighborhood Centers and the Covington Highway Commercial Redevelopment Corridor. Industrial/ distribution uses should be preserved and encouraged within the Light Industrial Character Area that makes up the Snapfinger Woods Industrial Park.





3.3.3 Zoning

Zoning is defined as "A police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards." - American Planning Association

Land use is legally controlled through DeKalb County's zoning ordinance. Zoning provides the legal regulation to control the use of land within designated zones or districts. Each designation usually controls the following:

- Permitted use of land and building type (e.g. commercial, residential or industrial);
- Intensity or density of each use; and
- Size (bulk) of building on the land (e.g. lot coverage, front setbacks, side setbacks and height limitations)

The DeKalb County 1999 Zoning Ordinance as amended has thirty-four (34) zoning designations that are generally separated land use by residential, commercial, industrial, office/institutional and mixed-use. The Greater Hidden Hills Community study area has mostly single-family detached zoning designations. Multi-family zoning designations are found along Covington Highway and near the major nodes (intersections). Covington Highway also has some industrial zoning designations on the south side near Panola Road. One inconsistency is found within the Greater Hidden Hills Community. About half of the community, including the former golf course is zoned for residential multi-family development (RM-100, 12 units/acre), but most of the single-family detached subdivisions within the RM-100 designation are built to R-100 or R-85 regulations.

Zoning Category	Description	
R-75	Allow for 4.3 units per acre lot sizes of 10,000 sq. ft.	
R-85	Allow for 3.5 units per acre lot sizes of 12,000 sq. ft.	
R-100	Allow for 2.8 units per acre lot sizes of 15,000 sq. ft.	
R-A5	Intent to provide for infill development with densities of up to 5 per units per acre; allow both single-family detached housing and single-family attached housing	
R-A8	Intent to provide for infill development with densities of up to 8 per units per acre; allow both single-family detached housing and single-family attached housing	
RM-100	Allow 12 units per acre; multifamily, single family detached/attached and supportive living units.	
R-CD	Residential Community Development (Repealed); no property can be re-zoned to this district	
C-1	Local Commercial – allows retail shopping and services; serve the needs of groups of neighborhoods, as well as shopping centers	
NS	<u>Neighborhood Shopping</u> – allows shopping activities, as well as services and office uses designed for the convenience of the immediate neighborhood area.	
O-I	Office Institutional - allows for lower intensity offices, institutions, and health service activities where building heights are two stories or less.	

Figure 3.2 Zoning

Zoning is one of the major regulatory tools that implements future land use. The DeKalb County 2025 Comprehensive Study permits certain zoning designations within each Character Area (future land use) designation which in turn regulates which land use types are permitted within certain areas. When a new land use study or study change is adopted, existing zoning designations are "grandfathered" in. It does not automatically change previously permitted zonings, but establishes county policy for what property should be zoned to in the future.

Figure 3.11 Zoning



3.4 Natural Resources

The Greater Hidden Hills Community is rich with environmental resources. Often times, residents think of the major parks such as Stone Mountain or Arabia Mountain Preserve and large forest lands as such resources. However, some residents overlook the natural resources in the immediate community that provides home to a variety of animal species and insects. These resources can include naturally occurring streams, creeks, wetlands, effective tree canopies, lakes/ponds that attract migrating birds, and even rolling hills and topography.

As we all move toward a more eco-friendly environment, these features will become more important as part of DeKalb County's natural heritage. According to the Department of Natural Resources, "We protect our natural heritage, because its economic and ecologic values and scenic beauty are irreplaceable. Once a species is lost, it cannot be recreated." As a community the focus needs to be on conservation and restoration programs help to ensure the health of landscapes for the benefit of the people, plants, and animals that live here. The residents of the Greater Hidden Hills Community have shown a strong desire to maintain or restore ecological quality and to prevent greenspace and other native landscapes from conversion to other uses.

With the advent of the drought over the last few years, there is a need to conserve water not just during times of a water shortage. Sound water use practices reduce the amount of stress that we place on our resources, both by limiting water withdrawals and by decreasing wastewater discharges. and can postpone or eliminate the need for making major investments in new infrastructure. Conserving water is simple and relatively inexpensive. Using less water helps us to become more flexible during times when there is a water shortage.

3.4.1 Wetlands

According to maps prepared by the U.S Department of Fish and Wildlife Service, there are numerous wetlands in DeKalb County. The majority of wetland are located in flood prone areas of perennial creeks. Section 404 of the Clean Water Act requires that any development activity in or near wetlands must receive a permit from the Army Corps of Engineers. However, prior to permit issuance a field visit is made and a determinacy as to the role of the wetland in the overall ecosystem. Wetlands within or near the Study area are located along or adjacent to Barbashela and Snapfinger Creeks, along the South East and North portions of the study area. See Figure 4 Existing Land Use Map on for the location of these wetlands.

3.4.2 Floodplains

Floodplains are the channel and relatively flat areas adjoining the stream or riverbed which have been or may be covered by flood water. They are typically narrow, and prior to the drought frequently flooded during winter and spring. The flood areas often result from heavy rain, significant run-off, and effects of erosion along the banks of creeks and streams. There are several flood plain areas located within the Greater Hidden Hills Community. It traverses through the Hidden Hills Former golf course along Barbashela and Snapfinger Creeks. The creek areas are an identifiable FEMA floodplain, which indicates the possibility of a flood occurring once every 100 years. However, the occurrence of a 100 year floor does not mean a flood will not happen for another 100 years.

The flood prone areas throughout the County should continue to be restricted from urban development. Decisions to alter flood plains especially floodways and streams within flood plains should be the result of careful planning, which evaluates resource conditions and human needs. See Figure 4 Existing Land Use Map on for the location of floodplains in the study area.

3.5 Community Facilities and Services

3.5.1 Schools

The DeKalb County School System oversees the pubic schools, which serve all of unincorporated DeKalb County and a majority of the municipalities. It is the official policy making body of the DeKalb County schools. As of January 2005 there are nine (9) members on the school board, elected from individual districts; seven district representatives and two at-large representatives elected to four year terms.

There are currently thirteen (13) public schools located within or near the study area. These schools have a combined enrollment of 13,376 students. According to the results from the SWOT analysis and community planning exercise, many of the schools in the area are in need of improvement. The schools are listed in the table below:

School Name	Location	Enrollment
E.L Miller Elementary	919 Martin Road	560 Students
Marbut Elementary	5776 Marbut Road	991 Students
Panola Way Elementary	2170 Panola Way Court	860 Students
Woodridge Elementary	4120 Cedar Ridge Trail	670 Students
Redan Elementary	1914 Stone Mountain-Lithonia Road	704 Students
Shadow Rock Elementary	1040 Kingway Drive	832 Students
Mary McLeod-Bethune Middle	5200 Covington Highway	1,332 Students
Champion Middle Theme	5265 Mimosa Drive	808 Students
Freedom Middle	505 South Hairston	979 Students
Miller Grove Middle	2215 Miller Road	1,347 Students
Redan Middle	1775 Young Road	998 Students
Miller Grove High	2645 DeKalb Medical Parkway	1,795 Students
Redan High	5247 Redan Road	1,500 Students

Table 3.3 : Greater Hidden Hills Community Schools

Source: DeKalb County School System and greatschools.net

The Georgia Department of Education evaluated and reported on the above schools during the 2007-2008 school year. The Department indicated that among the elementary and middle schools in the study area, nearly all scored below state averages in the Criterion-Referenced Competency Tests (CRCT), which is a standards-based assessment, measuring how well students are mastering specific skills defined for each grade by the State of Georgia.

Redan High School tested above the state average in the Georgia High School Graduation Test (GHSGT), which is a standards-based assessment, that measures how well students are mastering specific skills defined by the State of Georgia. Miller Grove High School scored above state averages in Social Studies and Science, but below average in English Language Arts and Math. All students must pass all parts of the GHSGT in order to graduate from high school.

3.5.2 Libraries

There are three (3) County libraries that serve the residents of the Greater Hidden Hills Community, Hairston Crossing, Redan-Trotti, and Stone Mountain-Sue Kellogg. Hairston Crossing library is located at 4911 Redan Road. Redan-Trotti library is located at 1569 Wellborn Road, and has been in operation since 1991. The Stone Mountain-Sue Kellogg library is located at 952 Leon Street and has been in operation since 1964.

The Hairston Crossing and Stone Mountain-Sue Kellogg libraries have large circulation and reference collections. The collections include: audio books, books for all ages, newspapers & magazines, DVDs, music CDs and videocassettes.

The libraries have several public access computers equipped with the DeKalb County Public Library catalog, the GALILEO periodical system, internet access, Microsoft Office software and reference databases. Redan-Trotti and Stone Mountain-Sue Kellogg libraries also have meeting rooms that are available for public, non-commercial use during libraries hours and are fee based. In addition, the facilities have seminar and study rooms available for use.

3.5.3 Public Safety

Police - The DeKalb County Police Department provides a broad range of services to the public. The Department is comprised of three (3) primary divisions; Uniform, Criminal Investigation and Special Services. The primary activities of the department include: programs for the prevention, detection and reduction of crime; identification and apprehension of criminals; enforcement of laws and ordinances; and specialized and support services. The Greater Hidden Hills Community is serviced by the Tucker Police Precinct located at 4451 Lawrenceville Highway.

Fire and Emergency Management - The DeKalb County Fire and Rescue Department provides fire and emergency management service to all of unincorporated DeKalb County and provides primary service to most of its municipalities. DeKalb Fire and Rescue Department provides the following services: Fire Suppression, Emergency Medical Services, Community Education, and Fire Investigation, Hazardous Material mitigation, Technical Rescue, Dive/Swift Water Rescue, Canine Search and Rescue, Fire Prevention, Plan Review and Building Inspections. The Greater Hidden Hills Community is serviced by Fire Rescue Station #13 located at 5619 Redan Road near the intersection of Panola and Redan Roads.

3.5.4 Local Churches

Within and near the Greater Hidden Hills Study area are a variety of churches and religious facilities including Baptist, Catholic, Lutheran, Methodist and Presbyterian churches; a Mosque; Sikh Temple; and non-denominational Christian churches. The religious facilities are instrumental in the community, as many of them are used as meeting spaces, while others have meeting facilities available for public use.

3.5.5 Community Centers

The only publicly owned centers within close proximity of the study area is the Lou Walker Senior Center located at 2538 Panola Road. The center serves county residents 55 years or older. There is a membership waiting period of four years.
Some churches in the area allow residents to hold community meetings. The Berean Community Center located at 2440 Young Road rents out its facility for public meetings and other functions. The hours for public use are limited as the center provides afterschool care. It is a private facility owned and operated by the Berean Christian Church. The Crossroads Church and other churches occasionally make space available for public meetings when they do not conflict with church activities.

3.5.6 Parks and Recreation

DeKalb County provides recreational opportunities through a number of park and recreation facilities. As a result of the County Parks and Recreation Department Strategic Study (2000). It was found that the supply of the parks and recreation does not meet the demand of County residents. New acquisitions whether used as active parkland or passive greenspace, will be a tremendous resource for DeKalb County. The parks and recreational facilities available to citizens in the Greater Hidden Hills Community include the following:

Park	Acres	Amenities	
Biffle Park	10	Multi-use field, playground, picnic area and trails	
Hairston Park	33	Multi-use field, playground, lake and trails	
Emmie Smith Park	8	Multi-use field, basketball court, multi-use court, playground and picnic area	
Redan Park	65	Disc golf course, baseball, softball, football, multi-use field, tennis court, playground, picnic area and trails	
Wade Walker Park	177	Street hockey, baseball, softball, football, soccer, multi-use field, tennis courts, swimming pool, playground, picnic area, lake and trails	

Table 3.4: Parks and Recreation Facilities

Source: DeKalb County Parks and Recreation

3.6 Transportation

Growth in Metropolitan Atlanta and DeKalb County has placed an increased demand on transportation services. While the scope of the Greater Hidden Hills Community Overlay Study did not include a comprehensive transportation study, it was important to get feedback from the community regarding the issues they encounter when trying to move through the community either as a pedestrian or a driver.

The transportation network in the study area includes roadways, pedestrian facilities and bus service provided by MARTA. The road system consists of major and minor thoroughfares and local roads. The major thoroughfares include Redan Road, Panola Road, Covington Highway and South Hairston Road; Young Road is the minor thoroughfare and the remaining are local roads.

DeKalb County completed a DRAFT multi-modal Comprehensive Transportation Study (CTP) in May 2007, that includes projects and strategies that may impact residents in the Greater Hidden Hills Community. According to the DRAFT transportation study, Redan Road is a small sub-quadrant that is densely populated towards the north and has limited access to the south. Trips to I-20 funnel through Covington Highway and Panola Road contributing to congestion and safety deficiencies. Redan Road from Covington Highway to Stone Mountain Lithonia Road is forecasted to experience a 23 % increase of daily traffic by 2030.

According to the DeKalb County Functional Classification System Study, Covington Highway from south Hairston to Hidden Creek Road is listed as a most congested road by 2030. Covington Highway is forecasted to experience a 29% increase in daily traffic by 2030. The southwest quadrant which



includes Covington Highway is predominately low density residential with smaller pockets of commercial uses. Large areas of open space and industrial land lie in the southern half of this Quadrant.

The Georgia Department of Transportation (GDOT) administers the Surface Transportation Assistance Act of 1982 (STAA), a federal highway program that designates routes for oversized trucks to move freight. Panola Road between Covington Highway/ US 278 and I-20. The DeKalb County Truck Route Study designates Panola Road between Stone Mountain-Lithonia Road and Browns Mill Road and Redan Road between Covington Highway and Stone Mountain Lithonia Road are designated as Truck Routes.

DeKalb County is working to improve pedestrian friendliness and connectivity and has been active in constructing sidewalks and paths throughout the County. Existing sidewalks within the study area are located along portions of the major corridors including, Young Road, Covington Highway, Panola Road, Redan Road, and South Hairston. However, most residential subdivisions are without sidewalks. New subdivision regulations will require sidewalks with new developments.

According to the SWOT exercise related to transportation, the community saw a strength in interstate and transportation accessibility, but a weakness with the lack of median maintenance. However there was reference to improve walkways and sidewalks or natural walking trails by adding lightning and extra security to enhance these other modes of transportation and mobility.

3.7 Preliminary Market Study

At the request of the Planning and Development Department and the Greater Hidden Hills Community the following market summary has been prepared to bring an economic development perspective; provide "real time data" of the immediate area of Greater Hidden Hills; give a general overview of the economic trends impacting the community; and suggest specific strategies to stabilize and eventually grow the area by attracting quality businesses.

The methodology used in preparing the market summary were as follows:

- Driving and walking tours of the Greater Hidden Hills Community;
- Interviews with retail decision makers;
- On-line data analysis using Demographics Now;
- An active business listing request with BusinessWise;
- Interviews with bankers and members of the DeKalb County Development Authority regarding services now available; and
- Initial meetings with the Planning and Development Department and members of the Greater Hidden Hills Steering Committee

3.7.1 Executive Summary

Late in 2007, a request was made by the Planning Department to examine the market capability for commercial development around the single family subdivision of Hidden Hills. Hidden Hills is characterized by older single family homes on large lots. This enclave was designed in the 1960s and early 1970s and is similar to the Indian Hills subdivision in Cobb County, both were developed by Cousins Properties. It also resembles a project in North Atlanta known as Martins Landing. The Hidden Hills location remains a tiered environment of multi-level neighborhoods that surround a large and hilly golf course.

Currently, visual tours show pockets of deterioration within specific neighborhoods that reflect a lack of uniform covenants. Although the housing stock seems stable with a limited amount of 'for sale' signs, there is obviously more transitional and rental housing mixed in between some more elegant and high end homes. The general quality of the housing is traditional with siding on three sides and brick front facing the street. The lots are a quarter to half an acre and most homes have large decks and two car attached garages. The presentation of the neighborhood is elevated due to the wide boulevards and mature trees.

Addressing the issue of the golf course, it is important to note that the residents within Hidden Hills have purchased homes surrounding a golf course property that they have never owned. The current owner of the golf property has retired and is living in North Carolina. The functional golf course has been abandoned for a number of years and there continues to be discussion about the development of that property for other uses. The initial tour of the Hidden Hills enclave revealed the critical need for the golf course and housing to be tied together with a use that would act as an amenity to stabilize the pricing in the neighborhood. A second and third tour occurred approximately 90 days after the first and supported the premise that the economic decline is beginning to be visible within the certain residential sections of this subdivision.

3.7.2 Basic Demographic Trends

Details attached (see Appendix C).

- 1. Area property values stable to slight decline
- 2. Disposable income statistics (currently in decline) show strength in food, apparel, and household goods.
- 3. Median age is mid to late 30s
- 4. Majority African American and female
- 5. Well educated population some college and above, over 50% of the population

3.7.3 Preliminary General Recommendations

The Hidden Hills Community has an incredible opportunity to stabilize and protect their property investment through strong covenants and codes.

- 1. The homeowners / renters need clear visual standards with a support or enforcement mechanism to encourage residents of Hidden Hills to maintain the paint and siding and meet all current County codes.
- 2. Through this community process, it is critical that a strong "community knitting together" begin to occur. This will strengthen the character and the quality of life throughout the Hidden Hills Community.
- 3. As financial and credit markets continue to deteriorate at this time, it is of critical importance that the community deal with the issue of the golf course.

Ideas for the redevelopment of the golf course are limited due to the large amount of wetlands and floodplains that lie within the property. After reviewing the situation, it is suggested that the citizens and the property owner have discussions about the sale or disposition of that property by summer of 2009. Suggested uses would be as a sale to a private developer for an amenity function. Such functions would include a fitness center, pool, miniature golf, executive 9-hole golf, an equestrian facility(such as the one at Chastain Park), or other pay-to play recreational amenities.

Another function would be a community gathering hub, with intimate outdoor seating to host arts and cultural events, weddings, small music festivals or theatre. Another use of the golf course property would be to suggest a public/private partnership with either the DeKalb County Parks and Recreation as a passive park or with the DeKalb County Public School System as a potential site for a new Charter school or targeted educational model.

3.7.4 Business Data Recommendations

Approximately 22 large companies currently exist, employing over 3,000 persons. The business diversity will help sustain the area as certain segments, such as printing and automotive, weaken due to the economy. Basic commercial services currently exist in the nodes identified by the Planning and Development Department. Surrounding shopping places are not regularly supported by the Hidden Hills Community and therefore are vulnerable to business failure as the economy continues to constrict.

The Hidden Hills Community has consistently requested quality retail establishments, for example:

White Table Restaurants:

- Parkers on Ponce
- Garrison's Steak House
- Seasons 52
- Petite Auberge
- Ted's Montana Grill
- Watershed
- Dailey's
- Oceanic

Other requested amenities include:

- 1. Borders / Walden Books
- 2. High end cultural centers / galleries
- 3. Music / concert / performance centers (community playhouse / events facility)
- 4. Activity centers for youth
- 5. Entertainment venues, such as, "Dave & Busters" model
- 6. Health and workout facilities, such as, Gold's Gym / Curves
- 7. Branch of existing College or University offering career courses in the evening and weekends

Recommendation is that the Greater Hidden Hills Community engage in active and long term strategies to target these business sectors. Working together with the DeKalb County Office of Economic Development over a five (5) year time table, it is probable to add these economic enhancements to the existing five-mile radius around Hidden Hills.

3.8 Issues and Opportunities

One of the first steps for a community to take in order to begin any study is to identify the issues and opportunities. For the residents of the greater Hidden Hills Community, the identification of community issues and opportunities was not a difficult task. During the SWOT exercise, community members were asked to identify the Strengths Weaknesses Opportunities and Threats in their Community. Listed below are the commonalities of the strengths and opportunities listed as opportunities and threats listed as issues:

Issues	Opportunities	
Foreclosures	Affordable Housing	
Median Maintenance	Diverse Housing	
Lack of Community Centers	Interstate and Transportation Accessibilit	
Street Vendors	Greenspace and Trees	
Architectural Controls	Schools	
Crime and Gangs	Former golf course Redevelopment	
Lack of Police Presence	Community Recreation Centers	
Idle Unsupervised Youth	Recreation Opportunities	
Code Enforcement	Restaurants	
Speeding	Shopping	

Table 3.5 Issues and Opportunities

It was apparent from the compilation of the issues and opportunities there were several issues that are in need of attention. Theses issues and opportunities were used in another exercise where the community members were asked to take these items and development key vision elements that would help in the development of their vision statement. Detailed information from the SWOT exercise can be found in the Appendix A-3.

In addition, these items allowed the Planning and Development staff to gain some valued insight into community conditions and perceptions from the perspective of those that live there. These insights allowed staff to further define their concept study, which can be found in Chapter 4.

4 ~ Concept Plan

This chapter presents those elements that comprise the Concept Plan for the Greater Hidden Hills Community. The elements were conceived based on the priority issues and opportunities identified during the community meetings, activities and exercises held throughout the planning process. The study provides a general outline of the elements followed by a brief description of some the strategies to achieve them. More detailed strategies can be found in Chapter 5. The proposed concept study was developed with consideration of other plans and studies, including the DeKalb County 2005-2025 Comprehensive Plan.

4.1 Community Vision

Any community study should be guided by a comprehensive vision of the future, created and approved by the citizens of the community. The vision will act as guide for future development decisions made by both the county and community. Once the study is adopted, the vision will assist in regulation formation to ensure the success of study implementation. The Greater Hidden Hills Community created the following vision statement through a process of community visioning.

Greater Hidden Hills Community Vision Statement

The Vision of the Greater Hidden Hills Community is an area comprised of many neighborhoods where all citizens are welcomed and want to invest, live, work and play. It will continue to be an aesthetically pleasing community with quality homes and accessible greenspace, dedicated recreational areas with easy access to thriving, pedestrian shopping areas all linked by tree lined, pedestrian connections, bike paths, and well lit roads.

The Greater Hidden Hills Community will enhance schools and recreational facilities with programmed activities for all ages. It will be a secure and safe environment that is well patrolled with active law enforcement and constant code enforcement to help sustain a high quality life for all citizens.

4.1.1 Visioning Process

Visioning Exercise

Prior to the visioning exercise members of the community participated in a Strengths Weaknesses, *O*pportunities, and *T*hreats (SWOT) exercise, where meeting attendees were separated into four (4) groups and asked to identify these items in their community. The outcomes of this exercise were summarized by County staff. The summary depicted several "commonalities" or items continually repeated among the groups.

As part of the visioning exercise the commonalities were presented to the community. They were asked to identify *key vision elements* using verbs or action words, based on the commonalities. They were given examples to help them get started, these included:

- Promote Redevelopment
- Develop a Community Center
- Foster Community Involvement
- Reduce Crime

The community members were then instructed to develop a "preliminary vision statement" for their community using their key vision elements.

Each group developed separate vision statements for the Greater Hidden Hills Community. These statements were then edited to eliminate redundancies and combined by County staff into one preliminary vision statement.

Visual Preference Survey

A Visual Preference Survey (VPS) was used to help further define the vision of the Greater Hidden Hills Community. The VPS uses pictures of different development types to assist participants in comparing housing types, commercial centers, streetscaping, and signage among other design elements. Participants were ask to rank photos numerically from the most to least desirable. Each category had a variety of photos; there were a total of forty-eight (48) pictures shown to the participants. The following table summarizes the results of the VPS survey. The VPS presentation can be found in Appendix A-3 of this document.

Category	Most Votes	Least Votes
Residential	Single Family Residential	Multi-Story Apartments
Density	5 to 8 dwelling units/acre	60 to 80 dwelling units/acre
Building Height	1 to 3 stories	20 plus stories
Retail Areas	Small scale, mixed use	Large scale, mixed use
Office	2 to 3 story, small scale	Multi-story, office park
Streetscapes	Pedestrian oriented, natural features	Auto oriented, no natural features
Public/Open Space	Bike and walking paths	Large mixed use gathering spaces
Parking	Angled on-street	Traditional on-street
Building Sign	Flush with structure	Protruding, hanging
Pylon Signs	More monumental in appearance	Tall, fast food restaurant type
Street Furniture (benches)	Metal	Wooden
Street Furniture (receptacles)	Metal	Wooden
Street Furniture (planters)	Metal	Wooden
Pedestrian Lighting	More ornate, pedestrian friendly	Less ornate, less pedestrian friendly

Table 4.0: Visual Preference Survey Results

4.2 Gateways

The Greater Hidden Hills Community has recognized the importance of preserving community character. The use of gateways can be quite instrumental in achieving that goal. Gateways are important visual landmarks that reinforce the entrance into a geographic area; employing a combination of man-made and natural elements such as landscaping, signage, lighting and or other structures.

They often provide a first impression of a community. Perceptions regarding value, investment and amenities are often formed upon immediate entry into a community. Gateways should be focal points that communicate a message about the community, as well as its self image. Within minutes visitors will decide whether they are interested in learning more about a community and may decide whether to exit the community and discover treasures elsewhere.

Gateways can also be used to help establish an identity for the community. The Greater Hidden Hills Community can benefit by creating a brand that connects with people, shared values and perception. The brand is not a tagline, but a statement of a central idea about the identity of the community. Posting the brand at gateway locations is a useful method of communicating its message or story to visitors and the community as a whole.

The objective of this section of the concept study is to establish gateways within the study area at critical intersections to create a sense of arrival and neighborhood identity for the Greater Hidden Hills Community. The Concept Plan identifies several opportunities for the creation of Gateways to in the community. These opportunities include major gateways at the intersections of:

- Redan Road and South Hairston Road;
- Redan Road and Panola Road;
- Panola Road and Young Road;
- Panola and Covington Highway;
- Covington Highway and Young Road; and
- Covington Highway and South Hairston

Currently, many of these intersections are characterized by blighted commercial centers, trash and poor signage. Where possible these landmarks and entryways should be enhanced and preserved. The images below depict examples of gateway signage and Figure 4.0 on the following page depicts proposed gateway locations .



Hidden Hills Subdivision Gateway

Georgia Welcome Sign/ Gateway

Typical Neighborhood Welcome Sign/ Gateway



Figure 4.0: Community Gateways

4.3 Primary Corridors

The primary corridors in the Greater Hidden Hills Community serve as major access routes for vehicular and pedestrian circulation. Highly visible and easily accessible locations are critical to future development, thus the integration of transportation and land use requires a specific approach to establish an attractive, safe and efficient traffic circulation and pedestrian mobility system.

The objective of this section of the concept study is to transform the visual character and function of primary corridors in the community that will help stimulate quality development and economic development opportunities. The Concept Study identifies three (3) primary corridor types within the community that could act as catalysts for redevelopment. The proposed corridor types are:

- **Residential Street** roadways that provide low to moderate levels of travel mobility; characteristic of *local and collector roads* found within subdivisions and that often lead traffic from local roads, neighborhoods and subdivisions. Some examples of these roads within the study area are Hidden Hills Parkway, Scarborough Drive, Woodway Drive, Young Road, Biffle Road and Fieldgreen Drive, among others.
- **Major Roadway** roadways that provide moderate to high levels of travel mobility, carrying traffic from one area to another; many with intersections at residential streets and are characteristic of *arterial roads*. Some examples of these roads within the study area are Redan Road, Panola Road and South Hairston Road.
- **Commercial Corridor** a roadway that provides a high level of travel mobility, often carrying traffic from one area to another and have intersections with residential streets. These roads also support a variety of commercial and office uses; characteristic of *arterial roads* found in many communities. This corridor is Covington Highway, which corresponds to the future land designation of Commercial Redevelopment Corridor in the 2005- 2025 Comprehensive Plan.

Traffic calming measures would be an important attribute. Within the Hidden Hills subdivision there are grassy medians located along many of the local roadways that narrow the street and slow traffic. In addition there are speed bumps that also slow traffic. These measures should also be located in appropriate locations throughout the Greater Hidden Hills Community to slow and calm traffic and improve safety. Streetscaping elements such as increased sidewalk widths, signage, street furniture, lighting and landscaping help to create a pedestrian friendly environment. Although many of the primary corridors in the Greater Hidden Hills Community should be slated for streetscaping improvements, it is recommended that streetscaping along the commercial corridor and major roadways be intensive and implemented first.

The images below illustrate examples of these corridors and improvements while the figure on the following page depicts the primary corridors.



Hidden Hills Residential Street Median and Speed Bump

Covington Highway Commercial Corridor

Potential Streetscaping

Greater Hidden Hills Community Overlay Study



Figure 4.1 : Primary Corridors

4.4 Residential Preservation

Most of the Greater Hidden Hills Community is residential, with the majority of the homes and apartment complexes built within the last 20-30 years. As a result, there are many homes in need of repair. The objective of this section of the concept study is to preserve and enhance the residential character of the community in order to help maintain property values and an affordable housing stock. One of the major issues in the community concerns future residential development.

The residential landscape in the community represents typical suburban development patterns and style with curvilinear streets. The residential structures consist primary of low density, single family homes on lots of varying size, with small pockets of multi-family apartments along the periphery. The remaining available land in the Greater Hills Community is characterized by the former Hidden Hills Golf and Country Club lands, wetland and floodplain areas.

Many community residents would prefer that there is no new development in these areas with the exception of the most southern parts near Covington Highway, but if development were to occur, that development be kept at lower densities and clustered to preserve open space and to avoid excessive grading on sensitive slopes.

To ensure that changes in the residential areas of the community harmonize with the existing character and by ensuring the long-term attractiveness and economic integrity of the community, there are several policies and recommendations listed in the study that accentuate the preservation of the residential integrity of the community. These can be found in Chapter 5 of this study.

The recommendations are being made to enhance the community and establish new, integrated environments that relate to surrounding residential neighborhoods and uses. While the majority of new development in the community will likely be residential, there is also a need to provide smallscaled commercial and office developments that support the daily needs of adjacent and nearby residents. Development should emphasize compatible uses, public spaces, and a mix of residential housing.

In addition, emphasis should focus on connectivity by establishing street networks and interconnected pathways that link residential and neighborhood-oriented non-residential uses. Development should promote a neighborhood scale that provides an appropriate balance between pedestrian and vehicular accommodations.

The images below depict residential home types and the figure on the following page illustrates areas identified for residential preservation.



Single Family Homes to be Preserved Single Family Home to be Enhanced

Apartments to be Preserved





4.5 Activity Centers

Activity Centers are the nodal development areas in the Greater Hidden Hills Community that accommodate the commercial and service needs of area residents. The activity centers for the study area are located as follows:

- South Hairston and Redan;
- Redan and Panola;
- Panola and Young;
- Panola and Covington; and
- Covington and South Hairston.

The DeKalb County (2005-2025) Comprehensive Plan has defined the five activity centers designated in the future development or land use map as Neighborhood Center Character Areas. The Neighborhood Centers as defined in the Comprehensive Plan consist as neighborhood focal points with a concentration of activities that are easily accessible by pedestrians. The objective of this section of the concept study is to further define the activity centers of the Greater Hidden Hills Community.

The activity centers should include a mix of uses to meet the day-to-day needs of area residents. Residential development should help to reinforce the activity center through the location higher density housing options, that are targeted to a wide-range of incomes. The aim of the center is to provide commercial services that typically do not attract vehicle trips from outside the immediate service area. A grocery story may be the principle anchor tenant along with other neighborhood services, such as a drugstore, hardware store, self-service laundry, and bank. Other uses within the center may include a church, community center, and bank.

The design of the activity centers should be pedestrian oriented with walkable connections between land uses and direct connections to greenspace and trails. The road edges should be clearly defined, with the location of buildings up the street with designated parking in the rear. They should be aesthetically pleasing and inviting, where people would want to spend time. A variety of design guidelines, such as building heights, setbacks and buffering, etc. can be utilized to achieve this goal.

The images below depict existing and potential activity centers and the figure on the following page illustrates the activity centers as part of the character area or land use designations of the 2025 Comprehensive Plan.



Hairston and Covington Activity Center Hairston and Covington Activity Center

Potential Activity Center



Figure 4.3: Activity Centers within Character Areas

4.6 Greenspace

Greenspace, is an essential element of any vibrant community. It is commonly defined as "land in natural or un-built condition that provides environmental, recreational and other benefits." The accessibility of safe and attractive recreational facilities influences the desirability of a community. In communities throughout DeKalb County residents rely on greenspace for its many benefits, including health and fitness, a connection with nature as well as sense of belonging. It often encourages individuals and groups to connect with each other, creating open, diverse and welcoming open spaces and environments.

As stated, there is considerable greenspace in the Greater Hidden Hills Community, but much of it is privately held. The Overlay Study has identified several heavily used parks and recreational facilities available for public use (see Community Services Chapter/ Section 3.5).

An additional tract of land consisting of eight (8) acres of land at 5354 Redan Road, is one of the few remaining properties that reflect the county's rural and agricultural history. The DeKalb County School system has expressed interest in preserving this tract for the study of botany, history, earth science and land conservation. The Georgia Historic Preservation Division and Fernbank Science Center have visited the property and noted the late 19th- early 20th century farmhouse and outbuildings and the diversity of flora and fauna. Perhaps, there is a possibility of attaining this property for pubic use.

The objective for this section of the concept study is to strengthen and enhance the greenspace in the community by providing recreational opportunities for residents that are easily accessible and will improve the overall quality of life. It incorporates principles of "Smart Growth," which according to the Smart Growth Network is planned growth that balances the need for economic development with the desire to enhance the natural and built environments.

One of the principles of smart growth is the creation of walkable communities. In this, communities make pedestrian activity possible by mixing land uses, that leads to an expansion of transportation options that ultimately creates a streetscape that serves a range of users, including pedestrians, bicyclists, bus riders, and drivers of automobiles.

The greenspace concept includes bike and pedestrian trails that traverse along the floodplain and wetland areas, as well as connectivity with activity centers and parks at the north and south of the study area. In addition, there are proposed bike paths, "share the road" features along Covington Highway, Panola Road, Redan Road and South Hairston Road.

The images below depict existing and potential greenspace and the figure on the following page illustrates the existing and potential greenspace in the Greater Hidden Hills Community



Biffle Park

Hidden Hills Former golf course

Potential Bike and Pedestrian Trail

Figure 4.4 Greenspace





Figure 4.5 Conceptual Plan Map

5 ~ Implementation Strategy

The Greater Hidden Hills Overlay Study process was conducted over the course of several months and during that time the steering committee and community members contributed their time and efforts to examine issues and opportunities in the area. Many activities took place, allowing the community to express their desires for the future, and from this input a community vision was created. The community vision, goals, and strategies were developed by the community and recommendations were made by the Planning and Development Department. The aforementioned goals, strategies and recommendations for the Overlay Study have been outlined in this chapter.

5.1 Goals and Strategies

Goal 1: Preserve and Enhance Greenspace

Strategies:

- 1.1 Create walking and bike trails
- 1.2 Maintain the existing greenspace
- 1.3 Encourage the county to purchase the former golf course for greenspace conservation
- 1.4 Find investors that will purchase and preserve the former golf course
- 1.5 Draft and adopt an Overlay Ordinance to include language on greenspace conservation
- 1.6 Develop a nature center near environmental areas for educational purposes
- 1.7 Utilize greenspace to develop a community garden
- 1.8 Encourage the County to purchase the 8 acres of land at 5338 Redan Road

Goal 2: Develop Architectural Guidelines

Strategies:

- 2.1 Draft and adopt an Overlay district ordinance that will include architectural standards for new and transitioning property
- 2.2 Create landscaping requirements
- 2.3 Develop uniform signage
- 2.4 Implement lighting requirements

Goal 3: Increase Code Enforcement

Strategies:

- 3.1 Improve the customer service process of complaints and inquiries
- 3.2 Draft and adopt an Overlay ordinance that will address code enforcement
- 3.3 Implement policies that will shorten the compliance time for violators

Goal 4: Create Recreation and Community Centers

Strategies:

- 4.1 Develop joint partnerships with area schools for community use
- 4.2 Work with area churches for the use of facilities and development of new centers
- 4.3 Increase funding for community facilities and services
- 4.4 Extend library hours for meeting room usage
- 4.5 Development new facilities to meet the needs of the elderly and young

Goal 5: Develop and Redevelop Commercial Areas

Strategies:

- 5.1 Improve the code enforcement regulations to boost commercial areas
- 5.2 Develop architectural standards
- 5.3 Identify areas for commercial development and redevelopment
- Goal 6: Promote Community Involvement and Cooperation

Strategies:

- 6.1 Create neighborhood coalitions and committees
- 6.2 Extend library hours for meeting room usage
- 6.3 Establish a relationship and network with local churches
- 6.4 Encourage and enhance residents' communication with elected representatives at all levels of government

Goal 7: Improve Schools

Strategies:

- 7.1 Reduce the student-to-teacher ratio
- 7.2 Increase the involvement of parents and the community
- 7.3 Create partnerships with the business community
- 7.4 Increase funding to improve and expand facilities
- 7.5 Foster community utilization of school facilities, when not in use for school activities

Goal 8: Increase Security and Police Presence

Strategies:

- 8.1 Establish police substations
- 8.2 Create neighborhood watch organizations
- 8.3 Increase the number of police officers
- 8.4 Install security cameras
- 8.5 Increase and improve lighting
- 8.6 Increase security at commercial centers

5.2 Recommendations

The Greater Hidden Hills Community has public and private opportunities to revitalize the area while preserving its character. The redevelopment of the community will be dependent on number of critical partners working together to create a united and sustainable community. The community with assistance from DeKalb County will be responsible for the implementation of many of the goals, strategies and recommendations provided in this study. This will be done through the dedication of time, implementation of policy initiatives, support for changes in land use and zoning, and the provision of funding for projects and community improvements.

Recommendations are listed under the concept study headings and have been outlined in this section of the chapter and often expand upon the existing strategies developed by the community and describe additional strategies for community redevelopment. These recommendations, which are based on substantial public involvement and a detailed analysis of the study area, should be initiated within the next five years and are designed to provide a foundation for the community's ongoing success. In addition, those recommendations made by the Office of Economic Development in Section 3.7, which detail the Preliminary Market Study, should also be implemented in the near future.

5.2.1 Recommendations:

Gateways

- Establish identification and directional signage programs with the various subdivisions announcing the entrance to the Greater Hidden Hills Community.
- Create a coherent, high quality design for the proposed gateways with unified signage and landscaping.
- Develop a brand for placement on community gateways and signage, one example could be, "Greater Hidden Hills a Greenspace Community." This brand could also allow the community to market itself, while identifying its unifying features.
- Install unique landscaping elements, lighting and/or signage at designated gateway locations, that will help direct and orient residents and visitors in the Greater Hidden Hills Community.
- Work with the Planning and Development Department to require that utility lines are buried underground during new construction where feasible to provide for a more safe pedestrian environment and improve visual quality.

Primary Corridors

- Promote the adaptive reuse of vacant parcels and underutilized buildings to accommodate desired facilities and activities of the community.
- Incorporate the use of crime prevention and pedestrian safety methods in construction by orienting buildings towards the street, widening sidewalks and minimizing alleyways.
- Establish design guidelines for building renovations and infill development.
- Encourage the restoration of deteriorating structures and façade improvements.
- Pursue the placement of streetscape improvements such where appropriate to create more pedestrian environments and support neighborhood activity, including but not limited to:
 - o Street Trees shade trees, native to the Community
 - o Sidewalks wide and concrete, with colors and/ or patterns at or near activity centers
 - o Streetlights historic character, black iron with acorn globe (as shown in VPS)
 - o Street Furnishings black iron to match lighting
 - o Bicycle Racks black iron to match street lights and street furniture
 - o Bus Shelters per MARTA guidelines
- Implement traffic calming measures and intersection improvements along primary corridors to reduce speeding and improve safety.

• Apply for a Livable Centers Initiative (LCI) grant to undertake an additional study that will examine land use and transportation in the study area. An LCI study could assist in upgrading the transportation infrastructure.

Residential Preservation

- Work with the County to draft, adopt and implement an Overlay District to help preserve and enhance the community.
- Work with the County and its consultants during the Zoning Code update to help reconcile zoning and land use inconsistencies that may impact the community.
- Encourage the maintenance, repair or renovation of existing residential areas and the upgrade of existing housing.
- Contact the Housing Authority of DeKalb County about existing homeownership and rehabilitation programs to better educate area residents about available programs.
- Consider the future development of multi-family housing for incorporation into and/or connection to existing activity centers for mixed-use development.
- Establish quality design standards for future developments in the community that incorporate appropriate design features and characteristics found in surrounding development.
- Work to protect residential neighborhoods from incompatible development by staying informed about potential development and voicing concerns at appropriate venues.
- Develop a positive relationship with Code Enforcement to help alleviate code enforcement issues in the Community.

Activity Centers

- Identify priority sites for the development of retail centers, restaurants and entertainment venues to address the needs and desires of area residents.
- Work with the office of Economic Development to create business incubators and business support services to encourage increased business investment in the community.
- Contact the office of Economic Development about the feasibility of establishing a Tax Allocation District (TAD) to make redevelopment sites more attractive to business investors.
- Take advantage of existing opportunities to link residential and commercial uses through the use of existing and future sidewalks and paths.
- Work with the County to engage developers currently working in the County and the Greater Hidden Hills community to explore development opportunities.
- In accordance with the DeKalb County Comprehensive study, work to improve land use compatibility by encouraging staggered heights, greater setback and increase screening and buffers to help mitigate compatibility issued between existing residential property and activity centers.
- Create an unified Community Group to represent the greater Hidden Hills Community in regards to development in the community; the group will consider the vision defined in this study as it relates to the future of the community.

• Implement intersection improvements within activity centers to improve vehicular and pedestrian safety.

Greenspace

- Encourage the owner to dedicate a portion of the former golf course for greenspace for the incorporation of bike and pedestrian trails that link to activity centers and other greenways in the Community.
- Encourage the County and or the State of Georgia to purchase available greenspace for use as conservation, education, and recreational purposes.
- If the former golf course is purchased by the County and designated as greenspace; work to redevelop the Club House as community center, that could also become a focal point in the community incorporating passive recreational uses.
- Work with Community Leaders to find investors willing to purchase and revive the former golf course for its original recreational purpose.
- Work with the County to enforce the interim guidelines of the Comprehensive Study as they relate to environmental areas, which state that proposed developments shall be allowed only in areas where environmental damages will not occur and mitigation measures are to be approved by the Environmental Protection Division (EPD).
- Utilize wetland and floodplain areas for public education programs to educate the public about environmental conservation in the community.
- Utilize natural features, such as rocks and plants to expand upon the aesthetic appearance of the community.
- Work with the Parks and Recreation Department to enhance Biffle Park, with particular emphasis on continued maintenance of the park and rejuvenation of the nature trail.

6 ~ Conclusion

After an approximate sixteen (16) month process the Planning an Development Department study for the Greater Hidden Hills Community has been completed. The objective of the study was to address the specific community concerns and identify areas in need of protection, revitalization and redevelopment with particular emphasis on the feasibility of creating an Overlay ordinance.

Utilizing the information gathered, goals, strategies and recommendations for land use, housing, community facilities, recreation and public safety were developed to assist the community in implementing their vision. The recommendations were approved by the steering committee and can begin to be implemented after the approval of the final study. In addition, it has been determined that an Overlay would be beneficial to the community.

The next steps in the process are to have this study accepted by the Board of Commissioners, making it an official County document. The Community has recently been awarded a Community Choices Grant from the Atlanta Regional Commission providing technical assistance in the drafting of the Overlay Ordinance. The County and Community will need to work extensively with the ARC staff to complete the Overlay. Lastly, there needs to be considerable coordination with the consultants performing the county-wide Zoning Code Update project to ensure capability been the Overlay

Appendix A-1: Public Input Community Meeting Agendas

Hidden Hills Civic Association Monthly Meeting Agenda

Thursday, April 3, 2008 ~ 7 pm Berean Community Center

- 1. Registration and Refreshments
- 2. Neighborhood Business
- 3. Overlay District Presentation
 - Welcome and Introductions
 - Rules of Conduct
 - History of Overlay conception
 - What an Overlay is/isn't
 - Goals of the Overlay
 - Roles and Responsibilities
 - Project Approach
 - Recap and Closing Remarks
- 4. Questions and Comments

Hidden Hills Overlay District Meeting Agenda

Thursday, May 15, 2008 ~ 7 pm Berean Community Center

- 1. Welcome, Introduction and Ground Rules
- 2. Overlay District Presentation
 - Recap of April 3rd kick-off meeting
 - Preliminary Boundary
 - Demographics
 - Population
 - Age
 - Households
 - Income
 - Housing
 - Existing Conditions
 - Zoning
 - Land Use/Comprehensive Plan Analysis
 - Transportation
 - Issues and Opportunities
 - Boundary Development
 - Closing Remarks and Next Steps
- 3. Questions and Comments

Hidden Hills Overlay District Meeting Agenda

Thursday, June 19, 2008 ~ 7 pm Berean Community Center

- 1. Welcome and Introduction (5 min.)
- 2. SWOT Exercise (40 min.)
 - Strengths (10 min.)
 - Weaknesses (10 min.)
 - Opportunities (10 min.)
 - Threats (10 min.)
- 3. Group presentations (15 min.) ~ 5 minutes each group
- 4. Questions and Comments (10 min.)
- 5. Closing Remarks and Next Steps (5 min.)
 - Homework assignment ~ think about community vision

"My vision for the Hidden Hills Community is..."

• Visioning exercise, Visual Preference Survey (August)

Thursday, August 21, 2008 ~ 7 pm Berean Community Center

- 1. Welcome, Introductions and Agenda (5 min.)
- 2. Overlay Clarification (5 min.)
- 3. Steering Committee Presentation (10 min.)
- 4. SWOT Exercise Summary (10 min.)
- 5. Questions and Comments (10 min.)
- 6. Visioning Exercise 4 groups (30 min.)
 - Part A 15 min.
 - Part B 15 min.
- 7. Group presentations (20 min.) ~ 5 minutes each group
- 8. Closing Remarks and Next Steps (5 min.)
- 9. Questions and Comments (10 min.)

Wednesday, September 3, 2008 ~ 10 am until noon Wesley Chapel Library

- 1. Welcome and Introductions
- 2. Purpose of the Meeting
- 3. Study Background
- 4. What is an Overlay? / Goals
- 5. "Pros and Cons" of an Overlay
- 6. Community and County Roles and Responsibilities
- 7. Project Approach
- 8. Project Progress to Date
- 9. Tentative Tasks Remaining
- **10. Closing Remarks**
- **11. Questions and Comments**

Thursday, October 30, 2008 ~ 7pm to 9pm Crossroads Presbyterian Church

- I. Welcome, Introductions, and Agenda (5 min.)
- II. Community Vision & VPS Results (10 min.)
- III. Questions and Comments (10 min.)
- IV. Community Planning Exercises:
 - A. VPS Mapping Exercise (30 min.)
 - B. Goals and Strategies Exercises:
 - 1. Developing G&S (30 min.)
 - 2. G&S Mapping (30 min.)
- V. Closing Remarks and Next Steps (5 min.)
 - Next Meeting (11/13) results from VPS and G&S Exercises

Thursday, November 13, 2008 ~ 7pm to 9pm Crossroads Presbyterian Church

- I. Welcome, Introductions, and Agenda
- **II. Community Planning Exercise Results**
 - A) VPS Mapping
 - B) Goals and Strategies
 - 1) Strategy Development
 - 2) Strategy Mapping
- **III. Next Steps**
 - Next Meeting (Tentative 12/18) study draft
- **IV. Questions and Comments**

Appendix A-2: Public Input Community Meeting Sign in Sheets

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PHYLLIS FRIERSON	triezonda-jgn@bellsouth.com	1528 HYDDEN HILLS PKMY STONE MOUNTAIN, GA 30080

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HIDDEN HILLS OVERLAY STUDY COMMUNITY MEETING SIGN-IN SHEET DATE: SEPTEMBER 25, 2008



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	5287 Counister	Shinta 2088	4746 TERRATEGREE	1618 Golf Overlook 7/808-8073 Store Mon 30088	5383 Rockprings Rd Lithomic GA30038 770	HH PLWY	Hills 7 4 S. History	Address
	7/543-1155	7)593-9179	S	7/808-8073	2746 13A 016	3530	770-981-0838	Telephone Number
0	Deres Cours	andres, dello Q bereachersterdink or	1208/6016 26burton- Schotmaticen	Jafertsm@aol.co	Ionisitie & felleast	Mindspring - Com	mind spring, com	E-mail



			Nicole Blecherch	Name
			HH Resident	Neighborhood /Affiliation
			Sois Fourbrack Path	Address
				Telephone Number
			nolactar 110	E-mail

Appendix A-3: Public Input Community Meeting Summaries

HIDDEN HILLS OVERLAY MEETING NOTES

(Notes by Shawanna Q. Bowles and Tanya Hedgepeth) April 3rd, 2008

Attending:

(DeKalb County Staff) Arthur Duncan, Tanya Hedgepeth, Sidney Douse III, Cedric Hudson, Mekonnen Gessesse, Shawanna Q. Bowles, Nina Hall (Special Assistant to Commissioner Burrell Ellis, Jr.), and Jan Costello and other Members of Hidden Hills Homeowners Association.

The following is a summary of the notes/concerns from the Hidden Hills Homeowners Association about the Hidden Hills Overlay project.

What is the process of adopting the Hidden Hills Overlay? What is the Overlay timeframe?	The process includes: • Community Involvement • Inventory and Assessment • Data Analysis • Conceptual Plan • Draft Ordinance • Ordinance Adoption The estimated time frame is about 8 to
	12 months, it could be longer or shorter depending on the level of participation and findings, etc.
What is the definition of an overlay?	District Superimposed over Existing Zoning, which establishes standards to protect existing structures and guide new development and rehabilitation in the community. Some of the standards include design and architectural guidelines, building materials, size and location, heights and setbacks, among others.
Clarification on the progress of an entertainment center located at Covington Highway/Young Road/Miller Road	We are unaware of such a project. If you contact our offices we would be more than willing to look into that for you. We will have business cards available to you.
How will the existing businesses conform to the overlay	The properties would be "grandfathered," however; any additions or substantial changes would need to comply with the standards of the Overlay. This is something which needs to be stated in the ordinance.
What is a need assessment survey	It an examination of what things are and the way things should be in the community. You start by determining the current state and identifying the

	desired conditions.
Will there be any limitations on the Hidden Hills Overlay boundaries?	No, we will perform exercises at future meetings to help determine the boundaries of the Overlay. However, you do not want to make the area too large.
Outline the permitted uses for the Hidden Hills Overlay	This is something that will also be determined at future meetings. Some of these may include single family residences, small scale offices and retail uses in specified areas, etc.
Will the Hidden Hills Overlay be amended after adoption? • How? • When?	Perhaps, but this would be determined based on issues that may emerge from enforcement as well as something the community feels has not been addressed or is too strict, etc.
	This would be done as a text amendment to the Overlay ordinance and presented before the community council, planning commission, board of commissioners who have the authority to adopt the amendment.
Will there be tax breaks for existing businesses located in the overlay district?	Nothing is available through Planning and Development; there may be certain incentives available through the office of economic development or other entities.
What is the connection between the Hidden Hills Overly and the I-20 Overlay?	Location; they met at the intersection of Covington and Panola.
Next Steps	 The next steps include: Inventory and analysis Additional meetings Next meeting scheduled for May 15th, 2008 at Berean Community Center

HIDDEN HILLS OVERLAY MEETING NOTES

(Notes by Shawanna Q. Bowles and Tanya Hedgepeth) May 15th, 2008

Attending:

(DeKalb County Staff) Andrew Baker, Tanya Hedgepeth, Sidney Douse III, Mekonnen Gessesse, Shawanna Q. Bowles, Nina Hali (Special Assistant to Commissioner Burrell Ellis, Jr.), and Jan Costello and other Members of Hidden Hills Homeowners Association and surrounding neighborhoods.

The following is a summary of the notes/concerns from the Hidden Hills Homeowners Association about the Hidden Hills Overlay project.

Is the owner of the golf course private or public?	There is a private owner, the HH Civic Association has invited him to meetings, but he has yet to attend.
What are plans for the future development of the gold course?	As far as we know there are no "official" development plans, but we have been told by members of the community that there have been talks of building townhomes.
What can be done to prevent the owner from building townhomes?	Because the Golf Course is zoned RM- 100 he can construct townhomes on the property. However, there are some floodplain issues that will limit where townhomes can be constructed.
The Golf course is an eyesore, what can be done about it?	According to Ms. Bryce, there is a court order which states that the owner must keep the grass below 8," code enforcement has been notified.
Have any attempts been made to purchase the Golf Course?	The County's Greenspace program made an offer, but the owner wanted more than the County could afford.
There appears to be a conflict between the land use and zoning of the golf course, why is that?	The RM-100 zoning and greenspace land use designation do in fact conflict. However, the land use designation is for how the County would like areas to development in the future in accordance with the 2025 plan.
On the Overlay handout, it shows an I- 20/Panola Overlay; how will the HH Overlay be impacted by this?	The I-20 Overlay will be looked at and analyzed to ensure there are consistencies between the two.
What are the boundaries of the I-20 Overlay?	Off the tops of our heads we are not sure of the exact boundaries there is a map on our website or you van call our offices tomorrow and we will let

	you know exactly what they are.
Will the HH Overlay be independent of others?	Yes, it will be independent, but as stated they will be looked at to ensure there are no inconsistencies.
Are the boundaries set in stone? Can the boundaries be increased to include neighborhoods outside HH?	We would prefer not to, because most of the study will focus on the four activity centers on the map. However we can and will look into expanding them.
Why is the emphasis on the 4 corners of the boundary?	Given the current zoning and re- development opportunity most or the study area will remain residential; most redevelopment will occur in the four activity center areas.
Who will enforce the restrictions of the Overlay?	The county, there are certain procedures and checks and balances in place that occur when projects arise in Overlay Districts. On the reverse of the Overlay handout is the process outline.
Is a new name feasible for the Overlay?	Yes, this is something worth looking into since the Overlay will affect communities outside of the Hidden Hills subdivision. Perhaps this is a task for the steering committee.
Next Steps	The next steps include: • Steering Committee Meeting – May 21st • Visioning Session - June

HIDDEN HILLS OVERLAY MEETING NOTES (Notes by Tanya Hedgepeth) June 19, 2008

Attending:

(DeKalb County Staff) Patrick Ejike, Andrew Baker, Arthur Duncan, Cedric Hudson, Shawanna Q. Bowles, Mekonnen Gessesse, Commissioner May, Commissioner Stokes, Margaret Britton (Special Assistant to Commissioner Johnson), and Members of Hidden Hills Homeowners Association and surrounding neighborhoods.

There were four groups of community members, each groups was facilitated by the following County staff persons:

Group 1 - Andrew Baker Group 2 - Mekonnen Gessesse and Arthur Duncan Group 3 - Shawanna Bowles Group 4 - Cedric Hudson

Listed below is a summary from the Hidden Hills Community SWOT exercise:

Strengths

Group 1:

- People staying a long time (longevity)
- Lawn maintenance (for most part)
- Civic Association (active)
- DeKalb police force participation
- Location of fire station
- Affordable housing
- Commissioner Stokes
- Rep " Coach" Williams
- Diversity of Housing (not cookie cutter)
- Park like setting
- Location to I-285, I-20 and Stone Mountain
- Golf Course
- Schools (2 high school and middle school)
- Different Housing styles and design
- Green space
- Underground utilities
- Seclusion
- Reputation
- Various entry points (accessibility)

Group 2:

- Preserve trees, greenspace
- Publix shopping center "upkeep"
- Business center with mixed use options

- Area transportation (I-20, I-285, etc.)
- Accessibility/connectivity of road systems
- Architectural streetscape diversity (types of homes, condos, townhome design)
- Presence of high quality retail, harmonious architecture
- Traffic Control
- Convenience of schools
- Affordable housing

Group 3:

- MARTA
- Stonecrest
- Instate accessibility
- Trees
- Stone Mountain Park/ Village
- Library
- Housing
- Biffle Park
- Schools (comm. use)
- Senior center
- Wade Walker Park
- 140+ acre greenspace
- Airport
- Downtown Atlanta (close)
- Active Churches
- Art Center (Rainbow Drive)
- Art Station (Stone Mountain)
- GA Perimeter College
- Above average education
- Antioch Active Living Center

Group 4:

- Property Values
- Cooperative community HOA
- Accessibility to Expressways
- Diversity of Businesses (Kroger, Walgreens and Publix)
- Public transportation
- Library
- Park and recreation
- Diverse housing (Apts. and single family)
- Schools
- Greenspace, trees
- Underground utilities
- Lot space (size)

Weaknesses:

Group 1:

- Crime
- Foreclosures
- Rental Properties
- Lack of youth center
- Poor shopping
- Lack of maintenance of shopping centers
- Too many bars/ package stores
- Lack of good, sit down restaurants
- Decreasing housing values
- Tax too low, which may limit services
- Under utilization of Gold course
- Decreased community support for association
- Rental property owners not held accountable
- Lack of architectural controls in commercial corridors (i.e. Crab Shack)
- Medians not maintained
- Litter
- Too many dollar stores
- Too many street vendors
- Too many Car dealerships
- Too many Car wash businesses

Group 2:

- Surrounded by high traffic streets rush hour; Covington, Panola, S. Hairston, and Redan
- Street vendors at gas stations Covington, S. Hairston
- Loitering S. Hairston, Redan (parking lots); Covington, Young Road (Strip malls)
- Problem getting code enforcement and other public officials
- Crime
- Foreclosed homes
- Section 8 rentals
- Group homes
- Abandoned homes
- Homes for sale and not secured (break-ins)
- Disabled cars in driveways and streets
- Unenforced curfews for children
- Vacant retail space
- Haphazard building development
- Lack of architectural controls

Group 3

- Lack of police protection more police
- Community involvement
- Sidewalks
- Bike paths
- Nature trails
- Youth center

- Code enforcement
- More active people
- Ugly commercial area
- Nasty, dirty parking
- Tree ordinance not enforced
- Schools, community, socially
- Displacement (community school district)
- Speeders (in and out HH)
- Traffic control
- Lack of community center, fitness and general recreation
- Animal control (leash laws, barking)
- Upkeep of medians
- Curb side vendors
- Illegal signage
- Neighborhood appearance
- Litter (recycle more)
- Lack of investment in community
- Poor quality/ no planning involved
- Environment under threat
- Loss of trees
- Trash and debris (leaves) in sewer drains

Group 4

- Crime
- Lack of community concerns
- Dine in restaurants
- Too much low end retail
- Too many nail shops
- Too many dry cleaners
- Phase 9 of HH and S. Hairston needs home repairs
- Improved building standards for housing and commercial structures
- Too many auto repair shops
- No sidewalk peddlers
- No signs in median or side of roads
- Better police response and presence
- More recreation for youth
- Street sanitation is poor
- Medians need attention, mow grass more often

Opportunities

Group 1:

- Golf course restore
- Hotel (traffic?)
- Mixed Use
- Club House- become Coffee shop and mixed use
- Multi-purpose conference center
- Restaurant on greens
- Jazz, movies on the greens
- Dog park
- Update Kroger or a better grocery store
- Putt –Putt golf
- High quality restaurants
- Election season/year
- Health food store
- Shopping (more)
- Hospital related industries
- More mixed use, multi use
- Boarders
- Chuck-E Cheese
- Red Lobster
- Discovery Zone

Group 2:

- Need for affordable recreation community center, YMCA (Wade Walker Park Center)
- Improvement of existing parks (Biffle Park)
- Physical programs
- Family oriented activities
- Movies in the Park
- Gold course opportunity for greenspace; biking and waking trails
- Restore gold course (132 acres)
- Club House swim club
- Quality restaurants
- Police precinct (needed)
- Shopping plaza

Group 3

- Involve school system
- Construct school, recreation center together
- Redevelopment of golf course
- Bikeways
- Connection of parks
- Vacant commercial properties for development
- Economic education
- Continuing education at high schools
- Develop existing businesses
- Increase MARTA connectivity
- Upgrade golf course (HH, Snapfinger)
- Recreation
 - Tennis centers
 - Pools
 - Basketball Courts
 - Skateboard parks
 - Baseball

Skating

Group 4

- Parks improve recreation, with swimming, tennis, and other diverse activities
- Need YMCA, exercise and fitness
- Street sweeping
- Better landscaping and curb appeal
- Uniform signage for everything
- Clean all properties (no trash, rubble and debris)
- Conform to new Overlay codes
- Walkways and sidewalks or natural waking trails with lights and security
- Keep Greenspace and add trees
- Increase mixed use development like Edgewood and Atlantic Station
- Provide more employment within the community

Threats

Group 1:

- Unkempt businesses
- Gang Activity, Crime, Thefts
- Potential Redevelopment of Golf Course with incompatible Uses
- Idle teenagers
- Need more police protection
- Failing schools
- Resident apathy
- Not patronizing local businesses

Group 2:

- Too many nail salons, beauty supply and auto parts stores
- Inadequate/lack of code enforcement
- Vagrants, squatters
- Police precinct station (needed)
- Increased delinquent behavior
- Late night activities of youth
- Noise (boom boxes)
- Speeding (need speed bumps)
- Lack of police visibility

Group 3:

- Police (more trained, better pay)
- Crime (gangs)
- Section 8 housing
- Foreclosures
- Code enforcement
- Group homes

- School pressures
- Funding cuts
- Unsupervised youth
- Lack of shops (variety and quantity)
- More live, work, play development
- Better, cleaner medians
- Bus shelters
- Recycling center

Group 4

- Impending foreclosures
- Traffic increases
- Crime, due to untimely police response
- Decrease in property values
- Section 8 housing and group homes
- Vacant housing
- Apathetic residents
- Too many renters
- Apathy
- Lack of policing
- Increase in property values, but no viable value
- Lack of volunteers to build community
- Lack of interesting community
- Environment polluted
- No restrictions on speeding violators

Hidden Hills Community

SWOT EXERCISE 6/19/2008

SWOT		Group Comment Summary	ent Summary		
Category	Group 1	Group 2	Group 3	Group 4	Communes
Strengths	 Affordable Housing Diversity of Housing (not cookie cutter) Location to I-285, I-20 and Stone Mtn. Schools (2 high/ middle) Green space Various entry points (accessibility) 	 Preserve trees, green space Area transportation (1-20, 1-285, etc.) Accessibility streetscape diversity (types of homes, condos, townhome design) Convenience of schools Affordable housing 	 Interstate accessibility Trees Housing Schools (comm. use) 140+ acre green 	 Accessibility to expressways Diverse housing (apts./single- family) Schools Greenspace, trees 	 Affordable Housing Diverse Housing Interstate and Transportation Accessibilities Greenspace/Trees Schools
Weaknesses	 Foreclosures Rental properties Lack of youth center Lack of architectural controls in commercial 	 Street vendors at gas stations- Covington , S. Hairston Foreclosed homes Section 8 rentals Abandoned homes 	 Youth center Ugly commercial area Lack of community center, fitness and general recreation 	 Dine in restaurants Improved building standards for housing and commercial structures More recreation 	 Foreclosures Median Maintenance Lack of Community Centers Street vendors Architectural Controls (Commercial and Residential)

Hidden Hills Community

SWOT EXERCISE 6/19/2008

	Opportunities
corridors (i.e. Crab Shack) Medians not maintained • Too many street vendors	 Golf course- restore Mixed use Club house- become coffee shop and mixed use Jazz movies on the greens Update Kroger or a better grocery store Putt-Putt golf High quality restaurants Shopping (more) More mixed use, multi-use Chuck-e-cheese Red Lobster Discovery Zone
 Homes for sale and not secured (break-ins) Lack of architectural controls 	 Need for affordable recreation community center, YMCA (Wade Walker Park Center) Physical programs Movies in the Park Golf Course opportunity for green space; biking and walking trails Restore golf Club house-swim club Quality Shopping plaza
 Upkeep of medians Curb side vendors Neighborhood appearance Litter (recycle more) 	 Involve school system Redevelopment of golf course Bikeways Connection of parks Connection of parks Upgrade golf course (HH, Snapfinger) Recreation Tennis center, pools, basketball courts, skateboard parks, baseball, skating
for youth Street sanitation is poor Median need attention, mow grass more often 	 Parks-improve recreation, with swimming, tennis, and other diverse activities Need YMCA, exercise and fitness Walkways and fitness Walkways and fitness Walkways and fitness Increase and trails and lights and security Increase mixed use development like Edgewood and Atlantic Station
	 Golf Course Redevelopment Community/Recreation Centers Restaurants Shopping

Hidden Hills Community

SWOT EXERCISE 6/19/2008

Gang activity,	crime, theft	Idle teenagers	Need more	Threats protection	•	- 									
•		enforcement	police • Police precinct	station (needed)	ols • Increased	•	behavior	Late night	activities of youth	 Speeding (need 	speed bumps)	Lack of police			
Police (more	trained, better	pay)	 Crime (gangs) 	 Section 8 housing 	 Foreclosures 	Code enforcement	Cchool praceurae		Unisupervised	youur					
Impeding	toreclosures	 Traffic increases 	 Crime, due to 	untimely police	response	 Decrease in 	property value	 Section 8 housing 	and group homes	 Vacant housing 	 Too many renters 	 Lack of policing 	 No restrictions on 	speeding	l violations
Crime / Gangs	 Foreclosures 	 Lack of police presence 	Idle/ Unsupervised Youth	Code enforcement		6 illinaade									

Group Vision Elements:

Group 1

- Promote better quality of life
- Building trust with various institutions
- Compatible development
- Better property maintenance
- Adequate code enforcement
- Community mentorship in schools
- Encourage youth involvement

Group 2

- Increase home ownership
- Enhance greenspace
- Increase the presence of strong schools
- Increase law enforcement
- Create community pride
- Encourage/ promote high level of commercial development
- Develop youth programs and recreation facilities
- Restore existing sidewalks and street lighting
- Encourage cooperation between neighborhood associations

Group 3

- Uniform facilities
- Promote diverse and affordable housing
- Common streetscapes
- Maintain and improve quality of housing
- Prohibit Street vendors
- Promote upscale community development
- Restrict signage
- Promote timely police presence

Group 4

- Create secure environment
- Develop bike paths and walking trails
- Reduce and cap the amount of rental property
- Restrict the number of group homes
- Improve the quality of restaurants and retail outlets
- Create architectural controls to improve commercial development
- Limit the types and number of businesses in certain areas
- Reduce litter and improve aesthetics of receptacles
- Require trees and shrubs in streetscapes
- Increase recreational amenities and community centers
- Improve schools
- Preserve and enhance greenspace

Group Vision Statements:

Group 1

We are a community of many neighborhoods, seeking to promote a better quality of life for the entire community and greenspace enhancement.

Group 2

Our Vision is to create community pride and improve the quality of life through economic development, reduction of crime, residential enhancements and community involvement. This can be accomplished through increased law enforcement, greenspace, recreation facilities, youth programs, commercial development code enforcement and cooperation between neighborhood organizations.

Group 3

The Greater Hidden Hills area will be an aesthetically uniform, thriving sustained economic community, a diverse, family friendly community where citizens are welcomed and want to invest, live, work and play. The Greater Hidden Hills Overlay will promote the quality of life that will include common streetscapes, maintaining clean intersections, and improve the quality of current and future housing. The Hidden Hills area will continue to be a source of green space for DeKalb County. To maintain that, the greater Hidden Hills overlay will include, preservation of green space, promotion of responsible green development and lower the carbon footprint. The greater Hidden Hills area will form partnerships with the schools for children and the youth to participate in constructive activities.

Group 4

Our Vision for the Greater Hidden Hills Community is a secure environment that is well patrolled, well lit and that restricts group home and rental properties. It is a community that preserves the Golf Course and protects greenspace, preserves and plants tree developments, walking and bike trails as well as attractive streetscapes. The community will have attractive residential and commercial buildings and aesthetically pleasing uniform lighting, signage and streetscapes. Our Community will have excellent schools that are held accountable by the community to meet high standards and serve as active community centers.

Items for Consolidation:

Group 1:

We are a community of many neighborhoods, seeking to promote a better quality of life for the entire community and greenspace enhancement.

Group 2:

Our Vision is to create community pride and improve the quality of life through economic development, reduction of crime, residential enhancements and community involvement. This can be accomplished through increased law enforcement, greenspace, recreation facilities, youth programs, commercial development code enforcement and cooperation between neighborhood organizations.

Hidden Hills Visioning Exercise Summary – August 21, 2008

Group 3:

The Greater Hidden Hills area will be an aesthetically uniform, thriving sustained economic community, a diverse, family friendly community where citizens are welcomed and want to invest, live, work and play. The Greater Hidden Hills Overlay will promote the quality of life that will include common streetscapes, maintaining clean intersections, and improve the quality of current and future housing. The Hidden Hills area will continue to be a source of green space for DeKalb County. To maintain that, the greater Hidden Hills overlay will include, preservation of green space, promotion of responsible green development and lower the carbon footprint. The greater Hidden Hills area will form partnerships with the schools for children and the youth to participate in constructive activities.

Group 4:

Our Vision for the Greater Hidden Hills Community is a secure environment that is well patrolled, well lit and that restricts group home and rental properties. It is a community that preserves the Golf Course and protects greenspace, preserves and plants tree developments, walking and bike trails as well as attractive streetscapes. The community will have attractive residential and commercial buildings and aesthetically pleasing uniform lighting, signage and streetscapes. Our Community will have excellent schools that are held accountable by the community to meet high standards and serve as active community centers.

Consolidated Vision Statement (draft):

The Vision of the Greater Hills Community is an area comprised of many neighborhoods where all citizens are welcomed and want to invest, live, work and play. It is an aesthetically pleasing community with quality homes and accessible greenspace, dedicated recreational areas and easy access to thriving, pedestrian shopping areas all linked by tree lined, pedestrian connections, bike paths, and well lit roads.

The Greater Hidden Hills Community has excellent schools and recreational facilities with programmed youth activities. It has a secure and safe environment that is well patrolled with active law enforcement and constant code enforcement to help sustain a high quality life for all its citizens.

Part A - Visual Preference Survey (VPS) Mapping Exercise:

Using the results of the VPS and the stickers provided, identify areas (where possible) of change or preservation to occur (by means of the various categories):

				Location	ntion			
calegory		Group 1		Group 2		Group 3		Commonalities
	0	Young and	0	Hidden Hills	0	Redan and S.	0	None
		Covington – Hidden		Subdivision		Hairston		
		Chase	o	Panola Road and	0	Covington and		
				Panola Way		Miller Road		
Hesidential (H)					0	Covington and S.		
						Hairston		
					0	S. Hairston and		
						Fieldgreen		
	0	N/A	0	Young and Panola	0	Young and Panola	0	Young and Panola
			o	Panola and	0	HH Golf Course	0	Panola and
				Covington		and Club House		Covington
			0	Covington and	0	Panola and		
Density (D)				Young		Covington		
			0	S. Hairston and				
				Woodway Dr.				
			0	Redan and Mill				
				Lake				
	0	Redan and S.	0	Panola and	0	Young and Panola	0	HH Golf Course
		Hairston		Covington	0	HH Golf Course	0	Redan and S.
	0	Redan and Panola	0	Young and Panola		(Central and South)		Hairston
	0	Panola and	0	Covington and S.	0	Berean Church and	0	Redan and Panola
		Covington		Hairston		Community Center	0	Panola and
Building Height (H)	0	Covington and S.	0	HH Golf Course	0	Covington and		Covington
)		Hairston				Young	0	Covington and S.
	0	Biffle and Young			0	Redan and Panola		Hairston
	0	S. Hairston, S. of			0	Redan and S.	0	Young and Panola
		Quail Wood Drive				Hairston		
	0	S. Hairston and Big						

-

		Valley Boad						
	C	Young and Panola						
		Hidden Hills Club						
)	House						
	0	Redan and S.	0	Redan and S.	0	Redan and S.	0	Redan and S.
		Hairston		Hairston		Hairston		Hairston
	0	Redan and Panola	0	Redan and Panola	0	Redan and Panola	0	Redan and Panola
	0	Panola and	0	Panola and	0	Panola and	0	Panola and
Retail Areas (C)	-	Covington		Covington		Covington		Covington
•	0	Covington and S.	0	Covington and S.	0	Covington and S.	0	Covington and S.
		Hairston		Hairston		Hairston		Hairston
		-			0	Covington and		
						Young		
	0	Redan and S.	0	Panola and	0	Covington and	0	Redan and S.
		Hairston		Covington		Young		Hairston
	0	Redan and Panola	0	Young and Panola	0	Redan and S.	0	Redan and Panola
	0	Panola and	0	Young and		Hairston	0	Panola and
Office (O)		Covington		Covington	0	Redan and Panola		Covington
	0	Covington and S.	0	Redan and S.			0	Young and Panola
		Hairston		Hairston			0	Young and
	0	Young and Panola	0	HH Golf Club				Covington
)		House				
	0	Redan	0	Redan	0	Redan	0	Redan
	0	Panola	0	Panola	0	Covington	0	Covington
	0	Covington	0	Covington			0	Panola
	0	S. Hairston	0	S. Hairston			0	S. Hairston
Streetscapes (S)	0	Young	0	Woodway Dr			0	Biffle
	0	Biffle	0	Biffle			0	Fieldgreen
	0	Fieldgreen	0	Fieldgreen				
	0	Hidden Hills Pkwv		I				
)							
	0	Redan near Mill	0	Covington and S.	0	Young and	0	Redan near Mill
		Lake (Forest/		Hairston (HHGC)		Covington (Forest/		Lake (Forest/
Lublic Open space (4)		Undeveloped)	0	HHGC & Club		Undeveloped)		Undeveloped)
	0	Redan and Redan		House	0	HH Golf Course	0	Redan and Redan
	•							

		Trail	c	Redan near Mill	c	Biffle Park	Trail	
	0	HH Golf Course)	Lake (Forest/	0	Barbashela Creek	 Young and 	pu
	0	Panola and Young		Undeveloped)		(HH)	Covingt	Covington (Forest/
		(Forest/	0	Barbashela Creek	0	Redan and Redan	Undeveloped)	opéd)
		Úndeveloped) – 2		(HH)		Trail	 HH Golf 	HH Golf Course
		sites						
	0	Panola and						
		Covington (Forest/						
		Undeveloped)						
	0	Young and						
		Covington (Forest/						
		Undeveloped)						
	0	Crossroads Church	0	Covington and	0	Covington and S.	o Panola	Panola and Young
	0	Panola and Young		Hidden Creek Drive		Hairston	 Covington and 	on and
				Noung	0	Covington and	Hidden Creek	Creek
				(commercial		Hidden Creek	 Redan and S. 	and S.
rarking (r)				center)	0	Panola and Young	Hairston	
			0	Redan and S.	0	Panola and Redan		•
				Hairston	0	Redan and S.		
						Hairston		
	0	Redan and S.	0	Redan and S.	0	Redan and S.	 Redan and S. 	tnd S.
		Hairston		Hairston		Hairston	Hairston	
	0	Redan and Panola	0	Panola and	0	Redan and Panola	o Redan a	Redan and Panola
	0	Panola and		Covington	0	Panola and	 Panola and 	and
		Covington	0	Covington and S.		Covington	Covington	n
	0	Covington and S.		Hairston	0	Covington and S.	 Covingt 	Covington and S.
(<u>T</u>)		Hairston	0	Panola and Young		Hairston	Hairston	
signage (1)	0	Panola and Young		•	0	Young and Biffle	o Panola	Panola and Young
		1			0	S. Hairston and		
						Woodway		
					0	S. Hairston and		
						Fieldgreen		
					0	Panola and Biffle		

Street Furniture (F)	0	Redan and Elderidge	0 0 0 0 0	Covington and Hidden Creek Drive Covington and S. Hairston S. Hairston and Woodway Dr. HH Golf Course Redan and Fieldgreen	0 0	Redan and S. Hairston Redan and Panola	0 0 0	Redan Covington S. Hairston
Pedestrian Lighting (L)	0 0 0 0 0 0 0	Lake Circle Lake Circle Redan and Perry Way Biffle Park Redan and S. Hairston Panola and	0 0 0 0 0	Covingion and Hidden Creek Drive S. Hairston and Woodway Dr. S. Hairston and Fieldgreen Redan and S. Hairston		Fanoia and Covington and Young Covington and S. Hairston S. Hairston and Big Valley S. Hairston and	0 0 0 0 0	Hairston Hairston Redan and Panola Panola and Covington Mairston S. Hairston and Fieldgreen
	0	Covington Covington and S. Hairston	0 0	Planola and Panola Panola and Young	0 0 0 0	Redan and S. Hairston and Fieldgreen Redan and S. Hairston Redan and Panola Redan and Martin		

Part B – Goals and Strategies Exercises:

1) Using the Goals provided, list several strategies to achieve them.

Group 1 Group 1 o Establish police o isubstation at Redan Budget for more and S. Hairston and o Covington and community Voung o interactions (Main o o Community o Neighborhood Watch o Neighborhood Watch o Neighborhood Watch o Community o Community o Community o Community o Interactions (Main o Closed Circuit o Closed Circuit o Closed Circuit o Closed Circuit o Interactions and interactions (Main neighborhood watch o Improve and/or neighborhood watch o Closed Circuit c Closed Circuit c Interactions and entrances and exits) c entrances and exits) c entrances and exits) c fmonitoring c entrances and exits) c fmonitoring c entrances and exits)					Strategies	gie	6		
o Relationship with precinct o Establish police o increase the County o o Precinct and S. Hairston and o community o o o Increase Taxes Voung o install more lights o o Neighborhood o Install more lights o o o Neighborhood o Install more lights o o o Security cameras Neighborhood o Install more lights o o Staff precinct Neighborhood o Install more lights o Security and o Staff precinct Neighborhood watch o o Security and o Staff precinct Neighborhoods o Install more lights o Security and o Staff precinct Neighborhoods o Install more lights o Security and o Staff precinct Neighborhoods o Install more lights o Security and o Staff precinct Neighborhoods o Install more lights<	2021		Group 1		-			Commonalities	S
c Precinct substation at Redan Budget for more substation and increase Taxes community o Police Residence and S. Hairston and increase Taxes community o Neighborhood o Install more lights o Security cameras Neighborhood o interactions Streate organization o o Staff precinct Neighborhoods) o Security and o Streate o o Staff precinct Neighborhoods) o Security and o Interactions and organization o o Closed Circuit o Install areas should, interactions and organization o o Closed Circuit o Install areas should, increase security o o Paral areas should, increase security o Retail areas should, increase security o o Ounglified teachers o Retail areas should, increase security o o Paral Noodnidge increase security <t< td=""><td></td><td>0</td><td>Relationship with</td><td>_</td><td>stablish police</td><td>0</td><td>Increase the County</td><td> Establish police </td><td></td></t<>		0	Relationship with	_	stablish police	0	Increase the County	 Establish police 	
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o Increase Funding Covington and Neighborhood Community o Increase Funding Young Neighborhood o o Neighborhood o Neighborhood o Install more lights watch o Create o Create o Improve and/or o watch o Lighting Neighborhood o Improve and/or o o Security and o Staff precinct Neighborhoods o Improve and/or o Staff precinct Neighborhoods Neighborhoods o Improve and/or o Security and o Staff precinct Neighborhoods o Improve and/or o Neighborhoods Closed Circuit cameras at major organization o organization o Neighborhoods Television Intersections and organization o organization o Neighborhoods Television Intersections and organization organization o o Neighborhoods Closed Circuit Closed Circuit<		0	Police Residence	ଅ	nd S. Hairston and	-	officers in the	 Create 	
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o Retail areas should, increase security o Qualified teachers o PTA o PTA o Truancy reduction o Truancy reduction o Adult presence o Adult presence o Adult presence o Peer mentoring o Better relationship o Better relationship o Better relationship						0	Enforce teen curfews		
o Qualified teachers o Redan High and o Garner more community o PTA volunteers o More teachers o Ounteers o Truancy reduction o More teachers o Improved facilities o o Truancy reduction o Make schools more o Improved facilities o o Adult presence accessible during the involvement o Improved facilities o o Peer mentoring o More community use o Improved facilities o o Better relationship o Schools needs to be o Enforce/establish a o						0	Retail areas should,		
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o Qualified teachers o Redan High and volunteers o o PTA Woodridge o More teachers o o Truancy reduction o Make schools more o Improved facilities o o Adult presence accessible during the involvement o o o Peer mentoring downtime (after o More community use o o Better relationship o Schools needs to be o Enforce/establish a o							community		
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 Adult presence accessible during the involvement Peer mentoring downtime (after o More community use programs school and summer) available Better relationship o Schools needs to be o Enforce/establish a o brance code 		0			lake schools more	0	ncrease	 Increase the 	
 Peer mentoring downtime (after o More community use programs school and summer) available Better relationship o Schools needs to be o Enforce/establish a o barroot/conserved mentors code 		0	Adult presence	g	ccessible during the		involvement	involvement of	
programs school and summer) available Better relationship o Schools needs to be o Enforce/establish a o	Improve Schools	0	Peer mentoring	σ	owntime (after	0	More community use	parents and the	•
Better relationship o Schools needs to be o Enforce/establish a o			programs	Ø.	chool and summer)		available	community	
and avanded new drees code		0	Better relationship		chools needs to be	0	Enforce/establish a	-	hips
			between schools	0	enlarged/expanded		new dress code	with the business	ŝ

	· · · · · · · · · · · · · · · · · · ·	
community Increase funding to improve and expand facilities		 Draft and adopt an Overlay district ordinance that will include architectural standards create landscaping requirements Develop uniform signage Implement lighting
0	0 0 0 0	0 0 0 0
More business partnerships with schools	County purchase available Greenspace in HH (Chapman's Redan Nature Center) Commitment from BOC to purchase greenspace in residential community Maintain existing greenspace Tree ordinance should state no clear cutting of trees (if not already) Add walking trails Environmental education Community garden	Sidewalks throughout the neighborhoods Greener parking lots Increase standards for exterior development for commercial and mixed use
0	0 0 0 0 0 0	0 00 0
 Involve schools in use of golf course and tennis courts 	 Find investors to keep the golf course HOA should create alternative sources of income to fund the development of the golf course 	 Proper signage Proper Streetscapes Overlay district
and the development community	 Golf course Bike/Walking trails - connectivity to uses (retail and home, etc.) Lighting Amenities Active amenities younger populations 	 Lighting Overlay Landscaping requirements
	Preserve and Enhance Greenspace	Develop Architectural Guidelines

					0	friendly materials Consistency with lights, design and	Lec	requirements.
					0	streetscapes Underground utilities fro new		
					0	developments More attractive		
						traffic lights		
	0	Phone	0	Implementing local	0	Modify how reports	لل ه	Improve the
		responsiveness		code enforcement		created	cus	customer service
	0	Customer Service		within the overlay	0	Allow responses by	pro	process of
		system	0	Improve signage		e-mail (web)	COL	complaints and
		improvements		with cost allotment	0	More timely	inq	inquiries
	0	Timeliness				turnaround	o Drã	Draft and adopt an
Enforcement	0	Violations (time			0	In-depth department	ð	Overlay ordinance
		span for correction			0	Amend the code to	tha	that will address
		too long)				state all shopping	000	code enforcement
	0	Public Education				carts to be locked	o Im o	Implement policies
		(codes, rules,					tha	that will shorten the
		process)					COL	compliance time for
							viol	violators.
	0	Pools/Outdoor	0	Determine areas	0	Partnerships with	o De	Development joint
		Sports for Public		populated with		schools	par	partnerships with
	0	Churches fill some		younger population	0	Create YMCA	are	area schools for
		needs	0	Determine areas	0	Redevelop current	COL	community use
	0	Improve		populated with		vacant shopping	o Wo	Work with areas
Create Decreation and		Accessibility to		senior population		areas for use as CC	cht	churches in the use
		large center	0	Continue to	0	Establish longer	off	of facilities and
	0	User friendly/cover		explore options for		hours for use of	de∖	development of new
		more age groups		funding to		community rooms at	cer	centers
				revitalize the HH		libraries	o Inci	Increase funding for
				Country Club and	0	Create a dog park	cor	community facilities
				Golf Course	0	Youth	anc	and services
							e EX	Extend library hours

for meeting room usage o Development new facilities to meets the needs of the elderly and young	 Improve the code enforcement regulations to boost commercial areas Develop architectural standards Identify areas for commercial development and redevelopment 	 Create neighborhood coalitions and committees Extend library hours for meeting room usage Establish a relationship and network with local churches
	 Community and Econ Dev. Depts. along with Chamber of Commerce to promote are area Incubators for businesses and share staff resources 	 Create townships and allow funds to be used for streetscapes and landscapes etc. Network with local churches Create longer library hours
	 Target 3 to 5 specific commercial needs in the area Have a forum to invite existing and new developers to address concerns (i.e. parking lot) 	 o Create a communications committee (PR) that will use mailers and newsletters for massive outreach o Define specific communities within the study area and non-participants o Mandatory combined association meetings
	• •	
	Planning Institutional/Comm ercial Dev – neighborhood impract accessibility lmprove up keep/occupancy of strip centers Overlay architectural standards Code enforcement	OA/neighborhood coalitions HOA/neighborhood coalition cooperation on dev/public safety
	00 0 0 0	0 0
	Develop and Redevelop Commercial Areas	Promote Community Involvement and Cooperation

Given the goals stated and the stickers provided, indicate on the maps provided where you would like to see changes occur (there may be overlaps from the VPS exercise):

	_			Locations	tions			
GOAL		Group 1		Group2		Group 3		Commonalities
	0	Redan and S.	0	Covington and	0	Redan and S.	0	Redan and S.
		Hairston		Young		Hairston		Hairston
	0	Redan and Panola	0	S. Hairston and	0	Redan and Panola	0	Redan and Panola
	0	Panola and		Woodway Dr	0	Panola and	0	Panola and
		Covington	0	HH Golf Course		Covington		Covington
	0	Covington and S.	0	HH Subdivisions	0	Covington and S.	0	Covington and S.
		Hairston	0	Panola and Young		Hairston		Hairston
	0	HH Golf Course	0	Redan and Panola	0	Redan and	0	HH Golf Course
Increase Security and	0	Biffle Park	0	Redan and S.		Fieldgreen (Redan	0	Redan High
Police Presence (Red)	0	Tree Hills Pkwy		Hairston		High)	0	Covington and
	0	Redan High	0	S. Hairston and	0	Miller Grove Middle		Young
	0	Panola Way School		Fieldgreen	0	Redan and Mill	0	Panola and Young
	0	Biffle and Hidden				Lake		
		Meadow			0	Panola and Young		
	0	Parkwest Lane and			0	Covington and		
		Bayside Court				Young		
					0	HH Subdivisions		
					0	HH Golf Course		
	0	Redan High	0	Miller Grove Middle	0	Miller Grove Middle	0	Miller Grove Middle
Improve Schools	0	Panola Way	0	Redan High	0	Redan High	0	Redan High
(Yellow)	0		0	Woodridge	0	Bethune Middle		
	0	Redan School						
	0	HH Golf Course	0	HH Golf Course	0	HH Golf Course	0	HH Golf Course
	0	Panola and Young			0	Barbashela Creek	0	Young and
Drecente and Enhance		(Forest/				(HH)		Covington (Forest/
Gronenson (Date		Undeveloped)			0	Snapfinger Creek		Undeveloped)
Groon)	0	Panola and			0	Young and	о	Redan and Redan
		Covington (Forest/				Covington (Forest/		Trail
		Undeveloped)				Undeveloped)		
	0	Young and			٥	Hedan and Hedan		

	0	Covington (Forest/ Undeveloped) Redan near Mill				Trail			
		Lake (Forest/ Undeveloped)							
	0	Crossroad Church							
		(Forest/							
		Undeveloped)							
	0	Berean/Bell Circle							
		(Forest/							_
		Undeveloped)							
	0	Redan and Redan Trail							
	0	Redan and S.	0	Panola and	0	Panola and	0	Redan and S.	1
	I	Hairston		Covington		Covington		Hairston	
	0	Redan and Panola	0	Young and Panola	0	Covington and	0	Redan and Panola	
	0	Panola and	0	Young and		Young	0	Panola and	
		Covington		Covington	0	Covington and S.		Covington	
	0	Covington and S.	0	Covington and S.		Hairston	0	Covington and S.	
Develop Architectural		Hairston		Hairston	0	S. Hairston and		Hairston	
Guidelines (Blue)	0	Young and Panola	0	Redan and S.		Woodway	0	Young and Panola	
		(Commercial		Hairston	o	Redan and S.	0	Covington and	
		Center)	0	Redan and Panola		Hairston		Young	
	0		0	S. Hairston and	0	Redan and Panola	0	S. Hairston and	
		Woodway Dr		Manly Ct	0	Panola and Young		Woodway	
		(Commercial			0	HH Golf Club House			
	c	Redan and S.	0	Hidden Hills	0	Hidden Hills	0	Redan and S.	T
)	Hairston		Subdivisions		Subdivisions		Hairston	
	0	Redan and Panola	0	S. Hairston and	0	Redan and S.	0	Covington and S.	
Increase Code	0	Panola and		Covington		Hairston		Hairston	
Enforcement (Orange)		Covington	0	Redan and S.	0	Redan and Redan	0	Hidden Hills	
•	0	Covington and S.		Hairston		Way		Subdivisions	
		Hairston	0	Apts. along S.					
	0	Young and Panola		Hairston			1		

	c	Biffle Park						
	о 	Club House and						
	0	Hidden Hills						
	1	Subdivisions						
	0	S. Hairston and	0	Panola and Young	o	Covington and	0	Redan and S.
		Manly Court	0	Covington and		Miller		Hairston
	0	S. Hairston and		Young	0	HHGC (Central and	0	Redan and Mill
		Redan	0	S. Hairston and Big		Southern)		Lake
	0	Redan and Mill		Valley Rd	0	S. Hairston and	0	HH Golf Club
		Lake	0	S. Hairston and		Redan		House
(Mealum Green)	0	Golf Course Club		White Oak Trail	0	Fieldgreen and		
		House	0	Redan and Mill		Golfbrook		
				Lake	0	Young and Hidden		
			0	HH Club House		Way		
	0	Redan and S.	0	Panola and	0	Covington and	0	Redan and S.
		Hairston		Covington		Hidden Creek		Hairston
	0	Redan and Panola	0	Covington and Park	0	S. Hairston and	0	Redan and Panola
	0	Panola and		Central Blvd		Manley	0	Panola and
		Covington	0	Covington and	0	Redan and S.		Covington
	0	Covington and S.		Young		Hairston	0	S. Hairston and
		Hairston	0	Covington and S.	0	Redan and Panola		Manley
	0	Young and Panola		Hairston	0	Panola and	0	Covington and S.
	0	Golf Course Club	0	Redan and S.		Covington		Hairston
(Light Green)		House		Hairston	0	Covington and S.	0	Young and Panola
	0	Redan and Redan	0	Redan and Panola		Hairston		
		Trail	0	Young and Panola				-
			0	S. Hairston and				
				Woodway Dr.				
			0	S. Hairston and				
				Manly Ct				
	0	N/A	0	Redan High	o	Panola Way School	0	Redan High
			0	HH Subdivisions	0	Redan High	0	Miller Grove Middle
Involvement and Conservation (Pink)			0	Miller Grove Middle	0	Miller Grove Middle		
			0	Covington and S.	0	Bethune Middle		

Γ

 Woodbridge School 	Berean Church and	Community Center		Young Hidden)	Chase)		Crossroads	Presbyterian		House	Redan and Redan	Way
0	0		0			0	0		0		0	
Hairston	 Redan and Redan 	Ū	o S. Hairston and	Woodway Dr.								

Appendix A-4: Public Input PowerPoint Presentations





Rules of Conduct "Meeting Pleases"

- Turn cell phones off/vibrate
- Have a positive attitude
- Be courteous when others are speaking
- Limit side conversations
- Save questions to the end
- Take turns asking question

Hidden Hills Overlay District

History of Overlay Conception

- Community Driven
- Years of Discussion and Study
- County Contacted
- County Support and Assistant









Protect Existing Neighborhoods

 Encourage New Commercial and Residential Development

Goals of the Overlay

 Enhance Existing and Create New Economic Opportunitie



Hidden Hills Overlay District Community Roles and Responsibilities Organize and Attend Community Meetings

- Establish Steering Committee and Stakeholders
- Create a Vision for the Community
- Provide Valuable Input and Support
- Circulate and Share Information
- Improve Project Quality/Legitimacy

Hidden Hills Overlay District

- County Roles and Responsibilities
- Manage Project Processes
- Provide Data and Information
- Facilitate Meetings
- Respond to Public Input
- Recognize the Advantages and Limitations of the Process
- Draft the Boundary Map & Overlay Ordinance

Hidden Hills Overlay District

- Project Approach
- Community Involvement
- Inventory and Assessment
- Data Analysis
- Conceptual Plan
- Draft Ordinance
- Ordinance Adoption













Welcome and Introductions

- Hidden Hills Civic Association
- DeKalb County Planning and Development

Hidden Hills Overlay District

Rules of Conduct:

- Turn cell phones off/vibrate
- Have a positive attitude



- Be courteous when others are speaking
- Save questions to the end
- Take turns asking questions



Hidden Hills Overlay District

Recap of April 3rd Kick Off Meeting:

- History of Overlay Conception
- What an Overlay is/isn't
- Goals of Overlay
- Roles and Responsibilities
- Project Approach
- Questions and Answers





Hidden Hills Overlay District Demographics:

Population & Households

- Age
- Race and Ethnicity
- Educational Attainment
- Income
- 1. Constant
- Housing



		Hidd	en Hil	ls Ove	rlay	Dist
	Hidden Hills 1990	Hidden Hills 2000	Hidden Hills 2007	Dekalb 1990	Dekalb 2000	Dekalb 2007
Total Population	11 727	14 949	14,452	545,840	665,865	684,936
Total Households	4.312	5.372	5 426	208,691	249,339	268,113
S Female	52.3%	53.2%	52.9%	52.1%	51.5%	51.25
Male	47 7%	45.8%	47,1%	47.9%	48.5%	46.7%
Age 0 to 19	30 5%	32 3%	32.5%	25.8%	27,5%	27.8%
Age 20 to 64	66 8%	64 5%	63.8%	54.7%	64.5%	63.5%
Age 65 and Above	2.6%	3.2%	3.8%	8.5%	8.0%	8.7%
Median Age	29.8	31 1	33 6	31.9	32 4	35 2

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Hidden Hills Tarst Donato 70 1Ab	- 061 245 900	1 5 20 3 4 3 6 4 3	2 554 431 813	Distance















Existing Conditions

- Existing Land Use
- Future Land Use/Comp Plan Analysis
- Zoning
- Transportation







Hidden Hills Overlay District Land Use/Comprehensive Plan Analysis Institutional Commercial Redevelopment Corridor Ight Industrial

Hidden Hills Overlay District

Existing Conditions:

- Commercial/Retail Services
- Golf Course/Club House
- Stream Buffers
- Gateways
- other



	Hidden Hills Overlay District
Zoning	(multi family and other)
RM-100	Allow 12 units per acre; multifamily, single family detached/attached and supportive living units.
R-CD	Residential Community Development (Repealed); no property can be re-zoned to this district
C-1	Local Commercial – allows retail shopping and services; serve the needs of groups of neighborhoods, as well as shopping centers
NS	Neighbothood Shooping – allows shopping activities, as well as services and office uses designed for the convenience of the immediate neighborhood area.
0-I	Office Institutional - allows for lower intensity offices, institutions, and health service activities where building heights are two stories or less.

Hidden Hills Overlay District

Zoning (Single/Multi Family Residential)

Allow for 4.3 units per acre lot sizes of 10,000 sq. ft.
Allow for 3.5 units per acre lot sizes of 12,000 sq. ft.
Allow for 2.8 units per acre lot sizes of 15,000 sq. ft.
Intent to provide for infill development with densities of up to 5 per units per acre; allow both single-family detached housing and single-family attached housing
Intent to provide for infill development with densities of up to 8 per units per acre; allow both single-family detached housing and single-family attached housing

Hidden Hills Overlay District

17 2

Transportation

- Congestion
- Designated Truck
 Routes
- Average Annual Daily Traffic
 Projected
- Transportation Improvement Projects





Closing Remarks and Next Steps

- Steering Committee Meeting
- SWOT Exercise/Analysis
- Vision/Mission Statement



Hidden Hills Overlay District

Questions and Comments



The Hidden Hills Community Overlay District SWOT Analysis

STRENGTHS

Examples:

- Visual appearance of neighborhoods
- Facilities and services

WEAKNESSES

Examples: • Some homes in disrepair • Lack of community

involvement

OPPORTUNITIES Examples:

- Neighborhood activity center designations
- Re-development

THREATS

Examples: • Impending foreclosures • Traffic

Community Meeting August 21st ~ 7 pm Berean Community Center



Hidden Hills Overlay Study

Welcome and Meeting Agenda

- Hidden Hills Civic Association
- DeKalb County Planning and Development Department

Hidden Hills Overlay Study

What an Overlay is:

- District Superimposed over Existing Zoning
- Tool for Growth and Development
- Typically include standards for signage, building materials, landscaping and uses, etc.

Hidden Hills Overlay Study

What an Overlay is not:

- New Zoning
- Part of the Rezoning Process
- Method for "Land Taking"
- A cure for all development issues





SWOT Exercise Summary/ Commonalities Strengths:

- Affordable Housing
- Diverse Housing
- Transportation
 Accessibility
- Greenspace/Trees
- Schools

Hidden Hills Overlay Study

Weaknesses:

- Foreclosures
- Median Maintenance
- Lack of Community
- Centers
- Street Vendors
- Architectural Controls



Hidden Hills Overlay Study

Hidden Hills Overlay Study

Questions and Comments

Opportunities:

- Golf Course Redevelopment
- Community/Recreation
- Centers
- Recreation Areas
- Restaurants
- Shopping



Hidden Hills Overlay Study

Threats:

- Crime / Gangs
- Foreclosures
- Lack of Police
 Presence
- Unsupervised
 Youth
- Code enforcement
 - Speeding





Visioning Exercise – Part A

Given the "commonalities" derived from the SWOT analysis, identify key vision elements using action words. Examples:

- Promote Redevelopment
- Develop a Community Center
- Foster Community Involvement
- Reduce Crime

Visioning Exercise – Part B

Using your vision elements develop a preliminary vision statement for the community. * Note - It is not necessary to use them all, just those considered most important!

"Our Vision for the Greater Hidden Hills Community is..."

Hidden Hills Overlay Study

Next Steps

- Finalizing the Vision Statement
- Visual Preference Survey

Closing Remarks and Questions





Non-Residential Property Owners Meeting September 3rd 10 AM Wesley Chapel Library



Hidden Hills Overlay Study

Welcome and Introductions

- DeKalb Planning and Development
- Steering Committee

Meeting Purpose:

- Discussion with Non-Residential Land Owners
- Progress to Date
- Questions and Comments

Hidden Hills Overlay Study

Study Background:

Community Driven

Years of Discussion and Study

County Contacted

· County Support and Assistance



Hidden Hills Overlay Study

What is an Overlay?

- District Superimposed over Existing Zoning
- Tool for Growth and Development
- Typically include Standards for Usage, Signage, Building Materials, and Landscaping, etc.

Hidden Hills Overlay Study

Goals of the Overlay:

- Protect Existing Neighborhoods
- Encourage New Commercial and Residential Development
- Enhance Existing and Create New Economic Opportunities

Hidden Hills Overlay Study

"Pros" of the Overlay:

- Not Part of the Rezoning Process
- Protects Property Owner Interests
- Higher Standards for Future Development
- Capital Investment by Businesses
- Pedestrian Friendly Environments sense of place

"Cons" of the Overlay:

- Community Involvement (upfront)
- Require Consistency Review prior to LDP
 issuance
- Land Use, Size, and Structure Type Restrictions
- Additional expenditures due to design
 guidelines

<section-header>

Hidden Hills Overlay Study

Community Roles and Responsibilities:

- Organize and Attend Community Meetings
- Establish Steering Committee and Stakeholders
- Create a Vision for the Community
- Provide Valuable Input and Support
- Circulate and Share Information
- Improve Project Quality/Legitimacy

Hidden Hills Overlay Study

County Roles and Responsibilities:

- Manage Project Processes
- Provide Data and Information
- Facilitate Meetings
- Respond to Public Input
- Recognize Advantages and Limitations of the Process
- Draft Boundary Map & Overlay Ordinance

Hidden Hills Overlay Study

Project Approach:

- Community Involvement
- Inventory and Assessment
- Data Analysis
- Conceptual Plan
- Draft Ordinance
- Ordinance Adoption



Hidden Hills Overlay Study

Project Progress to Date:

- 6 Meetings Community (4) and Steering Committee (2)
- Existing Conditions Inventory
- Steering Committee Format
- Study Area Name & Boundaries
- SWOT Exercise
- Visioning Exercise
Hidden Hills Overlay Study

Tentative Tasks Remaining:

- Completing the Community Vision
- Visual Preference Survey
- Community Planning Exercise
- Market Study
- Finalizing Study/Overlay District

Hidden Hills Overlay Study

Closing Remarks...

Questions and Comments ?



















































Strategic Planning Exercise Part A: Visual Preference Survey (VPS) Mapping Exercise: Using the results of the VPS and the stickers provided, identify areas (where possible) of change or preservation occur (by means of the various categories): Examples: • Where would you like to see single family residences (preserved or new)? • What areas are in need of streetscaping?

	/PS Mapping	ENGIGIOG
	Categories	Sticker Letter
	Residential	R
	Density	D
	Building Height	Н
	Retall Areas	С
200	Office	0
	Streetscapes	S
14	Public/Open Space	Q
	Parking	Р
1	Signage	Т
	Street Furniture	F
13	Pedestrian Lighting	L









The star	Goal	Sticker Color
	Increase Security/Police Presence	Red
-	Improve Schools	Yellow
	Preserve/Enhance Greenspace	Dark Green
	Develop Architectural Guidelines	Blue
	Increase Code Enforcement	Orange
	Create Recreation/Community Centers	Medium Green
	Develop/Redevelop Commercial Areas	al an



Greater Hidden Hills Community Overlay Study

Community Meeting

November 13th ~ 7 pm Crossroads Presbyterian Church



Greater Hidden Hills Community Overlay Study

Welcome and Meeting Agenda

 Hidden Hills Civic Association
 DeKalb County Planning and Development Department

Greater Hidden Hills Community Overlay Study

October 30th Meeting

- VPS Results
- Community Planning Exercise

Community Planning Exercise

Part A - Visual Preference Survey (VPS) Mapping Exercise:

Using the results of the VPS and the stickers provided, identify areas (where possible) of change or preservation to occur (by means of the various categories)

Community Planning Exercise

VPS Mapping - Commonalities (See handout pp.1-2)

- Residential (R)
- Density (D)
- Building Height (H)
- Retail Areas (C)
- Office (O)
- Streetscapes (S)







• Pedestrian Lighting (L)



Community Planning Exercise

Strategies - Commonalities (See handout pp. 5-6)

- Increase Security and Police
 Presence
- Improve Schools
- Preserve and Enhance Greenspace
- Develop Architectural Guidelines



Community Planning Exercise

Strategies - Commonalities (See handout pp. 7-8)

- Increase Code Enforcement
- Create Recreation and Community Centers
- Develop and Redevelop Commercial Areas
- Promote Community Involvement and Cooperation

Community Planning Exercise

Part B – Goals and Strategies Exercises:

2) Given the goals stated and the stickers provided, indicate on the maps provided where you would like to see changes occur (there may be overlaps from the VPS exercise)

Community Planning Exercise

Strategy Mapping -Commonalities (See handout pp. 9-10)

- Increase Security and Police
 Presence (Red)
- Improve Schools (Yellow)
- Preserve and Enhance Greenspace
- Develop Architectural Guidelines (Blue)



Community Planning Exercise

Strategies - Commonalities (See handout pp. 10-12)

- Increase Code Enforcement (Orange)
- Create Recreation and Community Centers
- Develop and Redevelop Commercial Areas (Light Green)
- Promote Community Involvement and Cooperation (Pink)

Hidden Hills Overlay Study

Next Steps

- 1. Study Draft (December)
- 2. Final Draft (January)
- 3. Overlay Draft (TBD)



Hidden Hills Overlay Study

Closing Remarks and Questions



Appendix B: Market Study Data

- 1. Business Demographics
 - ♦ Data List
 - International Businesses
 - Domestic Businesses
 - Public Businesses
 - Private Businesses
 - Property Owners
 - ✦ Renters
- 2. Housing Demographics
 - + 2000 US Census Housing Value Comparison
 - Housing Units Summary Report
 - + Housing Units Comparison Report
- 3. Household Demographics
 - Household Summary Report
 - Household Comparison Report
 - ✤ 2000 US Census Household Detail Comparison Report
- 4. Population Demographics
 - Population Summary Report
 - Population Comparison Report
 - Demographic Snapshot Comparison Report
 - Census Trend 1980-2000 Comparison Report with Charts
 - Demographic Snapshot Comparison Report with Charts
- 5. Age & Race Demographics
 - Age by Sex Comparison Report
 - Mature Market Summary Report
 - ✤ 2000 US Census Overview Comparison Report
 - ✤ 2000 Census Race, Ethnicity, Ancestry Comparison Report
 - Demographic Snapshot Comparison Report
- 6. Education Demographics
 - + Education Attainment I20 Overlay District
 - ✤ 2000 US Census Employment Comparison Report
 - Demographic Detail Summary Report
- 7. Income Demographics
 - ✤ Income Summary Report
 - ✤ Income by Age Comparison Report
 - Income Comparison Report
- 8. Consumer Demographics
 - Consumer Expenditure Summary Report
 - Consumer Expenditure Comparison Report



Date: 02/12/09

Current Geography Selection: (6 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30087 Stone Mountain, 30088 Stone Mountain

Business

30032 Decatur, 30034 Decatur, 30035 Decatur......

Business Summary 2008 Employees	
Total Employees	70,316
Business Summary 2008 Establishments	
Total Establishments	7,183

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain



Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Total Companies in Current List	34
Total Contacts Listed at these Companies	246
Total Contacts Listed at these Companies	
with Email Address Available	203
Total Contacts Selected at these Companies	246
Total Contacts Selected at these Companies	
with Email Address Available	203
Zip	
30032	2
30034	
30035	11
30083	12
30088	1
TOTAL	34
City	
Decatur	21
Stone Mountain	13
TOTAL	- 34
County	
DeKalb	34
TOTAL	- 34
Metro Area	
Atlanta Metro Area	34
TOTAL	34
SIC Sector	
D- Manufacturing	10
E- Transportation and Public Utilities	1
F- Wholesale Trade	3
G- Retail Trade	12
H- Finance, Insurance, and Real Estate	1
I- Services	7
TOTAL	34
SIC Major Group	
20 - D- MFG - Food & Kindred Products	2
27 - D- MFG - Printing & Publishing	2
28 - D- MFG - Chemicals & Allied Products	1
30 - D- MFG - Rubber & Misc Plastics	
30 - D- MFG - Rubber & Misc Plastics Products	1
30 - D- MFG - Rubber & Misc Plastics Products 32 - D- MFG - Stone, Clay & Glass Products	1
 30 - D- MFG - Rubber & Misc Plastics Products 32 - D- MFG - Stone, Clay & Glass Products 35 - D- MFG - Industrial Machinery & 	1
 30 - D- MFG - Rubber & Misc Plastics Products 32 - D- MFG - Stone, Clay & Glass Products 35 - D- MFG - Industrial Machinery & Equipment 	1
30 - D- MFG - Rubber & Misc Plastics Products 32 - D- MFG - Stone, Clay & Glass Products 35 - D- MFG - Industrial Machinery & • Equipment 48 - E- TRANSPORT & UTILS -	1
 30 - D- MFG - Rubber & Misc Plastics Products 32 - D- MFG - Stone, Clay & Glass Products 35 - D- MFG - Industrial Machinery & Equipment 	1

52 - G- RETAIL - Bldg Materials & Garden	1
Supply	1
53 - G- RETAIL - General Merchandise	
Stores	3
54 - G- RETAIL - Food Stores	7
55 - G- RETAIL - Automotive Dirs, Svc	
Stations	1
64 - H- INSURANCE - Agents, Brokers &	
Service	1
72 - I- SERVICES - Personal	1
73 - I- SERVICES - Business	1
80 - I- SERVICES - Health	4
82 - I- SERVICES - Educational	1
TOTAL	- 34
SIC Code	
2033 - Canned Fruits, Vegetables,	
Preserves	1
2086 - Bottled & Canned Soft Drinks	1
2711 - Newspapers, Publishing and or	
Printing	1
2782 - Blankbooks, Looseleaf Binders &	
Devices	1
2851 - Paints, Varnishes, Lacquers,	
Enamels/Ali	1
3086 - Plastics Foam Products	1
3253 - Ceramic Wall & Floor Tile	1
3554 - Paper Industries Machinery	1
3563 - Air & Gas Compressors	1
3565 - Packaging Machinery	1
4841 - Cable & Other Pay Television	
Services	1
5031 - Lumber, Plywood, Millwork, & Wood	
Panels	1
5111 - Printing & Writing Paper	1
5181 - Beer & Ale	
5211 - Lumber & Other Building Materials 5311 - Department Stores	1
5411R - Grocery Stores	3
5461 - Bakeries	- 0
5511 - Motor Vehicles Dealers (New &	- 1
Used)	1
6411M - Insurance, Misc(Claims Adjust,	
Appraisr)	1
7218 - Industrial Launderers	1
7389C - Conference Centers & Event	
Facilities	1
8051 - Nursing Care Facilities	
8063 - Hospitals, Psychiatric	3
8222 - Colleges, Junior, & Technical	
Institutes	1
TOTAL	34
	-

0- 100 - 249 Employees 2 P- 250 - 499 Employees 2 Q- 500 - 999 Employees 7 R- 1,000 - 2,499 Employees 7 TOTAL 3 Employee Size All Sites 7 O- 100 - 249 Employees 8 P- 250 - 499 Employees 7 P- 250 - 499 Employees 7 P- 250 - 499 Employees 7 R- 1,000 - 2,499 Employees 7 P- 250 - 499 Employees 7 TOTAL 3 Estimated Sales 2 \$2- \$2M to \$10M \$ \$3- \$10M to \$25M \$ \$4- \$25M to 50M \$ NA- Not Applicable 2 TOTAL 3 Biranch 2 Headquarters \$ </th <th></th> <th>_</th>		_
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Headquarters Regional Headquarters Single Site TOTAL 3 Building Type Industrial Industrial/Office Miscellaneous Office Retail	Site Type	
Regional Headquarters Single Site TOTAL Building Type Industrial Industrial/Office Miscellaneous Office Retail	Branch	24
Single Site TOTAL 3 Building Type Industrial 1 Industrial/Office Miscellaneous Office Retail	Headquarters	5 1
TOTAL 3 Building Type 1 Industrial 1 Industrial/Office 1 Miscellaneous 0 Office Retail	Regional Headquarters	1
Building Type Industrial 1 Industrial/Office Miscellaneous Office Retail	Single Site	4
Industrial 1 Industrial/Office 9 Miscellaneous 9 Office 9 Retail 9	TOTAL	34
Industrial/Office Miscellaneous Office Retail	Building Type	
Miscellaneous Office Retail	Industrial	15
Office Retail		3 5 2 9
Retail		5
	Office	2
TOTAL 3	Retail	9
	TOTAL	34

NoticeDescription <th>BusinessWise</th> <th>International Businesses Data was run on zip codes: 300 30035, 30083 & 30088. All bus over 100 employees.</th> <th>International Businesses Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.</th> <th>Printed by P</th> <th>Aichelle</th> <th>Printed by Michelle Jordan, Dekalb C</th> <th>ab C</th> <th>Econ</th> <th>omic De</th> <th>velopm</th> <th>- H</th> <th>Economic Development. Printed: 02/11/09</th> <th>11/09</th>	BusinessWise	International Businesses Data was run on zip codes: 300 30035, 30083 & 30088. All bus over 100 employees.	International Businesses Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.	Printed by P	Aichelle	Printed by Michelle Jordan, Dekalb C	ab C	Econ	omic De	velopm	- H	Economic Development. Printed: 02/11/09	11/09
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(T70) 810,700 610,700 810,700 610,700 810,700 610,700 810,700	Mr. Matthew Walker	Plai	t Manager										
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(T10) S333 Miller Fed Strapfinger Woods Industrial Park Decetur GA 30035-4006 N N N 710) 453-4111 8533 E Ponces De Leon Avee Strapfinger Woods Industrial Park Stone Mountain Muutrial Park Stone Mountain Muutrial Park N N N N 710) 453-4111 8533 E Ponces De Leon Avee Stone Manager Stone Mountain Fed Stone Manager Stone Mountain Fed Stone Manager Decetur GA 30035-4023 N P Y B NA 710) 381-4553 3228 New Snapfinger Woods Dr Stone Manager Decetur GA 30035-4023 N F P Y B NA 710) 381-4500 823 New Snapfinger Woods Dr Stone Manager Decetur GA 30035-4023 N F P Y B NA 710) 381-4500 823 Candidr Decetur GA 30035-4023 N F P Y B NA 710) 381-4010 F 7 8 No No F Y B NA 7110) 913 7 9	Mr. Rich Heise	Ger	ieral Manager										
Bit Director Director Director Director (170)	Georgia-Pacific Resins/Chemical Div	(770) 593-6800	2883 Miller Rd Snapfinger Woods Industriaf Park	Decetur	GA	30035-4088	Z	-	0	≻	ß	٩N	1960
gittermational incomparisity (T70) 468-4111 8835 Former Monitorial Park, Storme Monitorial Inclusified Park, General Monitorial Inclusified Park, Control (T70) Storme Monitorial Inclusified Park, Storme Monitorial Inclusified Park, Storme Monitorial Park, Control (T70) Storme Monitorial Inclusified Park, Storme Monitorial Park, Storme Monitorial Park, Control (T70) Storme Monitorial Inclusified Park, Storme Monitorial Park, Storme Monitorial Park, Control (T70) Storme Monitorial Inclusified Park, Storme Monitorial Park, Storme Monitorial Park, Control (T70) Storme Monitorial Inclusified Park, Storme Monitorial Park, Control (T70) Storme Monitorial Park, Storme Monitorial Park, Control (T70) Storme Monitorial Park, Storme Monitorial (100) Storme Monitorial (100) Storm	Mr. Larry Gollob	2i0	ctor										
dirate General Manager (770) 961-4653 4326 New Snapfinger Woods Dr Store Manager 3356 New Snapfinger Woods Dr Store Manager Decatur CA 30035-2820 FT 1 P Y B NA Ref (770) 961-4603 A326 New Snapfinger Woods Dr Store Manager Decatur CA 30035-2820 FT 1 P Y B NA Citit (140) 1243-262 Store Manager Decatur CA 30035-4023 N1 F P Y B NA Conference & (770) 981-4500 4701 Ust Veo President Decatur CA 30035-4100 FT F P Y B NA Michaele (770) 981-4500 470 Ust Veo President Decatur CA 30035-4100 F P Y B NA Michaele (770) 981-4600 3710 Brutward Decatur CA 30035-4100 F P Y B NA Michaele (770) 981-4600 3310 Millon C1 Decatur <td>Graphic Packaging International Inc</td> <td>(770) 469-4111</td> <td>5853 E Ponce De Leon Ave Stone Mountain Industrial Park</td> <td>Stone Mountain</td> <td>G≜</td> <td>30083-1596</td> <td></td> <td>4</td> <td>D..</td> <td>≻</td> <td>8</td> <td>AN</td> <td>1930</td>	Graphic Packaging International Inc	(770) 469-4111	5853 E Ponce De Leon Ave Stone Mountain Industrial Park	Stone Mountain	G≜	30083-1596		4	D. .	≻	8	AN	1930
Ref (770) 881-4553 4225 New Smapfinger Woods Dr Store Manager Decatur CA 30035-2220 R1 P Y B MA Citet 770) 881-4553 4325 New Smapfinger Woods Dr Snapfinger Woods Interstal Park Decatur CA 30035-4023 N 5 0 P H 55 Citet Chef Executive Officer Chef Executive Officer Decatur CA 30035-4023 N 5 0 P H 55 N H 55	Mr. Michaet Adkins	G	ierai Manager										
Bet Strone Manager Strone Manager <td>Home Depot</td> <td>(770) 981-4553</td> <td>4325 New Snapfinger Woods Dr</td> <td>Decatur</td> <td>GA</td> <td>30035-2920</td> <td></td> <td>-</td> <td>٩</td> <td>۲</td> <td>8</td> <td>AN</td> <td>1978</td>	Home Depot	(770) 981-4553	4325 New Snapfinger Woods Dr	Decatur	GA	30035-2920		-	٩	۲	8	AN	1978
(770) 981-5200 5224 SamPfinger Woods Industrial Park, Smapfinger Woods Industrial Park Decatur CA 30035-4023 IN 5 0 P H 55 Crist Christ Executive Officer Christ Executive Officer Crist Crist Crist 10 Y B MA Contrinence & (770) 973-9800 4021 Larkeview Dr. Decatur CA 30035-41409 RT 1 O Y B MA Conference & (770) 973-9800 4021 Larkeview Dr. Stone Muntain CA 30035-3709 MI Y B MA Michaels Contrienter R (770) 973-9800 4021 Larkeview Dr. Decatur CA 30035-3709 MI Y B MA Michaels (770) 973-9800 4021 Larkeview Dr. Decatur CA 30035-3709 MI Y B MA Michaels (770) 973-9800 200 Miller R Decatur CA 30035-3709 MI Y B MA Michaels	Mr. Alvin Streeter	Sto	e Manager										
Chief Executive Officer Chief Executive Officer (404) 243-3602 2731 Candier Rd Decetur GA 30034-1409 RT 1 0 Y B NA Store Manager Store Manager Store Manager Store Manager B NA (770) 987-4280 4021 Linkeview Dr. Store Mountain GA 30035-3709 NI P Y B NA (770) 987-4280 2000 Miller Rd Decetur GA 30035-3709 NI P Y B NA (770) 987-4280 2000 Miller Rd Decetur GA 30035-3709 NI P Y B NA (770) 987-4280 2000 Miller Rd Decetur GA 30035-3709 NI P Y B NA (770) 987-4280 2310 Miller Rd Decetur GA 30035-3404 P Y B NA (770) 583-400 310 Patthersville Rd Decetur GA 30035-4041 P Y B NA	Kliklok-Woodman	(770) 981-5200	5224 Snapfinger Woods Dr Snapfinger Woods Industrial Park	Decatur	g	30035-4023		ß	0	٩	Ŧ	\$ 5	1948
(404) 243-3602 Z731 Candier Rd The Galery at South DeKalb Decatur GA 30034-1409 R1 1 0 Y B Na Store Manager Store Manager (770) 397-3900 4021 Lakeviau Dr Stone Manager 1 0 Y B Na (770) 397-3290 4021 Lakeviau Dr Stone Manager 0 Y B Na (770) 397-3290 4021 Lakeviau Dr Stone Manager Decatur GA 30035-3709 NI P Y B Na Vice President 10 231 Mellon Ct Decatur GA 30035-3708 NI P Y B NA Vice President 10 231 Mellon Ct Decatur GA 30035-3808 N Y B NA Plant Manager 10 231 Mellon Ct Decatur GA 30034-3833 IO Y B NA Plant Manager 10 10 10 10 Y B NA Yore M	Mr. William L Crist	Ϋ́Ο	sf Executive Officer										
Store Managet Store Managet (770) 877-9900 4021 Lakeview Dr General Managet 4021 Lakeview Dr (770) 987-4280 2300 Miller Kd Veo President Decatur Veo President Central Managet Veo President Decatur Veo President Central Managet Veo President Central Managet Veo President Central Managet Veo President Central Managet Veo President Central Park Veo President Managet Central Park Vice President Managet Central Park Vice President Managet Catur (770) 510-7300 1644 Rock Mountain Rivd Catur Cid 30035-1531 N Catur Cid 30035-1531 N Cittor Managet Cid 20035-1531 N Cittor Managet Cid 20035-1531 N <td>Macy's</td> <td>(404) 243-2602</td> <td>2731 Candler Rd The Gallery at South DeKalb</td> <td>Decatur</td> <td>GA</td> <td>30034-1409</td> <td></td> <td>-</td> <td>0</td> <td>≻</td> <td>8</td> <td>AN</td> <td>1858</td>	Macy's	(404) 243-2602	2731 Candler Rd The Gallery at South DeKalb	Decatur	GA	30034-1409		-	0	≻	8	AN	1858
(770) 873-3900 4021 Lateview Dr Stone Mountain GA 30083-3039 MI 3C P V B NA General Manager (770) 987-4280 2300 Miller Rd 2300 Miller Rd 2300 Miller Rd 1 1 0 Y B NA Vice President Vice President 0 2331 Mellon Cf 0 2331 Mellon Cf 1 1 1 1 1 N N Vice President Decatur GA 30035-3808 IN 1 1 1 1 N N Plant Manager 0 3310 Panthberwille Rd Decatur GA 30035-3803 IN 1 1 1 1 1 N N Vice President Manager 0 3310 Panthberwille Rd Decatur GA 30035-3803 IN 1 1 1 1 N N N Finant Manager 0 5301 Sampfinger Park Dr Decatur GA 30035-4041 IO Y B NA Financh Manager 1 10 1 N	Mr. Larry O'Neal	Sto	re Manager										
metels General Manager n Center (770) 987-4280 2300 Miller Rd Decatur GA 30035-3708 IN I Q Y B NA Vice President Vice President E Decatur GA 30035-3708 IN I Q Y B NA Vice President Vice President E Decatur GA 30035-3808 IN I P Y B NA Plant Manager Plant Manager Decatur GA 30035-3808 IN I P Y B NA Vice President Manager Vice President Manager Decatur GA 30035-4041 IO Y B NA Vice President Manager Vice President Manager Decatur GA 30035-4041 IO Y B NA ScockClaims Vice President Manager Soot Vice President Manager Decatur GA 30035-4041 IO Y B NA ScockClaims </td <td>Marriott Evergreen Conference & Resort</td> <td>(770) 879-9900</td> <td>4021 Lakevisw Dr</td> <td>Stone Mountain</td> <td></td> <td>30083-3099</td> <td></td> <td>ő</td> <td>۵.</td> <td>≻</td> <td>60</td> <td>AN</td> <td>1957</td>	Marriott Evergreen Conference & Resort	(770) 879-9900	4021 Lakevisw Dr	Stone Mountain		30083-3099		ő	۵.	≻	60	AN	1957
n Center (770) 987-4280 200 Miller Rd Decatur GA 30035-3709 IN 1 Q Y B NA Vice President Vice President Error Manager Decatur GA 30035-3608 IN 1 Q Y B NA Plant Manager Snapfinger Woods Industriat Park Decatur GA 30035-3608 IN 1 P Y B NA Plant Manager Novel President Manager Decatur GA 30035-3608 IN 1 P Y B NA Vice President Manager Decatur GA 30035-3033 IO 1 P Y B NA Vice President Manager Sold Stappinger Woods Industriat Park Decatur GA 30035-4041 IO Y B NA Scolclaims (770) 593-5600 5301 Stappinger Woods Industriat Park Decatur GA 30035-4041 IO Y B NA Is F Stand	Mr. Randy McMichaels	G	heral Manager										
Vice President Vice President (678) 291-9100 2331 Melion Ct Decatur GA 3005-3808 IN Y B Na Plant Manager Plant Manager Decatur GA 30035-3808 IN Y B NA Vice President Manager Vice President Manager Decatur GA 30035-4041 IN Y B NA Vice President Manager Vice President Manager Decatur GA 30035-4041 IN Y B NA Sco/Claims (770) 583-6400 5301 Sampfinger Park Dr Decatur GA 30035-4041 IN Y B NA Instruction Totol To	Marshalls/Distribution Center	(770) 987-4280	2300 Miller Rd	Decatur	ВA	30035-3709		4 **	σ	≻	ß	٩N	1995
(678) 291-9100 2331 Melion Ct Decatur CA 30035-3808 IN 1 P Y B NA Plant Manager Plant Manager Plant Manager Decatur CA 30035-3808 IN 1 P Y B NA Plant Manager Perimeter East Industrial Park Decatur CA 30035-3833 IO 1 P Y B NA Vice President Manager Vice President Manager Decatur CA 30035-4041 IO 1 P Y B NA Sco/Claims (770) 593-6400 5301 Snapfinger Park Dr Decatur CA 30035-4041 IO 1 P Y B NA ns Troup Inc (770) 510-7300 1644 Rock Mountain Blvd Stone Mountain CA 30083-1531 IN 7 B NA as Decatur CA 30083-1531 IN 0 Y B NA as Decatur CA 30083-1531 IN 7 B NA Scone Mountain Brvd <	Mr. Kris Brown	VIO	a President										
Plant Manager Plant Manager (404) 244-4500 3310 Panthersville Rd Perimeter East Industrial Park Decatur GA 30034-3833 IO 1 P Y B NA Vice President Manager Vice President Manager Decatur GA 30034-3833 IO 1 P Y B NA Trob Sa3-6400 5301 Snapfinger Park Dr Decatur GA 30035-4041 IO Y B NA Branch Manager Stone Mountain Brud Stone Mountain GA 30033-1531 IN Y B NA General Manager Stone Mountain GA 30083-1531 N Y B NA	Plaid Enterprises inc	(678) 291-8100	8	Decatur	A D	30035-3808		-	<u>n</u> .	≻	0	A	1975
(404) 244-4500 3310 Panthersville Rd Decatur GA 30034-3833 IO 1 P Y B NA Perimeter East Industrial Park Vice President Manager Vice President Manager Store Manager Store Manager Na Vice President Manager Na Na Vice President Manager Na	Mr. Łou Mazzoli	Pla	nt Manager										
Vice President Manager ms (770) 593-6400 5301 Snapfinger Park Dr Snapfinger Woods Industriat Park Branch Manager (770) 510-7300 1644 Rock Mountain Bivd General Manager CA 30035-4041 IO 1M O Y B NA Stone Mountain GA 30033-1531 IN 3 O Y B NA	Sara Lee Bakery Group	(404) 244-4500	3310 Panthersville Rd Perimeter East Industrial Park	Decatur	Q	30034-3833		-	ዾ	≻	8	AN	1925
ms (770) 593-6400 5301 Snapfinger Park Dr Snapfinger Woods Industriat Park Branch Manager (770) 510-7300 1644 Rock Mountain Bivd Stone Mountain GA 30083-1531 IN 3 O Y B NA General Manager	Mr. Mitch Cox		e President Manager										
Branch Manager (770) 510-7300 1644 Rock Mountain Bivd General Manager	State Farm insurance Co/Claims	(770) 593-6400	5301 Snapfinger Park Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4041		Σ	0	≻	8	AN	1922
(770) 510-7300 1644 Rock Mountain Bivd Stone Mountain GA 30083-1531 IN 3 O Y B NA General Manager	Ms. Chern Williams	86	nch Manager										
	The Pepsi Bottling Group inc	(770) 510-7300	1644 Rock Mountain Blvd	Stone Mountain		30083-1531		ŝ	0	≻	00	AN	1999
	Mr. Eric Aragon	g	neral Manager										

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Company	Phone	Street Address	City	d <mark>i</mark> Z T			BId SIC	Empl	₹	Site	Empl All Site Sales Year	Year
Thermo Pac LLC	(770) 934-3200	1609 Stone Ridge Dr Stone Mountain Industrial Park	Stone Mountain GA 30083-1109 IN 2033 O O S \$2	GA	30083-1109	Z	1033	0	ο	S	\$2	2008
Mr. John Stephens	Plan	Plant Manager										
Westminster Ceramics Inc	(770) 938-8360	1445 Rock Mountain Blvd Stone Mountain Industria! Park	Stone Mountain GA 30083-1505 IN 3253	g	30083-1505 1	z		0	٩	r	\$5	1987
Mr. Tom McDonald	Chie	Chief Executive Officer										
WinCup	(770) 938-5281	4640 Lewis Rd Stone Mountain Industrial Park	Stone Mountain GA 30083-1004 IN 3086	Ş	30083-1004	z	3086	0	œ	I	\$6	1980
Mr. George Wurtz	Chie	Chief Executive Officer										

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Company	Phone	Street Address	City	σ	Zìp	몖	SIC	Empt	₹	Site	Sales	Year
Comcast Cable Communications Inc	(404) 266-2278	5200 Panola Industrial Blvd 5200 Panola Industrial Boulevard	Decatur	g	30035-4011	Р	4841	0	≻	GQ	AN	1982
Ms. Lisa Dennis	Dire	Director										
Eagle Rock Distributing Co	(770) 498-5500	1375 Beverage Dr Stone Mountain Industrial Park	Stone Mountain	8 9	30083-2136	Z	5181	0	٩	I	\$ 3	1930
Mr. John Economos	Chie	Chief Executive Officer										
Federated Warehouse Distribution Ctr	. (770) 491-2211	4401 Sarr Pkwy Stone Mountain Industrial Park	Stone Mountain	Ş	30083-1011	Z	5311	٩	≻	ß	V	1873
Mr. Robert Ackermann	Vice	Vice President Manager										
Georgia Perlmeter College	(678) 891-2300	3251 Panthersville Rd	Decatur	A Q	30034-3832	Σ	8222	0	œ	I	\$6	1986
Mr. Anthony Tricoli	Pres	President										
Georgia Regional Hospital Atlanta	(404) 243-2100	3073 Panthersville Rd	Decatur	А В	30034-3800	W	8063	Ľ	œ	S	83	1978
Ms. Susan Trueblood	Chie	Chief Executive Officer										
Golden LivingCenter Glenwood	(404) 284-6414	4115 Glenwood Rd 4115 Glenwood Road	Decatur	ð	30032-4727	9F	8051	0	≻	œ	AN	1963
Mr. Greg Davis	Adm	Administrator										
Harland Clarke	(770) 593-5050	2939 Miller Rd Snapfinger Woods Industrial Park	Decatur	GA	30035-4038	z	2782	٩	≻	₽	AN	1912
Mr. Dan Singleton	Sen	Senior VP Sales										
Kroger	(770) 413-3232	965 N Hairston Rd Hairston Village	Stone Mountain	бA	30083-2880	RT	5411R	0	≻	۵	AN	1883
Mr. Ted Taylor	Stor	Store Manager										
Kroger	(404) 286-5780	3479 Memorial Dr Belvedere Plaza Shopping Center	Decatur	GA	30032-2735	RT	5411R	0	≻	۵	AN	1883
Ms. Lisa Arnold	Stor	Store Manager										
Kroger	(404) 292-6009	1232 8 Hairston Rd Crowe's Crossing	Stone Mountain	GA	30088-2715	RT	5411R	0	≻	60	AN	1883
Mr. John Jackson	Stor	Store Manager										
Kroger	(770) 322-8984	4919 Flat Shoals Pkwy #100 Chapel Hill Commons	Decatur	GA	30034-5256	RT	5411R	0	≻	۵	AN	1883
Mr. Don Barbee	Stor	Store Manager										
Laurel Baye Healthcare of Decatur	(404) 212-3400	3200 Panthersville Rd	Decatur	g	30034-3831	Ē	8051	0	≻	0	AN	1975
Dr. Margaret Hott-Lewis	Adr	Administrator										
Malcolm Cunningham Ford	(770) 987-9000	4334 Snapfinger Woods Dr	Decatur	GA	30035-3007	RT	5511	0	0	S	\$	2005
Mr. Malcolm Cunningham	Owner	her										
Publix	(770) 322-1609	2075 S Hairston Rd Hairston Crossing	Decatur	GA	30035-2504	RT	5411R	0	≻	60	AN	1930
Mr. Kyle Caray	Stor	Store Manager										

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Company	Phone	Street Address	City	ũ	St Zip	影	ы В	Ш Ш	₹	Site	Bld SIC Empt All Site Sales Year	Year
Publix	(770) 322-2380	3649 Flakes Mill Rd Flat Shoals Crossing	Decatur	ВA	GA 30034-5218 RT 5411R O Y B	RT 🗄	3411R	0	≻	60	٩N	1930
Mr. Ken Wright	Store	Store Manager										
Rosemont at Stone Mountain	(770) 498-4144	(770) 498-4144 5160 Springview Ave	Stone Mountain GA 30083-1616 Mt	бA	30083-1616	MI N	8051	。 。 。	0	S	\$ 2	1978
Mr. Mike Ostro	Adm	Administrator										
xbedx	(678) 937-4700	(678) 937-4700 4893 Lewis Rd Stone Mountain Industriai Park	Stone Mountain GA 30083-1120 IN 5111 O Y	GA	30083-1120	- Z	5111	0	≻	8	AN	1926
Mr. Tom Rose	Grou	Group Vice President										

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Public	. 65
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Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.

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Cintas Corp Mr. Rich Heise	Frone	Street Address	City	δ	Zip	뭥	SIC	E	₹ļ			Year
Mr. Rich Heise	(770) 987-3007	5180 Panola Industrial Bivd Snapfinger Woods Industrial Park	Decatur	GA	30035-4062	Z	7218	٩	≻	œ	AN	1929
	Gen	General Manager										
Comcast Cable Communications Inc	(404) 266-2278	5200 Panola industrial Bivd 5200 Panola industrial Boulevard	Decatur	6A G	30035-4011	OF	4841	0	≻	œ	٩N	1982
Ms. Lisa Dennis	Director	ctor										
Federated Warehouse Distribution Ctr	(770) 491-2211	4401 Sarr Pkwy Stone Mountain Industrial Park	Stone Mountain	₽	30083-1011	Z	5311	٩	≻	B	AN	1873
Mr. Robert Ackermann	Vice	Vice President Manager										
Graphic Packaging International Inc	(770) 469-4111	5853 E Ponce De Leon Ave Stone Mountain Industrial Park	Stone Mountain	6A G	30083-1596	ž	3554	٩	≻	۵	AN	1930
Mr. Michael Adkins	Gen	General Manager										
Harland Clarke	(770) 593-5050	2939 Miller Rd Snapfinger Woods Industrial Park	Decatur	А О	30035-4038	Z	2782	٩	≻	Ľ	AN	1912
Mr. Dan Singleton	Sen	Senior VP Sales										
Home Depot	(770) 981-4553	4325 New Snapfinger Woods Dr	Decatur	GA	30035-2920	RT	5211	٩	۲	60	AN	1978
Mr. Alvin Streeter	Stor	Store Manager										
Kroger	(404) 292-6009	1232 S Hairston Rd Crowe's Crossing	Stone Mountain	GA	30088-2715	RT	5411R	0	≻	۵	V	1883
Mr. John Jackson	Stor	Store Manager										
Kroger	(770) 322-8984	4919 Flat Shoals Pkwy #100 Chapel Hill Commons	Decatur	GA	30034-5256	RT	5411R	0	≻	۵	٩	1883
Mr. Don Barbee	Stor	Store Manager										
Kroger	(770) 413-3232	965 N Hairston Rd Hairston Village	Stone Mountain	6A G	30083-2880	RT	5411R	0	≻	0	AN	1883
Mr. Ted Taylor	Stor	Store Manager										
Kroger	(404) 286-5780	3479 Memorial Dr Belvedere Plaza Shopping Center	Decatur	GA	30032-2735	RT	5411R	0	≻	œ	A N	1883
Ms. Lisa Amold	Stor	Store Manager										
Macy's	(404) 243-2602	2731 Candler Rd The Gailery at South DeKaib	Decatur	A D	30034-1409	RT	5311	0	≻	œ	NA	1858
Mr. Larry O'Neat	Stor	Store Manager										
Marriott Evergreen Conference & Resort	(770) 879-9900	4021 Lakeview Dr	Stone Mountain	6 Q	30083-3099	Ī	7389C	۵.	≻	Ců	AN	1957
Mr. Randy McMichaels	Gen (770) 087-4980	General Manager an 2200 Millor Bri	Decahur	A G	30035-3709	Z	5311	a	>	œ	AA N	1995
Mr. Kris Brown	Vice)			- 	f		I		

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Company	Phone	Street Address	City	ũ	ZIP	BIG	SiC	Empl		Site	Sales	Year
Publix	(770) 322-1609	2075 S Mairston Rd Hairston Crossing	Decatur	A O	GA 30035-2504 RT	RT	5411R 0	0	≻	αû	NA	1930
Mr. Kyle Caray	Stor	Store Manager										
Publix	(770) 322-2380	3649 Flakes Mill Rd Flat Shoals Crossing	Decatur	GA	GA 30034-5218 RT 5411R	RT	5411R	0	≻	œ	AN	1930
Mr. Ken Wright	Stor	Store Manager										
Sara Lee Bakery Group	(404) 244-4500	(404) 244-4500 3310 Panthersville Rd Perimeter East Industrial Park	Decatur	GA	GA 30034-3833 IO		5461	٩	≻	œ	AN	1925
Mr. Mitch Cox	Vice	Vice President Manager										
The Pepsi Bottling Group Inc	(770) 510-7300	(770) 510-7300 1644 Rock Mountain Blvd	Stone Mountain GA 30083-1531 IN	g	30083-1531	z	2086	0	≻	۵۵	NA	1999
Mr. Eric Aragon	Gen	General Manager										
xpedx	(678) 937-4700 4893 Lewis Rd Stone Mountali	4893 Lewis Rd Stone Mountain Industrial Park	Stone Mountain GA 30083-1120 IN	GA	30083-1120		5111	0	≻	۵	NA	1926
Mr. Tom Rose	Got	Group Vice President										

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Private Businesses	Data was run on zip codes: 30032, 30034,	30035, 30083 & 30088. All businesses have	over 100 employees.

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Company	Phone	Street Address	City	σ	Zip	퓚	sic	Empl	₹	Site	Sales .	Year
Atlanta Journal/Constitution	(404) 244-1570	3070 Lumby Dr 3070 Lumby Drive	Decatur	GA G	30034-1650	Z	2711	ο	≻	۵	V N	1868
Mr. Steve Bogdon	Regi	Regional Manager										
Carrier Corp	(770) 492-8332	1440 Rock Mountain Bivd Stone Mountain Industrial Park	Stone Mountain	₽	30083-1506	Q	3563	ם.	≻	œ	AN	1900
Mr. Matthew Walker	Plan	Plant Manager										
Eagle Rock Distributing Co	(770) 498-5500	1375 Beverage Dr Stone Mountain Industrial Park	Stone Mountain	ВA	30083-2136	Z	5181	0	a .	т	\$3	1930
Mr. John Economos	Chie	Chief Executive Officer										
Georgia Perlmeter College	(678) 891-2300	3251 Panthersville Rd	Decatur	Ş	30034-3832	W	8222	0	۲	I	\$6	1986
Mr. Anthony Tricoli	Pres	President										
Georgia Regional Hospital Atlanta	(404) 243-2100	3073 Panthersville Rd	Decatur	6A G	30034-3800	W	8063	۲	œ	S	\$ 3	1978
Ms. Susan Trueblood	Chie	Chief Executive Officer										
Georgia-Pacific Resins/Chemical Div	(770) 593-6800	2883 Miller Rd Snapfinger Woods Industrial Park	Decatur	GA	30035-4088	z	5031	0	≻	œ	AN	1960
Mr. Larry Gollob	Director	ctor										
Golden LivingCenter Glenwood	(404) 284-6414	4115 Glenwood Rd 4115 Glenwood Road	Decatur	GA	30032-4727	Ъ	8051	0	≻	œ	AN	1963
Mr. Greg Davis	Adm	Administrator										
Kilkiok-Woodman	(770) 981-5200	5224 Snapfinger Woods Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4023	Z	3565	0	٩	I	\$5	1948
Mr. William L Crist	Chie	Chief Executive Officer										
Laurel Baye Healthcare of Decatur	(404) 212-3400	3200 Panthersville Rd	Decatur	GA	30034-3831	Ī	8051	0	≻	ß	NA	1975
Dr. Margaret Holt-Lewis	Adm	Administrator										
Malcolm Cunningham Ford	(770) 987-9000	4334 Snapfinger Woods Dr	Decatur	g	30035-3007	RТ	5511	0	0	S	2	2005
Mr. Malcolm Cunningham	Owner	ler										
Plaid Enterprises Inc	(678) 291-8100	2331 Melion Ct Snapfinger Woods industrial Park	Decatur	∀ 0	30035-3808	ž	2851	٩	≻	œ	AN	1975
Mr. Lou Mazzoli	Plan	Plant Manager										
Rosemont at Stone Mountain	(770) 498-4144	5160 Springview Ave	Stone Mountain	GА	30083-1616	ĪW	8051	0	o	S	\$2	1978
Mr. Mike Ostro	Adm	Administrator										
State Farm Insurance Co/Claims	(770) 593-6400	5301 Snapfinger Park Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4041	Q	6411M	0	≻	œ	AN	1922
Ms. Cherri Wilkams	Brar	Branch Manager										
Thermo Pac LLC	(770) 934-3200	1609 Stone Ridge Dr Stone Mountain Industrial Park	Stone Mountain	A Q	30083-1109	Z	2033	0	0	S	\$2	2008
Mr. John Stephens	Plan	Plant Manager										

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Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses har over 100 employees.	
Data w Data w 30035, over 10	

BusinessWise												
Company	Phone	Street Address	City	あ	Zip	뭥	sic	Empl E	₹	Site	Sales	Year
Attanta Journal/Constitution	(404) 244-1570	3070 Lumby Dr 3070 Lumby Drive	Decatur	g	30034-1650	z	2711	0	≻	ß	NA	1868
Mr. Steve Bogdon	Reg	Regional Manager										
Carrier Corp	(770) 492-8332	1440 Rock Mountain Blvd Stone Mountain Industrisl Park	Stone Mountain	GA	30083-1506	õ	3563	٩	≻	68	٩N	1900
Mr. Matthew Walker	Plar	Plant Manager										
Cintas Corp	(770) 987-3007	5180 Panola Industrial Bivd Snapfinger Woods Industrial Park	Decatur	GA	30035-4062	Z	7218	٩	≻	æ	AN	1929
Mr. Rich Heise	Gen	General Manager										
Eagle Rock Distributing Co	(770) 498-5500	1375 Beverage Dr Stone Mountain Industrial Park	Stone Mountain	g	30083-2136	z	5181	0	٩	т	\$3	1930
Mr. John Economos	Ť	Chief Executive Officer										
Federated Warehouse Distribution Ctr	(770) 491-2211	4401 Sarr Pkwy Stone Mountain Industrial Park	Stone Mountain	g	30083-1011	Z	5311	٩	≻	00	٩N	1873
Mr. Robert Ackermann	Vice	Vice President Manager										
Georgia Parimeter College	(678) 891-2300	3251 Panthersville Rd	Decatur	GA	30034-3832	W	8222	0	œ	т	\$ 6	1986
Mr. Anthony Tricoli	Pres	President										
Georgia Regional Hospital Atlanta	(404) 243-2100	3073 Panthersville Rd	Decatur	g	30034-3800	Ŵ	8063	œ	œ	S	\$3	1978
Ms. Susan Trueblood	Chie	Chief Executive Officer										
Georgia-Pacific Resins/Chemical Div	(770) 593-6800	2883 Miller Rd Snapfinger Woods Industrial Park	Decatur	₽	30035-4088	Z	5031	0	≻	ß	V N	1960
Mr. Larry Gollob	Dire	Director										
Golden LivingCenter Glenwood	(404) 284-6414	4115 Glenwood Rd 4115 Glenwood Road	Decatur	ВA	30032-4727	Ъ	8051	0	≻	æ	AN	1963
Mr. Greg Davis	Adn	Administrator										
Graphic Packaging international Inc	(770) 469-4111	5853 E Ponce De Leon Ave Stone Mountain Industrial Park	Stone Mountain	бA	30083-1596	Z	3554	٩	≻	æ	٩	1930
Mr. Michael Adkins	Ger	Generai Manager										
Harland Clarke	(770) 593-5050	2939 Miller Rd Snapfinger Woods Industrial Park	Decatur	ĕ	30035-4038	z	2782	٩.	≻	œ	٩N	1912
Mr. Dan Singleton	Sen	Senior VP Sales										
Home Depot	(770) 981-4553	4325 New Snapfinger Woods Dr	Decatur	GA	30035-2920	RT	5211	۵	≻	8	AN	1978
Mr. Alvin Streeter	Stor	Store Manager										
Kliklok-Woodman	(770) 981-5200	5224 Snapfinger Woods Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4023	N.	3565	0	٩	I	\$ 5	1948
Mr. William L Crist	Chi	Chief Executive Officer										
Laurel Baye Healthcare of Decatur	(404) 212-3400	3200 Panthersville Rd	Decatur	₹9	30034-3831	W	8051	0	≻	œ	٨A	1975
Dr. Margaret Holt-Lewis	Adn	Administrator										

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BusinessWise

Company	Phone	Street Address	City	ઝ	Zip	뭥	sic	Empl	₹	Site	Sales	Year
Małcolm Cunningham Ford	(770) 987-9000	(770) 987-9000 4334 Snapfinger Woods Dr	Decatur	GA	30035-3007	RT	5511	0	0	S	\$ 5	2005
Mr. Malcolm Cunningham Marriott Evergreen Conference &	Owner (770) 879-9900 4	Owner (770) 879-9900 4021 Lakeview Dr	Stone Mountain GA	GA	1M 6605-2006	MI	7389C	۵.	≻	60	¥ N	1957
Mr. Randy McMichaels Mr. Randy McMichaels Marshalls/Distribution Center	General Manager (770) 987-4280 2300 Miller Rd	General Manager 80 2300 Miller Rd	Decatur	g	30035-3709	Z	5311	σ	≻	മ	AN	1995
Mr. Kris Brown Rosemont at Stone Mountain	Vice (770) 498-4144	Vice President (770) 498-4144 5160 Springview Ave	Stone Mountain	6 A	30083-1616 MI	Σ	8051	0	о	S	\$2	1978
Mr. Mike Ostro Sara Lee Bakery Group	Adr (404) 244-4500	Administrator 00 3310 Panthersville Rd Perimeter East Industrial Park	Decatur	ß	30034-3833	Q	5461	٩	≻	œ	AN	1925
Mr. Mitch Cox State Farm Insurance Co/Claims	Vice (770) 593-6400	Vice President Manager 00 5301 Snapfinger Park Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4041	õ	6411M	0	≻	œ	NA	1922
Ms. Cherri Williams The Pepsi Bottling Group Inc	Brar (770) 510-7300	Branch Manager (770) 510-7300 1644 Rock Mountain Blvd	Stone Mountain	GA	30083-1531	Z	2086	0	≻	۵	NA	1999
Mr. Eric Aragon WinCup	Gen (770) 938-5281	General Manager B1 4640 Lewis Rd Stone Mountain Industrial Park	Stone Mountain	GA	GA 30083-1004 IN	z	3086	0	R	Ĭ	\$6	1980
Mr. George Wurtz	Chie											

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ata was run on zip codes: 30032, 30034. 0035, 30083 & 30088. All businesses have Renters

(Printed: 02/11/09	
	Printed by Michelle Jordan, Dekalb County Economic Developn	
(

Company	Phone	Street Address	City	ず	Zip	묊	sic	Empt	₹	Site	Sales	Year
Comcast Cable Communications Inc	(404) 266-2278	5200 Panola industrial Bivd 5200 Panola industrial Boulevard	Decatur	6A G	30035-4011	0F	4841	0	≻	œ	AN	1982
Ms. Lisa Dennis	Director	stor										
Kroger	(770) 413-3232	965 N Hairston Rd Hairston Village	Stone Mountain	۹ ۵	30083-2880	RT	5411R	0	≻	œ	AN	1883
Mr. Ted Taylor	Ston	Store Manager										
Krogar	(404) 286-5780	3479 Memorial Dr Betvedere Plaza Shopping Center	Decatur	eA G	30032-2735	RT	5411R	0	≻	۵۵	AN	1883
Ms. Lisa Amold	Stor	Store Manager										
Kroger	(404) 292-6009	1232 S Hairston Rd Crowe's Crossing	Stone Mountain	6A GA	30088-2715	RT	5411R	0	≻	ß	AN	1883
Mr. John Jackson	Ston	Store Manager										
Kroger	(770) 322-8984	4919 Flat Shoais Pkwy #100 Chapel Hill Commons	Decatur	GA	30034-5256	RT	5411R	0	≻	ß	AN	1883
Mr. Don Barbee	Ston	Store Manager										
Macy's	(404) 243-2602	2731 Candler Rd The Gallery at South DeKalb	Decatur	6 A	30034-1409	RT	5311	0	≻	£	AN	1858
Mr. Larry O'Neal	Stor	Store Manager										
Plaid Enterprises Inc	(678) 291-8100	2331 Mellon Ct Snapfinger Woods Industrial Park	Decatur	6A G	30035-3808	Z	2851	۵.	≻	ഥ	AN	1975
Mr. Lou Mazzoli	Plan	Ptant Manager										
Publix	(770) 322-1609	2075 8 Hairston Rd Hairston Crossing	Decatur	GA	30035-2504	RT	5411R	0	≻	æ	AN	1930
Mr. Kyle Caray	Stor	Store Manager										
Publix	(770) 322-2380	3649 Flakes Mill Rd Flat Shoals Crossing	Decatur	6A G	30034-5218	RT	5411R	o	≻	۵	AN	1930
Mr. Ken Wright	Stor	Store Manager										
Thermo Pac LLC	(770) 934-3200	1609 Stone Ridge Dr Stone Mountain Industriai Park	Stone Mountain	GA	30083-1109	Z	2033	0	ο	S	\$2	2008
Mr. John Stephens	Plar	Plant Manager										
Westminster Ceramics inc	(770) 938-8360	1445 Rock Mountain Bivd Stone Mountain Industrial Park	Stone Mountain	6A G	30083-1505	Z	3253	0	۵.	т	\$5	1987
Mr. Tom McDonald	Chie	Chief Executive Officer										
xpedx	(678) 937-4700	4893 Lewis Rd Stone Mountain Industrial Park	Stone Mountain	A O	30083-1120	Z	5111	0	≻	œ	AN	1926
Mr Tom Rose	i we	Gmin Vice President										

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

2000 US Census Housing Value Comparison

	1 Miles:	3 Miles:	5 Miles
2000 Housing Units		Contraction (200	
Total Housing Units	3,998	27,761	78,018
Owner-Occupied Housing Units	66.3%	72.7%	61.9%
Renter-Occupied Housing Units	30.3%	24.1%	34.3%
Vacant Housing Units	3.4%	3.3%	3.8%
Vacant Housing Units			
For Migrant Workers	0.0%	0.0%	0.0%
For Rent	41.1%	27.8%	39.0%
For Sale Only	31.0%	35.7%	24.4%
For Seasonal, Recreational, or Occasional	3.5%	4.3%	3.2%
Other Vacant	18.8%	22.1%	24.2%
Rented or Sold, Not Occupied	5.7%	10.1%	9.2%
Housing Value: Owner Occupied			
\$ 0 to \$10,000	0.0%	0.1%	0.2%
\$ 10,000 to \$14,999	0.1%	0.1%	0.2%
\$ 15,000 to \$19,999	0.0%	0.0%	0.1%
\$ 20,000 to 24,999	0.0%	0.0%	0.1%
\$ 25,000 to \$29,999	0.0%	0.1%	0.2%
\$ 30,000 to \$34,999	0.0%	0.2%	0.2%
\$ 35,000 to \$39,999	0.0%	0.1%	0.2%
\$ 40,000 to \$49,999	0.0%	0.1%	0.7%
\$ 50,000 to \$59,999	0.1%	1.2%	2.2%
\$ 60,000 to \$69,999	0.5%	3.1%	4.4%
\$ 70,000 to \$79,999	5.7%	7.4%	7.9%
\$ 80,000 to \$89,999	7.8%	13.6%	12.5%
\$ 90,000 to \$99,999	10.4%	16.2%	14.6%
\$ 100,000 to \$124,999	26.5%	28.0%	25.4%
\$ 125,000 to \$149,999	29.8%	17.0%	16.0%
\$ 150,000 to \$174,999	10.0%	6.4%	7.3%
\$ 175,000 to \$199,999	6.0%	2.7%	3.3%

	\$ 200,000 to \$249,999	2.40/	1.00/	2.64
	\$ 250,000 to \$299,999	2.4%	1.9%	2.6%
\frown	\$ 300,000 to \$399,999	0.7%	0.9%	0.8%
\bigcirc	\$ 400,000 to \$499,999	0.0%	0.6%	0.7%
	\$ 500,000 to \$749,999	0.0% 0.0%	0.1%	0.1%
	\$ 750,000 to \$999,999		0.1%	0.2%
	\$1,000,000 or More	0.0%	0.1%	0.0%
	\$1,000,000 01 PIOLE	0.0%	0.1%	0.1%
	Median Owner-Occupied Housing Value	\$119,609	\$105,104	\$105,273
	Rent: Cash Rent			
	No Cash Rent	1.1%	1.5%	1.7%
	\$ 0 to \$99	2.1%	1.6%	1.2%
	\$ 100 to \$149	0.0%	0.1%	1.1%
	\$ 150 to \$199	0.1%	0.2%	0.5%
	\$ 200 to \$249	0.0%	0.3%	0.5%
	\$ 250 to \$299	0.0%	0.2%	0.4%
	\$ 300 to \$349	1.2%	0.4%	0.8%
	\$ 350 to \$399	0.0%	0.4%	1.1%
	\$ 400 to \$449	0.0%	1.8%	2.5%
	\$ 450 to \$499	0.9%	1.1%	3.5%
	\$ 500 to \$549	3.5%	5.2%	8.0%
\cap	\$ 550 to \$599	11.9%	11.9%	15.1%
\bigcirc	\$ 600 to \$649	14.8%	14.5%	18.5%
	\$ 650 to \$699	12.0%	12.1%	13.8%
	\$ 700 to \$749	28.4%	18.1%	12.7%
	\$ 750 to \$799	10.1%	11.8%	7.6%
	\$ 800 to \$899	9.0%	13.2%	7.2%
	\$ 900 to \$999	2.1%	3.5%	2.0%
	\$1,000 to \$1,250	0.1%	1.6%	1.6%
	\$1,250 to \$1,499	0.7%	0.1%	0.1%
	\$1,500 to \$1,999	2.0%	0.5%	0.2%
	\$2,000 Plus	0.0%	0.0%	0.0%
	Average contract rent	\$700	\$686	\$636
	Units in Structure			
	1 - Attached Unit	3.2%	5.4%	5.6%
	1 - Detached Unit	70.7%	77.0%	64.7%
	2 Units	0.0%	0.5%	1.2%
	3 to 4 Units	2.5%	2.3%	5.5%
	5 to 9 Units	9.3%	5.2%	9.7%
\bigcirc	10 to 19 Units	10.4%	6.3%	8.1%
\bigcirc	20 to 49 Units	1.0%	0.9%	2.1%
	50 or more Units	2.9%	2.1%	2.8%

Boat, RV, Van, etc.	0.0%	0.0%	0.0%
Mobile home	0.0%	0.2%	0.4%
Year Moved In			
1969 or earlier	0.9%	2.5%	3.2%
1970 to 1979	2.2%	3.5%	5.6%
1980 to 1989	17.1%	14.9%	13.6%
1990 to 1994	29.1%	22.1%	17.9%
1995 to 1998	29.5%	35.2%	35.9%
1999 to March 2000	21.3%	21.8%	23.8%
Housing Stability (5 Year)	45.3%	40.2%	38.5%
Housing Turnover (1 Year)	21.3%	22.5%	23.9%
Year Structure Built			
1939 or earlier	0.1%	0.8%	1.7%
1940 to 1949	0.5%	0.9%	1.8%
1950 to 1959	1.0%	2.7%	5.9%
1960 to 1969	3.5%	9.4%	14.6%
1970 to 1979	25.5%	23.7%	25.5%
1980 to 1989	52.9%	37.2%	30.0%
1990 to 1994	15.0%	12.3%	10.1%
1995 to 1998	1.4%	9.0%	7.3%
1999 to March 2000	0.2%	4.0%	2.9%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Housing Units Summary Report

Housing Units

									Percent	Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Total Housing Units	66,984		73,436		83,875		90,435		9.6%	7.8%
Owner-Occupied	36,537	54.6%	43,012	58.6%	44,090	52.6%	45,189	50.0%	17.7%	2.5%
Renter-Occupied	23,940	35.7%	27,440	37.4%	27,628	32.9%	27,816	30.8%	14.6%	0.7%
Vacant	6,503	9.7%	2,984	4.1%	12,157	14.5%	17,430	19.3%	-54.1%	43.4%

Owner Occupied Home Value

					Percent Change
	1990 Census		2000 Census		1990 to 2000
\$ 0 to \$14,999	84	0.3%	157	0.4%	87.5%
\$ 15,000 to \$19,999	52	0.2%	30	0.1%	-42.3%
\$ 20,000 to \$29,999	208	0.6%	87	0.2%	-58.1%
\$ 30,000 - \$39,999	754	2.3%	197	0.5%	-73.9%
\$ 40,000 - \$49,999	2,117	6.3%	501	1.2%	-76.3%
\$ 50,000 to \$99,999	23,670	70.9%	20,721	48.2%	-14.2%
\$ 100,000 - \$ 149,999	5,685	17.0%	16,642	38.7%	192.8%
\$ 150,000 - \$ 199,999	678	2.0%	3,672	8.5%	441.9%
\$ 200,000 - \$ 299,999	113	0.3%	765	1.8%	577.0%
\$ 300,000 - \$ 399,999	14	0.0%	63	0.2%	352.8%
\$ 400,000 to \$ 499,999	6	0.0%	32	0.1%	461.5%
\$ 500,000 or more	8	0.0%	144	0.3%	1,778.0%
Median Home Value	\$78,071		\$100,117		28.2%
The second s					

Monthly Cash Rent

					Percent Change
	1990 Census		2000 Census		1990 to 2000
\$ 0 - \$100	320	1.4%	223	0.8%	-30.3%
\$ 100 - \$199	284	1.2%	396	1.4%	39.7%
\$ 200 - \$299	759	3.2%	262	1.0%	-65.5%
\$ 300 - \$399	3,929	16.6%	664	2.4%	-83.1%

\$ 400 - \$499	9,160	38.8%	2,186	8.0%	-76.1%
\$ 500 - \$599	5,825	24.7%	7,139	26.0%	22.6%
\$ 600 - \$699	2,184	9.3%	8,279	30.2%	279.1%
\$ 700 - \$999	774	3.3%	7,380	26.9%	853.6%
\$1,000+	52	0.2%	431	1.6%	720.9%
No Cash Rent	322	1.4%	480	1.8%	49.2%
Median Rent	\$470		\$628		33.6%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Housing Units Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2008 Housing Units			
Total Housing Units	4,416	33,759	92,679
Owner-Occupied	59.0%	64.4%	56.2%
Renter-Occupied	27.0%	21.8%	29.5%
Vacant	14.0%	13.9%	14.3%
2013 Housing Units			
Total Housing Units	4,625	37,181	102,131
Owner-Occupied	55.9%	60.9%	53.6%
Renter-Occupied	25.3%	20.4%	27.3%
Vacant	18.8%	18.7%	19.1%
	1 Miles:	3 Miles:	5 Miles:
2000 Housing Units			
Total Housing Units:	3,998	27,761	78,018
Owner-Occupied	66.3%	72.7%	61.9%
Renter-Occupied	30.3%	24.1%	34.3%
Vacant	3.4%	3.3%	3.8%
Vacant Housing Units	137	909	2,989
Vacant, For Migrant Workers	0.0%	0.0%	0.0%
Vacant, For Rent	41.1%	27.8%	39.0%
Vacant, For Sale Only	31.0%	35.7%	24.4%
Vacant, For Seasonal, Recreation, or Occ	3.5%	4.3%	3.2%

Vacant, Rented or Sold, Not Occupied Owner Occupied Home Value: \$ 0 - \$24,999	5.7%	10.1%	9.2%
-	0.1%		
-	0.1%		
\$ 0 - \$24,999	0.10/		
	0.1%	0.2%	0.5%
\$ 25,000 - \$34,999	0.0%	0.3%	0.3%
\$ 35,000 - \$49,999	0.0%	0.2%	1.0%
\$ 50,000 - \$79,999	6.3%	11.7%	14.5%
\$ 80,000 - \$99,999	18.2%	29.9%	27.1%
\$100,000 - \$149,999	56.3%	45.0%	41.4%
\$150,000 - \$199,999	16.0%	9.0%	10.6%
\$200,000 - \$299,999	3.1%	2.7%	3.5%
\$300,000 - \$399,999	0.0%	0.6%	0.7%
\$400,000 - \$499,999	0.0%	0.1%	0.1%
\$500,000 - \$749,999	0.0%	0.1%	0.2%
\$750,000 - \$999,999	0.0%	0.1%	0.0%
\$1,000,000 or more	0.0%	0.1%	0.1%
Median Home Value	\$119,609	\$105,104	\$105,273
Contract Rent:			
\$ 0 - \$100	2.1%	1.6%	1.2%
\$ 100 - \$199	0.0%	0.3%	1.6%
\$ 200 - \$299	0.0%	0.4%	0.9%
\$ 300 - \$39 9	1.3%	0.8%	1.8%
\$ 4 00 - \$ 499	0.9%	2.9%	5.9%
\$ 500 - \$599	15.4%	17.0%	23.1%
\$ 600 - \$69 9	26.8%	26.6%	32.3%
\$ 700 - \$79 9	38.6%	29.9%	20.3%
\$ 800 - \$89 9	9.0%	13.2%	7.2%
\$ 900 - \$999	2.1%	3.5%	2.0%
\$1,000 - \$1,249	0.1%	1.6%	1.6%
\$1,250 - \$1,499	0.7%	0.1%	0.1%
\$1,500 - \$1,999	2.0%	0.5%	0.2%
\$2,000 or more	0.0%	0.0%	0.0%
No Cash Rent	1.1%	1.5%	1.7%
Average Contract Rent	\$700	\$686	\$636
Units In Structure:			
1, Attached	3.2%	5.4%	5.6%
1, Detached	70.7%	77.0%	64.7%
2	0.0%	0.5%	1.2%
3 - 4	2.5%	2.3%	5.5%
5 - 9	9.3%	5.2%	9.7%

10 - 19	10.4%	6.3%	8.1%
20 - 49	1.0%	0.9%	2.1%
50 or more	2.9%	2.1%	2.8%
Mobile Home/Trailer	0.0%	0.2%	0.4%
Other	0.0%	0.0%	0.0%
Year Moved In:			
1969 or Earlier	0.9%	2.5%	3.2%
1970-1979	2.2%	3.5%	5.6%
1980-1989	17.1%	14.9%	13.6%
1990-1994	29.1%	22.1%	17.9%
1995-1998	29.5%	35.2%	35.9%
1999-March 2000	21.3%	21.8%	23.8%
Year Structure Built:			
Before 1939	0.1%	0.8%	1.7%
1940 to 1949	0.5%	0.9%	1.8%
1950 to 1959	1.0%	2.7%	5.9%
1960 to 1969	3.5%	9.4%	14.6%
1970 to 1979	25.5%	23.7%	25.5%
1980 to 1989	52.9%	37.2%	30.0%
1990 to 1994	15.0%	12.3%	10.19
1995 to 1998	1.4%	9.0%	7.3%
1999 to March 2000	0.2%	4.0%	2.9%
	1 Miles:	3 Miles:	5 Miles
1990 Housing Units			
Total Housing Units:	3,669	23,333	67,17
Owner-Occupied	56.3%	66.1%	56.4%
Renter-Occupied	32.9%	25.3%	33.7%
Vacant	10.9%	8.7%	9.9%
Vacant Housing Units	399	2,020	6,65
Vacant, For Migrant Workers	0.0%	0.0%	0.0%
Vacant, For Rent	68.0%	49.4%	55.2%
Vacant, For Sale Only	22.6%	33.7%	23.9%
Vacant, For Seasonal, Recreation, or Occ	3.6%	1.9%	1.3%
Vacant, Other	5.1%	11.0%	13.9%
Vacant, Rented or Sold, Not Occupied	0.7%	4.1%	5.7%
Owner Occupied Home Value:			
\$ 0 - \$24,999	0.0%	0.3%	0.5%

	\$ 25,000 - \$34,999	0.1%	0.4%	0.7%
	\$ 35,000 - \$49,999	0.5%	1.9%	4.2%
	\$ 50,000 - \$74,999	21.9%	30.6%	31.9%
	\$ 75,000 - \$99,999	35.6%	43.8%	39.8%
	\$100,000 - \$149,999	36.8%	19.4%	18.7%
	\$150,000 - \$199,999	5.0%	2.8%	3.0%
	\$200,000 - \$299,999	0.2%	0.6%	0.8%
	\$300,000 - \$399,999	0.0%	0.1%	0.2%
	\$400,000 - \$499,999	0.0%	0.0%	0.1%
	\$500,000 +	0.0%	0.0%	0.1%
	Median Home Value	\$93,915	\$83,728	\$82,232
	Contract Rent:			
	\$ 0 - \$100	0.0%	0.2%	1.3%
	\$ 100 - \$199	0.0%	0.4%	1.1%
	\$ 200 - \$299	0.2%	0.9%	1.7%
	\$ 300 - \$399	0.9%	6.3%	15.5%
	\$ 400 - \$499	26.5%	27.5%	39.1%
	\$ 500 - \$599	38.5%	33.5%	25.5%
	\$ 600 - \$699	23.7%	21.3%	10.4%
	\$ 700 - \$749	3.1%	3.5%	1.6%
\cap	\$ 750 - \$999	5.0%	4.3%	2.3%
\bigcirc	\$1,000+	1.1%	0.6%	0.2%
	No Cash Rent	0.9%	1.5%	1.4%
	Median Contract Rent	\$556	\$537	\$476
	Units In Structure:			
	1, Attached	2.0%	6.4%	5.4%
	1, Detached	64.0%	72.5%	60.7%
	2	0.1%	0.3%	1.0%
	3 - 4	1.3%	2.0%	4.0%
	5 - 9	9.1%	6.1%	11.1%
	10 - 19	17.4%	7.6%	11.0%
	20 - 49	4.5%	4.3%	5.3%
	50 or more	1.3%	0.2%	0.5%
	Mobile Home/Trailer	0.0%	0.1%	0.3%
	Other	0.5%	0.5%	0.7%
	Year Moved In:			
	1959 or Earlier	0.1%	2.2%	2.9%
\bigcirc	1960-1969	0.3%	3.9%	4.5%
\bigcirc	1970-1979	9.4%	13.0%	15.0%
	1980-1984	14.1%	13.1%	12.3%
	1985-1988	38.0%	39.1%	35.4%
----	-----------------------	-------	-------	-------
	1989-1990	38.2%	28.7%	29.8%
1				
21	Year Structure Built:			
	Before 1939	0.1%	0.8%	1.4%
	1940 to 1949	0.2%	1.0%	2.1%
	1950 to 1959	0.7%	4.5%	8.2%
	1960 to 1969	2.0%	10.8%	18.3%
	1970 to 1979	22.2%	26.9%	29.4%
	1980 to 1984	28.1%	20.2%	15.9%
	1985 to 1988	34.2%	27.8%	19.6%
	1989 to March 1990	12.4%	8.0%	5.0%

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Household Summary Report

Household Status

									Percent	Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%
Size of Household:										
1 Person	12,210	20.2%	15,346	21.8%	23,689	33.0%	29,188	40.0%	26.1%	23.2%
2 Person	17,380	28.7%	19,071	27.1%	11,367	15.9%	6,725	9.2%	9.3%	-40.8%
3 Person	12,432	20.6%	14,297	20.3%	7,832	10.9%	4,439	6.1%	15.0%	-43.3%
4 Person	10,401	17.2%	11,008	15.6%	14,789	20.6%	16,791	23.0%	6.8%	13.5%
5 Person	4,820	8.0%	5,877	8.3%	7,728	10.8%	8,718	11.9%	21.5%	12.8%
6 Person	1,825	3.0%	2,778	3.9%	3,480	4.9%	3,945	5.4%	44.4%	13.3%
7 + Person	1,400	2.3%	2,023	2.9%	2,833	4.0%	3,199	4.4%	44.4%	12.9%
Ave Hhld Size	2.84		2.88		2.98		3.03		1.4%	1.6%
Length of Residence:										
Stability (In Res. 5+ Yrs)	42.2%		42.2%		36.7%				-0.0%	N/A
Turnover (% Yearly)	26.2%		23.3%		18.1%				-11.1%	N/A

Family Status

	1990		2000		2008		2013		Percent	: Change
	Census		Census		Estimate		Projection		1990- 2000	2008- 2013
Total Households with Children	27,107	100%	32,359	100%	26,335	100%	23,176	100%	19.4%	-12.0%
Family Hhlds with Children	26,839		31,987		25,858		22,682		19.2%	-12.3%
Married Couple	17,203	63.5%	15,935	49.2%	10,548	40.1%	8,141	35.1%	-7.4%	-22.8%
Male Hhldr-No Spouse	1,369	5.1%	2,513	7.8%	2,500	9.5%	2,424	10.5%	83.5%	-3.0%
Female Hhldr-No Spouse	8,266	30.5%	13,539	41.8%	12,810	48.6%	12,116	52.3%	63.8%	-5.4%
Non-family Hhlds with Children	268		372		477		494		38.8%	3.5%
Male Hhldr-No Spouse	195	0.7%	234	0.7%	442	1.7%	480	2.1%	19.9%	8.6%
Female Hhldr-No Spouse	73	0.3%	138	0.4%	35	0.1%	13	0.1%	89.5%	-61.9%
Total Households without Children	33,373	100%	38,093	100%	45,382	100%	49,829	100%	14.1%	9.8%

Family Hhlds w/out Children	17,508	18,344	17,732	17,228	4.8%	-2.8%
Married Couple	12,915 38.7%	11,537 30.3%	11,532 25.4%	11,443 23.0%	-10.7%	-0.8%
Male Hhidr-No Spouse	1,200 3.6%	1,785 4.7%	2,358 5.2%	2,611 5.2%	48.8%	10.7%
Female Hhldr-No Spouse	3,394 10.2%	5,023 13.2%	3,841 8.5%	3,174 6.4%	48.0%	-17.4%
Non-family Hhids without Children	15,864	19,748	27,651	32,600	24.5%	17.9%
Male Hhidr-No Spouse	7,245 21.7%	8,839 23.2%	13,468 29.7%	16,504 33.1%	22.0%	22.5%
Female Hhldr-No Spouse	8,619 25.8%	10,910 28.6%	14,182 31.3%	16,097 32.3%	26.6%	13.5%

Vehicles Available

									Percent	Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
0 Vehicles	4,973	7.5%	6,698	9.5%	6,237	8.7%	6,160	8.4%	34.7%	-1.2%
1 Vehicle	20,708 3	31.4%	27,803	39.5%	29,925	41.7%	31,235	42.8%	34.3%	4.4%
2 Vehicles	22,901 3	34.7%	24,207	34.4%	23,845	33.3%	23,673	32.4%	5.7%	-0.7%
3 Vehicles	17,370 2	26.3%	11,744	16.7%	11,711	16.3%	11,936	16.4%	-32.4%	1.9%
Ave Vehicles Per Hhld	1.76		1.60		1.69		1.70		-10.6%	0.5%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Household Comparison Report

	1 Miles:	3 Miles:	5 Miles
2008 Households:			
2008 Population & Household Overview			
Population	11,221	88,242	241,76
Household Population	11,199	88,135	237,77
Family Population	85.6%	86.2%	84.8%
Non-family Population	14.5%	13.8%	15.2%
Group Quarters Population	22	107	3,993
Households	3,799	29,077	79,439
Family Households	61.5%	62.9%	61.5%
Non-family Households	38.5%	37.1%	38.5%
2008 Households by Presence of Children			
Total Households with Children	1,434	11,438	30,15
Family Hhlds with Children	1,389	11,232	29,63
Married Couple	47.6%	45.1%	43.1%
Male Hhidr-No Spouse	8.8%	8.6%	9.2%
Female Hhldr-No Spouse	40.5%	44.4%	46.0%
Non-family Hhlds with Children	45	206	52
Male Hhldr-No Spouse	3.0%	1.7%	1.6%
Female Hhidr-No Spouse	0.2%	0.1%	0.1%
Total Households w/out Children	2,365	17,639	49,27
Family Hhlds w/out Children	949	7,054	19,200
Married Couple	28.4%	27.0%	26.0%
Male Hhldr-No Spouse	4.3%	4.8%	5.0%
Female Hhldr-No Spouse	7.4%	8.2%	8.0%

Non-family Hhlds w/out Children	1,416	10,585	30,073
Male Hhldr-No Spouse	29.6%	28.3%	29.4%
Female Hhldr-No Spouse	30.3%	31.7%	31.6%
2008 Size of Household			
1 Person Households	32.5%	31.4%	32.39
2 Person Households	16.0%	15.6%	15.99
3 Person Households	11.5%	11.1%	11.09
4 Person Households	21.8%	21.9%	21.49
5 Person Households	10.5%	11.5%	11.19
6 Person Households	4.8%	5.0%	4.79
7+ Person Households	3.0%	3.6%	3.69
Average Household Size	2.95	3.03	2.9
2008 Length of Residence			
Stability (% In Res 5+ Yrs)	36.9%	34.5%	33.29
Turnover (% Yearly)	21.1%	20.5%	19.79
2008 Vehicles Available			
0 Vehicles Available	4.6%	4.2%	7.69
1 Vehicle Available	38.5%	38.4%	40.49
2+ Vehicles Available	56.9%	57.4%	52.09
Avg Vehicles Per Hhld	1.90	1.80	1.7
	1 Miles:	3 Miles:	5 Miles
2013 Households:			
2013 Population & Household Overview			
Population	11,263	93,234	255,64
Household Population	11,239	93,118	251,37
Family Population	84.3%	85.5%	84.49
Non-family Population	15.7%	14.5%	15.69
Group Quarters Population	24	116	4,27
Households	3,754	30,225	82,63
Family Households	55.2%	56.5%	55.49
Non-family Households	44.8%	43.5%	44.69
2013 Households by Presence of Children			
Total Households with Children	1,215	10,247	27,04

	1 Miles:	3 Miles:	5 Miles:
Avg Vehicles Per Hhld	1.90	1.90	1.80
	JJ,J 70	50,370	
2+ Vehicles Available	40.0%	39.7% 56.3%	41. 5% 51.2%
1 Vehicle Available	4.5% 40.0%	4.0%	7.3%
2013 Vehicles Available 0 Vehicles Available	A E04	4 004	
2012 Vahielaa Availabla			
Average Household Size	2.99	3.08	3.04
7+ Person Households	3.4%	4.1%	4.1%
6 Person Households	5.4%	5.6%	5.3%
5 Person Households	11.7%	12.6%	12.2%
4 Person Households	24.2%	24.2%	23.8%
3 Person Households	6.4%	6.2%	6.1%
2 Person Households	9.4%	9.1%	9.3%
1 Person Households	39.4%	38.4%	39.3%
2013 Size of Household			
Female Hhidr-No Spouse	31.2%	32.9%	32.6%
Male Hhldr-No Spouse	33.2%	31.8%	32.7%
Non-family Hhlds w/out Children	1,634	12,911	36,338
Female Hhldr-No Spouse	5.7%	6.2%	6.0%
Male Hhldr-No Spouse	4.4%	4.9%	5.1%
Married Couple	25.6%	24.3%	23.5%
Family Hhlds w/out Children	906	7,066	19,252
Total Households w/out Children	2,540	19,977	55,591
Female Hhldr-No Spouse	0.0%	0.0%	0.0%
Male Hhldr-No Spouse	3.8%	2.2%	2.0%
Non-family Hhlds with Children	46	226	556
Female Hhldr-No Spouse	44.4%	48.6%	49.8%
Male Hhldr-No Spouse	9.9%	9.7%	10.1%
Married Couple	41.8%	39.6%	38.0%

2000 Census Households:

2000 Population & Household Overview			
Population	11,059	78,922	220,712
Household Population	11,040	78,831	217,306
Family Population	87.4%	88.5%	87.1%
Non-family Population	12.6%	11.5%	12.9%
Group Quarters Population	19	91	3,407
Households	3,861	26,852	75,029
Family Households	72.6%	74.1%	72.0%
Non-family Households	27.4%	25.9%	28.0%
2000 Households by Presence of Children			
Total Households with Children	1,852	13,334	35,653
Family Hhlds with Children	1,820	13,190	35,265
Married Couple	58.2%	55.6%	52.5%
Male Hhidr-No Spouse	6.9%	6.8%	7.4%
Female Hhldr-No Spouse	33.2%	36.6%	39.0%
Non-family Hhlds with Children	32	144	387
Male Hhldr-No Spouse	1.3%	0.7%	0.7%
Female Hhldr-No Spouse Total Households w/out Children	0.5% 2,009	0.4%	0.4% 39,377
Family Hhlds w/out Children	983	6,703	18,745
Married Couple	33.9%	32.7%	30.7%
Male Hhidr-No Spouse	3.7%	4.2%	4.6%
Female Hhldr-No Spouse	11.4%	12.7%	12.3%
Non-family Hhids w/out Children	1,026	6,815	20,632
Male Hhldr-No Spouse	23.2%	21.7%	23.3%
Female Hhldr-No Spouse	27.9%	28.7%	29.1%
2000 Size of Household			
1 Person Households	20.9%	19.9%	21.2%
2 Person Households	25.6%	26.7%	27.2%
3 Person Households	22.3%	20.8%	20.3%
4 Person Households	16.2%	17.1%	16.4%
5 Person Households	7.7%	9.1%	8.5%
6 Person Households	3.8%	3.9%	3.7%
7 + Person Households	2.6%	2.5%	2.8%
Average Household Size	2.86	2.94	2.90

2000 Length of Residence			
Stability (% In Res 5+ Yrs)	45.3%	40.2%	38.5%
Turnover (% Yearly)	21.3%	22.5%	23.9%
2000 Vehicles Available			
0 Vehicles Available	4.9%	4.8%	8.4%
1 Vehicle Available	35.7%	35.5%	38.2%
2+ Vehicles Available	59.5%	59.8%	53.5%
Avg Vehicles Per Hhld	1.70	1.80	1.60
1990 Census Households:			
1990 Population & Household Overview			
Population	8,954	60,908	170,303
Household Population	8,954	60,908	167,921
Family Population	85.1%	87.6%	85.0%
Non-family Population	14.9%	12.4%	15.0%
Group Quarters Population	0	0	2,381
Households	3,269	21,310	60,519
Family Households	72.3%	76.8%	73.0%
Non-family Households	27.7%	23.2%	27.0%
1990 Households by Presence of Children			
Total Households with Children	1,444	10,030	26,478
Family Hhlds with Children	1,432	9,966	26,208
Married Couple	74.6%	72.8%	67.3%
Male Hhldr-No Spouse	4.3%	4.2%	4.7%
Female Hhldr-No Spouse	20.3%	22.4%	27.0%
Non-family Hhlds with Children	12	64	270
Maie Hhldr-No Spouse	0.6%	0.5%	0.7%
Female Hhldr-No Spouse	0.3%	0.2%	0.3%
Total Households w/out Children	1,825	11,279	34,039
Family Hhlds w/out Children	932	6,405	17,958
Married Couple	41.8%	45.7%	40.7%
Male Hhidr-No Spouse	2.5%	2.9%	3.2%
Female Hhidr-No Spouse	6.8%	8.1%	8.8%
Non-family Hhlds w/out Children	892	4,874	16,081
Male Hhldr-No Spouse	21.5%	19.0%	21.1%

Avg Vehicles Per Hhld	1.80	1.90	1.80
2+ Vehicles Available	67.9%	67.9%	62.2%
1 Vehicle Available	29.2%	28.7%	31.9%
0 Vehicles Available	2.9%	3.3%	5.9%
1990 Vehicles Available			
Turnover (% Yearly)	34.5%	27.3%	26.2%
Stability (% In Res 5+ Yrs)	34.0%	34.3%	37.2%
1990 Length of Residence			
Average Household Size	2.74	2.86	2,77
7 + Person Households	1.5%	1.7%	1.7%
6 Person Households	2.3%	2.7%	2.5%
5 Person Households	7.1%	8.4%	7.4%
4 Person Households	16.9%	18.3%	17.0%
3 Person Households	21.2%	21.7%	20.8%
2 Person Households	30.2%	29.6%	30.2%
1990 Size of Household 1 Person Households	20.7%	17.6%	20.4%
Female Hhldr-No Spouse	27.4%	24,2%	26:2%

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

2000 US Census Household Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population and Households	5 - 10		
Population	11,059	78,922	220,712
Female Population	53.0%	53.7%	52.9%
Male Population	47.0%	46.3%	47.1%
Family Population	87.2%	88.4%	85.8%
Non Family Population	12.6%	11.5%	12.7%
Group Quarters Population	0.2%	0.1%	1.5%
Population In Households	99.8%	99.9%	98.5%
Households	3,861	26,852	75,029
Family Households	72.6%	74.1%	72.0%
Householders in Family Households	2,803	19,893	54,010
Children in Family Households	3,758	27,435	74,161
Non Family Households	27.4%	25.9%	28.0%
Non Relatives in Non Family Households	337	2,111	6,868
Average Household Size	2.86	2.94	2.90
Ave Vehicles Available per Household	1.70	1.80	1.60
Family Status: Family Households			
Family Households	2,803	19,893	54,010
Female Householders in Family Households	1,199	9,198	25,416
Male Householders in Family Households	1,611	10,656	28,760
Parent in Family Households	138	1,103	2,892
Spouse in Family Households	1,762	11,798	30,860
Other Relatives in Family Households	373	2,806	7,524
Non-Relatives in Family Households	286	2,473	7,443
Brother or Sister in Family Households	197	1,777	5,177
Natural Born or Adopted Children in Family Households	3,549	25,769	69,826
Grandchildren in Family Households	323	2,512	7,057
Step Children in Family Households	209	1,666	4,335

Family Status: Family Households: Female Householder			
Female Householder	102	726	2,326
Female householder, no husband present	843	6,589	18,761
Female Householder, no husband present with no own children < 18	342	2,530	7,098
Female Householder, no husband present with own children < 18	501	4,059	11,663
Family Households: Male Householder			
Male Householder	133	849	2,768
Male Householder, no wife present	202	1,472	4,449
Male Householder, no wife present with no own children < 18	92	717	2,303
Male Householder, no wife present with own children < 18	110	755	2,146
Family Status: Family Households: Married Couple Householder			
Married Couple Family	1,758	11,831	30,800
Married Couple Family with Children under 18	997	6,843	17,190
Married Couple Family with no own Children under 18	762	4,988	13,610
Family Status: Female Householders			
Female Householders Living Alone	467	3,204	9,309
Female Householders Not Living Alone in Non-Family Households	102	727	2,342
Female Householders in Non-Family Households	569	3,930	11,651
Family Status: Male Householders			
Male Householders Living Alone	355	2,183	6,710
Male Householders Not Living Alone in Non-Family Households	133	849	2,787
Male Householders in Non-Family Households	488	3,032	9,497
Households with Children			
Households with Children	1,852	13,334	35,653
% Households with Children	48.0%	49.7%	47.5%
Family Households	1,820	13,190	35,265
Non Family Households	32	144	387
Female Householder No Husband Present	614	4,879	13,904
Male Householder No Wife Present	128	901	2,651
Married Couple Family	1,078	7,410	18,711
Non Family Female Householder	8	49	137
Non-Family Male Householder	24	95	250
Other Family	742	5,780	16,554
Households without Children			
Households without Children	2,009	13,518	39,377
% Households without Children	52.0%	50.3%	52.5%
Family Households	983	6,703	18,745
August .			

Male Householder No Wife Present	74	572	1,798
Married Couple Family	680	4,421	12,089
Non Family Female Householder	560	3,881	11,446
Non Family Households	1,026	6,815	20,632
Non-Family Male Householder	465	2,934	9,186
Other Family	303	2,282	6,656
Income by Type: Family Household Income			
Average Family Household Income	\$70,431	\$62,821	\$59,071
Average Non-Family Household Income	\$37,035	\$41,207	\$38,829
Income by Type: Household Income			
Average Household Income	\$63,024	\$59,089	\$55,282
Median Household Income	\$54,741	\$51,188	\$47,151
Per Capita Income	\$22,003	\$20,104	\$18,793
Size of Household: Total Households			
1 Person Households	21.3%	20.1%	21.2%
1 Person Female Householder	56.8%	59.5%	58.1%
1 Person Male Householder	43.2%	40.5%	41.9%
2 Person Households	26.6%	26.4%	27.1%
3 Person Households	21.4%	20.7%	20.3%
4 Person Households	16.8%	17.1%	16.4%
5 Person Households	8.1%	9.0%	8.5%
6 Person Households	3.7%	3.9%	3.6%
7+ Person Households	2.1%	2.8%	2.8%

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Population Summary Report

Population Demographics

									Percen	t Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Total Population	174,438		207,116		218,277		226,015		18.7%	3.5%
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%
Population by Gender:										
Male	83,448	47.8%	97,716	47.2%	104,234	47.8%	108,575	48.0%	17.1%	4.2%
Female	90,991	52.2%	109,399	52.8%	114,043	52.3%	117,440	52.0%	20.2%	3.0%

Population by Race and Ethnicity

								Percer	nt Change
1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
57,340	32.9%	19,866	9.6%	22,987	10.5%	36,951	16.4%	-65.4%	60.8%
111,683	64.0%	176,894	85.4%	181,644	83.2%	172,446	76.3%	58.4%	-5.1%
378	0.2%	366	0.2%	237	0.1%	182	0.1%	-3.2%	-23.3%
3,978	2.3%	3,690	1.8%	4,578	2.1%	6,380	2.8%	-7.3%	39.3%
1,053	0.6%	2,650	1.3%	3,600	1.7%	4,204	1.9%	151.8%	16.8%
		3,650	1.8%	5,231	2.4%	5,852	2.6%		11.9%
3,036	1.7%	5,575	2.7%	8,994	4.1%	12,505	5.5%	83.6%	39.0%
	Census 57,340 111,683 378 3,978 1,053	Census 57,340 32.9% 111,683 64.0% 378 0.2% 3,978 2.3% 1,053 0.6%	Census Census 57,340 32.9% 19,866 111,683 64.0% 176,894 378 0.2% 366 3,978 2.3% 3,690 1,053 0.6% 2,650 3,650 3,650	Census Census 57,340 32.9% 19,866 9.6% 111,683 64.0% 176,894 85.4% 378 0.2% 366 0.2% 3,978 2.3% 3,690 1.8% 1,053 0.6% 2,650 1.3% 3,650 1.8% 3,650 1.8%	Census Census Estimate 57,340 32.9% 19,866 9.6% 22,987 111,683 64.0% 176,894 85.4% 181,644 378 0.2% 366 0.2% 237 3,978 2.3% 3,690 1.8% 4,578 1,053 0.6% 2,650 1.3% 3,600 3,650 1.8% 5,231 5,231	Census Census Estimate 57,340 32.9% 19,866 9.6% 22,987 10.5% 111,683 64.0% 176,894 85.4% 181,644 83.2% 378 0.2% 366 0.2% 237 0.1% 3,978 2.3% 3,690 1.8% 4,578 2.1% 1,053 0.6% 2,650 1.3% 3,600 1.7% 3,650 1.8% 5,231 2.4%	Census Census Estimate Projection 57,340 32.9% 19,866 9.6% 22,987 10.5% 36,951 111,683 64.0% 176,894 85.4% 181,644 83.2% 172,446 378 0.2% 366 0.2% 237 0.1% 182 3,978 2.3% 3,690 1.8% 4,578 2.1% 6,380 1,053 0.6% 2,650 1.3% 3,600 1.7% 4,204 3,650 1.8% 5,231 2.4% 5,852	Census Census Estimate Projection 57,340 32.9% 19,866 9.6% 22,987 10.5% 36,951 16.4% 111,683 64.0% 176,894 85.4% 181,644 83.2% 172,446 76.3% 378 0.2% 366 0.2% 237 0.1% 182 0.1% 3,978 2.3% 3,690 1.8% 4,578 2.1% 6,380 2.8% 1,053 0.6% 2,650 1.3% 3,600 1.7% 4,204 1.9% 3,650 1.8% 5,231 2.4% 5,852 2.6%	1990 Census2000 Census2008 Estinate2013 Projection1990 to 200157,34032.9%19,8669.6%22,98710.5%36,95116.4%65.4%111,68364.0%176,89485.4%181,64483.2%172,44676.3%58.4%3780.2%3.660.2%2.370.1%1820.1%-3.2%3,9782.3%3,6901.8%4,5782.1%6,3802.8%-7.3%1,0530.6%2,6501.3%3,6001.7%4,2041.9%151.8%

Marital Status

									Percer	nt Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Age 15+ Population	133,574		156,780		165,983		173,788		17.4%	4.7%
Married, Spouse Present	64,239	48.1%	58,253	37.2%	61,776	37.2%	64,752	37.3%	-9.3%	4.8%
Married, Spouse Absent	4,934	3.7%	10,962	7.0%	11,559	7.0%	12,056	6.9%	122.2%	4.3%
Divorced	14,376	10.8%	19,519	12.5%	20,676	12.5%	21,629	12.5%	35.8%	4.6%
Widowed	6,002	4.5%	6,825	4.4%	7,141	4.3%	7,403	4.3%	13.7%	3.7%
Never Married	44,024	33.0%	61,221	39.1%	64,831	39.1%	67,948	39.1%	39.1%	4.8%
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Educational Attainment

									Percer	it Change
~	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Age 25+ Population	104,806		124,567		134,797		142,399		18.9%	5.6%
Grade K - 8	5,582	5.3%	3,536	2.8%	6,064	4.5%	6,401	4.5%	-36.6%	5.6%
Grade 9 - 12	12,935	12.3%	14,641	11.8%	10,935	8.1%	8,986	6.3%	13.2%	-17.8%
High School Graduate	28,919	27.6%	33,077	26.6%	46,111	34.2%	54,730	38.4%	14.4%	18.7%
Some College, No Degree	23,831	22.7%	34,346	27.6%	27,223	20.2%	23,442	16.5%	44.1%	-13.9%
Associates Degree	7,955	7.6%	9,177	7.4%	12,142	9.0%	13,974	9.8%	15.4%	15.1%
Bachelor's Degree	17,718	16.9%	19,578	15.7%	22,690	16.8%	24,693	17.3%	10.5%	8.8%
Graduate Degree	7,852	7.5%	8,613	6.9%	9,632	7.2%	10,174	7.1%	9.7%	5.6%

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Population Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2008 Population:			
Total Population	11,221	88,242	241,761
Female Population	5,893	46,975	126,589
% Female	52.5%	53.2%	52.4%
Male Population	5,328	41,266	115,172
% Male	47.5%	46.8%	47.6%
Family Population	85.4%	86.1%	83.4%
Non-Family Population	14.4%	13.8%	14.9%
Group Quarters Population	0.2%	0.1%	1.7%
Educational Attainment:			
Total Population Age 25+	7,004	53,657	147,597
Grade K - 8	1.6%	2.5%	3.9%
Grade 9 - 12	4.2%	5.7%	6.8%
High School Graduate	26.4%	32.4%	32.2%
Associates Degree	13.1%	10.6%	9.7%
Bachelor's Degree	23.9%	20.5%	18.9%
Graduate Degree	11.7%	8.1%	8.1%
Some College, No Degree	19.1%	20.2%	20.5%
Marital Status:			
Age 15 + Population	8,502	65,370	180,972
Divorced	12.0%	12.6%	12.2%
Never Married	35.5%	35.5%	37.0%
Now Married	44.3%	43.6%	40.3%
Separated	4.9%	5.1%	6.5%
Widowed	3.3%	3.3%	4.0%

Race:

American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian or Pacific Islander	1.3%	1.7%	2.1%
Black	87.6%	85.4%	81.6%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	8.1%	9.5%	11.8%
Other	0.8%	1.1%	1.7%
Multi-Race	2.1%	2.1%	2.7%
Hispanic Ethnicity:			
Hispanic Ethnicity	3.2%	3.3%	4.2%
Not of Hispanic Ethnicity	96.8%	96.7%	95.9%

2013 Population:

0

	Total Population	11,263	93,234	255,647
	Female Population	5,887	49,408	133,173
	% Female	52.3%	53.0%	52.1%
	Male Population	5,376	43,826	122,474
	% Male	47.7%	47.0%	47.9%
C	Family Population	84.2%	85.4%	83.0%
\subseteq	Non-Family Population	15.6%	14.5%	15.4%
	Group Quarters Population	0.2%	0.1%	1.7%
	Educational Attainment:			
	Total Population Age 25+	7,147	57,619	158,994
	Grade K - 9	1.7%	2.6%	3.9%
	Grade 9 - 12	3.3%	4.4%	5.3%
	High School Graduate	29.7%	36.5%	36.2%
	Associates Degree	14.1%	11.5%	10.6%
	Bachelor's Degree	24.1%	20.8%	19.4%
	Graduate Degree	11.4%	8.0%	8.0%
	Some College, No Degree	15.6%	16.3%	16.7%
	Marital Status:			
	Age 15 + Population	8,627	69,763	193,364
	Divorced	12.0%	12.5%	12.2%
	Never Married	35.6%	35.6%	36.9%
	Now Married	44.3%	43.6%	40.5%
	Separated	4.9%	5.0%	6.5%

3.3%

3.2%

3.9%

Race:

Widowed

American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	2.1%	2.4%	2.8%
Black	79.5%	78.1%	75.4%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	14.7%	15.6%	17.2%
Other	1.0%	1.3%	1.8%
Multi-Race	2.5%	2.5%	2.6%
Hispanic Ethnicity:			
Hispanic Ethnicity	4.6%	4.7%	5.6%
Not of Hispanic Ethnicity	95.4%	95.3%	94.4%

2000 Population:

Total Population	11,059	78,922	220,712
Female Population	5,865	42,388	116,700
% Female	53.0%	53.7%	52.9%
Male Population	5,194	36,534	104,012
% Male	47.0%	46.3%	47.1%
Family Population	87.2%	88.4%	85.8%
Non-Family Population	12.6%	11.5%	12.7%
Group Quarters Population	0.2%	0.1%	1.5%
Educational Attainment:			
Total Population Age 25+	6,743	47,164	131,908
Grade K - 9	1.3%	1.7%	2.5%
Grade 9 - 11, No diploma	5.9%	8.1%	9.8%
High School Graduate	20.6%	25.0%	24.9%
Associates Degree	10.8%	8.7%	8.0%
Bachelor's Degree	23.3%	19.9%	17.9%
Graduate Degree	11.7%	8.1%	7.9%
Some College, No Degree	26.4%	28.0%	27.9%
No Schooling Completed	0.0%	0.5%	1.2%

Marital Status:

Age 15 + Population	8,337	58,285	164,894
Divorced	12.1%	12.6%	12.3%
Never Married	35.4%	35.3%	37.4%
Now Married	44.3%	43.6%	39.8%
Separated	4.9%	5.1%	6.6%
Widowed	3.4%	3.4%	4.0%

Race:			
American Indian, Eskimo, Aleut	0.1%	0.2%	0.2%
Asian, and Hawaiian or other Pacific Islander	0.9%	1.5%	2.0%
Black	90.3%	87.5%	83.4%
White	6.6%	8.5%	11.2%
Other	0.6%	0.8%	1.3%
Two or More Races	1.5%	1.5%	2.1%
Hispanic Ethnicity:			
Hispanic Ethnicity	1.8%	2.0%	2.8%
Not of Hispanic Ethnicity	98.2%	98.0%	97.3%

1990 Population:

Total Population	8,954	60,908	170,303
Female Population	52.1%	52.3%	51.9%
Male Population	47.9%	47.7%	48.1%
Family Population	85.1%	87.6%	83.8%
Non-Family Populati	on 14.9%	12.4%	14.8%
Group Quarters Pop	ulation 0.0%	0.0%	1.4%
Educational Attain	ment:		
Total Population Age	25+ 5,506	37,240	104,091
Grade K - 9	2.0%	3.1%	4.3%
Grade 9 - 12	5.5%	7.8%	10.3%
High School Graduat	e 17.1%	23.5%	25.4%
Associates Degree	9.9%	9.2%	8.1%
Bachelor's Degree	29.1%	22.1%	19.2%
Graduate Degree	11.2%	8.8%	8.2%

Marital Status:

Some College, No Degree

Age 15 + Population	6,890	45,956	130,565
Divorced	9.6%	10.1%	10.7%
Never Married	30.1%	27.8%	30.5%
Now Married	55.4%	56.5%	51.5%
Separated	2.3%	2.4%	3.1%
Widowed	2.6%	3.2%	4.3%

25.2%

0.2%

25.5%

0.3%

Race:

American Indian, Eskimo, Aleut

0.2%

24.5%

	Asian	3.6%	3.1%	2.7%
	Black	53.7%	50.4%	54.4%
	White	41.8%	45.6%	42.0%
/	Other	0.7%	0.7%	0.8%
	Hispanic Ethnicity:			
	Hispanic Ethnicity	2.3%	2.2%	2.1%
	Not of Hispanic Ethnicity	97.7%	97.8%	97.9%

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Date: 02/12/09

Current Geography Selection: (6 Selected) 1,5,10 mile radii: 2 centers: Zip5 Centroid, STONE MOUNTAIN, GA 30088, Zip5 Centroid, DECATUR, GA 30035

Demographic Snapshot Comparison Report

	1 Miles: Zip5 Centroid, STONE MOUNTAIN, GA 30088	5 Miles: Zip5 Centroid, STONE MOUNTAIN, GA 30088	10 Miles: Zip5 Centroid, STONE MOUNTAIN, GA 30088	1 Miles: Zip5 Centroid, DECATUR, GA 30035	5 Miles: Zip5 Centroid, DECATUR, GA 30035	10 Miles: Zip5 Centroid, DECATUR, GA 30035
Population: 2008						
Total Population	9,844	239,347	747,319	9,262	242,157	697,768
Male Population	47.5%	47.8%	48.5%	46.3%	47.4%	48.2%
Female Population	52.5%	52.3%	51.5%	53.8%	52.6%	51.8%
Median Age	35.1	33.6	36.3	34.3	34.7	36.0
Population Density (per sq. mi.)	3,133.4	3,047.5	2,378.8	2,948.2	3,083.2	2,221.1
Employees	902	54,785	282,834	3,543	53,646	286,948
Establishments	174	5,861	24,105	352	6,085	22,701
Income: 2008						
Median HH Income	\$70,354	\$57,565	\$61,645	\$56,751	\$59,004	\$58,288
Per Capita Income	\$23,103	\$21,387	\$25,564	\$20,026	\$21,562	\$24,872
Average HH Income	\$73,006	\$62,339	\$71,279	\$57,172	\$63,524	\$68,291
Households: 2008						
Total Households	3,046	79,415	260,865	3,170	79,248	244,167
Average Household Size	3.22	2.96	2.81	2.92	3.00	2.78
Household Growth 1990 - 2000	4.1%	24.9%	18.7%	51.2%	25.1%	18.3%
Housing: 2008						
Owner Occupied Housing Units	72.5%	54.1%	56.0%	56.4%	58.7%	54.6%
Renter Occupied Housing Units	14.3%	31.5%	30.0%	29.5%	27.1%	30.1%
Vacant Housing Units	13.2%	14.4%	14.0%	14.1%	14.2%	15.3%

Race: 2008

١	White	9.7%	12.6%	32.3%	7.2%	9.8%	28.9%
	Black	85.4%	79.8%	56.9%	88.9%	85.1%	63.3%
	American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
	Asian	1.3%	2.7%	4.6%	1.3%	1.4%	3.0%
	Hawaiian or Pacific Islander	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%
	Other	1.2%	1.8%	3.1%	0.8%	1.2%	1.9%
	Multirace	2.4%	2.9%	3.0%	1.8%	2.3%	2.6%
	Ethnicity: 2008						
	Hispanic	3.8%	4.5%	9.0%	2.6%	3.3%	5.5%
	Non-Hispanic	96.2%	95.6%	91.0%	97.4%	96.7%	94.5%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Census Trend 1980 - 2000 Comparison Report with Charts

	1 Miles:	3 Miles:	5 Miles:
Basic Variables			
Population Trend			
1980	3,419	33,683	123,271
1990	8,954	60,908	170,303
2000	11,059	78,922	220,712
1980 to 1990	161.9%	80.8%	38.2%
1990 to 2000	23.5%	29.6%	29.6%
	Population		



Households Trend			
1980	1,035	10,689	42,056
1990	3,269	21,310	60,519
2000	3,861	26,852	75,029
1980 to 1990	215.8%	99.4%	43.9%
1990 to 2000	18.1%	26.0%	24.0%
Median Age Trend			
1980	28.4	28.6	28.1
1990	30.1	30.5	30.2

2000	31.7	31.1	30.7
1980 to 1990	6.1%	6.4%	7.6%
1990 to 2000	5.4%	2.0%	1.5%



Household Income

\$28,967	\$27,809	\$24,783
\$48,878	\$45,373	\$41,150
\$63,024	\$59,089	\$55,282
68.7%	63.2%	66.0%
28.9%	30.2%	34.3%
\$8,772	\$8,849	\$8,489
\$17,872	\$15,843	\$14,787
\$22,003	\$20,104	\$18,793
103.7%	79.0%	74.2%
23.1%	26.9%	27.1%
\$32,519	\$30,944	\$23,400
\$43,932	\$41,585	\$36,651
\$54,741	\$51,188	\$47,151
35.1%	34.4%	56.6%
24.6%	23.1%	28.6%
	\$48,878 \$63,024 68.7% 28.9% \$8,772 \$17,872 \$22,003 103.7% 23.1% \$32,519 \$43,932 \$54,741 35.1%	\$48,878 \$63,024 \$63,024 \$59,089 68.7% 63.2% 28.9% 30.2% \$8,772 \$8,849 \$17,872 \$15,843 \$22,003 \$20,104 103.7% 79.0% 23.1% 26.9% \$32,519 \$30,944 \$43,932 \$41,585 \$54,741 \$51,188 35.1% 34.4%



	1 Miles:	3 Miles:	5 Miles
Housing Units			
Owner-Occupied Housing Units			
1980	969	8,914	27,23
1990	2,064	15,417	37,87
2000	2,651	20,171	48,2
1980 to 1990	112.9%	72.9%	39.1
1990 to 2000	28.5%	30.8%	27.5
Renter-Occupied Housing Units			
1980	66	1,775	14,8
1990	1,207	5,895	22,6
2000	1,210	6,681	26,7
1980 to 1990	1,729.5%	232.2%	52.8
1990 to 2000	0.3%	13.3%	18.1



Race and Ethnicity





~	American	Indian,	Eskimo,	Aleut	Population	Trend
)	1980					

6	38	163
14	159	409

2000	13	132	372
1980 to 1990	128.6%	322.6%	151.0%
1990 to 2000	-10.6%	-16.8%	-9.0%
Asian or Pacific Islander Population Trend			
1980	49	396	1,181
1990	320	1,857	4,564
2000	105	1,148	4,331
1980 to 1990	549.8%	369.2%	286.5%
1990 to 2000	-67.2%	-38.2%	-5.1%
Black Population Trend			
1980	84	4,242	27,899
1990	4,811	30,684	92,582
2000	9,981	69,061	183,984
1980 to 1990	5,613.1%	623.4%	231.9%
1990 to 2000	107.5%	125.1%	98.7%
White Population Trend			
1980	3,260	28,823	93,306
1990	3,745	27,782	71,456
2000	729	6,713	24,633
1980 to 1990	14.9%	-3.6%	-23.4%
1990 to 2000	-80.5%	-75.8%	-65.5%
Other Population Trend			
1980	18	175	679
1990	59	413	1,278
2000	67	649	2,875
1980 to 1990	236.1%	136.5%	88.3%
1990 to 2000	13.4%	57.3%	124.9%
Hispanic Ethnicity Trend			
1980	53	453	1,685
1990	206	1,357	3,533
2000	204	1,587	6,072
1980 to 1990	288.6%	200.0%	109.6%
1990 to 2000	-1.3%	16.9%	71.9%

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Demographic Snapshot Comparison Report with Charts











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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Age By Sex Comparison Report

2008 Population by Age:

	1 Miles:	3 Miles:	5 Miles:
Total Population	11,221	88,242	241,761
Age 0 - 4	7.3%	7.9%	8.0%
Age 5 - 9	8.8%	9.0%	8.6%
Age 10 - 14	8.2%	9.0%	8.5%
Age 15 - 19	8.0%	8.0%	7.9%
Age 20 - 24	5.4%	5.3%	5.9%
Age 25 - 34	11.9%	12.3%	12.6%
Age 35 - 44	18.7%	19.5%	18.6%
Age 45 - 54	18.7%	15.6%	15.0%
Age 55 - 64	8.7%	8.4%	9.0%
Age 65 - 74	3.1%	3.4%	3.7%
Age 75 - 84	1.0%	1.3%	1.6%
Age 85+	0.4%	0.4%	0.6%
Median Age	35.3	34.1	34.0
Total Females	5,893	46,975	126,589
Age 0 - 4	7.1%	7.3%	7.4%
Age 5 - 9	8.2%	8.2%	7.9%
Age 10 - 14	7.2%	8.4%	8.0%
Age 15 - 19	7.3%	7.7%	7.5%
Age 20 - 24	5.3%	5.2%	5.7%
Age 25 - 34	12.1%	12.4%	12.4%
Age 35 - 44	19.5%	20.2%	19.0%
Age 45 - 54	19.6%	16.2%	15.7%
Age 55 - 64	8.7%	8.8%	9.6%
Age 65 - 74	3.4%	3.7%	4.1%
Age 75 - 84	1.0%	1.4%	1.9%
Age 85+	0.7%	0.6%	0.8%
Median Age Females	36.6	35.5	35.6
Total Males	5,328	41,266	115,172

Age 0 - 4	7.4%	8.7%	8.7%
Age 5 - 9	9.4%	9.9%	9.4%
Age 10 - 14	9.3%	9.7%	9.0%
Age 15 - 19	8.8%	8.5%	8.3%
Age 20 - 24	5.5%	5.4%	6.1%
Age 25 - 34	11.6%	12.2%	12.7%
Age 35 - 44	17.8%	18.6%	18.2%
Age 45 - 54	17.7%	14.8%	14.3%
Age 55 - 64	8.6%	8.0%	8.3%
Age 65 - 74	2.8%	3.0%	3.2%
Age 75 - 84	1.1%	1.1%	1.4%
Age 85+	0.2%	0.3%	0.3%
Median Age Males	33.7	32.1	32.1

2013 Population by Age:

Total Population	11,263	93,234	255,647
Age 0 - 4	6.8%	7.4%	7.5%
Age 5 - 9	8.5%	8.7%	8.4%
Age 10 - 14	8.2%	9.0%	8.5%
Age 15 - 19	7.6%	7.6%	7.4%
Age 20 - 24	5.6%	5.5%	6.1%
Age 25 - 34	11.2%	11.6%	11.8%
Age 35 - 44	16.3%	17.0%	16.3%
Age 45 - 54	19.6%	16.5%	16.0%
Age 55 - 64	10.1%	9.9%	10.5%
Age 65 - 74	4.4%	4.7%	5.1%
Age 75 - 84	1.3%	1.6%	1.9%
Age 85+	0.5%	0.5%	0.6%
Median Age	36.7	35.1	35.3
Total Females	5,887	49,408	133,173
Age 0 - 4	6.9%	7.1%	7.2%
Age 5 - 9	8.0%	8.0%	7.7%
Age 10 - 14	7.1%	8.3%	7.9%
Age 15 - 19	7.0%	7.3%	7.1%
Age 20 - 24	5.5%	5.4%	5.9%
Age 25 - 34	11.6%	11.8%	11.7%
Age 35 - 44	16.9%	17.5%	16.4%
Age 45 - 54	20.1%	16.8%	16.2%
Age 55 - 64	10.2%	10.4%	11.1%
Age 65 - 74	4.8%	5.2%	5.7%
Age 75 - 84	1.4%	1.8%	2.2%
Age 85+	0.7%	0.6%	0.8%

Median Age Females	34.7	32.1	32.4
Total Males	5,376	43,826	122,474
Age 0 - 4	6.7%	7.8%	7.9%
Age 5 - 9	9.0%	9.5%	9.1%
Age 10 - 14	9.4%	9.9%	9.2%
Age 15 - 19	8.3%	7.9%	7.7%
Age 20 - 24	5.6%	5.5%	6.2%
Age 25 - 34	10.8%	11.4%	11.8%
Age 35 - 44	15.7%	16.5%	16.1%
Age 45 - 54	19.0%	16.2%	15.7%
Age 55 - 64	10.0%	9.3%	9.8%
Age 65 - 74	4.0%	4.3%	4.6%
Age 75 - 84	1.3%	1.3%	1.6%
Age 85+	0.3%	0.3%	0.4%
Median Age Males	34.1	31.9	31.9

2000 Census Population by Age:

Total Population	11,059	78,922	220,712
Age 0 - 4	7.4%	8.0%	8.1%
Age 5 - 9	9.0%	9.2%	8.7%
Age 10 - 14	8.2%	9.0%	8.5%
Age 15 - 19	8.0%	7.9%	7.7%
Age 20 - 24	6.4%	6.2%	7.2%
Age 25 - 34	16.8%	17.1%	17.8%
Age 35 - 44	18.6%	19.4%	18.4%
Age 45 - 54	16.3%	13.6%	12.9%
Age 55 - 64	5.6%	5.4%	5.8%
Age 65 - 74	2.3%	2.7%	2.9%
Age 75 - 84	1.0%	1.3%	1.6%
Age 85+	0.3%	0.3%	0.5%
Median Age	31.7	31.1	30.7
Total Females	5,865	42,388	116,700
Age 0 - 4	7.2%	7.3%	7.5%
Age 5 - 9	8.5%	8.5%	8.1%
Age 10 - 14	7.1%	8.3%	7.9%
Age 15 - 19	6.8%	7.1%	7.0%
Age 20 - 24	6.3%	6.1%	6.9%
Age 25 - 34	17.4%	17.3%	17.7%
Age 35 - 44	20.0%	20.7%	19.3%
Age 45 - 54	17.3%	14.3%	13.7%
Age 55 - 64	5.5%	5.6%	6.1%
Age 65 - 74	2.6%	3.0%	3.3%

Age 75 - 84	1.0%	1.5%	1.9%
Median Age Females	33.2	32.7	32.2
\bigcirc			
Total Males	5,194	36,534	104,012
Age 0 - 4	7.6%	8.7%	8.8%
Age 5 - 9	9.6%	9.9%	9.4%
Age 10 - 14	9.5%	9.9%	9.2%
Age 15 - 19	9.3%	8.8%	8.5%
Age 20 - 24	6.6%	6.4%	7.6%
Age 25 - 34	16.2%	16.8%	17.8%
Age 35 - 44	17.1%	18.0%	17.4%
Age 45 - 54	15.2%	12.7%	12.0%
Age 55 - 64	5.7%	5.2%	5.4%
Age 65 - 74	2.1%	2.3%	2.5%
Age 75 - 84	1.0%	1.0%	1.2%
Age 85+	0.1%	0.2%	0.3%
Median Age Males	30.2	29.1	28.9

1990 Census Population by Age:

Total Population	8,954	60,908	170,303
Age 0 - 4	7.6%	8.6%	8.3%
Age 5 - 9	7.7%	8.1%	7.7%
Age 10 - 14	7.7%	7.9%	7.3%
Age 15 - 19	7.6%	7.5%	7.4%
Age 20 - 24	7.9%	6.8%	8.1%
Age 25 - 34	23.5%	21.8%	21.9%
Age 35 - 44	21.3%	20.0%	18.4%
Age 45 - 54	9.9%	9.8%	9.5%
Age 55 - 64	4.2%	5.3%	5.7%
Age 65 - 74	1.8%	2.9%	3.7%
Age 75 - 84	0.8%	1.1%	1.6%
Age 85+	0.2%	0.3%	0.4%
Median Age	30.1	30.5	30.2
Total Females	4,662	31,829	88,416
Age 0 - 4	7.0%	7.9%	7.8%
Age 5 - 9	7.0%	7.6%	7.2%
Age 10 - 14	6.7%	7.3%	6.9%
Age 15 - 19	7.1%	7.1%	6.9%
Age 20 - 24	8.5%	7.0%	7.9%
Age 25 - 34	24.9%	22.8%	22.2%
Age 35 - 44	22.3%	20.6%	19.0%
Age 45 - 54	9.3%	9.6%	9.6%

Age 55 - 64	4.0%	5.3%	5.9%
Age 65 - 74	2.0%	3.1%	4.0%
Age 75 - 84	1.0%	1.3%	2.0%
Age 85+	0.2%	0.4%	0.6%
Median Age Females	30.8	31.1	31.2
Total Males	4,292	29,079	81,886
Age 0 - 4	8.4%	9.3%	8.8%
Age 5 - 9	8.5%	8.7%	8.3%
Age 10 - 14	8.7%	8.5%	7.8%
Age 15 - 19	8.0%	7.9%	8.0%
Age 20 - 24	7.2%	6.6%	8.3%
Age 25 - 34	21.9%	20.7%	21.5%
Age 35 - 44	20.1%	19.4%	17.7%
Age 45 - 54	10.5%	9.9%	9.3%
Age 55 - 64	4.4%	5.2%	5.4%
Age 65 - 74	1.7%	2.7%	3.3%
Age 75 - 84	0.5%	0.9%	1.2%
Age 85+	0.0%	0.1%	0.2%
Median Age Males	29.3	29.7	29.1

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Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Mature Market Summary Report

Population By Age

							% Change
	2000	%	2008	%	2013	%	2008 to 2013
Total Population	207,116		218,277		226,015		
Age 55 - 59	8,125	3.9%	12,864	5.9%	14,793	6.6%	15.0%
Age 60 - 64	5,578	2.7%	9,392	4.3%	11,743	5.2%	25.0%
Age 65 - 69	3,733	1.8%	5,438	2.5%	7,755	3.4%	42.6%
Age 70 - 74	2,814	1.4%	3,182	1.5%	4,542	2.0%	42.7%
Age 75 - 79	2,131	1.0%	2,152	1.0%	2,723	1.2%	26.5%
Age 80 - 84	1,289	0.6%	1,479	0.7%	1,699	0.8%	14.9%
Age 85+	1,015	0.5%	1,320	0.6%	1,368	0.6%	3.7%
Age 55 +	24,684	11.9%	35,828	16.4%	44,623	19.7%	24.5%
Age 65 +	10,981	5.3%	13,571	6.2%	18,087	8.0%	33.3%
Median Age Total Pop	30.9		34.8		36.3		4.5%
Median Age 55+	63.6		62.4		63.0		0.9%
Male Population	97,716		104,234		108,575		4.5%
Age 55 - 59	3,659	3.7%	5,801	5.6%	6,731	6.2%	16.0%
Age 60 - 64	2,473	2.5%	4,114	3.9%	5,209	4.8%	26.6%
Age 65 - 69	1,562	1.6%	2,286	2.2%	3,342	3.1%	46.2%
Age 70 - 74	1,078	1.1%	1,284	1.2%	1,867	1.7%	45.4%
Age 75 - 79	816	0.8%	900	0.9%	1,103	1.0%	22.5%
Age 80 - 84	423	0.4%	574	0.6%	671	0.6%	16.9%
Age 85+	259	0.3%	369	0.4%	444	0.4%	20.5%
Age 55 +	10,269	10.5%	15,328	14.7%	19,367	17.8%	26.3%
Age 65 +	4,137	4.2%	5,413	5.2%	7,427	6.8%	37.2%
Median Age Males	29.0		32.7		32.8		0.3%
Median Age Males 55+	63.0		62.0		62.6		1.0%
Female Population	109,399		114,043		117,440		
Age 55 - 59	4,466	4.1%	7,063	6.2%	8,062	6.9%	14.1%
Age 60 - 64	3,105	2.8%	5,278	4.6%	6,534	5.6%	23.8%
Age 65 - 69	2,171	2.0%	3,152	2.8%	4,413	3.8%	40.0%
Age 70 - 74	1,736	1.6%	1,899	1.7%	2,675	2.3%	40.9%

Age 75 - 79	1,315	1.2%	1,252	1.1%	1,620	1.4%	29.4%
Age 80 - 84	866	0.8%	905	0.8%	1,028	0.9%	13.6%
Age 85+	756	0.7%	951	0.8%	924	0.8%	-2.8%
Age 55 +	14,415	13.2%	20,500	18.0%	25,256	21.5%	23.2%
Age 65 +	6,844	6.3%	8,158	7.2%	10,660	9.1%	30.7%
Median Age Females	32.6		36.4		33.4		-8.4%
Median Age Females 55+	64.4		62.8		63.3		0.9%

Income by Age of Head of Household

Householder Age 55 - 64 Years

-

								Change
		2000 Census		2008 Estimate		2013 Projection		2000 to 2008
	\$ 0 - \$19,999	1,265	15.2%	1,285	10.4%	1,252	8.8%	1.6%
	\$ 20,000 - \$39,999	1,855	22.3%	2,267	18.3%	2,202	15.6%	22.2%
	\$ 40,000 - \$59,999	1,852	22.3%	2,493	20.1%	2,696	19.0%	34.6%
	\$ 60,000 - \$74,999	1,170	14.1%	1,596	12.9%	1,689	11.9%	36.4%
	\$ 75,000 - \$99,999	1,090	13.1%	1,913	15.4%	2,167	15.3%	75.5%
	\$100,000 - \$124,999	541	6.5%	1,176	9.5%	1,516	10.7%	117.2%
(\$125,000 - \$149,99 9	221	2.7%	708	5.7%	1,055	7.5%	220.8%
	\$150,000 +	325	3.9%	962	7.8%	1,571	11.1%	196.2%
	Median Income Age 55-64	\$51,214		\$111,643		\$118,781		

Age Householder 65 - 74 Years

	2000 Census		2008 Estimate		2013 Projection		2000 to 2008
\$ 0 - \$19,999	1,045	26.9%	797	17.0%	986	15.4%	-23.7%
\$ 20,000 - \$39,999	1,088	28.0%	1,050	22.4%	1,302	20.3%	-3.5%
\$ 40,000 - \$59,999	693	17.8%	934	20.0%	1,248	19.5%	34.8%
\$ 60,000 - \$74,999	372	9.6%	516	11.0%	675	10.5%	38.8%
\$ 75,000 - \$99,999	459	11.8%	715	15.3%	1,006	15.7%	55.9%
\$100,000 - \$124,999	114	2.9%	331	7.1%	532	8.3%	191.8%
\$125,000 - \$149,999	70	1.8%	149	3.2%	282	4.4%	111.5%
\$150,000 +	43	1.1%	194	4.1%	397	6.2%	347.0%
Median Income Age 65-74	\$36,396		\$90,932		\$99,353		

Householder Age 75 Plus Years

Percent

Percent Change

	2000 Census		2008 Estimate		2013 Projection		2000 to 2008
\$ 0 - \$19,999	841	37.7%	488	22.1%	506	20.2%	-42.0%
\$ 20,000 - \$39,999	622	27.9%	567	25.7%	572	22.8%	-8.8%
\$ 40,000 - \$59,999	363	16.3%	433	19.6%	490	19.6%	19.2%
\$ 60,000 - \$74,999	158	7.1%	214	9.7%	249	10.0%	35.4%
\$ 75,000 - \$99,999	116	5.2%	256	11.6%	320	12.8%	120.7%
\$100,000 - \$124,999	54	2.4%	130	5.9%	181	7.2%	141.3%
\$125,000 - \$149,999	33	1.5%	49	2.2%	84	3.4%	51.0%
\$150,000 +	42	1.9%	59	2.7%	116	4.6%	41.6%
Median Income Age 75+	\$26,972		\$73,636		\$83,085		

2000 Age by Race by Gender

Females	Total	Asian	Black H	lispanic* M	ult Race	Native Am	Pac Islander	Other	White
Age 55 - 59	4,466	1.1%	72.6%	1.3%	0.6%	0.1%	0.0%	0.3%	18.8%
Age 60 - 64	3,105	1.7%	77.7%	0.4%	1.8%	0.3%	0.0%	0.5%	22.4%
Age 65 - 69	2,171	1.8%	64.6%	1.3%	0.0%	0.3%	0.0%	0.2%	34.4%
Age 70 - 74	1,736	1.4%	72.6%	0.8%	0.8%	0.0%	0.0%	0.0%	44.5%
Age 75 - 79	1,315	1.6%	50.3%	0.0%	0.8%	0.0%	0.0%	0.0%	51.7%
Age 80 - 84	866	0.8%	46.4%	0.0%	0.6%	0.0%	0.0%	1.0%	34.1%
Age 85 +	756	1.2%	46.0%	3.2%	0.3%	0.0%	0.0%	0.0%	45.8%
Males	Total	Asian	Black H	lispanic* M	ult Race	Native Am	Pac Islander	Other	White
Males Age 55 - 59	Total 3,659	Asian 2.4%	Black H 72.9%	l ispanic* M 1.4%	ult Race 2.0%			Other 0.7%	White 18.4%
				-		Am	Islander		
Age 55 - 59	3,659	2.4%	72.9%	1.4%	2.0%	Am 0.9%	Islander 0.0%	0.7%	18.4%
Age 55 - 59 Age 60 - 64	3,659 2,473	2.4% 1.5%	72.9% 74.1%	1.4% 1.8%	2.0% 0.5%	Am 0.9% 0.6%	Islander 0.0% 0.0%	0.7% 0.4%	18.4% 24.9%
Age 55 - 59 Age 60 - 64 Age 65 - 69	3,659 2,473 1,562	2.4% 1.5% 4.6%	72.9% 74.1% 63.0%	1.4% 1.8% 1.2%	2.0% 0.5% 0.4%	Am 0.9% 0.6% 1.3%	Islander 0.0% 0.0% 0.0%	0.7% 0.4% 0.0%	18.4% 24.9% 26.7%
Age 55 - 59 Age 60 - 64 Age 65 - 69 Age 70 - 74	3,659 2,473 1,562 1,078	2.4% 1.5% 4.6% 0.0%	72.9% 74.1% 63.0% 63.3%	1.4% 1.8% 1.2% 2.4%	2.0% 0.5% 0.4% 0.4%	Am 0.9% 0.6% 1.3% 0.0%	Islander 0.0% 0.0% 0.0% 0.0%	0.7% 0.4% 0.0% 0.9%	18.4% 24.9% 26.7% 46.2%

*People with Hispanic Ethnicity may be of any race.

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

12.1

Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

2000 US Census Overview Comparison Report

	1 Miles:	3 Miles:	5 Miles
Basic Variables			
Population	11,059	78,922	220,712
Female Population	5,865	42,388	116,706
Female Percentage	53.0%	53.7%	52.9%
Male Population	5,194	36,534	104,01
Male Percentage	47.0%	46.3%	47.1%
Households	3,861	26,852	75,02
Age: Total			
Age 0 to 4	7.4%	8.0%	8.19
Age 5 to 9	9.0%	9.2%	8.7%
Age 10 to 13	6.6%	7.3%	6.99
Age 14 to 17	6.8%	6.8%	6.49
Age 18 to 20	4.2%	4.1%	4.59
Age 21 to 24	5.0%	4.9%	5.89
Age 25 to 29	8.0%	7.9%	8.69
Age 30 to 34	8.8%	9.2%	9.29
Age 35 to 39	9.7%	10.3%	9.79
Age 40 to 44	8.9%	9.1%	8.6
Age 45 to 49	9.0%	7.8%	7.3
Age 50 to 54	7.3%	5.8%	5.69
Age 55 to 59	3.5%	3.3%	3.59
Age 60 to 64	2.1%	2.1%	2.39
Age 65 to 69	1.5%	1.5%	1.69
Age 70 to 74	0.9%	1.1%	1.3
Age 75 to 79	0.6%	0.8%	1.04
Age 80 to 84	0.4%	0.5%	0.69
Age 85 Plus	0.3%	0.3%	0.59
Median Age	31.7	31.1	30.

Educational Attainment

No schooling completed	0.0%	0.5%	1.2%
School: PreK to 8	1.3%	1.7%	2.5%
School: 9th to 11th grade, no diploma	5.9%	8.1%	9.8%
School: High school graduate	20.6%	25.0%	24.9%
College: Associate degree	10.8%	8.7%	8.0%
College: Some college, no degree	26.4%	28.0%	27.9%
College: Bachelor's degree	23.3%	19.9%	17.9%
College: Graduate degree	11.7%	8.1%	7.9%
Race & Ethnicity			
American Indian and Alaska Native Alone	0.1%	0.2%	0.2%
Asian Alone	0.9%	1.4%	1.9%
Black Alone	90.3%	87.5%	83.4%
Native Hawaiian and Other Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	0.8%	1.3%
Two or More Races	1.5%	1.5%	2.1%
White Alone	6.6%	8.5%	11.2%
Hispanic or Latino	1.8%	2.0%	2.8%
Not Hispanic or Latino	98.2%	98.0%	97.3%
Income by Type: Household Income			
Less than \$10,000	4.1%	3.6%	5.3%
\$10,000 to \$14,999	1.2%	2.7%	3.6%
\$15,000 to \$19,999	2.8%	3.4%	4.7%
\$20,000 to \$24,999	4.5%	4.6%	6.0%
\$25,000 to \$29,999	5.2%	5.6%	6.6%
\$30,000 to \$34,999	7.3%	7.3%	7.2%
\$35,000 to \$39,999	5.8%	6.7%	7.0%
\$40,000 to \$44,999	6.1%	7.3%	6.8%
\$45,000 to \$49,999	6.9%	7.1%	6.3%
\$50,000 to \$59,999	12.6%	11.7%	11.4%
\$60,000 to \$74,999	16.2%	15.3%	13.3%
\$75,000 to \$99,999	14.9%	13.3%	12.0%
\$100,000 to \$124,999	5.3%	5.7%	5.0%
\$125,000 to \$149,999	3.7%	2.9%	2.3%
\$150,000 to \$199,999	2.1%	1.9%	1.6%
\$200,000 or more	1.4%	0.8%	1.0%
Median Household Income	\$54,741	\$51,188	\$47,151
Per Capita Income	\$22,003	\$20,104	\$18,793
Average Household Income	\$63,024	\$59,089	\$55,282
Size of Household			
1 Person Households	20.9%	19.9%	21.2%

2 Person Households	25.6%	26.7%	27.2%
3 Person Households	22.3%	20.8%	20.3%
4 Person Households	16.2%	17.1%	16.4%
5 Person Households	7.7%	9.1%	8.5%
6 Person Households	3.8%	3.9%	3.7%
7 + Person Households	2.6%	2.5%	2.8%
Housing Value & Rental Costs			
Median Owner-Occupied Housing Value	\$119,609	\$105,104	\$105,273
Average Monthly Contract Rent	\$700	\$686	\$636
Housing Units - Year Moved In			
1969 or earlier	0.9%	2.5%	3.2%
1970 to 1979	2.2%	3.5%	5.6%
1980 to 1989	17.1%	14.9%	13.6%
1990 to 1994	29.1%	22.1%	17.9%
1995 to 1998	29.5%	35.2%	35.9%
1999 to 2000	21.3%	21.8%	23.8%
Housing Stability (5 Year)	45.3%	40.2%	38.5%
Housing Turnover (1 Year)	21.3%	22.5%	23.9%

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

2000 Census Race, Ethnicity, and Ancestry Comparison Report

	1 Miles:	3 Miles:	5 Miles
Race and Ethnicity			
American Indian, Eskimo, Aleut Population	0.1%	0.2%	0.2%
Asian	0.9%	1.4%	1.9%
Black Population	90.3%	87.5%	83.4%
Native Hawaiian, Other Pacific Islander Alone	0.0%	0.0%	0.0%
White Population	6.6%	8.5%	11.2%
Other Population	0.6%	0.8%	1.3%
Two or More Races	1.5%	1.5%	2.0%
Hispanic Ethnicity	1.8%	2.0%	2.8%
Not Hispanic or Latino	98.2%	98.0%	97.2%
Total Population	11,059	78,922	220,712
Race & Ethnicity: Asian Detail - Alone or in combination with other Races			
Asian Indian	23.9%	21.4%	24.0%
Bangladeshi	0.0%	0.4%	0.6%
Cambodian	7.4%	8.9%	4.6%
Chinese, except Taiwanese	11.6%	10.3%	8.6%
Filipino	14.5%	6.8%	5.2%
Hmong	7.8%	7.0%	3.2%
Indonesian	0.0%	0.4%	0.3%
Japanese	4.6%	3.3%	2.1%
Korean	4.4%	4.5%	3.5%
Laotian	5.9%	11.0%	5.3%
Malaysian	0.0%	0.4%	0.3%
Other Asian	0.0%	0.5%	0.4%
Other Asian, not specified	4.6%	4.9%	5.5%
Pakistani	0.1%	1.1%	1.2%
Sri Lankan	1.2%	0.4%	0.2%

1 Miles:	3 Miles:	5 Miles
218	1,672	5,899
18.8%	14.8%	16.1%
0.8%	0.2%	0.1%
		2.1%
		0.2%
24.1%		18.7%
0.0%		0.3%
		0.5%
		0.1%
		0.5%
		0.1%
		0.2%
		1.3%
		0.1%
		0.2%
		0.2%
		3.8%
		2.3%
		3.4% 2.3%
		0.5%
		0.89
		1.39
		0.5%
		9.3%
		1.8%
		3.8%
19.9%	20.8%	16.0%
33.7%	40.8%	46.4%
148	1,385	5,41
12.0%	15.8%	33.19
	1.7%	1.09
	148 33.7% 19.9% 4.3% 6.7% 8.5% 0.9% 0.5% 0.1% 0.0% 3.8% 0.0% 0.1% 0.5% 0.1% 0.5% 0.5% 0.0% 0.5% 0.0% 0.0% 0.0% 0.0	148 $1,385$ $33.7%$ $40.8%$ $19.9%$ $20.8%$ $4.3%$ $4.2%$ $6.7%$ $2.6%$ $8.5%$ $7.7%$ $0.9%$ $0.5%$ $0.5%$ $0.6%$ $0.1%$ $0.8%$ $0.0%$ $0.3%$ $5.7%$ $3.9%$ $0.1%$ $0.1%$ $0.0%$ $0.1%$ $0.0%$ $0.1%$ $0.0%$ $0.1%$ $0.0%$ $0.1%$ $0.0%$ $0.3%$ $0.5%$ $1.9%$ $0.0%$ $0.3%$ $0.5%$ $1.9%$ $0.0%$ $0.2%$ $0.0%$ $0.3%$ $0.0%$ $0.3%$ $0.0%$ $0.3%$ $0.1%$ $0.9%$ $0.0%$ $0.3%$ $0.0%$ $0.8%$ $0.2%$ $0.8%$ $0.2%$ $18.8%$ $14.8%$ 218 $1,672$

A se dis a (Cerius			22
Acadian/Cajun	U	11	33
Afghan	0	0	0
Albanian	0	8	24
Alsatian	0	0	0
Arab	1	48	372

Armenian	0	0	13	
Assyrian/Chaldean/Syriac	0	0	0	
Australian	5	12	21	
Austrian	0	32	75	
Basque	0	0	0	
Belgian	0	18	32	
Brazilian	Ó	0	59	
British	1	97	370	
Bulgarian	0	0	0	
Canadian	0	14	85	
Carpatho Rusyn	0	0	0	
Celtic	0	0	1	
Croatian	3	8	20	
Cypriot	0	0	0	
Czech	0	3	48	
Czechoslovakian	0	8	26	
Danish	0	2	20	
Danish Dutch	75	2 143	384	
	/5 0	143	384 11	
Eastern European	93	0 1,044	3,874	
English	93			
Estonian		0	0	
European	48	192	664	
Finnish	3	8	20	
French (except Basque)	19	289	1,034	
French Canadian	3	43	227	
German	176	1,253	3,823	
German Russian	0	0	5	
Greek	10	26	136	
Guyanese	24	423	1,239	
Hungarian	0	7	79	
Icelander	0	0	0	
Iranian	0	6	21	
Iraqi	0	0	155	
Irish	162	932	3,487	
Israeli	15	17	28	
Italian	17	282	981	
Latvian	0	0	36	
Lithuanian	0	3	37	
Luxemburger	0	11	11	
Macedonian	0	0	0	
Maltese	0	0	0	
New Zeslender	0	0	0	
New Zealander				
Northern European	0	0	33	
	0 3	0 39	33 171	

	Pennsylvania German	0	0	0
	Polish	17	114	560
\cap	Portuguese	0	16	57
\bigcirc	Romanian	0	0	7
	Russian	0	17	187
	Scandinavian	0	0	3
	Scotch-Irish	36	373	1,274
	Scottish	35	240	1,074
	Serbian	0	0	6
	Slavic	0	0	0
	Slovak	0	9	31
	Slovene	0	0	10
	Soviet Union	0	0	0
	Subsaharan African	534	3,222	10,440
	Swedish	11	65	328
	Swiss	2	96	139
	Turkish	0	0	0
	Ukrainian	0	0	40
	United States or American	116	1,733	5,295
	Welsh	0	26	155
	West Indian (excluding Hispanic groups)	529	3,704	8,931
	Yugoslavian	0	0	1,214
\bigcirc	Ancestry: Total Races Tallied Arab			
	Arab/Arabic	0	0	22
	Egyptian	0	13	16
	Iraqi	0	о	155
	Jordanian	о	0	15
	Lebanese	0	0	43
	Moroccan	1	35	54
	Other Arab	О	0	53
	Palestinian	о	0	12
	Syrian	0	0	1
	Ancestry: Total Races Tallied: Subsaharan African			
	African	313	1,655	4,885
	Cape Verdean	10	18	48
	Ethiopian	105	201	910
	Ghanian	0	69	167
	Kenyan	0	0	3
	Liberian	3	119	249
	Nigerian	74	943	1,887
	Other Subsaharan African	13	68	179
	Sierra Leonean	12	127	268
	Somalian	0	5	1,648

South African	0	0	2
Sudanese	0	5	48
Senegalese	3	17	138
Ugandan	0	0	0
Zairian	0	0	8
Zimbabwean	0	0	0
Ancestry: Total Races Tallied: West Indian (excl. Hispanic)			
Bahamian	9	85	203
Barbadian	30	126	247
Belizean	9	25	30
Bermudan	0	0	5
British West Indian	19	138	335
Dutch West Indian	0	0	3
Haitian	23	371	846
Jamaican	348	2,251	5,576
Other West Indian	0	0	12
Trinidadian and Tobagonian	35	283	672
U.S. Virgin Islander	1	83	256
West Indian	53	340	751

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Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.3%	0.2%
Asian	3.6%	3.1%	2.7%
Black	53.7%	50.4%	54.4%
White	41.8%	45.6%	42.0%
Other	0.7%	0.7%	0.8%
Hispanic Ethnicity	2.3%	2.2%	2.1%
Not of Hispanic Ethnicity	97.7%	97.8%	97.9%
Educational Attainment:			
Total Population Age 25+	5,506	37,240	104,091
Grade K - 9	2.0%	3.1%	4.3%
Grade 9 - 12	5.5%	7.8%	10.3%
High School Graduate	17.1%	23.5%	25.4%
Associates Degree	9.9%	9.2%	8.1%
Bachelor's Degree	29.1%	22.1%	19.2%
Graduate Degree	11.2%	8.8%	8.2%
Some College, No Degree	25.2%	25.5%	24.5%
1990 Household Income:			
Income \$ 0 - \$9,999	2.6%	4.8%	7.2%
Income \$ 10,000 - \$19,999	9.0%	9.2%	12.7%
Income \$ 20,000 - \$29,999	17.3%	16.4%	18.4%
Income \$ 30,000 - \$39,999	13.5%	16.2%	16.9%
Income \$ 40,000 - \$49,999	14.5%	17.0%	15.3%
Income \$ 50,000 - \$59,999	15.3%	13.7%	10.8%
Income \$ 60,000 - \$74,999	12.1%	11.5%	9.8%
Income \$ 75,000 - \$99,999	10.1%	7.8%	6.0%
Income \$100,000 - \$124,999	3.1%	1.9%	1.7%
Income \$125,000 - \$149,999	1.3%	0.8%	0.6%
Income \$150,000 +	1.1%	0.8%	0.7%
Average Household Income	\$48,878	\$45,373	\$41,150
Median Household Income	\$43,932	\$41,585	\$36,651
Per Capita Income	\$17,872	\$15,843	\$14,787
Vehicles Available			
0 Vehicles Available	2.9%	3.3%	5.9%
1 Vehicle Available	29.2%	28.7%	31.9%
2+ Vehicles Available	67.9%	67.9%	62.2%
Average Vehicles Per Household	1.80	1.90	1.80
Total Vehicles Available	5,970	40,411	108,197

	1 Miles:	3 Miles:	5 Miles:
Population Trend			
1990	8,954	60,908	170,303
2000	11,059	78,922	220,712
Change 1990 to 2000	23.5%	29.6%	29.6%
2008	11,221	88,242	241,761
2013	11,263	93,234	255,647
Change 2008 to 2013	0.4%	5.7%	5.7%
Household Trend			
1990	3,269	21,310	60,519
2000	3,861	26,852	75,029
Change 1990 to 2000	18.1%	26.0%	24.0%
2008	3,799	29,077	79,435
2013	3,754	30,225	82,635
Change 2008 to 2013	-1.2%	3.9%	4.0%
Average Household Size Trend			
1990	2.74	2.86	2.77
2000	2.86	2.94	2.90
2008	2.95	3.03	2.99
2013	2.99	3.08	3.04
Median Age Trend			
1990	30	31	30
2000	32	31	31
Change 1990 to 2000	5.4%	2.0%	1.5%
2008	35	34	34
2013	37	35	35
Change 2008 to 2013	3.8%	3.1%	3.8%
Housing Units Trend			
Total Housing Units			
Change 1990 to 2000	9.0%	19.0%	16.1%
Change 2008 to 2013	4.7%	10.1%	10.2%
Owner Occupied Housing Units			
Change 1990 to 2000	28.5%	30.8%	27.5%
Change 2008 to 2013	-0.8%	4.2%	5.1%
Renter Occupied Housing Units			
Change 1990 to 2000	0.3%	13.3%	18.1%
Change 2008 to 2013	-2.0%	3.3%	2.0%
Vacant Housing Units			

Change 2008 to 2013	41.1%	48.6%	47.2%
Race and Ethnicity Trend			
American Indian, Eskimo, Aleut			
Change 1990 to 2000	-10.6%	-16.8%	-9.0%
Change 2008 to 2013	-17.2%	-18.7%	-19.2%
Asian or Pacific Islander			
Change 1990 to 2000	-67.2%	-38.2%	-5.1%
Change 2008 to 2013	71.6%	53.1%	39.5%
Black			
Change 1990 to 2000	107.5%	125.1%	98.7%
Change 2008 to 2013	-8.8%	-3.4%	-2.4%
White			
Change 1990 to 2000	-80.5%	-75.8%	-65.5%
Change 2008 to 2013	81.7%	73.0%	54.9%
Other			
Change 1990 to 2000	13.4%	57.3%	124.9%
Change 2008 to 2013	21.0%	25.2%	16.3%
Hispanic Ethnicity			
Change 1990 to 2000	-1.3%	16.9%	71.9%
Change 2008 to 2013	46.1%	50.8%	41.5%
Not of Hispanic Ethnicity			
Change 1990 to 2000	24.1%	29.9%	28.7%
Change 2008 to 2013	-1.1%	4.1%	4.2%

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Current Geography Selection: (6 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30087 Stone Mountain, 30088 Stone Mountain

Educational Attainment I20 Overlay District 2011 Estimate

	30032 Decatur, 30034 Decatur, 30035 Decatur
Basic Variables 2013 Educational Attainment (Pop 25 Plus)	
9th to 12th Grade, No Diploma	10,029
Associate Degree	17,152
Bachelor's Degree	33,339
College, No Diploma	27,951
Graduate or Prof School Degree	14,493
High School Graduate	62,677
Less Than 9th Grade	7,290
Population Age 25 Plus	172,931
Basic Variables 2013 Educational Attainment (Pop 25 Plus):By Percent	
% 9th to 12th grade, no diploma	5.80%
% Associate degree	9.92%
% Bachelor's degree	19.28%
% College, No Diploma	16.16%
% Graduate or Prof School Degree	8.38%
% High school graduate	36.24%
% Less than 9th grade	4.22%
Index: % 9th to 12th grade, no diploma	81
Index: % Associate degree	117
Index: % Bachelor's degree	103
Index: % College, No Diploma	91
Index: % Graduate or Prof School Degree	77
Index: % High school graduate	115
Index: % Less than 9th grade	76

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Financial-HH Net Worth

30032 Decatur, 30034 Decatur, 30035 Decatur......

Financial 2008 Net Worth (HH)	
Average Household Net Worth	\$496,185
Index: Average Household Net Worth	96

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

2000 US Census Employment Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Occupation & Employment			
Not in Labor Force	2,059	14,664	44,719
In Labor Force	6,098	42,275	116,677
Employed	93.8%	94.0%	93.7%
Unemployed	6.1%	5.9%	6.2%
In Armed Forces	0.1%	0.1%	0.1%
Employment by Industry			
Accommodation and food services	4.3%	4.6%	5.5%
Administrative, support & waste management service	3.7%	5.0%	5.0%
Agriculture forestry fishing and hunting	0.0%	0.0%	0.1%
Arts entertainment and recreation	1.8%	1.1%	0.9%
Construction	3.2%	4.3%	4.4%
Educational services	10.2%	8.6%	8.3%
Finance and insurance	7.9%	6.9%	6.1%
Health care and social assistance	11.0%	11.1%	11.2%
Information	7.5%	6.8%	6.7%
Management of companies and enterprises	0.0%	0.0%	0.1%
Manufacturing	8.9%	8.4%	9.1%
Mining	0.0%	0.0%	0.0%
Other services (except public administration)	4.5%	4.2%	4.7%
Professional scientific and technical services	5.4%	5.6%	5.5%
Public administration	9.2%	8.3%	7.0%
Real estate and rental and leasing	1.9%	2.2%	2.2%
Retail trade	9.4%	10.2%	11.1%
Transportation and warehousing	6.1%	8.1%	7.8%
Utilities	0.8%	1.0%	0.9%
Wholesale trade	4.3%	3.6%	3.4%
Means of Transportation to Work			
Workers Age 16+	5,725	39,770	109,469
Bicycle	0.0%	0.0%	0.1%

		2.10	2 50/	E 00/
	Bus or trolley bus	2.1%	3.5%	5.0%
-	Carpooled	15.0%	14.8%	16.2%
	Drove alone	73.6%	73.9%	71.5% 0.0%
	Ferryboat	0.0%	0.0% 0.0%	0.0%
	Motorcycle	0.0%		
	Other means	0.4%	0.6%	0.6%
	Railroad	0.4%	0.3%	0.3%
	Streetcar or trolley car	0.0%	0.0%	0.1%
	Subway or elevated	4.8%	3.4%	2.9%
	Taxicab	0.0%	0.2%	0.2%
	Walked	0.2%	0.5%	1.0%
	Worked at home	3.6%	2.7%	2.2%
	Occupation			
	Aircraft and traffic control occupations	0.0%	0.0%	0.0%
	Architects surveyors cartographers and engineers	1.1%	1.0%	0.9%
	Arts design entertainment sports and media occupation	1.3%	1.1%	1.2%
	Building and grounds cleaning and maintenance occupat	2.1%	2.8%	3.0%
	Business operations specialists	4.7%	3.4%	2.6%
	Community and social services occupations	2.4%	1.7%	1.6%
	Computer and mathematical occupations	3.6%	3.2%	3.2%
	Construction trades workers	1.8%	2.6%	3.2%
\cap	Drafters engineering and mapping technicians	0.3%	0.5%	0.5%
\bigcirc	Education training and library occupations	6.9%	5.0%	5.1%
	Extraction workers	0.0%	0.0%	0.0%
	Farmers and farm managers	0.0%	0.0%	0.0%
	Farming fishing and forestry occupations	0.0%	0.0%	0.1%
	Financial specialists	4.0%	3.5%	2.8%
	Fire fighting prevention and law enforcement workers	1.0%	1.3%	1.2%
	Food preparation and serving related occupations	1.9%	2.7%	3.5%
	Health diagnosing and treating practitioners and tech	3.6%	3.3%	2.9%
	Health technologists and technicians	1.7%	1.6%	1.6%
	Healthcare support occupations	1.6%	1.9%	2.0%
	Installation maintenance and repair occupations	3.9%	3.7%	3.7%
	Legal occupations	0.5%	0.9%	0.9%
	Life physical and social science occupations	0.3%	0.7%	0.6%
	Management occupations except farmers and farm manage	11.6%	8.3%	7.8%
	Material moving workers	2.1%	2.4%	3.4%
	Motor vehicle operators	3.5%	4.5%	4.2%
	Office and administrative support occupations	21.1%	23.1%	22.6%
	Personal care and service occupations	2.9%	2.5%	2.6%
	Production	4.3%	6.2%	6.7%
\frown	Protective Service Occupations	0.7%	0.9%	1.2%
(Rail water and other transportation occupations	0.2%	0.2%	0.2%
	Sales and related occupations	10.7%	10.4%	10.0%

Supervisors construction and extraction workers	0.6%	0.5%	0.4%
Supervisors transportation and material moving worker	0.0%	0.2%	0.3%
% in Blue Collar Occupations	26.5%	32.6%	35.7%
% in White Collar Occupations	73.5%	67.4%	64.3%
Travel Time to Work			
Median Travel Time To Work in Minutes	34	34	33
0 to 5	0.5%	0.5%	0.8%
5 to 9	1.7%	2.2%	2.8%
10 to 14	6.1%	5.3%	5.7%
15 to 19	8.4%	7.8%	8.5%
20 to 24	9.3%	10.3%	12.0%
25 to 29	7.0%	5.9%	6.0%
30 to 34	20.8%	21.8%	20.7%
35 to 39	6.8%	5.0%	4.5%
40 to 44	5.5%	6.9%	5.8%
45 to 59	16.6%	16.5%	15.7%
60 to 89	9.8%	9.8%	10.3%
90 or more	4.0%	5.4%	5.0%
Worked at home	3.6%	2.7%	2.2%

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Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Demographic Detail Summary Report

Population Demographics

									Percer	nt Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Total Population	174,438		207,116		218,277		226,015		18.7%	3.5%
Population Density (Pop/Sq Mi)	2,751.5		3,266.9		3,443.0		3,565.1		18.7%	3.5%
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%
Population by Gender:										
Male	83,448	47.8%	97,716	47.2%	104,234	47.8%	108,575	48.0%	17.1%	4.2%
Female	90,991	52.2%	109,399	52.8%	114,043	52.3%	117,440	52.0%	20.2%	3.0%

Population by Race/Ethnicity

)									Percer	nt Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
White	57,340	32.9%	19,866	9.6%	22,987	10.5%	36,951	16.4%	-65.4%	60.8%
Black	111,683	6 4.0%	176,894	85.4%	181,644	83.2%	172,446	76.3%	58.4%	-5.1%
American Indian or Alaska Native	378	0.2%	366	0.2%	237	0.1%	182	0.1%	-3.2%	-23.3%
Asian or Pacific Islander	3,978	2.3%	3,690	1.8%	4,578	2.1%	6,380	2.8%	-7.3%	39.3%
Some Other Race	1,053	0.6%	2,650	1.3%	3,600	1.7%	4,204	1.9%	151.8%	16.8%
Two or More Races			3,650	1.8%	5,231	2.4%	5,852	2.6%		11.9%
Hispanic Ethnicity	3,036	1.7%	5,575	2.7%	8,994	4.1%	12,505	5.5%	83.6%	39.0%
Not Hispanic or Latino	171,403	98.3%	201,541	97.3%	209,282	95.9%	213,510	94.5%	17.6%	2.0%

Population by Age

										Percer	t Change
		1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
	0 to 4	13,779	7.9%	15,849	7.7%	16,442	7.5%	15,871	7.0%	15.0%	-3.5%
	5 to 14	27,081	15.5%	34,487	16.7%	35,862	16.4%	36,360	16.1%	27.4%	1.4%
_	15 to 19	14,175	8.1%	16,261	7.9%	17,355	8.0%	16,861	7.5%	14.7%	-2.8%
J	20 to 24	14,593	8.4%	15,952	7.7%	13,826	6.3%	14,529	6.4%	9.3%	5.1%
	25 to 34	35,468	20.3%	35,771	17.3%	26,364	12.1%	25,577	11.3%	0.9%	-3.0%

									come	Households by Inc	
4.5%	2.8%		36.3		34.8		30.9		30.0	Total Population	
										Median Age:	
3.7%	45.9%	0.6%	1,368	0.6%	1,320	0.5%	1,015	0.4%	695	85+	
21.8%	34.3%	2.0%	4,422	1.7%	3,631	1.7%	3,419	1.5%	2,547	75 to 84	
42.6%	6.9%	5.4%	12,297	4.0%	8,621	3.2%	6,547	3.5%	6,123	65 to 74	
19.2%	37.8%	11.7%	26,536	10.2%	22,257	6.6%	13,703	5.7%	9,941	55 to 64	
9.2%	60.1%	16.6%	37,597	15.8%	34,443	13.6%	28,185	10.1%	17,603	45 to 54	
-9.3%	10.8%	15.3%	34,603	17.5%	38,162	17.3%	35,926	18.6%	32,430	35 to 44	

Percent Change 1990 2000 2008 2013 1990 to 2008 to 2013 Census Census Estimate Projection 2000 \$0 - \$15,000 8,266 13.7% 6,967 9.9% 5,629 7.8% 5,250 7.2% -15.7% -6.7% 4,737 \$15,000 - \$24,999 10,545 17.4% 8,536 5,933 8.3% 6.5% -19.0% -20.1% 12.1% \$25,000 - \$34,999 9.8% 11,459 18.9% 10,177 14.4% 8,113 11.3% 7,119 -11.2% -12.2% \$35,000 - \$49,999 13,366 22.1% 13,985 12,246 17.1% 11,332 15.5% 4.6% -7.5% 19.9% \$50,000 - \$74,999 16,985 11,937 19.7% 16,642 23.6% 16,838 23.5% 23.3% 173.9% 0.9% \$75,000 - \$99,999 3,281 5.4% 7,948 11.3% 10,466 14.6% 11,085 15.2% 142.2% 5.9% \$100,000 -293.4% 1,217 2.0% 4,788 6.8% 8,851 12.3% 11,080 15.2% 25.2% \$149,999 \$150,000 + 2.0% 48.7% 385 0.6% 1,408 3,643 5.1% 5,416 7.4% 265.5% Average Hhld 9.3% \$39,650 \$52,464 \$59,363 \$64,874 32.3% Income Median Hhld 9.9% \$34,955 \$45,003 \$54,577 \$59,988 28.7% Income Per Capita Income \$13,853 \$17,846 \$20,399 \$21,916 28.8% 7.4%

Employment and Business

Housing Units

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									t Change
1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
130,893		153,529		162,259		170,173		17.3%	4.9%
101,657	77.7%	107,676	70.1%	114,768	70.7%	119,933	70.5%	5.9%	4.5%
94,121	92.6%	100,004	92.9%	100,282	61.8%	104,705	61.5%	6.3%	4.4%
7,086	7.0%	7,536	7.0%	14,335	8.8%	15,059	8.9%	6.4%	5.0%
447	0.3%	136	0.1%	151	0.1%	170	0.1%	-69.5%	12.6%
29,236	22.3%	45,852	29.9%	47,491	29.3%	50,239	29.5%	56.8%	5.8%
				57,516					
				5,815					
		38,042	38.0%						
		61,962	62.0%						
	Census 130,893 101,657 94,121 7,086 447	Census130,893101,65777.7%94,12192.6%7,0867.0%4470.3%29,23622.3%	Census Census 130,893 153,529 101,657 77.7% 107,676 94,121 92.6% 100,004 7,086 7.0% 7,536 447 0.3% 136 29,236 22.3% 45,852	Census Census 130,893 153,529 101,657 77.7% 107,676 70.1% 94,121 92.6% 100,004 92.9% 7,086 7.0% 7,536 7.0% 447 0.3% 136 0.1% 29,236 22.3% 45,852 29.9%	Census Estimate 130,893 153,529 162,259 101,657 77.7% 107,676 70.1% 114,768 94,121 92.6% 100,004 92.9% 100,282 7,086 7.0% 7,536 7.0% 144,335 447 0.3% 136 0.1% 151 29,236 22.3% 45,852 29.9% 47,491 5,815 38,042 38.0% 5	Census Estimate 130,893 153,529 162,259 101,657 77.7% 107,676 70.1% 114,768 70.7% 94,121 92.6% 100,004 92.9% 100,282 61.8% 7,086 7.0% 7,536 7.0% 14335 8.8% 447 0.3% 136 0.1% 151 0.1% 29,236 22.3% 45,852 29.9% 47,491 29.3% 57,516 5,815 5,815 38,042 38.0% 5,815	Census Estimate Projection 130,893 153,529 162,259 170,173 101,657 77.7% 107,676 70.1% 114,768 70.7% 119,933 94,121 92.6% 100,004 92.9% 100,282 61.8% 104,705 7,086 7.0% 7,536 7.0% 144,335 8.8% 15,059 447 0.3% 136 0.1% 151 0.1% 170 29,236 22.3% 45,852 29.9% 47,491 29.3% 50,239 57,516 - - - 5,815 - -	Census Estimate Projection 130,893 153,529 162,259 170,173 101,657 77.7% 107,676 70.1% 114,768 70.7% 119,933 70.5% 94,121 92.6% 100,004 92.9% 100,282 61.8% 104,705 61.5% 7,086 7.0% 7,536 7.0% 14,335 8.8% 150,509 8.9% 447 0.3% 136 0.1% 151 0.1% 101,00 0.1% 29,236 22.3% 45,852 29.9% 47,491 29.3% 50,239 29.5% 58,7516 - <t< td=""><td>CensusEstimateProjection2000130,893153,529162,259170,17317.3%101,65777.7%107,67670.1%114,76870.7%119,93370.5%5.9%94,12192.6%100,00492.9%100,28261.8%104,70561.5%6.3%7,0867.0%7,5367.0%14,3358.8%150,5098.9%6.4%4470.3%1360.1%1510.1%17.00.1%-69.5%29,23622.3%45,85229.9%47,49129.3%50,23929.5%56.8%5,81538,04238.0%</td></t<>	CensusEstimateProjection2000130,893153,529162,259170,17317.3%101,65777.7%107,67670.1%114,76870.7%119,93370.5%5.9%94,12192.6%100,00492.9%100,28261.8%104,70561.5%6.3%7,0867.0%7,5367.0%14,3358.8%150,5098.9%6.4%4470.3%1360.1%1510.1%17.00.1%-69.5%29,23622.3%45,85229.9%47,49129.3%50,23929.5%56.8%5,81538,04238.0%

Bercent Change

Percent Change 1990 2000 2008 2013 1990 to 2008 to Estimate 2000 2013 Census Census Projection Total Housing Units 66,984 73,436 83,875 90,435 9.6% 7.8% 36,537 45,189 50.0% **Owner Occupied** 54.6% 43,012 58.6% 44,090 52.6% 17.7% 2.5% **Renter Occupied** 23,940 35.7% 27,440 37.4% 27,628 32.9% 27,816 30.8% 14.6% 0.7% 4.1% Vacant 6,503 9.7% 2,984 -54.1% 12,157 14.5% 17,430 19.3% 43.4%

Vehicles Available

Percent Change

									Feitei	it change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Average Vehicles Per Hhld	1.80		1.60		1.70		1.70		-10.6%	2.3%
0 Vehicles Available	4,973	7.5%	6,698	9.5%	6,237	8.7%	6,160	8.4%	34.7%	-1.2%
1 Vehicle Available	20,708	31.4%	27,803	39.5%	29,925	41.7%	31,235	42.8%	34.3%	4.4%
2+ Vehicles Available	40,271	61.1%	35,951	51.0%	35,556	49.6%	35,609	48.8%	-10.7%	0.2%

Marital Status

Percent Change 1990 2000 2008 1990 to 2008 to 2013 Census Census Estimate Projection 2000 2013 Age 15+ Population 133,574 156,780 165,983 173,788 17.4% 4.7% Married, Spouse 58,253 37.2% 64,239 48.1% 61,776 37.2% 64,752 37.3% -9.3% 4.8% Present Married, Spouse 4,934 3.7% 7.0% 10,962 11,559 7.0% 12,056 6.9% 122.2% 4.3% Absent Divorced 14,376 10.8% 19,519 12.5% 35.8% 4.6% 20,676 12.5% 21,629 12.5% Widowed 6,002 4.5% 6,825 4.4% 7,141 4.3% 7,403 4.3% 13.7% 3.7% Never Married 39.1% 44,024 33.0% 61,221 39.1% 64,831 67,948 39.1% 39.1% 4.8%

Educational Attainment

									Percer	nt Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Age 25+ Population	104,806		124,567		134,797		142,399		18.9%	5.6%
Grade K - 8	5,582	5.3%	3,536	2.8%	6,064	4.5%	6,401	4.5%	-36.6%	5.6%
Grade 9 - 12	12,935	12.3%	14,641	11.8%	10,935	8.1%	8,986	6.3%	13.2%	-17.8%
High School Graduate	28,919	27.6%	33,077	26.6%	46,111	34.2%	54,730	38.4%	14.4%	18.7%
Some College, No Degree	23,831	22.7%	34,346	27.6%	27,223	20.2%	23,442	16.5%	44.1%	-13.9%
Associates Degree	7,955	7.6%	9,177	7.4%	12,142	9.0%	13,974	9.8%	15.4%	15.1%
Bachelor's Degree	17,718	16.9%	19,578	15.7%	22,690	16.8%	24,693	17.3%	10.5%	8.8%
Graduate Degree	7,852	7.5%	8,613	6.9%	9,632	7.2%	10,174	7.1%	9.7%	5.6%
No Schooling Completed			1,600	1.3%						



Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Income Summary Report

Population Demographics

									Percent	Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%
Households By Inco	me									
									Percent	Change
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
\$0 - \$9,999	4,812	8.0%	4,285	6.1%	3,710	5.2%	3,477	4.8%	-11.0%	-6.3%
\$10,000 - \$14,999	3,454	5.7%	2,682	3.8%	1,919	2.7%	1,774	2.4%	-22.3%	-7.5%
\$15,000 - \$19,999	4,863	8.0%	3,786	5.4%	2,551	3.6%	2,199	3.0%	-22.1%	-13.8%
\$20,000 - \$24,999	5,682	9.4%	4,750	6.7%	3,382	4.7%	2,539	3.5%	-16.4%	-24.9%
\$25,000 - \$29,999	5,963	9.9%	5,013	7.1%	3,772	5.3%	3,318	4.5%	-15.9%	-12.0%
\$30,000 - \$34,999	5,496	9.1%	5,164	7.3%	4,341	6.1%	3,801	5.2%	-6.0%	-12.4%
\$35,000 - \$39,999	4,833	8.0%	4,858	6.9%	3,985	5.6%	4,020	5.5%	0.5%	0.9%
\$40,000 - \$49,999	8,533	14.1%	9,127	13.0%	8,261	11.5%	7,312	10.0%	7.0%	-11.5%
\$50,000 - \$59,999	6,076	10.0%	7,765	11.0%	7,561	10.5%	8,072	11.1%	27.8%	6.8%
\$60,000 - \$74,999	5,861	9.7%	8,877	12.6%	9,277	12.9%	8,913	12.2%	51.5%	-3.9%
\$75,000 - \$99,999	3,281	5.4%	7,948	11.3%	10,466	14.6%	11,085	15.2%	142.2%	5.9%
\$100,000 - \$124,999	909	1.5%	3,315	4.7%	5,907	8.2%	6,994	9.6%	264.5%	18.4%
\$125,000 - \$149,999	308	0.5%	1,473	2.1%	2,943	4.1%	4,086	5.6%	378.8%	38.8%
\$150,000 +	385	0.6%	1,408	2.0%	3,643	5.1%	5,416	7.4%	265.5%	48.7%
Average Hhld Income	\$39,650		\$52,464		\$59,363		\$64,874		32.3%	9.3%
Median Hhld Income	\$34,955		\$45,003		\$54,577		\$59,988		28.7%	9.9%

\$20,399

\$21,916

28.8%

Percent Change

7.4%

Disposable Household Income

\$13,853

Per Capita Income

		2008 Estimate		2013 Projection		2008 to 2013
	\$ 0 - \$9,999	4,020	5.6%	3,767	5.2%	-6.3%
	\$ 10,000 - \$19,999	5,000	7.0%	4,330	5.9%	-13.4%
	\$ 20,000 - \$29,999	9,611	13.4%	8,093	11.1%	-15.8%
AUL IN	\$ 30,000 - \$39,999	10,484	14.6%	9,734	13.3%	-7.1%
8	\$ 40,000 - \$49,999	10,688	14.9%	10,811	14.8%	1.2%
	\$ 50,000 - \$59,999	8,576	12.0%	8,270	11.3%	-3.6%

\$17,846

\$150,000 + Median Hhld Disposable Income	1,406 \$45,889	2.0%	2,127 \$49,763	2.9%	51.3% 8.4%
^{\$} \$125,000 - \$149,999	1,315	1.8%	2,025	2.8%	54.0%
\$100,000 - \$124,999	3,135	4.4%	4,390	6.0%	40.0%
\$ 75,000 - \$99,999	7,647	10.7%	9,022	12.4%	18.0%
\$ 60,000 - \$74,999	9,836	13.7%	10,435	14.3%	6.1%

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

4

Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Income By Age Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2008 Income By Age of Head of Household			
< 25 Years:			
Total Less than 25 Years	137	993	3,609
% Income \$ 0 to \$9,999	18.0%	12.9%	16.7%
% Income \$ 10,000 to \$14,999	5.0%	5.6%	8.2%
% Income \$ 15,000 to \$19,999	4.5%	5.9%	7.4%
% Income \$ 20,000 to \$24,999	3.4%	3.5%	4.3%
% Income \$ 25,000 to \$29,999	9.4%	8.8%	10.8%
% Income \$ 30,000 to \$34,999	10.2%	9.2%	11.0%
% Income \$ 35,000 to \$39,999	11.3%	9.2%	9.1%
% Income \$ 40,000 to \$49,999	9.2%	11.1%	9.8%
% Income \$ 50,000 to \$59,999	12.6%	14.2%	10.5%
% Income \$ 60,000 to \$74,999	4.5%	5.2%	3.5%
% Income \$ 75,000 to \$99,999	6.4%	7.6%	4.7%
% Income \$100,000 to \$124,999	2.0%	3.0%	1.8%
% Income \$125,000 to \$149,999	3.7%	3.0%	1.8%
% Income \$150,000 to \$199,999	0.2%	0.5%	0.3%
% Income \$200,000 or more	0.7%	0.5%	0.2%
25 - 34:			
Total 25 - 34	601	4,761	13,028
% Income \$ 0 to \$9,999	4.1%	2.9%	4.0%
% Income \$ 10,000 to \$14,999	1.2%	1.6%	2.2%
% Income \$ 15,000 to \$19,999	1.9%	2.6%	3.6%
% Income \$ 20,000 to \$24,999	3.6%	3.5%	4.7%
% Income \$ 25,000 to \$29,999	5.1%	4.7%	5.9%
% Income \$ 30,000 to \$34,999	6.8%	6.0%	7.1%
% Income \$ 35,000 to \$39,999	7.6%	6.6%	6.8%
% Income \$ 40,000 to \$49,999	12.9%	14.0%	13.9%
% Income \$ 50,000 to \$59,999	12.9%	13.7%	12.0%

	% Income \$ 60,000 to \$74,999	15.9%	15.2%	14.2%
	% Income \$ 75,000 to \$99,999	15.6%	15.7%	13.5%
	% Income \$100,000 to \$124,999	7.0%	7.3%	6.7%
	% Income \$125,000 to \$149,999	2.5%	3.4%	2.8%
	% Income \$150,000 to \$199,999	2.2%	2.2%	1.7%
	% Income \$200,000 or more	0.8%	0.9%	0.9%
	35 - 44:			
	70tal 35 - 44	1,113	9,204	23,279
				3.2%
	% Income \$ 0 to \$9,999	2.9%	2.3%	
	% Income \$ 10,000 to \$14,999	0.7%	1.4%	1.8%
	% Income \$ 15,000 to \$19,999	1.2%	2.1%	2.8%
	% Income \$ 20,000 to \$24,999	2.4%	2.7%	3.6%
	% Income \$ 25,000 to \$29,999	3.3%	3.3%	4.2%
	% Income \$ 30,000 to \$34,999	4.5%	4.9%	5.6%
	% Income \$ 35,000 to \$39,999	4.9%	5.1%	5.2%
	% Income \$ 40,000 to \$49,999	11.2%	12.4%	12.4%
	% Income \$ 50,000 to \$59,999	10.3%	11.7%	10.7%
	% Income \$ 60,000 to \$74,999	16.3%	15.4%	15.0%
	% Income \$ 75,000 to \$99,999	19.3%	18.0%	16.3%
	% Income \$100,000 to \$124,999	10.6%	9.5%	9.0%
	% Income \$125,000 to \$149,999	4.3%	4.7%	4.3%
	% Income \$150,000 to \$199,999	5.1%	4.2%	3.5%
~	% Income \$200,000 or more	3.0%	2.3%	2.4%
	45 - 54:			
	Total 45 - 54	1,161	7,793	20,235
	% Income \$ 0 to \$9,999	2.4%	2.1%	2.9%
	% Income \$ 10,000 to \$14,999	0.6%	1.2%	1.7%
	% Income \$ 15,000 to \$19,999	0.8%	1.8%	2.4%
	% Income \$ 20,000 to \$24,999	2.1%	2.5%	3.4%
	% Income \$ 25,000 to \$29,999	2.6%	2.8%	3.5%
	% Income \$ 30,000 to \$34,999	3.2%	3.6%	4.2%
	% Income \$ 35,000 to \$39,999	4.0%	4.6%	4.6%
	% Income \$ 40,000 to \$49,999	9.6%	10.8%	10.9%
	% Income \$ 50,000 to \$59,999	9.9%	11.4%	10.4%
	% Income \$ 60,000 to \$74,999	14.7%	14.1%	13.9%
	% Income \$ 75,000 to \$99,999	20.6%	19.1%	17.7%
	% Income \$100,000 to \$124,999	14.0%	12.0%	11.6%
	% Income \$125,000 to \$149,999	5.4%	5.7%	5.4%
	% Income \$150,000 to \$199,999	6.2%	5.3%	4.5%
	% Income \$200,000 or more	3.9%	2.9%	3.0%
, alter a		3.970	6m + 47 / U	5.0 /0
\bigcirc	55 - 64:			
-angle r	Total 55 - 64	549	4,139	12,087
	% Income \$ 0 to \$9,999	3.1%	2.9%	4.1%

% Income \$ 10,000 to \$14,999	0.6%	1.6%	2.1%
% Income \$ 15,000 to \$19,999	1.0%	2.2%	2.8%
% Income \$ 20,000 to \$24,999	2.3%	3.1%	4.0%
% Income \$ 25,000 to \$29,999	2.8%	3.1%	4.0%
% Income \$ 30,000 to \$34,999	2.7%	3.5%	4.2%
% Income \$ 35,000 to \$39,999	3.1%	3.7%	3.9%
% Income \$ 40,000 to \$49,999	8.6%	10.0%	10.1%
% Income \$ 50,000 to \$59,999	9.5%	11.1%	10.1%
% Income \$ 60,000 to \$74,999	14.2%	13.9%	13.4%
% Income \$ 75,000 to \$99,999	19.4%	17.4%	16.2%
% Income \$100,000 to \$124,999	13.1%	10.6%	10.1%
% Income \$125,000 to \$149,999	6.1%	6.4%	5.9%
% Income \$150,000 to \$199,999	7.7%	6.4%	5.2%
% Income \$200,000 or more	5.9%	4.2%	4.0%
65 - 74:			
Total 65 - 74	178	1,540	4,726
% Income \$ 0 to \$9,999	5.4%	5.1%	6.7%
% Income \$ 10,000 to \$14,999	1.2%	3.0%	4.2%
% Income \$ 15,000 to \$19,999	1.4%	3.7%	4.6%
% Income \$ 20,000 to \$24,999	3.4%	4.3%	5.4%
% Income \$ 25,000 to \$29,999	3.9%	4.6%	5.5%
% Income \$ 30,000 to \$34,999	4.4%	4.4%	4.9%
% Income \$ 35,000 to \$39,999	4.3%	5.0%	4.9%
% Income \$ 40,000 to \$49,999	10.9%	11.3%	10.8%
% Income \$ 50,000 to \$59,999	9.7%	10.6%	9.3%
% Income \$ 60,000 to \$74,999	13.2%	12.4%	11.6%
% Income \$ 75,000 to \$99,999	21.0%	18.1%	16.2%
% Income \$100,000 to \$124,999	10.7%	8.1%	7.7%
% Income \$125,000 to \$149,999	2.9% *	3.7%	3.4%
% Income \$150,000 to \$199,999	5.0%	3.8%	3.0%
% Income \$200,000 or more	3.3%	2.1%	2.0%
75 +:			
Total 75 +	60	648	2,472
% Income \$ 0 to \$9,999	6.2%	6.1%	8.5%
% Income \$ 10,000 to \$14,999	1.8%	4.8%	6.3%
% Income \$ 15,000 to \$19,999	1.8%	4.5%	6.2%
% Income \$ 20,000 to \$24,999	3.6%	5.4%	7.0%
% Income \$ 25,000 to \$29,999	3.2%	4.3%	5.3%
% Income \$ 30,000 to \$34,999	6.3%	5.9%	6.3%
% Income \$ 35,000 to \$39,999	6.3%	6.3%	5.8%
% Income \$ 40,000 to \$49,999	11.2%	11.6%	10.9%
% Income \$ 50,000 to \$59,999	11.0%	11.0%	8.9%
% Income \$ 60,000 to \$74,999	13.2%	11.9%	10.2%
% Income \$ 75,000 to \$99,999	16.7%	14.7%	12.3%

	1 Miles:	3 Miles:	5 Miles:
Median Age of Head of Household	45.4	44.5	44.9
Age 75 +	1.6%	2.2%	3.1%
Age 65 - 74	4.7%	5.3%	6.0%
Age 55 - 64	14.5%	14.2%	15.2%
Age 45 - 54	30.6%	26.8%	25.5%
Age 35 - 44	29.3%	31.7%	29.3%
Age 25 - 34	15.8%	16.4%	16.4%
Age 15 - 24	3.6%	3.4%	4.5%
Total Head of Hhld	3,799	29,077	79,435
Total:			
% Income \$200,000 or more	1.7%	1.6%	1.6%
% Income \$150,000 to \$199,999	3.3%	2.2%	1.8%
% Income \$125,000 to \$149,999	0.2%	2.6%	2.6%
% Income \$100,000 to \$124,999	8.8%	7.1%	6.4%

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2013 Income By Age of Head of Household

	< 25 Years:			
Į	Total 15 - 24 Years	137	1,034	3,657
	% Income \$ 0 to \$9,999	17.9%	12.2%	15.4%
	% Income \$ 10,000 to \$14,999	4.8%	5.0%	7.5%
	% Income \$ 15,000 to \$19,999	3.6%	5.1%	6.6%
	% Income \$ 20,000 to \$24,999	2.6%	2.8%	3.4%
	% Income \$ 25,000 to \$29,999	7.3%	7.2%	9.5%
	% Income \$ 30,000 to \$34,999	8.4%	8.0%	9.7%
	% Income \$ 35,000 to \$39,999	10.0%	7.5%	9.1%
	% Income \$ 40,000 to \$49,999	12.6%	11.4%	9.8%
	% Income \$ 50,000 to \$59,999	10.4%	15.1%	12.0%
	% Income \$ 60,000 to \$74,999	5.2%	6.2%	4.2%
	% Income \$ 75,000 to \$99,999	9.0%	9.3%	6.1%
	% Income \$100,000 to \$124,999	3.6%	4.4%	2.8%
	% Income \$125,000 to \$149,999	3.1%	4.1%	2.8%
	% Income \$150,000 to \$199,999	1.1%	1.2%	0.6%
	% Income \$200,000 or more	0.2%	0.8%	0.5%
	25 - 34:			
	Total 25 - 34	546	4,575	12,348
ia	% Income \$ 0 to \$9,999	3.8%	2.7%	3.5%
þ	% Income \$ 10,000 to \$14,999	1.3%	1.5%	2.0%
	% Income \$ 15,000 to \$19,999	1.6%	2.3%	3.2%
	% Income \$ 20,000 to \$24,999	2.5%	2.6%	3.5%

% Income \$ 25,000 to \$29,999	4.3%	3.8%	4.9%
% Income \$ 30,000 to \$34,999	5.6%	4.9%	6.1%
% Income \$ 35,000 to \$39,999	6.1%	5.6%	6.5%
% Income \$ 40,000 to \$49,999	13.5%	12.4%	12.3%
% Income \$ 50,000 to \$59,999	11.1%	14.2%	13.3%
% Income \$ 60,000 to \$74,999	15.8%	15.0%	13.6%
% Income \$ 75,000 to \$99,999	17.8%	17.0%	14.9%
% Income \$100,000 to \$124,999	8.2%	8.9%	8.1%
% Income \$125,000 to \$149,999	4.1%	4.5%	4.1%
% Income \$150,000 to \$199,999	2.8%	3.2%	2.5%
% Income \$200,000 or more	1.5%	1.4%	1.4%
35 - 44:			
Total 35 - 44	943	8,200	20,706
% Income \$ 0 to \$9,999	2.6%	2.1%	2.8%
% Income \$ 10,000 to \$14,999	0.7%	1.2%	1.6%
% Income \$ 15,000 to \$19,999	0.8%	1.8%	2.4%
% Income \$ 20,000 to \$24,999	1.5%	1.9%	2.5%
% Income \$ 25,000 to \$29,999	2.9%	2.7%	3.5%
% Income \$ 30,000 to \$34,999	3.8%	3.9%	4.8%
% Income \$ 35,000 to \$39,999	4.1%	4.4%	4.9%
% Income \$ 40,000 to \$49,999	10.1%	10.6%	10.5%
//////////////////////////////////////	10.1%	12.0%	11.5%
% Income \$ 60,000 to \$74,999	14.3%	14.6%	13.7%
% Income \$ 75,000 to \$99,999	20.1%	18.5%	17.1%
% Income \$100,000 to \$124,999	11.9%	11.0%	10.4%
% Income \$125,000 to \$149,999	6.7%	6.3%	6.0%
% Income \$150,000 to \$199,999	5.8%	5.6%	4.9%
% Income \$200,000 or more	4.7%	3.4%	3.4%
45 - 54:			
Total 45 - 54	1,183	8,426	21,870
% Income \$ 0 to \$9,999	2.3%	1.9%	2.5%
% Income \$ 10,000 to \$14,999	0.4%	1.0%	1.4%
% Income \$ 15,000 to \$19,999	0.7%	1.6%	2.1%
% Income \$ 20,000 to \$24,999	1.3%	1.7%	2.3%
% Income \$ 25,000 to \$29,999	2.0%	2.2%	2.9%
% Income \$ 30,000 to \$34,999	2.7%	2.9%	3.6%
% Income \$ 35,000 to \$39,999	3.4%	3.9%	4.3%
% Income \$ 40,000 to \$49,999	8.3%	9.1%	9.1%
% Income \$ 50,000 to \$59,999	9.7%	11.5%	11.0%
% Income \$ 60,000 to \$74,999	12.6%	13.2%	12.4%
% Income \$ 75,000 to \$99,999	20.6%	19.2%	17.9%
% Income \$100,000 to \$124,999	14.9%	13.4%	12.9%
% Income \$125,000 to \$149,999	8.4%	7.6%	7.3%
% Income \$150,000 to \$199,999	6.9%	6.9%	6.1%

% Income \$200,000 or more	5.8%	4.2%	4.2%
55 - 64:			
Total 55 - 64	622	4,974	14,381
% Income \$ 0 to \$9,999	2.7%	2.4%	3.5%
% Income \$ 10,000 to \$14,999	0.6%	1.3%	1.8%
% Income \$ 15,000 to \$19,999	0.6%	1.8%	2.4%
% Income \$ 20,000 to \$24,999	1.2%	2.1%	2.9%
% Income \$ 25,000 to \$29,999	2.2%	2.6%	3.3%
% Income \$ 30,000 to \$34,999	2.5%	2.8%	3.5%
% Income \$ 35,000 to \$39,999	2.6%	3.2%	3.7%
% Income \$ 40,000 to \$49,999	7.1%	8.3%	8.3%
% Income \$ 50,000 to \$59,999	9.3%	11.1%	10.6%
% Income \$ 60,000 to \$74,999	11.9%	13.0%	12.0%
% Income \$ 75,000 to \$99,999	18.8%	17.4%	16.2%
% Income \$100,000 to \$124,999	13.7%	11.7%	11.2%
% Income \$125,000 to \$149,999	9.6%	8.3%	8.0%
% Income \$150,000 to \$199,999	8.9%	8.1%	7.0%
% Income \$200,000 or more	8.4%	6.0%	5.6%
65 - 74:			
Total 65 - 74	252	2,221	6,756
% Income \$ 0 to \$9,999	4.9%	4.5%	6.1%
% Income \$ 10,000 to \$14,999	1.3%	2.8%	3.8%
% Income \$ 15,000 to \$19,999	1.4%	3.2%	4.2%
% Income \$ 20,000 to \$24,999	2.4%	3.3%	4.0%
% Income \$ 25,000 to \$29,999	3.6%	4.0%	4.8%
% Income \$ 30,000 to \$34,999	3.5%	3.7%	4.5%
% Income \$ 35,000 to \$39,999	4.3%	4.6%	4.9%
% Income \$ 40,000 to \$49,999	9.1%	9.6%	9.3%
% Income \$ 50,000 to \$59,999	10.8%	11.2%	10.2%
% Income \$ 60,000 to \$74,999	12.0%	12.3%	10.9%
% Income \$ 75,000 to \$99,999	21.0%	18.7%	16.9%
% Income \$100,000 to \$124,999	11.6%	9.3%	8.9%
% Income \$125,000 to \$149,999	6.0%	5.2%	4.8%
% Income \$150,000 to \$199,999	5.2%	5.3%	4.3%
% Income \$200,000 or more	4.0%	2.8%	2.6%
75 +:			
Total 75 +	71	794	2,918
% Income \$ 0 to \$9,999	8.1%	6.1%	7.8%
% Income \$ 10,000 to \$14,999	2.8%	4.0%	5.6%
% Income \$ 15,000 to \$19,999	1.6%	3.9%	5.5%
% Income \$ 20,000 to \$24,999	1.7%	3.3%	5.0%
% Income \$ 25,000 to \$29,999	2.7%	4.1%	4.9%
% Income \$ 30,000 to \$34,999	4.3%	4.7%	5.5%

% Income \$ 35,000 to \$39,999	5.3%	5.2%	5.8%
% Income \$ 40,000 to \$49,999	9.5%	10.6%	9.7%
% Income \$ 50,000 to \$59,999	9.6%	11.1%	9.8%
% Income \$ 60,000 to \$74,999	13.9%	12.5%	10.3%
% Income \$ 75,000 to \$99,999	19.4%	16.5%	13.6%
% Income \$100,000 to \$124,999	11.4%	8.3%	7.8%
% Income \$125,000 to \$149,999	4.3%	4.5%	3.8%
% Income \$150,000 to \$199,999	4.3%	4.1%	3.2%
% Income \$200,000 or more	4.2%	2.6%	2.4%
Total:			
Total Head of Hhlder	3,754	30,225	82,635
Age 15 - 24	3.6%	3.4%	4.4%
Age 25 - 34	14.5%	15.1%	14.9%
Age 35 - 44	25.1%	27.1%	25.1%
Age 45 - 54	31.5%	27.9%	26.5%
Age 55 - 64	16.6%	16.5%	17.4%
Age 65 - 74	6.7%	7.3%	8.2%
Age 75 +	1.9%	2.6%	3.5%
Median Age of Head of Household	47.1	46.5	47.0
	1 Miles:	3 Miles:	5 Miles:
2000 Income By Age of Head of Householder			
< 25 Years			
Total 25 - 34	141	944	3,766
% Income Less than \$10,000	18.6%	13.7%	12.9%
% Income \$10,000 to \$14,999	2.1%	8.0%	9.6%
% Income \$15,000 to \$19,999	16.3%	7.8%	9.5%
% Income \$20,000 to \$24,999	9.8%	7.6%	9.8%
% Income \$25,000 to \$29,999	17.3%	11.0%	8.4%
% Income \$30,000 to \$34,999	9.2%	9.9%	7.8%
% Income \$35,000 to \$39,999	0.0%	2.4%	5.2%
% Income \$40,000 to \$44,999	7.2%	5.6%	6.5%
% Income \$45,000 to \$49,999	0.4%	6.4%	6.2%
% Income \$50,000 to \$59,999	12.5%	10.1%	8.1%
% Income \$60,000 to \$74,999	4.2%	9.6%	9.2%
% Income \$75,000 to \$99,999	0.9%	6.3%	5.6%
% Income \$100,000 to \$124,999	0.7%	0.6%	0.5%
% Income \$125,000 to \$149,999	0.2%	0.6%	0.7%
	A		A 4 4 4

% Income \$150,000 to \$199,999

% Income \$200,000 or more

0.0%

0.3%

0.0%

0.7%

0.1%

0.1%

	05 04			
	25 - 34: T-t-1 25 - 24	890	6,297	18,044
	Total 25 - 34 % Income Less than \$10,000	4.5%	2.6%	5.0%
	% Income \$10,000 to \$14,999	1.2%	2.4%	3.0%
	% Income \$15,000 to \$14,999	1.9%	3.6%	5.1%
		6.8%	5.5%	6.9%
	% Income \$20,000 to \$24,999	7.4%	8.1%	9.4%
	% Income \$25,000 to \$29,999	10.4%	9.5%	9.3%
	% Income \$30,000 to \$34,999			
	% Income \$35,000 to \$39,999	9.2%	8.8%	8.9%
	% Income \$40,000 to \$44,999	5.8%	5.7%	6.4%
	% Income \$45,000 to \$49,999	11.3%	8.4%	6.5%
	% Income \$50,000 to \$59,999	10.6%	10.6%	11.6%
	% Income \$60,000 to \$74,999	16.0%	15.8%	12.0%
	% Income \$75,000 to \$99,999	11.6%	11.3%	9.6%
	% Income \$100,000 to \$124,999	2.0%	4.3%	3.6%
	% Income \$125,000 to \$149,999	0.8%	1.9%	1.5%
	% Income \$150,000 to \$199,999	0.5%	1.5%	1.0%
	% Income \$200,000 or more	0.1%	0.1%	0.3%
	35 - 44:			
	Total 35 - 44	1,182	8,800	22,602
	% Income Less than \$10,000	1.4%	2.5%	4.1%
	% Income \$10,000 to \$14,999	0.4%	1.9%	2.9%
\bigcirc	% Income \$15,000 to \$19,999	2.3%	2.6%	3.6%
	% Income \$20,000 to \$24,999	4.2%	3.4%	4.9%
	% Income \$25,000 to \$29,999	5.1%	4.7%	5.6%
	% Income \$30,000 to \$34,999	6.1%	8.2%	7.8%
	% Income \$35,000 to \$39,999	5.8%	7.2%	7.1%
	% Income \$40,000 to \$44,999	7.6%	7.7%	7.4%
	% Income \$45,000 to \$49,999	9.1%	8.2%	6.9%
	% Income \$50,000 to \$59,999	15.3%	13.5%	12.5%
	% Income \$60,000 to \$74,999	15.9%	16.6%	14.8%
	% Income \$75,000 to \$99,999	13.2%	13.1%	12.7%
	% Income \$100,000 to \$124,999	6.0%	5.5%	5.3%
	% Income \$125,000 to \$149,999	3.7%	3.0%	2.2%
	% Income \$150,000 to \$199,999	2.9%	1.4%	1.4%
	% Income \$200,000 or more	1.0%	0.5%	1.0%
		1.070	0.070	210 /0
	45 - 54:			
	Total 45 - 54	1,077	6,504	17,055
	% Income Less than \$10,000	2.9%	3.1%	3.6%
	% Income \$10,000 to \$14,999	1.3%	1.7%	2.2%
	% Income \$15,000 to \$19,999	1.6%	2.5%	3.6%
	% Income \$20,000 to \$24,999	2.0%	3.8%	4.7%
	% Income \$25,000 to \$29,999	1.8%	3.4%	4.3%
	% Income \$30,000 to \$34,999	5.5%	4.8%	5.3%

	% Income \$35,000 to \$39,999	5.5%	5.8%	6.4%
	% Income \$40,000 to \$44,999	3.4%	7.9%	7.0%
\bigcirc	% Income \$45,000 to \$49,999	3.1%	6.3%	6.2%
	% Income \$50,000 to \$59,999	11.2%	11.6%	11.6%
	% Income \$60,000 to \$74,999	20.7%	14.9%	14.1%
	% Income \$75,000 to \$99,999	22.1%	17.5%	16.0%
	% Income \$100,000 to \$124,999	7.7%	8.3%	7.6%
	% Income \$125,000 to \$149,999	6.2%	4.3%	3.5%
	% Income \$150,000 to \$199,999	3.4%	2.8%	2.4%
	% Income \$200,000 or more	1.7%	1.3%	1.6%
	55 - 64:			
	Total 55 - 64	375	2,551	7,594
	% Income Less than \$10,000	7.7%	3.1%	5.3%
	% Income \$10,000 to \$14,999	1.8%	3.7%	2.9%
	% Income \$15,000 to \$19,999	2.8%	4.0%	4.4%
	% Income \$20,000 to \$24,999	5.6%	5.4%	6.7%
	% Income \$25,000 to \$29,999	7.1%	5.5%	5.9%
	% Income \$30,000 to \$34,999	6.8%	5.4%	5.5%
	% Income \$35,000 to \$39,999	3.6%	4.4%	5.3%
	% Income \$40,000 to \$44,999	3.3%	7.9%	6.6%
	% Income \$45,000 to \$49,999	1.7%	4.4%	5.1%
	% Income \$50,000 to \$59,999	16.1%	11.6%	11.6%
	% Income \$60,000 to \$74,999	14.8%	16.0%	15.4%
	% Income \$75,000 to \$99,999	11.8%	13.4%	12.5%
	% Income \$100,000 to \$124,999	5.6%	5.8%	5.6%
	% Income \$125,000 to \$149,999	3.6%	3.1%	2.6%
	% Income \$150,000 to \$199,999	2.0%	3.7%	3.1%
	% Income \$200,000 or more	5.7%	2.6%	1.7%
	65 - 74:			
	Total 65 - 74	143	1,172	3,660
	% Income Less than \$10,000	9.1%	8.9%	9.4%
	% Income \$10,000 to \$14,999	4.2%	5.2%	8.6%
	% Income \$15,000 to \$19,999	7.7%	7.7%	7.9%
	% Income \$20,000 to \$24,999	0.5%	5.2%	6.0%
	% Income \$25,000 to \$29,999	1.0%	6.7%	7.0%
	% Income \$30,000 to \$34,999	11.4%	6.3%	7.3%
	% Income \$35,000 to \$39,999	0.2%	5.8%	6.8%
	% Income \$40,000 to \$44,999	5.6%	9.0%	5.8%
	% Income \$45,000 to \$49,999	10.4%	5.1%	5.4%
	% Income \$50,000 to \$59,999	7.9%	6.5%	8.5%
	% Income \$60,000 to \$74,999	5.4%	13.7%	9.3%
	% Income \$75,000 to \$99,999	21.5%	12.7%	11.5%
	% Income \$100,000 to \$124,999	8.6%	4.5%	3.1%
	% Income \$125,000 to \$149,999	6.6%	2.0%	2.3%

	1 Miles:	3 Miles:	5 Miles
Median Age of Head of Household	42.6	42.0	41.9
Age 85+	0.1%	0.3%	0.5%
Age 75 to 84	1.2%	1.8%	2.6%
Age 65 to 74	3.7%	4.4%	4.9%
Age 55 to 64	9.7%	9.5%	10.1%
Age 45 to 54	27.9%	24.2%	22.7%
Age 35 to 44	30.6%	32.8%	30.1%
Age 25 to 34	23.0%	23.5%	24.0%
Age 15 to 24	3.7%	3.5%	5.0%
Fotal Head of Hhlder	3,861	26,852	75,02
Total:			
% Income \$200,000 or more	0.0%	0.9%	1.0%
% Income \$150,000 to \$199,999	0.0%	1.6%	1.0%
% Income \$125,000 to \$149,999	0.0%	1.0%	1.7%
% Income \$100,000 to \$124,999	0.0%	2.9%	2.3%
% Income \$75,000 to \$99,999	4.1%	2.7%	4.8%
% Income \$60,000 to \$74,999	5.5%	6.2%	7.80
% Income \$50,000 to \$59,999	1.8%	8.8%	7.60
% Income \$45,000 to \$49,999	5.6%	4.2%	3.70
% Income \$40,000 to \$44,999	47.7%	8.7%	5.5%
% Income \$35,000 to \$39,999	2.9%	5.1%	6.4%
% Income \$30,000 to \$34,999	3.2%	4.9%	4.5%
% Income \$25,000 to \$29,999	9.3%	7.3%	8.6%
% Income \$20,000 to \$24,999	12.7%	14.2%	11.0%
% Income \$15,000 to \$19,999	3.8%	7.2%	9.4%
% Income \$10,000 to \$14,999	0.8%	10.5%	11.3%
% Income Less than \$10,000	2.5%	13.9%	13.7%
-otal 75 +	54	584	2,30
75 +:			
% Income \$200,000 or more	0.0%	0.7%	0.9%

1990 Income By Age of Head of Householder

< 25 Years:			
Total < 25 Years	210	896	3,618
Income \$0 to \$4,999	0.0%	3.9%	7.8%
Income \$5,000 to \$9,999	3.6%	4.6%	7.3%
Income \$10,000 to \$14,999	0.4%	8.6%	10.0%
Income \$15,000 to \$24,999	40.6%	27.4%	28.4%

	Income \$25,000 to \$34,999	17.9%	20.0%	19.9%
	Income \$35,000 to \$49,999	19.0%	19.2%	17.9%
	Income \$50,000 to \$74,999	14.9%	12.6%	6.5%
- Carlos	Income \$75,000 to \$99,999	2.3%	1.5%	1.1%
	Income \$100,000 Plus	0.8%	0.5%	0.3%
	25 - 34:			
	Total 25 - 34	1,063	6,400	17,831
	Income \$0 to \$4,999	1.5%	1.8%	2.9%
	Income \$5,000 to \$9,999	1.4%	1.5%	2.9%
	Income \$10,000 to \$14,999	1.0%	3.7%	5.7%
	Income \$15,000 to \$24,999	23.3%	15.4%	19.3%
	Income \$25,000 to \$34,999	16.1%	20.5%	20.3%
	Income \$35,000 to \$49,999	24.6%	26.8%	26.1%
	Income \$50,000 to \$74,999	22.4%	23.8%	17.9%
	Income \$75,000 to \$99,999	5.3%	4.4%	3.2%
	Income \$100,000 Plus	4.6%	2.3%	1.5%
	35 - 44:			
	Total 35 - 44	1,105	7,101	18,188
	Income \$0 to \$4,999	1.4%	2.1%	2.6%
	Income \$5,000 to \$9,999	0.9%	1.6%	2.1%
	Income \$10,000 to \$14,999	2.3%	2.8%	3.3%
U	Income \$15,000 to \$24,999	9.5%	9.9%	13.5%
	Income \$25,000 to \$34,999	15.0%	16.5%	17.9%
	Income \$35,000 to \$49,999	21.5%	26.7%	25.5%
	Income \$50,000 to \$74,999	36.3%	30.4%	25.8%
	Income \$75,000 to \$99,999	9.1%	6.6%	6.3%
	Income \$100,000 Plus	3.9%	3.5%	3.1%
	45 - 54:			
	Total 45 - 54	550	3,598	9,632
	Income \$0 to \$4,999	0.8%	2.0%	2.1%
	Income \$5,000 to \$9,999	0.2%	2.1%	2.9%
	Income \$10,000 to \$14,999	1.3%	2.1%	3.0%
	Income \$15,000 to \$24,999	7.0%	8.5%	10.9%
	Income \$25,000 to \$34,999	10.5%	12.1%	14.3%
	Income \$35,000 to \$49,999	22.4%	24.7%	24.2%
	Income \$50,000 to \$74,999	32.2%	28.9%	26.0%
	Income \$75,000 to \$99,999	14.1%	14.3%	11.3%
	Income \$100,000 Plus	10.6%	5.1%	5.2%
shav-	55 - 64:			
	Total 55 - 64	211	1,860	5,604
	Income \$0 to \$4,999	0.0%	2.4%	2.7%
	Income \$5,000 to \$9,999	0.0%	3.7%	3.3%

Income \$10,000 to \$14,999	0.1%	3.4%	5.7%
Income \$15,000 to \$24,999	12.6%	10.6%	13.8%
Income \$25,000 to \$34,999	18.4%	15.0%	16.2%
Income \$35,000 to \$49,999	13.0%	25.0%	22.3%
Income \$50,000 to \$74,999	10.1%	18.3%	20.1%
Income \$75,000 to \$99,999	36.6%	15.7%	10.7%
Income \$100,000 Plus	10.2%	6.1%	5.1%
65 - 7 <i>4:</i>			
Total 65 - 74	92	1,039	3,802
Income \$0 to \$4,999	0.0%	3.7%	3.7%
Income \$5,000 to \$9,999	1.0%	4.8%	9.6%
Income \$10,000 to \$14,999	0.0%	6.5%	6.6%
Income \$15,000 to \$24,999	32.3%	23.8%	21.8%
Income \$25,000 to \$34,999	2.8%	19.8%	18.8%
Income \$35,000 to \$49,999	22.2%	16.9%	17.6%
Income \$50,000 to \$74,999	28.3%	17.5%	15.2%
Income \$75,000 to \$99,999	13.0%	4.3%	3.5%
Income \$100,000 Plus	0.0%	2.1%	2.7%
75 +:			
Total 75 +	35	410	1,839
Income \$0 to \$4,999	0.9%	11.6%	9.8%
Income \$5,000 to \$9,999	34.9%	15.5%	19.0%
Income \$10,000 to \$14,999	1.0%	8.8%	14.7%
Income \$15,000 to \$24,999	29.8%	21.5%	19.6%
Income \$25,000 to \$34,999	1.4%	16.3%	13.9%
Income \$35,000 to \$49,999	0.2%	6.5%	9.4%
Income \$50,000 to \$74,999	5.2%	5.0%	7.4%
Income \$75,000 to \$99,999	10.0%	7.7%	2.4%
Income \$100,000 Plus	10.0%	2.9%	1.4%
Total:			
Total Head of Hhlder	3,266	21,305	60,514
Age 15 - 24	6.4%	4.2%	6.0%
Age 25 - 34	32.6%	30.0%	29.5%
Age 35 - 44	33.8%	33.3%	30.1%
Age 45 - 54	16.8%	16.9%	15.9%
Age 55 - 64	6.4%	8.7%	9.3%
Age 65 - 74	2.8%	4.9%	6.3%
Age 75 +	1.1%	1.9%	3.0%
	£1.4.V		
Median Age of Head of Household	38.1	39.5	39.6

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Income Comparison Report

	1 Miles:	3 Miles:	5 Miles
2008 Household Income:			
Total Households	3,799	29,077	79,435
2008 Household Income:			
\$ 0 - \$9,999	3.7%	3.0%	4.4%
\$ 10,000 - \$19,999	2.3%	4.1%	5.7%
\$ 20,000 - \$29,999	6.1%	6.7%	8.7%
\$ 30,000 - \$39,999	9.5%	9.8%	10.8%
\$ 40,000 - \$49,999	10.5%	11.8%	11.6%
\$ 50,000 - \$59,999	10.5%	11.9%	10.6%
\$ 60,000 - \$74,999	14.8%	14.2%	13.5%
\$ 75,000 - \$99,999	18.7%	17.4%	15.5%
\$100,000 - \$124,999	11.1%	9.6%	9.0%
\$125,000 - \$149,999	4.5%	4.8%	4.4%
\$150,000 +	8.4%	6.7%	5.9%
Average Household Income	\$70,551	\$66,482	\$62,903
Median Household Income	\$67,519	\$62,556	\$57,914
Per Capita Income	\$24,035	\$21,968	\$21,442
2008 Disposable Household Income:			
\$ 0 - \$9,999	3.9%	3.3%	4.8%
\$ 10,000 - \$19,999	2.7%	4.6%	6.3%
\$ 20,000 - \$29,999	8.9%	9.5%	11.9%
\$ 30,000 - \$39,999	13.1%	14.0%	14.2%
\$ 40,000 - \$49,999	14.5%	16.4%	15.0%
\$ 50,000 - \$59,999	13.6%	13.1%	12.4%
\$ 60,000 - \$74,999	17.7%	16.4%	14.6%
\$ 75,000 - \$99,999	13.9%	12.4%	11.5%
\$100,000 - \$124,999	5.4%	5.4%	4.6%
\$125,000 - \$149,999	3.1%	2.5%	2.1%

Madian Uhld Dianasahla Insama			
Median Hhld Disposable Income	\$55,624	\$51,770	\$48,236
	1 Miles:	3 Miles:	5 Miles:
2013 Household Income:			
Total Households	3,754	30,225	82,635
2013 Household Income:			
\$ 0 - \$9,999	3.5%	2.8%	4.0%
\$ 10,000 - \$19,999	1.9%	3.6%	5.1%
\$ 20,000 - \$29,999	4.5%	5.1%	6.9%
\$ 30,000 - \$39,999	7.8%	8.1%	9.7%
\$ 40,000 - \$49,999	9.6%	10.0%	9.9%
\$ 50,000 - \$59,999	10.0%	12.1%	11.3%
\$ 60,000 - \$74,999	13.1%	13.5%	12.3%
\$ 75,000 - \$99,999	19.3%	17.9%	16.2%
\$100,000 - \$124,999	12.3%	11.0%	10.3%
\$125,000 - \$149,999	7.1%	6.5%	6.1%
\$150,000 +	10.9%	9.4%	8.3%
Average Household Income	\$77,427	\$72,503	\$68,893
Median Household Income	\$74,607	\$69,165	\$64,429
Per Capita Income	\$25,977	\$23,574	\$23,078
2013 Disposable Household Income:			
\$ 0 - \$9,999	3.7%	3.0%	4.3%
\$ 10,000 - \$19,999	2.1%	3.9%	5.5%
\$ 20,000 - \$29,999	6.8%	7.4%	9.7%
\$ 30,000 - \$39,999	11.4%	11.8%	12.5%
\$ 40,000 - \$49,999	13.5%	15.9%	15.1%
\$ 50,000 - \$59,999	12.1%	12.5%	11.4%
\$ 60,000 - \$74,999	18.2%	16.8%	15.2%
\$ 75,000 - \$99,999	15.7%	14.3%	13.3%
\$100,000 - \$124,999	7.6%	7.1%	6.4% 3.0%
\$125,000 - \$149,999 \$150,000 +	3.8% 5.1%	3.5% 3.8%	3.6%
Median Hhld Disposable Income	\$60,231	\$56,872	\$53,035
	1 Miles:	3 Miles:	5 Miles

2000 Census Household Income:

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Total Households	3,861	26,852	75,029
2000 Census Household Income:			
\$ 0 - \$9,999	4.1%	3.6%	5.3%
\$ 10,000 - \$19,999	4.0%	6.1%	8.4%
\$ 20,000 - \$29,999	9.7%	10.3%	12.5%
\$ 30,000 - \$39,999	13.1%	14.0%	14.3%
\$ 40,000 - \$49,999	13.0%	14.4%	13.1%
\$ 50,000 - \$59,999	12.6%	11.7%	11.4%
\$ 60,000 - \$74,999	16.2%	15.3%	13.3%
\$ 75,000 - \$99,999	14.9%	13.3%	12.0%
\$100,000 - \$124,999	5.3%	5.7%	5.0%
\$125,000 - \$149,999	3.7%	2.9%	2.3%
\$150,000 +	3.5%	2.7%	2.5%
Average Household Income	\$63,024	\$59,089	\$55,282
Median Household Income	\$54,741	\$51,188	\$47,151
Per Capita Income	\$22,003	\$20,104	\$18,793
	1 Miles:	3 Miles:	5 Miles:
1990 Household Income:			
1990 Household Income: Total Households	3,269	21,310	60,519
	3,269	21,310	60,519
Total Households	3,269 2.6%	21,310	60,519 7.2%
Total Households 1990 Household Income:			
Total Households 1990 Household Income: Income \$ 0 - \$9,999	2.6%	4.8%	7.2%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999	2.6% 9.0%	4.8% 9.2%	7.2% 12.7%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999	2.6% 9.0% 17.3%	4.8% 9.2% 16.4%	7.2% 12.7% 18.4%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$39,999	2.6% 9.0% 17.3% 13.5%	4.8% 9.2% 16.4% 16.2%	7.2% 12.7% 18.4% 16.9%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 40,000 - \$49,999	2.6% 9.0% 17.3% 13.5% 14.5%	4.8% 9.2% 16.4% 16.2% 17.0%	7.2% 12.7% 18.4% 16.9% 15.3%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 40,000 - \$49,999 Income \$ 50,000 - \$59,999	2.6% 9.0% 17.3% 13.5% 14.5% 15.3%	4.8% 9.2% 16.4% 16.2% 17.0% 13.7%	7.2% 12.7% 18.4% 16.9% 15.3% 10.8%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 50,000 - \$59,999 Income \$ 50,000 - \$74,999	2.6% 9.0% 17.3% 13.5% 14.5% 15.3% 12.1%	4.8% 9.2% 16.4% 16.2% 17.0% 13.7% 11.5%	7.2% 12.7% 18.4% 16.9% 15.3% 10.8% 9.8%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 40,000 - \$49,999 Income \$ 50,000 - \$59,999 Income \$ 60,000 - \$74,999 Income \$ 75,000 - \$99,999	2.6% 9.0% 17.3% 13.5% 14.5% 15.3% 12.1% 10.1%	4.8% 9.2% 16.4% 16.2% 17.0% 13.7% 11.5% 7.8%	7.2% 12.7% 18.4% 16.9% 15.3% 10.8% 9.8% 6.0%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 40,000 - \$49,999 Income \$ 50,000 - \$59,999 Income \$ 50,000 - \$74,999 Income \$ 75,000 - \$99,999 Income \$ 100,000 - \$124,999	2.6% 9.0% 17.3% 13.5% 14.5% 15.3% 12.1% 10.1% 3.1%	4.8% 9.2% 16.4% 16.2% 17.0% 13.7% 11.5% 7.8% 1.9%	7.2% 12.7% 18.4% 16.9% 15.3% 10.8% 9.8% 6.0% 1.7%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 40,000 - \$49,999 Income \$ 50,000 - \$59,999 Income \$ 60,000 - \$74,999 Income \$ 75,000 - \$99,999 Income \$ 125,000 - \$124,999 Income \$125,000 - \$149,999	2.6% 9.0% 17.3% 13.5% 14.5% 15.3% 12.1% 10.1% 3.1% 1.3%	4.8% 9.2% 16.4% 16.2% 17.0% 13.7% 11.5% 7.8% 1.9% 0.8%	7.2% 12.7% 18.4% 16.9% 15.3% 10.8% 9.8% 6.0% 1.7% 0.6%
Total Households 1990 Household Income: Income \$ 0 - \$9,999 Income \$ 10,000 - \$19,999 Income \$ 20,000 - \$29,999 Income \$ 30,000 - \$39,999 Income \$ 40,000 - \$49,999 Income \$ 50,000 - \$59,999 Income \$ 60,000 - \$74,999 Income \$ 75,000 - \$99,999 Income \$ 120,000 - \$124,999 Income \$125,000 - \$149,999 Income \$125,000 +	2.6% 9.0% 17.3% 13.5% 14.5% 15.3% 12.1% 10.1% 3.1% 1.3% 1.1%	4.8% 9.2% 16.4% 16.2% 17.0% 13.7% 11.5% 7.8% 1.9% 0.8%	7.2% 12.7% 18.4% 16.9% 15.3% 10.8% 9.8% 6.0% 1.7% 0.6% 0.7%

1990 Type of Income By Persons With:

-4

Earnings	37.4%	35.0%	34.9%
Farm Self-Employment Income	0.0%	0.2%	0.2%
Interest, Dividend, or Net Rental Income	12.0%	12.1%	11.8%
Non-Farm Self-Employment Income	4.6%	4.9%	4.2%
Other Type of Income	3.4%	4.2%	3.9%
Public Assistance Income	0.9%	1.1%	1.3%
Retirement Income	2.5%	3.8%	4.0%
Social Security Income	2.4%	4.2%	5.3%
Wage or Salary Income	36.9%	34.4%	34.3%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

Consumer Expenditure Summary Report

Consumer Expenditure Totals (Average Household Annual Expenditures)

	2008 Estimate	2013 Projection	% Change 08-13
Total Households	71,718	73,005	1.8%
Total Avg Household Expenditure	\$48,999	\$52,130	6.4%
Total Avg Retail Expenditure	\$20,756	\$22,047	6.2%

Consumer Expenditure Detail (Average Household Annual Expenditures)

	2008 Estimate	% of Total	2013 Projection	% of Total	% Change 08-13
Airline Fares	\$349.32	0.7%	\$381.15	0.7%	9.1%
Alcoholic Beverages	\$565.75	1.2%	\$609.22	1.2%	7.7%
Alimony & Child Support	\$249.76	0.5%	\$272.85	0.5%	9.2%
Apparel	\$2,366.74	4.8%	\$2,525.80	4.8%	6.7%
Apparel Services & Acces	\$361.21	0.7%	\$395.14	0.8%	9.4%
Audio Equipment	\$83.69	0.2%	\$88.44	0.2%	5.7%
Babysitting & Elderly Care	\$416.31	0.9%	\$454.62	0.9%	9.2%
Books	\$58.47	0.1%	\$62.29	0.1%	6.5%
Books & Supplies	\$159.81	0.3%	\$178.34	0.3%	11.6%
Boys Apparel	\$120.29	0.2%	\$129.04	0.2%	7.3%
Cellular Phone Service	\$393.48	0.8%	\$411.18	0.8%	4.5%
Cigarettes	\$293.54	0.6%	\$298.20	0.6%	1.6%
Computer Hardware	\$338.56	0.7%	\$364.47	0.7%	7.7%
Computer Information Svcs	\$163.37	0.3%	\$176.31	0.3%	7.9%
Computer Software	\$26.26	0.1%	\$28.27	0.1%	7.6%
Contributions	\$1,728.61	3.5%	\$1,907.42	3.7%	10.3%
Coolant & Other Fluids	\$7.68	0.0%	\$8.09	0.0%	5.3%
Cosmetics & Perfume	\$100.71	0.2%	\$106.82	0.2%	6.1%
Deodorants & Other Pers Care	\$27.82	0.1%	\$29.52	0.1%	6.1%
Education	\$1,149.05	2.3%	\$1,281.38	2.5%	11.5%
Electricity	\$1,272.37	2.6%	\$1,322.53	2.5%	3.9%
Entertainment	\$2,735.46	5.6%	\$2,915.94	5.6%	6.6%
Fees & Admissions	\$695.41	1.4%	\$767.62	1.5%	10.4%
Finance Chgs Exc Mort & Veh	\$532.67	1.1%	\$560.85	1.1%	5.3%
Floor Coverings	\$68.88	0.1%	\$76.36	0.1%	10.9%

	Food & Beverages	\$7,596.42	15.5%	\$8,008.15	15.4%	5.4%
	Food At Home	\$3,999.64	8.2%	\$4,166.93	8.0%	4.2%
	Food Away From Home	\$3,031.03	6.2%	\$3,232.00	6.2%	6.6%
\bigcirc	Footwear	\$384.24	0.8%	\$402.49	0.8%	4.8%
	Fuel Oil & Other Fuels	\$127.62	0.3%	\$133.59	0.3%	4.7%
	Funeral & Cemetery	\$89.12	0.2%	\$94.43	0.2%	6.0%
	Furniture	\$579.25	1.2%	\$626.44	1.2%	8.1%
	Gasoline & Oil	\$2,231.69	4.6%	\$2,328.51	4.5%	4.3%
	Gifts	\$1,247.11	2.5%	\$1,362.15	2.6%	9.2%
	Girls Apparel	\$165.49	0.3%	\$177.47	0.3%	7.2%
	Hair Care	\$55.22	0.1%	\$58.59	0.1%	6.1%
	Hard Surface Flooring	\$24.81	0.1%	\$26.71	0.1%	7.6%
	Health Care	\$2,977.76	6.1%	\$3,102.74	6.0%	4.2%
	Health Care Insurance	\$1,434.79	2.9%	\$1,492.52	2.9%	4.0%
	Health Care Services	\$731.31	1.5%	\$764.97	1.5%	4.6%
	Health Care Supplies & Equip	\$811.67	1.7%	\$845.25	1.6%	4.1%
	Household Services	\$307.18	0.6%	\$334.98	0.6%	9.0%
	Household Supplies	\$758.94	1.5%	\$827.53	1.6%	9.0%
	Household Textiles	\$152.54	0.3%	\$162.46	0.3%	6.5%
	Housewares & Small App	\$1,086.60	2.2%	\$1,170.06	2.2%	7.7%
	Indoor Plants & Fresh Flowers	\$69.16	0.1%	\$74.31	0.1%	7.5%
	Infants Apparel	\$108.56	0.2%	\$115.17	0.2%	6.1%
	Jewelry	\$143.72	0.3%	\$157.35	0.3%	9.5%
	Legal & Accounting	\$98.80	0.2%	\$104.27	0.2%	5.5%
	Magazines	\$32.74	0.1%	\$34.86	0.1%	6.5%
	Major Appliances	\$245.30	0.5%	\$260.60	0.5%	6.2%
	Mass Transit	\$93.90	0.2%	\$102.35	0.2%	9.0%
	Men's Apparel	\$448.28	0.9%	\$477.72	0.9%	6.6%
	Mortgage Interest	\$3,890.00	7.9%	\$4,215.80	8.1%	8.4%
	Natural Gas	\$485.10	1.0%	\$509.60	1.0%	5.1%
	New Car Purchased	\$1,153.61	2.4%	\$1,238.02	2.4%	7.3%
	New Truck Purchased	\$1,367.74	2.8%	\$1,467.00	2.8%	7.3%
	New Vehicle Purchase	\$2,521.35	5.1%	\$2,705.02	5.2%	7.3%
	Newspapers	\$68.21	0.1%	\$72.72	0.1%	6.6%
	Oral Hygeine Products	\$25.58	0.1%	\$27.12	0.1%	6.0%
	Other Lodging	\$536.28	1.1%	\$596.89	1.1%	11.3%
	Other Miscellaneous Expenses	\$102.51	0.2%	\$108.00	0.2%	5.4%
	Other Repairs & Maint	\$142.26	0.3%	\$153.08	0.3%	7.6%
	Other Tobacco Products	\$32.69	0.1%	\$33.19	0.1%	1.5%
	Other Transportation Costs	\$554.40	1.1%	\$597.28	1.1%	7.7%
	Other Utilities	\$402.93	0.8%	\$422.58	0.8%	4.9%
	Paint & Wallpaper	\$62.98	0.1%	\$67.64	0.1%	7.4%

Personal Care Products	\$165.99	0.3%	\$176.07	0.3%	6.1%
Personal Care Services	\$477.03	1.0%	\$505.54	1.0%	6.0%
Personal Insurance	\$486.96	1.0%	\$531.02	1.0%	9.0%
Pet Supplies & Svcs	\$268.98	0.6%	\$283.29	0.5%	5.3%
Photographic Equip & Supplies	\$119.14	0.2%	\$124.66	0.2%	4.6%
Plumbing & Heating	\$56.27	0.1%	\$60.63	0.1%	7.7%
Property Taxes	\$1,595.15	3.3%	\$1,735.56	3.3%	8.8%
Public Transportation	\$542.48	1.1%	\$592.00	1.1%	9.1%
Records/Tapes/CD Purchases	\$133.72	0.3%	\$141.26	0.3%	0.0%
Recreational Equip & Supplies	\$1,078.72	2.2%	\$1,133.01	2.2%	5.0%
Rental Costs	\$2,131.13	4.4%	\$2,167.77	4.2%	1.7%
Roofing & Siding	\$77.25	0.2%	\$83.10	0.2%	7.6%
Satellite Dishes	\$10.46	0.0%	\$11.07	0.0%	5.8%
Shaving Needs	\$11.89	0.0%	\$12.61	0.0%	6.0%
Shelter	\$9,418.49	19.2%	\$10,076.29	19.3%	7.0%
Telephone Svc Excl Cell	\$774.22	1.6%	\$809.47	1.6%	4.6%
Televisions	\$121.66	0.2%	\$128.48	0.2%	5.6%
Transportation	\$9,926.39	20.3%	\$10,474.28	20.1%	5.5%
Tuition	\$989.24	2.0%	\$1,103.03	2.1%	11.5%
Used Car Purchase	\$869.93	1.8%	\$898.32	1.7%	3.3%
Used Truck Purchase	\$757.83	1.5%	\$781.58	1.5%	3.1%
Used Vehicle Purchase	\$1,627.76	3.3%	\$1,679.90	3.2%	3.2%
VCRs & Related Equipment	\$50.37	0.1%	\$53.18	0.1%	5.6%
Vehicle Insurance	\$1,126.42	2.3%	\$1,181.05	2.3%	4.9%
Vehicle Repair	\$766.93	1.6%	\$808.20	1.6%	5.4%
Vehicle Repair & Maintenance	\$774.61	1.6%	\$816.29	1.6%	5.4%
Video & Audio Equipment	\$961.33	2.0%	\$1,015.31	1.9%	5.6%
Video Game Hardware & Software	\$31.04	0.1%	\$32.81	0.1%	5.7%
Watches	\$26.74	0.1%	\$29.26	0.1%	9.4%
Women's Apparel	\$778.67	1.6%	\$828.75	1.6%	6.4%

Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Date: 03/04/09 Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

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Lat: 33.746521 Long: -84.181513 City: Redan Pop: 37,989 County: DeKalb County Pop: 684,936 Zip: 30088 Pop: 28,894

Consumer Expenditure Comparison Report

	1 Miles:	3 Miles:	5 Miles
2008 Consumer Expenditures (Average Household Annual Exper	nditures):		
Total Households	3,799	29,077	79,435
Median Household Income	\$67,519	\$62,556	\$57,914
Total Average Household Expenditure	\$55,307	\$53,077	\$51,005
Airline Fares	\$406.52	\$384.74	\$366.68
Alcoholic Beverages	\$649.27	\$616.85	\$591.28
Alimony And Child Support	\$290.14	\$274.02	\$261.84
Apparel	\$2,672.66	\$2,561.98	\$2,463.43
Apparel Services And Accessories	\$419.38	\$397.38	\$378.98
Audio Equipment	\$93.52	\$90.04	\$86.78
Babysitting And Elderly Care	\$482.84	\$457.95	\$437.33
Books	\$66.08	\$63.25	\$60.85
Books And Supplies	\$189.27	\$176.27	\$168.3
Boys Apparel	\$134.33	\$129.78	\$124.88
Cellular Phone Service	\$431.13	\$417.76	\$406.17
Cigarettes	\$309.61	\$305.97	\$300.15
Computer Hardware	\$391.26	\$371.74	\$354.51
Computer Information Services	\$187.89	\$176.85	\$170.23
Computer Software	\$30.33	\$28.84	\$27.51
Contributions	\$2,047.12	\$1,921.52	\$1,822.45
Coolant And Other Fluids	\$8.58	\$8.28	\$7.97
Cosmetics and Perfume	\$113.09	\$108.78	\$104.67
Deodorants and Other Personal Care Products	\$31.13	\$29.95	\$28.89
Education	\$1,356.90	\$1,262.83	\$1,208.96
Electricity	\$1,385.12	\$1,347.02	\$1,311.39
Entertainment	\$3,110.39	\$2,977.33	\$2,853.18
Fees And Admissions	\$823.93	\$774.25	\$733.58
Finance Charges Excluding Mortgage And Vehicle	\$592.38	\$570.53	\$551.74
Floor Coverings	\$83.11	\$77.40	\$73.04

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Food And Beverages	\$8,440.15 \$4,352.74	\$8,150.50 \$4,239.92	\$7,872.84
Food At Home			\$4,122.94
Food Away From Home	\$3,438.14 \$419.01	\$3,293.73 \$407.69	\$3,158.61 \$396.15
 Footwear	\$419.01	\$407.09	\$132.21
Fuel Oil And Other Fuels	\$99.58	\$130.98	\$92.61
Funeral And Cemetery			\$92.01 \$608.96
Furniture	\$677.38	\$642.80	
Gasoline And Oil	\$2,477.36	\$2,405.10	\$2,313.86
Gifts	\$1,459.79	\$1,373.97	\$1,310.32
Girls Apparel	\$187.28	\$179.98	\$172.49
Hair Care	\$61.81	\$59.44	\$57.33
Hard Surface Flooring	\$28.39	\$27.13	\$25.99
Health Care	\$3,261.03	\$3,167.19	\$3,074.60
Health Care Insurance	\$1,570.70	\$1,524.94	\$1,481.24
Health Care Services	\$798.75	\$775.72	\$754.35
Health Care Supplies And Equipment	\$891.58	\$866.52	\$839.02
Household Services	\$359.80	\$340.07	\$322.83
Household Supplies	\$887.60	\$842.01	\$798.74
Household Textiles	\$173.53	\$166.27	\$159.20
Housewares And Small Appliances	\$1,255.56	\$1,191.55	\$1,137.40
Indoor Plants And Fresh Flowers	\$80.04	\$75.61	\$72.44
Infants Apparel	\$122.85	\$117.73	\$113.09
Jewelry	\$167.35	\$158.67	\$150.96
Legal And Accounting	\$110.08	\$106.25	\$102.45
Magazines	\$36.98	\$35.42	\$34.08
Major Appliances	\$279.70	\$267.97	\$255.99
Mass Transit	\$109.31	\$103.51	\$98.58
Men's Apparel	\$509.70	\$487.07	\$467.17
Mortgage Interest	\$4,537.37	\$4,308.04	\$4,089.57
Natural Gas	\$533.85	\$516.97	\$501.53
New Car Purchased	\$1,344.22	\$1,274.54	\$1,210.86
New Truck Purchased	\$1,596.89	\$1,514.35	\$1,436.96
New Vehicle Purchase	\$2,941.11	\$2,788.88	\$2,647.82
Newspapers	\$77.03	\$73.78	\$71.00
Oral Hygeine Products	\$28.69	\$27.58	\$26.58
Other Lodging	\$644.20	\$595.97	\$567.63
Other Miscellaneous Expenses	\$113.90	\$109.74	\$106.15
Other Repairs And Maintenance	\$162.42	\$154.95	\$148.61
Other Tobacco Products	\$34.47	\$34.07	\$33.44
Other Transportation Costs	\$638.29	\$608.64	\$580.55
Other Utilities	\$445.21	\$431.58	\$417.25
Paint And Wallpaper	\$71.70	\$68.52	\$65.77
Personal Care Products	\$186.25	\$179.15	\$172.49
Personal Care Services	\$535.43	\$514.91	\$495.83
 Personal Insurance	\$569.53	\$538.17	\$512.01

Pet Supplies And Services	\$301.38	\$290.33	\$279.44
Photographic Equipment And Supplies	\$133.52	\$128.40	\$123.74
Plumbing And Heating	\$64.75	\$61.83	\$58.91
Property Taxes	\$1,865.72	\$1,765.68	\$1,674.68
Public Transportation	\$631.02	\$597.30	\$569.37
Records / Tapes / CD Purchases	\$148.80	\$143.36	\$138.58
Recreational Equipment And Supplies	\$1,214.91	\$1,170.21	\$1,122.55
Rental Costs	\$2,170.30	\$2,174.14	\$2,161.58
Roofing And Siding	\$88.46	\$84.58	\$80.79
Satellite Dishes	\$11.68	\$11.28	\$10.86
Shaving Needs	\$13.34	\$12.83	\$12.35
Shelter	\$10,659.94	\$10,220.38	\$9,815.28
Telephone Service Excl Cell Phones	\$850.09	\$823.87	\$799.54
Televisions	\$136.09	\$131.34	\$126.38
Transportation	\$11,186.28	\$10,778.19	\$10,330.55
Tuition	\$1,167.63	\$1,086.56	\$1,040.65
Used Car Purchase	\$942.34	\$927.19	\$895.87
Used Truck Purchase	\$823.15	\$810.82	\$781.67
Used Vehicle Purchase	\$1,765.49	\$1,738.01	\$1,677.54
VCRs And Related Equipment	\$56.17	\$54.15	\$52.25
Vehicle Insurance	\$1,251.53	\$1,210.38	\$1,167.55
Vehicle Repair	\$855.73	\$826.26	\$796.03
Vehicle Repair And Maintenance	\$864.31	\$834.54	\$804.00
Video And Audio Equipment	\$1,071.55	\$1,032.88	\$997.05
Video Game Hardware And Software	\$34.52	\$33.30	\$32.19
Watches	\$30.98	\$29.31	\$28.01
Women's Apparel	\$880.11	\$842.36	\$810.67
	1 Miles:	3 Miles:	5 Miles:
2013 Consumer Expenditures (Ave HH Exp):			
Total Households	3,754	30,225	82,635
Median Household Income	\$74,607	\$69,165	\$64,429
Total Average Household Expenditure	\$59,171	\$56,548	\$54,300
Airline Fares	\$447.21	\$421.35	\$400.91
Alcoholic Beverages	\$702.29	\$665.91	\$637.24
Alimony And Child Support	\$319.21	\$300.36	\$286.46
Apparel	\$2,867.35	\$2,738.26	\$2,630.35
 Apparel Services And Accessories	\$463.17	\$436.18	\$415.42
Audio Equipment	\$99.36	\$95.26	\$91.76
Babysitting And Elderly Care	\$530.83	\$501.12	\$477.98

	Books	\$70.89	\$67.51	\$64.88
	Books And Supplies	\$212.63	\$197.60	\$188.08
	Boys Apparel	\$144.58	\$139.22	\$133.98
\bigcirc	Cellular Phone Service	\$452.82	\$436.73	\$424.57
	Cigarettes	\$315.40	\$310.32	\$304.76
	Computer Hardware	\$423.43	\$400.58	\$381.85
	Computer Information Services	\$203.87	\$191.20	\$183.87
	Computer Software	\$32.82	\$31.07	\$29.62
	Contributions	\$2,266.62	\$2,127.21	\$2,013.62
	Coolant And Other Fluids	\$9.08	\$8.73	\$8.40
	Cosmetics and Perfume	\$120.78	\$115.56	\$111.12
	Deodorants and Other Personal Care Products	\$33.26	\$31.84	\$30.69
	Education	\$1,523.98	\$1,415.15	\$1,350.19
		\$1,446.75	\$1,400.65	\$1,350.13
	Electricity	\$1,440.75	\$3,179.57	\$1,303.47
	Entertainment	\$912.96	\$856.34	\$3,043.43
	Fees And Admissions	\$912.96	\$601.14	\$581.26
	Finance Charges Excluding Mortgage And Vehicle		e	
	Floor Coverings	\$93.05	\$86.14	\$81.11
	Food And Beverages	\$8,943.71	\$8,600.14	\$8,302.65
	Food At Home	\$4,556.71	\$4,418.60	\$4,295.91
	Food Away From Home	\$3,684.71	\$3,515.63	\$3,369.50
	Footwear	\$441.38	\$427.30	\$415.23
	Fuel Oil And Other Fuels	\$148.72	\$143.47	\$138.42
	Funeral And Cemetery	\$105.81	\$102.17	\$98.18
	Furniture	\$735.99	\$695.93	\$658.92
	Gasoline And Oil	\$2,594.43	\$2,507.81	\$2,413.74
	Gifts	\$1,601.83	\$1,505.34	\$1,432.89
	Girls Apparel	\$201.09	\$193.07	\$184.80
	Hair Care	\$66.03	\$63.17	\$60.88
	Hard Surface Flooring	\$30.85	\$29.28	\$28.00
	Health Care	\$3,416.35	\$3,302.89	\$3,205.69
	Health Care Insurance	\$1,642.83	\$1,587.73	\$1,541.84
	Health Care Services	\$840.07	\$811.98	\$789.55
	Health Care Supplies And Equipment	\$933.45	\$903.17	\$874.30
	Household Services	\$394.97	\$371.94	\$352.53
	Household Supplies	\$974.44	\$920.46	\$871.97
	Household Textiles	\$185.98	\$177.34	\$169.59
	Housewares And Small Appliances	\$1,359.12	\$1,284.36	\$1,225.43
	Indoor Plants And Fresh Flowers	\$86.44	\$81.32	\$77.86
	Infants Apparel	\$130.54	\$125.03	\$119.89
	Jewelry	\$184.91	\$174.26	\$165.59
	Legal And Accounting	\$116.56	\$112.20	\$108.19
	Magazines	\$39.67	\$37.79	\$36.32
	Major Appliances	\$299.03	\$285.21	\$272.22
	Mass Transit	\$120.13	\$113.24	\$107.66

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	Men's Apparel	\$545.55	\$519.34	\$497.97
	Mortgage Interest	\$4,937.55	\$4,670.49	\$4,431.81
	Natural Gas	\$564.16	\$543.87	\$527.22
	New Car Purchased	\$1,446.30	\$1,368.09	\$1,298.95
	New Truck Purchased	\$1,717.17	\$1,624.46	\$1,540.54
	New Vehicle Purchase	\$3,163.47	\$2,992.55	\$2,839.49
	Newspapers	\$82.70	\$78.82	\$75.76
	Oral Hygeine Products	\$30.63	\$29.30	\$28.21
	Other Lodging	\$721.52	\$666.24	\$632.57
	Other Miscellaneous Expenses	\$120.43	\$115.71	\$111.91
	Other Repairs And Maintenance	\$176.45	\$167.19	\$160.14
	Other Tobacco Products	\$35.09	\$34.53	\$33.93
	Other Transportation Costs	\$691.18	\$656.59	\$625.76
	Other Utilities	\$469.14	\$452.85	\$437.65
	Paint And Wallpaper	\$77.73	\$73.77	\$70.72
	Personal Care Products	\$198.91	\$190.32	\$183.12
	Personal Care Services	\$571.34	\$546.51	\$525.88
	Personal Insurance	\$624.92	\$588.61	\$559.11
	Pet Supplies And Services	\$319.35	\$306.29	\$294.47
	Photographic Equipment And Supplies	\$140.61	\$134.63	\$129.57
	Plumbing And Heating	\$70.41	\$66.78	\$63.56
	Property Taxes	\$2,038.93	\$1,924.83	\$1,823.72
	Public Transportation	\$694.30	\$654.25	\$622.63
	Records / Tapes / CD Purchases	\$158.03	\$151.60	\$146.46
	Recreational Equipment And Supplies	\$1,283.93	\$1,231.36	\$1,179.77
	Rental Costs	\$2,215.26	\$2,208.26	\$2,199.11
	Roofing And Siding	\$96.06	\$91.22	\$87.04
	Satellite Dishes	\$12.43	\$11.95	\$11.50
	Shaving Needs	\$14.25	\$13.62	\$13.11
	Shelter	\$11,477.72	\$10,952.93	\$10,509.45
	Telephone Service Excl Cell Phones	\$893.28	\$861.75	\$836.22
	Televisions	\$144.44	\$138.80	\$133.50
	Transportation	\$11,852.58	\$11,371.78	\$10,901.42
	Tuition	\$1,311.34	\$1,217.55	\$1,162.11
	Used Car Purchase	\$976.28	\$955.06	\$925.06
	Used Truck Purchase	\$851.72	\$834.08	\$806.08
	Used Vehicle Purchase	\$1,828.00	\$1,789.14	\$1,731.14
	VCRs And Related Equipment	\$59.62	\$57.22	\$55.19
	Vehicle Insurance	\$1,317.39	\$1,268.85	\$1,224.17
	Vehicle Repair	\$906.21	\$870.96	\$839.00
	Vehicle Repair And Maintenance	\$915.29	\$879.68	\$847.39
	Video And Audio Equipment	\$1,137.62	\$1,091.88	\$1,053.43
	Video Game Hardware And Software	\$36.68	\$35.23	\$34.04
	Watches	\$34.23	\$32.20	\$30.72
	Women's Apparel	\$941.04	\$898.12	\$863.06

Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Appendix C: Project Timeline

Greater Hidden Hills Community Overlay Study Timeline

