



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2019-4073

9/24/2019

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of LBM ATL, LLC c/o Barbara Odom to rezone property from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) District to construct up to twenty-two single-family attached or detached units, at 5065 Flat Shoals Parkway.

PETITION NO: N6. Z-19-1243383

PROPOSED USE: Up to 22 single-family attached or detached units

LOCATION: 5065 Flat Shoals Parkway

PARCEL NO. : 15 062 07 056

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of LBM ATL, LLC c/o Barbara Odom to rezone property from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) District to construct up to twenty-two single-family attached or detached units. The property is located on the south side of Flat Shoals Parkway, approximately 320 feet west of Radcliffe Boulevard at 5065 Flat Shoals Parkway in Decatur, Georgia. The property has approximately 402 feet of frontage along the south side of Flat Shoals Parkway and contains 3.27 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIAL

PLANNING COMMISSION: DENIAL

PLANNING STAFF: DENIAL

STAFF ANALYSIS: The proposed three-story single-family attached townhomes at a density of 7.24 units per acre are not compatible with the surrounding one and two-story low density single-family detached homes to the north, south, and east comprising the Chapel Hill and Chapel Mill subdivisions. A creek is the line of land use/zoning demarcation between the single-family attached townhomes (Brycewood Lakes Townhomes) and the Chapel Hills Commons Shopping Center to the west and the single-family detached subdivisions to the east (see attached zoning sketch). Permitting single-family attached townhome zoning (RSM) east of the creek at this location is "leap frogging" the line of land use demarcation as well as single-family zoned (R-100)

properties which are developed or intended to be developed with single-family detached homes. Therefore, the request does not comply with the intent of the SUB character area of the Comprehensive Plan to protect established residential neighborhoods from incompatible development (Sec 7.3.4.A) and is incompatible with adjacent and surrounding uses (Sect. 7.3.4.B). It is the recommendation of the Planning & Sustainability Department that the application be, respectfully, "Denied".

PLANNING COMMISSION VOTE: Denial 9-0-0. Vivian Moore, seconded by Gwendolyn McCoy, that this agenda item be Denied per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL 9-1-0. The CC Board and neighbors were concerned about traffic hazards: Flat Shoals Pkwy has a median, difficult for cars to get in and out of existing school; the additional units would make conditions worse. Also, they want environmental hazards in area to be resolved before new development occurs.

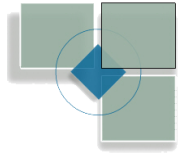


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: September 10, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: September 24, 2019 6:30 P.M.

STAFF ANALYSIS

Case No.:	Z-19-1243383	Agenda #: N-6
Location/ Address:	5065 Flat Shoals Parkway, Decatur, Georgia	Commission District: 3 Super District: 7
Parcel ID:	15 062 07 056	
Request:	To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop up to twenty-two single-family attached or detached units.	
Property Owner:	Barbara Odom	
Applicant/Agent:	Barbara Odom	
Acreage:	3.27	
Existing Land Use:	Single-Family Home	
Surrounding Properties:	Single-family subdivision (Chapel Hill) to the south and east within the R-100 district; a single-family subdivision (Chapel Mill) to the north across Flat Shoals Parkway within the R-100 district; DeKalb County owned vacant land, Chapel Hill Homeowners Association owned vacant land, and a single-family home to the west within the R-100 district.	
Comprehensive Plan:	SUB	Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>
Proposed Density:	NA	Existing Density: NA
Proposed Units/Square Ft.:	22 single-family attached townhomes	Existing Units/Square Feet: Single-family home
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

Staff Recommendation: DENIAL

The proposed three-story single-family attached townhomes at a density of 7.24 units per acre are not compatible with the surrounding one and two-story low density single-family detached homes to the north, south, and east comprising the Chapel Hill and Chapel Mill subdivisions. A creek is the line of land use/zoning demarcation between the single-family attached townhomes (Brycewood Lakes Townhomes) and the Chapel Hills Commons Shopping

Center to the west and the single-family detached subdivisions to the east (see attached zoning sketch). Permitting single-family attached townhome zoning (RSM) east of the creek at this location is “leap frogging” the line of land use demarcation as well as single-family zoned (R-100) properties which are developed or intended to be developed with single-family detached homes. Therefore, the request does not comply with the intent of the SUB character area of the Comprehensive Plan to protect established residential neighborhoods from incompatible development (Sec 7.3.4.A) and is incompatible with adjacent and surrounding uses (Sect. 7.3.4.B). It is the recommendation of the Planning & Sustainability Department that the application be, respectfully, “Denied”.

SUBJECT PROPERTY

The 3.04 acre project site is located on the south side of Flat Shoals Parkway in Decatur, Georgia. The property is currently developed with a single-family detached home.

PROJECT ANALYSIS

The proposed request is to allow up to 22 single-family attached units on twenty two lots totaling 3.04 acres at a density of 7.24 units per acre. To achieve a density at the higher end of the RSM zoning district (four to eight units per acre), the applicant is proposing to qualify for three density bonuses by providing off-site sidewalks, proximity to a public school (Chapel Hill Elementary School), and LEED certified buildings. The properties have frontage along Flat Shoals Parkway, a four-lane minor arterial with curb and gutter. Based on the submitted conceptual elevations, the proposed townhomes will be three stories tall with a minimum size of 1,500 square feet. Units will contain three and or four bedrooms with two to two and a half bathrooms. The applicant indicates that the building materials will consist of brick, stucco, stone, or cementitious siding, with EIFS as a possible secondary material. Additionally no three contiguous houses will have similar features.

STANDARD		RSM REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY		4 – 8 units per acre (> 4 units per acre only allowed with density bonuses)	7.24 units per acre (with three density bonuses)	YES
LOT WIDTH		25 feet per lot	25 feet per lot	YES
LOT AREA		1,000 square feet	2,425 square feet	YES
YARD SETBACKS	FRONT	20 feet	20 ft	YES
	CORNER LOT SIDE	NA	NA	NA
	INTERIOR SIDE	0 ft	0 feet (20 ft between buildings)	YES
	REAR	15 feet	15 feet	YES
MAX LOT COVERAGE		70%	46%	YES

TRANS. BUFFERS	15 feet to east, south, and west abutting R-100 residential zoning	20 feet to east, south, and west abutting R-100 residential zoning	YES
MIN OPEN SPACE	None if less than 5 acres or 36 units	54%	YES
MIN UNIT SIZE	1,200 s.f.	1,500 s.f.	YES
MAX. HEIGHT	3 stories/45 feet	3 stories	YES
PARKING	39 spaces (1.5 spaces per dwelling unit plus .25 spaces per dwelling unit for guest parking)	Not indicated on site plan.	NO (will need to obtain a variance from Board of Zoning Appeals if compliance cannot be demonstrated)

Supplemental Requirements

There are no Supplemental Requirements for single-family attached townhomes.

Access and Transportation Considerations

Based on the submitted site plan and information, the proposed townhomes would be accessed via one street entrance off Flat Shoals Parkway. The Traffic Engineer has indicated that there are no traffic engineering concerns at this time.

Sidewalk/Pedestrian Access

Based on the submitted information and field investigation of the project site, there are five-foot wide proposed sidewalks along the proposed streets and an existing sidewalk along the property frontage of Flat Shoals Parkway.

Building Mass and Materials

Based on the submitted conceptual elevations, the proposed townhomes will be three-stories tall. Based on the submitted site plan, it appears that the project complies with all required minimum building setbacks and maximum building height requirements. However, the proposed three-story buildings on the subject property might create negative visual and shadow impacts on the surrounding single-family detached homes to the east and south which contain maximum building heights between one and two stories. Therefore, the proposed three-story building heights are not compatible with the adjacent and nearby one and two-story single-family homes within the Chapel Hill and Chapel Mill subdivisions.

LAND USE AND ZONING ANALYSIS

Section 7.3.4 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The subject properties are in the middle of a single-family detached residential area surrounded by the Chapel Hill single-family detached subdivision to the south and east and the Chapel Mill single-family detached subdivision to the north across Flat Shoals Parkway. Further west is vacant land, a single-family detached home, and a creek. On the other side of the creek is a townhome subdivision (Brycewood Townhomes) and the Chapel Hills Commons Shopping Center focused around the Flat Shoals Parkway/Wesley Chapel Road intersection. The creek is the line of land use/zoning demarcation between the townhomes within the Chapel Hills Neighborhood Activity Center and the single-family detached homes to the east. Permitting single-family attached townhomes at this location is “leap frogging” single-family zoned (R-100) properties developed with single-family detached homes that lie between the townhomes on the other side of the creek and this location. The applicant’s proposed single-family attached townhome development at a density of 7.24 units per acre is not compatible with the surrounding low density single-family detached subdivisions between 2 and 2.5 units per acre. Furthermore, the proposed three-story building heights are not compatible with the adjacent and nearby one and two-story single-family homes within the Chapel Hill and Chapel Mill subdivisions (Sec 7.3.4.d). Therefore, the request does not comply with the intent of the SUB character area of the Comprehensive Plan to protect established residential neighborhoods from incompatible development and is incompatible with adjacent and surrounding uses.

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

Based on the submitted information, as well as field investigation of the project site, it appears the proposed RSM district is not suitable in view of the adjacent and surrounding residential properties. Further, the line of land use/zoning demarcation is a creek and hill which border the eastern side of the townhomes within the NC activity center. Permitting single-family attached townhomes at this location is “leap frogging” the line of land use/zoning demarcation and the single-family zoned (R-100) properties that lie between the townhomes and this location.

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

It appears that the property may have a reasonable economic use as currently zoned R-100 which allows single-family residential development.

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

Based on the submitted information, as well as field investigation of the project site, the zoning proposal may adversely affect the existing usability of the adjacent and surrounding residential properties. Permitting single-family attached townhomes at this location is “leap frogging” single-family zoned (R-100) properties that lie between the townhomes at the edge of the NC activity center and this location. Further, the line of land use/zoning demarcation appears to be a creek and hill which border the eastern side of the townhomes within the NC activity center. Based on the submitted information, there could be adverse impacts due to the size, scale, and massing of the site on adjacent and nearby one and two-story single-family detached homes due to the proposed three-story building heights.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

The subject properties fall within a SUB (Suburban) character area which calls for protecting established residential neighborhoods (SUB Policy #1. Residential Protection). Permitting single-family attached townhomes at this location is “leap frogging” several single-family zoned (R-100) properties that lie between the townhomes at the edge of the NC activity center and this location.

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

Based on the submitted information, there are no historic buildings, site, districts, or archaeological resources on the subject property.

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

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of existing streets, transportation facilities, utilities, or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

Planning and Sustainability Department Recommendation:

DENIAL

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

Transportation Comments

N1. No customer parking on Tolbert Drive between the driveway and Frazier Rd. All parking must be on property or east of driveway on Tolbert Drive as to not interfere with the intersection of Frazier Rd at Frazier Ct/Tolbert Dr.

N2. Briarcliff Road is SR 42. GDOT review and approval of access points and right of way improvements required prior to issuance of permits. Briarcliff Road is classified as a minor arterial. Right of way dedication of 40 feet from centerline required. 6-foot sidewalk, bike facilities and street lights required. Bring sidewalks and header curb up to current code requirements. Verify sight distance for access point prior within plan approval submittal.

N3. Owner needs to coordinate with the plans for the adjacent Kroger Shopping Center. Kroger has approval for proposed work in the right of way in front of this property to add a turn lane onto Henderson Mill Road (for the tapers). Chamblee Tucker Road and Henderson Mill Roads are both classified as minor arterials. Right of way dedication of 40 feet from centerline required. 6-foot sidewalk, bike facilities and street lights required. Bring sidewalks and header curb up to current code requirements. Only one access point allowed on each road as far away from traffic signal as possible. Provide ADA ramps for the crosswalks at signal (existing, but not shown on plan).

N4. Build sidewalks along entire frontage of Citadel Square on Memorial College Drive. Street lights required. Memorial Drive is classified as a collector. Right of way dedication required 35 feet from centerline. Bike lanes required- but if developer would install the 6' sidewalks along the entire shopping center property frontage on Memorial College Drive, I would support a variance for the bike lanes.

N5. Eastland Road is classified as a collector street. Right of way dedication of 35 from centerline required. 6 foot sidewalks, street lights and 5 foot landscape strip required. Bike lanes required. Lake Drive is classified as a local street. Must bring street up to standards- complete improvements of half the road along the frontage. Dedication 27.5 feet from centerline of right of way. 6 inch header curb, five foot sidewalks, five foot landscape strip, street lights.



N6. Flat Shoals Parkway is DR 155. GDOT review and approval of access points and right of way improvements required prior to issuance of permits. Flat Shoals Parkway is classified as a major arterial. 6-foot sidewalk, bike facilities, 50 right of way dedication, and street lights required. Only Right in/right out access point allowed. No acceleration lane. Local streets must have a 55 foot right of way, 12-foot travel lanes, 6-foot landscape strip, 5-foot sidewalk and street lights required. Verify sight distance for vehicles existing site within plan approval submittal.

N7. Coordination with GDOT's MMIP projects along I-20 required prior to permitting. Coordination with MARTA I-20 east line required prior to permitting. Bring Snapfinger Road along property frontage down to apartment driveway (Wesley Club Drive) up to current county standards (24 pavement, header curb, 5-foot sidewalk, landscape strip, and street lights). Please note that existing site plans appears to use a County owned ROW corridor (Kelly Chapel Road). Roundabout also appears to be on property owned by others. Streets beyond roundabout to be private.

N8. N8 is labeled as N7 with a different site plan. Coordination with GDOT's MMIP projects along I-20 required prior to permitting. Coordination with MARTA I-20 east line required prior to permitting. Bring Snapfinger Road along property frontage down to apartment driveway (Wesley Club Drive) up to current

Reid, John

From: Eisenberg, Marian
Sent: Tuesday, August 27, 2019 2:31 PM
To: Furman, Melora L.; Williams, Matthew C.; McNeil, Jeremy P.; Hill, Karen F.; Reid, John
Subject: FW: Zoning comments
Attachments: zoning 8.12.2019.docx

From: Keeter, Patrece
Sent: Wednesday, August 21, 2019 4:31 PM
To: Eisenberg, Marian <meisenberg@dekalbcountyga.gov>
Subject: FW: Zoning comments

Zoning comments- please forward to appropriate staff (since Ms. Hill is out). Thanks

From: Keeter, Patrece
Sent: Wednesday, August 21, 2019 4:30 PM
To: Hill, LaSondra <lahill@dekalbcountyga.gov>
Subject: Zoning comments

Patrece G. Keeter, P.E.

*Engineering Manager,
Department of Public Works
Transportation Division*

1950 West Exchange Place, 4th FL
Tucker, Georgia 30084
pgkeeter@dekalbcountyga.gov

 770-492-5281

 678-758-3860

DeKalbCountyGA.gov



Na



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-19-1243383 Parcel I.D. #: 15-062-07-056
Address: 5065
Flat Shoals Pkwy
Decatur, GA.

Adjacent Roadway (s):

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>PLANS AND FIELD REVIEWED. NO PROBLEM THAT WOULD INTERFERE WITH TRAFFIC FLOW.</u>

Signature: Jerry White

Letter of Application

ADDRESSEE

This letter of application relates to our proposed residential project in unincorporated DeKalb County located at 5065 Flat Shoals Parkway, Decatur, GA 30034.

Our proposal is the first step in converting a lot with a vacant home from a vagrant magnet to a community of taxpaying stakeholders.

Proposed Zoning Classification

Executing our proposed plan requires a rezoning classification from R-100 to RSM..

Reason for Zoning Classification Proposal

The proposed rezoning classification will permit us to improve the lot and develop a community of 20 mid-range townhomes priced in the \$200's .

Detailed Characteristics

The proposed townhouse structures will include the following characteristics:

- a. Two (2) to three (3) stories with garage
- b. From 1,500 square feet
- c. 3 and/or 4 Bedrooms,
- d. 2 - 2.5 Bathrooms

Sincerely,

Barbara Odom
Managing Director.
LBM ATL, LLC

Meeting Notes from the
Community Meeting
July 3rd 7pm

- Environmental concerns
- Traffic increases in school + vehicles
- Whether a HOA will be mandated to keep property from being rented
- Property boundary accuracy by Surveyor's mark from the survey

Dear Resident,

We look forward to your attending the upcoming community meeting to discuss our proposal for converting 3.27 acres of vacant land at 5065 Flat Shoals Parkway.

I have been a Dekalb County resident for over 27 years and began acquiring eyesores in the county with the objective of improving our communities. This project proposes the development of beautiful brick front townhomes with a starting price point in the \$200's.

Based on the county's goal of diversifying the housing stock and attracting homebuyers who make our area more attractive to great new restaurants and more, we believe this proposed development is right on target.

We welcome you to formulate your questions and to check out our responses below to some potential concerns of homeowners in these scenarios.

Devaluation of Your Property

Prior to developing our plans, we conducted a comparable evaluation to help us price these proposed townhomes. The truth is the value of your single-family home is not impacted by new owner-based townhomes as values are derived from comparing homes of similar construction. The value of your home is not compared to the value of townhouses.

Increase in Crime

According to the county's own statistics, unlike leased apartments and leased townhomes, owner-occupied homes actually do not introduce more crime to communities. We will recommend a HOA for our proposed community to prohibit leasing-by-owners.

Increase in Transient Youth Traffic

With an elementary school located within the footprint of the existing community and the profile of townhouse buyers in the proposed price point, there is no reasonable way to predict the impact on transient youth traffic. Compared to the number of elementary students currently attending the nearby schools, any impact from this development is likely to be nominal.

Increase in Vehicular Traffic

We must abide by county ordinances regarding the connectivity to public roads for our proposed development. We realize that additional traffic may be a concern but it inevitable as the county grows.

If you have any questions or concerns prior to or after the community meeting, I personally encourage you to contact me directly at (404) 426 0228.

All the best,

Barbara Odom

Reid, John

From: Reid, John
Sent: Monday, July 22, 2019 4:30 PM
To: Prince, Jahnee R.; Eisenberg, Marian (meisenberg@dekalbcountyga.gov)
Subject: FW: Opposition to rezoning property at 5065 Flat Shoals Parkway

fyi

From: Idlwhitaker [mailto:Idlwhitaker@bellsouth.net]
Sent: Monday, July 22, 2019 4:28 PM
To: Reid, John
Subject: Fw: Opposition to rezoning property at 5065 Flat Shoals Parkway

**** WARNING: The sender of this email could not be validated and may not match the person in the "From" field. ****

Please see attached, in the original email I made an error in your email address. So I am forwarding the original email that I sent to you.

LW

----- Forwarded Message -----

From: Idlwhitaker <Idlwhitaker@bellsouth.net>
To: Commissioner Larry Johnson <larryjohnson@dekalbcountyga.gov>; Mr. John Reid <jreid@dekalbcountyga.com>; Commissioner Lorraine Cochran-Johnson <lcjohnson@dekalbcountyga.gov>; Ken Banks <k1776usa@yahoo.com>
Sent: Sunday, July 21, 2019, 06:18:11 PM EDT
Subject: Opposition to rezoning property at 5065 Flat Shoals Parkway

I Am writing to you concerning the request to rezone the property at 5065 Flat Shoals Parkway, Case # Z-19-1243383. My husband and I are senior citizens who have lived in The Chapel Hill Community for 40 years. There have been many changes in the community. plus our representatives (from caring to uncaring).

The people in The Chapel Hill Community have been working hard for years to preserve the character, quality, and standards of our community. We call or contact our Dekalb (elected) officials with no positive results to the requests made. In 1997, we went through the proper procedures, as given by the Georgia State DOT, to get a traffic light installed at the front entrance of the subdivision (Flat Shoals Parkway & Radcliffe Blvd). After the completion of the amenities required, it was approved by the Georgia State Dot. All Dekalb County had to do was budget the money for the installation. Every time we called, we was told that it was on the list but there was no date set for the installation. Long before the Bank of America area or the Kroger area. Request for speed bumps due to speeding in community, yet to get. Resurfacing and paving in the community. None done since Vernon Jones was CEO. Finally, some paving in the area, but not complete. South Dekalb deserve the same representation as the other areas in Dekalb County, not sub-standard.

As a community, we respectfully request that any rezoning in our area be denied. We want the same quality of life as other communities in Dekalb County. Please respect our concerns and requests for The Chapel Hill Community.

If you have any questions or concerns with this email, please contact me by email or call me at 770-987-1036.

Thank you,

(Mrs.) Louvenia L. Whitaker

cc: Dekalb County CEO Michael Thurmond
Congressman Henry "Hank" Johnson

Reid, John

From: Reid, John
Sent: Tuesday, July 16, 2019 4:51 PM
To: Prince, Jahnee R.; Eisenberg, Marian (meisenberg@dekalbcountyga.gov)
Subject: FW: Rezoning request for 5065 Flat Shoals Parkway case# Z-19-1243383

fyi

From: ken banks [mailto:k1776usa@yahoo.com]
Sent: Tuesday, July 16, 2019 4:00 PM
To: Reid, John
Subject: Rezoning request for 5065 Flat Shoals Parkway case# Z-19-1243383

**** CAUTION:** This email has been sent from an EXTERNAL EMAIL address. Please think before you click.

Mr. John Reid
Senior Planner
DeKalb County
Planning and Sustainability

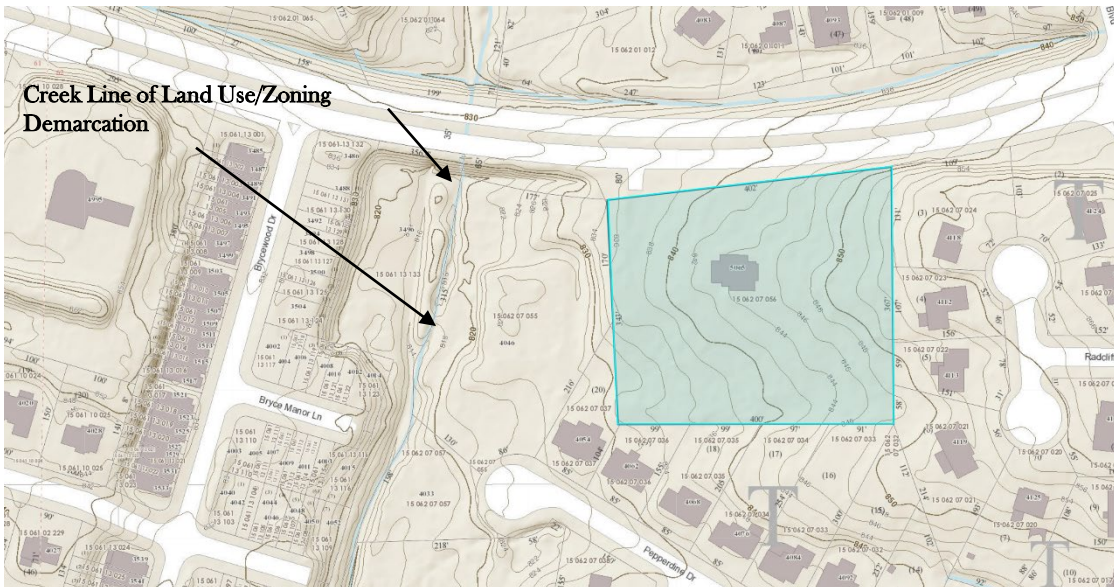
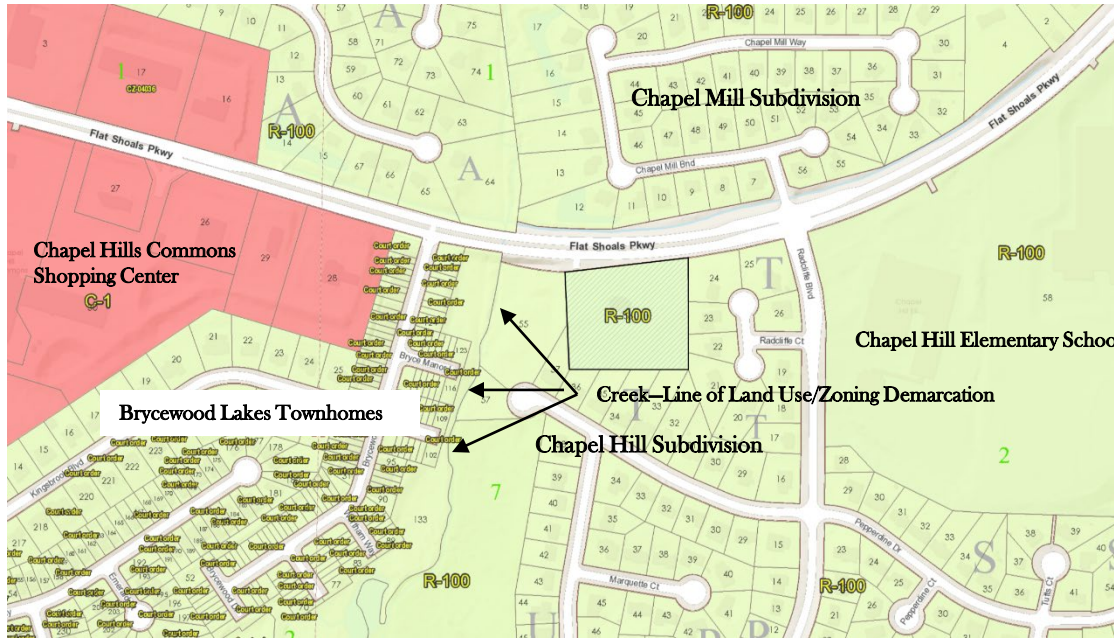
Hi Mr. Reid,

This email is a follow up on our recent conversation concerning the rezoning request for the property located at 5065 Flat Shoals Parkway, Case # Z-19-1243383. I want to express the strong opposition of the members of the Chapel Hill Community to this rezoning request. The Chapel Hill Community consists of over 300 single family *detached* homes. Most of the homes were constructed in the late 1960's. Many of our residents are senior citizens who have lived in their homes for over 30 years.

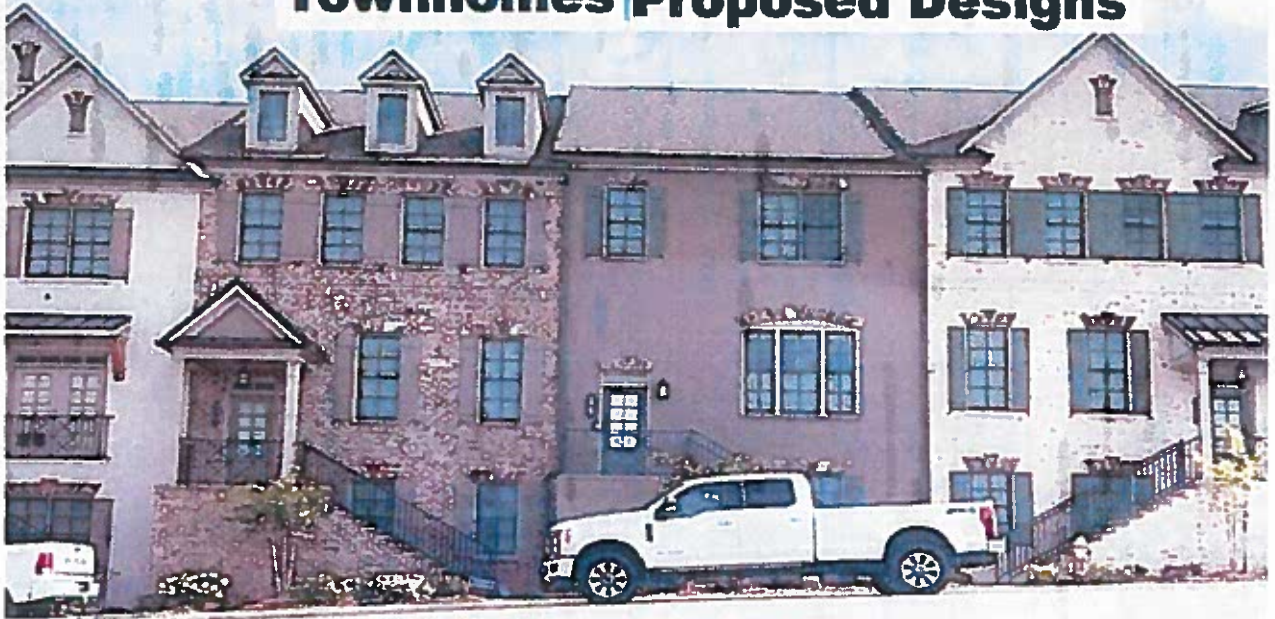
Members of the Chapel Hill Neighborhood Association met following the "Community Meeting" scheduled by the property owner requesting the rezoning. There was unanimous opposition to this rezoning request, and that opposition has grown in numbers and intensity as more neighbors are made aware of the proposed rezoning.

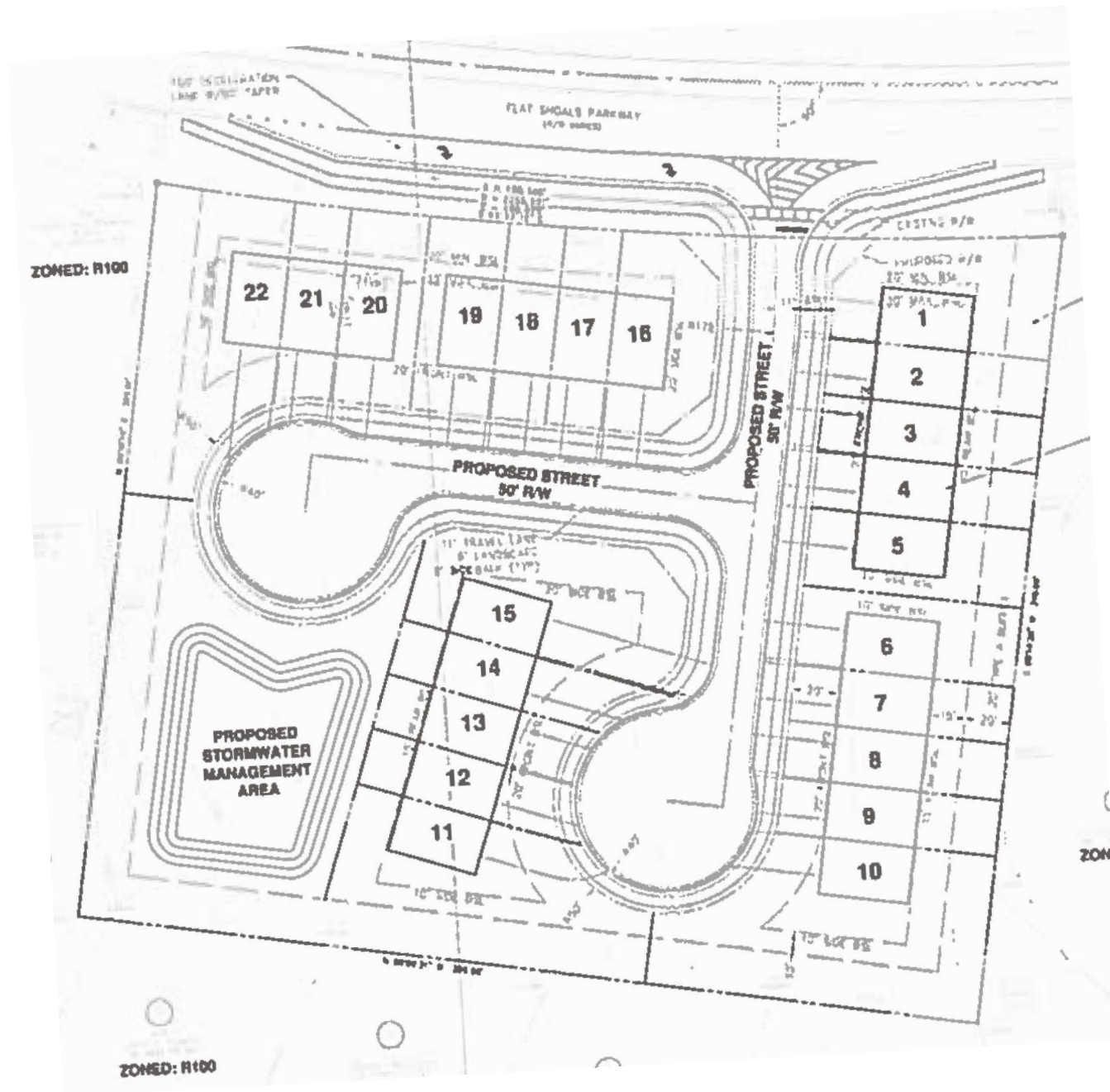
The proposed rezoning will change the character of our single-family **detached** low-density housing community by introducing "**high density**" **attached townhouses**; which we believe will adversely affect our community.

Additionally, the building of these high density Townhouses will exacerbate an already heavy traffic area making it unsafe for pedestrians and automobiles traveling along busy Flat Shoals Parkway. Flat Shoals Parkway is a 4-lane road with a raised median. Those departing the proposed site for rezoning would have to turn right (South) on Flat Shoals, drive to the next busy intersection to make a left turn just to go North on Flat Shoals Parkway. That is the area next to Chapel Hill Elementary School.



Townhomes Proposed Designs













404.371.2155 (t)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: LBM ATL, LLC, Barbara Odom

Applicant E-Mail Address: barbodom61@gmail.com

Applicant Mailing Address: 3632 River Cliff Court
Decatur, GA 30034

Applicant Daytime Phone: 404-444-6217 Fax: _____

Owner Name: Barbara Odom

If more than one owner, attach list of owners.

Owner Mailing Address: 3632 River Cliff Court

Owner Daytime Phone: 404-444-6217

Address of Subject Property: 5065 Hat Shoals Parkway
Decatur, GA 30034

Parcel ID#: 15-062 07 056

Acres: 3.27 Commission District: 3 + 7

Present Zoning District(s): R-100

Proposed Zoning District: R5M

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): _____



DeKalb County
1 8 0 0 2

404.371.2155 (e)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Barbara Adams Phone: 404-621-6217 Email: barb.adams6@gmail.com
Property Address: 5065 Flat Shoals Pkwy
Tax Parcel ID: 15-062-07-056 Comm. District(s): 3i7 Acreage: _____
Existing Use: one residence Proposed Use: townhouses
Supplemental Regs: _____ Overlay District: NA DRI: NA
Rezoning: Yes No _____
Existing Zoning: R400 Proposed Zoning: RSM Square Footage/Number of Units: _____
Rezoning Request: 26 30 townhouses

Land Use Plan Amendment: Yes _____ No _____

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

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: _____

MEETING SIGN - SHEET

Project: 5065 Flat Shoals Parkway		Meeting Date: July 3, 2019	
Facilitator: Barbara Odom		Location: Kroger Community Conference Room, 4919 Flat Shoals Pkwy	
Name	Street Address	Phone	E-mail
Amos Brown	3988 Albatross Ln Decatur, GA	470 593-4607	
Patricia Wood	6495 Kingswood Rn Cobb Co, GA 30021		patricia.wood@yahoo.com
Madeline Huggins	3875 Val PAATSB Decatur Ga 30031	599-5596	madeline.huggins@comcast.net
Elaine A. Thomas	4062 Poplarwood Dr Decatur, GA 30034	770 781-0571	
Sobby Whitaker	4065 Poplarwood Dr Decatur GA 30034	N/A	N/A
Michael Abrahamson	5895 Antioch Drive Decatur, Ga 30034	770-987-7000	
Rosa Wimmerka	" " "	"	
Rita Hector	1131 Redcliffe Ct. Decatur, GA 30034	770-593 770-4134	giraffehr@aol.com
CARLOTTA KUSTAL	3150 Foxwood Trail Decatur, GA 30034	849-5309	CA28103750@aol.com
ms Willie M Candale	420 Wither Cr Decatur, GA 30034	678 355-5663	WmCandale@gmail.com
Vera Penn	2809 Autumn Lakes Decatur, GA 30034	404 284-2553	vpenn@yahoo.com
Tenicia Sanders	4325 Old Lakes Dr Decatur, GA 30034	770-987 4893	Srits@Comcast.net

Name	Street Address	Phone	E-mail
Alroy Cooper	2054 Pepperdine Dr	7-91-2005	
Helene B Cooper	" " "	7-91-2226	
Kenneth Bates	4100 Maryland St	7-7029-10	
Jacqui Banta	" " "	" "	
K. Whitaker	4065 Pepperdine Dr	7-987-156	
Nancy McKay	415 Marxist Ct.	678 415-0795	mariecanadianlady@gmail.com
Willa Franklin	4159 Marxist Ct	335-593	wbfranklin@comcast.net
Audrey Davis	3975 Kingbrook Blvd	778-5726	membrail60@gmail.net
Albert Jordan			
Marion Walls	4114 Pepperdine		
Patricia White	4400 Old Lane Dr. Dayton	400-51-2123	notbody@ymail.com
Reginald Walker	35731 Alberta	704 21-8602	Reginald P Walker 5th Floor
Suzette Blongar	4110 Rindler St	709-0748	Suzette Ephraim@yahoo.com
Shaun Rogers	4101 Marxist Ct	770-675-2005	S.Rogers@yahoo.com

Name	Street Address	Phone	E-mail
Lara English	4124 Red Hill Ct	707-2649	
Katie Brown	4105 Pineapple Dr		N/A
John Storm	4027 Farmington Way		
Dennis B. Plancy	4336 Lehigh Blvd	707-2649	
John Gibson	4166 Summit Green Dr		
Katie McPOMAL	4027 Farmington Way		