

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

Acreage: 3.27 Commission District: 3 + 7

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): _____

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 Odum Phone: 404-621-7 Email: barb.odum61@gmail.com
Property Address: 5065 Flat Shoals Pkwy
Tax Parcel ID: 15-062-07-056 Comm. District(s): 3:7 Acreage: _____
Existing Use: one residence Proposed Use: townhouses
Supplemental Regs: _____ Overlay District: NA DRI: NA
Rezoning: Yes ☒ No _____
Existing Zoning: R2400 Proposed Zoning: RSM Square Footage/Number of Units: _____
Rezoning Request: 2630 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: _____

Notice Date: June 18, 2019

PUBLIC NOTICE

for

Request for Rezoning 5065 Flat Shoals Parkway

To be Filed by: Barbara Odom/LBM ATL, LLC

Located at : 2451 Cumberland Parkway SE, Suite 3350

Atlanta, GA 30339

Current Usage: Vacant Single-Family House – R-100

Proposed Use: Beautiful Townhomes – RSM

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Kroger (Conference Room inside the store)

Location: 4919 Flat Shoals Pkwy, Decatur, GA 30034

Date: July 3, 2019

Time: 7-7:45pm

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

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	5988 Albatross Ln Decatur, GA	470 833-4107	
Carla Wood	3495 Kingswood Run Decatur, GA 30034		carla.wood@yahoo.com
Madeline Huggins	3875 Val-Paris Dr Decatur, GA 30034	7- 593-8576	madeline.huggins@comcast.net
Elmer A. Thomas	4062 Peppercorn Dr Decatur, GA 30034	770 981-0576	
Sobby Whitaker	4065 Peppercorn Dr Decatur, GA 30034	N/A	N/A
Michael Womomaka	3883 Peachtree Drive Decatur, GA 30034	770-987-9016	
Rosa Womomaka	" " "	"	
Rita Hector	4131 Radcliffe Ct. Decatur, GA 30034	770-593 4458	giraffeh@aol.com
ms CARLOTTA LUSINE	3450 Dogwood Trl Decatur, GA 30034	869-5309	CA28103760@aol.com
Willie M Canidate	4200 Whittier Ct Decatur, GA 30034	678 365-5663	WmCanidate@gmail.com
Vera Penn	2805 Autumn Lakes Dr Decatur, GA 30034	404 284-8553	vpenn@yahoo.com
Tenicia Sanders	4325 Old Lake Dr Decatur, GA 30034	770-987 4893	srits@comcast.net

Name	Street Address	Phone	E-mail
Alvin Cooper	4054 Pepperdine Dr	7-981-0085	
Helene A Cooper	" " "	7-981-8626	
Kenneth Barks	4176 Marquette Ct	7-982-3701	
Jackie Barks	" " "	" "	
N. Whitaker	4065 Pepperdine Dr	7) 987-1156	
Marie McKay	4151 MARIST CT.	678 418-0995	marie.canadianlady@gmail.com
Willie Franklin	4159 Marist Ct.	30593 8884	wbfranklin@comcast.net
Audrey Davis	3973 Kingsbrook Blvd	678 992-3706	marcdavis60@gmail.net
ALBERTA JORDAN			
Marion Walls	4114 Pepperdine Dr		
Peggy J White	4440 Old Lane Dr. Dayton	404-899-2123	nestbox@yahoo.com
Rogaine P. Rogers	35131 Marlboro	404 212 8602	Rogaine P. Rogers S. Rogers
Suzette Douglas	4118 Rodcliff	404 789 6948	Suzette Ephraim@yahoo.com
SHARON ROGERS	4114 MARIST CT	404 675-8005	S. Rogers S. Rogers@yahoo.com

[illegible]

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

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,

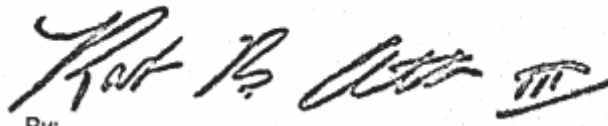
Barbara Odom
Managing Director.
LBM ATL, LLC

Legal Description 5065 Flat Shoals Parkway

1. Name of Insured: **Barbara A. Odom**
2. The estate or interest in the Land that is insured by this policy is: **Fee Simple**
3. Title is vested in: **Barbara A. Odom**
4. The land referred to in this Policy is described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 15th District of Dekalb County, Georgia, being more particularly described as follows:

BEGINNING at a point in the Center Line of Flat Shoals Road 1,741.68 feet Southwesterly and Westerly from the point where the Center Line of Flat Shoals Road is intercepted by the North Line of said land lot 62; running thence South at an interior angle of 90 degrees and 34 minutes 405.2 feet to an iron pin; thence West at an interior angle of 89 degrees and 26 minutes 400 feet to an iron pin; thence North at an interior angle of 90 degrees and 34 minutes 405 feet to the Center Line of Flat Shoals Road; thence East along the Center Line of Flat Shoals Road, 400 feet to the Point of Beginning.



By: _____

Impact Analysis – Flat Shoals Parkway

A: Zoning proposal conformity with the policy and intent of the Comprehensive Plan:

Prior to determining a development plan for this property, we met with the planning director who reviewed the economic and comprehensive plan for DeKalb county. Attracting business to the county, addressing housing for residents who are “aging in place”, and attracting younger homeowners were top priorities. We believe the townhouses will attract the type of residents who would support the type of businesses the county desires in the area and attract diverse (age, race) neighbors to the community.

B: Zoning proposal permit a use that is suitable in view and the use and development of adjacent and nearby properties:

The west side of the property is a vacant lot with a stream flowing through it. That vacant lot abuts a community of modestly built townhouses. There is the Kroger Plaza within 700 feet west of the proposed development and other commercial structures opposite the Kroger Plaza on all sides. Chapel Hill Elementary School is approximately 600 feet to the east of the subject property. Our proposed mid-market townhouse development is already an acceptable transition from this well-established single-family community that currently exist to the south and east of the property.

C: Property’s reasonable economic use as currently zoned.

The economic use as currently zoned may not support the efficient housing demands in the market. We believe these high-quality townhomes will attract millennials, other young professionals, and retirees alike.

D: Zoning proposal adverse effect on existing use or usability of adjacent or nearby properties.

The proposed development will consist of townhouses priced in the \$200’s. None of the surrounding single-family houses have estimated value in the \$200’s. These proposed townhouses will be of high quality and have amenities to attract more affluent families to the community.

E: Existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal:

This area of DeKalb county has a lot of residents who are aging. The middle class / middle aged residents are leaving our community for points north and east to find newer quality housing in thriving communities. It is inevitable that housing demand is moving outward from the center of Atlanta to points east, north and west. Individuals who purchase these townhouses will see their equity grow quickly by being ahead of the curve. This development will also add to the county’s tax base.

F: Zoning proposal’s adverse effects on historic buildings, sites, districts, or archeological resources:

To the best of our research and information gathering, this zoning proposal will have no adverse impacts on districts. There are no historical buildings, sites, or archeological resources near the proposed development site.

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

As with any additions to the neighborhood, there will be some impact. With the proposed 20 townhouses, we don't anticipate a burdensome impact. However; there is the potential for additional taxpayers who will help support the upkeep and maintenance of these concerns.

H: Will the zoning proposal adversely impact the environment or surrounding natural resources:

Our builder will use LEED certified practices to ensure the efficient use of our natural resources in the design and development of the townhouses.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: June 27, 2019

TO WHOM IT MAY CONCERN:

(I) (WE) Barbara A. Odom

Name of owner(s)

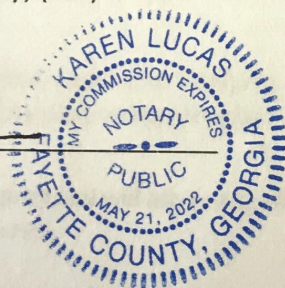
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

DERRICK M. DUDLEY

Name of Agent or Representative

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

Karen Lucas
Notary Public



Barbara A. Odom
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

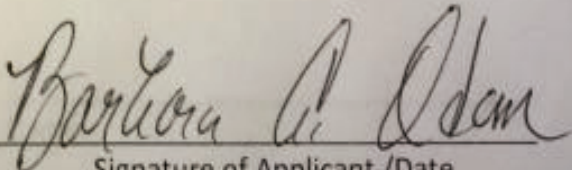
Yes _____ No ☒ *

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

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

Notary

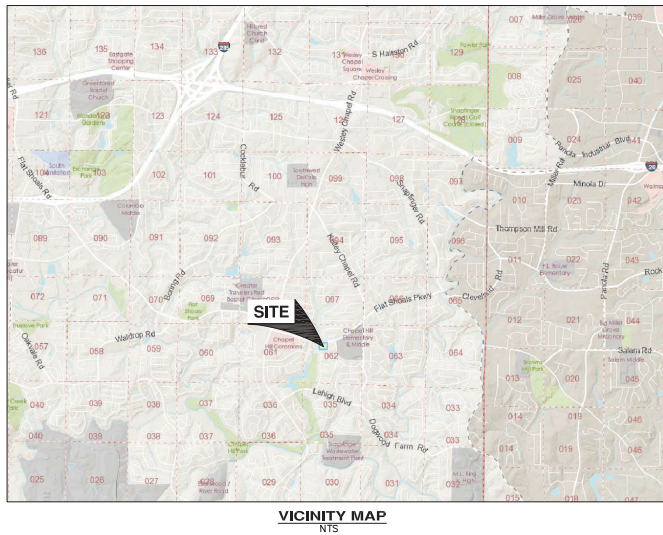

Signature of Applicant /Date

Check one: Owner ☒ Agent _____

Expiration Date/ Seal

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

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
THE SUBJECT PROPERTY FALLS IN ZONE "X" (A ZONE OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NO. 13089C0162J - EFFECTIVE DATE OF MAY 16, 2013.



RESIDENTIAL UNITS
22 UNITS
2 STORY
25' x 40'
2,000 SF

EXISTING LOT COVERAGE
0.13 (4%) IMPERVIOUS AREA
1.43 (47%) LANDSCAPED
1.48 (49%) WOODED


PROPOSED LOT COVERAGE
1.40 (46%) IMPERVIOUS AREA
1.64 (54%) LANDSCAPED

MINIMUM LOT WIDTH IS 25'
MINIMUM LOT AREA IS 2,425 SF

THERE ARE NO WETLANDS OR
200' OF THE SITE.

OWNER/DEVELOPER:
BARBARA ODOM
3632 RIVER CLIFF COURT
DECATUR, GA 30034
404-444-6217
barbodom61@gmail.com

SCALE:



30° 45° 60°

SCALE: 1" = 30°

**TOWNHOMES AT
5065 FLAT SHOALS ROAD
UNINCORPORATED DEKALB COUNTY, GA
PIN 15 082 07 056
LAND LOT: 62
DISTRICT: 15TH
BH&D JOB#: 19015 BH&D FILE NAME: CSP1**

BH&D JOB#: 19015 BH&D FILE NAME: CSP1

110 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
PHONE: (678) 687-1976 (MICHAEL HENDERSON)
EMAIL: MHENDERSON@BHDENG.COM

REVISIONS

REVISIONS

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "REGISTERED PROFESSIONAL ENGINEER" around the bottom. In the center, it says "No. 028411" and "MICHAEL P. HENDERSON". A signature is written across the seal.

SHEET:
REZONING
PLAN
01

NOT ISSUED FOR CONSTRUCTION

Building Form Information:

Details of proposed Material in compliance with Article 5 of Zoning Ordinance.

1. Site: We will comply with all the required setbacks, curb and sidewalk requirements, and landscaping, as listed.
2. Roofing:
 - a. Shingles: We will use standard asphalt or shake if that meets our design.
 - b. We may use standing seam, but likely not; it is allowable.
 - c. We will comply with the roof heights and styles, per table 2.2
 - d. Roof pitch, standard 4/12
3. Exterior: We will use either brick, stone, hard coat stucco, Cementous siding (Hardi Plank brand is well known) or equivalent.
 - a. As a secondary material, we may use EIFS.
 - b. Though permitted, we will not use vinyl siding.
 - c. No 3 contiguous houses will have similar features.