

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): Commission District: 03; Super District 06**

**Application of VG First Baptist Senior, LP for a Special Land Use Permit (SLUP) for a senior housing development of multi-family and detached dwelling units in an R-75 (Residential Medium Lot-75) District, at 2318 2<sup>nd</sup> Avenue.**

**PETITION NO: N3. SLUP-21-1245227 (2021-3157)**

**PROPOSED USE: Senior housing development.**

**LOCATION: 2318 2<sup>nd</sup> Avenue, Decatur, Georgia 30032.**

**PARCEL NO. : 15-140-04-007; 15-140-04-055**

**INFO. CONTACT: Jeremy McNeil, Sr. Planner**

**PHONE NUMBER: 404-371-4922**

**PURPOSE:**

Application of VG First Baptist Senior, LP for a Special Land Use Permit (SLUP) for a senior housing development of multi-family and detached dwelling units in an R-75 (Residential Medium Lot-75) District, in accordance with Section 27- 4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the east side of 2nd Avenue, approximately 200 feet north of the northeast corner of 2nd Avenue and Tilson Road; and the north side of Tilson Road, approximately 302 feet east of the northeast corner of 2nd Avenue and Tilson Road, at 2318 2nd Avenue and 2038 Tilson Road, Decatur, Georgia. The property has approximately 286 feet of frontage on 2nd Avenue and 100 feet of frontage on Tilson Road and contains 6.6 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: Approval.**

**PLANNING COMMISSION: Two-Cycle Deferral.**

**PLANNING STAFF: Two-Cycle Deferral.**

**STAFF ANALYSIS:** Based on the impact analysis and land use analysis above, the Special Land Use Permit request appears to be consistent with the intent of the 2035 Comprehensive Plan Update. Per the plan, the senior population is expected to increase and require more housing and service options. Therefore, the proposal may present an opportunity to “Encourage housing for the elderly that is well planned, soundly financed and located within” (Housing Policy #6—Housing Variety/Access). However, the applicant has not provided sufficient information to support the intent of the comprehensive plan and to satisfy the criteria for approval of a Special Land Use Permit for request. Therefore, staff recommends this request be “Deferred, Two-Full Cycles.”

**PLANNING COMMISSION VOTE: Two-Cycle Deferral 8-0-0.** Vivian Moore moved, LaSonya Osler seconded for a 2-cycle deferral to the March 2022 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0.**



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: November 04, 2021, 5:30 P.M.**

**Board of Commissioners Hearing Date: November 18, 2021, 5:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1245227 **Agenda #:** N3

**Location/Address:** 2318 2<sup>nd</sup> Avenue, Decatur, GA 30032 **Commission District:** 3 **Super District:** 6

**Parcel ID(s):** 15-140-04-007, 15-140-04-055

**Request:** Request for a Special Land Use Permit (SLUP) for a proposed senior housing development of multifamily and detached dwellings units in an R-75 (Residential Medium Lot-75) District, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance.

**Property Owner(s):** First Baptist Gresham

**Applicant/Agent:** VG Frist Baptist Senior, LP

**Acreage:** 6.6 acres

**Existing Land Use:** Vacant

**Surrounding Properties:** North, East, South, and West (R-75 zoned properties); Single Family Residential Neighborhoods.

**Comprehensive Plan:** SUB (Suburban) x Consistent Inconsistent

<b>Proposed Density:</b> 23 units per acre	<b>Existing Density:</b> None
<b>Proposed Units:</b> 216	<b>Existing Units/Square Feet:</b> None
<b>Proposed Lot Coverage:</b> Information not provided	<b>Existing Lot Coverage:</b> (estimated) less than 5%

**Zoning History:** Based on DeKalb County records, it appears that the R-75 (Residential Medium Lot-75) zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956. The DeKalb County 2021 Comprehensive Plan Update designates the subject property’s future land use as Suburban (SUB).

**Site Analysis:** The 6-acre site is located on the east side of 2nd Avenue, approximately 200 feet north of the northeast corner of 2nd Avenue and Tilson Road at 2318 2nd Avenue and 2038 Tilson Road, Decatur, Georgia. The property has approximately 286 feet of frontage on 2nd Avenue and 100 feet of frontage on Tilson Road. The site currently has two means of egress and ingress to the site; one along 2<sup>nd</sup> Avenue and the other along Tilson Road, as well as sidewalks along both streets. The property is currently developed with a two- story

structure that is currently used as a life center for the VG First Baptist Church. The topography is level/slopes in a northeasterly direction towards the single-family residential neighborhood to the east. Mature trees and natural undergrowth are located along the northwestern border of the property forming a screen. The center of the property is undeveloped.

### **SURROUNDING AREA**

The project site is surrounded by single-family residential neighborhoods. Residents of the proposed development will have vehicular access via Tilson Ave to services and amenities located approximately one to two miles from the development site.

### **PROJECT ANALYSIS**

The applicant is requesting a Special Land Use Permit for a senior housing development with a total of 215 units and a density of 23.1 units per acre.

Approximately 13 one-story detached single-family buildings are proposed in the southern portion of the property, and one, three-story multifamily building near the northeastern property line. The proposed one-story buildings will consist of 93 one-bedroom units and 34 two-bedroom units. The one-story, detached buildings will be 18 feet high and will have, in total, a floor area of 29,000 square feet.

The proposed three-story building will include 88 dwelling units comprised of 68 one- bedroom units and 20 two-bedroom units. The building will be supported by four to seven employees and will include various amenities such as a community room, activities room, and a fitness room. The proposed three-story building will have a total floor area of 76,432 square feet and a maximum height of 36 feet.

The application indicates that a vegetation in the transitional buffers along the perimeter of the property will be enhanced where necessary to provide effective screening of the development. The site plan indicates a general location for an "Opportunity Area" that may include seating areas, a community garden, or other recreational amenities, but the application provided insufficient information to determine compliance with enhanced open space standards.

### **COMPLIANCE WITH DISTRICT STANDARDS:**

The zoning ordinance allows, with a Special Land Use Permit, senior housing of any density and building form in R-75 and the other single-family residential districts. The applicant has proposed a development with a density allowed by the MR-2 (Medium Density Residential – 2) district; the MR-2 development standards were designed to fit the range of densities allowed in the MR-2 district and will be the standards against which Planning staff will evaluate the proposal. Based on the information provided, however, it is not possible to determine whether the overall development will conform to several of e MR-2 (Medium Density Residential-2) zoning district developmentstandards.

## **IMPACT ANALYSIS**

**Section 27-7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.**

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The size of the site is adequate for the required parking spaces, landscaping of the linear parking lot, building setbacks, and other site features. Because the applicant has not provided sufficient information, it is not possible to determine if the site is large enough for provision of the required open space and enhanced open space.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The development is residential and is, in a basic sense, compatible with surrounding residential land uses to the north, south, east, and west. Staff has recommended deferral to allow the applicant time to provide drawings that illustrate the height of the proposed buildings compared to those of homes on adjacent properties.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

There has been no indication from reviewing departments and agencies that the proposed development would result in a use that would cause an excessive or burdensome use of surrounding streets, utilities, or schools. Currently, there are at least six bus stops that are within three miles of the site. The property is located in a developed area where public infrastructure and other utilities are available.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

Ingress/egress to/from the site is via Tilson Road, a collector road. Comments by the Transportation Department do not indicate a lack of capacity on Tilson Road for the trips that would be generated by the development.

**E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The development is expected to generate traffic from passenger vehicles and occasional service vehicles, which would not adversely affect single-family residences located along Tilson Road and 2<sup>nd</sup> Avenue. While seniors may drive less than other people, Tilson Road and other access routes to the site appear to have adequate capacity to absorb the volume of traffic expected for the proposed senior housing development.

**F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

Two-way ingress and egress is provided via a curb cut on Tilson Road and a driveway that leads into the interior of the site. The driveway appears to provide adequate site distance and sufficient width to meet the needs of emergency vehicles. The 9-2-21 site plan shows sidewalks within the development connecting to a sidewalk on the 2<sup>nd</sup> Avenue frontage of the site. However, it is not possible to discern whether the sidewalk and other streetscaping features meet development standards.

**G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

The proposed senior housing development is expected to create minimal adverse effects on adjoining land uses and should not create or emit smoke, odor, dust or abnormal noises or vibrations beyond what is typical for a residential development occupied by senior citizens.

**H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

- I. The proposed senior housing development is not expected to create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The proposed senior housing development is not expected to create adverse impacts upon any adjoining land use by reason of the manner of operation. It is proposed to be managed and operated by professional staff.

**J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The development will be developed in accordance with the MR-2 development standards.

**K. Whether the proposed use is consistent with the policies of the *Comprehensive Plan*.**

Per the *Comprehensive Plan*, the future land use designation is SUB (Suburban). The proposed use is consistent with the *Dekalb County Comprehensive Plan Update* future land use objectives for districts designated as Suburban. Moreover, the proposal may present an opportunity to “Encourage housing for the elderly that is well planned, soundly financed and located within” (Housing Policy #6—Housing Variety/Access).

**L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

The MR-2 zoning district requires a minimum 20-foot transitional buffer. The site plan shows a 20-foot buffer along the perimeter of the property adjacent to the other residential lots and staff will be asking, during the deferral period, for indication of the required 6-foot fence along the property lines.

**M. Whether there is adequate provision of refuse and service areas.**

The applicant is proposing to place the refuse station on the northeastern portion of the site. It appears to be satisfactory.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

If the proposal is determined during the deferral period to be appropriate at the proposed location, there is no reason to limit the duration of the Special Land Use Permit.

**O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

**P. Staff has recommended deferral so that the applicant can provide illustrations of the size, scale, and massing of the proposed development in relation to surrounding single-family homes. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are no known historic buildings, sites, districts or archaeological resources in the immediate area.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

The applicant has not provided sufficient information for staff to determine whether the proposed development satisfies the applicable supplemental regulations.

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

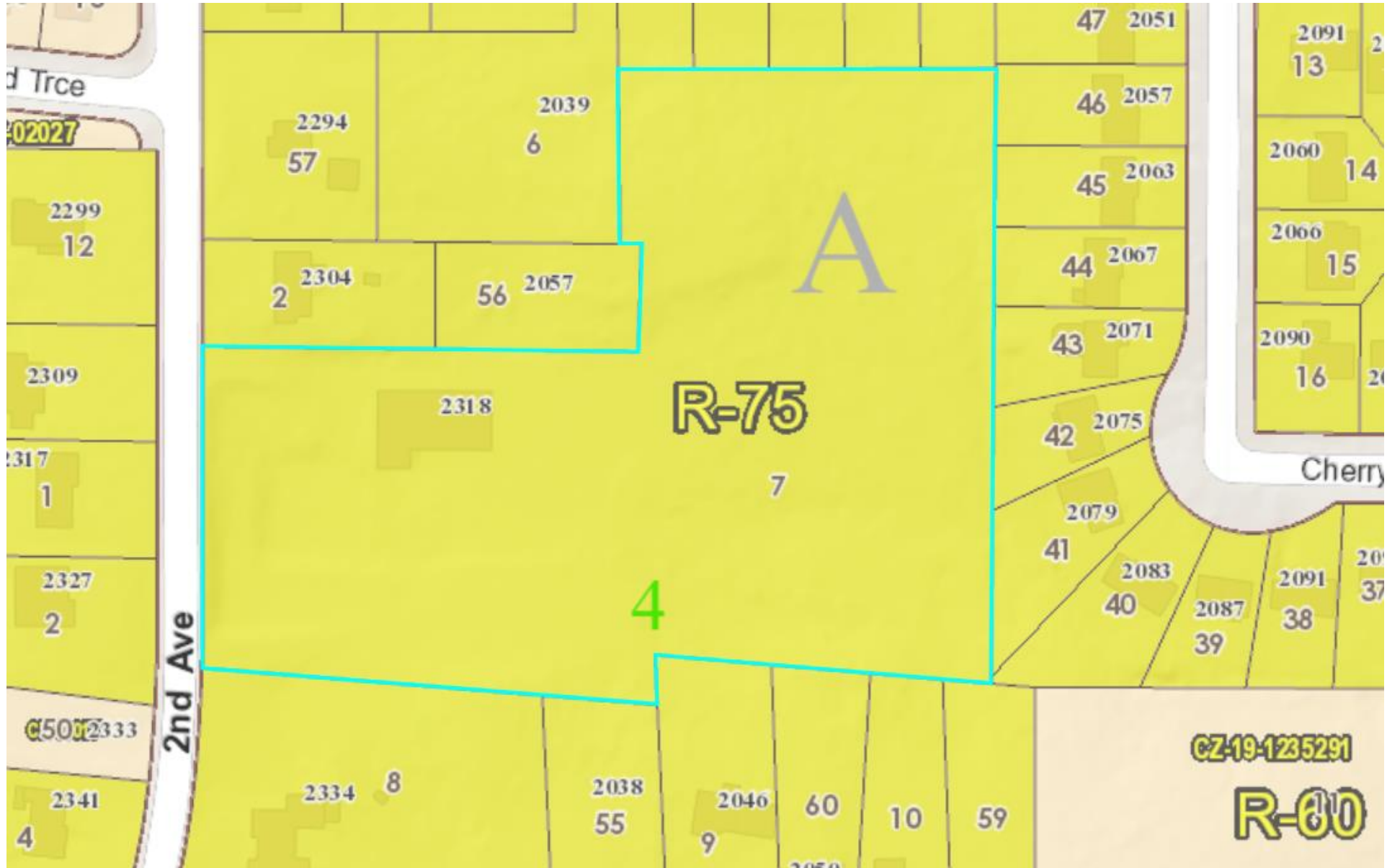
The proposed senior housing development will consist of three-story building with a height of 36 feet, and 13 one-story detached buildings with a height of 18 feet, thus, no adverse impacts from building height will be created.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

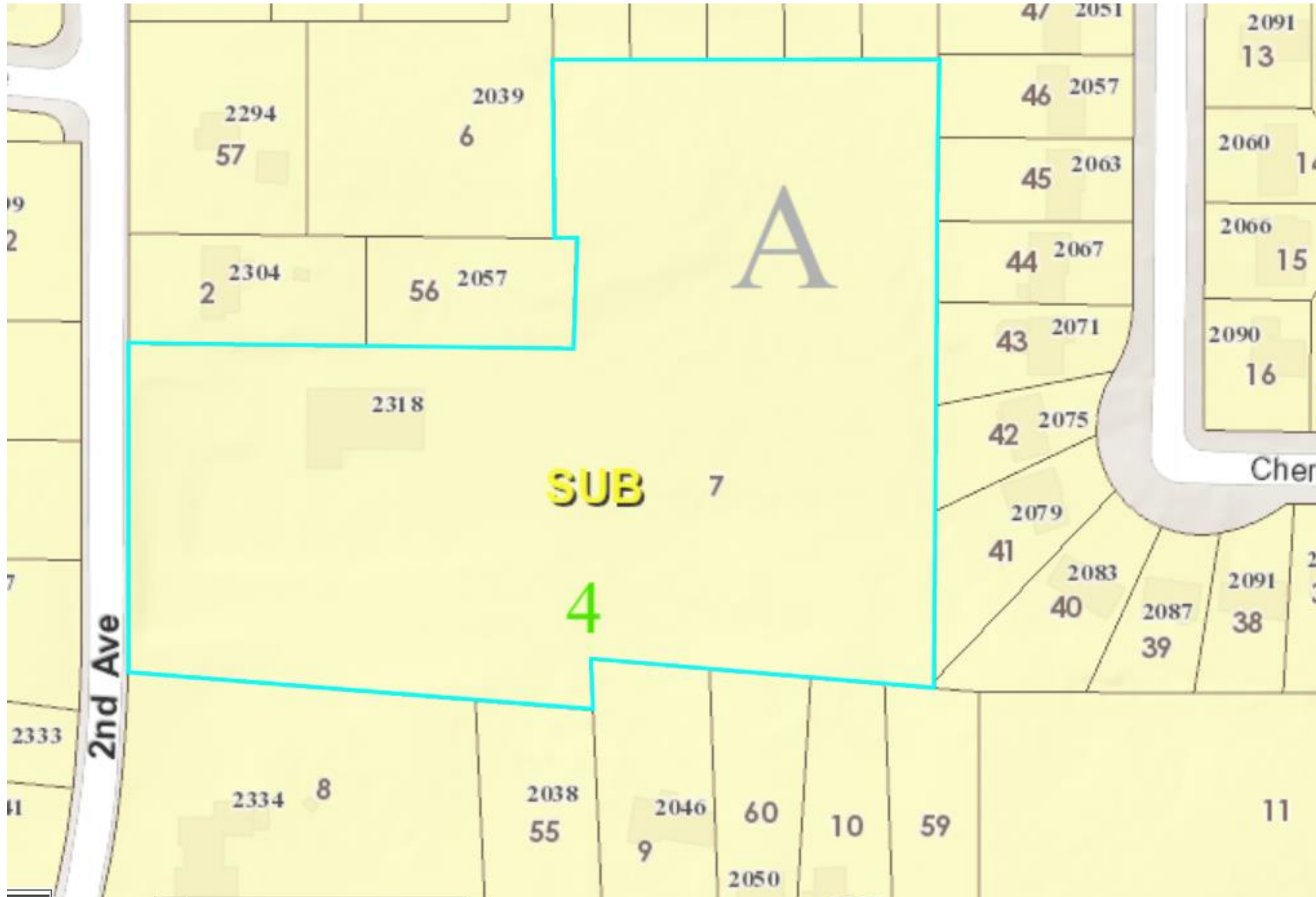
By providing senior housing in a residential neighborhood where current residents may wish to “age in place”, the proposed use shows consistency with the needs of the community. However, it is not clear whether the proposal would be compatible in height and scale with adjacent properties, which are, after all, part of the immediately surrounding neighborhood and the larger community.

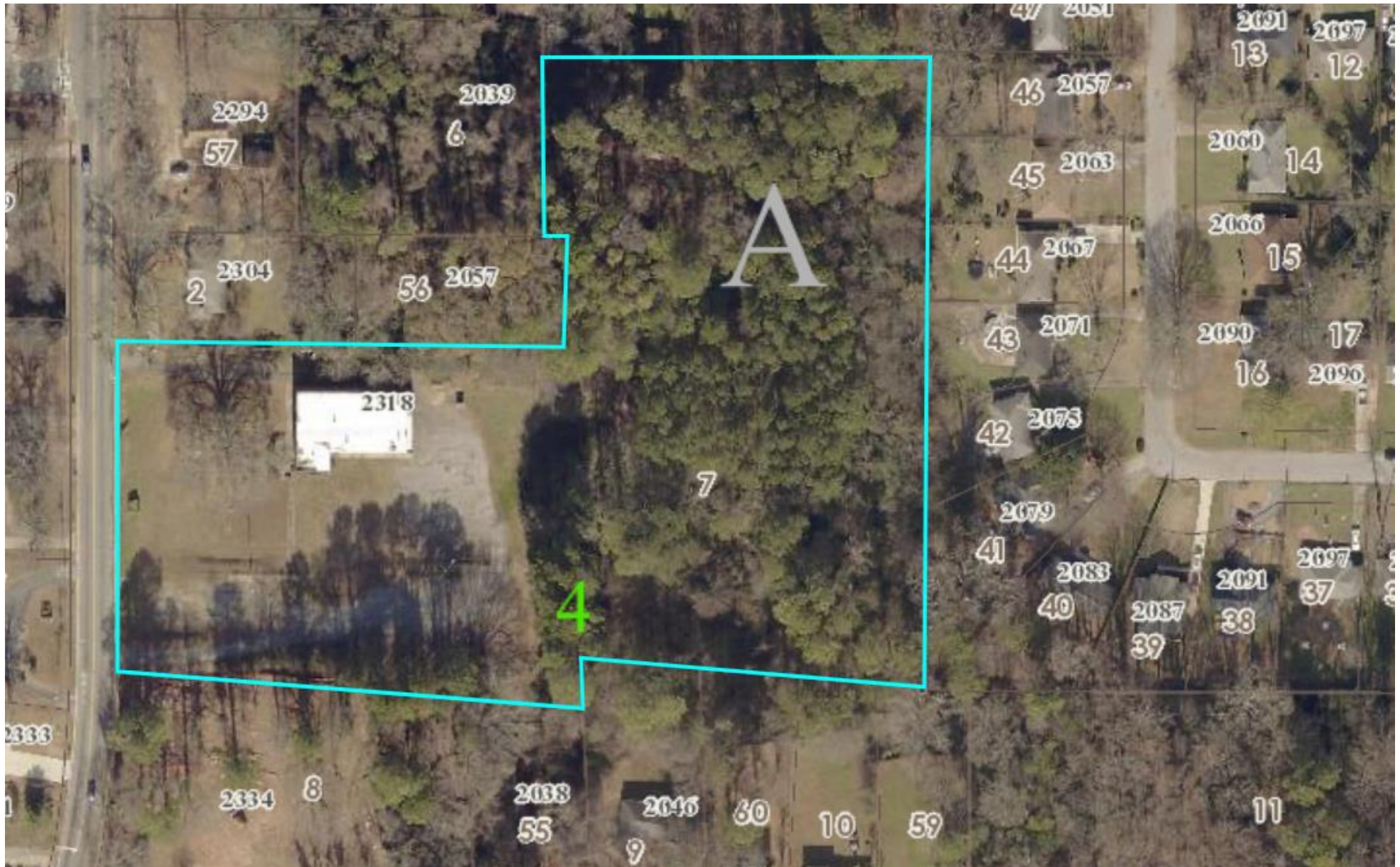
**STAFF RECOMMENDATION: Deferred Two-Full Cycle**

Based on the impact analysis and land use analysis above, the Special Land Use Permit request appears to be consistent with the intent of the *2035 Comprehensive Plan Update*. Per the plan, the senior population is expected to increase and require more housing and service options. Therefore, the proposal may present an opportunity to “Encourage housing for the elderly that is well planned, soundly financed and located within” (Housing Policy #6—Housing Variety/Access). However, the applicant has not provided sufficient information to support the intent of the comprehensive plan and to satisfy the criteria for approval of a Special Land Use Permit for request. Therefore, staff recommends this request be deferred two-full cycle.

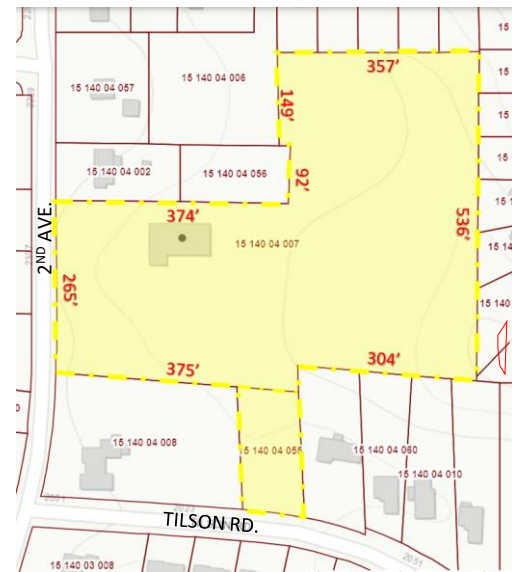
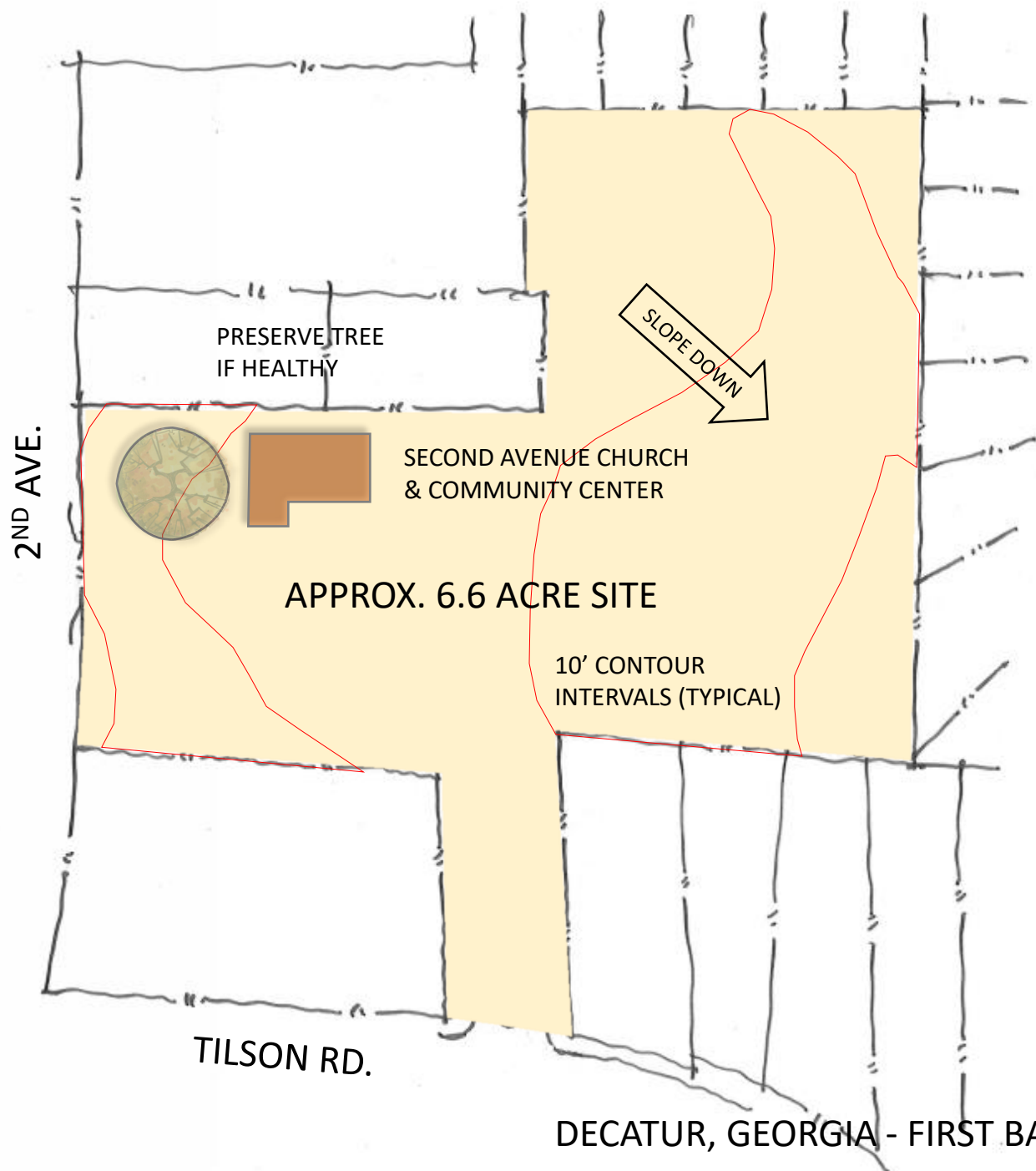




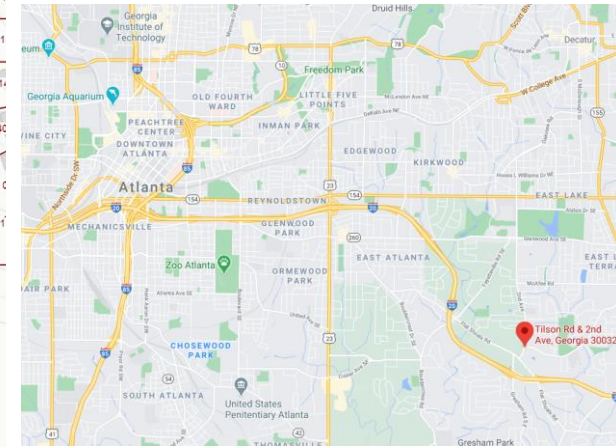




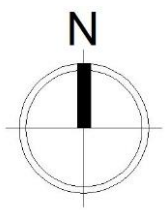




CONTEXT MAPS



LOCATION MAP



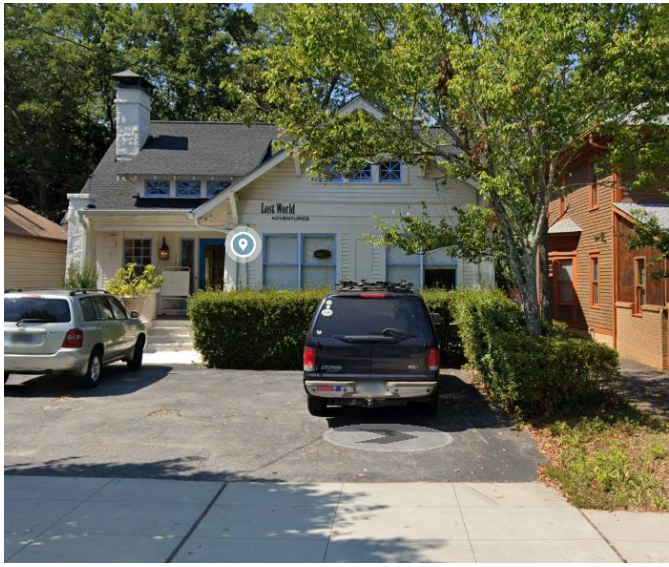




SITE FROM 2<sup>ND</sup> AVE.



AERIAL VIEW OF SITE LOOKING NORTH



DECATUR



TILSON RD



DECATUR

CONTEXT IMAGES





INSPIRATION

DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING

9-15-21

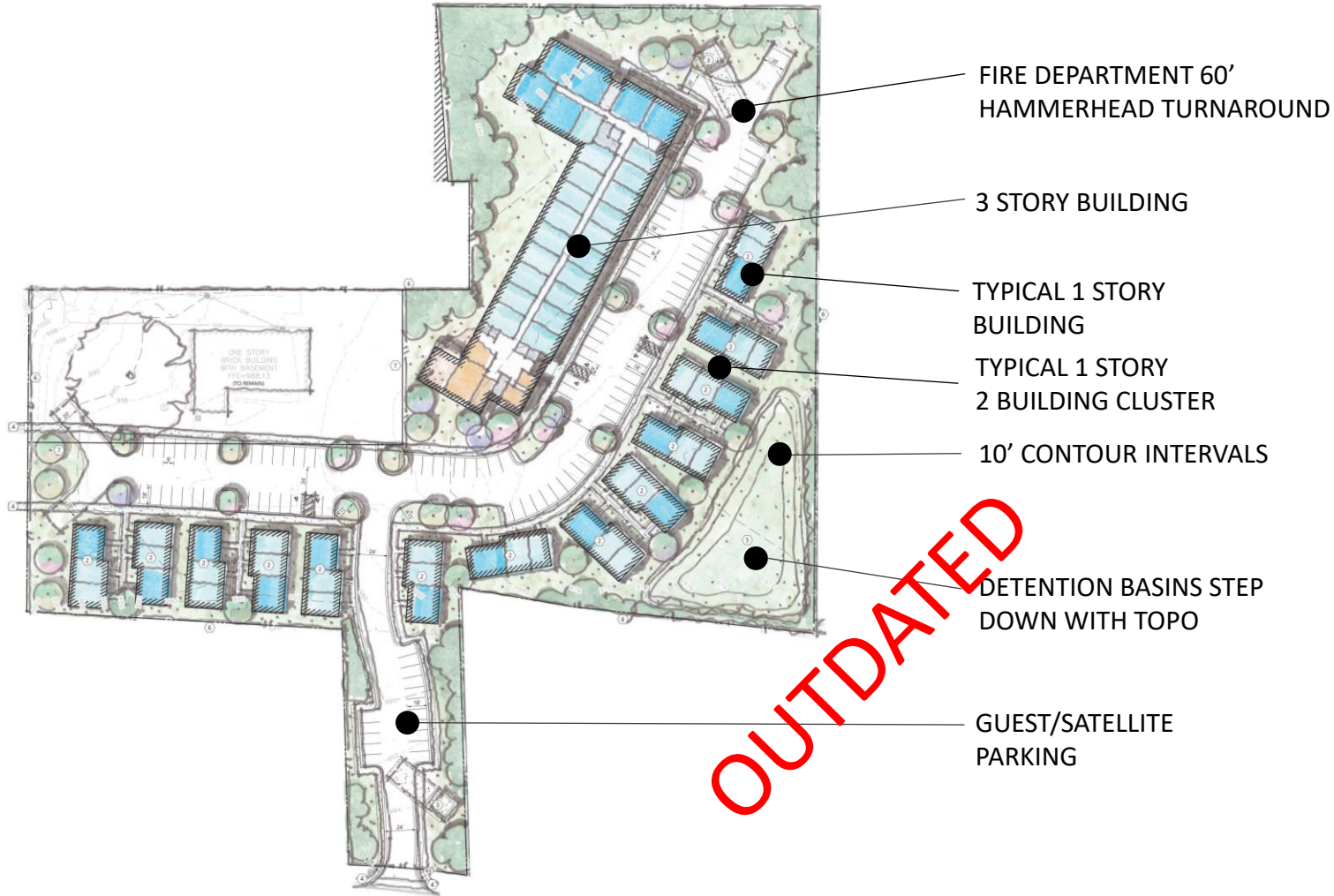
**THE VECINO GROUP**  
Housing for the greater good.



**OUTDATED**

2<sup>ND</sup> AVE.

TILSON RD.

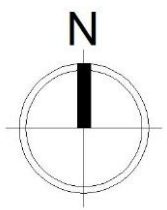


3 STORY BUILDING  
 68 - 1 BEDROOM UNITS  
20 - 2 BEDROOM UNITS  
 88 – DWELLING UNITS TOTAL

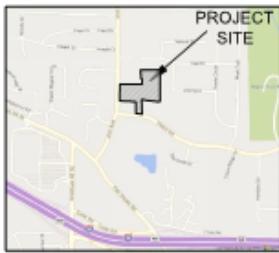
13 - 1 STORY BUILDINGS  
 26 - 1 BEDROOM UNITS  
13 - 2 BEDROOM UNITS  
 39 – DWELLING UNITS TOTAL

94 - 1 BEDROOM UNITS  
33 - 2 BEDROOM UNITS  
 127 – UNITS TOTAL

VILLAGE OPTION **C**

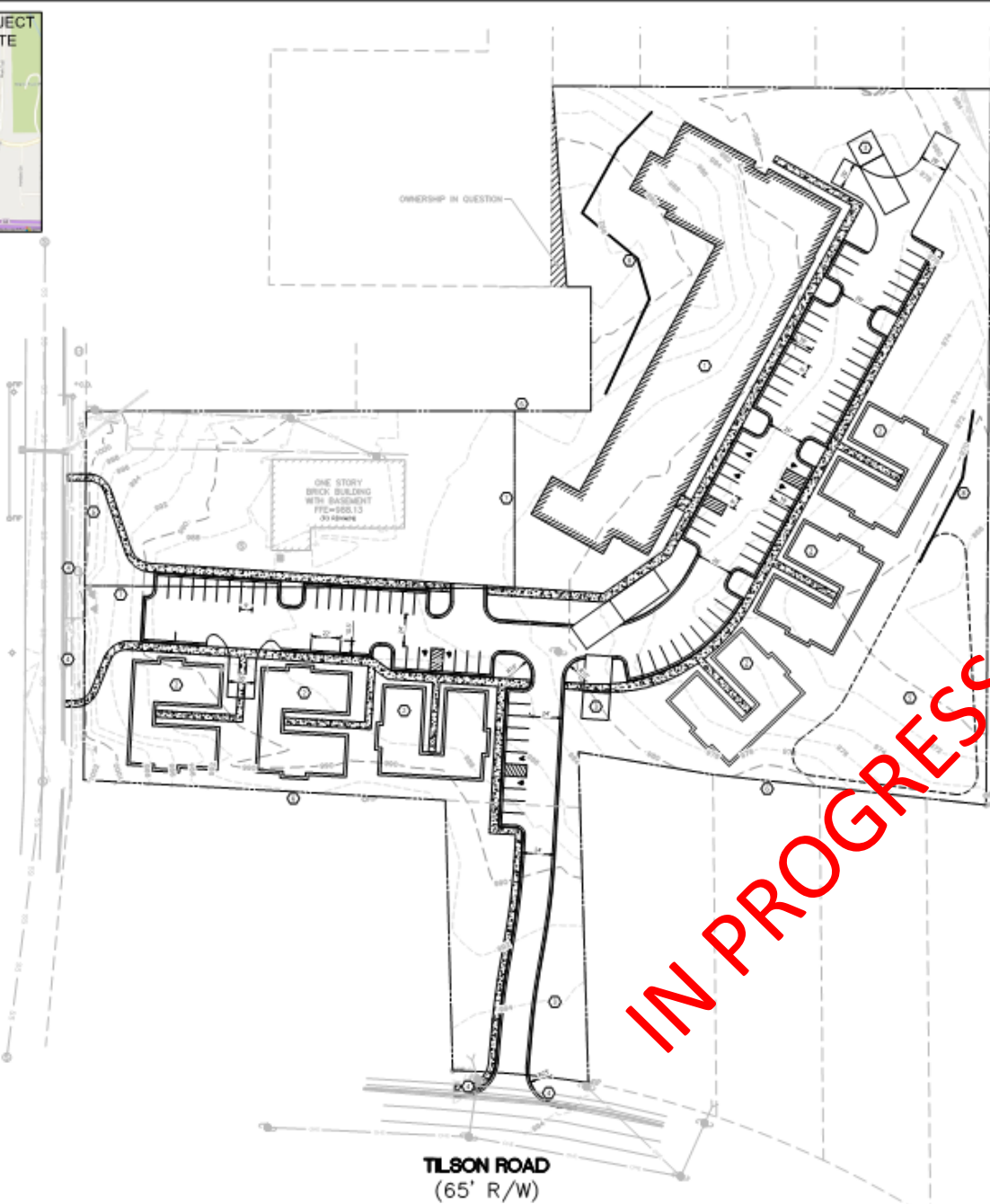






VICINITY MAP  
1"=1000'

SECOND AVENUE  
(50' R/W)



TILSON ROAD  
(65' R/W)

IN PROGRESS

**SITE SUMMARY TABLE**

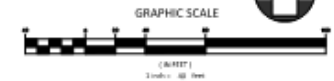
<b>AREA</b>	
EXISTING PROPERTY AREA	
2318 SECOND AVE	5.99 AC
2308 TILSON RD	0.46 AC
TOTAL	6.45 AC
<b>PROPOSED PROPERTY AREA</b>	
2318 SECOND AVE	5.50 AC
PARCEL FOR LIFE CENTER	0.95 AC
TOTAL	6.45 AC
<b>BUILDING AREA</b>	
3-STORY BUILDING	
1-STORY BUILDINGS	29,900 SF
TOTAL	
<b>IMPERVIOUS AREA:</b>	
IMPERVIOUS ALLOWED:	3.0 AC (54.5%)
IMPERVIOUS PROVIDED:	4.125 AC (75%)
OPEN SPACE PROVIDED:	2.5 AC (45.5%)
OPEN SPACE REQUIRED:	0.825 AC (15%)
<b>BUILDING</b>	
TOTAL PROPOSED RESIDENTIAL UNITS:	125
<b>3-STORY BUILDING</b>	
PROPOSED GROSS BUILDING AREA:	76,437 SF
HEIGHT:	36' (MIDDLE)
<b>1-STORY BUILDINGS</b>	
PROPOSED GROSS BUILDING AREA:	29,900 SF
HEIGHT:	18' (MIDDLE)
<b>ZONING</b>	
PROPERTY ZONING:	R-75 (MR-2 STANDARDS APPLIED)
ADJACENT ZONING:	R-75
<b>DENSITY ALLOWED</b>	
BASE DENSITY:	12 UNITS/AC
SUSTAINABILITY BONUS:	6 UNITS/AC
MIXED AGE BONUS:	6 UNITS/AC
TOTAL:	24 UNITS/AC
DENSITY PROPOSED:	22.7 UNITS/AC
<b>BUILDING SETBACKS</b>	
FRONT:	0'
SIDE:	0' (3' BUILDING SEPARATION)
REAR:	20'
<b>PARKING</b>	
REQUIRED (127 UNITS x 0.75 SPACES/UNIT):	96 SPACES (INCL 4 HC)
PROPOSED:	109 SPACES (INCL 6 HC)

**KEYNOTES**

1. PROPOSED 3 STORY BUILDING
2. PROPOSED 1 STORY BUILDING
3. DUMPSTER PAD
4. CONCRETE SIDEWALK CONNECTION
5. STORMWATER MANAGEMENT AREA
6. EXISTING PROPERTY LINE
7. PROPOSED PROPERTY LINE
8. MODULAR BLOCK RETAINING WALL WITH FALL PROTECTION FENCE

**GENERAL NOTES**

1. ASSESS T, BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ATWELL, LLC.
2. THIS PROPERTY DOES NOT LIE WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 15060C0213J DATED 9/19/2013.
3. THIS PROPERTY DOES NOT CONTAIN BUFFERED STATIC WATERS FOR DETERMINATION BY DEKALB COUNTY DATED 1/12/2021.



**SITE PLAN**

FOR:  
**FIRST BAPTIST SENIOR**  
2318 SECOND AVE & 2038 TILSON RD  
DEKALB COUNTY, GEORGIA  
(PARCELS 15 140 04 007 & 15 140 04 055)



No.	Revision/Issue	Date
1	SEE-PLAN	1/20/21

**RASK**  
CIVIL ENGINEERING  
2423 FALCON CT  
LAWRENCEVILLE, GA 30043  
(404) 226-6795

**OWNER/DEVELOPER:**  
VCCNO GROUP  
470 COMMERCE DRIVE  
PEACHTREE CITY, GA 30269  
**CONTACT:**  
SHARON GUEST  
(404) 318-0631

Project	210813	Sheet	
Date	9/2/21	Scale	SLUP
Scale	1"=40'		



**LANDSCAPE CONCEPT DIAGRAM**







WOODLAND ENTRY DRIVE



COMMUNITY GARDENING



ENTRY COURTYARDS

- HARDSCAPE THROUGHOUT, WITH PLANTERS AND OTHER SITE FURNITURE



EXERCISE / ADULT PLAY




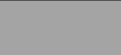

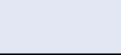

SEATING & GATHERING SPACES



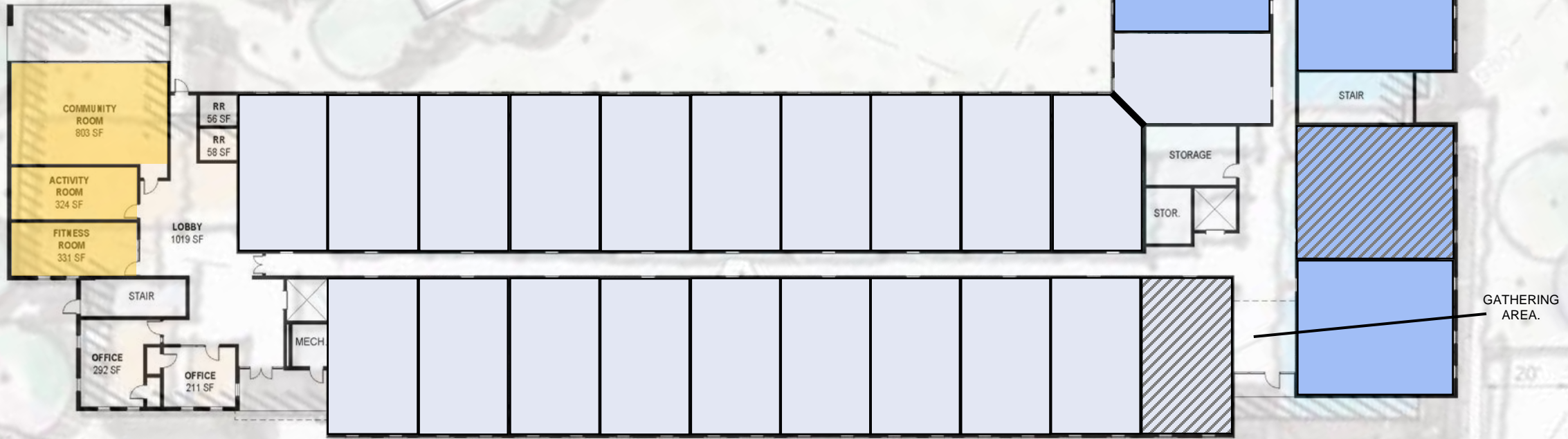
BIOSWALE / WATER CONVEYANCE

LANDSCAPE CONCEPT IMAGERY

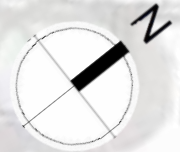





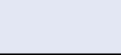

-  AMENITIES
-  SERVICE
-  TYPE 'A' UNIT
-  1 BEDROOM – 21
-  2 BEDROOM – 6
- TOTAL UNITS - 27

TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.

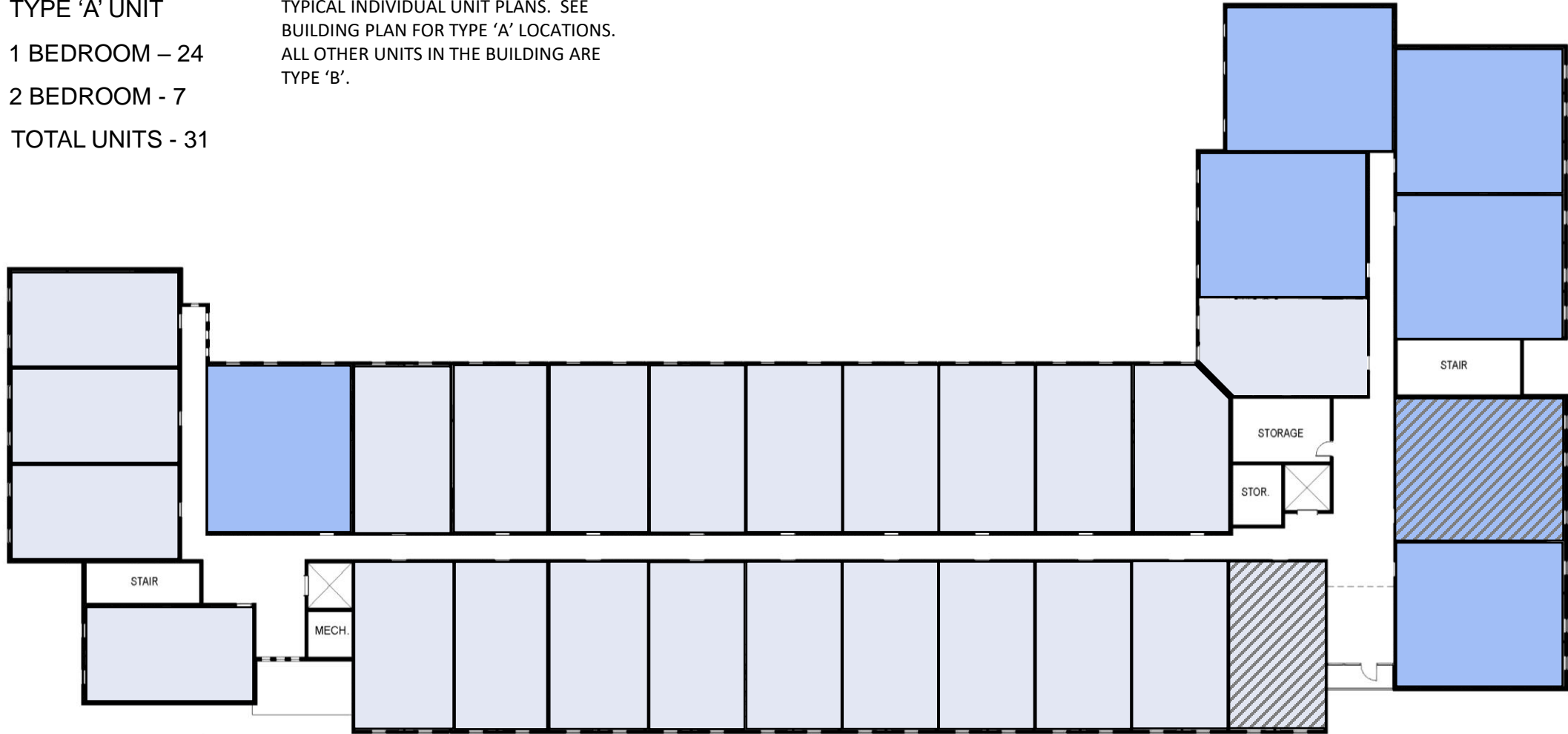


LEVEL 1 PLAN

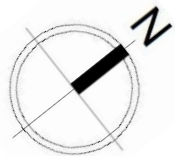





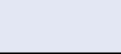

-  AMENITIES
-  SERVICE
-  TYPE 'A' UNIT
-  1 BEDROOM – 24
-  2 BEDROOM - 7
- TOTAL UNITS - 31

TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.

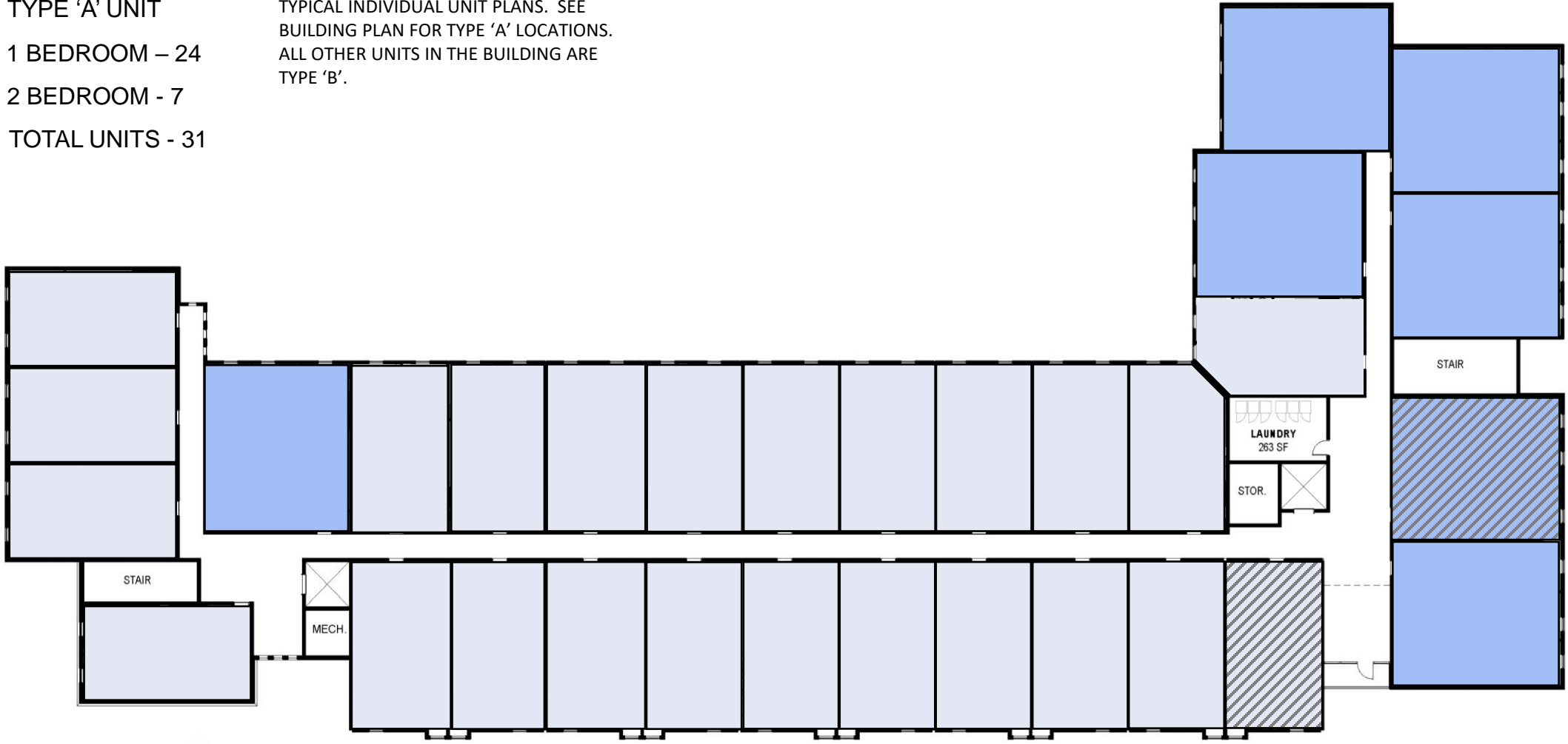


LEVEL 2 PLAN

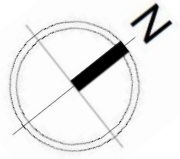


-  AMENITIES
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LEVEL 3 PLAN





SOUTHEAST ELEVATION



NORTHWEST ELEVATION



FIBER CEMENT SIDING



METAL SIDING



BRICK



EIFS







SOUTHWEST ELEVATION



NORTHEAST ELEVATION



FIBER CEMENT SIDING



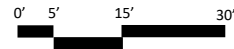
METAL SIDING



BRICK



EIFS



UNITS	
TYPE	SF
1B1.1	667
1B1.1 CORNER	660
1B1.1 L3	672
2B1.1	1010
	0

UNIT MATRIX (EDIT HERE)							
TYPE	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL			
1B1.1		19	22	12	53	69	ONE-BEDROOM UNITS
1B1.1 CORNER		2	2	2	6		
1B1.1 L3		0	0	10	10		
2B1.1		6	7	7	20	20	TWO-BEDROOM UNITS
	0				0		
TOTAL		27	31	31	89		

NET LEASABLE						
LEVEL	1B1.1 A (589 SF)	1B1.1 B (595 SF)	1B1.1 C (582 SF)	2B1.1 A (893 SF)	2B1.1 B (899 SF)	TOTAL SF
LEVEL 1		19	2	0	6	0 20053
LEVEL 2		22	2	0	7	0 23064
LEVEL 3		12	2	10	7	0 16394
TOTAL SF		35351	3960	10	20200	0 59511

BUILDING GROSS SF (EDIT HERE)	
LEVEL	SF
LEVEL 1	28288
LEVEL 2	28795
LEVEL 3	28866
TOTAL	85949

EFFICIENCY BY LEVEL		
LEVEL	NET LEASABLE/GROSS	EFFICIENCY
LEVEL 1	0.708887161	70.89%
LEVEL 2	0.800972391	80.10%
LEVEL 3	0.567934594	56.79%

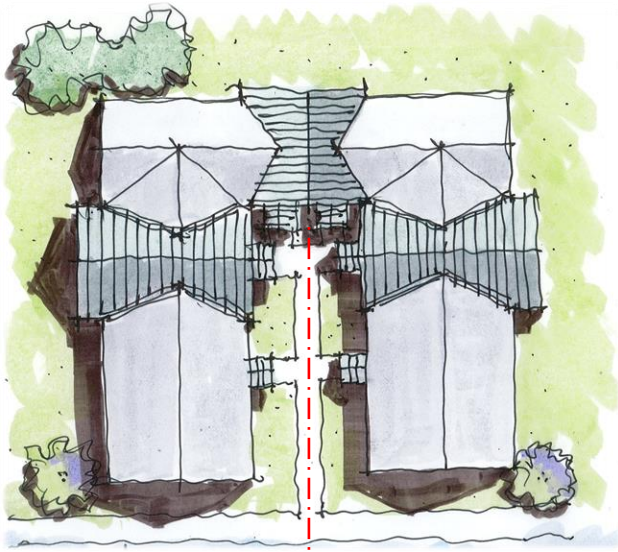
OVERALL EFFICIENCY
TOTAL NET LEASABLE/TOTAL GROSS
69.24%

### 3 STORY BUILDING DATA SUMMARY

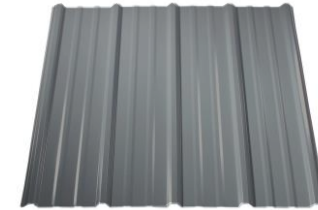
REV. 9-29-21







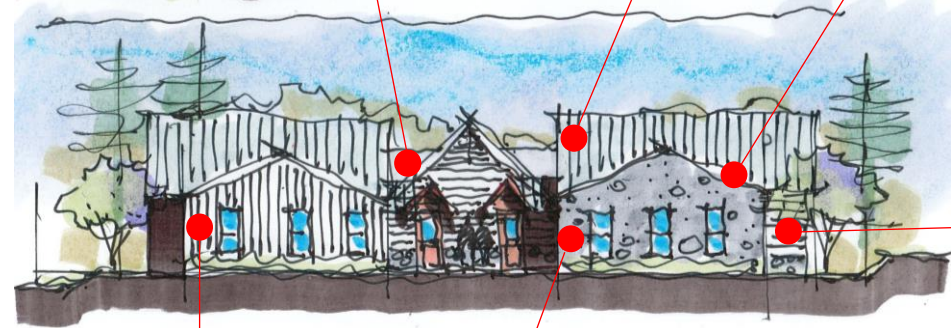
GREY COMPOSITION SHINGLE ROOFING



RIBBED METAL ROOFING



G90 PAINT GRIP GALV GUTTERS & DOWNSPOUTS



WHITE FIBER CEMENT BOARD SIDING LAPPED PATTERN



WHITE FIBER CEMENT BOARD SIDING BOARD & BATTEN PATTERN



WHITWASHED/GREY BRICK OR STONE



ENTRY DOORS



VINYL SDL UPPER SINGLE HUNG WINDOWS



INSPIRATION

SINGLE STORY - 6 UNIT BUILDINGS WORK WELL WITH SLOPING SITE. SMALLER SCALE RELATES TO SINGLE FAMILY HOMES ON ADJACENT LOTS.