



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: July 6, 2017, 6:30 P.M.

Board of Commissioners Hearing Date: July 27, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-17-21555 **Agenda #:** N. 4

Location/Address: 1030 Fayetteville Road & 1735 Pine Trail, Atlanta **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-147-05-013 & 15-148-02-032

Request: To rezone property from O-I w/Conditions (Office-Institutional with Conditions) and R-75 (Single-Family Residential) to O-I (Office-Institutional), for development of a two-story, 20,000 square foot office building.

Property Owner(s): CHRIS Properties, LLC and CHRIS Homes Properties, LLC

Applicant/Agent: Clare Allah for CHRIS 180, Inc.

Acreage: 2.99 acres

Existing Land Use: Two vacant single-family houses.

Surrounding Properties: To the north, northeast, southeast, and south: single-family residential; to the east: single-family residential (proposed to be rezoned to O-I and redeveloped as accessory housing); to the southwest and west: institutional (the CHRIS 180 residential complex) and commercial.

Adjacent Zoning: **North:** R-75 **South:** RSM **East:** R-75 **West:** O-I **Northeast:** R-75 **Northwest:** O-I **Southeast:** RSM **Southwest:** City of Atlanta

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Density: Non-residential building	Existing Density: .67 units/acre
Proposed Square Feet: 20,000 square feet	Existing Units: 2
Proposed Lot Coverage: information not provided	Existing Lot Coverage: (estimated) less than 10%

ZONING HISTORY: In 2013, a 1.026-acre portion of the property was rezoned pursuant to CZ-13-18507 from R-75 to O-I with conditions, for development of a new office building. In 2015, the applicant purchased two adjoining R-75 parcels on Pine Trail, combined them with the 2013 parcel, and requested that they be rezoned to O-I. The Board of Commissioners approved the rezoning with conditions, pursuant to CZ-15-19768. The request currently under

consideration incorporates the 2015 parcel, now addressed 1030 Fayetteville Road, as well as 1735 Pine Trail, which adjoins it to the east. A concurrent application, Z-17-21589, requests that the next adjoining property to the east, 1743 Pine Trail, be rezoned from R-75 to O-I for use as accessory housing.

SUBJECT PROPERTY

The subject property is comprised of two parcels: one at the northeast corner of Fayetteville Road and Pine Trail that is zoned O-I with conditions, and an adjoining parcel with frontage on Pine Trail that is currently zoned R-75. The R-75 parcel was formerly developed with a one-story single-family house which has been demolished. The O-I parcel is wooded. A small triangular portion at the southwestern corner of the O-I parcel is in the City of Atlanta. The topography slopes towards Pine Trail. Trees are growing throughout the property.

Zoning Analysis: A commercial node is located approximately 800 feet to the southwest, at the intersection of Fayetteville Road and Flat Shoals Road. The intersection is located in the City of Atlanta, as are many of the properties within 500 feet of it to the northwest, west, and southwest. In the portion that is located in unincorporated DeKalb County, properties are zoned C-1 (Local Commercial) and RSM (Residential Small Lot Mix). The single-family residential homes on the north side of Pine Trail are zoned R-75. A cleared and undeveloped tract (1065 Fayetteville road) is located to the northwest of the subject property, is zoned O-I (Office-Institutional) and is used for a radio tower. The CHRIS 180 administrative building and dormitories are located across Fayetteville Road, just to the southwest of the subject property, and are zoned O-I.

The requested O-I zoning is consistent with the O-I zoning of 1065 Fayetteville Road and of the current CHRIS 180 properties located across the street from the subject property.

PROJECT ANALYSIS

The applicant proposes to redevelop the subject property with a two-story, 20,000 square foot administrative office building, which would be called the CHRIS 180 Center of Excellence for Training, Education & Connections. The building would be used for administrative offices, foster care and adoption program offices, the CHRIS Training Institute, and meeting facilities. CHRIS 180 is a not-for-profit social services agency that assists children with mental health or other conditions that require therapy and a stable living environment. It operates group homes, a counseling center, the CHRIS 180 Trauma-Informed Foster Care Adoption Home, a “no-eject” youth summer camp for severely emotionally disturbed children, the CHRIS 180 training program for service providers, and other similar programs. The administrative offices and meeting facilities are currently located across the street.

The front of the building would face southeast and would be visible from Pine Trail. Parking would be located in front and to the side of the building. The parking area near Pine Trail would be 10 to 42 feet from the property line.

The applicant’s long-range plan proposes that all the properties on Pine Trail, including the three properties on the north side of the street, be used by CHRIS 180 for two foster homes and a personal care home. The plan is to purchase the properties and apply for rezoning and/or special land use permits as needed; however, they are currently developed with private single-family homes, including the property directly opposite the office building site, at 1708 Pine Trail. The conditions recommended by Staff are aimed at making the proposed office building compatible with the neighborhood character of the north side of Pine Trail.

Access and Transportation: Fayetteville Road is a two-lane minor thoroughfare. Pine Trail is a two-lane, dead-end, local street. The site plan shows a 5-foot sidewalk along Fayetteville Road and Pine Trail. It also shows a two-way curb cut on Fayetteville Road opposite the existing curb cut for the CHRIS 180 facilities located on the other side of the street, and a two-way curb cut on Pine Trail. The Transportation Division of Public Works has commented that “the proposed driveway and pedestrian crossing appear to be about 120 feet over a vertical curve” and that a study of sight distances must be reviewed by Staff before a land disturbance permit is issued.

LAND USE AND ZONING ANALYSIS

Section 27-832 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 proposed building will enable CHRIS 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs. Thus, the proposal is consistent with policies of the 2035 Comprehensive Plan to provide supportive housing for segments of the population with special needs (Housing Policy 7).

The proposed sidewalk along Fayetteville Road will provide a pedestrian connection on the east side of the street to the MARTA bus stop and the retail node at Fayetteville Road and Flat Shoals Road, consistent with Suburban Character Area Policy 12 to “encourage good vehicular and pedestrian/bike connections to retail/commercial services”.

- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:** The zoning proposal will make use of the natural topography to create a below-grade sub-level, thereby reducing the visual impact of its height as seen from Fayetteville Road. The proposed use would complement the non-residential land uses at the intersection of Fayetteville Road and Flat Shoals Avenue, and the office use provides a transition between the level of activity at the intersection and that of the residential properties on the north side of Pine Trail, until they are replaced and/or redeveloped for other purposes.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:** The majority of the property was rezoned in 2015 for O-I, conditioned on a site plan that is no longer being pursued by the applicant. While the R-75 portion of the subject property might have reasonable economic use for a single-family home, the CHRIS 180 plan for the use of the property and nearby properties, including the adjoining property at 1743 Pine Trail, render such a scenario unlikely. Thus, it appears that the property does not have economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:** The zoning proposal is not expected to adversely affect the use or usability of adjacent property to the east, which is planned to be a CHRIS 180 facility. Staff has recommended buffering and screening to protect adjoining property to the south and on the opposite side of Pine Trail.
- 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 concurrent application by CHRIS 180 to rezone the adjoining property to the east to O-I, and the long-range plan for redevelopment of properties on Pine Trail into a CHRIS 180 community, support the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- 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:** The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or

schools. As a minor thoroughfare, Fayetteville Road has adequate capacity to absorb traffic that will be generated by the facility. As a non-residential use, the new facility will have no impact on the school system.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources: There has been no indication that the zoning proposal will have unusual adverse impacts on the environment or surrounding natural resources beyond those that typically result from redevelopment of a wooded property.

Compliance with District Standards:

O-I STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA		20,000 s.f.	2.99 acres (13,244 s.f.)	Yes
MIN. LOT WIDTH		100 ft.	398 feet on Pine Trail	Yes
MAX. LOT COVERAGE		80%	49.19%	Yes
MIN. OPEN SPACE		5,000 – 39,999 s.f. of gross building floor area: 15%	50.1%	Yes
YARD SETBACKS	FRONT	Min. – 20 ft.; Max. 60 ft.	50 ft.	Yes
	INTERIOR SIDE	Min. 20. ft.	207 ft.	Yes (assuming adjoining property is zoned OI; if not, a variance will be needed to allow parking in the 50-ft. buffer)
	SIDE – CORNER LOT	Min. 50 ft.	30 ft.	A variance will be necessary.
	REAR	Superseded by required transitional min. 50 ft. buffer.	25 ft.	A variance will be necessary to allow parking in the buffer.
MAX. BLDG. HEIGHT WITHOUT SLUP		5 stories and 70 ft.	2 stories	Yes
TRANS'L HEIGHT PLANE		See Sec. 5.2.4	Bldg. is 80 ft. from nearest residential district	Yes
PARKING		Min. 1/500 s.f. = 40 spaces Max 1 /250 s.f. = 80 spaces	95 spaces	A variance will be necessary.
PARKING LOT LANDSCAPING		1 tree for every 8 adjoining spaces	Not shown in parking lot depicted on site plan.	A variance will be necessary.
STREETSCAPING		Sidewalks, landscape strips, and street trees as per Sec. 27-5.4.4, Table 5.1	Landscape plan not submitted.	No information submitted.

STAFF RECOMMENDATION:

APPROVAL WITH CONDITIONS. The proposed building will enable CHRIS 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs. Thus, the proposal is consistent with policies of the 2035 Comprehensive Plan to provide supportive housing for segments of the population with special needs (Housing Policy 7). As in 2015, O-I zoning is a suitable transition between the commercial node at the intersection of Fayetteville Road and Flat Shoals Avenue and the R-75 properties on the north side of Pine Trail. The proposed sidewalk along Fayetteville Road will provide a pedestrian connection on the east side of the street to the Fayetteville-Flat Shoals commercial node and the MARTA bus stop located within it, consistent with Suburban Character Area Policy 12 to “encourage good vehicular and pedestrian/bike connections to retail/commercial services”. The new building is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. If constructed in accordance with the recommended conditions, it is not expected to adversely affect the existing use or usability of adjacent or nearby property.

Therefore, the Department of Planning and Sustainability recommends that the proposal be “Approved with Conditions”. The recommended conditions are:

1. The site shall be developed in a manner consistent with the site plan titled, “Chris 180”, prepared by Kimley Horn, dated 6/9/2017, for a building with a maximum of 20,000 square feet of floor area.
2. There shall be a maximum of one curb cut on Fayetteville Road and one curb cut on Pine Trail.
3. Ground signage shall be a monument, at a height of no more than 8 feet, with a maximum sign area of 32 square feet and a base that matches the exterior materials of the primary building, and with external lighting only.
4. Evergreen understory and overstory trees shall be planted along the south property line to screen views of the proposed parking lot from the adjoining property to the south, subject to approval by the County Arborist.
5. The applicant shall submit a sight distance report regarding the proposed pedestrian crosswalk and proposed vehicular ingress and egress. The report shall be prepared by a professional engineer and a stamped copy shall be provided to the Transportation Division prior to the issuance of a land development permit.
6. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Elevations
6. Chris 180 Long-Range Plan
7. Zoning Map
8. Land Use Plan Map
9. Aerial Photograph
10. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- ✔ • **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
 - **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
 - **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
 - **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
 - **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
 - **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✔ • **Business License** *(May need to be updated).*
 - **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

• **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

• **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control is required as a condition of land development permit approval.

• **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

Zoning Comments July 2017

N1. Text amendment- not reviewed

N2. Text amendment- not reviewed, but would like to review infrastructure requirements.

N3. No Comment- Frontage is within the City of Decatur. Any improvements will required GDOT permits.

N4. Fayetteville Road- Classified as a collector street (Speed Limit: 35mph). Required by land development code (Section 14-190): 4 foot bike lanes, 35 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 6 feet sidewalks, 10 foot landscape strip.

Pine Trail: Classified as local. Required by land development code (Section 14-190): 12 foot travel lanes from centerline, 27.5 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 5 feet sidewalks, 6 foot landscape strip.

Must be included in zoning conditions:

Sight distance concerns need to be addressed prior to land development permitting process. The proposed driveway and pedestrian crossing appear to be about 120 feet over a vertical curve. A sight distance report is required (based on AASHTO) for stopping sight distance for vehicles approaching the proposed pedestrian crosswalk (based on the measured 85th percentile speeds, not the speed limit) and for stopping for vehicles turning right into the facility. In addition, intersection sight distance is to be measured for vehicles exiting the driveway. This report must be prepared by a professional engineer and a stamped copy provided to the Transportation Division prior to the issuance of a land development permit. In addition based on the finding of the report, corrective safety countermeasures may be required.

If the crosswalk is permitted, the applicant will be required to stripe the crosswalk to GDOT Standards, provide both at crossing and advanced pedestrian crossing signage, furnish and install approved County pedestrian scale street lights on both sides of the road for safety and construction ADA ramps and landing pads to GDOT standards on both sides of the crosswalk.

N5. Pine Trail is classified local. Required by land development code (Section 14-190): 12 foot travel lanes from centerline, 27.5 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 5 feet sidewalks, 6 foot landscape strip. Based on GIS mapping, Pine Trail does not appear to be centered in the right of way. ROW dedication may impact setbacks. This should be investigated and considered as plans are developed.

N6. This project falls within the I-20 Overlay District Tier II: County Code 27-3.33 DIVISION 33.

- Sec. 3.33.14. - Sidewalks, street tree planting zone, landscaping and ground cover requirements, and curb cuts.

A.

Sidewalk requirement. There shall be a public sidewalk constructed along all public street frontages contiguous to all properties within the I-20 Corridor Overlay Districts. The sidewalk shall be located



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-17-21555 Parcel I.D. #: 15-147-05-013
 Address: 1030 FAYETTEVILLE Rd / 1735 PINE TRAIL
ATLANTA,
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:

Field and plans reviewed. Found nothing that would cause traffic problems.

Signature: [Handwritten Signature]

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/13/2017

N.1

TA-17-21565 All Districts

All Districts

Amendment

- See general comments.

N.2

TA-17-21605

Kensington - Memorial Drive

Amendment

- See general comments.

- Before building or renovating a pool or spa, site plans must be submitted to the Board of Health Division of Environmental Health.

N.3

Z-17-21590/15-244-04-016,15-244-05-014

128 Scott Boulevard , Decatur, GA and 126 Scott Boulevard, Decatur, Ga

Amendment

- See general comments.

 N.4

Z-17-21555

1030 Fayetteville Road and 1735 Pine Trail

Amendment

- See general comments.

6/13/2017

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

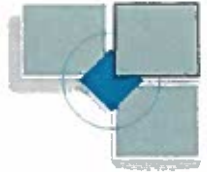
Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

APR 24 2017

ZICZ No. Z-17-21555
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Clare Allah E-Mail: Clare.allah@chris180.org

Applicant Mailing Address:
1017 Fayetteville Rd., Ste. B, Atlanta, GA 30316

Applicant Phone: 404-668-7752 Fax: 404-486-9053

Owner(s): CHRIS Properties, LLC & CHRIS Homes Properties, LLC E-Mail: Clare.allah@chris180.org
See attached Exhibit "A"
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
1017 Fayetteville Rd., Ste. B, Atlanta, GA 30316

Owner(s) Phone: 404-668-7752 Fax: 404-486-9034
A) 1030 Fayetteville Road SE, Atlanta, GA 30316

Address/Location of Subject Property: B) 1735 Pine Trail SE, Atlanta, GA 30316

District(s): B) 15 Land Lot(s): A) 148 Block: A) 05 Parcel(s): A) 013
B) 148 B) 02 B) 032

Acreage: A) 2.07 Commission District(s): 6
B) 0.92

Present Zoning Category: B) R-75 Proposed Zoning Category: Both: O-I

Present Land Use Category: SUBURBAN

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

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

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

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

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

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



[Signature]
NOTARY

[Signature] 04/20/2017
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent



Changing Directions.
Changing Lives.

June 2, 2017

DeKalb County Office of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, Georgia 30030

RE: Amendment to Case Number Z-17-21555
Pre-submittal Community Meeting
1735 Pine Trail and 1030 Fayetteville Road SE, Atlanta, Georgia 30316

Dear Agent:

CHRIS 180 kindly requests that the attached sign-in sheet from the community meeting be accepted as an amendment to the rezoning package for the case number referenced above.

CHRIS 180 held a "Pre-submittal Community Meeting" on Tuesday, May 9th, 2017 at 7:00pm at the CHRIS 180 office (1017 Fayetteville Road; across the street from the subject property). Myself and the CHRIS 180 CEO, Kathy Colbenson, explained the facts and the reason for our request to rezone. The site plans and other details were made available for review and discussion. The members of the community who attended were interested in the project and many voiced their support for the success of the rezoning from O-I Conditional and R-75 to O-I. The majority of the group mentioned the positive impact of CHRIS 180 in the community and expressed their pleasure at the idea of the expansion. One neighbor said, 'We are in support of the CHRIS 180 expansion efforts and look forward to the continued positive influence in our community'.

We look forward to continuing the rezoning process and presenting the request at the upcoming Community Council, Planning Commission, and Board of Commissioners meetings. I remain available to address any related questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clare L. Allah", with a long horizontal flourish extending to the right.

Clare L. Allah
Project Manager, Executive Assistant to
Kathy Colbenson, President & CEO, CHRIS 180, Inc.

Notice Date: Friday, April 20, 2017

PUBLIC NOTICE

To

Request for a Rezoning

Filed by: CHRIS 180, Inc.

Located at: 1735 Pine Trail SE

and 1030 Fayetteville Road SE

Atlanta, GA 30316

Current Use – Vacant Land and Rental Property

Proposed Use – Center of Excellence for Education, Training & Connections

Hours of Operation

Current: N/A Proposed: Mon – Fri, 8:30am – 5pm

Capacity: 20,000 SF

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: CHRIS 180

Location: 1017 Fayetteville Rd., Ste. B, Atlanta, GA 30316, 2nd Floor Training Room

Date & Time: Tuesday, May 9, 2017 at 7:00pm

Contact: Clare Allah, 404-668-7752, Clare.allah@chris180.org



Changing Directions.
Changing Lives.

April 20, 2017

DeKalb County Office of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, Georgia 30030

RE: Letter of Application
1030 Fayetteville Road & 1735 Pine Trail SE Atlanta, Georgia 30316

Dear Agent:

CHRIS 180 kindly submits the enclosed Rezoning Application Form in regards to the properties located at 1735 Pine Trail, currently zoned as R-75, and 1030 Fayetteville Road, currently zoned O-I Conditional. The proposed rezoning classification is to O-I, the purpose of which will be to construct an office headquarters for CHRIS 180, a 501(c)3 nonprofit, currently operating across the street at 1017 Fayetteville Road. In 2015, the property at 1030 Fayetteville Road was rezoned from R-75 to O-I with conditions, and CHRIS 180 now seeks to include that property in its rezoning application for 1735 Pine Trail which is to be rezoned from R-75 to O-I.

CHRIS 180 plans to expand its existing Counseling Center and program services offices to encompass the entirety of its current building at 1017 Fayetteville Road and to move its administration, executive offices, foster care and adoption program offices, the CHRIS Training Institute and meeting facilities to the 1030 Fayetteville Road property (to comprise 1030 Fayetteville Road and 1735 Pine Trail): the CHRIS 180 Center of Excellence for Training, Education & Connections. There, this organization may continue its mission of healing children, strengthening families and building community.

The O-I zoning is believed to be consistent with the underlying Land Use, as identified in the DeKalb County Comprehensive Plan – Future Development Map, which identifies this property as suburban. The rezoning of this property to O-I will authorize development of the property consistent with development in the suburban area, and will serve as an appropriate transition from the highway corridor to the residential neighborhood.

The attached Analysis of Anticipated Impact on the Surrounding Properties further exemplifies the supporting argument for the favorable outcome of this rezoning application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clare L. Allah".

Clare L. Allah
Project Manager, Executive Assistant to
Kathy Colbenson, President & CEO, CHRIS 180, Inc.



Changing Directions.
Changing Lives.

April 20, 2017

DeKalb County Office of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, Georgia 30030

**RE: Analysis of Anticipated Impact on Surrounding Properties
1030 Fayetteville Road & 1735 Pine Trail SE Atlanta, Georgia 30316**

Dear Agent:

CHRIS 180 kindly requests consideration of the proposal to rezone the properties referenced above: 1030 Fayetteville Road to be rezoned from O-I Conditional to O-I; and 1735 Pine Trail to be rezoned from R-75 to O-I. In 2015, the property at 1030 Fayetteville Road was rezoned from R-75 to O-I with conditions, and CHRIS 180 now seeks to include that property in its rezoning application for 1735 Pine Trail to be rezoned from R-75 to O-I. The anticipated impact of the proposed use and rezoning on the surrounding properties is a positive one that suggests a favorable outcome in consideration of the standards and factors specified in Section 27-832 of the DeKalb County Zoning Ordinance. The adjacent properties include a daycare center on the south side and Pine Trail on the north side, which houses three residences CHRIS 180 owns or will own by end of July 2017. To its east is another piece of property that CHRIS 180 owns, and land backing up to Longdale Park and Valencia Road. Across the street on the west side is the current location of the CHRIS 180 Main Office, Counseling Center and Education Building, and on the north side is the Beasley property that comprises vegetative land and a grassy clearing surrounding the Beasley radio tower. No negative impact on the Beasley radio tower land or the houses across the street is anticipated.

CHRIS 180's presence has already made a positive impact on the surrounding neighborhood by providing critical programs and services through its Counseling Center and community work with families. CHRIS 180 plans to expand its existing Counseling Center and program services offices to encompass the entirety of its current building at 1017 Fayetteville Road and to move its administration, executive offices, foster care and adoption program offices, the CHRIS Training Institute and meeting facilities to the 1030 Fayetteville Road property (to comprise 1030 Fayetteville Road and 1735 Pine Trail): the CHRIS 180 Center of Excellence for Training, Education & Connections. There, this organization may continue its mission of healing children, strengthening families and building community. CHRIS 180 has a solid reputation of helping children, adults and families who have experienced trauma change the direction of their lives to become more productive, self-sufficient members of the community. CHRIS 180 has a proven history of success, having grown over the past 36 years into an award-winning and widely-respected organization with an annual budget of \$15 million.

The rezoning of this property into O-I is in conformity with the policy and intent of the Comprehensive Plan that shows the area to be suburban. It will permit a use that is suitable in view of the use and development of the adjacent and nearby properties. It will expand the positive business use in the corner area that runs from Fayetteville Road and Flat Shoals Road up to Graham Circle and Pine Trail. CHRIS 180 has enhanced the visual appearance of its commercial structure at 1017 Fayetteville Road with a brick sign and green landscaping along the lines of its property, providing an example of investment and development. The 1030 Fayetteville Road property becoming the future site for the CHRIS 180 office will visually improve the appearance of this vacant site and will reinforce the stability of the area. Thorough priority will be given to the DeKalb County Zoning Code in terms of architectural building requirements, landscaping, parking and lighting.

1017 Fayetteville Road, Suite B Atlanta, Georgia 30316 Phone: 404-486-9034 Fax: 404-486-9053

www.chris180.org



Rezoning the two properties to O-I and developing the Center of Excellence for Training, Education & Connections provides a reasonable economic use for the property. The proximity of the area to the gas station and business corner at the intersection of Fayetteville Road at Flat Shoals Road suggests that it will be of more appropriate use as an office and for an established community nonprofit that will also provide a nice buffer between the businesses and the residential section that begins after Pine Trail. There are no known existing or changing conditions affecting the use and development of the property that give supporting grounds for disapproval of the zoning proposal. The zoning proposal will not adversely affect any historic buildings, sites, districts or archeological resources. It is not foreseen that the zoning proposal will result in any use which will or could cause excessive or burdensome use of the existing streets, transportation facilities, utilities or schools. To the contrary, the change will be an example of appropriate growth in the area. In addition, the Terry Mills Neighborhood Association has long supported and approved the positive presence and physical growth of CHRIS 180 within the community, including support for this new building project.

It is the intention of CHRIS 180 to visually enhance the proposed site of rezoning by including aesthetically pleasing architectural elements in the building and featuring landscaping that promotes trees and greenery. CHRIS 180 also sets an example for the community with Earthcraft-certified environmentally sustainable property contracting. The design for the proposed rezoning area will pleasantly complement the surroundings, both from the street front and from the sides facing the residential neighborhood. It is also the intention of CHRIS 180 to install a sidewalk running the length of the property facing Fayetteville Road. The new sidewalk will service not only its facility but also the adjoining residential area. Residents will be able to more easily walk to the MARTA bus stop and the retail corner of Fayetteville Road at Flat Shoals Road.

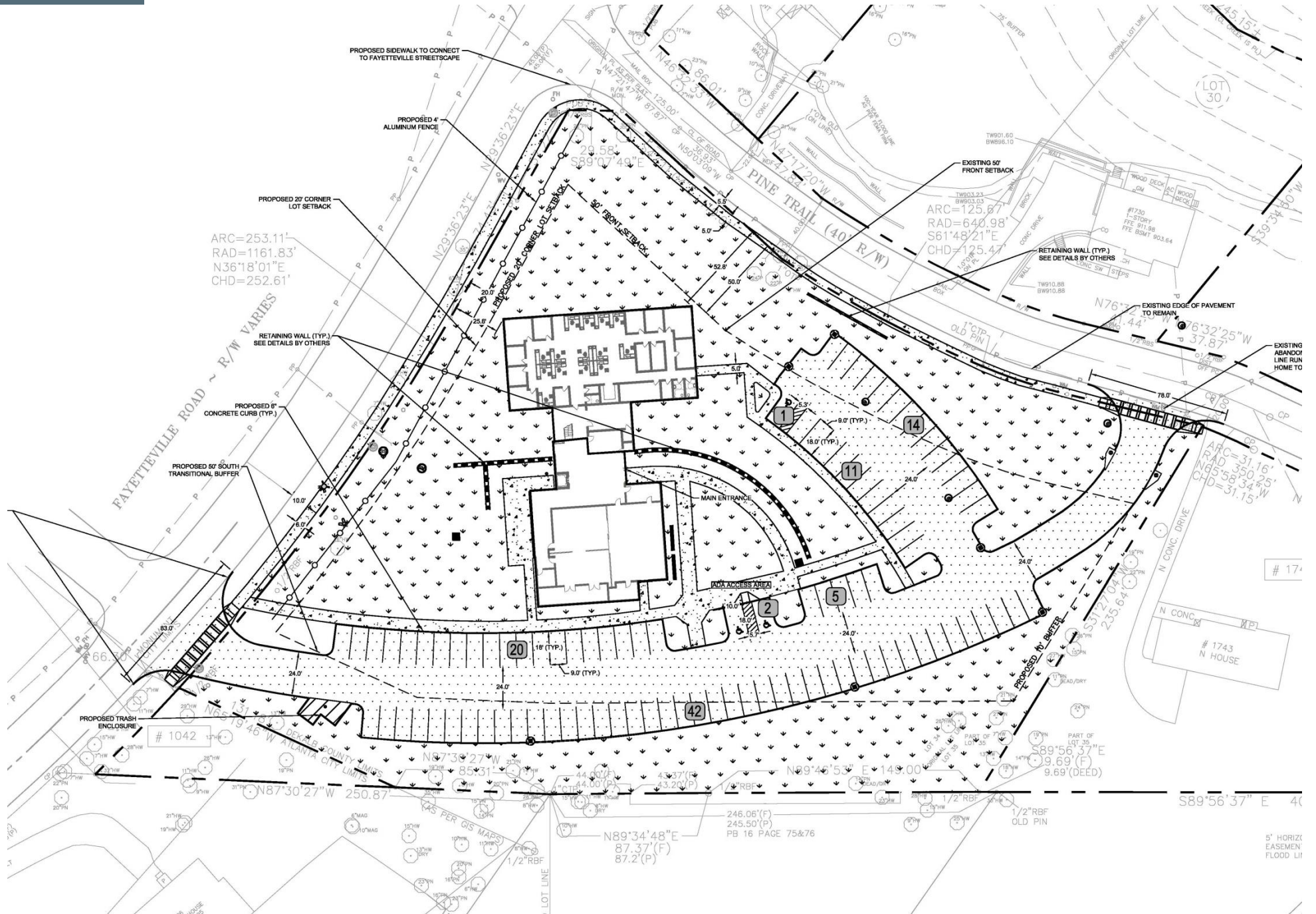
In closing, it can be said that the proposed rezoning of the 1713 and 1723 Pine Trail properties to the O-I classification will authorize development of the property consistent with the development in the suburban area and will serve as an appropriate transition from the corridor to the residential neighborhood. The positive community outcomes that CHRIS 180 creates will have a lasting effect in the community and the future building will upgrade the professional appearance of the area. It is hoped that this application for rezoning will be looked upon favorably, as it is anticipated that the impact on the surrounding area will be a most positive one.

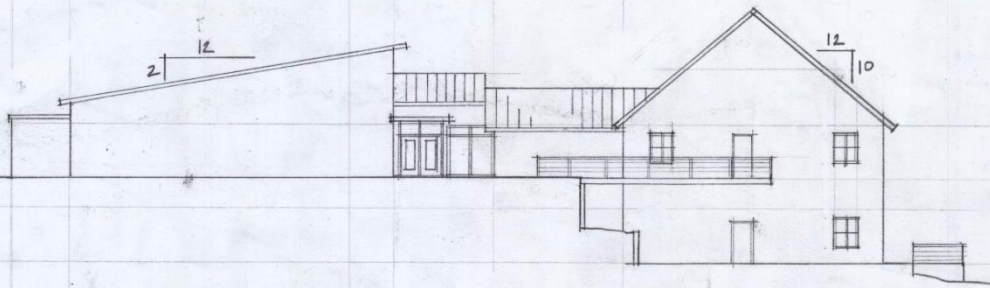
Sincerely,



Clare L. Allah

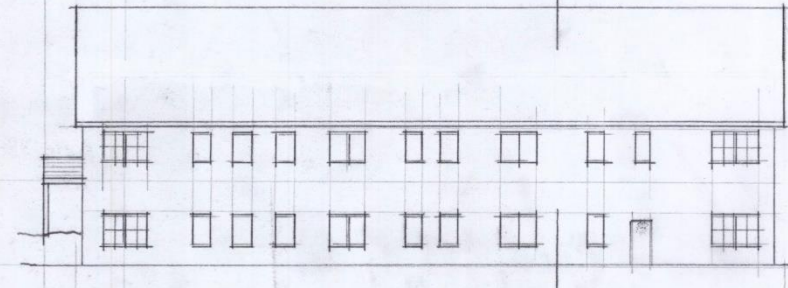
Project Manager, Executive Assistant to
Kathy Colbenson, President & CEO, CHRIS 180, Inc.





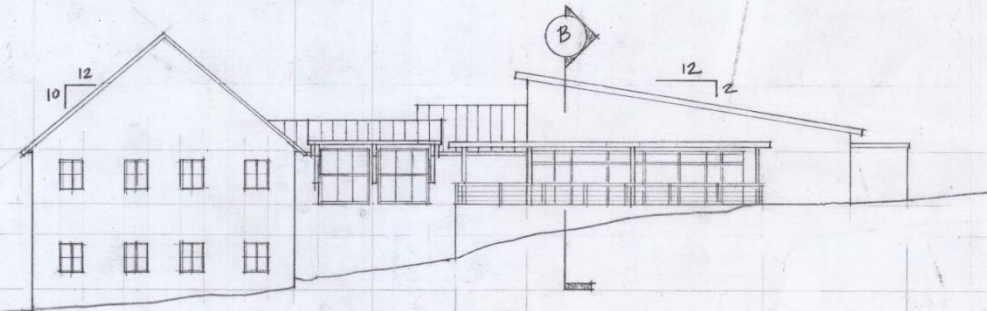
SOUTHEAST ELEVATION

1/16" = 1'-0" 1.10.17



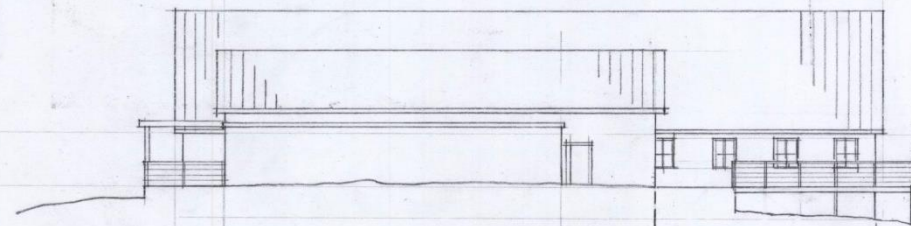
NORTHEAST ELEVATION

1/16" = 1'-0" 1.10.17



NORTHWEST ELEVATION

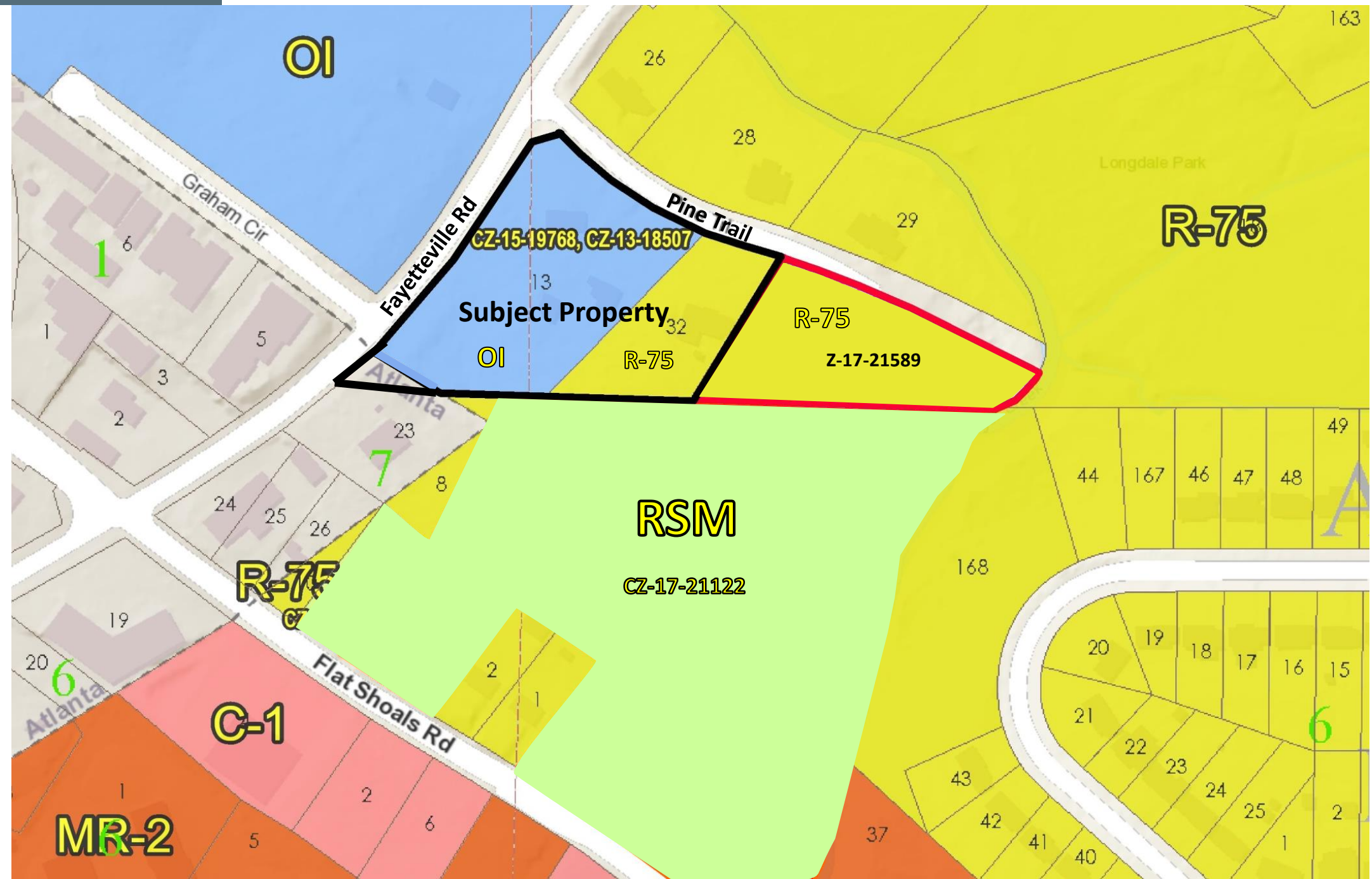
1/16" = 1'-0" 1.10.17



SOUTHWEST ELEVATION

1/16" = 1'-0" 1.10.17











To the left, a view of the property from Pine Trail.

To the right, 1708 Pine Trail, on opposite side of street from subject property.





Above, view to south, showing commercial node at Fayetteville Road and Flat Shoals Road.

To the right, the existing Chris 180 facility, on northwest side of Fayetteville Road.

