



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-17-21425 **Agenda #: D. 2**

Location/Address: The north side of Redan Road, approximately 415 feet east of Ellis Road, at 4640 Redan Road, Stone Mountain. **Commission District: 4 Super District: 7**

Parcel ID(s): 15-225-01-010

Request: To rezone property from R-100 (Single-Family Residential) to RSM (Residential Small Lot Mix) to allow development of 42 single-family attached townhomes and 8 single-family detached homes at a density of 4.4 units per acre.

Property Owner(s): Mountain View Baptist Church Stone Mt. GA, Inc.

Applicant/Agent: Rea Ventures Group, LLC

Acreage: 11.35 acres

Existing Land Use: Vacant, wooded

Surrounding Properties: To the northwest, north, east, south, and southwest: single-family residential; to the west: Mountain View Baptist Church; to the southeast, the Avondale Automotive auto repair establishment.

Adjacent Zoning: **North:** R-100 **South:** RSM **East:** R-100 **West:** R-100 **Northeast:** R-100
Northwest: R-100 **Southeast:** HR-2 **Southwest:** R-100

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

Proposed Density: 4.41 units/acre	Existing Density: None (vacant lot)
Proposed Units: 50 units	Existing Units: Not Applicable (vacant lot)
Proposed Lot Coverage: less than 50%; 38.4% open space	Existing Lot Coverage: Not Applicable (vacant lot)

Zoning History:

Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

PROJECT ANALYSIS

The subject property is an 11.35-acre tract with 424 feet of frontage on Redan Road, a two-way minor thoroughfare, approximately 1,500 feet west of the Redan Road – South Hairston Road intersection. The property is undeveloped

and wooded, with a few cleared areas, such as at the front of the site. A stream runs through the northwestern portion of the property in a northeast to southwest direction.

Character of Surrounding Area

The property is located in a primarily residential area that has a mixture of residential zoning classifications (including four RSM districts within a 550-foot radius from the subject property), which are developed as single-family residential subdivisions. In addition, several institutional uses are located nearby. Like the subject property, surrounding areas to the northwest, north, northeast, south, and west are designated as Suburban on the land use map. A Neighborhood Commercial activity center, developed around the Redan Road – South Hairston Road intersection, is located approximately 1,500 feet to the southeast. The boundaries of this activity center are largely contiguous with Tier 2 of the Hidden Hills Overlay District. The activity center contains several shopping centers, including Hairston Square, Redan Village, and Crowes Crossing. A MARTA bus stop is located at the front of the property.

The adjoining property to the west is developed with the New World Harvest Church, which owns the subject property. The next adjoining property to the west is developed with the Mountain View Baptist Church. The Lane Manor senior housing facility is located on an HR-2 (High Density Residential – 2) property to the southeast. Adjoining and nearby single-family residential subdivisions include:

- Autumn Crest; located on adjoining and nearby properties to the east of the subject property; zoned RSM; density 4.65 units per acre; developed in 1985.
- Ashton Oak Crossing; located further to the east of the subject property and next to Autumn Crest; zoned R-60; density 4.2 units per acre; developed 2000 – 2002.
- An RSM district located approximately 550 feet to the west, on the north side of Redan Road; lot sizes similar to those in Autumn Crest and Ashton Oak Crossing; developed around 1984.
- An RSM district located approximately 200 feet to the west, on the south side of Redan Road; lot sizes similar to or slightly larger than those in Autumn Crest and Ashton Oak Crossing developed 1984 – 1985.
- The Sherrington single-family residential subdivision; located directly across Redan Road to the south; zoned R-100; developed in the late 1960s to early 1970s.

The proposed RSM zoning classification is consistent with the zoning pattern of the surrounding area. At 4.41 units per acre, the proposed density is consistent with the newer subdivisions in the surrounding Suburban character area.

Project Description

The proposal is for residential development with a mixture of housing types: 48 two- and three-family units in 16 buildings and eight units in a cottage home layout. A private drive with parallel parking provides vehicular access from Redan Road, and there are pedestrian walkways throughout the development. Two- and three-family buildings would face Redan Road with walkways leading to a public sidewalk. The site plan indicates that street trees would be provided at 40-foot intervals. The site plan incorporates a club house, a community green, a tot lot, and a community garden, as well as passive open space distributed throughout the development. The application proposes to obtain EarthCraft certification for the homes, and a bus shelter for the existing MARTA bus stop that is located on Redan Road in front of the development.

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 policies and intent of the comprehensive plan:

The proposed zoning classification of RSM is in conformity with the existing Suburban land use designation, and no amendment to the Future Land Use Map is necessary. The development incorporates traditional neighborhood

development features, e.g., a mixture of housing types, short blocks, parallel parking, relatively small clusters of units around common green space, and pedestrian walkways that provide connectivity throughout the development. In addition, the property is close to an activity center and there is convenient availability of bus service to and from the activity center. Thus, the proposal is consistent with the following policy of the 2035 Comprehensive Plan: "In appropriate locations, encourage residential development to conform with traditional neighborhood development principles, including a higher mix of uses and increased pedestrian access to retail and other activities." (Suburban Character Area Policy No. 2)

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 proposed development is suitable at the subject location. The proposed density and character of the development is compatible with single-family residential developments on adjacent and nearby properties, particularly with Autumn Crest and Ashton Oak Crossing, which are located on the adjoining properties to the east. In addition to the mixture of housing types, the amenities in the development, including a tot lot, a community garden, and a clubhouse, make it suitable for different segments of the population found in the surrounding area, including families as well as empty nesters and young professionals.

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

The application states that the property has been on the market for sale by the Mountain View Baptist Church for seven years "without success"; thus indicating that the property may not have reasonable market value. As indicated by higher-density zoning classifications on nearby subdivisions that were developed after 1985, the R-100 classification may be diminishing the value of the property.

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

The proposal is not expected to adversely affect the use or usability of adjacent and nearby properties.

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 availability of goods and services in the nearby Neighborhood Commercial activity center to the east supports development of the property at the proposed density.

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:

There has been no indication that the zoning proposal will overburden existing streets or transportation facilities. The property is served by public water and sewer infrastructure.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The proposed development does not encroach on the 75-foot stream buffer located in the northwestern part of the site and provides more than the required open space; thus, it meets zoning requirements for protection of the environment and surrounding natural resources.

Compliance with District Standards:

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE		Base: 4; with bonuses: up to 8 d.u.s/acre	4.41 units per acre Bonuses: Transit proximity – add'l. 20% = add'l. 0.8 unit/acre; EarthCraft certification – add'l. 50% unit/acre = add'l. 2.0 units/acre Total bonuses = add'l. 2.8 units	Yes
MIN. OPEN SPACE		20%	34.4%	Yes
MIN. LOT AREA		Two- and Three-family Attached: 4,000 s.f. S-F Detached Cottages: 2,000 s.f.	The portion of the property w/2- and 30 family bldgs. is approx. 355,878 s.f. 3,000 s.f	Yes Yes
MIN. LOT WIDTH		Two- and Three-family Attached: 60 feet S-F Detached Cottages: 2,000 s.f.	The parcel is 424 feet wide at the Redan Road street frontage. 50 feet	Yes Yes
MAX. LOT COVERAGE		70% of total parcel acreage	Less than 50% of total lot	Yes
BUILDING SETBACKS	FRONT	(Arterials): min. 20 ft.; max. 30 (Utility easement from back of curb of private drive: 10 feet)	From Redan Road: 25 feet; From back of curb of private drive: 22 ft.	Yes Yes
	INTERIOR SIDE	(All bldg. types): 3 ft. w/ min. 10 ft. separation between bldgs.	Two- and Three-family Attached: 20 ft. separation S-F Detached Cottages: 13.5 ft. separation	Yes Yes
	REAR W/O ALLEY (for entire bldg. site)	20 ft.	27 feet	Yes
MINIMUM UNIT SIZE		Two- and Three-family Attached: 1,000 s.f. S-F Detached Cottages: 800 s.f.	Greater than minimum Greater than 800 s.f.	Yes Yes
MAX. BLDG. HEIGHT		35 feet	Less than 25 feet	Yes
PARKING		Two- and Three-family Attached: Min. 1.75 spaces/ d.u. = 73.5 spaces; Max 3,25/d.u. = 136.5 spaces S-F Detached : Min. 1 space/d.u.= 8 spaces; Max. 4 spaces/d.u. = 32 spaces	78 on- and off-street spaces + 20 garage spaces = 98 total 12 spaces	Yes Yes

STAFF RECOMMENDATION: Withdrawal Without Prejudice

The applicant has requested “Withdrawal”, stating that Rea Ventures Group does not wish to pursue the application at this time. Staff supports the request and recommends “Withdrawal Without Prejudice”.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. 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** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **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**

**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-17-21425 Parcel I.D. #: 15-225, 01-010
Address: 4618 Redan Road
Stone Mountain, Ga. 30083

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:

<p><i>Did not see any traffic engineering concerns at this time.</i></p>

Signature: *[Handwritten Signature]*

4/14/2017

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 Board of Health

404.508.7900 • www.dekalbhealth.net

4/14/2017

N.5

Amendment

N.5

Z-17-21389/15-107-07-003

2843 Flat Shoals Road, Decatur, GA

Amendment

- Septic system installed 4-5-1966.

N.6

SLUP-17-21422/18-044-02-010

447 North Indian Creek Drive, Clarkston, GA

Amendment

- Please see genral comments.

✓ N.7

Z-17-21425/15-225-01-010

4640 Redan Road, Stone Mountain, GA

Amendment

- Please see general comments.

Furman, Melora L.

From: Sean Brady <seanbrady@reaventures.com>
Sent: Wednesday, April 12, 2017 4:29 PM
To: Furman, Melora L.
Cc: Emily Macheski-Preston; Matt Monroe; Trey Coogle; Linda Pitts
Subject: Re: Rezoning Application Z-17-21425 -- 4640 Redan Road

Melora,

In follow up to my voice mail, we would like to request a full-cycle deferral for the rezoning request at 4640 Redan Road, Stone Mountain (Case Z-17-21425). We feel that additional time is needed to engage in further discussions with the neighbors and determine whether any changes to the site plan are needed.

We would prefer to move the public hearing to the June/July calendar, so as to avoid the need for two presentations and/or public hearings. Our hope is to create the least inconvenience for the County and any neighboring property owners. Therefore, we respectfully request that a motion be made to defer our application until the June/July cycle.

We intend to reach out to the neighbors and let them know of this request. We would be happy to provide the proof of this notice to the County or pay any additional advertising costs. Please let me know the best way to accomplish a deferral and what steps to take going forward. Thank you for your guidance and consideration.



Sean M. Brady
Rea Ventures Group, LLC

We have moved

Please note our new Suite #

2964 Peachtree Road NW, Suite 200
Atlanta, GA 30305
E-mail: seanbrady@reaventures.com
Direct: (404) 250-4093, ext. 704
Cell: (678) 591-7002

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

MAR 02 2017 APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-17-21425
Filing Fee: _____

Date Received: _____ Application No.: _____
Applicant: Rea Ventures Group LLC E-Mail: seanbrady@reaventures.com;
mattmonroe@reaventures.com
Applicant Mailing Address: 2964 Peachtree Road NW, Suite 200 Atlanta, GA 30305

Applicant Phone: 404 250 4093 Fax: 404 250 4091

Owner(s): Mountain View Baptist Church Stone Mtn., GA Inc. E-Mail: eric.cranston@att.com
(If more than one owner, attach as Exhibit "A")
Owner's Mailing Address: 4618 Redan Road Stone Mountain, GA 30083

Owner(s) Phone: (404) 294-7340 Fax: N/A
Address/Location of Subject Property: 4640 Redan Road, Stone Mountain, GA 30083
District(s): 04-Unicorp Land Lot(s): N/A Block: N/A Parcel(s): 15-225-01-010
Acreage: 11.347 Commission District(s): 4
Present Zoning Category: R-100 Proposed Zoning Category: RSM
Present Land Use Category: 600 - Vacant Exempt Land

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 X No

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

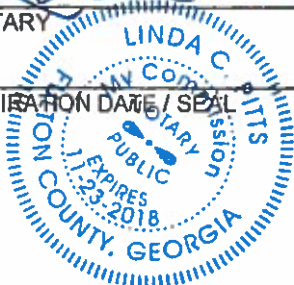
- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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] 3-1-2017
SIGNATURE OF APPLICANT / DATE

EXPIRATION DATE / SEAL _____ Check One: Owner _____ Agent





March 2, 2017

Madolyn Spann, Planning Manager
DeKalb County Department of Planning & Sustainability
Clark Harrison Building
330 West Ponce De Leon Avenue
Suite 500
Decatur, GA 30030

RE: Letter of Application (Parcel 15-225-01-010) – 4640 Redan Road, Stone Mountain, GA 30083
Rezoning of 11.347 acres from R-100 to RSM

Dear Ms. Spann:

Rea Ventures Group, LLC is pleased to submit the enclosed application for a zoning amendment to RSM (Residential Small Lot Mixed) on Parcel 15-225-01-010. The site is located at 4640 Redan Road, Stone Mountain, GA 30088 and is currently zoned R-100 (Medium Lot Residential).

The site is owned by Mountain View Baptist Church, who has had the property listed for sale according to CoStar for over 7 years. The parcel is currently a vacant, wooded lot used infrequently by the church. The site is bordered by two subdivisions (zoned RSM and R-60) to the east, the church to the west, and senior apartments (Zoned HR-2) to the south. Due to its occasional use by the church for religious services, the property is currently property tax exempt.

Rea Ventures Group, the rezoning applicant, is a prospective buyer and a residential developer with over 4,100 units of housing throughout the Southeast. We propose a 50-unit single-family housing development on the site that would complement and enhance the character of the area, comply with the Comprehensive Plan, and meet all design requirements in the Ordinance for RSM zoning. Building typologies will consist of single-family detached cottages and single-family attached (duplex and triplex) homes with ample green space areas. All homes would be individually platted and individually metered. The community would be built and certified to EarthCraft standards. A covered bus stop for the existing MARTA bus stop at the site entrance (which serves three routes) would also be provided. The tax exemption would be removed and tax revenues substantially increased over its present value as a vacant lot.

The site represents an excellent opportunity to develop a vacant property surrounded by existing residential and institutional uses, adjacent to existing sidewalk, next to an existing MARTA bus stop with three established routes, and less than a half mile from grocery and numerous other retail opportunities. The Comprehensive Plan identifies the site as located within a Suburban Character Area, where single-family detached and single family detached uses (such as proposed) are encouraged. Numerous policy goals, such as traditional neighborhood principles; walkability; infill development; and architecture, are supported by the proposed development.



District Regulations for RSM Zoning (Table 2.4 of Plan)

Article 2. District Regulations (Table 2.4)	Required (RSM)	Proposed (RSM)
Dwelling Units Per Acre	4-8	4.4
Open Space Required	20%	38%
Single Family Detached Conventional		
- Lot Area (square feet)	5,000 sf/2,000 sf cottage	Cottage: 2004 sf- 3000 sf
- Lot Width, Street Frontage (feet)	50'/20' cottage and detached townhome	Greater than 50' width / 20' frontage
- Lot Coverage (maximum %)	50%	Less than 50%
Single-Family Attached		
- Lot Area (square feet)	1,000 sf	Greater than 1,448 sf
- Lot Width, Street Frontage (feet)	25'	Greater than 25'
- Lot Coverage (maximum %)	70%	69%

Article 2. District Regulations (Table 2.4)	Required (RSM)	Proposed (RSM)
Building Setbacks		
- Front Thoroughfares and Arterials	min 20', max 30'	20'-30'
- Front all other streets (Suburban)	20'	22'
Unit Size, heated/living area (square feet min)		
- Single Family Detached - Cottage	800 sf	Greater than 800 sf
- Single Family Attached	1,200 sf	Greater than 1,200 sf
Height (maximum feet)		
- Single Family Detached	35'	Less than 35'
- Two-Three Family	35'	Less than 35'



The proposed 4.4 units/acre density is less than or comparable to the density of existing neighborhoods nearby on Redan Road. The site is also next to and nearby multiple other RSM-zoned single-family communities. The development site would consist of brick and Hardiplank exterior which would provide a quality equal or superior to the predominantly wood or vinyl siding used in most residential developments surrounding the site.

We believe the requested rezoning is appropriate and reasonable based on adjacent RSM zonings, a design fully compliant with the Plan and Ordinance, and a high quality design that will enhance the surrounding area. The development size is also smaller than other existing single-family developments and located on an infill lot with all utilities and infrastructure already in place (yet within close proximity to sidewalks, transit, and numerous grocery/retail amenities). Ample precedent exists to support the rezoning request.

Thank you for consideration of our request. If you have any questions, please feel free to contact me at seanbrady@reaventures.com or (404) 250-4093, ext. 704.

Sincerely,

A handwritten signature in blue ink that reads "Sean M. Brady". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Sean M. Brady, LEED AP
Vice President of Development

Impact Analysis of Proposed Zoning Amendment – per Section 27-832

Address: 4640 Redan Road, Stone Mountain, GA 30083

Parcel No: 15-225-01-010

Acres: 11.347 acres +/-

Proposed Zoning Amendment: R-100 to RSM

Overview

Parcel 15-225-01-010 is currently zoned R-100 (Medium Lot Residential). This proposed zoning amendment would rezone the parcel to RSM (Residential Small Lot Mixed). The site is owned by Mountain View Baptist Church, who has had the property listed for sale according to CoStar for over 7 years. The parcel is currently a vacant, wooded lot used infrequently by the church. The site is bordered by two subdivisions (zoned RSM and R-60) to the east, the church to the west, and senior apartments (Zoned HR-2) to the south. Due to its occasional use by the church for religious services, the property is currently property tax exempt.

The intended use is development of a small 50-unit mixed residential neighborhood consisting of single-unit cottages and single-family attached homes (duplex and triplex) on 11.347 acres (a density of 4.4 units per acre). All homes would be individually platted and individually metered. The exteriors of the homes would consist of brick and cementitious siding (Hardiplank or similar). Greenspace and amenities would be provided for the benefit of residents and a bus shelter created for public use at the existing MARTA bus stop at the site entrance. EarthCraft certification would be obtained.

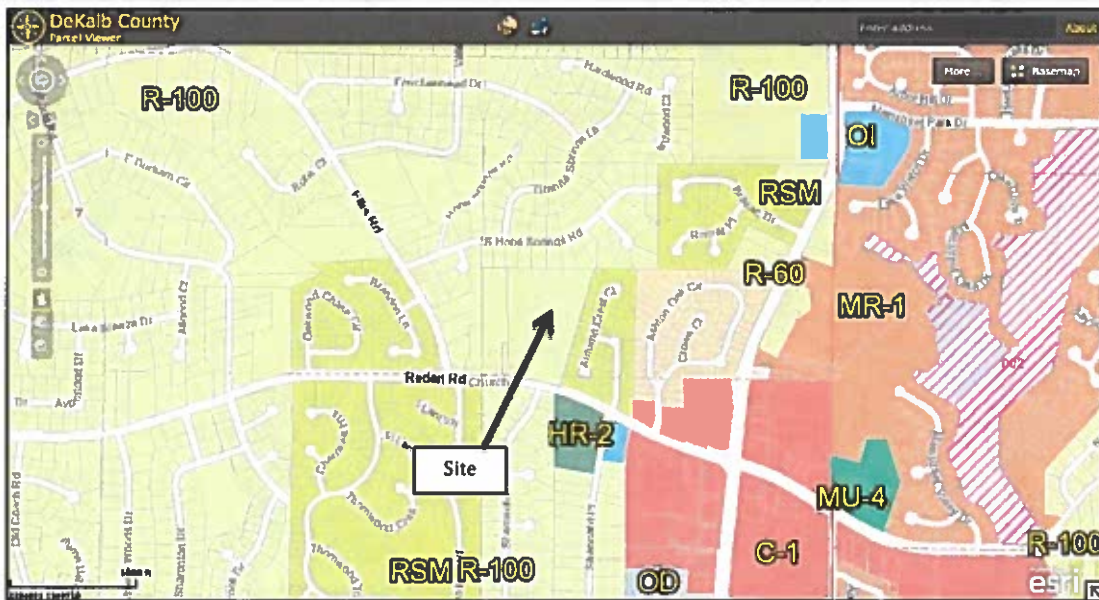


Figure 1 – Current DeKalb County Zoning Map

The parcel is bordered to the east by a residential neighborhood (Autumn Crest) zoned RSM consisting of 54 units on approximately 11.6 acres (a density of 4.65 units per acre) and another residential development, Ashton Oak Crossing, zoned R-60 slightly further east consisting of 84 homes on approximately 20 acres (density of 4.2 units per acre). Additional RSM neighborhoods are located immediately to the west of the site on the north and south sides of Redan Road.

A higher density HR-2 parcel is across Redan Road from the subject site to the southeast. The future land use plan identifies the subject location as Suburban (Figure 2), which is consistent with allowing residential zoning up to and including the proposed RSM use and at densities of 4 to 8 units per acre.

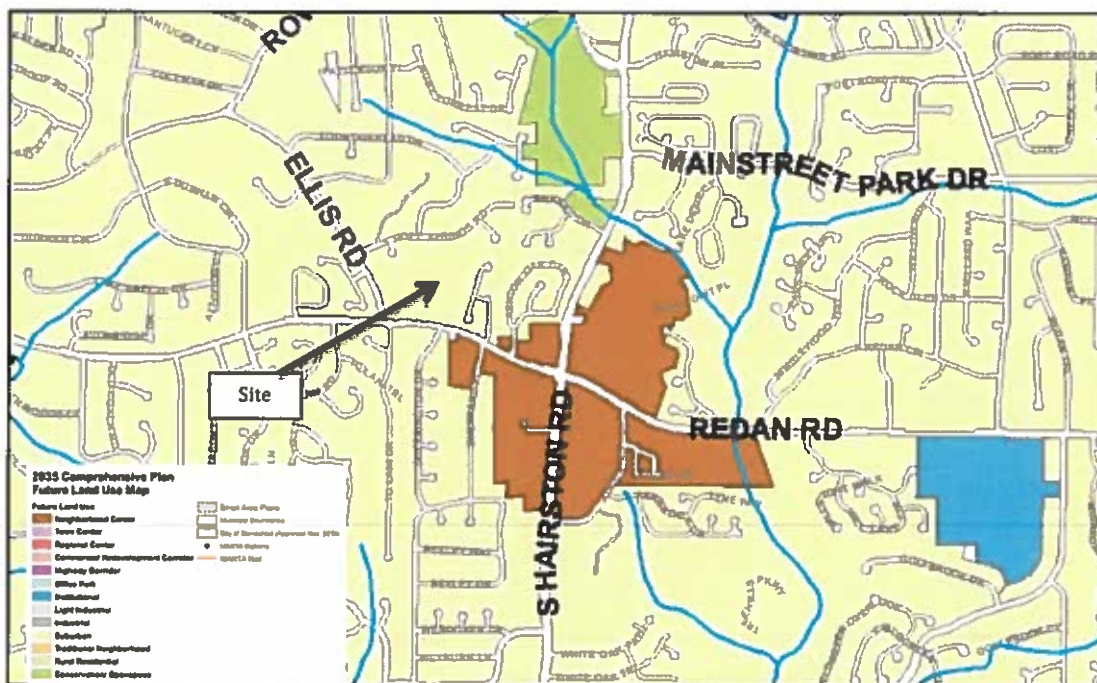


Figure 2 - DeKalb County Future Land Use Map 2035

The proposed zoning amendment for Parcel 15-225-01-010 is in keeping with surrounding zoning designations and land uses. It is also in compliance with the Future Land Use Map. The proposed development would be of a type and style complementary or superior to existing neighborhoods surrounding the site on Redan Road.

Section 27-832: A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

As noted in Figure 2 above, the site is located in a character area identified in the 2035 Comprehensive Plan (Plan) as “Suburban.” The Plan defines Suburban as having a maximum density of 8 units/acre with primary uses including single-family detached and townhomes. The proposed development is in line with the density, primary uses, and a number of policies for a Suburban Character Area as outlined in Table 1 below.

Table 1 – Suburban Character Area Uses and Policies

Suburban Character Area Attributes	Encouraged Uses (RSM)	Proposed (RSM)
Allowable Densities	Up to 8 units/acre	4.4 units/acre
Table 7.4 - Primary Uses	SF detached, Townhomes, Assisted Living facilities, Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care; Civic	SF detached, Townhomes/Triplex
Suburban Character Area Policies		
2. Traditional Neighborhood Principles	Encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses, improved pedestrian vehicular activity, and increased pedestrian access to retail and other activities	Development would mix single family detached and townhomes/triplexes, offer sidewalk connectivity to existing sidewalk network, locate adjacent to existing MARTA transit stop, and locate within half mile of strong retail mix.
5. Walkability	Locate development and activities within easy walking distance of transportation facilities	Site is located with existing MARTA stop for three established routes directly at site entrance.
6. Infill Development	Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods	Site is undeveloped lot between an existing church and an existing RSM-zoned residential neighborhood of higher density than proposed development.
14. Sense of Space	Promote sense of place initiatives such as public art, fountains, plazas, signage, and other design guidelines to improve the public realm.	Development would incorporate strong central green spaces.
18. Architecture	Encourage compatible architecture styles that maintain regional and neighborhood character	Proposed single-story uses match surrounding two-story single family and town home communities; proposed brick and Hardiplank exterior would meet or exceed quality of surrounding developments.

The development conforms with the uses and principles of the existing Plan for a Suburban Character Area. It would therefore not require an amendment to the existing Land Use Plan. Further, it would accomplish numerous policies that DeKalb

County seeks to enact in encouraging developments within this area as shown above.

The zoning proposal also conforms with the design requirements of the 2015 Zoning Ordinance (Ordinance) outlined in Section 2 for RSM zoning, as shown in Table 2 below.

Table 2 – District Regulations for RSM Zoning (Table 2.4 of Plan)

Article 2. District Regulations (Table 2.4)	Required (RSM)	Proposed (RSM)
Dwelling Units Per Acre	4-8	4.4
Open Space Required	20%	38%
Single Family Detached Conventional		
- Lot Area (square feet)	5,000 sf/2,000 sf cottage	3,000 sf
- Lot Width, Street Frontage (feet)	50'/20' cottage and detached townhome	Greater than 50' width / 20' frontage
- Lot Coverage (maximum %)	50%	Less than 50%
Single-Family Attached		
- Lot Area (square feet)	1,000 sf	Greater than 1,000 sf
- Lot Width, Street Frontage (feet)	25'	Greater than 25'
- Lot Coverage (maximum %)	70%	Less than 70%

Article 2. District Regulations (Table 2.4)	Required (RSM)	Proposed (RSM)
Building Setbacks		
- Front Thoroughfares and Arterials	min 20', max 30'	20'-30'
- Front all other streets (Suburban)	20'	22'
Unit Size, heated living area (square feet min)		
- Single Family Detached - Cottage	800'	Greater than 800 sf
- Single Family Attached	1,200'	Greater than 1,200 sf
Height (maximum feet)		
- Single Family Detached	35'	Less than 35'
- Two-Three Family	35'	Less than 35'

As detailed above, the proposed development meets or exceeds the requirements outlined in Section 2 of the Ordinance.

The development also qualifies for a 50% density bonus, as shown in Table 3 below. However, only the 20% density bonus is needed to support the proposed 4.4 units/acre density.



District Regulations for RSM Zoning (Table 2.4 of Plan)

Article 2. District Regulations (Table 2.4)	Required (RSM)	Proposed (RSM)
Dwelling Units Per Acre	4-8	4.4
Open Space Required	20%	38%
Single Family Detached Conventional		
- Lot Area (square feet)	5,000 sf/2,000 sf cottage	Cottage: 2004 sf- 3000 sf
- Lot Width, Street Frontage (feet)	50'/20' cottage and detached townhome	Greater than 50' width / 20' frontage
- Lot Coverage (maximum %)	50%	Less than 50%
Single-Family Attached		
- Lot Area (square feet)	1,000 sf	Greater than 1,448 sf
- Lot Width, Street Frontage (feet)	25'	Greater than 25'
- Lot Coverage (maximum %)	70%	69%

Article 2. District Regulations (Table 2.4)	Required (RSM)	Proposed (RSM)
Building Setbacks		
- Front Thoroughfares and Arterials	min 20', max 30'	20'-30'
- Front all other streets (Suburban)	20'	22'
Unit Size, heated living area (square feet min)		
- Single Family Detached - Cottage	800 sf	Greater than 800 sf
- Single Family Attached → 2, 3-Fam.	1,000 sf 1,200 sf MUF	Greater than 1,200 sf
Height (maximum feet)		
- Single Family Detached	35'	Less than 35'
- Two-Three Family	35'	Less than 35'

Table 3 – Density Bonuses for RSM Zoning (Table 2.6 of Plan)

Article 2. Density Bonuses - RSM (Table 2.6)	Required (RSM)	Proposed (RSM)
20% Greater than Base		
Public Improvements	- Applicant provides any of the following improvements: transit facilities (bus shelter, ride-share), public art, structured parking, trail with public access, sidewalks and/or road improvements beyond project	Bus Shelter for existing MARTA bus stop at site entrance
50% Greater than Base		
Sustainability Elements	Certification that proposed buildings, if built as designed, would be accredited by LEED, EarthCraft, or other similar national accreditation organizations, for energy- and water-efficient site and building design	Development would be EarthCraft certified

The development would provide a bus shelter and would also attain an EarthCraft certification. Combined, these commitments qualify the proposed rezoning for a 50% density bonus above the base 4 units/acre baseline density for RSM, or a density of 6 units/acre. However, only the 20% density bonus derived from building a bus shelter for the existing MARTA stop is necessary, as that bonus would allow 4.8 units/acre. The proposed 4.4 units/acre, therefore, is well within the allowed density once the 20% and 50% density bonuses are taken into account per the Ordinance.

In summary, the development’s proposed 4.4 units/acre density is below the 6 units/acre allowed with a 50% density bonus or 4.8 units/acre allowed with a 20% bonus. The development would provide both single-family detached and single-family attached (duplex and triplex) homes of comparable quality and scale to surrounding neighborhoods. Its site location would represent development of a vacant lot next to two residential neighborhoods of similar typology (single family detached). The proposed design would match or exceed surrounding homes while providing ample green space and sidewalk connectivity to nearby retail uses (less than half mile to the east). A MARTA bus stop is also located directly in front of the development site entrance, providing superior transit connectivity.

Section 27-832: 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 proposed neighborhood, consisting of single family detached cottages and single family attached (triplex/duplex) units, would use brick and Hardiplank exteriors attractively arranged around a central common green space lawn. This design is of similar scale and similar/superior quality to the two adjacent residential neighborhoods to the east, comprised of single-family detached homes. The current proposed exterior renderings for the three unit types in this development are shown below in Figure 3. The proposed site plan is shown in Figure 4.



Single Family Detached Cottage



Single Family Attached Home (Duplex)



Single Family Attached Home (Triplex)

Figure 3 - Proposed Exterior Elevations



Figure 4 – Proposed Site Plan

The proposed development consists of single-family detached cottages and single family attached (duplex/triplex) homes arranged around central greenspace lawn and a central community garden. Each residential unit would be individually platted and metered. Homes along Redan Road would have a two-car garage on the ground floor. Surface parking would accommodate the remaining units in small parking pods or parallel parking in interior streets. Exterior materials consist of brick and Hardiplank. The development consists of 50 homes on 11.347 acres (density of 4.4 units/acre).

Adjacent residential developments consist of a single family detached neighborhood adjacent to the site to the east (Autumn Crest), a townhome development further east (Ashton Oak Crossing), and a senior multi-family development adjacent to the south (Lane Manor). Mountain View Baptist Church is located adjacent to the west of the site.

Autumn Manor (Figure 5) is zoned RSM. It consists of 54 single family detached homes on approximately 11.6 acres (density of 4.65 units/acre). Homes are two story with a wood or vinyl siding exterior. Some homes have a one-car garage and some do not have a garage.



Figure 5 – Autumn Crest Development – Adjacent to East Side of Site

Ashton Oak Crossing (Figure 6) is zoned R-60. It consists of 84 single family detached homes on approximately 11.6 acres (density of 4.65 units/acre). Homes are two story with a brick and vinyl siding exterior. All homes have two-car garages.



Figure 6 – Ashton Oak Crossing Development – East of Site

Other adjacent land uses consist of a senior multi-family development (Lane Manor) and a church (Mountain View Baptist Church). Lane Manor is a 54-unit senior housing apartment development consisting of a 30-story building with interior

corridors and a brick and vinyl exterior (Figure 7). Mountain View Baptist Church is a two-building church facility (single story) with a brick exterior (Figure 8).



Figure 7 – Lane Manor Development – Adjacent to South Side of Site



Figure 8 – Mountain View Baptist Church – Adjacent to West Side of Site

The proposed development density of 4.4 units per acre is consistent with or lower than adjacent or nearby residential developments. Its brick and Hardiplank exterior would equal or exceed the brick, vinyl, and wood siding materials currently in use on adjacent properties. The proposed development would introduce a superior

product that would enhance the visual appeal along Redan Road while matching the densities and zoning districts of residential developments near the site.

Section 27-832: C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The proposed site is currently a vacant wooded lot that is tax exempt due to its ownership and regular use by Mountain View Baptist Church. The low zoning density allowed by the current R-100 zoning has presumably made the property unmarketable to prospective developers as it has been marketed for sale by the church for over 7 years without success.

In its current zoning configuration and use, the tax exempt parcel is not generating tax revenue for DeKalb County and its low density has not proven attractive to prospective buyers for development. As currently zoned, there is no market for R-100 lots between a church and RSM neighborhood on a parcel of this size. Increasing the density to RSM, as proposed, would allow a more attractive 4-8 units per acre density while still matching surrounding zoning districts, densities, and uses. Private development would also remove the current tax exemption and create a use consisting of 50 attractive mixed-typology residences.

Section 27-832: D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The zoning proposal would merely introduce another RSM single-family residential use next to an existing RSM single-family neighborhood. Its materials quality (birch and Hardiplank) would meet or exceed existing home materials and thereby enhance the overall attractiveness of the area.

Section 27-832: 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.

Redan Road is a developed retail and residential corridor with frequent established MARTA bus transit stops, sidewalks, and a strong retail mix within easy walking distance of the site (half mile or less). RSM neighborhoods already exist adjacent to the site. The site represents an ideal location to fill in an undeveloped gap along Redan Road with a small mixed-typology residential development where all possible supporting amenities are already in place.

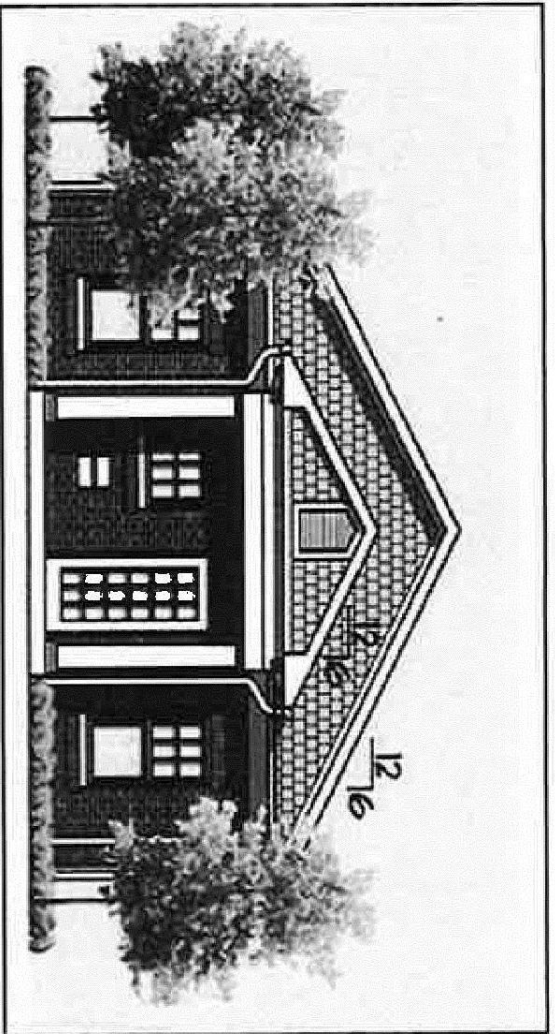
Section 27-832: F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The site is a vacant wooded lot without any standing structures. It does not represent a historical site and is not located within a historic district. There are no known archaeological resources located on the site.

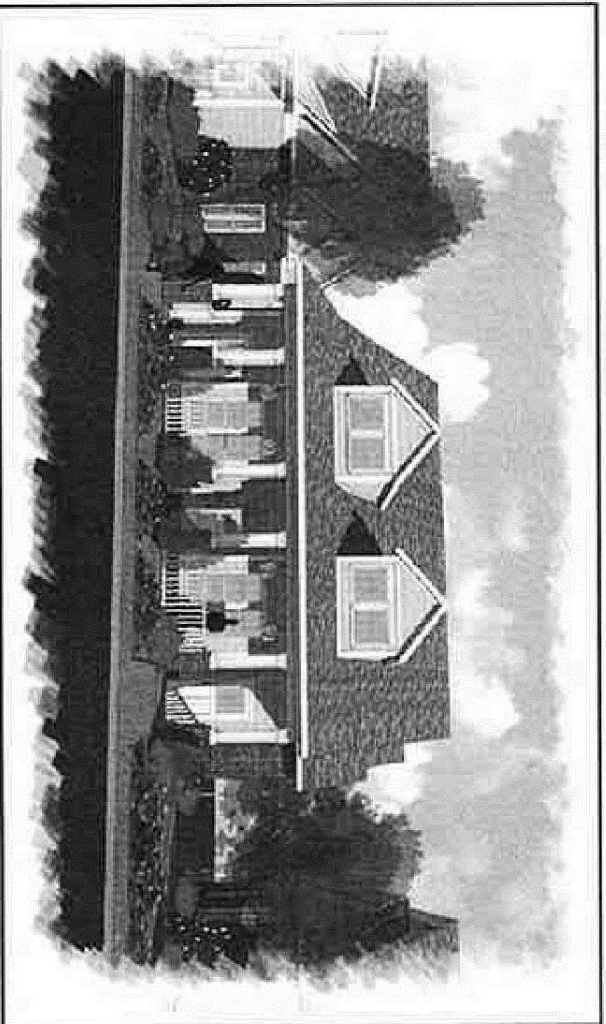
Section 27-832: G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The development would introduce a relatively small 50-unit RSM neighborhood that is similar to or smaller in size to adjacent existing neighborhoods already zoned RSM or greater. Traffic generated would be modest (estimated at 42 peak hour trips, assuming 0.75 trips per single family unit) and existing infrastructure (roads, transit, retail/grocery, utilities) are already in place to support the development and its residents.

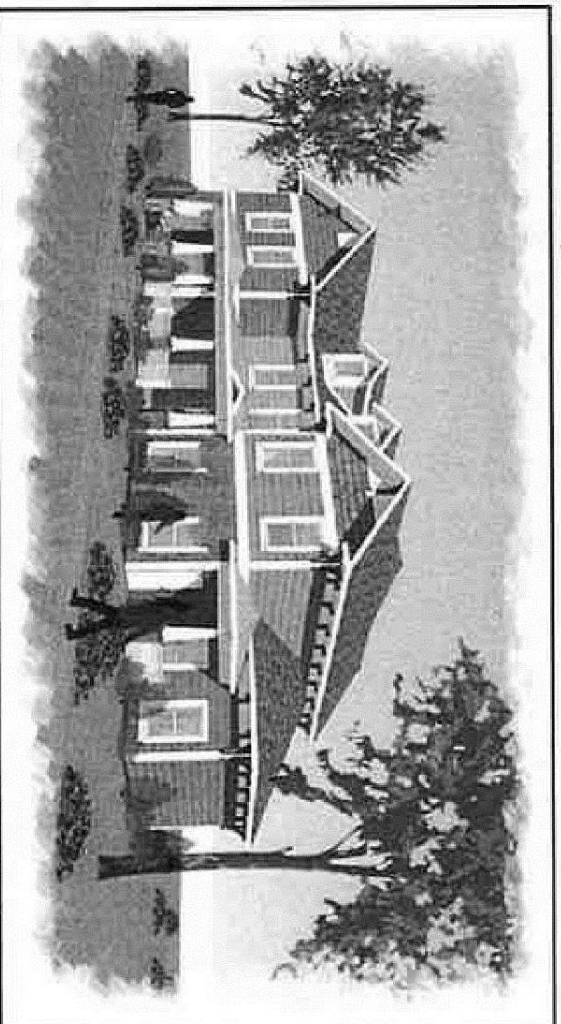




Single Family Detached Cottage

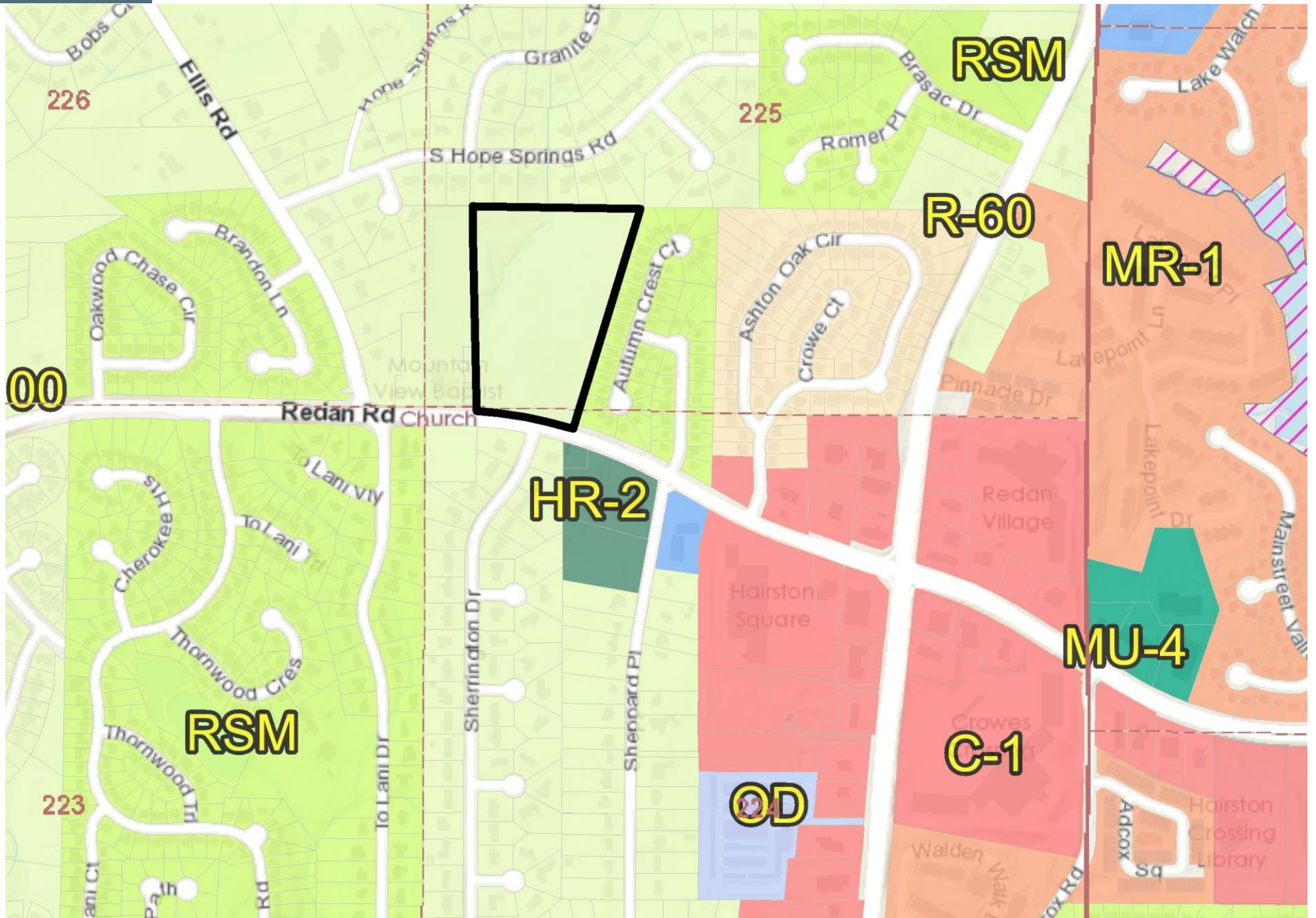


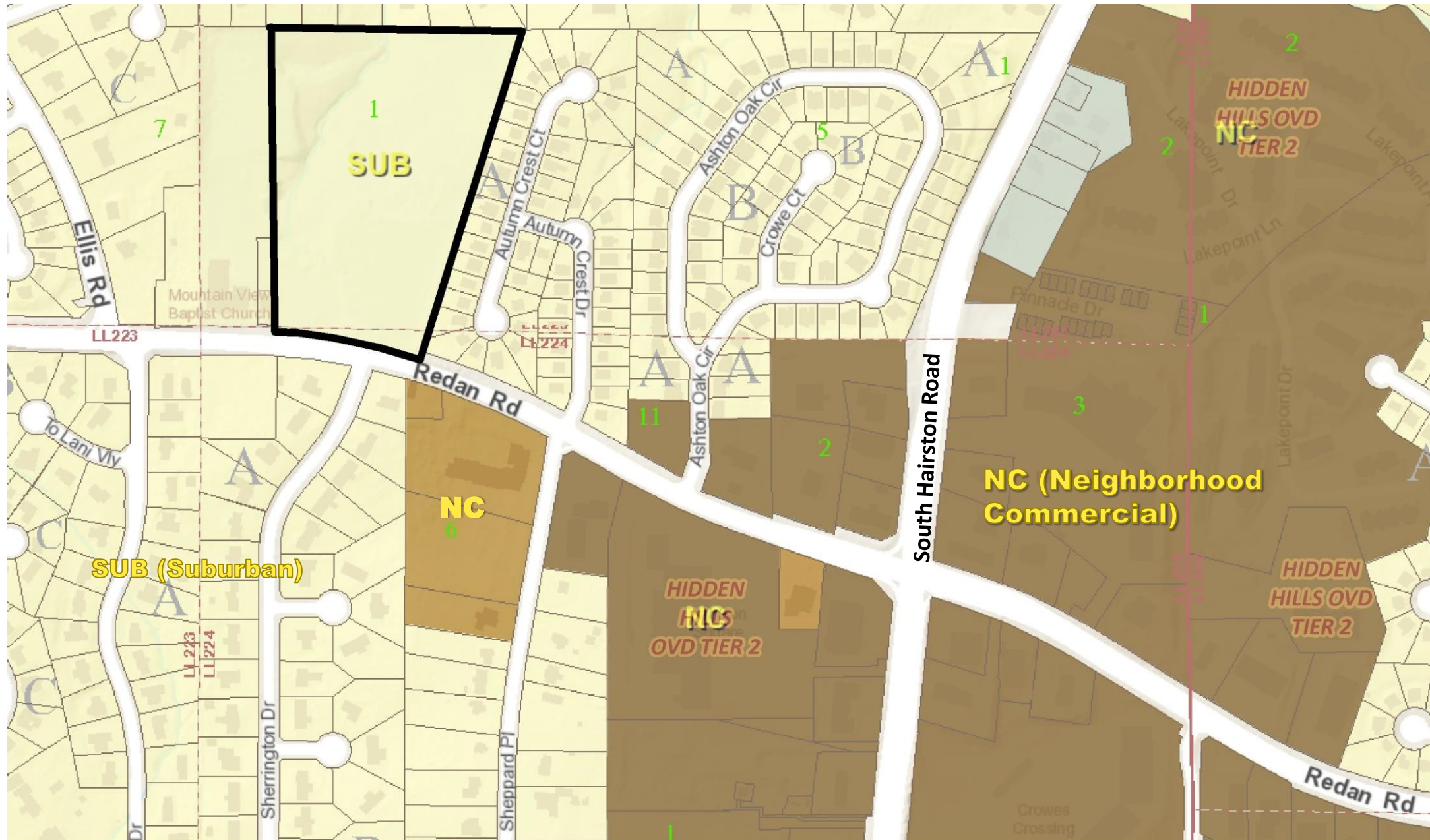
Single Family Attached Home (Duplex)



Single Family Attached Home (Triplex)

Figure 3 - Proposed Exterior Elevations







Subject Property.



View from Sherrington Drive of adjoining properties to the west.

