



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: January 5, 2023
Board of Commissioners Hearing Date: January 26, 2023

STAFF ANALYSIS

Case No.:	Z-23-1246183	Agenda #: 2022-2539
Location/Address:	Around 745 Arcadia Avenue, Decatur, GA 30030	Commission District: 04 Super District: 06
Parcel ID(s):	15-247-02-028, 15-247-02-029, 15-247-02-030, 15-247-02-031, 15-247-03-013, 15-247-03-014, 15-247-03-015, 15-247-03-016, 15-248-06-005, 15-248-06-006, 15-248-06-007, 15-248-06-008, 15-248-06-009, 15-248-06-010, 15-248-06-011, 15-248-06-012, 15-248-06-025	
Request:	Rezone properties from MR-2 (Medium Density Residential-2) zoning district and R-75 (Residential Medium Lot) zoning district to HR-2 (High Density Residential-2) zoning district to allow for the construction of multi-family apartments.	
Property Owner(s):	Arcadia Cottages LLC, Derrydown Quads, LLC, and John G. Herbert	
Applicant/Agent:	WSE Development LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP	
Acreage:	+/- 5.201 acres	
Existing Land Use:	MR-2 and R-75 – single family detached residential and quad-plex multi-family residential	
Surrounding Properties:	North: Mixed use, residential East: R-75 Single family detached residential South: R-75 and OI (Office institutional) single family residential and green space West: City of Decatur, multi-family residential	
Comprehensive Plan:	Traditional Neighborhood <input type="checkbox"/>	Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>

Staff Recommendation: Withdraw.

The applicant has requested withdrawal and staff supports this request.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: LP-23-1246182

Parcel I.D. #: 15-248-06-012

Address: 745 Arcadia Ave

Decatur, GA 30035

WATER:

Size of existing water main: 8" DIP (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Shoal Creek

Is sewer adjacent to property: Yes No If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger () adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28 (MGPD)

COMMENTS:

Sewer Capacity required

Signature: Yola Lewis

12/8/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
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 networks. 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.

Board of Health

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/8/2022

N5-202202536

Z-23-1246173 18-286-01-003

3964 Chamblee-Tucker Road, Doraville, GA 30340

Amendment

- Please review general comments.
- No septic system indicated in our system for this property. The surrounding area appears to have an installed septic system. Please note this particular property may have septic.

N6-2022-2537

SLUP-23-1246180 15-126-03-007

2571 E. Wesley Chapel Way, Decatur, GA 30035

Amendment

- Please review general comments.
- No septic system indicated in our system for this property. The surrounding area appears to have an installed septic system. Please note this particular property may have septic.

N7-2022-2538

LP-23-1246182 15-247-02-028, 15-247-02-029, 15-247-02-030, 15-247-02-031, 15-247-03-013, 15-247-03-014, 15-247-03-015, 15-247-03-016, 15-248-06-005, 15-248-06-006, 15-248-06-007, 15-248-06-008, 15-248-06-009, 15-248-06-010, 15-248-06-011, 15-248-06-012, 15-248-06-025

745 Arcadia Ave., Decatur, GA 30030

Amendment

- Please review general comments.

N8-2022-2539

Z-23-1246183/ 15-247-02-028, 15-247-02-029, 15-247-02-030, 15-247-02-031, 15-247-03-013, 15-247-03-014, 15-247-03-015, 15-247-03-016, 15-248-06-005, 15-248-06-006, 15-248-06-007, 15-248-06-008, 15-248-06-009, 15-248-06-010, 15-248-06-011, 15-248-06-012, 15-248-06-025

745 Arcadia Ave., Decatur, GA 30030

Amendment

- Please review general comments.

Zoning Comments – December 2022

N1, N2 & N3: 4819 Glenwood Road. No access allowed to Janet Lane. Glenwood Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway due to the wall and the crest of the hill. Please note that the driveway may need to be shifted to achieve sight distance.

N4. 3964 Chamblee-Tucker Road. No Comment

N5. 3964 Chamblee Tucker Road. Only one access point allowed on Chamblee Tucker Road. Chamblee Tucker Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway must be submitted with the Land Development Permit.

N6. 2571 E. Wesley Chapel Way. Review and approval required by PM Tim Matthews or designee (TMatthews@dot.ga.gov) with GDOT I-20 at I-285 MMIP Interchange Project. Provide any right of way necessary for PI 0013915. E. Wesley Chapel Way is classified as a local street. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required.

N7 & N8. 745 Arcadia Avenue. Provide a traffic study for the development to include a traffic signal warrant study. If the study is approved by PW- Transportation, install a traffic signal at the intersection of Craigie Ave and Arcadia Ave/Katie Kerr. Arcadia Ave/Katie Kerr is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Craigie Ave and Derrydown Way are classified as local streets. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required. The proposed plan requires a right of way abandonment to be approved by the Board of Commissioners at a future date.

N9. 3350 Kensington Road. Review and approval required by PW- Transportation and GDOT PM April McKown (april.mckown@oneatlas.com) for PI 0017992. Dedicate right of way necessary for the PI 0017992 (which will build most of your required infrastructure improvements below, depending on project schedules). Reserve right of way for a potential roundabout at Mountain Drive and the MARTA Station main entrance. Traffic study required. Kensington Road is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Mountain Drive is a state route. GDOT District 7 (Renaldo Mathis at RMathis@dot.ga.gov) review and approval required prior to permitting. Mountain Drive is classified as a collector road. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 35 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required.

N10. 6651 Princeton Park Ct. No Comment.

**DeKalb County School District
Development Review Comments**

Analysis Date: 12/5/2022

Submitted to: DeKalb County

Case #: Z-23-1246183
Parcel #: 15-247-02/-028/-029/-031, 15-247-03-013/-014/-015/-016, 15-248-06-006/-007/-008/-009/-010/-011/-015/025

Name of Development: WSE Derrydown Way

Location: Both sides of Derrydown way and the west side of Arcadia Ave, north of Cragie Ave, 745 Arcadia ave

Description: Proposed Multi-family development with 312 units, replacing about 38 attached and detached homes.

Impact of Development: When fully constructed, this development would be expected to generate 29 students: 4 at Avondale Elementary School, 6 at Druid Hills Middle School, 8 at Druid Hills High School, 9 at other DCSD schools, and 2 at private school. All three neighborhood schools have capacity for additional students from development.

Current Condition of Schools	Avondale Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	648	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2022)	382	938	1,352			
Seats Available	266	232	43			
Utilization (%)	59.0%	80.2%	96.9%			
New students from development	4	6	8	9	2	29

New Enrollment	386	944	1,360
New Seats Available	262	226	35
New Utilization	59.6%	80.7%	97.5%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0130	0.0222	0.0037	0.0389
Middle	0.0194	0.0037	0.0000	0.0231
High	0.0264	0.0017	0.0000	0.0281
Total	0.0588	0.0276	0.0037	0.0901
Student Calculations				
Proposed Units	312			
Unit Type	APT			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	4.04	6.93	1.16	12.13
Middle	6.07	1.16	0.00	7.23
High	8.23	0.53	0.00	8.76
Total	18.34	8.62	1.16	28.12
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale Elementary School	4	7	1	12
Druid Hills Middle School	6	1	1	8
Druid Hills High School	8	1	0	9
Total	18	9	2	29



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:

- **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 **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- ✓ **The Discharge from the detention pond shall not be towards adjacent properties; and shall be connected to existing stormwater structure in the right-of-way.**
- ✓ **The county codes require the hydrology study to model the existing conditions as wooded**
- ✓ **Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.**
- ✓ **A lot combination application shall be submitted and approved prior to the submittal of the Land Disturbance/Development Permit (LDP) application, since the project will require the abandonment of a section of a public right-of-way/Derydown way.**
- ✓ **Any work to be done on offsite property shall require temporary construction easement and permanent easement with the respective property owner(s)**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not 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. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 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.



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**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N7

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: LP-23-1246182 Parcel I.D. #: 15-247-02-028

Address: 745

ArcaDia Ave,
Decatur, GA 30030

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:

Plans and field reviewed. No problem That would interfere with Traffic flow.

Signature: Jerry White



N-8

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-23-1246183 Parcel I.D. #: 15-247-02-029

Address: 745
Arcadia Ave
Decatur, GA. 30030

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 _____
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COMMENTS:

Plans and Field reviewed. No problem That would interfere with Traffic Flow.

Signature: Jerry White

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

A. Application form with name and address of applicant and owner, and address of subject property;

B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any;

C. Letter of application and impact analysis

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. Authorization Form, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

E. Campaign disclosure statement (required by State law).

F. Legal boundary survey of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

G. Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

a. complete boundaries of subject property;

b. dimensioned access points and vehicular circulation drives;

c. location of all existing and proposed buildings, structures, setbacks and parking;

d. location of 100 year floodplain and any streams;

e. notation of the total acreage or square footage of the subject property;

f. landscaping, tree removal and replacement, buffer(s); and

g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. Reduced Site Plan, reduced to 8.5" x 11".

I. Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey).

J. Building Form Information. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

K. Completed, signed Pre-application Form (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: WSE Development LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Applicant E-Mail Address: djwebb@sgrlaw.com

Applicant Mailing Address: 1105 W. Peachtree Street, Suite 1000, Atlanta, GA 30309

Applicant Daytime Phone: (404) 815-3620 Fax: (404) 685-6920

Owner Name: See Attached Property Owner List
If more than one owner, attach list of owners.

Owner Mailing Address: See Attached Property Owner List

Owner Daytime Phone: See Attached Property Owner List

Address of Subject Property: See Attached Property Owner List

Parcel ID#: See Attached Property Owner List

Acreage: ±5.201 acres Commission District: 4,6

Present Zoning District(s): MR-2 and R-75

Proposed Zoning District: HR-2

Present Land Use Designation: Traditional Neighborhood (TN)

Proposed Land Use Designation (if applicable): Town Center (TC)

Exhibit A
Property Owner List

Arcadia Cottages LLC

111-C New Street
Decatur, GA 30030
Phone: (404) 834-6405
Email: charlesbosserman@gmail.com

Parcels Owned:

- 745 Arcadia Avenue (Parcel ID 15 248 06 012) Zoned: MR-2
- 751 Arcadia Avenue (Parcel ID 15 248 06 011) Zoned: MR-2
- 757 Arcadia Avenue (Parcel ID 15 248 06 010) Zoned: R-75
- 763 Arcadia Avenue (Parcel ID 15 248 06 009) Zoned: R-75
- 767 Arcadia Avenue (Parcel ID 15 248 06 008) Zoned: MR-2
- 769 Arcadia Avenue (Parcel ID 15 248 06 025) Zoned: MR-2
- 775 Arcadia Avenue (Parcel ID 15 248 06 007) Zoned: MR-2
- 781 Arcadia Avenue (Parcel ID 15 248 06 006) Zoned: MR-2
- 787 Arcadia Avenue (Parcel ID 15 248 06 005) Zoned: MR-2

Derrydown Quads, LLC

111-C New Street
Decatur, GA 30030
Phone: (404) 834-6405
Email: charlesbosserman@gmail.com

Parcels Owned:

- 747 Derrydown Way (Parcel ID 15 247 03 013) Zoned: MR-2
- 759 Derrydown Way (Parcel ID 15 247 03 014) Zoned: MR-2
- 771 Derrydown Way (Parcel ID 15 247 03 015) Zoned: MR-2
- 783 Derrydown Way (Parcel ID 15 247 03 016) Zoned: MR-2
- 746 Derrydown Way (Parcel ID 15 247 02 028) Zoned: MR-2
- 758 Derrydown Way (Parcel ID 15 247 02 029) Zoned: MR-2
- 770 Derrydown Way (Parcel ID 15 247 02 030) Zoned: MR-2
- 782 Derrydown Way (Parcel ID 15 247 02 031) Zoned: MR-2

John G. Herbert

420 Sycamore St.
Decatur, GA 30030
Phone: 404-310-8989

Parcels Owned:

- 759 Derrydown Way (Parcel ID 15 247 03 014) (Co-Owner with Derrydown Quads, LLC)
- 783 Derrydown Way (Parcel ID 15 247 03 016) (Co-Owner with Derrydown Quads, LLC)

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or 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.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- 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.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1. M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 10/26/2022

TO WHOM IT MAY CONCERN:

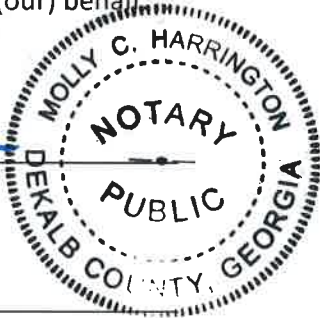
(I) (WE) John G. Herbert
Name of owner(s)

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

Dennis J. Webb Jr., Smith Gambrell Russell
Name of Agent or Representative

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

Molly C Harrington
Notary Public



John G. Herbert
Owner John G. Herbert

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. 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 \$250.00 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 Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

John G. Herbert

John G. Herbert

Signature of Applicant

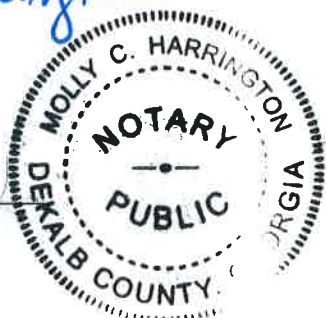
Check one: Owner Agent _____ Date 26. OCT 22

Notary: *Molly C. Harrington*

6/15/2024

6/16/2024 MCH

Expiration Date/Seal



*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

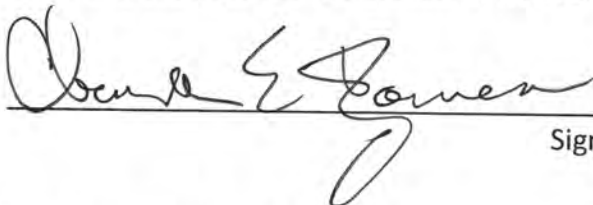
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Arcadia Cottages LLC
c/o Charles Bosserman

Signature of Applicant

Check one: Owner Agent _____ Date 10/27/22

Notary:

Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

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Derrydown Quads LLC
c/o Charles Bosserman

Signature of Applicant

Check one: Owner Agent _____ Date 10/27/22

Notary:

Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

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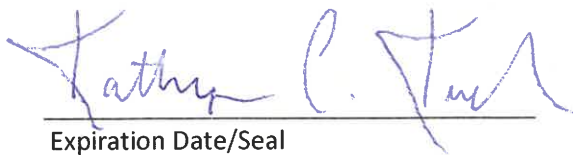
WSE Development LLC
By: Darin W. Collier
Title: President



Signature of Applicant

Check one: Owner _____ Agent Date 10 / 27 / 2022

Notary:


Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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Yes X No _____*

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Cathy M. Ellington
Notary



Expiration Date/Seal

Dennis J. Webb, Jr. 10.26.2022
Signature of Applicant /Date

Check one: Owner _____ Agent X

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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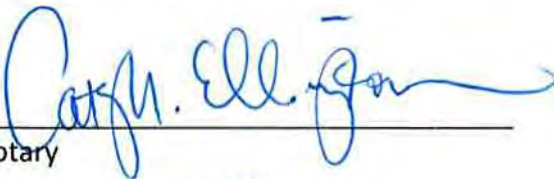
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Notary



Kathryn M. Zickert 10.26.2022
Signature of Applicant /Date

Check one: Owner _____ Agent X



Expiration Date/Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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Yes _____ No X *

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Notary



J. Alexander Brock 10.26.2022

Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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Notary



Kirk R. Fjelstul 10.26.2022
Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

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

Pre-Application Meeting

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

Applicant Name: Smith Gambrell Russell Phone: 404-815-3603 Email: dwebb@sgrlaw.com

Property Address: Assemblage on Derrydown Way

Tax Parcel ID: Various (15 247 02 029) Comm. District(s): 4/6 Acreage:

Existing Use: Residential Proposed Use Residential

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes X No _____

Existing Zoning: MR and R75 Proposed Zoning: HR-2 Square Footage/Number of Units: ~312 units

Rezoning Request: Rezone to assemble and construct multi family development

Land Use Plan Amendment: Yes X No _____

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

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____

Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____

Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____

Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____

Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____

Lighting Plan: _____ Tent Permit: _____ Submittal Format: **EMAIL AS ONE PDF**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Review of Site Plan
NO SITE PLAN SUBMITTED

Possible Variances: _____

Comments: _____ Check TOWN CENTER land use compatibility with 2050 Comprehensive Plan Updates.
____Find the plan [HERE](#).

Planner: _____ Rachel Bragg _____ Date _____ 10.24.22 _____

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

Public Notification & Community Meeting

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



Dennis (Den) J. Webb, Jr.
Direct Tel: 404-815-3620
Direct Fax: 404-685-6920
dwebb@sgrlaw.com

October 11, 2022

Re: Petitioner: The Worthing Companies (Dennis J. Webb, Jr.)
Subject: Community Meeting Notice

Dear Neighbor,

You are receiving this notice because you own property within 500 feet of 17 parcels located on Arcadia Avenue and Derrydown Way, (the "Subject Property"), listed on the attached parcel list. The Subject Property totals \pm 4.71 acres and is in unincorporated DeKalb County. The Petitioner is seeking to rezone the Subject Property from MR-2 (Medium Density Residential) and R-75 (Residential Medium Lot-75) to HR-2 (High Density Residential-2) and to amend the Future Land Use Map for the Subject Property from TN (Traditional Neighborhood) to TC (Town Center) to allow for the construction of a multi-family development.

The Worthing Companies will hold a virtual Community Meeting on October 26, 2022 at 7:00 pm via ZOOM to preview the proposal: <https://sgrlaw.zoom.us/join> / Webinar ID: **985 9919 6599** / Passcode: **520137**.

We look forward to discussing the project with you and getting feedback on October 26, 2022. If you are unable to attend, have any questions regarding this application, or wish to reach out beforehand, please feel free to contact me.

With kind regards,

A handwritten signature in blue ink, appearing to read "Dennis J. Webb, Jr.", written over a light blue grid background.

Dennis J. Webb, Jr.

Parcel I.D.:	Address
15 248 06 012	745 Arcadia Ave
15 248 06 011	751 Arcadia Ave
15 248 06 010	757 Arcadia Ave
15 248 06 009	763 Arcadia Ave
15 248 06 008	767 Arcadia Ave
15 248 06 025	769 Arcadia Ave
15 248 06 007	775 Arcadia Ave
15 248 06 006	781 Arcadia Ave
15 248 06 005	787 Arcadia Ave
15 247 02 028	746 Derrydown Way
15 247 03 013	747 Derrydown Way
15 247 02 029	758 Derrydown Way
15 247 02 030	770 Derrydown Way
15 247 03 015	771 Derrydown Way
15 247 02 031	782 Derrydown Way
15 247 03 014	759 Derrydown Way
15 247 03 016	783 Derrydown Way

WHITTLE DANNY
2718 ROYAL BLF
DECATUR GA 30030

PITTS STEVEN D
2630 TALLEY ST UNIT 309
DECATUR GA 30030

SEABOARD WEEKES LLC
P.O. BOX 1305
DECATUR GA 30031

NONNEMAN NICHOLAS
2729 ROYAL BLF
DECATUR GA 30030

BIERMAN RICHARD BERRY
4120 CALGARY WAY
LOUISVILLE KY 40241

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

TALLEY COLUMBIA LLC
P O BOX 1305
DECATUR GA 30031

PRINZ ASTRID
2630 TALLEY ST # 304
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

CLAUSSEN JON
803 DERRYDOWN WAY
DECATUR GA 30030

BOSWELL ELLIOT
2630 TALLEY ST UNIT 401
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

URBAN REDEVELOPMENT AGENCY OF
509 N MCDONOUGH ST
DECATUR GA 30030

COBB PAUL DAVID GERARD
2630 TALLEY ST # 424
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

MASON LOIS JEANETTE
2630 TALLEY ST UNIT 420
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

RANKINE NICOLE
2630 TALLEY ST # 124
DECATUR GA 30030

GRID PROPERTIES LLC
2015 BOUNDARY ST 300
BEAUFORT SC 29902

SPRINGDALE PARTNERS LLLP
PO BOX 1305
DECATUR GA 30031

PETERSON DEBORAH A
2630 TALLEY ST UNIT 110
DECATUR GA 30030

2670 E COLLEGE AVE DEC LLC
1290 AVENUE OF THE AMERICAS
NEW YORK NY 10104

ARCADIA COTTAGES LLC
PO BOX 1305
DECATUR GA 30031

URBAN INVESTMENTS 223 LLC
2630 TALLEY ST UNIT 322
DECATUR GA 30030

DERRYDOWN HOUSES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

SHUNNARAH CHRISTINA
2630 TALLEY ST
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

GARGIULO JOSEPH C
PO BOX 33623
DECATUR GA 30033

GUZMAN SALIENA
747 HILLMONT AVE
DECATUR GA 30030

BROOKS ELIZABETH Z
2740 ROYAL BLF
DECATUR GA 30030

GILLETT KREUZBURG REVOCABLE
411 WALNUT ST # 16459
GREEN COVE SPRNGS FL 32043

REAGIN SEAN SAMUEL
772 HILLMONT AVE
DECATUR GA 30032

LAVENDER REBECCA A
885 DERRYDOWN WAY
DECATUR GA 30030

FILOSETA JUSTIN C
2630 TALLEY ST # 321
DECATUR GA 30030

WINTER RYAN T
780 HILLMONT AVE
DECATUR GA 30030

PESTA IAN HENRY
821 DERRYDOWN WAY
DECATUR GA 30030

URBAN INVESTMENTS 322 LLC
2630 TALLEY ST UNIT 322
DECATUR GA 30030

PSAILA MARY C
730 HILLMONT AVE
DECATUR GA 30030

BROOKSHIRE RUSSELL C
814 DERRYDOWN WAY
DECATUR GA 30030

BOWLES JADE B
2630 TALLEY ST # 409
DECATUR GA 30030

UNDERWOOD JOHN B
738 HILLMONT AVE
DECATUR GA 30030

HOFF DAVID
1460 BATES CT NE
BROOKHAVEN GA 30319

ERICKSON SARAH
2630 TALLEY ST # 425
DECATUR GA 30030

SOULE RYAN P
736 DALEROSE AVE
DECATUR GA 30030

WINCHESTER JAMES J
2630 TALLEY ST # 103
DECATUR GA 30030

WOOD AMANDA M
2630 TALLEY ST
DECATUR GA 30030

SAUNDERS ANNE WASHINGTON
748 DALEROSE AVE
DECATUR GA 30030

OCONNOR PATRICIA
2630 TALLEY ST # 119
DECATUR GA 30030

DECATUR SV PROPERTY LLC
3154 LAWRENCEVILLE SUWANEE RD STE 103
SUWANEE GA 30024

STREIT JOHN F IV
764 DALEROSE AVE
DECATUR GA 30030

BRADLEY MARY A REVOCABLE LIVING TRUST
2630 TALLEY ST UNIT 201
DECATUR GA 30030

DERRYDOWN HOUSES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

JOBSON MARY
2743 ZOAR AVE
DECATUR GA 30030

MCCOMAS RYAN KEITH
2630 TALLEY ST UNIT 217
DECATUR GA 30030

HERBERT JOHN G
1904 MONROE DR NE # 235
ATLANTA GA 30324

TRUCKS DUANE HUDSON
2744 CRAIGIE AVE
DECATUR GA 30030

KALINS JEFFREY C
140 BROADMOOR DR
FAYETTEVILLE GA 30215

MARTA
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

BARNETT BRYAN F
762 HILLMONT AVE
DECATUR GA 30030

DERRYDOWN HOUSES LLC
PO BOX 1305
DECATUR GA 30031

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

HERNDON BODFISH LIVING TRUST
2726 CRAIGIE AVE
DECATUR GA 30030

DERRYDOWN HOUSES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

QUERUBIN EUBERT
785 DALEROSE AVE
DECATUR GA 30030

RIPLEY F MARTIN JR
844 DERRYDOWN WAY
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

CASEY SUSAN C
525 HARDENDORF AVE
ATLANTA GA 30307

BYRNE MEGHAN
858 DERRYDOWN WAY
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

GARGIULO JOSEPH C
P O BOX 33623
DECATUR GA 30033

URIZ JEREMY
2610 TALLEY ST
DECATUR GA 30030

189 SAMS LLC
PO BOX 1305
DECATUR GA 30031

BURNETTE BRYAN LIVING TRUST
760 DALEROSE AVE
DECATUR GA 30030

KHAROD GRISHMA
2630 TALLEY ST UNIT 101
DECATUR GA 30030

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

JACKSON CRYSTAL LEIGH
788 DALEROSE AVE
DECATUR GA 30030

RUDOLPH LISA A
2630 TALLEY ST # 105
DECATUR GA 30030

ECONOMY VICTOR J
1833 SMOKERISE SMT
STONE MOUNTAIN GA 30087

MORGAN MAUREEN P
P.O.BOX 1549
DECATUR GA 30031

STEPHENSON DEBORAH K
733 HILLMONT AVE
DECATUR GA 30030

DOMKE LISA
2630 TALLEY ST UNIT 127
DECATUR GA 30030

HALE JULIE K
767 HILLMONT AVE
DECATUR GA 30030

SOUKI JULIANA
2735 ROYAL BLF
DECATUR GA 30030

ROBERTS CHELSEA N
2630 TALLEY ST UNIT 127
DECATUR GA 30030

CAMPBELL MELISSA
2630 TALLEY ST UNIT 220
DECATUR GA 30030

MARTA
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326

PASCHAL MARGARET LEE
717 HILLMONT AVE
DECATUR GA 30030

SPEER TRAVIA L
2630 TALLEY ST # 202
DECATUR GA 30030

MARTA
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326

MOORE BEN N
2729 CRAIGIE AVE
DECATUR GA 30030

STEIDEN PATRICK J
2630 TALLEY ST UNIT 303
DECATUR GA 30030

AVONDALE TOD I LLC
1454 LA FRANCE ST NE STE 200
ATLANTA GA 30307

KOFFLER ZACHARY
2719 CRAIGIE AVE
DECATUR GA 30030

PATEL JIMMY
2630 TALLEY ST UNIT 307
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

EDGE NATHAN P
758 HILLMONT AVE
DECATUR GA 30030

ELLOTT ASHLEY
2630 TALLEY ST # 407
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

LIOY ALICE IRENE
742 HILLMONT AVE
DECATUR GA 30030

C AND I REVOCABLE LIVING TRUST
2630 TALLEY ST UNIT 411
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

KILGORE FAMILY REVOCABLE LIVING TRUST
749 DALEROSE AVE
DECATUR GA 30030

MCDANIEL ABBEY
2630 TALLEY ST # 423
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

NGUYEN IV THANH
2725 E COLLEGE AVE
DECATUR GA 30030

BYERS BETSY L
PO BOX 2351
DECATUR GA 30031

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

GARGIULO JOSEPH C
PO BOX 33623
DECATUR GA 30033

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ECONOMY VICTOR J
1833 SMOKERISE SMT
STONE MOUNTAIN GA 30087

WARNER BARBARA
780 DALEROSE AVE
DECATUR GA 30030

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

CARNEVALE CAROLINE
729 HILLMONT AVE
DECATUR GA 30030

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

GAYMON MATTHEW D
2746 ROYAL BLF
DECATUR GA 30030

PAGE DONALD JAY
2630 TALLEY ST # 206
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

ROUSE HEATHER S
861 DERRYDOWN WAY
DECATUR GA 30030

KUHSTOSS CHRISTOPHER MICHAEL
2630 TALLEY ST CONDO 326
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

ALLEN WILLIAM EDWARD
855 DERRYDOWN WAY
DECATUR GA 30030

BROWN CONNOR
2630 TALLEY ST UNIT 324
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

SEABOARD PROPERTIES LP
P O BOX 1305
DECATUR GA 30031

GUIDOTTI NICOLE M
2630 TALLEY ST UNIT 415
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DERRYDOWN HOUSES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ROBERT JANE
2872 LEXINGTON LAKES AVE
BATON ROUGE LA 70810

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

RAMAGE TUTTLE REBECCA
2630 TALLEY ST # 115
DECATUR GA 30030

PLYLER GLENN B
2630 TALLEY ST UNIT 1
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

NEWSOME JR DONALD GORDY
2630 TALLEY ST UNIT 117
DECATUR GA 30030

WINKLER RICHARD E
2630 TALLEY ST # 3
DECATUR GA 30030

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

MARCHIOLO ERYN M
2630 TALLEY ST # 205
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

BAUGNON MARIE
2630 TALLEY ST #211
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

CASLER WILLIAM D
741 HILLMONT AVE
DECATUR GA 30030

MCLEAN JELANI A
4735 S LANGLEY AVE APT 2
CHICAGO IL 60615

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

THOMPSON MICHAEL J
737 HILLMONT AVE
DECATUR GA 30030

CARLSON RHOEN C
755 HILLMONT AVE
DECATUR GA 30030

DOWNTOWN DEVELOPMENT AUTHORITY
3715 NORTHSID PKWY PLZ STE 200
ATLANTA GA 30327

LIA SCOTT
2630 TALLEY ST # 228
DECATUR GA 30030

HIGDON JASON
2715 CRAIGIE AVE
DECATUR GA 30030

SCANTLIN TIMOTHY T
2722 ROYAL BLF
DECATUR GA 30030

PETTY LINDSAY S
2630 TALLEY ST UNIT 311
ATLANTA GA 30030

SNYDER NICHOLAS A
2707 CRAIGIE AVE
DECATUR GA 30030

LINKTHUN SONYA
2717 ROYAL BLF
DECATUR GA 30030

THWAITS STEPHEN M
2630 TALLEY ST UNIT 317
DECATUR GA 30030

BURNETTE BRYAN LIVING TRUST
760 DALEROSE AVE
DECATUR GA 30030

O SULLIVAN GARETH JOHN
809 DERRYDOWN WAY
DECATUR GA 30030

JEWSOME WAUQUITA
2630 TALLEY ST UNIT 306
DECATUR GA 30030

OSTAPIEJ LAURA
757 DALEROSE AVE
DECATUR GA 30030

DOLLARHIDE ANNE
870 DERRYDOWN WAY
DECATUR GA 30030

JOHNSON FRED
2630 TALLEY ST UNIT 302
DECATUR GA 30030

SMITH SARAH ELIZABETH
739 DALEROSE AVE
DECATUR GA 30030

CITY OF DECATUR GEORGIA
509 N MCDONOUGH ST
DECATUR GA 30030

REID MARIO
2630 TALLEY ST # 403
DECATUR GA 30030

ABER CINDY S
735 DALEROSE AVE
DECATUR GA 30030

URBAN REDEVELOPMENT AGENCY
509 N MCDONOUGH ST
DECATUR GA 30030

BEASLEY HUGH F
760 BROWN PL
DECATUR GA 30030

KING DAVID R
717 DALEROSE AVE
DECATUR GA 30030

BLANCH ABRAHAM
2630 TALLEY ST UNIT 120
DECATUR GA 30030

FITCH MARVIN
2630 TALLEY ST UNIT #422
DECATUR GA 30030

HOBBS WARD W
725 BROWN PL
DECATUR GA 30030

JONES LESIA M
PO BOX 3347 LOFT 108
DECATUR GA 30031

2670 E COLLEGE AVE DEC LLC
1290 AVENUE OF THE AMERICAS
NEW YORK NY 10104

VANCE JACOB
75 HANCOCK ST #5
CAMBRIDGE MA 2139

JOHNSON NINA
4328 DOGWOOD TRC
DECATUR GA 30034

2670 E COLLEGE AVE DEC LLC
1290 AVENUE OF THE AMERICAS
NEW YORK NY 10104

BAGRIANSKY JOACHIM
1904 MONROE DR NE # 235
ATLANTA GA 30324

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

BURNETTE BRYAN LIVING TRUST
760 DALEROSE AVE
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

GARGIULO JOSEPH C
P O BOX 33623
DECATUR GA 30033

HUGHES RAYLYNN
756 DALEROSE AVE
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

HAWK JONELLE W
871 DERRYDOWN WAY
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

KAUTTER NICOLE
766 HILLMONT AVE
DECATUR GA 30030

POWELL CHRISTIE
865 DERRYDOWN WAY
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

GRINER BERNDT H
776 HILLMONT AVE
DECATUR GA 30030

TEWELL RICHARD SCOTT REVOC LIVING TRUS
849 DERRYDOWN WAY
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

GILBERT ANDREW
2283 WINELEAS RD
DECATUR GA 30033

SEABOARD PROPERTIES LLC
PO BOX 1305
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

SWEAT JOHN COOPER
734 HILLMONT AVE
DECATUR GA 30030

RITAN MICHELE
836 DERRYDOWN WAY
DECATUR GA 30030

SPRINGDALE PARTNERS LLLP
PO BOX 1305
DECATUR GA 30031

DAVIS ASHLEY GIBBS
118 WINNONA DR
DECATUR GA 30030

THOMAS MATHEW J
1274 FENWAY CIR
DECATUR GA 30030

SEABOARD PROPERTIES LP
111 NEW ST
DECATUR GA 30030

NGUYEN VI THANH
2729 E COLLEGE AVE
DECATUR GA 30030

IZUORA KENNETH
5646 MASA MOUNTAIN DR
LAS VEGAS NV 89135

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

BROWN MICHAEL V
768 DALEROSE AVE
DECATUR GA 30030

YANG BO
5285 BLUE YARROW RUN
NORCROSS GA 30092

GILBERT BILLIE R
280 RIM ROCK RD
KERRVILLE TX 78028

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

WHITE MARGARET M
2630 TALLEY ST # 210
DECATUR GA 30030

MARTA
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

ROLLINS ROBERT SAM
2630 TALLEY ST UNIT 204
DECATUR GA 30030

MARTA
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

HIRSH DANIEL MAX
69 OAKRIDGE AVE SE
ATLANTA GA 30317

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DONOFRIO CORDELL J
2723 CRAIGIE AVE
DECATUR GA 30030

CROOM ROBERT D
2630 TALLEY ST UNIT 328
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

ANDERSON ZACHARY W
2630 TALLEY ST # 417
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

SKILLMAN BEN
773 DALEROSE AVE
DECATUR GA 30030

FORD VANESSA RENILDE
2630 TALLEY ST # 419
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

WALKER ERIN GIVENS
767 DALEROSE AVE
DECATUR GA 30030

ARTER JAMES R
2630 TALLEY ST UNIT 402
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DALEROSE PROPERTY MANAGEMENT LLC
729 DALEROSE AVE
DECATUR GA 30030

HOUSING AUTHORITY OF THE
750 COMMERCE DR # 110
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

FORSON COURTNEY
723 DALEROSE AVE
DECATUR GA 30030

DERRYDOWN HOLDINGS LLC
2677 E COLLEGE AVE
DECATUR GA 30030

ARCADIA COTTAGES LLC
P O BOX 1305
DECATUR GA 30031

OTT TYLER
729 BROWN PL
DECATUR GA 30030

GARGIULO JOSEPH C
P O BOX 33623
DECATUR GA 30033

PAVEY THERESA ANN
2630 TALLEY ST UNIT 102
DECATUR GA 30030

DECATUR SV PROPERTY LLC
3154 LAWRENCEVILLE SUWANEE RD STE 103
SUWANEE GA 30024

SIZER CAROLINE
2630 TALLEY ST # 203
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

MILLS LORRAINE P
2736 ROYAL BLF
DECATUR GA 30030

WRIGHT JASON
2630 TALLEY ST UNIT 215
DECATUR GA 30030

LBS HOLDINGS LLC
2677 E COLLEGE AVE
DECATUR GA 30030

OUSLEY OPAL YATES
2726 ROYAL BLF
DECATUR GA 30030

CAPELOUTO AARON JOSEPH
2630 TALLEY ST UNIT 219
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE 235
ATLANTA GA 30324

MCEWEN KEISHA
891 DERRYDOWN WAY
DECATUR GA 30030

SUNNY JAMES A
2630 TALLEY ST UNIT 319
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

LUDSIN HALLIE G
881 DERRYDOWN WAY
DECATUR GA 30030

YENNA MARSHA ANNE
2630 TALLEY ST UNIT 323
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

ANDERSON CLAIRE ELIZABETH
843 DERRYDOWN WAY
DECATUR GA 30030

SAGE RYAN
2630 TALLEY ST UNIT 320
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

FERGUSON LEO JR
827 DERRYDOWN WAY
DECATUR GA 30030

MONTIGNY TINA A
2630 TALLEY ST UNIT 308
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

BOARD OF EDUCATION OF THE CITY OF DECATU
125 ELECTRIC AVE
DECATUR GA 30030

MORRIS ROBERT DANIEL
2630 TALLEY ST UNIT 408
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

DYNNESON ELANE
2630 TALLEY ST UNIT 106
DECATUR GA 30030

MARTIN MELISSA ANN
2630 TALLEY ST # 404
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

SEABOARD PROPERTIES LP
111 NEW ST
DECATUR GA 30030

WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS GA 30071

BARNES JUSTIN R
875 DERRYDOWN WAY
DECATUR GA 30030

189 SAMS LLC
PO BOX 1305
DECATUR GA 30031

HERBERT MARIE
1828 CHRISTOPHER DR
CONYERS GA 30094

GODWIN GREGORY L
831 DERRYDOWN WAY
DECATUR GA 30030

DOWNTOWN DEVELOPMENT AUTHORITY OF
21 N AVONDALE PLZ
AVONDALE ESTATES GA 30002

PAGUAGA MARY E
735 BROWN PL
DECATUR GA 30030

GIBBONS SCOTT P
802 DERRYDOWN WAY
DECATUR GA 30030

ARCADIA COTTAGES LLC
P O BOX 1305
DECATUR GA 30031

BARNES CAMERON CHARLES
728 DALEROSE AVE
DECATUR GA 30030

JOY RHONDA
864 DERRYDOWN WAY
DECATUR GA 30030

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

HUGHES RAYLYNN
756 DALEROSE AVE
DECATUR GA 30030

BALL JAMES M
2112 PALIFOX DR NE
ATLANTA GA 30307

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ROARK MEREDITH
2630 TALLEY ST # 125
DECATUR GA 30030

MCCOY LU HSI TSENG
789 HILLMONT AVE
DECATUR GA 30030

EASTERWOOD MICHAEL H
2915 E PONCE DE LEON AVE
DECATUR GA 30030

GARBER MATTHEW BRENNAN
777 HILLMONT AVE
DECATUR GA 30030

DELIA WILLIAM JR JR
2732 ROYAL BLF
DECATUR GA 30030

DODD ANDREW J
613 N PATTERSON ST
VALDOSTA GA 31601

SHAFFER DIAN A
2718 CRAIGIE AVE
DECATUR GA 30030

PROCTOR KAITLIN BAKER
861 ASHFIELD DR
DECATUR GA 30030

WAI EE HO
2630 TALLEY ST UNIT 222
DECATUR GA 30030

DALEROSE LLC
768 DALEROSE AVE
DECATUR GA 30030

DERRYDOWN HOUSES LLC
PO BOX 1305
DECATUR GA 30031

ROOT DAVID F
210 N CANDLER ST
DECATUR GA 30030

PARK JI IN
2630 TALLEY ST # 325
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

MAZZOLINI THOMAS J
2739 CRAIGIE AVE
DECATUR GA 30030

LINKENHOKER BRAD
2630 TALLEY ST # 310
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

KERNER PATRICIA A
754 HILLMONT AVE
DECATUR GA 30030

BOWDEN RHONDA P
2630 TALLEY ST UNIT 405
DECATUR GA 30030

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

MANIVANNAN MITHUN
784 HILLMONT AVE
DECATUR GA 30030

ALPHONSO MERVYN L
3830 KENNENT SQ
SUWANEE GA 30024

SEABOARD PROPERTIES LP
111 NEW ST
DECATUR GA 30030

THIEL STEVEN H
777 DALEROSE AVE
DECATUR GA 30030

LEVETT DEANA
1178 GRASSY OAT LN
LAWRENCEVILLE GA 30045

AVONDALE ESTATES CITY OF
21 N AVONDALE PLZ
AVONDALE ESTATES GA 30002

PEREZ GLADYMYR I
716 HILLMONT AVE
DECATUR GA 30030

COLLEGE AVENUE INVESTMENTS LLC
2693 E COLLEGE AVE
DECATUR GA 30030

ARCADIA COTTAGES LLC
PO BOX 1305
DECATUR GA 30031

PASHEL BRIAN
746 HILLMONT AVE
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ARCADIA COTTAGES LLC
P O BOX 1305
DECATUR GA 30031

TUCKER DANIEL DAY
722 DALEROSE AVE
DECATUR GA 30030

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

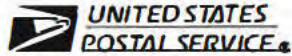
STILWELL ELIZABETH
734 DALEROSE AVE
DECATUR GA 30030

MARTA
P.O. BOX 570722
ATLANTA GA 30357

VAND GROUP LLC
240 GLEN LAKE DR NW
ATLANTA GA 30327

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

BOEVER HOLLY STEWART
785 HILLMONT AVE
DECATUR GA 30030



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 Smith, Gambrell & Russell, LLP
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 Atlanta, GA 30309

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 Insured Mail Signature Confirmation Restricted Delivery
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 011011636292

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1.	WHITTLE DANNY 2718 ROYAL BLF DECATUR GA 30030	.57	.47		
2.	PITTS STEVEN D 2630 TALLEY ST UNIT 309 DECATUR GA 30030	.57	.47		
3.	SEABOARD WEEKES LLC P.O. BOX 1305 DECATUR GA 30031	.57	.47		
4.	NONNEMAN NICHOLAS 2729 ROYAL BLF DECATUR GA 30030	.57	.47		
5.	BIERMAN RICHARD BERRY 4120 CALGARY WAY LOUISVILLE KY 40241	.57	.47		
6.	MARTA 2424 PIEDMONT RD NE ATLANTA GA 30324	.57	.47		
7.	TALLEY COLUMBIA LLC P O BOX 1305 DECATUR GA 30031	.57	.47		



8.	PRINZ ASTRID 2630 TALLEY ST # 304 DECATUR GA 30030	.57	.47																	
9.	MARTA 2424 PIEDMONT RD NE ATLANTA GA 30324	.57	.47																	
10.	CLAUSSEN JON 803 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
11.	BOSWELL ELLIOT 2630 TALLEY ST UNIT 401 DECATUR GA 30030	.57	.47																	
12.	URBAN REDEVELOPMENT AGENCY OF 509 N MCDONOUGH ST DECATUR GA 30030	.57	.47																	
13.	COBB PAUL DAVID GERARD 2630 TALLEY ST # 424 DECATUR GA 30030	.57	.47																	
14.	DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030	.57	.47																	
15.	MASON LOIS JEANETTE 2630 TALLEY ST UNIT 420 DECATUR GA 30030	.57	.47																	
16.	RANKINE NICOLE 2630 TALLEY ST # 124 DECATUR GA 30030	.57	.47																	



17. GRID PROPERTIES LLC
2015 BOUNDARY ST 300
BEAUFORT SC 29902

18. SPRINGDALE PARTNERS LLLP
PO BOX 1305
DECATUR GA 30031

19. PETERSON DEBORAH A
2630 TALLEY ST UNIT 110
DECATUR GA 30030

20. 2670 E COLLEGE AVE DEC LLC
1290 AVENUE OF THE AMERICAS
NEW YORK NY 10104

21. ARCADIA COTTAGES LLC
PO BOX 1305
DECATUR GA 30031

22. URBAN INVESTMENTS 223 LLC
2630 TALLEY ST UNIT 322
DECATUR GA 30030

23. DERRYDOWN HOUSES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

24. ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

25. SHUNNARAH CHRISTINA
2630 TALLEY ST
DECATUR GA 30030

26. DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

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27.	GARGIULO JOSEPH C PO BOX 33623 DECATUR GA 30033
28.	GUZMAN SALIENA 747 HILLMONT AVE DECATUR GA 30030
29.	REAGIN SEAN SAMUEL 772 HILLMONT AVE DECATUR GA 30032
30.	WINTER RYAN T 780 HILLMONT AVE DECATUR GA 30030
31.	PSAILA MARY C 730 HILLMONT AVE DECATUR GA 30030
32.	UNDERWOOD JOHN B 738 HILLMONT AVE DECATUR GA 30030
33.	SOULE RYAN P 736 DALEROSE AVE DECATUR GA 30030
34.	SAUNDERS ANNE WASHINGTON 748 DALEROSE AVE DECATUR GA 30030
35.	STREIT JOHN F IV 764 DALEROSE AVE DECATUR GA 30030
36.	JOBSON MARY 2743 ZOAR AVE DECATUR GA 30030

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37.	TRUCKS DUANE HUDSON 2744 CRAIGIE AVE DECATUR GA 30030
38.	BROOKS ELIZABETH Z 2740 ROYAL BLF DECATUR GA 30030
39.	LAVENDER REBECCA A 885 DERRYDOWN WAY DECATUR GA 30030
40.	PESTA IAN HENRY 821 DERRYDOWN WAY DECATUR GA 30030
41.	BROOKSHIRE RUSSELL C 814 DERRYDOWN WAY DECATUR GA 30030
42.	HOFF DAVID 1460 BATES CT NE BROOKHAVEN GA 30319
43.	WINCHESTER JAMES J 2630 TALLEY ST # 103 DECATUR GA 30030
44.	OCONNOR PATRICIA 2630 TALLEY ST # 119 DECATUR GA 30030
45.	BRADLEY MARY A REVOCABLE LIVING TRUST 2630 TALLEY ST UNIT 201 DECATUR GA 30030
46.	MCCOMAS RYAN KEITH 2630 TALLEY ST UNIT 217 DECATUR GA 30030

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47.	KALINS JEFFREY C 140 BROADMOOR DR FAYETTEVILLE GA 30215	.57	.47											
48.	GILLET KREUZBURG REVOCABLE 411 WALNUT ST # 16459 GREEN COVE SPRNGS FL 32043	.57	.47											
49.	FILOSETA JUSTIN C 2630 TALLEY ST # 321 DECATUR GA 30030	.57	.47											
50.	URBAN INVESTMENTS 322 LLC 2630 TALLEY ST UNIT 322 DECATUR GA 30030	.57	.47											
51.	BOWLES JADE B 2630 TALLEY ST # 409 DECATUR GA 30030	.57	.47											
52.	ERICKSON SARAH 2630 TALLEY ST # 425 DECATUR GA 30030	.57	.47											
53.	WOOD AMANDA M 2630 TALLEY ST DECATUR GA 30030	.57	.47											
54.	DECATUR SV PROPERTY LLC 3154 LAWRENCEVILLE SUWANEE RD STE 103 SUWANEE GA 30024	.57	.47											
55.	DERRYDOWN HOUSES LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324	.57	.47											
56.	HERBERT JOHN G 1904 MONROE DR NE # 235 ATLANTA GA 30324	.57	.47											



57.	MARTA 3424 PEACHTREE RD NE STE 300 ATLANTA GA 30326
58.	189 SAMS LLC PO BOX 1305 DECATUR GA 30031
59.	ARCADIA COTTAGES LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324
60.	ECONOMY VICTOR J 1833 SMOKERISE SMT STONE MOUNTAIN GA 30087
61.	STEPHENSON DEBORAH K 733 HILLMONT AVE DECATUR GA 30030
62.	HALE JULIE K 767 HILLMONT AVE DECATUR GA 30030
63.	BARNETT BRYAN F 762 HILLMONT AVE DECATUR GA 30030
64.	HERNDON BODFISH LIVING TRUST 2726 CRAIGIE AVE DECATUR GA 30030
65.	QUERUBIN EUBERT 785 DALEROSE AVE DECATUR GA 30030
66.	CASEY SUSAN C 525 HARDENDORF AVE ATLANTA GA 30307

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67.	GARGIULO JOSEPH C P O BOX 33623 DECATUR GA 30033
68.	BURNETTE BRYAN LIVING TRUST 760 DALEROSE AVE DECATUR GA 30030
69.	JACKSON CRYSTAL LEIGH 788 DALEROSE AVE DECATUR GA 30030
70.	SOUKI JULIANA 2735 ROYAL BLF DECATUR GA 30030
71.	DERRYDOWN HOUSES LLC PO BOX 1305 DECATUR GA 30031
72.	DERRYDOWN HOUSES LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324
73.	RIPLEY F MARTIN JR 844 DERRYDOWN WAY DECATUR GA 30030
74.	BYRNE MEGHAN 858 DERRYDOWN WAY DECATUR GA 30030
75.	URIZ JEREMY 2610 TALLEY ST DECATUR GA 30030
76.	KHAROD GRISHMA 2630 TALLEY ST UNIT 101 DECATUR GA 30030

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77.	RUDOLPH LISA A 2630 TALLEY ST # 105 DECATUR GA 30030	.57	.47																		
78.	MORGAN MAUREEN P P.O.BOX 1549 DECATUR GA 30031	.57	.47																		
79.	DOMKE LISA 2630 TALLEY ST UNIT 127 DECATUR GA 30030	.57	.47																		
80.	ROBERTS CHELSEA N 2630 TALLEY ST UNIT 224 DECATUR GA 30030	.57	.47																		
81.	CAMPBELL MELISSA 2630 TALLEY ST UNIT 220 DECATUR GA 30030	.57	.47																		
82.	SPEER TRAVIA L 2630 TALLEY ST # 202 DECATUR GA 30030	.57	.47																		
83.	STEIDEN PATRICK J 2630 TALLEY ST UNIT 303 DECATUR GA 30030	.57	.47																		
84.	PATEL JIMMY 2630 TALLEY ST UNIT 307 DECATUR GA 30030	.57	.47																		
85.	ELLOTT ASHLEY 2630 TALLEY ST # 407 DECATUR GA 30030	.57	.47																		
86.	C AND I REVOCABLE LIVING TRUST 2630 TALLEY ST UNIT 411 DECATUR GA 30030	.57	.47																		



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MCDANIEL ABBEY
2630 TALLEY ST # 423
DECATUR GA 30030

BYERS BETSY L
PO BOX 2351
DECATUR GA 30031

DERRYDOWN QUADS LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

MARTA
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326

ARCADIA COTTAGES LLC
1904 MONROE DR NE STE 235
ATLANTA GA 30324

ECONOMY VICTOR J
1833 SMOKERISE SMT
STONE MOUNTAIN GA 30087

CARNEVALE CAROLINE
729 HILLMONT AVE
DECATUR GA 30030

PASCHAL MARGARET LEE
717 HILLMONT AVE
DECATUR GA 30030

MOORE BEN N
2729 CRAIGIE AVE
DECATUR GA 30030

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97.	KOFFLER ZACHARY 2719 CRAIGIE AVE DECATUR GA 30030	.57	.47																	
98.	EDGE NATHAN P 758 HILLMONT AVE DECATUR GA 30030	.57	.47																	
99.	LIOY ALICE IRENE 742 HILLMONT AVE DECATUR GA 30030	.57	.47																	
100.	KILGORE FAMILY REVOCABLE LIVING TRUST 749 DALEROSE AVE DECATUR GA 30030	.57	.47																	
101.	NGUYEN IV THANH 2725 E COLLEGE AVE DECATUR GA 30030	.57	.47																	
102.	GARGIULO JOSEPH C PO BOX 33623 DECATUR GA 30033	.57	.47																	
103.	WARNER BARBARA 780 DALEROSE AVE DECATUR GA 30030	.57	.47																	
104.	DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030	.57	.47																	
105.	GAYMON MATTHEW D 2746 ROYAL BLF DECATUR GA 30030	.57	.47																	
106.	ROUSE HEATHER S 861 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	



107.	ALLEN WILLIAM EDWARD 855 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
108.	SEABOARD PROPERTIES LP P O BOX 1305 DECATUR GA 30031	.57	.47																	
109.	DERRYDOWN HOUSES LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324	.57	.47																	
110.	RAMAGE TUTTLE REBECCA 2630 TALLEY ST # 115 DECATUR GA 30030	.57	.47																	
111.	NEWSOME JR DONALD GORDY 2630 TALLEY ST UNIT 117 DECATUR GA 30030	.57	.47																	
112.	MARCHIOLO ERYN M 2630 TALLEY ST # 205 DECATUR GA 30030	.57	.47																	
113.	BAUGNON MARIE 2630 TALLEY ST #211 DECATUR GA 30030	.57	.47																	
114.	MCLEAN JELANI A 4735 S LANGLEY AVE APT 2 CHICAGO IL 60615	.57	.47																	
115.	PAGE DONALD JAY 2630 TALLEY ST # 206 DECATUR GA 30030	.57	.47																	
116.	KUHSTOSS CHRISTOPHER MICHAEL 2630 TALLEY ST CONDO 326 DECATUR GA 30030	.57	.47																	



Complete in Ink

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117.	BROWN CONNOR 2630 TALLEY ST UNIT 324 DECATUR GA 30030	.57	.47																
118.	GUIDOTTI NICOLE M 2630 TALLEY ST UNIT 415 DECATUR GA 30030	.57	.47																
119.	ROBERT JANE 2872 LEXINGTON LAKES AVE BATON ROUGE LA 70810	.57	.47																
120.	PLYLER GLENN B 2630 TALLEY ST UNIT 1 DECATUR GA 30030	.57	.47																
121.	WINKLER RICHARD E 2630 TALLEY ST # 3 DECATUR GA 30030	.57	.47																
122.	DERRYDOWN QUADS LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324	.57	.47																
123.	DERRYDOWN QUADS LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324	.57	.47																
124.	ARCADIA COTTAGES LLC 1904 MONROE DR NE STE 235 ATLANTA GA 30324	.57	.47																
125.	CASLER WILLIAM D 741 HILLMONT AVE DECATUR GA 30030	.57	.47																
126.	THOMPSON MICHAEL J 737 HILLMONT AVE DECATUR GA 30030	.57	.47																



127.	CARLSON RHOEN C 755 HILLMONT AVE DECATUR GA 30030
128.	HIGDON JASON 2715 CRAIGIE AVE DECATUR GA 30030
129.	SNYDER NICHOLAS A 2707 CRAIGIE AVE DECATUR GA 30030
130.	BURNETTE BRYAN LIVING TRUST 760 DALEROSE AVE DECATUR GA 30030
131.	OSTAPIEJ LAURA 757 DALEROSE AVE DECATUR GA 30030
132.	SMITH SARAH ELIZABETH 739 DALEROSE AVE DECATUR GA 30030
133.	ABER CINDY S 735 DALEROSE AVE DECATUR GA 30030
134.	KING DAVID R 717 DALEROSE AVE DECATUR GA 30030
135.	HOBBS WARD W 725 BROWN PL DECATUR GA 30030
136.	VANCE JACOB 75 HANCOCK ST #5 CAMBRIDGE MA 2139

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137.	DOWNTOWN DEVELOPMENT AUTHORITY 3715 NORTHSID PKWY PLZ STE 200 ATLANTA GA 30327	.57	.47																	
138.	SCANTLIN TIMOTHY T 2722 ROYAL BLF DECATUR GA 30030	.57	.47																	
139.	LINKTHUN SONYA 2717 ROYAL BLF DECATUR GA 30030	.57	.47																	
140.	O SULLIVAN GARETH JOHN 809 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
141.	DOLLARHIDE ANNE 870 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
142.	CITY OF DECATUR GEORGIA 509 N MCDONOUGH ST DECATUR GA 30030	.57	.47																	
143.	URBAN REDEVELOPMENT AGENCY 509 N MCDONOUGH ST DECATUR GA 30030	.57	.47																	
144.	BLANCH ABRAHAM 2630 TALLEY ST UNIT 120 DECATUR GA 30030	.57	.47																	
145.	JONES LESIA M PO BOX 3347 LOFT 108 DECATUR GA 30031	.57	.47																	
146.	JOHNSON NINA 4328 DOGWOOD TRC DECATUR GA 30034	.57	.47																	



147.	LIA SCOTT 2630 TALLEY ST # 228 DECATUR GA 30030	.57	.47																
148.	PETTY LINDSAY S 2630 TALLEY ST UNIT 311 ATLANTA GA 30330	.57	.47																
149.	THWAITS STEPHEN M 2630 TALLEY ST UNIT 317 DECATUR GA 30030	.57	.47																
150.	JEWSOME WAUQUITA 2630 TALLEY ST UNIT 306 DECATUR GA 30030	.57	.47																
151.	JOHNSON FRED 2630 TALLEY ST UNIT 302 DECATUR GA 30030	.57	.47																
152.	REID MARIO 2630 TALLEY ST # 403 DECATUR GA 30030	.57	.47																
153.	BEASLEY HUGH F 760 BROWN PL DECATUR GA 30030	.57	.47																
154.	FITCH MARVIN 2630 TALLEY ST UNIT #422 DECATUR GA 30030	.57	.47																
155.	2670 E COLLEGE AVE DEC LLC 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104	.57	.47																
156.	2670 E COLLEGE AVE DEC LLC 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104	.57	.47																



157.	BAGRIANSKY JOACHIM 1904 MONROE DR NE # 235 ATLANTA GA 30324	.57	.47																	
158.	SPRINGDALE PARTNERS LLLP PO BOX 1305 DECATUR GA 30031	.57	.47																	
159.	SEABOARD PROPERTIES LP 111 NEW ST DECATUR GA 30030	.57	.47																	
160.	DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030	.57	.47																	
161.	KAUTTER NICOLE 766 HILLMONT AVE DECATUR GA 30030	.57	.47																	
162.	GRINER BERNDT H 776 HILLMONT AVE DECATUR GA 30030	.57	.47																	
163.	GILBERT ANDREW 2283 WINELEAS RD DECATUR GA 30033	.57	.47																	
164.	SWEAT JOHN COOPER 734 HILLMONT AVE DECATUR GA 30030	.57	.47																	
165.	DAVIS ASHLEY GIBBS 118 WINNONA DR DECATUR GA 30030	.57	.47																	
166.	NGUYEN VI THANH 2729 E COLLEGE AVE DECATUR GA 30030	.57	.47																	



167.	BROWN MICHAEL V 769 DALEROSE AVE DECATUR GA 30030	.57	.47																	
168.	BURNETTE BRYAN LIVING TRUST 760 DALEROSE AVE DECATUR GA 30030	.57	.47																	
169.	HUGHES RAYLYNN 756 DALEROSE AVE DECATUR GA 30030	.57	.47																	
170.	HAWK JONELLE W 871 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
171.	POWELL CHRISTIE 865 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
172.	TEWELL RICHARD SCOTT REVOC LIVING TRU: 849 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
173.	SEABOARD PROPERTIES LLC PO BOX 1305 DECATUR GA 30030	.57	.47																	
174.	RITAN MICHELE 836 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
175.	THOMAS MATHEW J 1274 FENWAY CIR DECATUR GA 30030	.57	.47																	
176.	IZUORA KENNETH 5646 MASA MOUNTAIN DR LAS VEGAS NV 89135	.57	.47																	



177.	YANG BO 5285 BLUE YARROW RUN NORCROSS GA 30092	.57	.47																	
178.	GILBERT BILLIE R 280 RIM ROCK RD KERRVILLE TX 78028	.57	.47																	
179.	WHITE MARGARET M 2630 TALLEY ST # 210 DECATUR GA 30030	.57	.47																	
180.	ROLLINS ROBERT SAM 2630 TALLEY ST UNIT 204 DECATUR GA 30030	.57	.47																	
181.	HIRSH DANIEL MAX 69 OAKRIDGE AVE SE ATLANTA GA 30317	.57	.47																	
182.	CROOM ROBERT D 2630 TALLEY ST UNIT 328 DECATUR GA 30030	.57	.47																	
183.	ANDERSON ZACHARY W 2630 TALLEY ST # 417 DECATUR GA 30030	.57	.47																	
184.	FORD VANESSA RENILDE 2630 TALLEY ST # 419 DECATUR GA 30030	.57	.47																	
185.	ARTER JAMES R 2630 TALLEY ST UNIT 402 DECATUR GA 30030	.57	.47																	
186.	HOUSING AUTHORITY OF THE 750 COMMERCE DR # 110 DECATUR GA 30030	.57	.47																	



187.	DONOFRIO CORDELL J 2723 CRAIGIE AVE DECATUR GA 30030	.57	.47																	
188.	SKILLMAN BEN 773 DALEROSE AVE DECATUR GA 30030	.57	.47																	
189.	WALKER ERIN GIVENS 767 DALEROSE AVE DECATUR GA 30030	.57	.47																	
190.	DALEROSE PROPERTY MANAGEMENT LLC 729 DALEROSE AVE DECATUR GA 30030	.57	.47																	
191.	FORSON COURTNEY 723 DALEROSE AVE DECATUR GA 30030	.57	.47																	
192.	OTT TYLER 729 BROWN PL DECATUR GA 30030	.57	.47																	
193.	LBS HOLDINGS LLC 2677 E COLLEGE AVE DECATUR GA 30030	.57	.47																	
194.	DECATUR SV PROPERTY LLC 3154 LAWRENCEVILLE SUWANEE RD STE 103 SUWANEE GA 30024	.57	.47																	
195.	PAVEY THERESA ANN 2630 TALLEY ST UNIT 102 DECATUR GA 30030	.57	.47																	
196.	SIZER CAROLINE 2630 TALLEY ST # 203 DECATUR GA 30030	.57	.47																	



197.	WRIGHT JASON 2630 TALLEY ST UNIT 215 DECATUR GA 30030	.57	.47																	
198.	CAPELOUTO AARON JOSEPH 2630 TALLEY ST UNIT 219 DECATUR GA 30030	.57	.47																	
199.	SUNNY JAMES A 2630 TALLEY ST UNIT 319 DECATUR GA 30030	.57	.47																	
200.	YENNA MARSHA ANNE 2630 TALLEY ST UNIT 323 DECATUR GA 30030	.57	.47																	
201.	SAGE RYAN 2630 TALLEY ST UNIT 320 DECATUR GA 30030	.57	.47																	
202.	MONTIGNY TINA A 2630 TALLEY ST UNIT 308 DECATUR GA 30030	.57	.47																	
203.	MORRIS ROBERT DANIEL 2630 TALLEY ST UNIT 408 DECATUR GA 30030	.57	.47																	
204.	MARTIN MELISSA ANN 2630 TALLEY ST # 404 DECATUR GA 30030	.57	.47																	
205.	MILLS LORRAINE P 2736 ROYAL BLF DECATUR GA 30030	.57	.47																	
206.	OUSLEY OPAL YATES 2726 ROYAL BLF DECATUR GA 30030	.57	.47																	



207.	MCEWEN KEISHA 891 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
208.	LUDSIN HALLIE G 881 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
209.	ANDERSON CLAIRE ELIZABETH 843 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
210.	FERGUSON LEO JR 827 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
211.	BOARD OF EDUCATION OF THE CITY OF DECA 125 ELECTRIC AVE DECATUR GA 30030	.57	.47																	
212.	DYNNESON ELANE 2630 TALLEY ST UNIT 106 DECATUR GA 30030	.57	.47																	
213.	SEABOARD PROPERTIES LP 111 NEW ST DECATUR GA 30030	.57	.47																	
214.	189 SAMS LLC PO BOX 1305 DECATUR GA 30031	.57	.47																	
215.	DOWNTOWN DEVELOPMENT AUTHORITY OF 21 N AVONDALE PLZ AVONDALE ESTATES GA 30002	.57	.47																	
216.	MCCOY LU HSI TSENG 789 HILLMONT AVE DECATUR GA 30030	.57	.47																	



217.	GARBER MATTHEW BRENNAN 777 HILLMONT AVE DECATUR GA 30030
218.	SHAFFER DIAN A 2718 CRAIGIE AVE DECATUR GA 30030
219.	DALEROSE LLC 768 DALEROSE AVE DECATUR GA 30030
220.	WAFFLE HOUSE INC 5986 FINANCIAL DR NORCROSS GA 30071
221.	HERBERT MARIE 1828 CHRISTOPHER DR CONYERS GA 30094
222.	PAGUAGA MARY E 735 BROWN PL DECATUR GA 30030
223.	BARNES CAMERON CHARLES 728 DALEROSE AVE DECATUR GA 30030
224.	HUGHES RAYLYNN 756 DALEROSE AVE DECATUR GA 30030
225.	DELIA WILLIAM JR JR 2732 ROYAL BLF DECATUR GA 30030
226.	PROCTOR KAITLIN BAKER 861 ASHFIELD DR DECATUR GA 30030

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227.	BARNES JUSTIN R 875 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
228.	GODWIN GREGORY L 831 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
229.	GIBBONS SCOTT P 802 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
230.	JOY RHONDA 864 DERRYDOWN WAY DECATUR GA 30030	.57	.47																	
231.	BALL JAMES M 2112 PALIFOX DR NE ATLANTA GA 30307	.57	.47																	
232.	ROARK MEREDITH 2630 TALLEY ST # 125 DECATUR GA 30030	.57	.47																	
233.	EASTERWOOD MICHAEL H 2915 E PONCE DE LEON AVE DECATUR GA 30030	.57	.47																	
234.	DODD ANDREW J 613 N PATTERSON ST VALDOSTA GA 31601	.57	.47																	
235.	WAI EE HO 2630 TALLEY ST UNIT 222 DECATUR GA 30030	.57	.47																	
236.	ROOT DAVID F 210 N CANDLER ST DECATUR GA 30030	.57	.47																	

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237.	PARK JI IN 2630 TALLEY ST # 325 DECATUR GA 30030	.57	.47															
238.	LINKENHOKER BRAD 2630 TALLEY ST # 310 DECATUR GA 30030	.57	.47															
239.	BOWDEN RHONDA P 2630 TALLEY ST UNIT 405 DECATUR GA 30030	.57	.47															
240.	ALPHONSO MERVYN L 3830 KENNENT SQ SUWANEE GA 30024	.57	.47															
241.	LEVETT DEANA 1178 GRASSY OAT LN LAWRENCEVILLE GA 30045	.57	.47															
242.	COLLEGE AVENUE INVESTMENTS LLC 2693 E COLLEGE AVE DECATUR GA 30030	.57	.47															
243.	SEABOARD PROPERTIES LP 111 NEW ST DECATUR GA 30030	.57	.47															
244.	AVONDALE ESTATES CITY OF 21 N AVONDALE PLZ AVONDALE ESTATES GA 30002	.57	.47															
245.	VAND GROUP LLC 240 GLEN LAKE DR NW ATLANTA GA 30327	.57	.47															
246.	BOEVER HOLLY STEWART 785 HILLMONT AVE DECATUR GA 30030	.57	.47															



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257. 247	MAZZOLINI THOMAS J 2739 CRAIGIE AVE DECATUR GA 30030	.57	.47											
258. 248	KERNER PATRICIA A 754 HILLMONT AVE DECATUR GA 30030	.57	.47											
259. 249	MANIVANNAN MITHUN 784 HILLMONT AVE DECATUR GA 30030	.57	.47											
260. 250	THIEL STEVEN H 777 DALEROSE AVE DECATUR GA 30030	.57	.47											
261. 251	PEREZ GLADYMYR I 716 HILLMONT AVE DECATUR GA 30030	.57	.47											
262. 252	PASHEL BRIAN 746 HILLMONT AVE DECATUR GA 30030	.57	.47											
263. 253	TUCKER DANIEL DAY 722 DALEROSE AVE DECATUR GA 30030	.57	.47											
264. 254	STILWELL ELIZABETH 734 DALEROSE AVE DECATUR GA 30030	.57	.47											
265.														
266.														



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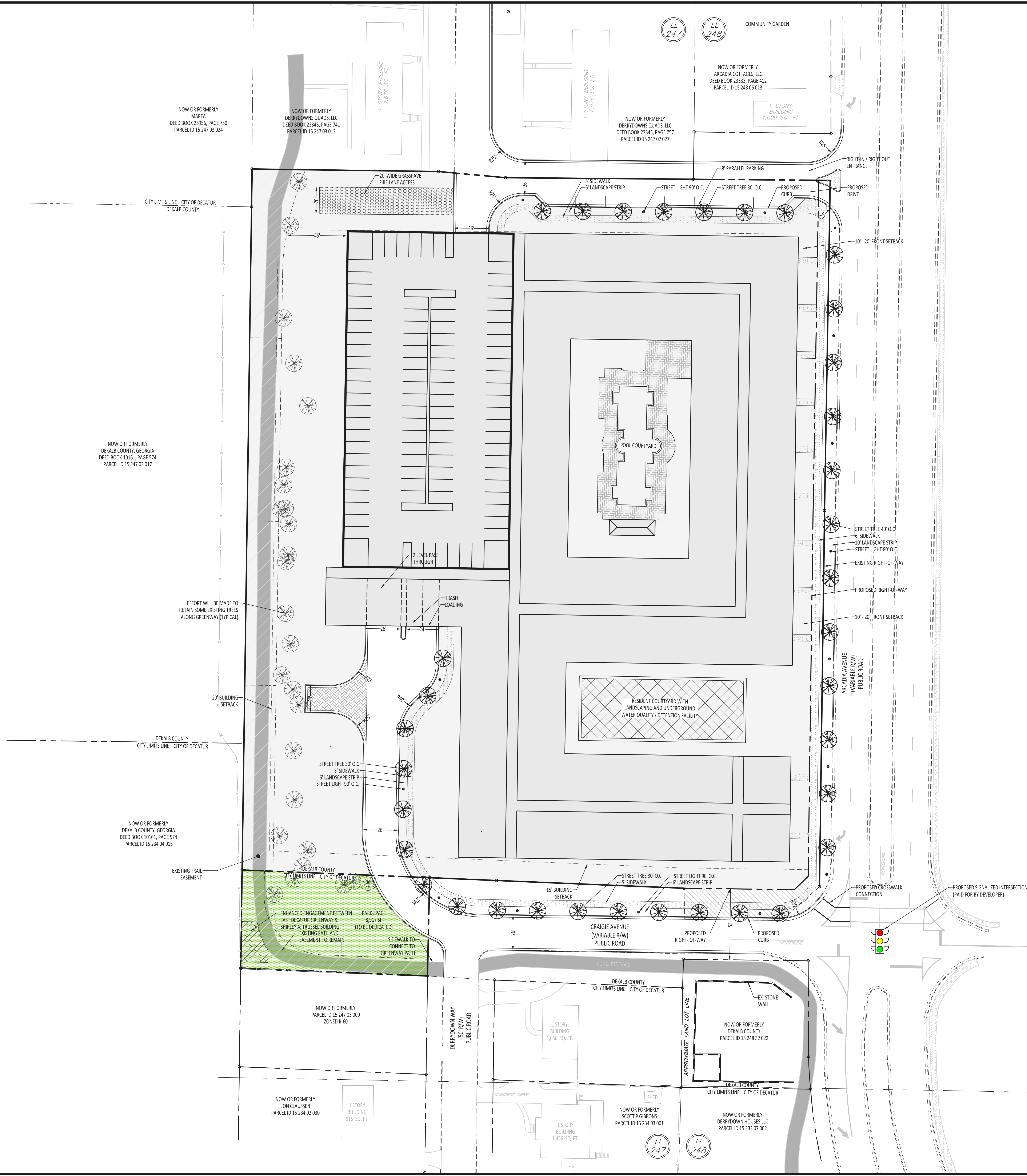
Derrydown Way Rezoning Community Meeting - Attendee Report

Report Generated: 10/26/2022 19:46

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users
Derrydown Way Rezoning	985 9919 6599	10/26/2022 18:29	76	25	32

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Steven Blackburn		10/26/2022 19:07	10/26/2022 19:45	38	Yes	United States
Yes	William D'Elia		10/26/2022 18:58	10/26/2022 19:45	47	Yes	United States
Yes	R Hughes		10/26/2022 18:58	10/26/2022 19:45	47	Yes	United States
Yes	cbarnes		10/26/2022 19:04	10/26/2022 19:44	40	Yes	United States
Yes	Jenny P		10/26/2022 19:08	10/26/2022 19:44	36	Yes	United States
Yes	Sara Patenaude		10/26/2022 19:29	10/26/2022 19:45	17	Yes	United States
Yes	heidiglick		10/26/2022 18:56	10/26/2022 19:45	49	Yes	United States
Yes	Greg Godwin		10/26/2022 18:57	10/26/2022 19:14	17	Yes	United States
Yes	Greg Godwin		10/26/2022 19:14	10/26/2022 19:43	29	Yes	United States
Yes	Michele		10/26/2022 19:00	10/26/2022 19:22	23	Yes	United States
Yes	Michael McGwier	mmcgwier@worthngse.com	10/26/2022 18:57	10/26/2022 18:57	1	Yes	United States
Yes	Deborah Stephenson		10/26/2022 18:58	10/26/2022 19:44	46	Yes	United States
Yes	Russ Brookshire		10/26/2022 19:07	10/26/2022 19:45	39	Yes	United States
Yes	Heather Rouse		10/26/2022 19:09	10/26/2022 19:45	37	Yes	United States
Yes	Kathy Lum		10/26/2022 19:00	10/26/2022 19:45	45	Yes	United States
Yes	Charles Bosserman		10/26/2022 19:24	10/26/2022 19:45	22	Yes	United States
Yes	Justin Barnes		10/26/2022 18:57	10/26/2022 19:44	47	Yes	United States
Yes	Jennifer Scantlin		10/26/2022 18:55	10/26/2022 19:45	50	Yes	United States
Yes	A		10/26/2022 18:37	10/26/2022 19:45	68	Yes	United States
Yes	Link		10/26/2022 19:00	10/26/2022 19:45	46	Yes	United States
Yes	Q		10/26/2022 19:02	10/26/2022 19:45	43	Yes	United States
Yes	Miranda Bodfish		10/26/2022 19:19	10/26/2022 19:45	26	Yes	United States
Yes	k		10/26/2022 18:53	10/26/2022 19:45	53	Yes	United States
Yes	Barbara Emmanuel (she/her)		10/26/2022 19:06	10/26/2022 19:45	39	Yes	United States
Yes	Jason Guzman		10/26/2022 18:52	10/26/2022 19:45	53	Yes	United States
Yes	Lupe		10/26/2022 19:04	10/26/2022 19:45	42	Yes	United States

Site Plan

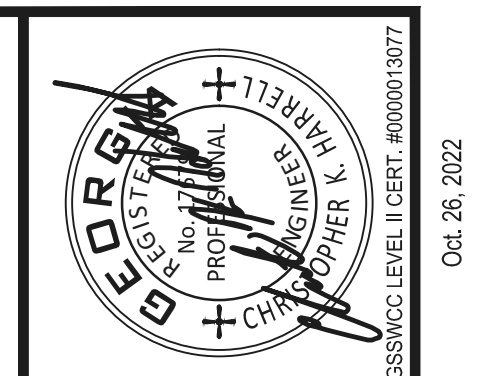


DEVELOPMENT SITE DATA

EXISTING ZONING:	MR-2 AND R-75
PROPOSED ZONING:	HR-2
PROPOSED UNITS:	1 BED 203 2 BED 94 3 BED 15 TOTAL: 312 UNITS
REQUIRED PARKING:	1.5 SPACES / UNIT
PROPOSED PARKING:	468 SPACES (1.5 / UNIT)
TOTAL ACREAGE:	5.201 ACRES (DEKALB COUNTY) (PRIOR TO ANY R/W DEDICATION) 8,917 SQ.FT. (CITY OF DECATUR)
OPEN SPACE REQUIRED:	15% = 0.78 ACRES
OPEN SPACE PROVIDED:	35% = 1.80 ACRES
PARK SPACE PROVIDED:	8,917 SQ.FT. (CITY OF DECATUR)
IMPERVIOUS AREA:	166,900 SQ.FT. (73.6%)
BASE DENSITY ALLOWED:	40 UNITS / ACRE = 204.6
BONUS DENSITY ALLOWED:	60 UNITS / ACRE = 309.6
DENSITY PROVIDED:	312 / 5.201 = 59.99 UNITS / ACRE

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13089C00691, DATED: MAY 16, 2013.

Oct. 26, 2022



Summit
Engineering Consultants, Inc.
6550 Shiloh Road, Suite 100
Sandy Springs, GA 30328
(770) 467-0094

DERRYDOWN HEIGHTS, LLC
10 Glenlake Parkway
South Tower - Suite 300
Sandy Springs, GA 30328

Project No.	No.	Date	Scale:
S22018		10/26/22	1" = 30'

Design By: CKH
Drawn By: CKH
Checked By: CKH

Revision Schedule

ZONING SITE PLAN
DERRYDOWN HEIGHTS
LAND LOTS 247 & 248 - 15th DISTRICT
DEKALB COUNTY, GEORGIA

NORTH
GRAPHIC SCALE
0 15 30 45
[IN FEET]
1 inch = 30 ft.

Drawing No.
1 OF 1

Legal Description & Survey

LEGAL DESCRIPTIONS

Tract 1

All that tract or parcel of land lying and being in Land Lots 247 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point being the southernmost mitered intersection of the westerly Right of Way of Arcadia Avenue (Variable R/W, said point being 73.0' from the centerline) and the northerly Right of Way of Craigie Avenue (Variable R/W), said point being 15.0' from the centerline), from point thus established and running along the Right of Way of Craigie Avenue North 89° 16' 25" West a distance of 71.63 feet to a 1/2" rebar found; thence North 01° 26' 08" West a distance of 23.06 feet to a 3/4" crimp top pipe found; thence North 87° 37' 37" West a distance of 139.16 feet to a point on the easterly Right of Way of Derrydown Way (50' R/W); thence running across said Right of Way along a tie line North 87° 37' 37" West a distance of 49.80 feet to a point on the westerly Right of Way of Derrydown Way and being the TRUE POINT OF BEGINNING, from point thus established thence North 87° 37' 37" West a distance of 139.24 feet to a point; thence North 00° 48' 58" East a distance of 492.40 feet to a 1/2" rebar found; thence North 00° 46' 25" East a distance of 28.00 feet to a found; thence South 89° 15' 03" East a distance of 138.40 feet to a 3/8" rebar found on the aforementioned westerly Right of Way of Derrydown Way; thence running along said Right of Way South 00° 43' 39" West a distance of 524.35 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.664 Acres (72,496 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lots 247 & 248 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

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Tract 3 (Derrydown Way R/W Abandonment)

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Overall Tract

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- LEGEND**
- IPF IRON PIN FOUND
 - PID IRON PIN SET
 - PLD PARCEL I.D.
 - REBAR REBAR
 - OTF OPEN TOP PIPE
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 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - FIH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - C&G 24" CURB & GUTTER
 - GUY GUY WIRE
 - PP POWER POLE
 - LP LIGHT POLE
 - SL SEWER LINE
 - FM FORCE MAIN
 - FENCE FENCE
 - TEL TELEPHONE LINE
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 - R1 REGULAR PARKING SPACES
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REFERENCES

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CONFORMITY STATEMENT

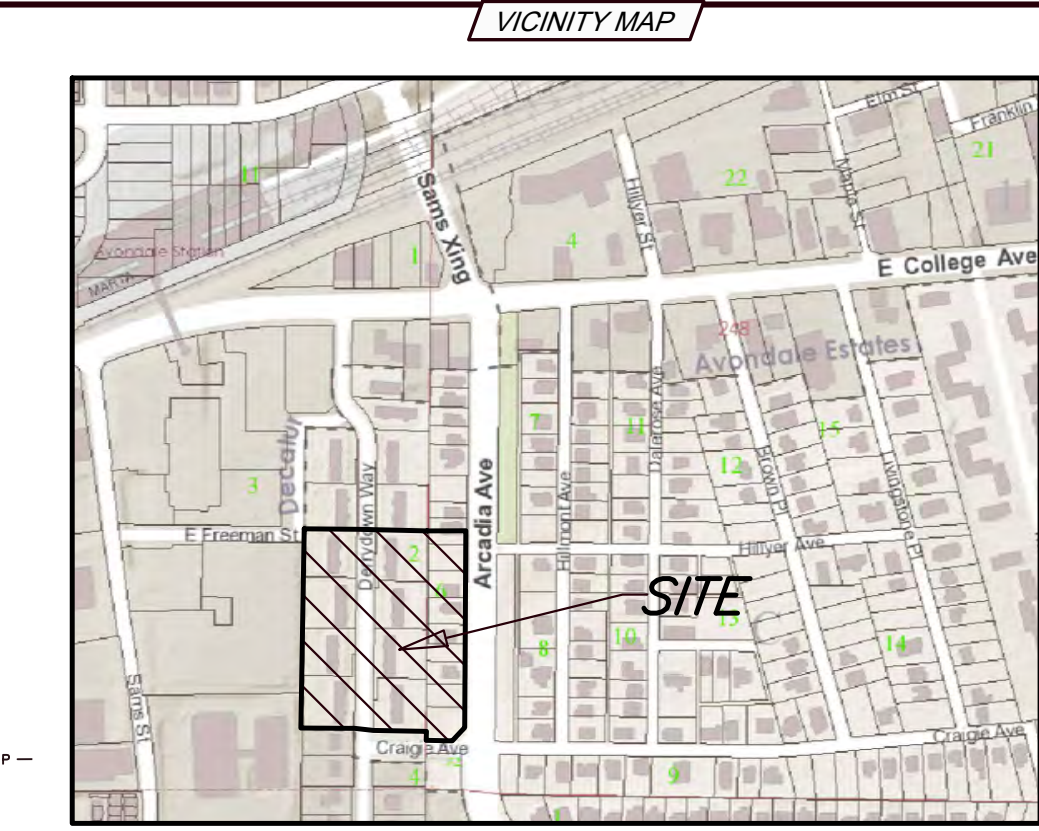
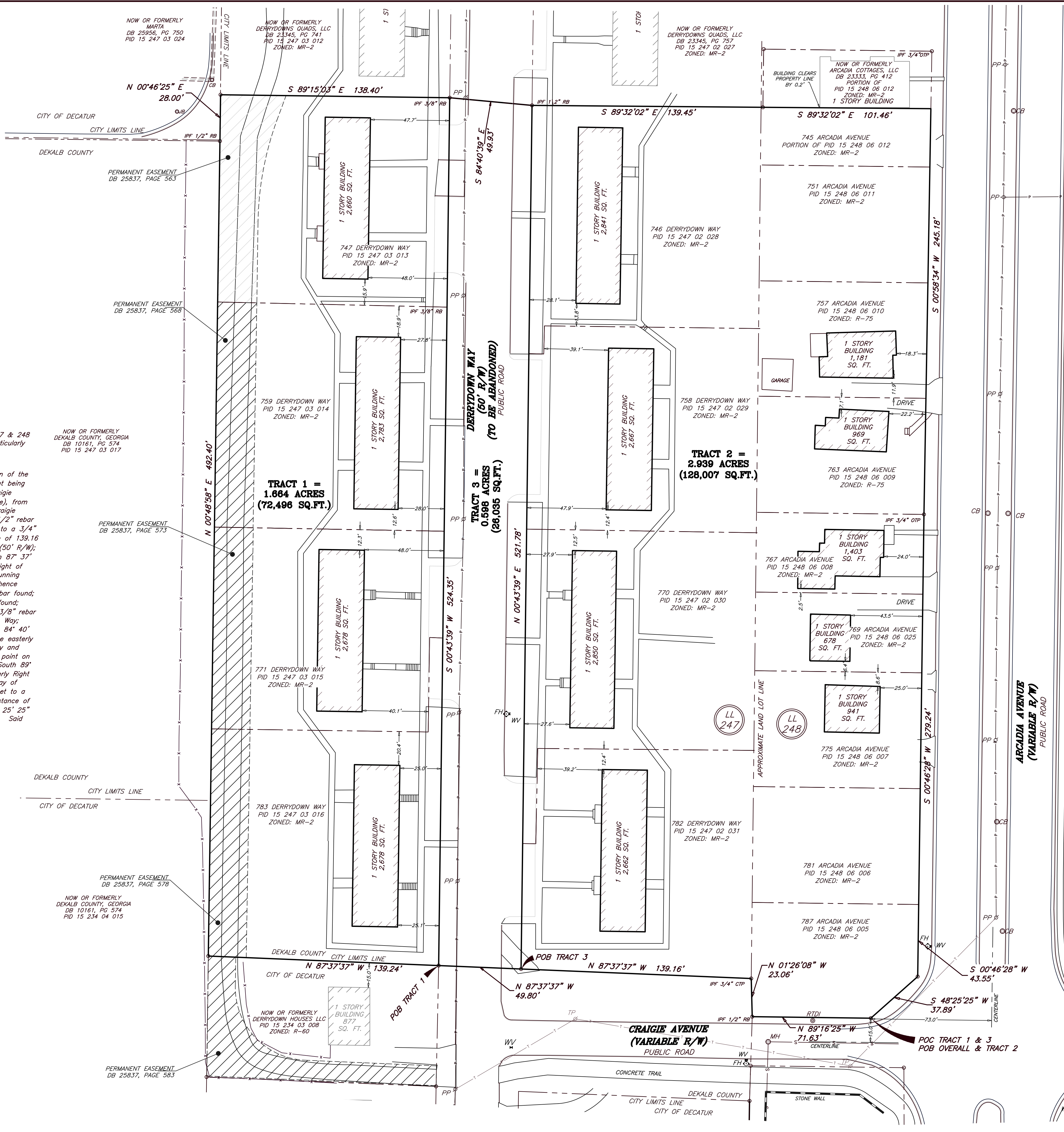
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CLOSURE STATEMENT

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A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

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OVERALL TRACT = 5.201 ACRES (226,538 SQ.FT.)

TSS TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
info@tss-at.com
www.tss-at.com

Date	Revision
7/27/2022	
9/9/2022	
	ADD TREES
	ADD PARCELS 3, 4, AND 5

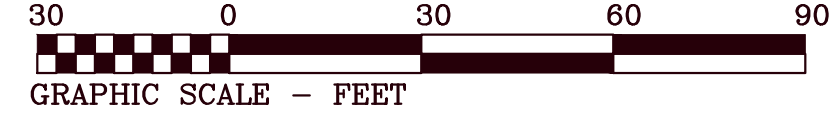
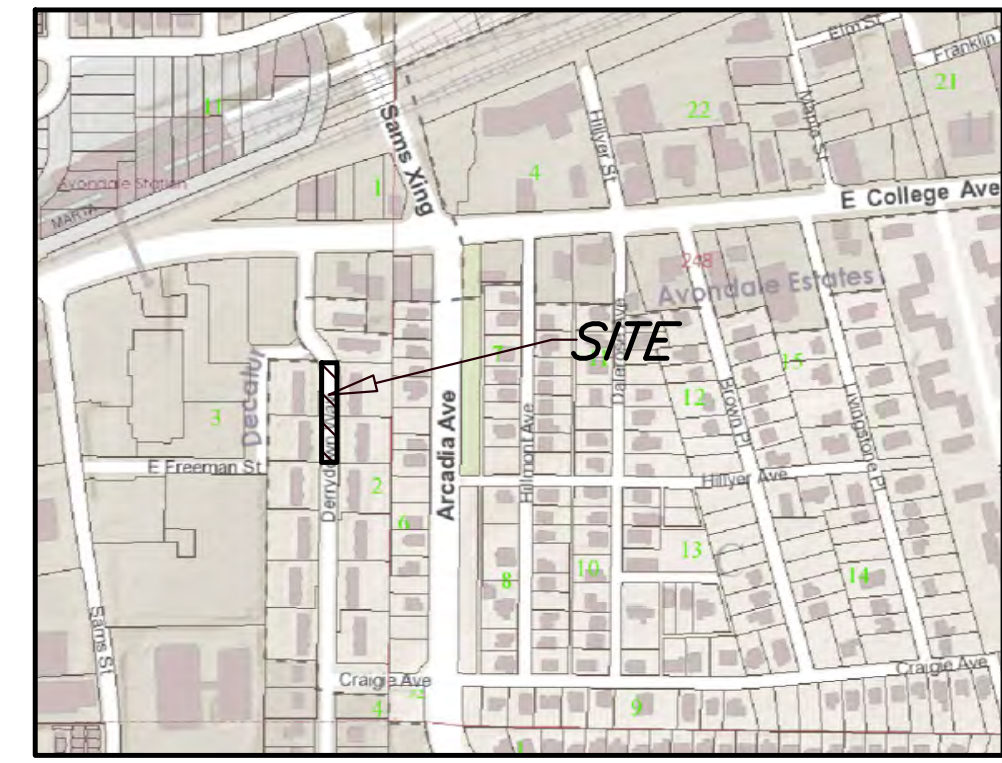
No. 1
Field Date: 06/07/2022
Plat Date: 06/10/2022
Scale: 1" = 30'

ZONING PLAT FOR WSE DEVELOPMENT, LLC OF DERRYDOWN WAY LAND LOTS 247 & 248 15th DISTRICT DEKALB COUNTY, GEORGIA

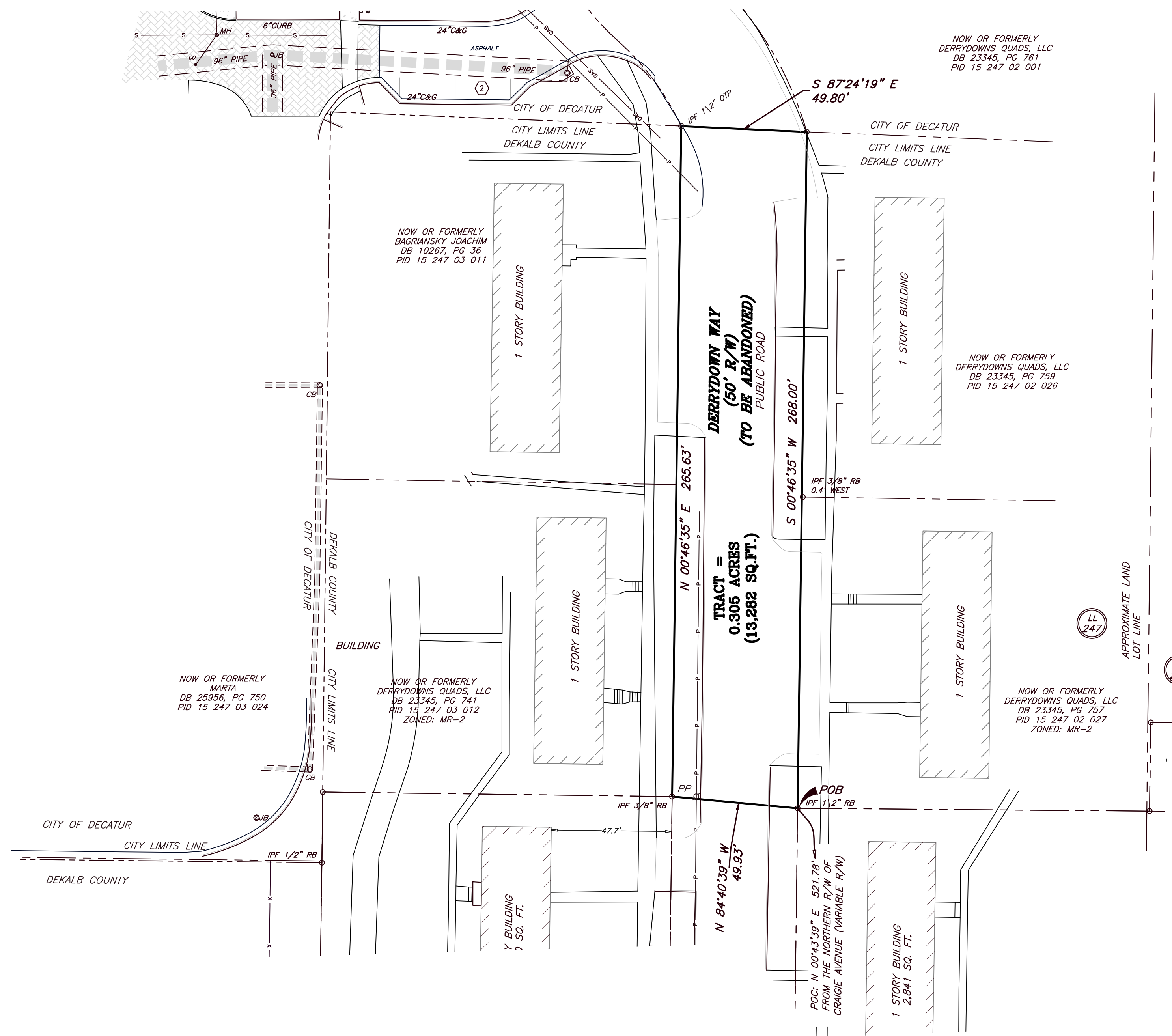
1
SHEET 1 OF 1

JOB #: 2022-909
CRD: DERRYDOWN
DWG: WORTHING DERRYD
LSV: KAYSOCAL

Derrydown Way Right-of-Way
Abandonment Plat and Legal Description



- LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - PID PARCEL I.D.
 - RB REBAR
 - OTF OPEN TOP PIPE
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Date	Revision
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9/9/2022	
	ADD TREES
	ADD PARCEL 3, 4, AND 5

Field Date: 06/07/2022
 Plat Date: 06/10/2022
 Scale: 1" = 30'

RIGHT OF WAY ABANDONMENT PLAT
 FOR
WSE DEVELOPMENT, LLC
 OF
DERRYDOWN WAY
 LAND LOTS 247 & 248 15th DISTRICT
 DEKALB COUNTY, GEORGIA



Derrydown Way Right-of-Way Abandonment

Legal Description

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Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Rezoning Application

of

WSE Development, LLC

for

± 5.201 Acres of Land
located in
Land Lots 247 and 248, 15th District

MR-2 and R-75 to HR-2

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 West Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application seeks to rezone \pm 5.201 acres of land located on Derrydown Way, north of its intersection with Craigie Avenue (the “Subject Property”), from MR-2 (Medium Density Residential – 2) and R-75 (Residential Medium Lot – 75) to HR-2 (High Density Residential – 2). At present the Subject Property consists of 17 lots, comprised of quad-plexes, vacant lots and single-family detached units. All residential units are rentals.

The Subject Property is adjacent to and surrounded on three sides by property located in the City of Decatur. The MARTA-Avondale Train Station—also in the City—is within easy walking distance. Decatur recognizes that mass transit needs “mass.” *See, e.g., Destination: 2030, 2020 Strategic Plan, p. 76.* It committed to raising both population and employment densities in the area to address a number of issues, like reducing traffic and vehicle emissions, expanding affordable housing and addressing the racial inequities that are embedded in the layout of many metro areas. *See Strategic Plan at p. XV.* To accomplish these goals, the City rezoned the properties near the MARTA station to the MU (Mixed-Use) district and designated parcels in the area as “Commercial and High-Density Residential” on the City’s Future Land Use Map. These entitlements allow for residential densities of up to 70 units per acre and building heights of up to 80 feet. Decatur’s initiative has worked, resulting in new developments like Courtland Decatur East, a mixed-use project containing \pm 20,000 square feet of commercial space and 378 multifamily units in an eight-story building, and Columbia Senior Residences, senior independent living apartments in a five-story building.

The Subject Property has the same potential as the parcels next-door, but it does not have the appropriate entitlements to realize that potential. Located exclusively in unincorporated DeKalb County, the Subject Property is zoned MR-2 and R-75. It also is designated at TN

(“Traditional Neighborhood”) on the County’s Future Land Use Map. Hence, development on the Subject Property is limited to lower-density residential uses at 12 units per acre, an irrational restriction given the proximity to mass transit.

The Applicant files this Application to unlock the Subject Property’s potential. The Applicant is headquartered in Atlanta and specializes in the development, construction and management of Class A institutional quality multifamily properties. It hopes to rezone the Subject Property to allow for a 312-unit multi-family development (60 units per acre). The building proposed will be five-stories and wrap a structured parking deck. Sidewalk and streetscape will be provided on Arcadia and Cragie Avenues, to the east and south respectively, and along a new driveway constructed at the northern property line. The development will also be heavily landscaped and provide an appropriate greenway along the PATH trail that exists to the west. Concurrently, the Applicant has filed an application to amend the Future Land Use Map designation for the Subject Property from TN to TC (“Town Center”), a category that mirrors the entitlements allowed by the City of Decatur. It also will be filing an application to abandon a portion of Derrydown Way.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, and a Written Justification for the Application as outlined in the DeKalb County Zoning Ordinance, § 27-7.3.5. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

15 of the 18 parcels were rezoned from R-75 to MR-2 in 1988 (CZ-88040). Upon information and belief, the balance of the parcels were zoned R-75 at the time that DeKalb County first adopted a zoning ordinance.

III. IMPACT ANALYSIS

A.

THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Concurrent with this request, the Applicant has filed an application to modify the Land Use Map designation for the Subject Property from the “Traditional Neighborhood (TN)” character area to the “Town Center (TC)” character area. As alluded to above, and in an attempt to capitalize on the proximity to mass transit, the City of Decatur has entitled properties in the area for high-density (i.e. 70-units per acre) and high-intensity (i.e. 80’ tall buildings) uses, which has resulted in new multi-family, Senior Living, commercial and office uses. Hence, the area in which the Subject Property is located is already functioning as a town center. The Applicant seeks to align DeKalb County’s character area designation for the Subject Property with development currently on the ground and anticipated in the future, which would promote a number of policies and goals of the County’s Comprehensive Plan, including:

- Creating compact mixed-use districts and reducing automobile dependency and travel to obtain basic services.
- Creating pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
- Improving street character with consistent signage, lighting, landscaping and other design features.
- Including a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.

- Adding traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.
- Identifying and encouraging new and innovative approaches to quality residential development which expand housing opportunities and minimize public and private costs.
- Enhancing existing and developing new gateways throughout the County.

In summary, the proposed development serves to implement specific goals, objectives and policies of the County's Land Use Plan.

B.

THE PROPOSED REZONING PERMITS A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

As alluded to above, the Subject Property is surrounded by comparable uses, heights and densities. For example, to the north is Courtland Decatur East, a mixed-use development containing \pm 20,000 square feet of commercial space and 378 multi-family units in an eight-story building, and Columbia Senior Residences, senior apartments in a five-story building. To the south is right-of-way and to the southwest two, three-story office building that serve DeKalb County. Similarly, to the west is a larger parking field and further west a commercial shopping center called East Decatur Station. Finally, to the east is single-family detached, but it is detached from the proposed development by the right-of-way of Arcadia Avenue and a greenway along the eastern side of Arcadia Avenue. The homes in that area also do not generally front on Arcadia Avenue but orient towards the internal side streets.

The proposed development will blend harmoniously with the surrounding multifamily residential, office, commercial and single-family uses. The requested zoning district is entirely consistent with and suitable in light of the current and future development plans and patterns.

Finally, the intended final appearance of this development will include appropriate attention to scale, buffering, setbacks, pedestrian orientation and landscaping so that this development will blend harmoniously with its surroundings.

C.

THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS PRESENTLY ZONED.

The Subject Property does not have a reasonable economic use as currently zoned. The development trends in the area support high-intensity and density development, both now and in the future. The Subject Property's entitlements, however, require the opposite, limiting development on the site to low density residential. This restriction is not inconsistent with the area and would result in the gross underutilization of land within walking distance of a MARTA transit line.

For these reasons, the underlying zoning on the Subject Property (and any intervening zoning district except for that requested) is unconstitutional, is contrary to the best interest of the health and welfare of the citizens of DeKalb County, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

The Zoning Ordinance of DeKalb County Georgia lacks adequate standards for the Board of County Commissioners to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the Board of County Commissioners and to provide the

Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of County Commissioners, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

The Board of County Commissioners is granted the power to zone pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Ordinance of DeKalb County, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

In addition, the Zoning Ordinance presently in effect is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to rezone the subject property as requested, would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

Failure to grant the application for rezoning or to zone the property to any other classification including other intervening classifications, would be contrary to the best interest of

the health and welfare of the citizens of DeKalb County Georgia, and would further constitute an arbitrary and capricious act. As such, failure to grant the application would constitute a Violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Any limitation on the time for presentation of the issues before the Board of County Commissioners who have the power to zone and rezone is a violation of the guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of DeKalb County is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

D.

THE PROPOSED REZONING WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

Please see III.B. above. In further response, the Applicant notes that conditions for development of the property will be discussed and negotiated with the larger community. Hopefully the development plan will be endorsed by neighborhood groups. The Applicant also

notes that it has designed the project to complement rather than conflict with existing development in the area. The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both “off-site” and “on-site” transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences or berms; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. Many of these devices have been or will be utilized in this application.

E.

**THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE
ECONOMIC USE AS CURRENTLY ZONED.**

See Section III.C above.

F.

**OTHER EXISTING OR CHANGING CONDITIONS AFFECTING
THE USE AND DEVELOPMENT OF THE PROPERTY.**

The Avondale MARTA station opened in the summer of 1979 and for years remained under-utilized. To rectify this, both MARTA and DeKalb County began to encourage higher density development like that proposed around transit hubs. The first such development came to the area in 2017 and was named the DeKalb County Chamber of Commerce Project of the Year

for 2017. ([MARTA development at Avondale station recognized by DeKalb Chamber \(ajc.com\)](http://ajc.com)). There has been little such development in the area since, though. The project proposed seeks to reinvigorate the trend toward smart growth.

G.

THE ZONING PROPOSAL WILL NOT ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS OR ARCHAEOLOGICAL RESOURCES.

There are no known historic buildings, sites, districts, or archaeological resources either on the subject property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

H.

THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

This Application, if approved, will not affect existing transportation facilities. As a preliminary matter, the Applicant reiterates that the proposed development is within walking distance of a MARTA station and restaurant and retail uses. It also is directly adjacent to a PATH trail. Hence, there are various non-vehicular modes of transport available to future residents, which should lessen the impact on existing streets. The Applicant also notes that it will be submitting a traffic study with this application. Should roadway improvements be justified, they will be made.

As for school impacts, this site is served by Avondale Elementary School (382 students, capacity 648), Druid Hills Middle School (938 students, capacity 1,170) and Druid Hills High School (1,352 students, capacity 1,395). Based on operational characteristics of similar properties, it is anticipated that few school age children will live at the development.

Nonetheless, and as indicated, each school is under-capacity and capable of accommodating new students.

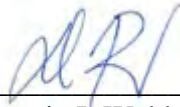
Finally, the Applicant is actively working with the County on capacity to service waste generated by this project. Sufficient water capacity also is available for fire protection.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 27th day of October, 2022.

Respectfully submitted,



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Elevations



ARCADIA AVENUE ELEVATION