



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File ID:** 2018-1913

**Substitute**

7/24/2018

**Public Hearing:** YES  NO

**Department:** Planning and Sustainability

**SUBJECT:**

**Commission District(s):** 4 & 6

Rezone – Z-18-22138

**Information Contact:** Marian Eisenberg

**Phone Number:** (404) 371-371-4922

**PURPOSE:**

To rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a residential development consisting of 44 lots for urban single-family detached homes and 39 attached townhome units at a density of 6.67 units per acre.

**NEED/IMPACT:**

N.A.

**FISCAL IMPACT:**

No cost to the County.

**RECOMMENDATION:**

The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is also consistent with Suburban Character Area policy No. 7 that encourages infill housing to “increase neighborhood density and income diversity”. The proposed three-story detached homes along Valley Brook Road would be similar in height to the three-story townhomes of the Stonewyck Manor development on the adjoining property to the north, while maintaining consistency of building type with the single-family homes in the larger neighborhood. At 6.65 units per acre, the proposed development departs from the precedent set by the higher-density townhome and multifamily developments on adjoining and nearby properties. The Department of Public Works Traffic Engineering Division has commented that the proposed development would not impair traffic flow on surrounding streets. The School District has indicated in its comments that there is adequate capacity for the number of elementary, middle, and high school students who are projected to live in the development. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions.



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## **RECOMMENDED CONDITIONS Z-18-22138**

### **Rezone from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix)**

1. The development shall consist of a maximum of 44 lots for urban single-family detached homes and 39 lots for attached, fee-simple townhome units.
2. The single-family homes shall be a maximum of 35 feet in height. The townhomes shall be a maximum of 45 feet in height.
3. The single-family homes along Valley Brook Road shall face Valley Brook Road.
4. The subdivision sign shall be a maximum of eight feet high and shall have a brick- or stone-finished base.
5. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, unless waived by the Arborist.
6. The development shall comply with standards and regulations of Chapter 14, subject to approval by the Transportation Division.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: July 10, 2018, 6:30 P.M.  
Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.  
Deferred from May, 2018**

**STAFF ANALYSIS**

**Case No.:** Z-18-22138

**Location/Address:** 745, 741, 731, 721, 715, 713, 707, 705, 701, the rear of 701, 695, 681, 675, 669, and 665 Valley Brook Road, Decatur, 742 and 739 Ford Place, Scottdale, and 759 Milton Street, Scottdale. **Commission District: 4 Super District: 6**

**Parcel ID(s):** 18-064-02-020, -022, -013 through -019, -021, -023, -037, -038, -066, -152 through -154, -156

**Request:** To rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a residential development consisting of 44 lots for urban single-family detached homes and 39 attached townhome units at a density of 6.67 units per acre.

**Property Owner(s):** Various

**Applicant/Agent:** Arrowhead Investors, LLC c/o Bryan Flint

**Acreage:** 12.83 acres

**Existing Land Use:** Single-family residential, woods, and streams

**Surrounding Properties:** To the north: Stonewyck Manor townhomes and Valley Brook Crossing multifamily residential; in all other directions: single-family residential and woods.

**Adjacent Zoning:** **North:** RSM and MR-1 **South:** R-75 **East:** R-75 **West:** R-75 **Northeast:** R-75 **Northwest:** R-75 **Southeast:** R-75 **Southwest:** R-75

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

<b>Proposed Density:</b> 6.67 units/acre	<b>Existing Density:</b> .86 units/acre
<b>Proposed Units:</b> 83	<b>Existing Units:</b> 11
<b>Proposed Lot Coverage:</b> 70%	<b>Existing Lot Coverage:</b> (estimate) 5%

**PROJECT ANALYSIS**

The subject property is a 12.83 assemblage of 18 parcels into one development site with frontage on Valley Brook Road, and minor arterial. Most of the lots are developed with single-family detached homes on parcels that range in

size from approximately 8,450 square feet to approximately 32,633 square feet. One parcel, located at the terminus of Milton Street, is crossed by a stream; this parcel is proposed to be left as open space. DeKalb County maps also show a stream running across 739 Ford Place; the site plan indicates that this parcel is intended to be developed. The landscape plan indicates that healthy mature trees will be preserved along the street frontage and at several locations within the site.

The proposal is for a residential development consisting of 44 lots for urban single-family detached homes and 39 attached townhome units at a density of 6.67 units per acre. Vehicular access is proposed to be provided by a combination of 24-foot wide private drives and 16-foot wide alleys with 20-foot easements. The site plan shows three pocket parks, a “master amenity” area with a structure and a trailhead for a trail in the floodplain, and an unimproved open space

The applicant has revised the site plan from the initial submittal for the May 2018 zoning cycle as follows:

- Reduced the total number of units from 91 to 83;
- Added open space at the northeastern part of the site;
- Moved one of the pocket parks to the front of the site along Valley Brook Road; and
- Relocated the storm water facility to allow for provision of walking trails in the floodplain.

The adjoining properties to the north are developed with a 20-unit townhome development called Stonewyck Manor, and a 170-unit multifamily residential development called Valley Brook Crossing Apartments. Stonewyck Manor has a density of 13 units per acre, and Valley Brook Crossing has a density of 12.11 units per acre. In addition, a multifamily residential development called Gateway at Cedar Brook Apartments is located across Valley Brook Road, to the southwest. Gateway has 254 units and a density of 21 units per acre. The single-family residential neighborhoods across Valley Brook Road to the west, Storybook Estates and Valley Brook Manor, are developed at densities of 2.73 units per acre and 2.92 units per acre, respectively.

A small retail node is located at the intersection of Valley Brook Road and East Ponce de Leon Avenue, less than ¼ mile from the midpoint of the row of homes that are proposed to face Valley Brook Road. A multitenant commercial building on the west side of Valley Brook Road contains a laundromat, convenience food store, and fast food restaurant. A Family Dollar store is located on the other side of Valley Brook Road.

#### **LAND USE AND ZONING ANALYSIS**

**Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:** The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is also consistent with Suburban Character Area policy No. 7 that encourages infill housing to “increase neighborhood density and income diversity”.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:** While the density of the overall development is greater than that of the surrounding single-family residential neighborhood, the single-family detached building form of the homes along the Valley Brook Road frontage corresponds to the building form found in the neighborhood. The three-story height of the homes along Valley Brook Road would be similar in height to the three-story townhomes of the Stonewyck Manor development on the adjoining property to the north. At 6.67 units per acre, the proposed density of the development is lower than that of the townhome and multifamily residential properties to the north, which are developed at 13 and 12.11 units

per acre, and the multifamily residential development to the southwest, which has a density of 21 units per acre. Thus, it departs from the precedent initiated by the higher-density townhome and multifamily developments on adjoining and nearby properties.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:** The property to be affected by the zoning proposal has reasonable economic use as currently zoned for single-family detached homes. However, this statement doesn't preclude the possibility that the proposed zoning proposal is suitable.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:** The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. A 20-foot buffer is proposed along the south property line, and the north property line adjoins developments with buildings of similar size and scale.

**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:** Staff is unaware of any other conditions that would support either approval or disapproval of the zoning proposal.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:** There are no historic buildings, sites, districts, or archaeological resources on or near the subject property.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:** The Department of Public Works Traffic Engineering Division has commented that the proposed development would not impair traffic flow on surrounding streets. The School District has indicated in its comments that there is adequate capacity for the number of elementary, middle, and high school students who are projected to live in the development.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:** The applicant has submitted a tree report by Root Zone Tree Consultants that identifies 54 "specimen sized trees" (trees with trunks measuring 18 inches or larger "at breast height", or approximately 4.5 feet above the point where the tree meets the highest grade of soil). Of the 54 trees, 35 are healthy, and 19 are damaged or diseased and are not considered to be in specimen condition. The report does not identify which of the 35 healthy specimen trees will be saved.

**Compliance with District Standards:**

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE	Base: 4; with bonuses: up to 8 d.u.s/acre	6.67 units/acre.  Enhanced open space equal to "over 20%" of site: 50% bonus = 2 units/acre  Proximity to retail = 20% = .8 units/acre  4 + .8 + 2 + = 6.8 units/acre	Yes
MIN. OPEN SPACE	20%	34.2%	Yes

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA		Urban s-f detached: 1,350 s.f.; "fee simple" townhomes: not applicable	Urban s-f detached: site plan states that the minimum is met Townhomes: N.A.	Yes N. A.
MIN. LOT WIDTH		Urban s-f detached: 25 ft. "Fee simple" townhomes: not applicable	25 ft. Not applicable	Yes Not applicable
MAX. LOT COVERAGE		70% of total parcel acreage	65.8%	Yes
TOWNHOME SETBACKS	FRONT	With no alley access: 20 ft. With alley access: 10 ft.	20 ft.	Yes
	SIDE	None required; building separation must comply with fire code	May be determined during building permit review.	May be determined during building permit review.
	REAR W/ ALLEY	15 ft.	20 ft.	Yes
MINIMUM UNIT SIZE		1,200 sq. ft.	Information not provided.	May be determined during building permit review.
MAX. BLDG. HEIGHT		Urban single-family detached: 35 feet Single-family attached: 45 feet or 3 stories	Information not provided. Information not provided	May be determined during building permit review.
PARKING		Detached S-F: min. 2 spaces per d.u. = 88 spaces; max. 4 spaces per d.u. = 176 spaces Attached S-F: min. 1.75 spaces per d.u. = 69 spaces; max. 3 spaces per unit = 117 spaces	Detached S-F: 176 spaces Attached S-F: 141 spaces	Yes Parking must be reduced or a variance must be obtained

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is also consistent with Suburban Character Area policy No. 7 that encourages infill housing to “increase neighborhood density and income diversity”. The proposed three-story detached homes along Valley Brook Road would be similar in height to the three-story townhomes of the Stonewyck Manor development on the adjoining property to the north, while maintaining consistency of building type with the single-family homes in the larger neighborhood. At 6.65 units per acre, the proposed development departs from the precedent set by the higher-density townhome and multifamily developments on adjoining and nearby properties. The Department of Public Works Traffic Engineering Division has commented that the proposed development would not impair traffic flow on surrounding streets. The School District has indicated in its comments that there is adequate capacity for the number of elementary, middle, and high school students who are projected to live in the development. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The development shall consist of a maximum of 44 lots for urban single-family detached homes and 39 lots for attached, fee-simple townhome units.
2. The single-family homes shall be a maximum of 35 feet in height. The townhomes shall be a maximum of 45 feet in height.
3. The single-family homes along Valley Brook Road shall face Valley Brook Road.
4. The subdivision sign shall be a maximum of eight feet high and shall have a brick- or stone-finished base.
5. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, unless waived by the Arborist.
6. The development shall comply with standards and regulations of Chapter 14, subject to approval by the Transportation Division.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

## NEXT STEPS

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

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

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



No N1 in the package. Case numbers are off for the entire package. File N1 has N2 in it.

N2. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Beech Drive is classified as a local road (requires 27.5 feet right of way dedication from centerline, 5 foot sidewalk, and street lights). Verify that street offsets meet Section 14-200 (6) of the Land Development Code. Verify that intersection and stopping sight distance (per AASHTO) are met.

N3. Moreland Ave is a state route. GDOT review and permits are required. Moreland Ave is classified as a major arterial (requires 50 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Bailey St is a minor arterial (requires 40 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk, and street lights). Restrict parking along frontage of Bailey Street. Relocate existing access point farther from the intersection of Moreland Ave. Only one access point allowed on Bailey Street.

N4. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Tocoma Way is classified as a local road (requires 27.5 feet of right of way dedication from centerline, 5 foot sidewalks and street lights). Locate driveway on lot 5 away from sharp curve. Extend sidewalks to the intersection of Tocoma Way and Midway Road on Tocoma Way for Midway Elem School access.

N5. ROW is within the City of Atlanta. COA review and permits required. No additional comments.

N6. Mountain Drive is a state route. GDOT review and approval is required. Verify sight distance (per AASHTO standards) for vehicles exiting the site. Mountain Drive is classified as a collector (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify that site driveway meets offset requirements in code section 14-200 (6). Verify length of queuing area for turn lanes is adequate at the intersection of access point and Mountain Dr. Code section 14-200 (5) requires 3 access points for 271 units. Extend sidewalks to existing sidewalks to the south near the intersection of Mountain Drive at Memorial Drive.

N7. Valley Brook Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify sight distance (stopping and intersection) for road near JudyLyn. If sight distance is not met, turn lanes or other improvements are required. Private alley may end in a turn around. If the interior streets are planned to be public, public alleys must connect to public streets and local roads require a 55 foot right of way, 6 foot sidewalk and streetlights. It appears that part of the proposed development is located on the existing Ford Place right of way. This will need to be corrected or the right of way abandoned.

N8. No comments.

N9. Parcel 15—62-02-005 is located within the Hidden Hills overlay district. The overlay requirements trump the zoning and land development codes. In areas where the overlay is silent, the zoning then the land development code is applied. Panola Road is a major arterial (requires 50 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Limit access point to right in/right out on Panola Road due to vehicle paths crossing multiple lanes, including 2 left turn lanes for the intersection



# 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](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

## COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-18-22138 Parcel I.D. #: 18-064-02-020

Address: Valley Brook Rd

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) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed to find out if problem that would disrupt traffic flow.

Signature: [Signature]



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

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

Case No.: Z-18-22138

Parcel I.D. #: 18-064-02-020, 022, 013 through 019, 021, 023, 037, 038, 066, 152 through 154, 156

Address: 745, 741, 731, 721, 715, 713, 707, 705, 701, 695, 681, 675, 669, 665 Valley Brook, Road, 742, 739 Ford Place and 759 Milton Street

Decatur and Scottsdale, GA.

**WATER:**

Size of existing water main: 6" AC, 2" GA Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: South Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes (  ) No (  ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: RM Clayton WTF (  adequate ( ) inadequate

Sewage Capacity; \* (MGPD)

Current Flow: 122 (MGPD)

**COMMENTS:**

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: 



4/16/2018

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

**General Comments:**

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/16/2018

---

---

N.5

CZ-18-22125 2018-1912 15-251-01-020,15-251-01-027,15-251-01-028

3458,3468, and 3578 Mountain Drive, Decatur, GA

Amendment

- Please see general comments.

---

---

N.6

Z-18-22138/2018-1913/18-064-02-020,18-064-02-022,18-064-02-013,18-064-02-014,18-064-02-015,18-064-02-016,6,18-064-02-017,18-064-02-018,18-064-02-019,18-064-02-021,18-064-02-023,18-064-02-037,18-064-02-038,18-064-02-006,18-064-02-152,18-064-02-153,...

✓ 745,741,731,721,715,713,707,705,701,695,681,675,669 665 Valley Brook Road, Decatur, GA; 742 and 73

Amendment

- Please see general comments.

- .....Case # 18-064-02-154,18-064-02-156

---

---

N.7

SLUP-18-22140 2018-1897 18-091-01-052

6198 Memorial Drive

Amendment

- Please see general comment letter.

---

---

N.8

Z-18-22137 2018-1853 16-062-02-005, 16-062-02-027, 16-062-02-028, 16-062-02-029

1230,1238, and 1248 Panola Road and 5636 Redan Road, Stone Mountain, GA

Amendment

- Please see general comments.

- Properties with septic installed: 1230 on 4/8/94, 1238 on 3/25/77,1248 on 06/4/75 and 5636 on 04/05/1962.

**Submitted to:** DeKalb County **Case #:** Z-18-22138  
**Name of Development:** Valley Brook and Ford PL **Parcel#:** 18-064-02-020, et al.  
**Location:** Valley Brook Road North of Ford Place, 745 Valley Brook Road  
**Description:** Current single-family lots redeveloped as 76 townhomes and 26 single-family

**Impact of Development:** The new plan is expected to generate 13 students: 3 at McLendon ES, 2 at Druid Hills MS, 2 at Druid Hills HS, 2 at another DCSD school and 4 in private school. The three zoned schools are all expected to have capacity for additional students.

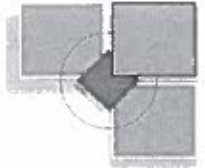
Current Condition of Schools	Druid Hills			Other DCSD Schools	Private Schools	Total
	McLendon ES	MS	Druid Hills HS			
Capacity	513	1,182	1,405			
Portables	4	1	4			
Enrollment (Fcst Oct. 2018)	425	947	1,302			
Seats Available	88	235	103			
Utilization (%)	82.8%	80.1%	92.7%			
<b>New students from development</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>13</b>
New Enrollment	428	949	1,304			
New Seats Available	85	233	101			
New Utilization	83.4%	80.3%	92.8%			

Summary of Student Calculations

	SF (26)	TH (76)	TOTAL
McLendon ES	1	2	3
Druid Hills MS	1	1	2
Other DCSD Schools	1	1	2
Other DSCD Schools	1	1	2
Private Schools	3	1	4
<b>Total</b>	<b>7</b>	<b>6</b>	<b>13</b>



DeKalb County Department of Planning & Sustainability



Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-18-22138
Filing Fee:

Date Received: MAR 01 2018 Application No.:

Applicant: Arrowhead Investors, LLC E-Mail: bflint067@gmail.com

Applicant Mailing Address:
350 Research Ct., Suite 100, Peachtree Corners, Georgia 30092

Applicant Phone: 404-867-3572 Fax:

Owner(s): See Exhibit "A" E-Mail:
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
Various - See attached

Owner(s) Phone: Fax:

Address/Location of Subject Property: Valley Brook Road (see attached)

District(s): 18 Land Lot(s): 64 Block: 02 Parcel(s): see attached

Acreage: 12.835 Commission District(s): 2, 6

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

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

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

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

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1306 Commerce Drive, Decatur, Ga. 30030.

Notary Signature and Name

Signature of Applicant and Date (2/28/18)

Notary Public Seal: Charlene Laplanchin, Notary Public, Georgia, Expires June 2018

Check One Owner Agent X

Contact information: 1306 Commerce Drive - Decatur, Georgia - 30030
Phone: (404) 371-2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

MAR 01 2018

PROPERTIES INCLUDED IN REZONING REQUEST  
ARROWHEAD INVESTORS, LLC

TAX PARCEL ID

ADDRESS

18 064 02 013	731 Valley Brook Road, Decatur, Ga. 30033
18 064 02 014	715 Valley Brook Road, Decatur, Ga. 30033
18 064 02 015	713 Valley Brook Road, Decatur, Ga. 30033
18 064 02 016	707 Valley Brook Road, Decatur, Ga. 30033
18 064 02 017	705 Valley Brook Road, Decatur, Ga. 30033
18 064 02 018	<i>the rear of</i> 701 Valley Brook Road, Decatur, Ga. 30033
18 064 02 019	695 Valley Brook Road, Decatur, Ga. 30033
18 064 02 020	681 Valley Brook Road, Decatur, Ga. 30033
18 064 02 021	675 Valley Brook Road, Decatur, Ga. 30033
18 064 02 022	669 Valley Brook Road, Decatur, Ga. 30033
18 064 02 023	665 Valley Brook Road, Decatur, Ga. 30033
18 064 02 037	742 Ford Place, Scottdale, Ga. 30079
18 064 02 038	739 Ford Place, Scottdale, Ga. 30079
18 064 02 066	759 Milton Street, Scottdale, Ga. 30079
18 064 02 152	741 Valley Brook Road, Decatur, Ga. 30033
18 064 02 153	721 Valley Brook Road, Decatur, Ga. 30033
18 064 02 154	745 Valley Brook Road, Decatur, Ga. 30033
18 064 02 156	701 Valley Brook Road, Decatur, Ga. 30033



Notice Date: Mailed February 9, 2018

MAR 01 2018

# **PUBLIC NOTICE**

**To**

**Request for rezoning**

**Filed by: Arrowhead Investors, LLC**

**Bryan Flint 404-867-3572**

**For Property Located at 681, 695, 701, 705, 707, 713, 715, 721,  
731, 741, 745 Valley Brook Road, Decatur, Ga. 30033  
665, 669, 675 Valley Brook Road, Scottdale, Ga. 30079  
739, 742 Ford Place, Scottdale, Ga. 30079  
& 759 Milton Street, Scottdale, Ga. 30079**

**Current Use- R-75 Single Family Residential**

**Proposed Use- RSM (Residential Small Lot. Mix)**

**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:**

**North Decatur United Methodist Church**

**Location: 1523 Church Street, Decatur, GA 30030**

**Date/Time: Monday, Feb. 26, 2018 at 7:00 PM**

# MEETING SIGN-IN SHEET

Project: Valley Brook Rd Meeting Date: Feb. 26, 2018  
 Facilitator: \_\_\_\_\_ Location: N. Decatur United Methodist

Name	Address	Phone	E-Mail
Taanna Tammen	3093 North Ave Southdale GA 30079	404 707 8289	jdnytammenn@bellsouth.net
Ryland Tammen	" "	265 253 8098	rtammenn@bellsouth.net
Ed Butt	721 Valley Brook Rd	404-293-0019	butteceer1@yahoo.com
Sherrill Warbington	721 Valley Brook Rd Decatur, GA 30032	678-677-2132	doggymom@hotmaill.
Alicia O'Kelley	3105 North Ave	678-362-5966	alicia950@yahoo.
Danny Glen	784 N. W. 1st St	404 216 2054	
Hai O'Kelley	3105 NORTH AVE	678-294-9921	HOKELLEY@ZOWASTANT
Ellen Wan	2955 Fantasy Lane	504-621-7447	ellen.y.wan@gmail.com
James Illingworth	" "	770-665-3228	ajillingworth2004@gmail.com
Kenna Simmons	3115 Hollywood Dr.	404-791-3588	kenna.simmons@gmail
Laura McCarty	796 Cinderella Ln	404 299 7292	laura.thomson.mccarty@gmail
Karen Buerki	2883 Fantasy Lane	404-292-3056	kbuerki@aol.com
Kathleen Hall	900 Tanner Dr.	404-499-0717	simone1946@hotmail.c
Victoria Webb	3157 Rockledge	404-6248	vic@FURIOUSARTISTS.CO
Carolyn M Brown	2975 Judylyn Dr	404-556-7077	carolyn.m.brown@gmail.com
Angela Morris	778 Murphree St.	404-370-8376	angelaleemorris@gmail
Susan + Jim Berger	2959 Judylyn Dr.	4-510-1336	sberger33@gmail.com
NANCY TOPPING	2862 Hollywood	4-660 5022	tiptop1009@hotmail.com
Ben Kent		404 517 8030	benkent109@gmail
Stacie Greby	733 Ford Place	404-862-7504	sgreby@yahoo.com

MAR 01 2018

MEETING SIGN-IN SHEET			
Project:	Valley Brook Rd	Meeting Date:	Feb. 26, 2018
Facilitator:		Location:	N. Decatur United Methodist

Name	Address	Phone	E-Mail
Susan Hawk	2827 Sun cord Dr. Decatur GA 30033	404 1414-9495	Sjhawk@gmail.com
Nicole Haugerud	788 murphy St. Scottdale GA	404-247-1395	haugerud13@hotmail.com
William Butter	721 Valley Brook Rd	404 657 2322	Butter Inc@bellsouth.net
Michael Colton	679 Ford Place Scottdale GA	770 480-4515	mcolton24@gmail.com
CHARIS & LYNN <sup>ANGUS</sup> <sup>PKMOS</sup>	3035 HOLLYWOOD, <sup>DECATUR</sup> <sup>GA</sup>	404 416 6370	lynn.angus@gmail.com
Tim & Shirley Carter	741 Valley Brook Rd	704 522 0708	tcarter12@gmail.com
LAURA ZIPPERER	1064 N Valley Dr	678-427-3718	lzipperer@gmail.com
LANCE ELIAS	3100 NORTH AVE.	954-557-4941	lanceosapdlish@pro.com
Megan & Justin Willmet	713 Valley Brook	404-630-2110	Megan.Hamby@gmail.com
MARTY KENNEDY	803 Murphree St.	4) 378-4011	martyforbic@gmail.com
James Lewis	3056 Hollywood Dr.	404-749-0844	jameslewis555@hotmail.com
Colette Walsh-Lewis	3056 Hollywood Dr.	678-623-5586	walsh.cg@gmail.com
Lore P. Covington	243 Murphree St	678-592-6780	Encl.Cov.catholic.com
JAMES SIMPSON	767 Murphree ST	404 254 2542	JAMES. SIMPSON @ ANIXTER.COM
Elizabeth Roberts	3069 Lakewood Dr	(4) 217-5000	emroberts@gmail.com
Nicole Haugerud	788 murphree st		haugerud13@hotmail.com
Rosemary Calhoun	3045 Vista Brook Dr		rosemarycalhoun@gmail.com
EILEEN POPPACHY	304 2 VINE CIRCLE	404-502-1929	EILEENPOPPACHY@BELLSOUTH.NET
JACK BARNES	908 VALLEY BROOK	4) 790 5458	jorta@bellsouth.net
Judy Ward	1126 Beechview Dr	4/984-7045	jamesward@comcast.net

MAR 01 2018

MEETING SIGN-IN SHEET	
Project: Valley Brook Rd	Meeting Date: Feb. 26, 2018
Facilitator:	Location: N. Decatur United Methodist

Name	Address	Phone	E-Mail
James Lucasse	798 Wimphey Scottsdale 30079	404 275-0260	lucassej@gmail
MARC FARRIS	McleNDON	404-626-3085	MARC.FARRIS@ BBATV.COM
Susan Rex	3027 Judylyn	678-230-5353	susanrex@ gmail.com
JAKE DEVLIN	2911 FANTASY LANE	404-214-4315	JAKEDEV@ATT.NET
Aric Drott	3024 Valley Circle	404-219-2000	AricUSA@gmail.com (*)
Amy & Stephen Parker	747 Milton St Scottsdale	404-202-6432	Stephen.parker@ A140.com
Elizabeth Danice	764 Maple St	404-290-3325	emmalukins@ gmail.com
Jim Pawlino	3021 Judylyn		jpawlino@ hotmail.com
Erik Spalunk	2781 Orion Dr	352-2667678	erikatlant@ gmail.com
MISTY HARTON	3133 Hollywood Dr	404-808-7122	misty.harton@ yahoo
Angela Salazar	242 Ford Pl	4-3983573	bterfield8@ gmail
Susan Rossi	2971 Fantasy Lane	4-77- 7927	rossi_susan@ hotmail.com
Donald Geter	764 Maple St		geter_d@ yahoo
BARBARA Scott	2935 FANTASY	404-217-9551	media VOICE STUDIOS @MAC
STEVE HAGEN	Louisa Ave		STEVENMIA@ ADLCA
LeeAnn Harvey	882 Cinderella Ct.	770-652-8595	leeannharvey@ comcast.net
	MAR 01 2018		

(\*) Aric USA @ gmail.com



LAW OFFICES  
SCHREEDER, WHEELER & FLINT, LLP  
1100 PEACHTREE STREET, NE  
SUITE 800  
ATLANTA, GEORGIA 30309-4516

(404) 681-3450  
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: [speters@swflp.com](mailto:speters@swflp.com)

Direct Dial: (404) 954-9836

February 28, 2018

Mr. Andrew A. Baker  
Director  
Department of Planning and Sustainability  
DeKalb County  
Clark Harrison Building  
330 W. Ponce de Leon Ave.  
Decatur, GA 30030

MAR 01 2018

In re: Letter of Application  
Arrowhead Investors, LLC  
Valley Brook Road at Ford Place

Dear Mr. Baker:

Please accept this letter of application on behalf of Arrowhead Investors, LLC in support of its rezoning application in regard to the property located at Valley Brook Road at Ford Place, Decatur, GA 30033. Arrowhead Investors seeks rezoning of the property from its present R-75 zoning classification to the RSM zoning classification for purposes of development as a subdivision including a mix of attached and detached single family homes. The property is designated as "Suburban" in the 2035 Comprehensive Plan which supports the zoning of the property for the RSM zoning classification and encourages infill redevelopment as proposed.

The subject property consists of approximately 12.835 acres located along Valley Brook Road, northwest of Ponce de Leon Avenue, just north of its intersection with North Decatur Road. An apartment complex named Gateway at Cedar Brook is located across Valley Brook Road, which is zoned MR-2. Immediately to the north of the property is located the Valley Brook Crossing Apartments, which are zoned MR-1. Further, a townhome development named The Courtyards of Decatur is located just north of the property along Stonewyck Place. To the south of the property at the intersection of Valley Brook Road and East Ponce de Leon Ave is a node of commercial development. The surrounding properties are a mixture of zonings, including R-75, MR-1, MR-2, RSM, and C-2. It should be noted that several of the properties that are included in this rezoning request are non-conforming, with several of the lots fronting along Valley Brook road not qualifying as legally developable lots under the existing R-75 zoning designation.

Arrowhead Investors proposes to develop 102 lots on the 12.835 acre tract, including twenty six (26) detached cottage lots along the Valley Brook Road frontage, and seventy six (76) attached townhomes for a net density of 7.9 units per acre. All detached cottages units will have

LAW OFFICES  
SCHREEDER, WHEELER & FLINT, LLP

Mr. Andrew A. Baker  
Page 2  
February 28, 2018

a minimum of 1,950 s.f. of heated floor area, while townhome units will include a minimum of 1,650 s.f of heated floor area.

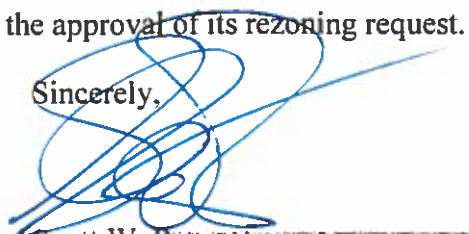
This zoning proposal is suitable in view of the current use and development of adjacent and nearby properties. The development of cottage lots along the principal road frontage will maintain the detached single family appearance along Valley Brook Road, while also permitting greater density of townhouse development on the interior of the property, while also permitting the preservation of significant open space within the development. Attached hereto as Exhibit "A" is an analysis of the proposed development under the factors set forth in Section 27-832 of the Dekalb County Code.

There are numerous MARTA bus stops within a quarter-mile of the property, and the applicant proposes to construct a bus shelter along Valley Brook Road. In addition, the proposed development will include Additional Enhanced Open Space (20% or more of the overall site), qualifying the development for a 100% Density Bonus in accordance with Section 2.12.5 of the Dekalb County Code. As a result, the density requested by the applicant is in conformance with the 2035 Comprehensive Plan.

The proposed subdivision under the RSM zoning district is consistent with the development of properties in the immediate vicinity. The development will provide quality residential development that will replace older single family homes that would be difficult to rehabilitate or redevelop due to existing nonconformities. The proposed development is consistent with the language and intent of the 2035 Comprehensive Plan and will provide an appropriate development compatible with surrounding properties.

Arrowhead Investors respectfully requests the approval of its rezoning request.

Sincerely,

  
Scott W. Peters

SWP/jlm

Enclosures

MAR 01 2018

**EXHIBIT "A"**  
**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

**A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**

Yes. The Subject Property is designated as "Suburban" in the 2035 Comprehensive Plan. The Suburban Character Area/Land Use Designation supports density of up to 8 units an acre, including single family detached, townhomes, assisted living facilities, neighborhood retail and certain other public facilities. The RSM zoning category is a permitted zoning designation under the Suburban Character Area Designation. There is no small area plan applicable to the Subject Property in the 2035 Comprehensive Plan. Suburban Character Area Policies support infill development as proposed, including: 4. Density Increases; 5. Walkability; 6. Infill Development; 7. Infill Development; 14. Sense of Place; and 15. Density.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**

Yes. Property immediately to the North of the Subject Property is Zone MR-1 for the Valley Brook Crossing Apartments. Additional RSM Property is also immediately adjacent to the property to the North for a townhome development on Stonewyck Place. Property located to the Southwest of the Subject Property across Valley Brook Road is zoned MR-2 for the Gateway at Cedar Brook Apartments. A commercial node exists at the intersection of Valley Brook Road and East Ponce de Leon Avenue. This residential development will be consistent with the development trends in the area and will preserve the residential character of the property while permitting improved utilization and development of the Subject Property. In addition, the redevelopment will eliminate a number of non-conforming lots which are included within the property that is the subject of this Application.

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

No. The property fronting along Valley Brook Road is characterized by older single family residences on lots of varying width, the majority of which are nonconforming under existing R-75 standards. Redevelopment under the existing R-75 Zoning designation is not economically feasible given the varied ownership of the properties, the differing conditions of the properties, and the cost associate with redevelopment.

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

No. The proposed development is consistent with the residential character of the area and the existing development of townhomes and apartments on nearby and adjoining properties. Further, the proposed development includes a buffer adjacent to all external property lines.



Further, existing properties to the rear along Ford Place have significant depth which provide an additional natural buffer between the development and existing residences.

**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.**

Yes. Development trends in the area encourage infill development with less individual exterior maintenance and more clustered development focusing on central amenities. The character of the area supports ownership by young professionals and older “empty-nesters” who are seeking to eliminate maintenance responsibilities and downsize to a townhome type development.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

No. There are no historic buildings, sites, districts, or archeological resources on the Subject Property.

**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.**

No. Although the Subject Development will result in a moderate increase in traffic and demand for utilities in the vicinity, the development will not overly tax the use of these public facilities. The property is served by McClendon Elementary School, Druid Hills Middle School and Druid Hills High School. Local schools should not be negatively impacted by the development as it will cater to young professionals without school-aged children and empty nesters, while none of these schools are currently exceed capacity.

MAR 01 2018

EXHIBIT "B" TO REZONING AND LAND USE  
CHANGE REQUEST OF ARROWHEAD INVESTORS, LLC

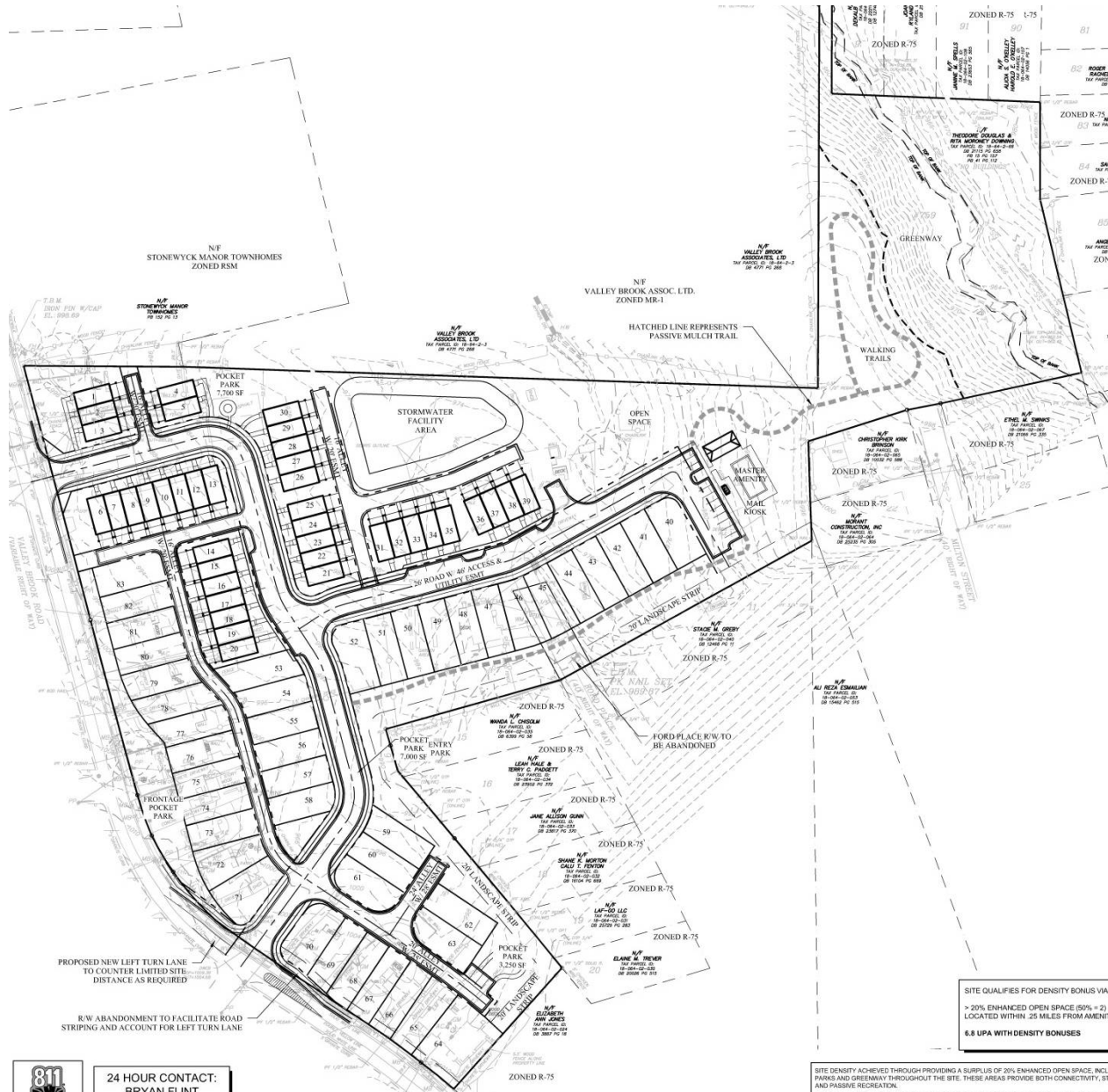
COMES NOW Arrowhead Investors, LLC and sets forth its constitutional objections as follows:

Applicant seeks a rezoning from R-75 to RSM to allow for the property to be developed for residential property with the adjacent tract described in the foregoing application. The present zoning classification of the subject property without the granting of such rezoning constitutes the taking of property without the payment of adequate compensation. Barrett v. Hamby, 235 Ga. 262, 219 S.E.2d 399 (1975). In addition, the arbitrary and capricious denial of the rezoning application would constitute a violation of due process and equal protection. Tuggle v. Manning, 244 Ga. 29, 159 S.E.2d 703 (1968). The denial of the rezoning request would not bear a substantial relation to the public health, safety, morals or general welfare. As a result, the denial of the rezoning request would be arbitrary and capricious. Sellers v. Cherokee County, 254 Ga. 496, 330 S.E.2d 882 (1985).

If the applicant's rezoning request is denied, its rights under the Fourteenth Amendment to the Constitution of the United States and under Article I, Section I, Paragraph I (Due Process) and Article I, Section III, Paragraph I (Eminent Domain) of the Constitution of the State of Georgia will be violated. Denial of the rezoning request will constitute an improper exercise of the police power.

MAR 01 2018





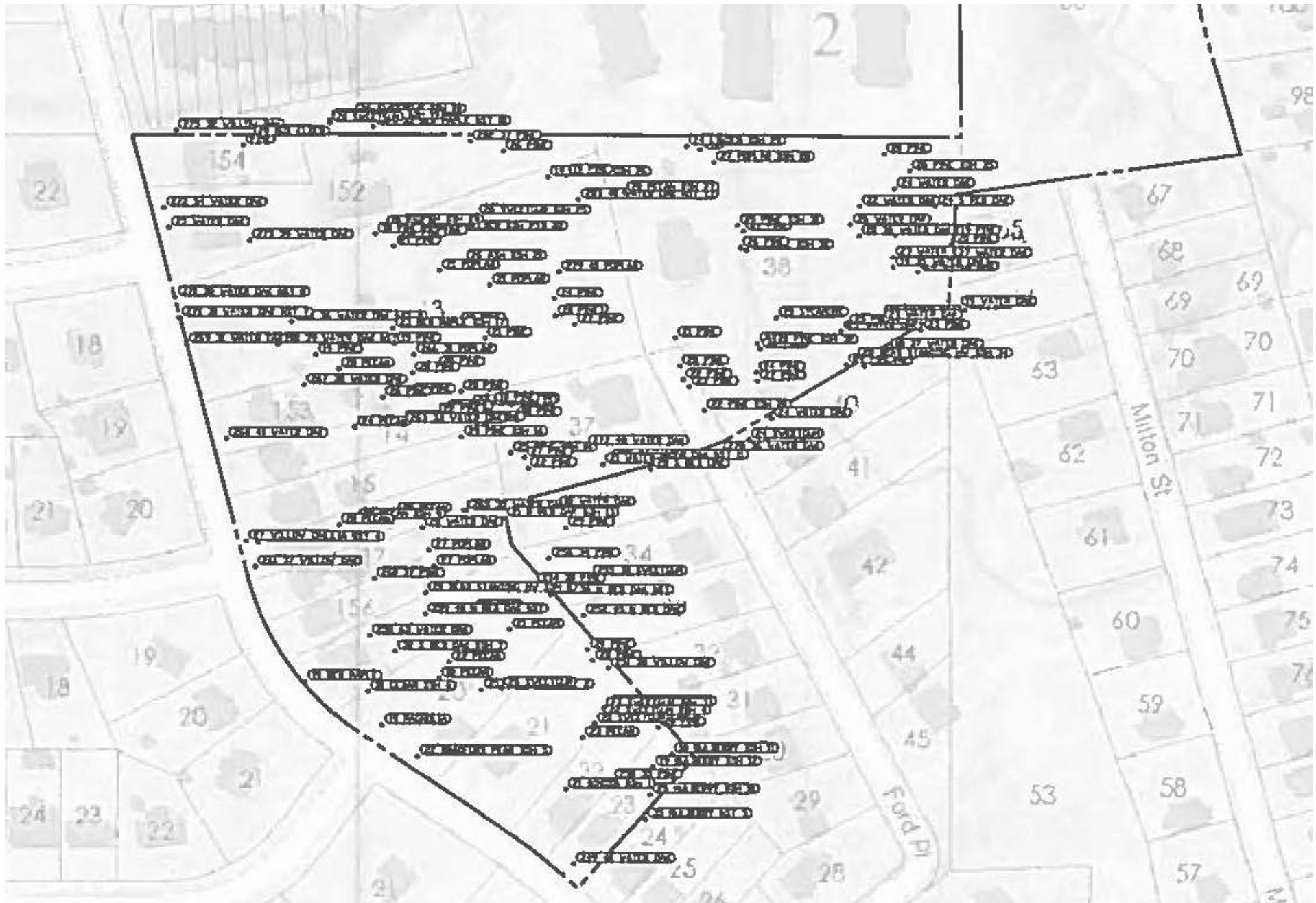
24 HOUR CONTACT:  
RYAN FI INT

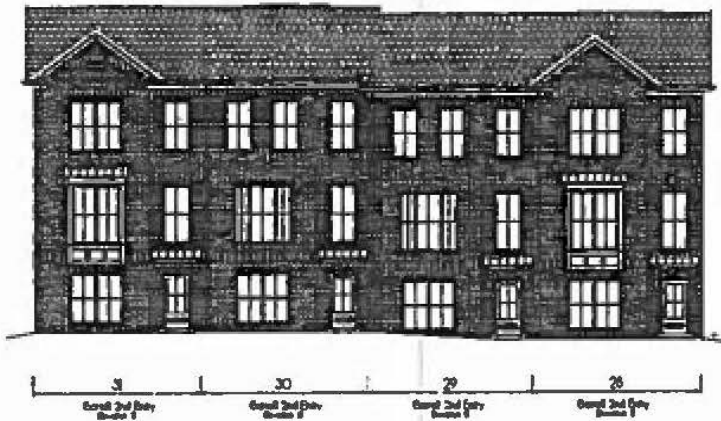
SITE DENSITY ACHIEVED THROUGH PROVIDING A SURPLUS OF 20% ENHANCED OPEN SPACE, INCLUDE PARKS AND GREENWAY THROUGHOUT THE SITE. THESE AREAS PROVIDE BOTH CONNECTIVITY, STAY AND PASSIVE RECREATION.



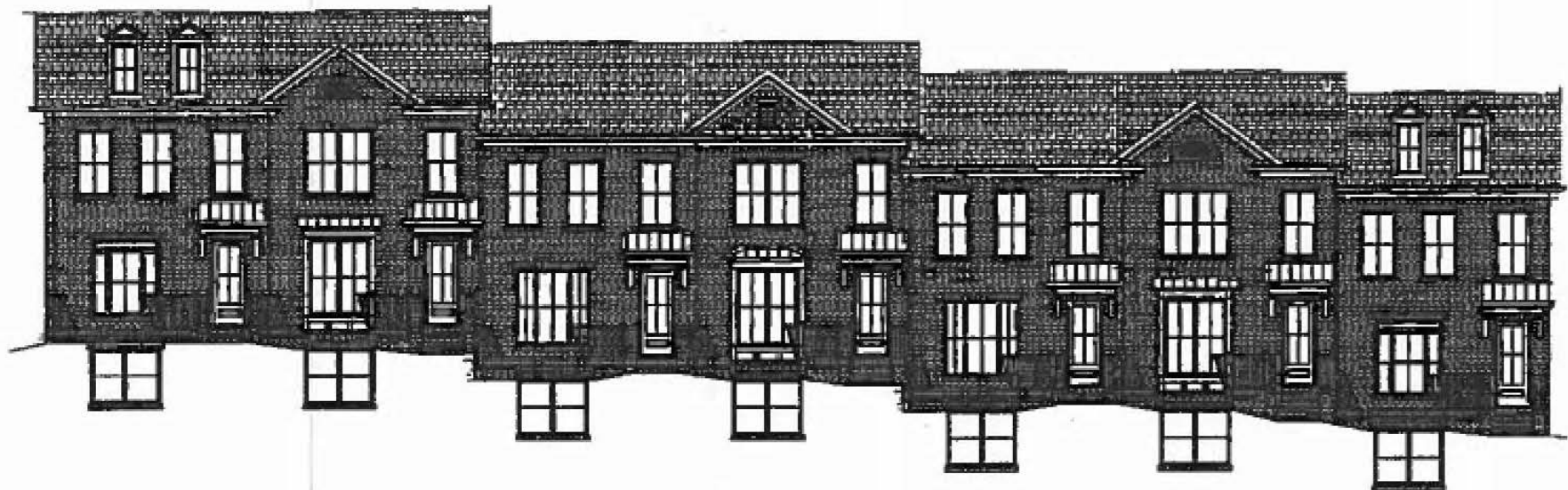








# The Brownstone Collection



38  
Garfield II 'E'

37  
Garfield II 'F'

36  
Garfield II 'H'

35  
Garfield II 'C'

34  
Garfield II 'H'

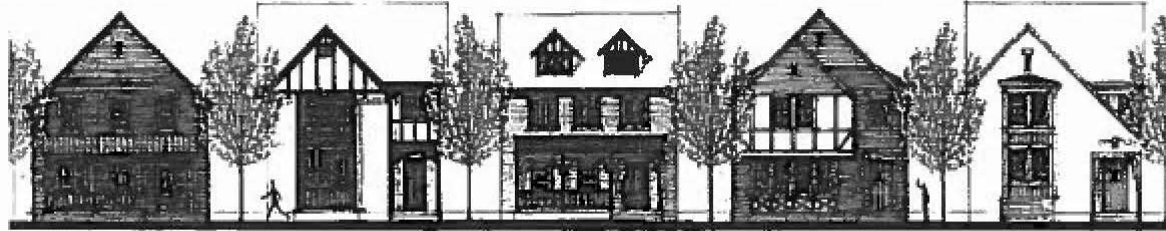
33  
Garfield II 'F'

32  
Garfield II 'H'

THE  
PROVIDENCE  
GROUP



# The Rowes Collection



Three Story – Drive Under



English Cottage

English Cottage

Tudor

Tudor

English Cottage

Three story – Front Garage







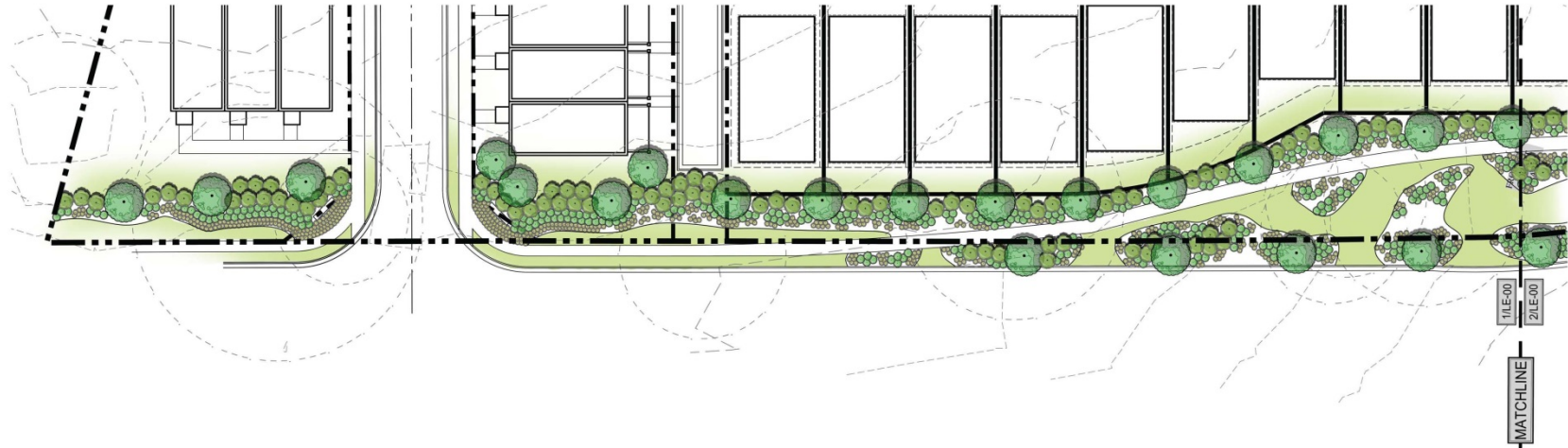


Garrett THs - Mercantile









1 LANDSCAPE PLAN - A  
LE-00



2 LANDSCAPE PLAN - B  
LE-00





**SYMBOL**



**PLANT TYPE**

**TREE**



**LARGE SHRUB**









**SMALL SHRUB**



**GROUNDCOVER**

**TREE**

CANOPY OVERSTORY	EVERGREEN OVERSTORY	UNDERSTORY
 Acer Rubrum	 Cryptomeria japonica	 Cercis canadensis
 Quercus Spp.	 Ilex Opaca	 Ulmus Americana

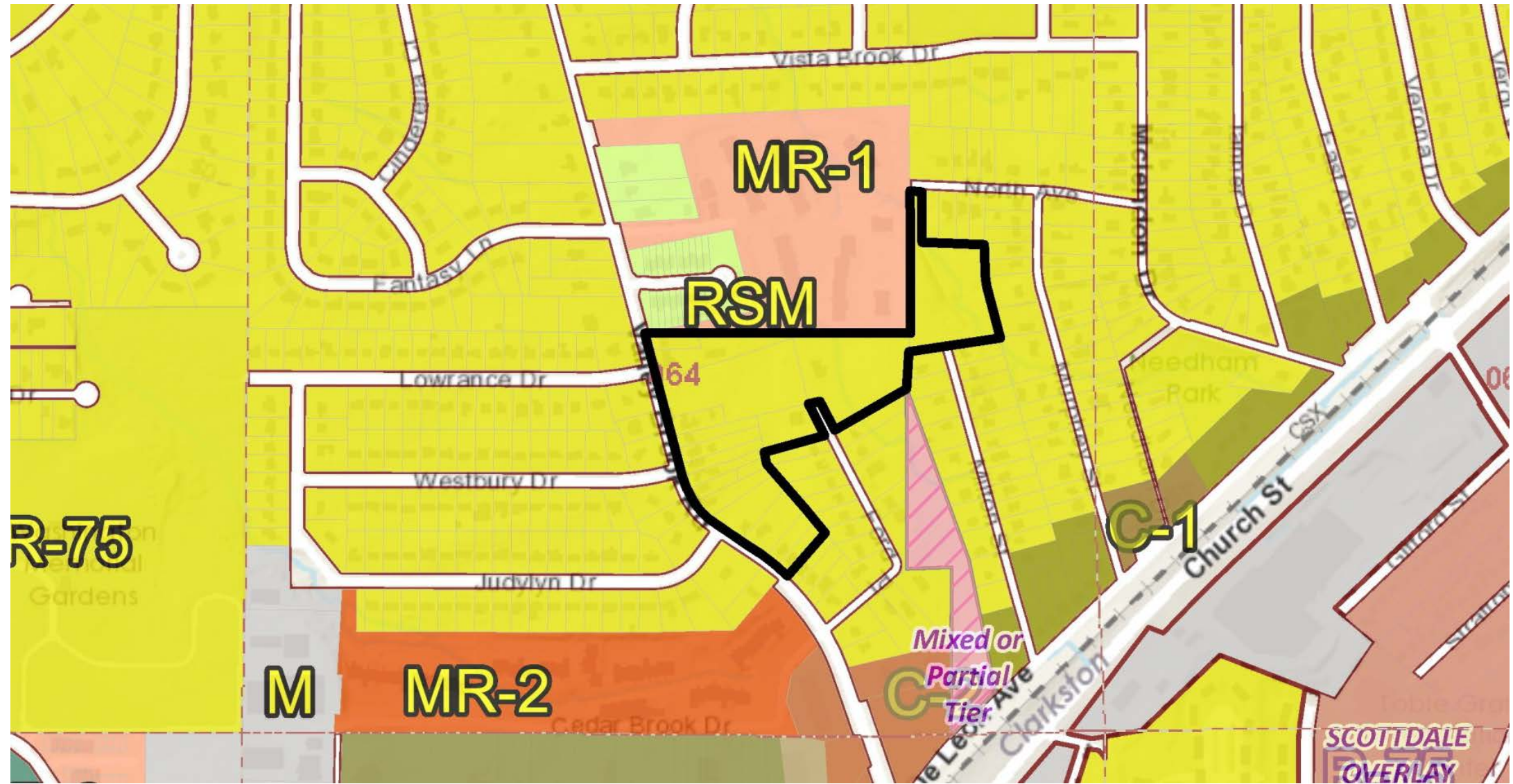
**SHRUB**

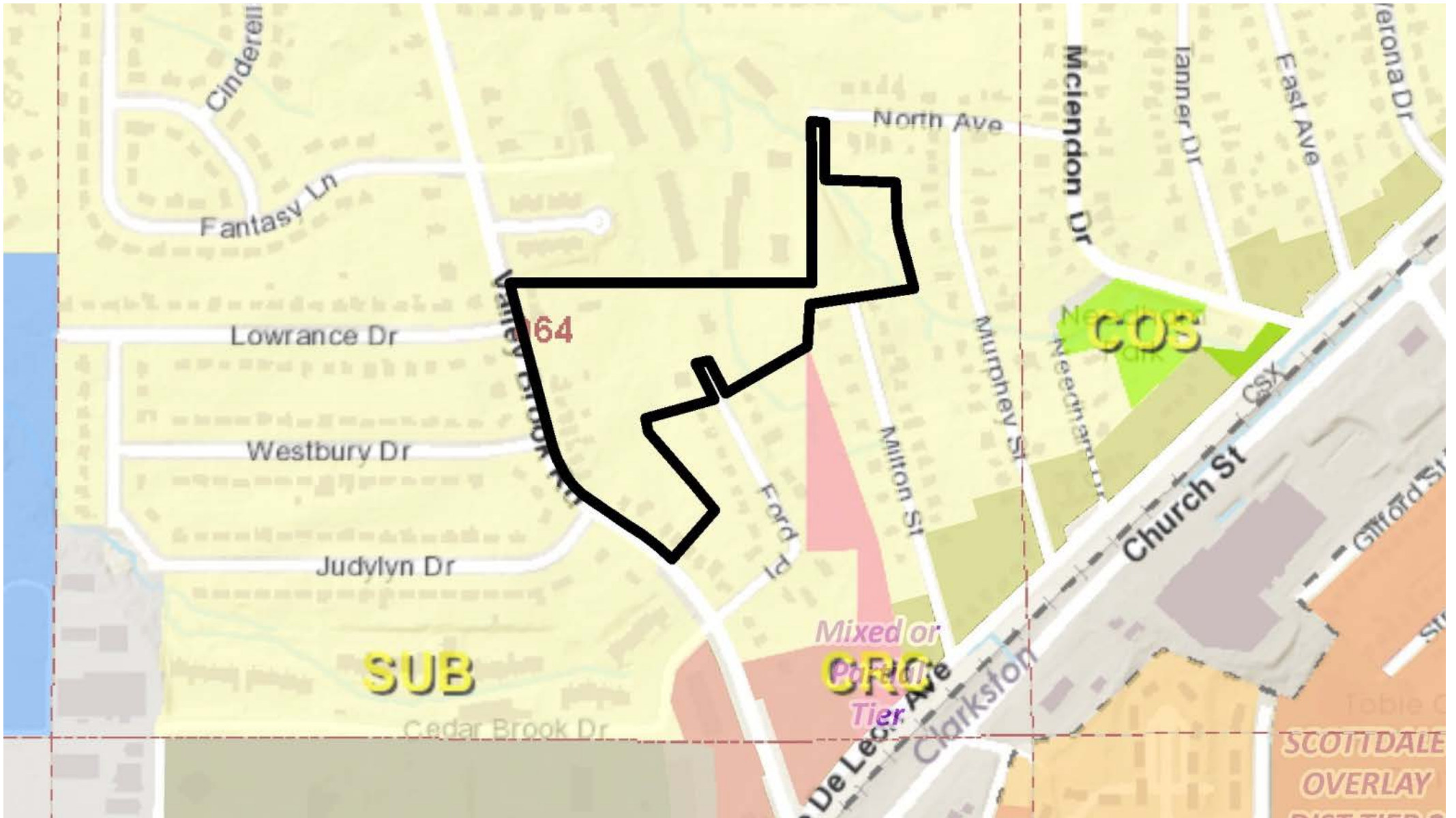
LARGE	SMALL
 Loropetalum Chinense	 Nandina domestica
 Prunus laurocerasus	 Dwarf Yaupon Holly
MEDIUM	
 Muhlenbergia capillaris	 Carrissa Holly
 Pittosporum tobira	

**GROUNDCOVER**

TURF	GROUNDCOVER
 Bermuda grass	 Liriope Muscari
 Fescue grass	 Hemerocallis
SEASONAL	
 Pansies	 Impatiens
 Begonia	















Views of Valley Brook Road frontage of subject property.







Homes on opposite side of Valley Brook Road.