

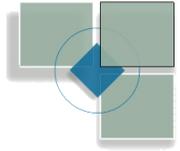


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 1, 2022

Board of Commissioners Hearing Date: November 17, 2022

STAFF ANALYSIS

Case No.:	Z-22-1245936	Agenda #: N3
Location/ Address:	The northeast side of Robinwood Road, approximately 327 feet east of Lawrenceville Highway at 1251 Robinwood Road in Decatur, Georgia.	Commission District: 4 Super District: 6
Parcel ID:	18 116 04 008	
Request:	To rezone properties from R-75 (Residential-Medium Lot-75) to RSM (Small Lot Residential Mix) District to construct cottage style urban single-family detached homes.	
Property Owner:	June K. and Phillippe B. Laval	
Applicant/Agent:	D.A. Edwards & Company c/o Denn Webb	
Acreage:	2.12 acres	
Existing Land Use:	Vacant single-family home and vacant land.	
Surrounding Properties:	A medical office, residential condominiums (Berkeley Square), and Kingston Pointe Manor townhomes to the northwest; and single-family detached homes to the north, east, and south across Robinwood Road.	
Adjacent Zoning:	North: MU-4 and R-75 South: R-75 East: R-75 West: NS & O-I	
Comprehensive Plan:	SUB (Suburban) Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>
Proposed Density:	8 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	16 cottage style urban single-family detached homes.	Existing Units/Square Feet: Vacant single-family home and vacant land
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

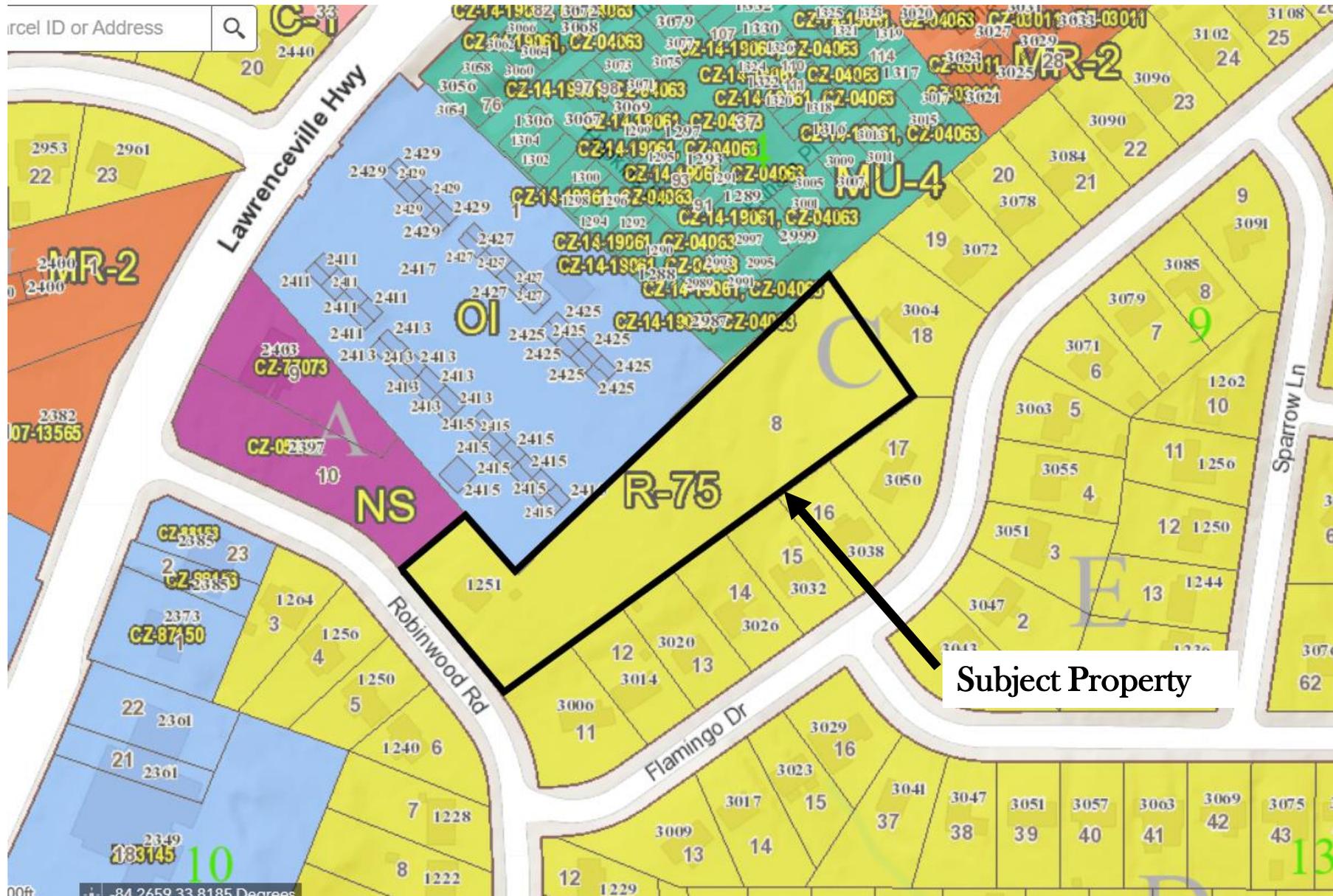
Planning and Sustainability Department Recommendation: TWO-CYCLE DEFERRAL

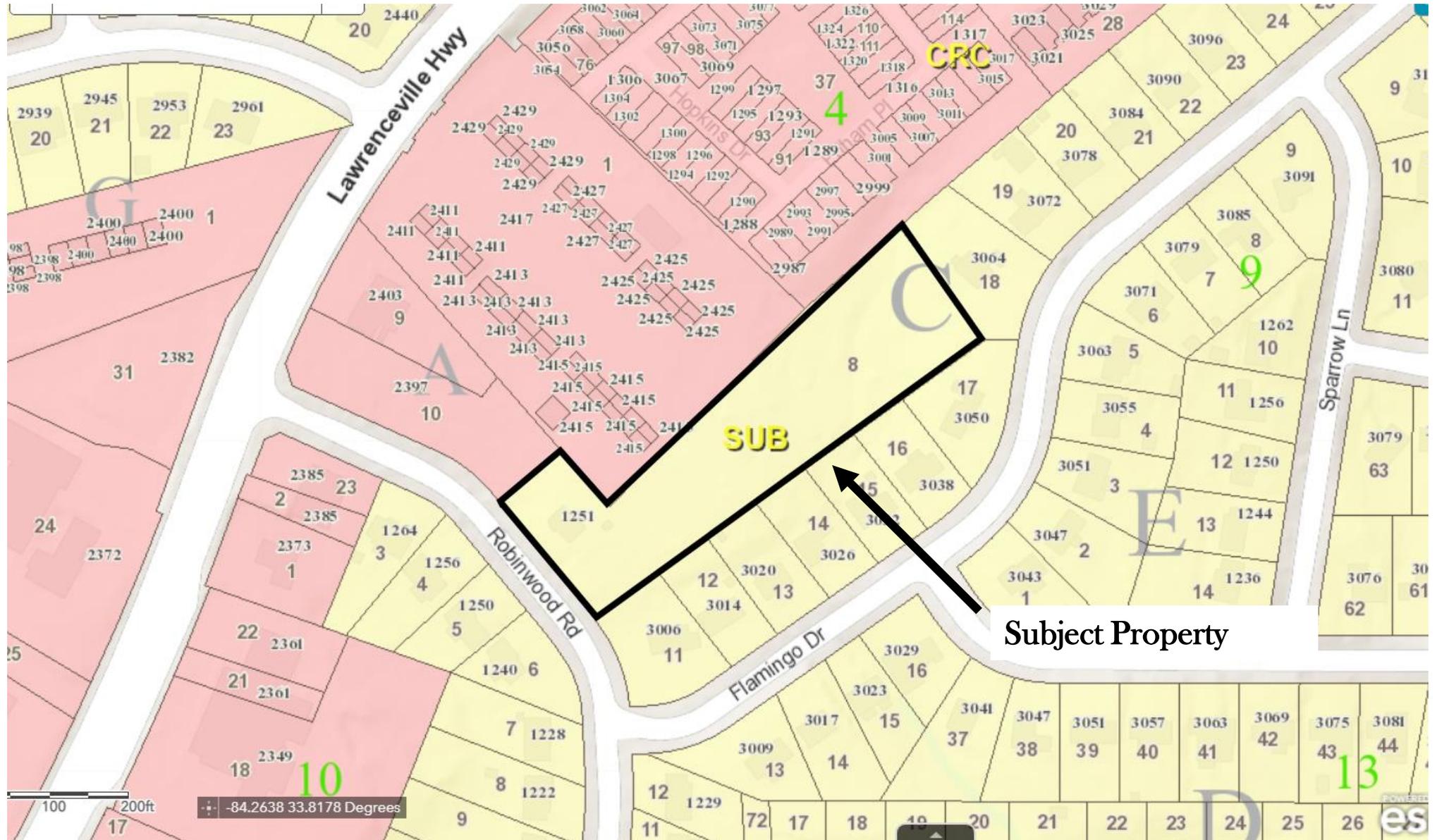
The applicant proposes “cottage style” urban single-family detached homes ranging between 550 to 750 square feet. The *Zoning Ordinance* currently requires a minimum building size of 800 square feet for cottages and 1,100 square feet for urban single-family detached homes which are larger than what is proposed. The project’s smaller homes centered around several green courtyards may ultimately be determined to be consistent with the goals of the *Comprehensive Plan* to provide more diverse and affordable housing within the county. However, currently the request is premature since the *Zoning Ordinance* does not accommodate this type of cottage cluster development. If this type of “cottage development” is desired in certain areas of the county, the Board of Commissioners should initiate a text amendment which creates appropriate development standards to allow such projects. If a text amendment is adopted, this rezoning application can then be reviewed to determine if there is compliance with the approved standards.

Due to the unique project scope and the irregular shape and topography of the site, several variances would be required based on the submitted site plan including but not limited to the following: 1. Plan does not provide a minimum of two fee-simple lots in order to qualify for density bonuses to obtain the desired density of 8 units per acre (currently no fee simple lots are shown on plan); 2. Location of proposed parking lot (Proposed parking lot is required to be to the side or rear of the project but the plan shows the parking lot in the middle of the project); 3. Parking lot landscaping (Code requires 1 tree for every 8 parking spaces and 1 tree island for every 10 spaces, and a 5-foot wide perimeter parking lot landscape strip but plan does not comply); and 4. Private drives must have a 10-foot wide easement along both sides of the private drive, and the plan does not indicate compliance. The Zoning Board of Appeals will ultimately decide whether the site conditions warrant these variances.

More information is needed to verify compliance with stormwater management regulations. The Land Development Division indicates that the location of the conceptual stormwater management facility is shown on the higher end of the property, making it difficult for stormwater to flow from the lower points of the property to the stormwater facility. The Land Development Division recommends that a design professional review and investigate the site to ensure that runoff can be directed to the pond as it is shown, before moving forward, and strongly recommends that a design professional investigate the site and identify location where runoff Run-off Reduction Volume (RRV) can be provided and re-design/revise the layout to comply with the RRV requirement (see attached interdepartmental comments from Land Development Division).

Therefore, it is the recommendation of the Planning & Sustainability Department that the request be “*Deferred Two Cycles*” to allow the applicant time to address the stormwater management regulations, investigate the proposed variances to see if any can be eliminated or reduced, and allow time for a “cottage” text amendment to be initiated, if so desired by the Board of Commissioners.











**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.: Z-22-1245936
 Parcel I.D. #: 18-116-04-008
 Address: 1251 ROBINWOOD RD,
DECATUR, GA 30033

WATER:

Size of existing water main: 6" AC (adequate/inadequate)
 Distance from property to nearest main: adjacent
 Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek
 Is sewer adjacent to property: Yes () No () If no, distance to nearest line: _____
 Water Treatment Facility: Atlanta () adequate () inadequate
 Sewage Capacity: 40 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

Sewer capacity not required if work is an addition
Sewer capacity required if work is a demo and rebuild

Signature: Yola Lewis

10/17/2022

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

10/17/2022

N1 2022-2326

TA-22-124621

County-wide

Amendment

- Please review general comments.

N2 2022-2252

SLUP-22-1246038 18-063-03-027

1849 Lawrenceville Hwy, Decatur, GA 30033

Amendment

- Please review general comments.

N3 2022-2253

Z-22-1245936 18-116-04-008

1251 Robinwood Road, Decatur, GA 30033

Amendment

- Please review general comments.

N4 2022-2254

CZ-22-1246039 15-251-01-028

3458,3468, & 3478 Mountain Drive, Decatur, GA 30032

Amendment

- Please review general comments

Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot multituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

N17/N18. Not in package to review.

N19. No comment.

**DeKalb County School District
Development Review Comments**

Analysis Date: 10/14/2022

Submitted to: DeKalb County

Case #: Z-22-1245936

Parcel #: 18-116-04-008

Name of Development: Robinwood Development

Location: 1251 Robinwood Road

Description: Rezoning request to allow for redevelopment of a single-family parcel into 16 "cottage" units.

Impact of Development: When fully constructed, this development would be expected to generate 8 students: 1 at Laurel Ridge Elementary, 1 at Druid Hills Middle School, 1 at Druid Hills High School, 1 at other DCSD schools, and 4 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Laurel Ridge Elementary	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	504	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2022)	410	938	1,352			
Seats Available	94	232	43			
Utilization (%)	81.3%	80.2%	96.9%			

New students from development	1	1	1	1	4	8
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New Enrollment	411	939	1,353
New Seats Available	93	231	42
New Utilization	81.5%	80.3%	97.0%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0862	0.0644	0.0811	0.2317
Middle	0.0550	0.0000	0.0406	0.0955
High	0.0608	0.0167	0.1152	0.1927
Total	0.2020	0.0811	0.2368	0.5199
Student Calculations				
Proposed Units	16			
Unit Type	SF			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	1.38	1.03	1.30	3.71
Middle	0.88	0.00	0.65	1.53
High	0.97	0.27	1.84	3.08
Total	3.23	1.30	3.79	8.32
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Laurel Ridge Elementary	1	1	1	3
Druid Hills Middle School	1	0	1	2
Druid Hills High School	1	0	2	3
Total	3	1	4	8



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.

Conceptual plan indicates the location of the stormwater management facility, however the location of the detention pond is at the higher end of the property topographically speaking. Runoff/water doesn't run from lower points to higher points. Design professional shall review and investigate the site to ensure that runoff can be directed to the pond as it is shown, before moving forward..

Discharge from the detention pond must discharge into an outfall that has adequate capacity to accommodate the runoff from the development. If the connecting downstream system is not able to accommodate the allowable design flows from the site, then the design engineer must design drainage facilities with the capacity to over-detain flows so they can be accommodated by the existing downstream conveyance structures whereby allowing the existing downstream system to operate correctly. If downstream easements are needed to extend the drainage system to an adequate outfall, the developer shall obtain these easements.

Additional consideration must be given to the 10% downstream analysis.

Runoff Reduction Volume shall be provided and documented 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.

- **Flood Hazard Area/Wetlands**

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

However, a state water determination must be submitted to the County to confirm that the ditch line running through the property and not confined to the property according to the County GIS map, is not a creek/state water with buffers



N-3

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245936 Parcel I.D. #: 18-116-04-008

Address: 1251
Robinson Rd
Decatur, GA 30033

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. Nothing found that would disrupt traffic flow.

Signature: [Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: D.A. Edwards & Company c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

Applicant E-Mail Address: dwebb@sgrlaw.com

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

Applicant Daytime Phone: 404.815.3620 Fax: 404.685.6920

Owner Name: June K. and Phillippe B. Laval

If more than one owner, attach list of owners.

Owner Mailing Address: 4092 E. Brookhaven Drive, NE, Atlanta, Georgia 30319

Owner Daytime Phone: _____

Address of Subject Property: 1251 Robinwood Road

Parcel ID#: 18 116 04 008

Acreage: 2.12 +/- Commission District: 4/6

Present Zoning District(s): R-75 (Residential Medium Lot - 75)

Proposed Zoning District: RSM (Residential Small Lot Mix)

Present Land Use Designation: Suburban

Proposed Land Use Designation (if applicable): N/A

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: 6.29.2022

TO WHOM IT MAY CONCERN:

(I) (WE) June K. and Philippe B. Laval
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, LLP
Name of Agent or Representative

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

Melissa R Burnette
Notary Public MCE: 2/11/2024



June K. Laval / mrs
Owner **June K. Laval**

Melissa R Burnette
Notary Public MCE: 2/11/2024

Philippe B. Laval / mrs
Owner **Philippe B. Laval**

Notary Public

Owner

Notary Public

Owner

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.

Have you, the applicant, made \$250.00 or more in campaign contribution 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

June K. Laval / mrc

Signature of Applicant /Date
June K. Laval
Check one: Owner Agent _____

Expiration Date/ Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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Notary


Signature of Applicant /Date

Philippe B. Laval
Check one: Owner Agent _____

Expiration Date/ Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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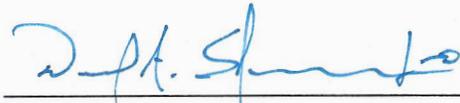
Yes _____ No *

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.

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Notary



Signature of Applicant /Date

Daniel A. Edwards

Check one: Owner _____ Applicant

Expiration Date/ Seal

*Notary seal 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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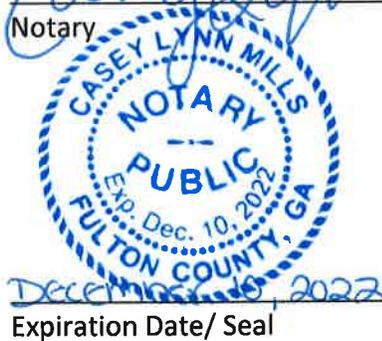
Yes X No *

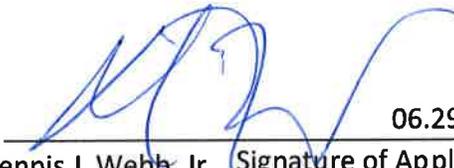
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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Notary




06.29.2022
Dennis J. Webb, Jr. 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

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

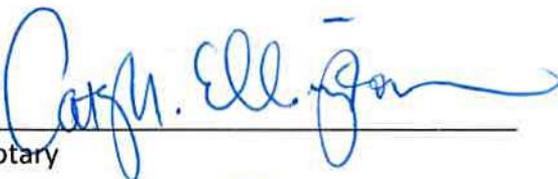
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes X No _____*

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

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

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



Notary



Kathryn M. Zickert 06.22.2022
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

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



J. Alexander Brock 06.22.2022

Signature of Applicant /Date

Check one: Owner _____ Agent X _____

Expiration Date/ Seal

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

Public Participation Letter #1

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

June 13, 2022

Re: Petitioner: D.A. Edwards & Company, Inc. (Dennis J. Webb, Jr.)
Subject: Community Meeting Notice

Dear Neighbor,

You are receiving this notice because you own property within 500 feet of 1251 Robinwood Road (the "Subject Property"). The Petitioner is seeking to rezone \pm 2.1 acres of land from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for the construction of 16 cottage-style small homes.

You are invited to participate in a virtual Community Meeting on Wednesday, June 29, 2022 at 7:00 PM.

ZOOM: <https://sgrlaw.zoom.us> ; Meeting ID: **923 6039 2518**; Passcode: **701044**

Alternate Phone Dial-In: +1 301 715 8592; Meeting ID: **923 6039 2518**; Passcode: **701044**

This application will be presented at the DeKalb County Planning Commission meeting on September 1, 2022 and the Board of Commissioners' meeting on September 29, 2022, both currently scheduled for 5:30 pm via zoom. Further details on these meetings (including whether the hearings will be live or virtual) will be made available on the County's website as these dates get closer: www.dekalbcountyga.gov.

Should you have any questions regarding this application, 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 horizontal line.

Dennis J. Webb, Jr.



Name and Address of Sender

Cathy Ellington
Smith, Gambrell & Russell, LLP
1105 West Peachtree Street, NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

- Adult Signature Required Priority Mail Express
- Adult Signature Restricted Delivery Registered Mail
- Certified Mail Return Receipt for Merchandise
- Certified Mail Restricted Delivery Signature Confirm
- Collect on Delivery (COD) Signature Confirm Restricted Delivery
- Insured Mail
- Priority Mail

06/13/2022
US POSTAGE

\$54.05⁰⁰



ZIP 30301
011D11636292

Book For Accountable Mail

Hasler

06/13/2022
US POSTAGE

\$54.05⁰⁰



ZIP 30301
011D11636292



USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage

1.	BRITTING JOHN M 3064 FLAMINGO DR DECATUR GA 30033	.54	.47																
2.	LINDA COOKSEY REVOCABLE LIVING 3078 FLAMINGO DR DECATUR GA 30033	.54	.47																
3.	REINLIEB MARNI 3011 ELTHAM PL DECATUR GA 30033	.54	.47																
4.	DAVIS CAROLYN D 3007 ELTHAM PL DECATUR GA 30033	.54	.47																
5.	LI YIXIANG 2995 ELTHAM PL DECATUR GA 30033	.54	.47																
6.	DUMAS PATTERSON MISTY 2991 ELTHAM PL DECATUR GA 30033	.54	.47																
7.	CARTER CONNIE D 3076 TURMAN CIR DECATUR GA 30033	.54	.47																



8.	LI DONGQING 3080 TURMAN CIR DECATUR GA 30033	.54	.47																	
9.	GENG JIAFENG 1295 HOPKINS DR DECATUR GA 30033	.54	.47																	
10.	PATEL TARULATA 3126 BRICK LN DECATUR GA 30033	.54	.47																	
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12.	BUDHWANI ASIM H 1331 KINGSTON TRL DECATUR GA 30033	.54	.47																	
13.	SACHS MICHAEL S 3063 FLAMINGO DR DECATUR GA 30033	.54	.47																	
14.	AIZENMAN SHARI ANN PO BOX 15 SCOTSDALE GA 30079	.54	.47																	
15.	FIELDS KYLIE M 1250 SPARROW LN DECATUR GA 30033	.54	.47																	
16.	KNIGHT PAUL 3079 PIPER DR DECATUR GA 30033	.54	.47																	
17.	VILLAGE PATHWAYS THERAPY LLC 2385 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	



18.	EB RENTALS LLC 3047 DOVE WAY DECATUR GA 30033	.54	.47																	
19.	BEAGLE HALLEY A 3079 PIPER DR DECATUR GA 30033	.54	.47																	
20.	LUCKIE GREG 2411 LAWRENCEVILLE HWY # 6 DECATUR GA 30033	.54	.47																	
21.	ROTNEM THOMAS 2216 GUINEVERE WAY NE ATLANTA GA 30345	.54	.47																	
22.	OKE YEWANDE 6288 SPRING KNOLL CT TUCKER GA 30084	.54	.47																	
23.	LMY PROPERTIES LLC 3851 HOLCOMB BRIDGE RD STE 300 NORCROSS GA 30092	.54	.47																	
24.	LE THANH HUU 3092 PIPER DR DECATUR GA 30033	.54	.47																	
25.	ZHANG YANG 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
26.	LONG NICOLE ANNE 3105 TURMAN CIR DECATUR GA 30033	.54	.47																	
27.	OKESON KARLI 3032 ELTHAM PL DECATUR GA 30033	.54	.47																	



28.	HARRIS TODD 3026 FLAMINGO DR DECATUR GA 30033	.54	.47																	
29.	CASTRO ISABELLE M 3038 FLAMINGO DR DECATUR GA 30033	.54	.47																	
30.	LE WEI 3025 ELTHAM PL DECATUR GA 30033	.54	.47																	
31.	PUVANESARAJAH SAMANTHA 3021 ELTHAM PL DECATUR GA 30033	.54	.47																	
32.	RAGSDALE KATHLEEN A 3015 ELTHAM PL DECATUR GA 30033	.54	.47																	
33.	PULLANI ANITA S 2987 ELTHAM PL DECATUR GA 30033	.54	.47																	
34.	SHARMA AVADHESH C 5580 STONEGROVE OVERLOOK JOHNS CREEK GA 30097	.54	.47																	
35.	BABWANI RIZWAN ABDUL 3066 TURMAN CIR DECATUR GA 30033	.54	.47																	
36.	GAO RONGYUAN 3072 TURMAN CIR DECATUR GA 30033	.54	.47																	
37.	PARK SOHYUN 2449 MILL RIDGE TRL ATLANTA GA 30345	.54	.47																	



38.	LOWE MARCUS C 3075 TURMAN CIR DECATUR GA 30033	.54	.47																	
39.	WANG ZI 1319 KINGSTON TRL DECATUR GA 30033	.54	.47																	
40.	ACEVEDO MARTI DENNISE I 1323 KINGSTON TRL DECATUR GA 30033	.54	.47																	
41.	HINTON HUBERT W 3043 FLAMINGO DR DECATUR GA 30033	.54	.47																	
42.	DAHLGREN ANNA KRISTINA P O BOX 15184 ATLANTA GA 30333	.54	.47																	
43.	AUTREY RACHEL M 2749 COSMOS DR NE ATLANTA GA 30345	.54	.47																	
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45.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.54	.47																	
46.	LLOYD EMILY R 3057 DOVE WAY DECATUR GA 30033	.54	.47																	
47.	JOSEPH JEAN RICHARD 4010 BROWNSTONE DR APT 1122 EVANS GA 30809	.54	.47																	



48.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.54	.47																	
49.	TAYLOR VEVLYN PO BOX 805 DECATUR GA 30031	.54	.47																	
50.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY APT 4 DECATUR GA 30033	.54	.47																	
51.	HAUGHTON HOWARD 2890 GA HWY 212 STE A271 CONYERS GA 30013	.54	.47																	
52.	HOWARD VIRGINIA RUTH 2427 LAWRENCEVILLE HWY # B4 DECATUR GA 30033	.54	.47																	
53.	WALKER ELIZABETH 2425 LAWRENCEVILLE HWY # C1 DECATUR GA 30033	.54	.47																	
54.	SWARTZ DANIEL M 3028 ELTHAM PL DECATUR GA 30033	.54	.47																	
55.	STRIKMAN LOUIS 3024 ELTHAM PL DECATUR GA 30033	.54	.47																	
56.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.54	.47																	
57.	PARKER NATASJA F 3050 FLAMINGO DR DECATUR GA 30033	.54	.47																	



58.	DAVIS SHELLY C 3033 ELTHAM PL DECATUR GA 30033	.54	.47																	
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61.	NISBET COLIN R 1294 HOPKINS DR DECATUR GA 30033	.54	.47																	
62.	BYERLEY JOHN J. 3062 TURMAN CIR DECATUR GA 30033	.54	.47																	
63.	SHAH SHREYA 3078 TURMAN CIR DECATUR GA 30033	.54	.47																	
64.	NOBLES WESLEY S 1293 HOPKINS DR DECATUR GA 30033	.54	.47																	
65.	KUYKENDOLL LAMONICA LYNN SMITH 3067 TURMAN CIR DECATUR GA 30033	.54	.47																	
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69.	BEAUCHAMP KATHERINE 260 SUNSET TER ATHENS GA 30606	.54	.47																	
70.	DEMING ALEXANDRA M 1244 SPARROW LN DECATUR GA 30033	.54	.47																	
71.	KIMBLE ABBEE N 1210 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
72.	HEADSPACE LLC 2146 GREENCREST DR NE ATLANTA GA 30345	.54	.47																	
73.	MCCAULEY KATHY ANN 3044 ANTHONY DR DECATUR GA 30033	.54	.47																	
74.	MAHBOBI MAHBOBEH 2411 LAWRENCEVILLE HWY UNIT 3 DECATUR GA 30033	.54	.47																	
75.	2413 LAWRENCEVILLE HIGHWAY LLC P. O. BOX 713 ELBERTA AL 36530	.54	.47																	
76.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.54	.47																	
77.	DONOHUE NICKOLAS 730 SCOTT CIR DECATUR GA 30033	.54	.47																	



78.	THYNK TANK LLC 28 NOLAN STREET EXT NORWALK CT 6850	.54	.47																	
79.	MOREY BARBARA 2396 CHARLESTON OAKS LN DECATUR GA 30030	.54	.47																	
80.	THORPE GRACE 2425 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
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82.	WOOD JONATHAN 3107 TURMAN CIR DECATUR GA 30033	.54	.47																	
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86.	HOLLIFIELD DANIEL V 3023 ETHAM PL DECATUR GA 30033	.54	.47																	
87.	HAYES ANDREW WALTER 3017 ELTHAM PL DECATUR GA 30033	.54	.47																	



88.	MAGEE MELISSA 1288 HOPKINS DR DECATUR GA 30033	.54	.47																	
89.	HUANG LUOXIU 1292 HOPKINS DR DECATUR GA 30033	.54	.47																	
90.	SINGER VALERIE LAVERNE 3068 TURMAN CIR DECATUR GA 30033	.54	.47																	
91.	TOLLISON ANGELA R 3074 TURMAN CIR DECATUR GA 30033	.54	.47																	
92.	JONES MARY ANN CARTER REV TRU 3071 TURMAN CIR DECATUR GA 30033	.54	.47																	
93.	REMILLARD ALISON 3075 TURMAN CIR DECATUR GA 30033	.54	.47																	
94.	POOLE JR EUGENE 1317 KINGSTON TRL DECATUR GA 30033	.54	.47																	
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96.	RAGON EFFIE R 2835 TALISMAN CT NE ATLANTA GA 30345	.54	.47																	
97.	PHILLIPS CYNTHIA REEVES 1264 ROBINWOOD RD DECATUR GA 30033	.54	.47																	



98.	DROZE STEVEN G 1054 ROSEDALE RD NE ATLANTA GA 30306	.54	.47																	
99.	RCOG07 GEORGIA LLC 0 PO BOX 92129 SOUTHLAKE TX 76092	.54	.47																	
100.	HARRINGTON BOBBY W 3935 JOHNSON LAKE RD CEDARTOWN GA 30125	.54	.47																	
101.	HOOVER MICHAEL 12119 PILOT COUNTRY DR SPRING HILL FL 34610	.54	.47																	
102.	HAAG JEREMY 3051 DOVE WAY DECATUR GA 30033	.54	.47																	
103.	BLOCK JUDY 3063 DOVE WAY DECATUR GA 30033	.54	.47																	
104.	JHITA NAVDEEP 1205 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
105.	VIRANI NADIA N 2413 LAWRENCEVILLE HWY APT 1 DECATUR GA 30033	.54	.47																	
106.	RUSSOM HELEN 2413 LAWRENCEVILLE HWY 2 DECATUR GA 30033	.54	.47																	
107.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.54	.47																	



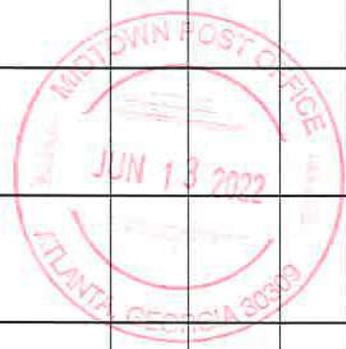
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113.	IVEY RUSSELL D 3022 ELTHAM PL DECATUR GA 30033	.54	.47																
114.	BUMGARNER RICHARD L 2961 HARCOURT DR DECATUR GA 30033	.54	.47																
115.	ORIGINAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.54	.47																
116.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.54	.47																
117.	BERRY GEORGE C 3006 FLAMINGO DR DECATUR GA 30033	.54	.47																



118.	KINGSTON POINT MANOR HOMEOWNER 7 S MAIN ST ALPHARETTA GA 30009	.54	.47																	
119.	NIX ROBIN C 3031 ELTHAM PL DECATUR GA 30033	.54	.47																	
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122.	DAS SUCHARITA KUMAR 314 CALLIOPE PL CHESTERFIELD MO 63017	.54	.47																	
123.	SANGHA PHILLIP 3060 TURMAN CIR DECATUR GA 30033	.54	.47																	
124.	HOPE ROWDY JAMES 3064 TURMAN CIR DECATUR GA 30033	.54	.47																	
125.	JONES AMY Y 3079 TURMAN CIR DECATUR GA 30033	.54	.47																	
126.	KANDALA VENKET 1334 KINGSTON TRL DECATUR GA 30033	.54	.47																	
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128.	SIVAKUMAR KAVITHA 1318 KINGSTON TRL DECATUR GA 30033	.54	.47																	
129.	PATORGIS ALEXANDER G 1228 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
130.	GROVER JENNIFER M 1216 ROBINWOOD RD DECATUR GA 30033	.54	.47																	
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134.	DE LA COVA JORGE DE LA COVA 3009 FLAMINGO DR DECATUR GA 30033	.54	.47																	
135.	WANDS LISA M 3024 ANTHONY DR DECATUR GA 30033	.54	.47																	
136.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.54	.47																	
137.	TSTAR HOLDINGS LLD 3939 LAVISTA RD STE E 419 TUCKER GA 30084	.54	.47																	



138.	2415 BERKELEY SQUARE LLC 2427 LAWRENCEVILLE HWY APT 5 B DECATUR GA 30033	.54	.47																	
139.	STEVENSON JOHN M 1744 E GATE DR STONE MOUNTAIN GA 30087	.54	.47																	
140.	PETERS ARLYNE M 2415 LAWRENCEVILLE HWY UNIT F 9 DECATUR GA 30033	.54	.47																	
141.	NICKERSON JEFFREY D 2425 LAWRENCEVILLE HWY # 8 DECATUR GA 30033	.54	.47																	
142.	DURDEN ANGELA K 2425 LAWRENCEVILLE HWY # C-7 DECATUR GA 30033	.54	.47																	
143.	REYNOLDS ROBERT 3094 TURMAN CIR DECATUR GA 30033	.54	.47																	
144.	KINGSTON POINT MANOR 2300 BETHELVIEW RD STE 110-209 CUMMING GA 30040	.54	.47																	
145.	ORIGNAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.54	.47																	
146.	BEACHAM CHRIS M 3084 FLAMINGO DR DECATUR GA 30033	.54	.47																	
147.	PIERCE RONALD E 3102 FLAMINGO DR DECATUR GA 30033	.54	.47																	



148.	SMITH NESHUNTA K 3039 ELTHAM PL DECATUR GA 30033	.54	.47																
149.	RAJI KEHINDE OLADUNNI 3001 ELTHAM PL DECATUR GA 30033	.54	.47																
150.	KEARNS TONYA LORRAINE 2999 ELTHAM PL DECATUR GA 30033	.54	.47																
151.	MCGOLDRICK MARY J 1302 HOPKINS DR DECATUR GA 30033	.54	.47																
152.	PUNJANI YASMIN A 100 PRINCETON CT COVINGTON GA 30016	.54	.47																
153.	BELLO MONSURAT 3056 TURMAN CIR DECATUR GA 30033	.54	.47																
154.	LI MENGYUN 3084 TURMAN CIR DECATUR GA 30033	.54	.47																
155.	BHARDWAJ NARENDER K 2947 REGINA DR MACON GA 31216	.54	.47																
156.	DEVRAJ LALIT 1330 KINGSTON TRL DECATUR GA 30033	.54	.47																
157.	TRICKSEY DARRYL RASHAD 1326 KINGSTON TRL DECATUR GA 30033	.54	.47																



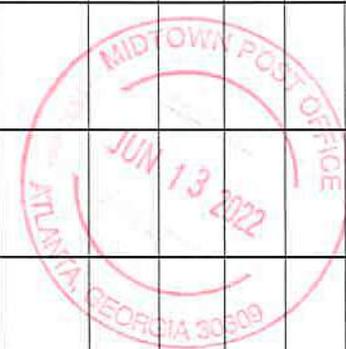
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160.	BOWEN LONNIE F 3017 FLAMINGO DR DECATUR GA 30033	.54	.47																
161.	BRANDENBURG ELIZABETH 3018 ANTHONY DR DECATUR GA 30033	.54	.47																
162.	MARSHALL WINSOME P. O. BOX 925 STONE MOUNTAIN GA 30086	.54	.47																
163.	TRAN VAN T 2535 WOODBINE HILL WAY NORCROSS GA 30071	.54	.47																
164.	FLEMING CONSTANCE C 2415 LAWRENCEVILLE HWY APT F2 DECATUR GA 30033	.54	.47																
165.	WILLIAMS EDWARD A 1160 BRIARCLIFF RD NE #2 ATLANTA GA 30306	.54	.47																
166.	BRICKHOUSE MARK S 506 RIVER MILL CIR ROSWELL GA 30075	.54	.47																
167.	NAQUIN CAITLIN 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																



168.	LAYSON TINA MARIE 650 INGLEWOOD DR SE SMYRNA GA 30080	.54	.47																	
169.	MILLER TRACY 2425 LAWRENCEVILLE HWY # 4 DECATUR GA 30033	.54	.47																	
170.	SARMIENTO CELESTE RUIZ 3099 TURMAN CIR DECATUR GA 30033	.54	.47																	
171.	AANSARI UZMA 3101 TURMAN CIR DECATUR GA 30033	.54	.47																	
172.	LONG DAVID A 3014 FLAMINGO DR DECATUR GA 30033	.54	.47																	
173.	CASTEEL DARREL 3072 FLAMINGO DR DECATUR GA 30033	.54	.47																	
174.	HUNT TABITHA 3029 ELTHAM PL DECATUR GA 30033	.54	.47																	
175.	IMERU YODIT 3013 ELTHAM PL DECATUR GA 30033	.54	.47																	
176.	SADIQ MAHBUBA 2989 ELTHAM PL DECATUR GA 30033	.54	.47																	
177.	LI WINNIE 2368 LARKSPUR RUN DR DULUTH GA 30097	.54	.47																	



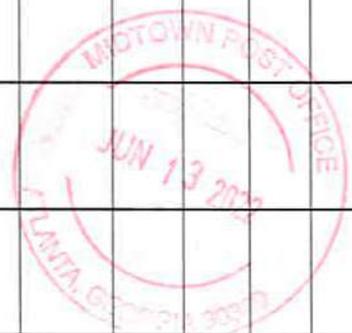
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179.	ANJORIN MOHAMMED 3082 TURMAN CIR DECATUR GA 30033	.54	.47																
180.	NDUMIA MARY JOAN N 1297 HOPKINS DR DECATUR GA 30033	.54	.47																
181.	RAZWANI SHYROSE 1332 KINGSTON TRL DECATUR GA 30033	.54	.47																
182.	DHOLAKIA DILSAD 1316 KINGSTON TRL DECATUR GA 30033	.54	.47																
183.	RADA MEGHAN M 266 BASS ST SE ATLANTA GA 30315	.54	.47																
184.	CAPOTOSTO JOSEPH P 3055 FLAMINGO DR DECATUR GA 30033	.54	.47																
185.	MILLEN STEPHEN DAVID SR 305 N 5TH ST FERNANDINA FL 32034	.54	.47																
186.	ROBINWOOD PROPERTIES LLC PO BOX 684402 MARIETTA GA 30068	.54	.47																
187.	FLEMING DAVID M 1229 ROBINWOOD RD DECATUR GA 30033	.54	.47																



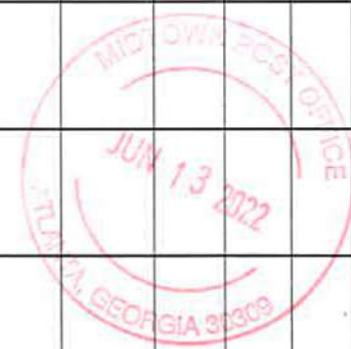
188.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.54	.47																	
189.	STEWART GEORGE DOUGLAS 137 MICHELE DR MCDONOUGH GA 30252	.54	.47																	
190.	VENEZIANI ALESSANDRO 3076 DOVE WAY DECATUR GA 30033	.54	.47																	
191.	NORGATE MANOR CONDOMINIUM ASSO 2386 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
192.	D R L PROPERTIES INC 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.54	.47																	
193.	MARSHALL WINSOME ANN 1735 EASTGATE TRL STONE MOUNTIAN GA 30087	.54	.47																	
194.	2413 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY APT B-5 DECATUR GA 30033	.54	.47																	
195.	KELLEY DAVID G JR 3706 SARAHS LN TUCKER GA 30084	.54	.47																	
196.	SMITH CHRISTINE APLEYARD 2429 LAWRENCEVILLE HWY UNIT 2 DECATUR GA 30033	.54	.47																	
197.	DASHTPEYMA HASSAN 446 SUMMIT CLUB DR MARIETTA GA 30068	.54	.47																	



198.	REYNAUD WINSTON A 2425 LAWRENCEVILLE HWY # 3 DECATUR GA 30033	.54	.47																	
199.	KUMAR MUKESH 3096 TURMAN CIR DECATUR GA 30033	.54	.47																	
200.	FISK DIANE 3030 ELTHAM PL DECATUR GA 30033	.54	.47																	
201.	LAVAL JUNE K 4092 E BROOKHAVEN DR NE ATLANTA GA 30319	.54	.47																	
202.	KENNEY JOSEPH 2966 ATTERBERRY CT DECATUR GA 30033	.54	.47																	
203.	AIZENMAN SHARI ANN PO BOX 15 SCOTTDALE GA 30079	.54	.47																	
204.	VSM ASSETS LLC 455 BARNESLEY LN ALPHARETTA GA 30022	.54	.47																	
205.	BROWN THOMAS E JR 3035 ELTHAM PL DECATUR GA 30033	.54	.47																	
206.	FARRAR BRITTANY 3005 ELTHAM PL DECATUR GA 30033	.54	.47																	
207.	HOLLOWAY SHEQUOLA 2997 ELTHAM PL DECATUR GA 30033	.54	.47																	



208.	HASEENA MAEHREEN 107 OAK GROVE LN EATONTON GA 31024	.54	.47																	
209.	KHADARI ZARINA 1306 HOPKINS DR DECATUR GA 30033	.54	.47																	
210.	PRESTON RAZSHA 1289 HOPKINS DR DECATUR GA 30033	.54	.47																	
211.	PITTALWALA ZEHRA 1291 HOPKINS DR DECATUR GA 30033	.54	.47																	
212.	KHOJA SULEMAN 1332 KINGSTON TRL DECATUR GA 30033	.54	.47																	
213.	LI WEN HSIU 1324 KINGTSON TRL DECATUR GA 30033	.54	.47																	
214.	VORNDRAN MICHAEL J 3019 ANTHONY DR DECATUR GA 30033	.54	.47																	
215.	AUTRY RAYMOND LEON JR 3085 FLAMINGO DR DECATUR GA 30033	.54	.47																	
216.	FULLER CATHY JEAN 1256 SPARROW LN DECATUR GA 30033	.54	.47																	
217.	KIMBLE ABBEE 1204 ROBINWOOD RD DECATUR GA 30033	.54	.47																	



218.	CHIANG LILY P O BOX 889053 ATLANTA GA 30356	.54	.47																	
219.	WEIDER SANDRA S 3023 FLAMINGO DR DECATUR GA 30033	.54	.47																	
220.	PARADIS EDWARD CHARLES J JR 3029 FLAMINGO DR DECATUR GA 30033	.54	.47																	
221.	YOFFAN OFER 6300 WILSHIRE BLVD 970 LOS ANGELES CA 90048	.54	.47																	
222.	QUDUS FERDOUS ABDUL 2110 BROWNINGS TRC TUCKER GA 30084	.54	.47																	
223.	UDDIN MOHAMMAD I 2415 LAWRENCEVILLE HWY # U-12 DECATUR GA 30033	.54	.47																	
224.	MARSHALL WINSOME P O BOX 925 STONE MOUNTAIN FL 30083	.54	.47																	
225.	MARSHALL WINSOME PO BOX 925 STONE MOUNTAIN GA 30086	.54	.47																	
226.	SISTRUNK BRANDON 2429 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.54	.47																	
227.	2425 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY # B5 DECATUR GA 30033	.54	.47																	



Public Participation Letter #2

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

August 11, 2022

Re: Petitioner: D.A. Edwards & Company, Inc. (Dennis J. Webb, Jr.)
Subject: Community Meeting Notice

Dear Neighbor,

You are receiving this notice because you own property within 500 feet of 1251 Robinwood Road (the "Subject Property"). The Petitioner is seeking to rezone \pm 2.1 acres of land from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for the construction of 16 cottage-style small homes.

The DeKalb County Planning and Sustainability Department has moved the rezoning case to a different hearing schedule. This application will now be presented at the DeKalb County Planning Commission meeting on November 1, 2022 and the Board of Commissioners' meeting on November 17, 2022, both currently scheduled for 5:30 pm via zoom. Further details on these meetings (including whether the hearings will be live or virtual) will be made available on the County's website as these dates get closer: www.dekalbcountyga.gov.

Should you have any questions regarding this application, please feel free to contact me.

With kind regards,

A handwritten signature in blue ink, appearing to read "D.J. Webb, Jr.", written over a light blue horizontal line.

Dennis J. Webb, Jr.



Firm Mailing Book For Accountable Mail

Name and Address of Sender
 Cathy Ellington
 Smith, Gambrell & Russell, LLP
 1105 West Peachtree Street, NE
 Suite 1000
 Atlanta, GA 30309

Check type of mail or service
 Adult Signature Required Priority Mail
 Adult Signature Restricted Delivery Registered
 Certified Mail Return Receipt
 Certified Mail Restricted Delivery Merchandise
 Collect on Delivery (COD) Signature
 Insured Mail Signature Restricted Delivery
 Priority Mail

Hasler
 08/12/2022
US POSTAGE \$54.05⁰⁰

 ZIP 30301
 91211200000

Hasler
 08/12/2022
US POSTAGE \$54.05⁰⁰

 ZIP 30301
 91211200000

USPS Tracking/Article Number _____ Addressee (Name, Street, City, State, & ZIP Code™) _____

Postage	Address																	
1.	BRITTING JOHN M 3064 FLAMINGO DR DECATUR GA 30033	.57	.47															
2.	LINDA COOKSEY REVOCABLE LIVING 3078 FLAMINGO DR DECATUR GA 30033	.57	.47															
3.	REINLIEB MARNI 3011 ELTHAM PL DECATUR GA 30033	.57	.47															
4.	DAVIS CAROLYN D 3007 ELTHAM PL DECATUR GA 30033	.57	.47															
5.	LI YIXIANG 2995 ELTHAM PL DECATUR GA 30033	.57	.47															
6.	DUMAS PATTERSON MISTY 2991 ELTHAM PL DECATUR GA 30033	.57	.47															
7.	CARTER CONNIE D 3076 TURMAN CIR DECATUR GA 30033	.57	.47															



8.	LI DONGQING 3080 TURMAN CIR DECATUR GA 30033	.57	.47																
9.	GENG JIAFENG 1295 HOPKINS DR DECATUR GA 30033	.57	.47																
10.	PATEL TARULATA 3126 BRICK LN DECATUR GA 30033	.57	.47																
11.	COLBERT ANTHONY J P O BOX 870756 STONE MOUNTAIN GA 30087	.57	.47																
12.	BUDHWANI ASIM H 1331 KINGSTON TRL DECATUR GA 30033	.57	.47																
13.	SACHS MICHAEL S 3063 FLAMINGO DR DECATUR GA 30033	.57	.47																
14.	AIZENMAN SHARI ANN PO BOX 15 SCOTSDALE GA 30079	.57	.47																
15.	FIELDS KYLIE M 1250 SPARROW LN DECATUR GA 30033	.57	.47																
16.	KNIGHT PAUL 3079 PIPER DR DECATUR GA 30033	.57	.47																
17.	VILLAGE PATHWAYS THERAPY LLC 2385 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																



18.	EB RENTALS LLC 3047 DOVE WAY DECATUR GA 30033	.57	.47																	
19.	BEAGLE HALLEY A 3079 PIPER DR DECATUR GA 30033	.57	.47																	
20.	LUCKIE GREG 2411 LAWRENCEVILLE HWY # 6 DECATUR GA 30033	.57	.47																	
21.	ROTNEM THOMAS 2216 GUINEVERE WAY NE ATLANTA GA 30345	.57	.47																	
22.	OKE YEWANDE 6288 SPRING KNOLL CT TUCKER GA 30084	.57	.47																	
23.	LMY PROPERTIES LLC 3851 HOLCOMB BRIDGE RD STE 300 NORCROSS GA 30092	.57	.47																	
24.	LE THANH HUU 3092 PIPER DR DECATUR GA 30033	.57	.47																	
25.	ZHANG YANG 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
26.	LONG NICOLE ANNE 3105 TURMAN CIR DECATUR GA 30033	.57	.47																	
27.	OKESON KARLI 3032 ELTHAM PL DECATUR GA 30033	.57	.47																	



28.	HARRIS TODD 3026 FLAMINGO DR DECATUR GA 30033	.57	.47																	
29.	CASTRO ISABELLE M 3038 FLAMINGO DR DECATUR GA 30033	.57	.47																	
30.	LE WEI 3025 ELTHAM PL DECATUR GA 30033	.57	.47																	
31.	PUVANESARAJAH SAMANTHA 3021 ELTHAM PL DECATUR GA 30033	.57	.47																	
32.	RAGSDALE KATHLEEN A 3015 ELTHAM PL DECATUR GA 30033	.57	.47																	
33.	PULLANI ANITA S 2987 ELTHAM PL DECATUR GA 30033	.57	.47																	
34.	SHARMA AVADHESH C 5580 STONEGROVE OVERLOOK JOHNS CREEK GA 30097	.57	.47																	
35.	BABWANI RIZWAN ABDUL 3066 TURMAN CIR DECATUR GA 30033	.57	.47																	
36.	GAO RONGYUAN 3072 TURMAN CIR DECATUR GA 30033	.57	.47																	
37.	PARK SOHYUN 2449 MILL RIDGE TRL ATLANTA GA 30345	.57	.47																	



38.	LOWE MARCUS C 3075 TURMAN CIR DECATUR GA 30033	.57	.47																	
39.	WANG ZI 1319 KINGSTON TRL DECATUR GA 30033	.57	.47																	
40.	ACEVEDO MARTI DENNISE I 1323 KINGSTON TRL DECATUR GA 30033	.57	.47																	
41.	HINTON HUBERT W 3043 FLAMINGO DR DECATUR GA 30033	.57	.47																	
42.	DAHLGREN ANNA KRISTINA P O BOX 15184 ATLANTA GA 30333	.57	.47																	
43.	AUTREY RACHEL M 2749 COSMOS DR NE ATLANTA GA 30345	.57	.47																	
44.	CREE ROBYN ARCADIA 1240 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
45.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.57	.47																	
46.	LLOYD EMILY R 3057 DOVE WAY DECATUR GA 30033	.57	.47																	
47.	JOSEPH JEAN RICHARD 4010 BROWNSTONE DR APT 1122 EVANS GA 30809	.57	.47																	



48.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.57	.47																	
49.	TAYLOR VEVLYN PO BOX 805 DECATUR GA 30031	.57	.47																	
50.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY APT 4 DECATUR GA 30033	.57	.47																	
51.	HAUGHTON HOWARD 2890 GA HWY 212 STE A271 CONYERS GA 30013	.57	.47																	
52.	HOWARD VIRGINIA RUTH 2427 LAWRENCEVILLE HWY # B4 DECATUR GA 30033	.57	.47																	
53.	WALKER ELIZABETH 2425 LAWRENCEVILLE HWY # C1 DECATUR GA 30033	.57	.47																	
54.	SWARTZ DANIEL M 3028 ELTHAM PL DECATUR GA 30033	.57	.47																	
55.	STRUIKMAN LOUIS 3024 ELTHAM PL DECATUR GA 30033	.57	.47																	
56.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.57	.47																	
57.	PARKER NATASJA F 3050 FLAMINGO DR DECATUR GA 30033	.57	.47																	



58.	DAVIS SHELLY C 3033 ELTHAM PL DECATUR GA 30033	.57	.47																	
59.	PRENDERGAST NADINE B 3009 ELTHAM PL DECATUR GA 30033	.57	.47																	
60.	RADHAKRISHNAN RAJAM 154 GRACE DR FLOWOOD MS 39232	.57	.47																	
61.	NISBET COLIN R 1294 HOPKINS DR DECATUR GA 30033	.57	.47																	
62.	BYERLEY JOHN J. 3062 TURMAN CIR DECATUR GA 30033	.57	.47																	
63.	SHAH SHREYA 3078 TURMAN CIR DECATUR GA 30033	.57	.47																	
64.	NOBLES WESLEY S 1293 HOPKINS DR DECATUR GA 30033	.57	.47																	
65.	KUYKENDOLL LAMONICA LYNN SMITH 3067 TURMAN CIR DECATUR GA 30033	.57	.47																	
66.	LALANI KULSOOM 1336 KINGSTON TRL DECATUR GA 30033	.57	.47																	
67.	CARPENTER SABRINA 1320 KINGSTON TRL DECATUR GA 30033	.57	.47																	



68.	GOULDING NICHOLAS 1325 KINGSTON TRL DECATUR GA 30033	.57	.47																	
69.	BEAUCHAMP KATHERINE 260 SUNSET TER ATHENS GA 30606	.57	.47																	
70.	DEMING ALEXANDRA M 1244 SPARROW LN DECATUR GA 30033	.57	.47																	
71.	KIMBLE ABBEE N 1210 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
72.	HEADSPACE LLC 2146 GREENCREST DR NE ATLANTA GA 30345	.57	.47																	
73.	MCCAULEY KATHY ANN 3044 ANTHONY DR DECATUR GA 30033	.57	.47																	
74.	MAHBOBI MAHBOBEH 2411 LAWRENCEVILLE HWY UNIT 3 DECATUR GA 30033	.57	.47																	
75.	2413 LAWRENCEVILLE HIGHWAY LLC P. O. BOX 713 ELBERTA AL 36530	.57	.47																	
76.	SHAHIDANI SAMAN MAHDAVI 2415 LAWRENCEVILLE HWY 4 DECATUR GA 30033	.57	.47																	
77.	DONOHUE NICKOLAS 730 SCOTT CIR DECATUR GA 30033	.57	.47																	



78.	THYNK TANK LLC 28 NOLAN STREET EXT NORWALK CT 6850	.57	.47																	
79.	MOREY BARBARA 2396 CHARLESTON OAKS LN DECATUR GA 30030	.57	.47																	
80.	THORPE GRACE 2425 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
81.	LEWIS KYLE ALEXANDER 3092 TURMAN CIR DECATUR GA 30033	.57	.47																	
82.	WOOD JONATHAN 3107 TURMAN CIR DECATUR GA 30033	.57	.47																	
83.	GU XIAOTIAN 414 CARLYLE LK DECATUR GA 30033	.57	.47																	
84.	AIZENMAN SHARI PO BOX 15 SCOTTDALE GA 30079	.57	.47																	
85.	HART CAROL F 3032 FLAMINGO DR DECATUR GA 30033	.57	.47																	
86.	HOLLIFIELD DANIEL V 3023 ETHAM PL DECATUR GA 30033	.57	.47																	
87.	HAYES ANDREW WALTER 3017 ELTHAM PL DECATUR GA 30033	.57	.47																	



88.	MAGEE MELISSA 1288 HOPKINS DR DECATUR GA 30033	.57	.47																	
89.	HUANG LUOXIU 1292 HOPKINS DR DECATUR GA 30033	.57	.47																	
90.	SINGER VALERIE LAVERNE 3068 TURMAN CIR DECATUR GA 30033	.57	.47																	
91.	TOLLISON ANGELA R 3074 TURMAN CIR DECATUR GA 30033	.57	.47																	
92.	JONES MARY ANN CARTER REV TRU 3071 TURMAN CIR DECATUR GA 30033	.57	.47																	
93.	REMILLARD ALISON 3075 TURMAN CIR DECATUR GA 30033	.57	.47																	
94.	POOLE JR EUGENE 1317 KINGSTON TRL DECATUR GA 30033	.57	.47																	
95.	WANG JUNTENG 1321 KINGSTON TRL DECATUR GA 30033	.57	.47																	
96.	RAGON EFFIE R 2835 TALISMAN CT NE ATLANTA GA 30345	.57	.47																	
97.	PHILLIPS CYNTHIA REEVES 1264 ROBINWOOD RD DECATUR GA 30033	.57	.47																	



98.	DROZE STEVEN G 1054 ROSEDALE RD NE ATLANTA GA 30306	.57	.47																
99.	RCOG07 GEORGIA LLC 0 PO BOX 92129 SOUTHLAKE TX 76092	.57	.47																
100.	HARRINGTON BOBBY W 3935 JOHNSON LAKE RD CEDARTOWN GA 30125	.57	.47																
101.	HOOVER MICHAEL 12119 PILOT COUNTRY DR SPRING HILL FL 34610	.57	.47																
102.	HAAG JEREMY 3051 DOVE WAY DECATUR GA 30033	.57	.47																
103.	BLOCK JUDY 3063 DOVE WAY DECATUR GA 30033	.57	.47																
104.	JHITA NAVDEEP 1205 ROBINWOOD RD DECATUR GA 30033	.57	.47																
105.	VIRANI NADIA N 2413 LAWRENCEVILLE HWY APT 1 DECATUR GA 30033	.57	.47																
106.	RUSSOM HELEN 2413 LAWRENCEVILLE HWY 2 DECATUR GA 30033	.57	.47																
107.	HONGKONG OF HOME LLC 2677 GLENROSE HL ATLANTA GA 30341	.57	.47																



108.	ROUSEY JAMES 2415 LAWRENCEVILLE HWY UNIT 8 DECATUR GA 30033	.57	.47																	
109.	BIRD STEWART C 2415 LAWRENCEVILLE HWY # 7 DECATUR GA 30033	.57	.47																	
110.	ABDULAMIR HUSSEIN 2427 LAWRENCEVILLE HWY # 6 DECATUR GA 30033	.57	.47																	
111.	2427 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY # 5 DECATUR GA 30033	.57	.47																	
112.	FRAZIER KAYLA 3026 ELTHAM PL DECATUR GA 30033	.57	.47																	
113.	IVEY RUSSELL D 3022 ELTHAM PL DECATUR GA 30033	.57	.47																	
114.	BUMGARNER RICHARD L 2961 HARCOURT DR DECATUR GA 30033	.57	.47																	
115.	ORGINAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.57	.47																	
116.	RICE KENNETH 5648 SOUTHLAND DR STONE MOUNTAIN GA 30087	.57	.47																	
117.	BERRY GEORGE C 3006 FLAMINGO DR DECATUR GA 30033	.57	.47																	



128.	SIVAKUMAR KAVITHA 1318 KINGSTON TRL DECATUR GA 30033	.57	.47																	
129.	PATORGIS ALEXANDER G 1228 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
130.	GROVER JENNIFER M 1216 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
131.	RCOG07 GEORGIA LLC 2800 POST OAK BLVD STE 3700 HOUSTON TX 77056	.57	.47																	
132.	WILSON AMY 3080 PIPER DR DECATUR GA 30033	.57	.47																	
133.	CREECH JESSE EDWIN 1223 ROBINWOOD RD DECATUR GA 30033	.57	.47																	
134.	DE LA COVA JORGE DE LA COVA 3009 FLAMINGO DR DECATUR GA 30033	.57	.47																	
135.	WANDS LISA M 3024 ANTHONY DR DECATUR GA 30033	.57	.47																	
136.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.57	.47																	
137.	TSTAR HOLDINGS LLD 3939 LAVISTA RD STE E 419 TUCKER GA 30084	.57	.47																	



138.	2415 BERKELEY SQUARE LLC 2427 LAWRENCEVILLE HWY APT 5 B DECATUR GA 30033	.57	.47																	
139.	STEVENSON JOHN M 1744 E GATE DR STONE MOUNTAIN GA 30087	.57	.47																	
140.	PETERS ARLYNE M 2415 LAWRENCEVILLE HWY UNIT F 9 DECATUR GA 30033	.57	.47																	
141.	NICKERSON JEFFREY D 2425 LAWRENCEVILLE HWY # 8 DECATUR GA 30033	.57	.47																	
142.	DURDEN ANGELA K 2425 LAWRENCEVILLE HWY # C-7 DECATUR GA 30033	.57	.47																	
143.	REYNOLDS ROBERT 3094 TURMAN CIR DECATUR GA 30033	.57	.47																	
144.	KINGSTON POINT MANOR 2300 BETHELVIEW RD STE 110-209 CUMMING GA 30040	.57	.47																	
145.	ORGINAL DIAMOND COMPANY THE 2411 CRAVEY DR NE ATLANTA GA 30345	.57	.47																	
146.	BEACHAM CHRIS M 3084 FLAMINGO DR DECATUR GA 30033	.57	.47																	
147.	PIERCE RONALD E 3102 FLAMINGO DR DECATUR GA 30033	.57	.47																	



148.	SMITH NESHUNTA K 3039 ELTHAM PL DECATUR GA 30033	.57	.47																
149.	RAJI KEHINDE OLADUNNI 3001 ELTHAM PL DECATUR GA 30033	.57	.47																
150.	KEARNS TONYA LORRAINE 2999 ELTHAM PL DECATUR GA 30033	.57	.47																
151.	MCGOLDRICK MARY J 1302 HOPKINS DR DECATUR GA 30033	.57	.47																
152.	PUNJANI YASMIN A 100 PRINCETON CT COVINGTON GA 30016	.57	.47																
153.	BELLO MONSURAT 3056 TURMAN CIR DECATUR GA 30033	.57	.47																
154.	LI MENGYUN 3084 TURMAN CIR DECATUR GA 30033	.57	.47																
155.	BHARDWAJ NARENDER K 2947 REGINA DR MACON GA 31216	.57	.47																
156.	DEVRAJ LALIT 1330 KINGSTON TRL DECATUR GA 30033	.57	.47																
157.	TRICKSEY DARRYL RASHAD 1326 KINGSTON TRL DECATUR GA 30033	.57	.47																



158.	SCHILTZ ROBERT WINFRIED 3091 FLAMINGO DR DECATUR GA 30033	.57	.47																	
159.	FELKER NANCY B 1262 SPARROW LN DECATUR GA 30033	.57	.47																	
160.	BOWEN LONNIE F 3017 FLAMINGO DR DECATUR GA 30033	.57	.47																	
161.	BRANDENBURG ELIZABETH 3018 ANTHONY DR DECATUR GA 30033	.57	.47																	
162.	MARSHALL WINSOME P. O. BOX 925 STONE MOUNTAIN GA 30086	.57	.47																	
163.	TRAN VAN T 2535 WOODBINE HILL WAY NORCROSS GA 30071	.57	.47																	
164.	FLEMING CONSTANCE C 2415 LAWRENCEVILLE HWY APT F2 DECATUR GA 30033	.57	.47																	
165.	WILLIAMS EDWARD A 1160 BRIARCLIFF RD NE #2 ATLANTA GA 30306	.57	.47																	
166.	BRICKHOUSE MARK S 506 RIVER MILL CIR ROSWELL GA 30075	.57	.47																	
167.	NAQUIN CAITLIN 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	



168.	LAYSON TINA MARIE 650 INGLEWOOD DR SE SMYRNA GA 30080	.57	.47																	
169.	MILLER TRACY 2425 LAWRENCEVILLE HWY # 4 DECATUR GA 30033	.57	.47																	
170.	SARMIENTO CELESTE RUIZ 3099 TURMAN CIR DECATUR GA 30033	.57	.47																	
171.	AANSARI UZMA 3101 TURMAN CIR DECATUR GA 30033	.57	.47																	
172.	LONG DAVID A 3014 FLAMINGO DR DECATUR GA 30033	.57	.47																	
173.	CASTEEL DARREL 3072 FLAMINGO DR DECATUR GA 30033	.57	.47																	
174.	HUNT TABITHA 3029 ELTHAM PL DECATUR GA 30033	.57	.47																	
175.	IMERU YODIT 3013 ELTHAM PL DECATUR GA 30033	.57	.47																	
176.	SADIQ MAHBUBA 2989 ELTHAM PL DECATUR GA 30033	.57	.47																	
177.	LI WINNIE 2368 LARKSPUR RUN DR DULUTH GA 30097	.57	.47																	



178.	CHEN JESSICA HYE 3058 TURMAN CIR DECATUR GA 30033	.57	.47																	
179.	ANJORIN MOHAMMED 3082 TURMAN CIR DECATUR GA 30033	.57	.47																	
180.	NDUMIA MARY JOAN N 1297 HOPKINS DR DECATUR GA 30033	.57	.47																	
181.	RAZWANI SHYROSE 1332 KINGSTON TRL DECATUR GA 30033	.57	.47																	
182.	DHOLAKIA DILSAD 1316 KINGSTON TRL DECATUR GA 30033	.57	.47																	
183.	RADA MEGHAN M 266 BASS ST SE ATLANTA GA 30315	.57	.47																	
184.	CAPOTOSTO JOSEPH P 3055 FLAMINGO DR DECATUR GA 30033	.57	.47																	
185.	MILLEN STEPHEN DAVID SR 305 N 5TH ST FERNANDINA FL 32034	.57	.47																	
186.	ROBINWOOD PROPERTIES LLC PO BOX 684402 MARIETTA GA 30068	.57	.47																	
187.	FLEMING DAVID M 1229 ROBINWOOD RD DECATUR GA 30033	.57	.47																	



188.	WAGNER EUGENE RICHARD III PO BOX 35 WHITE GA 30184	.57	.47																	
189.	STEWART GEORGE DOUGLAS 137 MICHELE DR MCDONOUGH GA 30252	.57	.47																	
190.	VENEZIANI ALESSANDRO 3076 DOVE WAY DECATUR GA 30033	.57	.47																	
191.	NORGATE MANOR CONDOMINIUM ASSO 2386 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
192.	D R L PROPERTIES INC 2427 LAWRENCEVILLE HWY DECATUR GA 30033	.57	.47																	
193.	MARSHALL WINSOME ANN 1735 EASTGATE TRL STONE MOUNTIAN GA 30087	.57	.47																	
194.	2413 LAWRENCEVILLE HWY LLC 2427 LAWRENCEVILLE HWY APT B-5 DECATUR GA 30033	.57	.47																	
195.	KELLEY DAVID G JR 3706 SARAHS LN TUCKER GA 30084	.57	.47																	
196.	SMITH CHRISTINE APLEYARD 2429 LAWRENCEVILLE HWY UNIT 2 DECATUR GA 30033	.57	.47																	
197.	DASHTPEYMA HASSAN 446 SUMMIT CLUB DR MARIETTA GA 30068	.57	.47																	



198.	REYNAUD WINSTON A 2425 LAWRENCEVILLE HWY # 3 DECATUR GA 30033	.57	.47																
199.	KUMAR MUKESH 3096 TURMAN CIR DECATUR GA 30033	.57	.47																
200.	FISK DIANE 3030 ELTHAM PL DECATUR GA 30033	.57	.47																
201.	LAVAL JUNE K 4092 E BROOKHAVEN DR NE ATLANTA GA 30319	.57	.47																
202.	KENNEY JOSEPH 2966 ATTERBERRY CT DECATUR GA 30033	.57	.47																
203.	AIZENMAN SHARI ANN PO BOX 15 SCOTTDALE GA 30079	.57	.47																
204.	VSM ASSETS LLC 455 BARNESLEY LN ALPHARETTA GA 30022	.57	.47																
205.	BROWN THOMAS E JR 3035 ELTHAM PL DECATUR GA 30033	.57	.47																
206.	FARRAR BRITTANY 3005 ELTHAM PL DECATUR GA 30033	.57	.47																
207.	HOLLOWAY SHEQUOLA 2997 ELTHAM PL DECATUR GA 30033	.57	.47																



208.	HASEENA MAEHREEN 107 OAK GROVE LN EATONTON GA 31024	.57	.47																	
209.	KHADARI ZARINA 1306 HOPKINS DR DECATUR GA 30033	.57	.47																	
210.	PRESTON RAZSHA 1289 HOPKINS DR DECATUR GA 30033	.57	.47																	
211.	PITTALWALA ZEHRA 1291 HOPKINS DR DECATUR GA 30033	.57	.47																	
212.	KHOJA SULEMAN 1332 KINGSTON TRL DECATUR GA 30033	.57	.47																	
213.	LI WEN HSIU 1324 KINGTSON TRL DECATUR GA 30033	.57	.47																	
214.	VORNDRAN MICHAEL J 3019 ANTHONY DR DECATUR GA 30033	.57	.47																	
215.	AUTRY RAYMOND LEON JR 3085 FLAMINGO DR DECATUR GA 30033	.57	.47																	
216.	FULLER CATHY JEAN 1256 SPARROW LN DECATUR GA 30033	.57	.47																	
217.	KIMBLE ABBEE 1204 ROBINWOOD RD DECATUR GA 30033	.57	.47																	



228.	DONAT PATRICIA L 3090 TURMAN CIR DECATUR GA 30033	.57	.47																	
229.	JONES THOMASINE M 3097 TURMAN CIR DECATUR GA 30033	.57	.47																	
230.	HALL KEVIN 3103 TURMAN CIR DECATUR GA 30033	.57	.47																	
231.																				
232.																				
233.																				
234.																				
235.																				
236.																				
237.																				



1251 ROBINWOOD ROAD
PRE-APPLICATION COMMUNITY MEETING
06/29/2022
ATTENDEE LIST

Participants (23)

Panelists (2) Attendees (21)

Q Search

Total 1 phone call-in listener

- 14042985814
- AK Abbee Kimble
- AD Angela durden
- BE Bethany Eyrich
- CB Crawford Berry
- DH Daniel Hollifield
- DC David C
- HH Howard Haughton
- JH Jason Hoehn
- JS Jody Steinberg
- J& John & Natasja Parker
- JP John Parker
- JD Jorge de la Cova
- LH Lauren Haws
- M Mars
- MU marty ussery
- MC Mary Cash
- MW Maryanne Weatherill
- MH Miklos Halmos
- R robyn
- VW Victoria Webb

Lower All Attendees' Hands

The field data upon which this plot is based has a closure precision of one foot in 41,660 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plot has been calculated for closure and is found to be accurate within one foot in 175,600 feet.

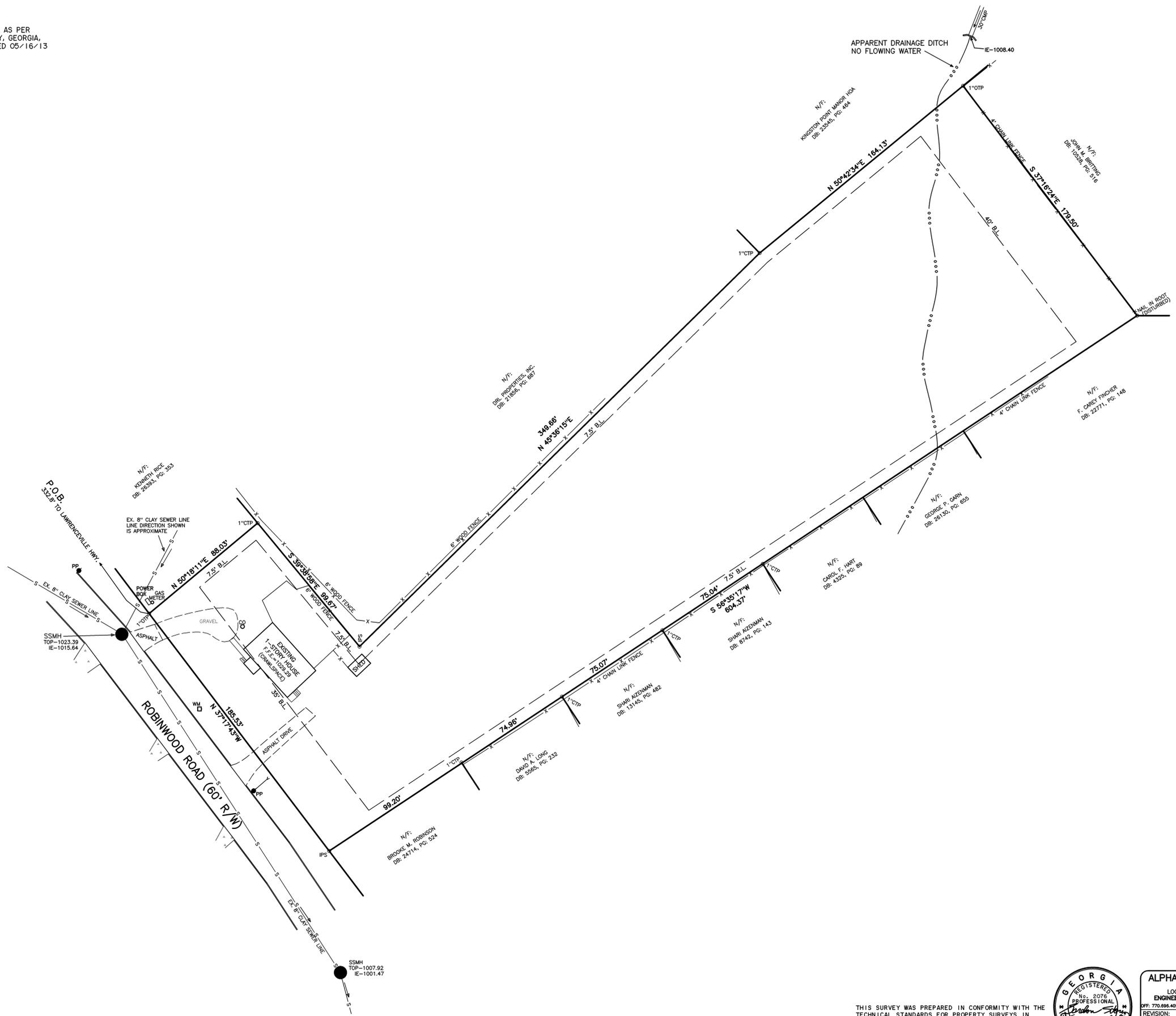
Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0059 J, DATED 05/16/13

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O-O-O- = FLOOD HAZARD ZONE LINE
- S--- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA, 30052
 ENGINEERING & LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SURVEY FOR:	
1251 ROBINWOOD ROAD	
TAX PARCEL #18-116-04-008	
REVISION:	LAND LOT: 116
DISTRICT: 18TH	LOT: BLOCK:
GEORGIA COUNTY	SUB: SUB:
FIELD DATE: 12/19/18	AREA = 2.072 ACRES
PLAT DATE: 12/20/18	JOB No. 18506BDY

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

SITE INFORMATION

LOCATION:

ADDRESS: 1251 ROBINWOOD RD
 DECATUR, GA 30033
 LAND LOT: 116
 DISTRICT: 18TH
 COUNTY: DEKALB
 CURRENT ZONING: R-75
 PROPOSED ZONING: RSM
 SITE AREA: 90,247 SF (2,072 ACRES)

OVERALL SITE REQUIREMENTS

Table 2.4 MEDIUM AND HIGH DENSITY RESIDENTIAL ZONING DISTRICTS DIMENSIONAL REQUIREMENTS

DWELLINGS PER ACRE: 4 - 8
 DWELLING UNITS PROVIDED: **16 TOTAL (8 PER ACRE)**

OPEN SPACE REQ'D (35% (NLA)): 31,586 SF
 OPEN SPACE PROVIDED: **32,126 SF (35.5%)**

LOT COVERAGE (70% * 90,247 SF) 63,172 SF

STREET/ PARKING 15,965 SF
 SIDEWALKS 6,198 SF
 BUILDING FOOTPRINTS 9,283 SF
TOTAL LOT COVERAGE 31,446 SF (34%)

BUILDING SETBACKS:

FRONT YARD (ROBINWOOD) 20' - 0"
 FRONT YARD (ALLEY) 10' - 0"
 SIDE YARD (MIN.) 0' - 0"
 SEPARATION BETWEEN UNITS (MIN.) 3' - 0"
 REAR YARD (WITH ALLEY) 10' - 0"
 REAR YARD (WITHOUT ALLEY) 20' - 0"

UNIT SIZE

URBAN SINGLE FAMILY: 1,100 SF
 BUILDING HEIGHT (MAX.) 3 STORIES OR 45'

PARKING

MIN PARKING (2 PER DWELLING) 32
 MAX PARKING (4 PER DWELLING) 64
 STANDARD SPACES 28
 STREET PARKING SPACES 5
TOTAL SPACES PROVIDED 33

UNIT INFORMATION

UNIT TOTALS:

1 STOREY (1100 SF) 13
 1.5 STOREY (1100 SF) 3

TOTAL UNITS: 16

NOTE:

- FINAL BUILDING FOOTPRINTS MAY VARY

AREA SCHEDULE OPTION B			
Name	Level	Area	Comments
UNIT AREA	1st Floor	9283 SF	BUILDING
		9283 SF	
CENTRAL GREEN	1st Floor	5607 SF	OPEN SPACE
DETENTION POND	1st Floor	10820 SF	OPEN SPACE
FRONT GREEN	1st Floor	4885 SF	OPEN SPACE
GREEN	1st Floor	4980 SF	OPEN SPACE
SIDE GREEN	1st Floor	5834 SF	OPEN SPACE
		32126 SF	

ZONING INFORMATION

Sec. 2.11.2 - Dimensional requirements.

Dimensional requirements, including overall site requirements, individual lot dimensions, setbacks, and heights for Medium and High Density Residential Zoning Districts, are provided in Table 2.4, "Medium and High Density Residential Zoning Districts Dimensional Requirements." In addition, compatibility and transitional buffers as defined and required in article 5 may apply.

Sec. 2.13.5 - Density and location criteria.

a. Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that in no case shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.7 describes the maximum allowed dwelling unit density after application of any bonuses.

Table 2.6 Residential Density Bonus Eligibility and Percent, with Example Calculation

20% Amenity Proximity | Existing amenities, such as healthcare facilities (The proposed development is within 0.25 miles of Radiotherapy Clinic of Georgia and the Offices of Dr. Laurie Kulp.
 100% greater than base | Additional enhanced open space(with standards established by article 5) comprises 35% of the overall development site.

Section 5.5.3 - Standards and design. E. Open Space and enhanced open space

3. Outdoor gathering spaces shall be connected to the sidewalk and pedestrian walkway network, and shall provide at least three (3) of the following features per space:

a. Lighted bollards; b. Tables and chairs; c. Fountains or other water features; d. Benches; e. Seat walls and/or raised landscape planters; f. Shade trees lining the gathering space; g. Pots or hanging baskets filled with seasonal plant material; h. Information kiosks; i. Sculptures or other public art features; or j. Other features as approved by the director of planning if the feature enhances the visual impact of the outdoor gathering space.

Sec. 6.1.8 - On-street parking.

On-street parking spaces located immediately abutting the subject property, entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting the required parking ratios for all uses occurring on such abutting lots facing a local street or minor collector street. Where streets have been designated "no parking" by the county, no credit for on-street parking shall be available.

20' - 0" FRONT YARD SETBACK



2 Site Plan - Option D
 1" = 30'-0"



GRASSCRETE FIRETRUCK ACCESS



CISTERN



COMMUNITY FIRE PIT



TREE WELLS



NOT RELEASED FOR CONSTRUCTION



ROBINWOOD DEVELOPMENT
 1251 ROBINWOOD RD | DECATUR | 30033

XMETRICAL, LLC | Modern Design Studio | 834 Inman Village Pkwy Suite 140 | Atlanta 30307 | 404.474.2204 | office@xmetrical.com

THIS DRAWING, ITS CONTENTS AND ALL PRINTS OF IT ARE THE PROPERTY OF XMETRICAL, LLC. ANY USE OF THIS DOCUMENT FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS SPECIFIC PROJECT OR ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF XMETRICAL, LLC IS STRICTLY PROHIBITED.

No.	Description	Date
1	SCHEMATICS	2021.07.14
2	SCHEMATICS REVISED	2022.01.28

DANIEL EDWARDS
 1251 Robinwood
 ARCHITECTURAL
 SITE PLAN - 03

Project number 452
 Date 2019.12.09
 Drawn by Author
 Checked by Checker

A100.3

Scale As indicated



NOT RELEASED FOR CONSTRUCTION



ROBINWOOD DEVELOPMENT

1251 ROBINWOOD RD | DECATUR | 30033

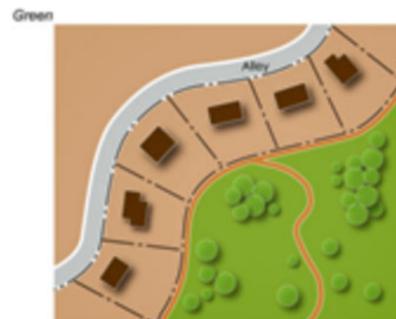
XMETRICAL, LLC | Modern Design Studio | 834 Inman Village Pkwy Suite 140 | Atlanta 30307 | 404.474.2204 | office@xmetrical.com



1 1st Floor
1" = 20'-0"

AREA SCHEDULE OPTION B			
Name	Level	Area	Comments
UNIT AREA	1st Floor	9283 SF	BUILDING
		9283 SF	
CENTRAL GREEN	1st Floor	5607 SF	OPEN SPACE
DETENTION POND	1st Floor	10820 SF	OPEN SPACE
FRONT GREEN	1st Floor	4885 SF	OPEN SPACE
GREEN	1st Floor	4980 SF	OPEN SPACE
SIDE GREEN	1st Floor	5834 SF	OPEN SPACE
		32126 SF	

REQUIRED OPEN SPACE = .35 x 90247 SF = 31586 SF



A Green is an urban open space that is natural in its details. Greens are small, civic, and surrounded by buildings. Tree plantings can be informal and the topography irregular. Greens may be used to protect specimen trees and provide for conservation functions.

Toilet facilities, public or private
Ornamental water features and fountains
Gazebo/Pavilion/Picnic Areas
Benches
Trash receptacles
Paved walks/trails (not within stream buffer)
Urban Garden (50% max of Green)

Landscaped with trees at the edges and lawns at the center
No rear facing lots allowed adjacent to a Green

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No.	Description	Date
1	SCHEMATICS	2021.07.14
2	SCHEMATICS REVISED	2022.01.28

DANIEL EDWARDS
1251 Robinwood
AREA PLAN

Project number	452
Date	2019.12.09
Drawn by	Author
Checked by	Checker

A100.4

Scale 1" = 20'-0"

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 116, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP FOUND ON THE EAST SIDE OF ROBINWOOD ROAD, 108 FEET NORTHWESTERLY, AS MEASURED ALONG THE EAST SIDE OF ROBINWOOD ROAD, FROM AN IRON PIN FOUND AT THE INTERSECTION OF ROBINWOOD ROAD AND FLAMINGO DRIVE; RUNNING THENCE ALONG THE EAST SIDE OF ROBINWOOD ROAD, NORTH 37 DEGREES, 19 MINUTES, 43 SECONDS WEST, 185.83 FEET TO A 1/2 INCH PIPE FOUND; RUNNING THENCE NORTH 50 DEGREES, 15 MINUTES, 18 SECONDS EAST 81.95 FEET TO A CRIMP TOP FOUND; RUNNING THENCE SOUTH 39 DEGREES, 44 MINUTES, 11 SECONDS EAST 99.3 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 45 DEGREES, 36 MINUTES, 15 SECONDS EAST 349.66 FEET TO A CRIMP TOP FOUND; RUNNING THENCE NORTH 50 DEGREES, 42 MINUTES, 34 SECONDS EAST 164.14 FEET TO A 1 INCH PIPE FOUND; RUNNING THENCE SOUTH 37 DEGREES, 16 MINUTES, 24 SECONDS EAST 179.5 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 56 DEGREES, 32 MINUTES, 44 SECONDS WEST 598.33 FEET TO A CRIMP TOP FOUND ON THE EAST SIDE OF ROBINWOOD ROAD AND THE POINT OF BEGINNING; ALL ACCORDING TO SURVEY PREPARED BY BINGHAM & ASSOCIATES, INC., DATED JUNE 20, 1989; THE LEGAL DESCRIPTION OF CAPTIONED PROPERTY CONSISTS OF 2.074 ACRES AND IS MORE PARTICULARLY DESCRIBED AT DEED BOOK 906, PAGE 32, DEKALB COUNTY, GEORGIA RECORDS; BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED AT DEED BOOK 6476, PAGE 215, AFORESAID RECORDS; BEING IMPROVED PROPERTY KNOWN AS 1251 ROBINWOOD ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

BOOK 8025 PAGE 224

General Architectural Elevation Examples



General Architectural Elevation Examples



General Architectural Elevation Examples



STATEMENT OF INTENT

and

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

of

D. A. EDWARDS & COMPANY

for

±2.1 Acres of Land
located in
Land Lot 116, 18th District, DeKalb County

Address:

1251 Robinwood Road

Submitted for Applicant by:

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

I. INTRODUCTION

This Application seeks to rezone ± 2.1 acres of land located in Land Lot 116, 18th District of DeKalb County (the "Subject Property") from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix). The Subject Property is located on the east side of Robinwood Drive, roughly 300 feet south of its intersection with Lawrenceville Highway.

The Subject Property contains a single-story, 960 square foot rental home built in 1945. The Applicant hopes to redevelop the site with cottage-style, urban single family detached homes. The development is modelled on the Cottages at Vaughn (www.microlifeinstitute.org/clarkston), an award winning micro-cottage development in DeKalb County and the City of Clarkston. Providing small homes arranged around common areas and green space, the cottages at Vaughn contains 8 micro-units on $\frac{1}{2}$ acre (16 units per-acre). The units range in size from ± 260 -500 square feet. They are one to one and one-half stories in height and clustered around a central green. They also share a communal parking lot.

The development proposed will contain 16 cottage-style homes on ± 2.1 acres (8 units per acre (the "Proposed Development")). This density is allowed with density bonuses. The units will be slightly larger than those at The Cottage at Vaughn (520-700 square feet). Like The Cottages at Vaughn, however, they will be one to one and one-half stories in height, clustered around central greens and share a communal parking lot. Each unit is accessed on-foot from the shared parking area (no unit has a garage, driveways or individual parking). The design provides internal sidewalks and maximizes the common open space, which consists of 3 greens and other shared areas and totals $\pm 32,126$ square feet or 35.5% of the overall development site.

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 required by the DeKalb County Zoning Ordinance, § 7.3.5. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property. The Subject Property is zoned currently R-75, is designated as "Suburban" on the County's Future Land Use Map, and abuts a "Commercial Redevelopment Corridor" to the north.

III. IMPACT ANALYSIS

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

DeKalb County has adopted the 2035 Comprehensive Plan (the "Plan"), which consists of a text and series of maps. The Future Land Use Map designation for the Subject Property is "Suburban", which is fully consistent and commensurate with the proposed use and fosters a number of general policies and strategies of the County's Comprehensive Plan for the Suburban character area, including:

Traditional Neighborhood Principles - In appropriate locations encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses.

Residential Protection - Protect stable neighborhoods from in-compatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.

Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.

Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access. as well as automobile dependency.

Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.

Nodes - Create neighborhood focal points through the use of existing pockets parks and squares for community activities

Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character.

In summary, the proposed development serves to implement specific goals, objectives and policies of the City's Comprehensive Plan. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby properties. The proposed use, therefore, is suitable *vis-a-vis* the policies 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 PROPERTY OR PROPERTIES.

Yes. The Subject Property sits in transition between a Townhome Development (Kingston Point Manor) zoned MU-4 (Mixed Use High Density), a condominium development (Berkley Square) zoned OI (Office-Institutional) and a medical office and accessory parking lot (Amazing Pediatrics) zoned NS (Neighborhood Shopping) to the north and a single-family detached neighborhood zoned R-75 to the south. The proposed RSM zoning district is designed for this situation, “provid[ing] for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options.” The Proposed Development offers housing options not now in the immediate area but not inconsistent with development in the community.

The intended final appearance of this development will include appropriate attention to scale, buffering, setbacks, and landscaping so that this development will blend harmoniously with its surroundings. The proposed homes will provide an elegant and attractive design that will offer much needed upscale housing stock to the surrounding area. Therefore, the requested zoning district is therefore entirely consistent with and suitable in light of the current and future development plans and patterns.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

No. The Subject Property has been zoned R-75 for decades and is in decline. While it has been available for redevelopment for years, its location, size, shape and topography along with current economic conditions and development trends in the immediate area demand a novel development approach not possible under the existing zoning district.

D. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY OR PROPERTIES.

No. 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.

Located between attached single-family homes and detached homes, the Proposed Development will pay careful attention to scale, buffering, setbacks, and landscaping so that it will blend and complement the adjacent developments. Accordingly, rezoning the Subject Property to RSM will not adversely affect the nearby existing uses and will enhance the adjacent properties.

E. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

The properties to the north of the Subject Property have transitioned to higher-density attached residential uses and office uses. That change and the size, shape and topography of the Subject Property support a more creative use and zoning district at this location.

F. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

The Applicant is not aware of any 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.

G. WHETHER 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.

No. The proposed development will not overly burden existing streets or transportation facilities. The ITE Trip Generation Manual does not have data on this type of cottage-style, urban single family community, which has more single-person occupancy and fewer car counts than a traditional single-family detached neighborhood. Therefore, traditional ITE data is likely overstated. With that said, the ITE data states that sixteen (16) single-family detached homes (ITE category 210) will generate 12.32 trips during the A.M. peak hour and 16.32 trips during the P.M. peak hour. As for utilities, the Subject Properties have access to water and sewer. Finally, the proposed development will not create an excessive or burdensome use of the community's schools. This type of development is not geared towards families. Nonetheless, the Subject Property is served by Laurel Ridge Elementary School, Druid Hills Middle School, and Druid Hills High

School, all of which are listed at below capacity according to the enrolment and capacity data provided on the DeKalb County Schools Operations' website.¹

H. WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

The Applicant will comply with all federal, state, and City regulations relating to environmental protection to ensure that the proposed development will not adversely affect the environment.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The zoning on the Subject Property (and any intervening zoning district other than that requested) is unconstitutional. Further, the Zoning Ordinance of DeKalb County, Georgia lacks adequate standards for the Board of Commissioners to exercise their power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the Board of 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 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 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

¹ See DeKalb County School District Operations website, <https://www.dekalbschoolsga.org/operations/planning/> (last visted 06.28.2022 at 4:00pm).

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.

The Zoning Ordinance presently in effect 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.

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 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, Georgia 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.

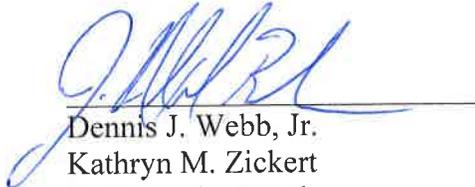
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. 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 the County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 30th day of June, 2022.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D. Webb, Jr.", is written over a horizontal line.

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, N.E.
Suite 1000
Atlanta, Georgia 30309
404-815-3500

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: DA Edwards & Company Inc Phone: : (404) 815 3603 Email: jabrock@sgrlaw.com

Property Address: 1251 Robinwood Rd

Tax Parcel ID: 18 116 04 008 Comm. District(s): 4 & 6 Acreage: 2.1

Existing Use: Single-Family home Proposed Use 16 "cottage style" small homes

Supplemental Regs: No if proposed use is "Single-family detached" Overlay District: NA DRI:
NA

Rezoning: Yes No

Existing Zoning: R-75 (Residential Medium Lot)

Proposed Zoning: RSM (Residential Small Lot Mix)

Square Footage/Number of Units: 16 cottages

Rezoning Request: R-75 to RSM to allow 16 "cottage style" small homes

Land Use Plan Amendment: Yes No

Existing Land Use: SUB (Suburban) Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27-

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 09/01/22*
BOC: 09/29/22** Letter of Intent: Impact Analysis: Owner
Authorization(s): Campaign Disclosure: Zoning Conditions: Community
Council Meeting: 08/16/22* Public Notice, Signs: (**Applicant must pick up and post and/or
will be done by Staff**) Tree Survey, Conservation: Land Disturbance Permit (LDP):
 Sketch Plat: Bldg. Permits: Fire Inspection: Business License:
 State License: Lighting Plan: Tent Permit: Submittal Format: NO
STAPLES, NO BINDERS PLEASE

***Only six rezone/SLUP cases allowed on each agenda cycle; if September agenda cap is hit then may
have to go to November 2022 agenda.**

****Filing Deadline for rezone application for September agenda cycle is 06/30/22**

***Deadline for hosting pre-community meeting with 15 days notice for September 2022 agenda cycle is
06/29/22**

Review of Site Plan

Density: NA Density Bonuses: NA Mix of Uses: Open Space:
Enhanced Open Space: NA Setbacks: front sides side corner rear
 Lot Size: Frontage: Street Widths: Landscape
Strips: Buffers: Parking Lot Landscaping: Parking - Auto:
Parking - Bicycle: Screening: Streetscapes: Sidewalks:
 Fencing/Walls: Bldg. Height: Bldg. Orientation: Bldg. Separation: Bldg.
Materials: Roofs: Fenestration: Façade Design: Garages:
Pedestrian Plan: Perimeter Landscape Strip:

Possible Variances: Applicant will need to provide justification as to how proposed RSM rezoning and
cottage units are appropriate and compatible with single-family detached residential area to north and east.
Show compliance with RSM requirements, including maximum density, maximum building height, required

DEPARTMENT OF PLANNING & SUSTAINABILITY

parking with paved and striped lot (no gravel), parking lot landscaping, minimum open space, streetscape improvements (sidewalks/street trees/street lighting). Max base density is 4 units per acre, with up to a maximum density of 8 units per acre with applicable density bonuses. Please indicate whether project is fee simple lot or condominium. Transitional buffer not required for single-family detached cottage units, but is encouraged to provide compatibility with surrounding properties. Single-family cottage homes as defined in the Zoning Ordinance can be no taller than 1.5 stories, must be facing and clustered around a common open space area, must be accessed from the rear of the lot, and must be at least 800 square feet but cannot exceed 1,200 square feet in building size.

The applicant is encouraged to discuss possible transportation improvements that may be required (if the rezoning is approved by the Board of Commissioners) with the county Transportation Department. The applicant is encouraged to contact Land Development Division of Public Works regarding required storm water management, floodplain, and stream buffer issues.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid _____ Date 06/23/22 _____

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