

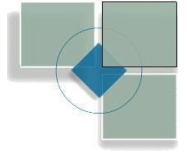


DeKalb County Department of Planning & Sustainability

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: September 9, 2021
Board of Commissioners Hearing Date: September 30, 2021

STAFF ANALYSIS

Case No.: Z-21-1245066 **Agenda #:** N7

Location/Address: The east side of West Anderson Road, the south side of East Anderson Road, and the north side of Memorial Drive, approximately 594 feet west of North Hairston Road, at 4698 and 4717 East Anderson Road and 5908 and 5944 Memorial Drive in Stone Mountain, Georgia. Commission District: 4 Super District: 6

Parcel ID: 18-071-02-005,18-071-02-008,18-071-02-031,18-071-02-032

Request: To rezone properties from R-85 (Residential Medium Lot-85) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) District to allow new multi-family apartments and townhomes.

Property Owner: AoK Properties, LLC

Applicant/Agent: Housing Development Corporation

Acreage: 17.8

Existing Land Use: Vacant land

Surrounding Properties: A restaurant (Waffle House) and Stonewood Village Shopping Center to the east; an auto-repair business (Tires Plus), Place of Worship (Masjid Tawheed), and single-family residential subdivision (Hearthstone) to the west; a single-family residential subdivision to the north across East Anderson Road (Fellsridge); and a Walmart, Chevron gas station, and commercial uses to the south across Memorial Drive.

Adjacent Zoning: **North:** R-85 **South:** C-1 **East:** C-1 **West:** R-85

Comprehensive Plan: CRC (Comm. Redev. Corr.) **Consistent** **Inconsistent**

Proposed Density: 9.9 units per acre **Existing Density:** NA

Proposed Units/Square Ft.: 178 units (162 apartment units and 16 single-family attached townhomes)
Proposed Lot Coverage: NA

Existing Units/Square Feet: Vacant Land
Existing Lot Coverage: NA

Staff Recommendation: Withdrawal without prejudice (Updated September 10, 2021).

Although the proposed apartment and townhome dwelling units would be consistent with the Commercial Redevelopment Corridor (CRC), the proposal has a number of significant challenges. The project site is constrained by a 75-foot stream buffer running through the middle of the site and floodplain areas along the northwest and western edge of the property, and the submitted plan does not show any stormwater management structures on the site either in the form of detention basins or as underground detention to show how these environmental challenges will be addressed and how potential downstream flooding impacts will be mitigated. Moreover, the nature of this water feature remains unclear. Environmental information has been submitted by DeKalb Soil and Water Conservation District Supervisor, Jan Dunaway, (see enclosed "Documents Submitted by Jan Dunaway"), which raises concerns over whether the property can be developed without impacting compliance with local, state, and federal stormwater management regulations. Therefore, based on the submitted plan, it appears that the proposed rezoning request may adversely impact the natural environment and surrounding resources (Sec 7.3.5.H). Furthermore, the DeKalb County Land Development Division of the Planning & Sustainability Department has indicated that any environmentally sensitive areas identified will have to be reviewed by the U.S. Fish and Wildlife Service. Given the potential significant environmental issues, the rezoning request may be premature.

Additionally, the submitted plan does not comply or does not provide enough information to show compliance with several *Zoning Ordinance* requirements as follows:

1. **Tree Preservation/Open Space.** The plans need to address what trees are being preserved on the project site to save as much of the existing tree canopy as possible to enhance open space areas and minimize potential flooding impacts to surrounding properties.
2. **Building Height Requirements.** Maximum building height allowed in a CRC character area is three stories, but some portions of the proposed buildings are four stories. Four-story buildings are only permitted with accessory, ground level nonresidential uses.
3. **Access Management.** Due to the number of dwelling units proposed (total of 178), three access points to a public street would be required to comply with the *Land Development Code*. Currently, the Plan only shows two access points on Memorial Drive.
4. **Land Use Transition.** Re-design the north portion of the site to allow the apartment building to be located adjacent to the existing commercial shopping center to the east (Stonewood Village Shopping Center) and townhomes located near the single-family residential area to the west may provide a better land use transition from surrounding properties. Alternatively, it may be more environmentally prudent to limit redevelopment of the site to the area south of the creek/stream; closer to Memorial Drive to meet the future land use goals of the *Comprehensive Plan*.
5. **Transitional Buffers.** The north portion of the site requires a 50-foot wide buffer between the proposed buildings and East Anderson Road and along the eastern property line of the northwest portion of the site. The *Zoning Ordinance* indicates that any portion of the subject property which is separated by a right-of way that is not an arterial road or interstate must provide a 50-foot required buffer.
6. **Tabular Data.** More tabular data needs to be provided, including the lot width and lot area for townhomes, townhome and multi-family dwelling unit sizes (including number of one, two, and three bedrooms, etc). The Plan needs to clarify if proposed townhomes are fee simple or condominium ownership, and that buildings shall be no longer than 200 feet in length.
7. **Multi-Family Design Requirements.** The *Zoning Ordinance* requires multi-family housing developments to provide and maintain outdoor play and recreation areas with a minimum area of five (5) percent of the total area of the lot or four thousand (4,000) square feet, whichever is greater". Additionally, 5-foot-wide landscape strips around the perimeter of all parking lots are required.

8. **Streetscape Requirements/Pedestrian Circulation.** Private drives must be minimum 24- feet wide plus provide a 10-foot-wide easement with a 5-foot-wide sidewalk and 5-foot-wide landscape strip on both sides of the drive. The *Zoning Ordinance* requires streetscape requirement of 10-foot-wide landscape strip and 6-foot-wide sidewalk with street trees every 50 feet along Memorial Drive, and a 6-foot-wide landscape strip and 5-foot-wide sidewalk with street trees every 30 feet along East Anderson Road. Plan does not show these improvements. Additionally, internal pedestrian connections within the project site is required, and it does not appear from the submitted plan that there are pedestrian connections connecting the north portion of the site to the south portion of the project site.

The applicant requested to withdraw this rezoning application on August 31, 2021 (see attached email request). Therefore, it is the recommendation of the Planning & Sustainability Department that the rezoning request be "Withdrawn without Prejudice."

ZONING HISTORY

The northwest portion of the subject property has been zoned R-85 (Residential Medium Lot) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956. The remainder of the property was rezoned to C-1 (Local Commercial) by the Board of Commissioners on May 27, 1986 to allow a shopping center per case CZ-86117.

PROJECT ANALYSIS

The subject property comprises four properties and 17.56 acres. The project site is vacant and slopes upward from Memorial Drive to East Anderson Road with a moderate number of mature trees and foliage. A 75- foot stream buffer consumes the middle of the site, with floodplain areas along the northwest portion of the site. Most of the properties are currently zoned C-1 (Local Commercial) and would allow commercial buildings on the buildable portions of the site outside of the stream buffers and floodplains. One of the properties on the northwestern portion of the site is currently zoned single-family residential (R-85) and currently has no public road access (the abutting right of way is a paper right of way only). The applicant proposes to rezone all of the properties to MR-2 (Medium Density Residential-2) to allow for the construction of 162 apartments and 16 townhomes. While MR-2 zoning allows maximum densities between 12 and 24 units per acre, the proposed density is only 9.9 units per acre. The submitted concept plan shows one three-story apartment building and two 3-story townhomes on the north portion of the site, and a three/four story split apartment building proposed in the middle of the site just north of the stream buffer. To the south of the stream buffer two apartment buildings are proposed that are also three/four stories tall. A leasing office is located along the Memorial Drive frontage.

The property currently has frontage along Memorial Drive (a six-lane divided major arterial road with curb and gutter and sidewalks) and East Anderson Road (a narrow local residential road with no curb and gutter and no sidewalks). The Plan shows two proposed driveways off of Memorial Drive. The *Land Development Code* requires three access points for sites containing more than 150 dwelling units, so the proposed access management does not comply with transportation requirements. The Transportation Department has reviewed the proposal and indicated the following:

"Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (rmathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the [Planning Commission] for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road."

The property is surrounded by a restaurant (Waffle House) and Stonewood Village Shopping Center to the east; an auto-repair business (Tires Plus), Place of Worship (Masjid Tawheed), and single-family residential subdivision (Hearthstone) to the west; a single-family residential subdivision to the north across East Anderson Road (Fellsridge); and a Walmart, Chevron gas station, and commercial uses to the south across Memorial Drive.

Compatibility with MR-2 Zoning Requirements

STANDARD	MR-2 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	12-24 units per acre maximum	9.9 units per acre	Yes
LOT WIDTH	100 feet along street frontage (multi-family) 100 feet (townhomes)	412 feet (Memorial Drive) Info not provided	Yes Undetermined. Variance will require approval from BZA)
LOT AREA	NA for multi-family 1000 sf for townhomes	17 acres Undetermined	Yes Undetermined. Variance will require approval from BZA)
MAX. LOT COVERAGE	75% Multi-Family 85% Townhomes	36% 36%	Yes Yes
FRONT SETBACK	Min 10 ft from Memorial Dr Max. 20 ft from Memorial Dr 0 ft from East Anderson Rd	200 ft 200 ft 20 ft	No No Yes
REAR SETBACK	NA (no rear yard since fronts along two public streets)	None	Yes
SIDE SETBACK	NA	NA	Yes
BUILDING MATERIALS	All building facades shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof	Conceptual elevations appear to comply.	Yes

MAX. BLDG. HEIGHT	3 stories/35 feet for townhomes 4 stories/60 feet for multi-family with accessory non-residential uses	3 stories/45 feet townhomes 4 stories multi-family (3/4 split)	Yes No –The zoning ordinance requires four story buildings to dedicate accessory non-residential use on the first floor and the Plans do not indicate any accessory commercial use on first floor. The CRC character area restricts maximum building height to three stories.
MINIMUM UNIT SIZE	1000 sf (Townhomes) 650 sf (Multi-Family)	Information not provided Information not provided	Undetermined Undetermined (variances will require approval by BZA)
MIN OPEN SPACE	15% <i>(Required since project proposes more than 36 units)</i>	15%	Yes.
TRANSITIONAL BUFFER	A 50 ft buffer is required along north and west property line abutting residential R-85 zoning.	50 ft buffer provided along a portion of East Anderson Road.	No. A 50 foot buffer is required along the entire frontage of East Anderson Road and along the northwest portion of the site between the paper right-of-way and the proposed townhomes.

PARKING	Min of 271 spaces One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking for townhomes (28 spaces) 1.5 spaces per dwelling unit for multi-family (243 spaces)	339 spaces	Yes.
	Max of 538 spaces Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking for townhomes (52 spaces) Three (3) spaces per dwelling unit for multi-family (486 spaces)	339 spaces	Yes

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

As currently proposed, the project does attempt to stimulate development along one of the County’s well-known corridors. The project also strives to execute the County housing goal of promoting diversity of housing choices by including multi-family and single-family attached opportunities. Unfortunately, the proposal may conflict with some of the natural resources policies of the such as “Environmental Sensitivity—protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors” and “Environmental Preservation—preserve trees and other natural resources to protect the environment and aesthetically enhance communities.”

In addition to those concerns, there are a number of zoning deficiencies (as noted on pages 2-3) that raise doubts about whether the proposal effectively achieves the future land use goals of the Commercial Redevelopment Corridor. For example, the project does not include any nonresidential uses. Moreover, given the environmental concerns raised by the community, less horizontal development and more vertically integrated development south of the creek buffers and closer to Memorial Drive may be more appropriate.

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

The submitted plan does not conform or does not provide enough information to show compliance with several *development* requirements including but not limited to maximum building height, access management, storm water management, transitional buffers, pedestrian circulation, environmental impacts, building placement, and multi-family outdoor recreation areas. Additionally, it may be more environmentally prudent to limit redevelopment of the site to the area south of the creek/stream; closer to Memorial Drive to meet the future land use goals of the *Comprehensive Plan*. Therefore, it does not appear that the proposed rezoning request would be compatible with adjacent and surrounding properties.

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

It appears that the property may have a reasonable economic use as currently zoned R-85 and C-1 which allows single-family, detached residential development and commercial uses including retail, office, and restaurant establishments, respectively, on the buildable portions of the site outside of stream buffers and floodplain areas.

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

See response to Criteria B above.

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:

See response to Criteria "A" and "B" above. Additionally, a significant amount of information has been provided related to possible environmental impacts associated with the subject properties. Proper delineation of environmental features may be appropriate.

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

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

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of utilities or schools. The Transportation Department has indicated that three access driveways are required for the proposed number of dwelling units (above 150 dwelling units). The submitted concept plan only shows two driveways, so the zoning proposal might cause a burdensome use of Memorial Drive since there may not be enough access points into the site which may cause backups on Memorial Drive. The third point of ingress/egress may have to be along E. Anderson Road. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The project site is constrained by a 75-foot stream buffer running through the middle of the site and floodplain areas along the northwest and western edge of the property, and the submitted plan does not show any stormwater management structures on the site either in the form of detention basins or as underground detention to show how these environmental challenges will be addressed and how potential downstream flooding impacts will be mitigated. Moreover, the nature of this water feature remains unclear. Environmental information has been submitted by DeKalb Soil and Water Conservation District Supervisor, Jan Dunaway, (see enclosed "Documents Submitted by Jan Dunaway"), which raises concerns over whether the property can be developed without impacting compliance with local, state, and federal stormwater management regulations. Therefore, based on the submitted plan, it appears that the proposed rezoning request may adversely impact the natural environment and surrounding resources (Sec 7.3.5.H). Furthermore, the DeKalb County Land Development Division of the Planning & Sustainability Department has indicated that any environmentally sensitive areas identified will have to be reviewed by the U.S. Fish and Wildlife Service. Given the potential significant environmental issues, the rezoning request may be premature. Given the potential significant stormwater issues, the rezoning request may be premature until these issues can be addressed in more detail.

Planning and Sustainability Department Recommendation: WITHDRAWAL WITHOUT PREJUDICE (Updated September 10, 2021)

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

RE: The Shoals rezoning Z 21 1245066

Keri Taylor-Spann <keri.taylor@thehdc.org>

Tue 8/31/2021 4:17 PM

To: Reid, John <jreid@dekalbcountyga.gov>

Hi John,

We have withdrew our LIHTC application for the site and cancelled our acquisition contract.

Thank You,

Keri Taylor-Spann

From: Reid, John <jreid@dekalbcountyga.gov>**Sent:** Tuesday, August 24, 2021 10:45 AM**To:** Keri Taylor-Spann <keri.taylor@thehdc.org>**Subject:** Re: The Shoals rezoning Z 21 1245066

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Keri,

Regarding the building height, while the MR-2 zoning ordinance would allow the 4 stories with *accessory commercial consuming the first floor* of the building, the CRC future land use policies restrict building height to 3 stories per that screenshot i sent you...so the CRC land use policy does not support a four story building height.

Given that the stream buffer consumes such a large quantity of the site and runs through the middle of it, Planning Department would need to have this issue addressed in more detail at the zoning stage.

John

From: Keri Taylor-Spann <keri.taylor@thehdc.org>**Sent:** Tuesday, August 24, 2021 10:40 AM**To:** Reid, John <jreid@dekalbcountyga.gov>**Subject:** RE: The Shoals rezoning Z 21 1245066

Good morning John,

We are addressing the concerns that you have shared and will provide our response by Friday.

- Please note that we were advised by Melora that the $\frac{3}{4}$ split buildings will be in compliance as the building height is measured from the front of the building. Were you able to get clarification on this from your internal team?
- We are working on the storm water management plan; however, it is not typical that zoning approval is contingent upon storm water management, would this application be an exception due to location, community feedback, or some other factors?

As always, thank you very much for your input and direction regarding our application submission.

Thank You,

Keri Taylor-Spann



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1245066

Parcel I.D. #: 18 071 02 005, 18 071 02 008, 18 071 02 031, 18 071 02 032

Address: 4698 and 4717 East Anderson Road & 5908 and 5944 Memorial Drive

Stone Mountain, Georgia

WATER:

Size of existing water main: 6" AC, 8" DI, 12" DI and 42" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Snapfinger Creek Basin

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

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

Will need sewer capacity approval. Suspect capacity restriction in this location.
-D Taylor

Signature: 

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (rmathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. . Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.



Board of Health

08/20/2021

To: Planning & Sustainability Department
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, tourist accommodation 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 GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-6
N-7

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 TRAFFIC ENGINEERING

Case No.: LP-21-1245068 Parcel I.D. #: 18-071-02-031

Address: 4698
East Andrews Rd
STN MTN, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENTS:

Plans & 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: Housing Development Corporation

Applicant E-Mail Address: keri.taylor-spann@thehdc.org

Applicant Mailing Address: 750 Commerce Drive, Suite 110, Decatur, GA 30030

Applicant Daytime Phone: 470-440-8568 Fax: _____

Owner Name: Aok Properties I, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 6685 Peachtree Industrial Blvd., Atlanta, GA 30360

Owner Daytime Phone: 770-368-3085

Address of Subject Property: 4717 E. Anderson Rd, 4698 E. Anderson Rd, 5944 Memorial Drive, 5908 Memorial Drive, Stone Mountain, GA 30083

Parcel ID#: 18-071-02-032, 18-071-02-031, 18-071-02-008, 18-071-02-005

Acreage: 1.24, 2.56, 0.89, 13.15 Commission District: 04-Unincorporated

Present Zoning District(s): C-1, R-85, C-1, C-1

Proposed Zoning District: MR-2, MR-2, MR-2, MR-2

Present Land Use Designation: CRC, SUB, CRC, CRC

Proposed Land Use Designation (if applicable): _____



Housing
Development
Corporation

750 Commerce Drive • Suite 110
Decatur, GA 30030
p / f 470.440.8610
www.housingdevelopmentcorp.org

THE SHOALS

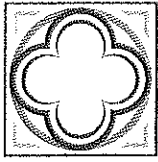
REZONING APPLICATION

Submitted To: DeKalb County
Clark Harrison Building
Attn: Melora Furman
330 W. Ponce DeLeon
3rd Floor
Decatur, GA 30030

Submitted By: Housing Development Corporation
Keri Taylor-Spann
750 Commerce Drive, Suite 110
(470) 440-8568
Email: Keri.Taylor-Spann@thehdc.org

Creating sustainable communities that enhance lives.

an  ARG company



July 7, 2021

Mr. Andrew Baker, Director
DeKalb County - Department of Planning & Sustainability Clark Harrison Building
330 W. Ponce de Leon Avenue Decatur, GA 30030

Subject: The Shoals Rezoning Application:

- 5908 Memorial Drive, Stone Mountain, GA 30083; Parcel 18-071-02-005 (C-1)
- 5944 Memorial Drive, Stone Mountain, GA 30083; Parcel 18-071-02-008 (C-1)
- 4717 East Anderson Road, Stone Mountain, GA 30083; Parcel 18-071-02-032 (C-1)
- 4698 East Anderson Road, Stone Mountain, GA 30083; Parcel 18-071-02-031 (R-85)

Dear Mr. Baker:

The Housing Development Corporation (an affiliate of the Housing Authority of DeKalb County) is requesting the rezoning of parcels 18-071-02-005, 18-071-02-008, and 18-071-02-032 from C-1 (Commercial) to MR-2 (Medium Density Residential,) and parcel 18-071-02-031 from R-85 (Residential) to MR-2 (Medium Density Residential.)

The Housing Development Corp (HDC) has entered into a Purchase and Sale Agreement to acquire these undeveloped parcels with the intention to develop a quality, affordable, multifamily community. This proposed community will be in support of the Commercial Redevelopment Corridor Future Land Use designation as outlined in the County's 2035 Comprehensive Plan.

The MR-2 zoning classification will create a smooth transition between the Suburban and the Commercial Redevelopment Corridor Future Use designations.

We are hopeful that the rezoning request is favorably received by DeKalb County. If you have any questions, please do not hesitate to contact me at 470-440-8568 or keri.taylor-spann@theHDC.com.

Sincerely,

Keri Taylor-Spann

Vice President

Cc: John Corcoran, President

REZONING APPLICATION CHECKLIST

(Submit 4 Complete Collated Sets and a PDF on Flash Drive of Application Documents)

- 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. **Pre-Application form** to be completed in pre-application meeting. Please call 404-371-2155 for appointment.
- 2. Hold a required **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time and location of meeting. Provide documentation (i.e. **meeting notice, sign in sheets**, letter from association, petition, etc.) Of the meeting.
- 3. **Application Form**. Applications must be completely filled out and be the first page of packet.
- 4. **Authorization Form**, if applicant is not the owner.
 - a. signed and notarized by all owners of the subject property;
 - b. authorization shall contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property.
 - c. Warranty deed, if ownership less than 2 years
- 5. **Written Legal Description** of metes and bounds of the subject property.
- 6. **Legal boundary survey** (boundaries, structures and improvements) of the subject property, prepared and sealed within the last year by a professional engineer, or land surveyor registered in the State of Georgia. *(Survey with property on opposite sides of a public street right-of-way shall require separate applications)* **Site plan to scale** of any existing and or proposed development/redevelopment. The site plan must include the following:
 - a. Complete boundaries of subject property including dimensioned access points and vehicular circulation drives;
 - b. Location of all existing and proposed buildings, structures, setbacks and parking;
 - c. Location of any 100 year floodplain and streams;
 - d. Notation of the total acreage or square footage of the subject property;
 - e. Landscape plans, tree surveys, buffers;
 - f. Site Plan notes that list building square footages, heights, density calculations, lot coverage of impervious surface calculations, parking ratios, open space calculations etc.
 - g. Four copies of site plan
 - 1 full size site plans (at least 11x17) 4 copies folded.
 - 2. Site plan reduced (8.5" x 11") 4 copies
- 7. **Building Elevations**. Rendering or details of materials proposed for compliance to Article 5.
- 8. **Letter of application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (i.e. floor area, height of buildings, number of units, mix of unit types, hours of operation) include any statement of conditions agreed upon by the applicant.
- 9. Written **detailed analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7-3 of the Dekalb County Zoning Ordinance.
- 10. Campaign disclosure statement shall be filed, if applicable in compliance with State law.
- 11 **Application fee**. Payable to DeKalb County
 - a. Residential (up to 12 units per acre) \$500.00
 - b. Residential (13 units per acre and over) \$750.00
 - c. Non-Residential \$750.00



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Latrice Haile Phone: 470-440-8555 Email: latrice.haile@thehdco.org
Property Address: Memorial & So. Harrison 5908 Memorial
Tax Parcel ID: 18-071-02-005 Comm. District(s): 4¹.6 Acreage: 17 ±
Existing Use: undeveloped Proposed Use: Multifamily, Townhome
Supplemental Regs: — Overlay District: — DRI: No
Rezoning: Yes No
Existing Zoning: C-1! R-85 Proposed Zoning: MR-2 Square Footage/Number of Units: 232
Rezoning Request: For 232 apts. ~~complex~~ some townhomes

Land Use Plan Amendment: Yes No
Existing Land Use: CRC & SUB Proposed Land Use: — Consistent Inconsistent

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

Special Land Use Request(s) —

Major Modification: No

Existing Case Number(s): —

Condition(s) to be modified:
Pond & stream shown on map.

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: Density Bonuses: Mix of Uses: Open Space: Enhanced
 Open Space: 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: _____

Comments: Gate will probably be necessary to prevent parking along entrance
 property is in Enterprise Zone & Opportunity Zone; this driveway
 is the basis for the density bonus. Encouraged to provide
 EV charging station & playground. No traffic outlet to Anderson Rd.

Planner: Melora Furman

Date 6/16/21

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



Housing
Development
Corporation

750 Commerce Drive • Suite 110
Decatur, GA 30030
p / f 470.440.8610
www.housingdevelopmentcorp.org

THE SHOALS

REZONING APPLICATION

COMMUNITY MEETING DETAILS

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PUBLIC NOTICE

The Shoals

Housing Development Corporation is requesting Rezoning and a Comprehensive Land Use Amendment.

<u>Rezoning Property Locations:</u>	<u>Comprehensive Land Use Amendment</u>
5908 Memorial Drive	<u>Property Location:</u>
5944 Memorial Drive	4698 East Anderston Road
4717 East Anderston Road	Stone Mountain, GA 30083
Stone Mountain, GA 30083	



Current Use:

Three parcel request for rezoning are undeveloped and currently zoned C-1.

Parcel requesting a Comprehensive Land Use Amendment is currently undeveloped and zoned R-85.

Proposed Use:

Proposed use is a Multi-family Community with MR-2 zoning.

Pre-Submittal Community Meeting

Pre-submittal Community Meeting will be held virtually.

MEETING DATE: June 30, 2021 MEETING TIME: 7:00 p.m.

Join meeting at <https://zoom.us/j/4704408610>
or by audio only at +1-929-436-2866.
Meeting ID: 470 440 8610

*Developing and managing affordable
and sustainable communities.*



Housing
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750 Commerce Drive • Suite 110
Decatur, GA 30030



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THE SHOALS

REZONING APPLICATION

MEETING ATTENDEES

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IMPACT ANALYSIS

- **Whether the zoning proposal is in conformity with the policy and intent of the**
 - The County's 2035 Comprehensive plan outlines Future Use for the parcels adjacent to the Commercial Redevelopment Corridor, which will be in line with the intent of the plan.
- **Whether the zoning proposal will permit a use that is suitable in view of the use of the property or properties.**
 - Amending the Land Use Map to designate parcel 18-071-02-031 with MR-2 zoning, parcel 18-071-02-008, and 18-071-02-032 to MR-2 zoning will be a smooth transition between the existing zoning and the proposed zoning. Upon approval of the change in zoning from R85 and C-1, to MR-2, the developer will construct a multifamily community that includes 8 townhomes, along with three 3-story buildings and two 3/4-story split buildings.
- **Whether the property to be affected by the zoning proposal has a reasonable use.**
 - The property to be affected by the zoning proposal is currently undeveloped land. The developer is proposing a multifamily community for this land which have not been implemented. The developer is proposing a multifamily community that includes 8 townhomes, along with three 3-story buildings and two 3/4-story split buildings.
- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent and nearby properties.**
 - The zoning proposal will not adversely affect the existing use or usability of adjacent and nearby properties. The design and management of the proposed multifamily community will compliment the existing residential communities in the area and create a transition to the Future Use of the adjacent Commercial Redevelopment Corridor.

Participants (47)

Search

- JC John Corcoran (Host, me) REC
- 14045182818
- DE Doug Elser
- CH Carol Hayes
- K keri.taylor
- 14048393868

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Participants (47)

- Augusta Woods
- Barbara Powers
- Brenda Horton
- Brian W
- Call-In User_1
- Cheryl's iPad
- Dr. Tyra Paytes

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Participants (47)

- Fbzeleke
- Fred Edwards
- HARRX070
- iPhone
- Ja Jarrington
- Jan Dunaway
- Janet Curtis

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Participants (47)

- Jean Bordeaux
- Joe Jean Borowski
- Kim Caroline
- Kim Nguyen
- Kim Tran
- Latrice.Haile
- Leah Lindsey (she/her)

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Participants (47)

- LS Linda Schreiber
- MC M Cooper
- MS Mary Shuman
- MW Mary Webb
- Melanie Hammet
- MH Michele Henson
- PA Pat and Don Robinson

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Participants (47)

- R rico_  
- R Russell  
- S shirley  
- SF Spurlock Family  
- TF Tommie Felton  
- W wendykeith-ott  
- AD Angela D Simon  

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REZONING APPLICATION

MAIL & EMAIL RECIPIENTS

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Name	Address	City	State	Zip
DEKALB COUNTY BUILDING AUTH	1330 COMMERCE DR #6	DECATUR	GA	30030
ANNETTE PRIEST PHILLIPS	3242 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LEI SHI	702 AVONDALE HILLS DR	DECATUR	GA	30032
LIGA LIDUMS	2 REESE WAY	AVONDALE ESTATES	GA	30002
OPAL C FREDERICK	1232 SHARONTON DR	STONE MOUNTAIN	GA	30083
JOHN M ROACH	4298 MEMORIAL DR #C	DECATUR	GA	30032
SHIN I WHANG	716 AVONDALE HILLS DR	DECATUR	GA	30032
I N D Z HOLDINGS LLC	3591 STEWARD RD	DORAVILLE	GA	30340
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	2 DECATUR TOWN CTR STE 150	DECATUR	GA	30030
JAMES B WACTOR	878 NOTTINGHAM DR	AVONDALE ESTATES	GA	30002
JENNIFER L BROWN	3271 KENSINGTON RD	AVONDALE ESTATES	GA	30002
MEGAN POPIELARCZYK SCHUBNELL	3288 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
MARTA	2424 PIEDMONT RD NE	ATLANTA	GA	30324
MIKA MUELLER-ROUGIER	702 FARRAR CT	DECATUR	GA	30032
JOHN M MORRISON	4294 MEMORIAL DR #B	DECATUR	GA	30032
LIFE GENERAL CONTRACTORS INC	1815 HEMBREE RD #101	ALPHARETTA	GA	30009
SUMITA BISWAS	3276 KENSINGTON RD	AVONDALE ESTATES	GA	30002
JEANETTE ANITA GIBSON	5 REESE WAY	AVONDALE ESTATES	GA	30002
MARVA J RICHARDSON	8 REESE WAY	AVONDALE ESTATES	GA	30002
WEEKS AND ASSOCIATES LLC	6581 CRESTBROOK DR	MORRISON	CO	80465
4280 MEMORIAL DRIVE LLC	3300 NORTHEAST EXPRESSWAY BLDG 3	ATLANTA	GA	30341
CENTURY COMMUNITIES OF GEORGIA LLC	3091 GOVERNORS LAKE DR STE 200	NORCROSS	GA	30071
SALMON PROPERTIES LLC	PO BOX 910	DECATUR	GA	30031
4151 MEMORIAL LLC	550 PHARR RD STE 220	ATLANTA	GA	30305
PATRICIA TARVER	14 REESE WAY	AVONDALE ESTATES	GA	30002
WILLIAM ATCHISON IV	3224 KINSINGTON RD	AVONDALE ESTATES	GA	30002
REM-KIKS GROUP LLC	3448 MOUNTAIN DR	DECATUR	GA	30032
JAMES H WHATELY	3285 COVINGTON HWY	AVONDALE ESTATES	GA	30002
A-ACTION BAIL BONDS LLC	800 AIRPORT RD #105	LAWRENCEVILLE	GA	30046
MARIA LALOS	3268 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
TESSU S MAMMEN	3282 KENSINGTON RD	AVONDALE ESTATES	GA	30002
JOHN A POMBERG	3288 KENSINGTON RD	AVONDALE ESTATES	GA	30002
C A Y REAL ESTATE GROUP INC	4292 MEMORIAL DR #C	DECATUR	GA	30032
ALTONISE K HENFIELD	722 AVONDALE HILLS DR	DECATUR	GA	30032
AVONDALE PATTILLO UNITED	3260 COVINGTON HWY	DECATUR	GA	30032
CEEED PROPERTIES LLC	3429 COVINGTON HWY	DECATUR	GA	30032
CARL SUDDLER JR	706 AVONDALE HILLS DR	DECATUR	GA	30032
TERRY LEWIS SKINNER	867 NOTTINGHAM DR	AVONDALE ESTATES	GA	30002
JENNIFER PRITCHETT	3249 KENSINGOTN RD	AVONDALE ESTATES	GA	30002
CENTURY COMMUNITIES OF GEORGIA LLC	8390 E CRESCENT PKY STE 650	GREENWOOD VILLAGE,	CO	80111

THOMAS G POUND	11 STONEY KNOB HEIGHTS	WEAVERVILLE	NC	28787
JAMES T YAWN	3308 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
CALVIN WILLIAMS	3254 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LDG LAND HOLDINGS LLC	1469 S 4TH ST	LOUISVILLE	KY	40208
DIANE LYNELL MCGOUGH	3272 KENSINGTON RD	AVONDALE ESTATES	GA	30002
EVAN PADGETT	3290 KENSINGTON RD	AVONDALE ESTATES	GA	30002
SCOTT PITTS	3274 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
RICHARD VITARIS	3284 KENSINGTON RD	AVONDALE ESTATES	GA	30002
GENA L HILL	17 REESE WAY	AVONDALE ESTATES	GA	30002
MCQUEEN INVESTMENT GROUP LLC	4695 CHEVIOT WAY SE	SMYRNA	GA	30080
SADIYA INVESTMENTS INC	2145 DULUTH HWY STE A	DULUTH	GA	30097
GINA L GEIGER	708 AVONDALE HILLS DR	DECATUR	GA	30032
BRYAN HENDERSON	3255 KENSINGTON RD	AVONDALE ESTATES	GA	30002
PHILLIP ERIC FEIBISH	3230 KENSINGTON RD	AVONDALE ESTATES	GA	30002
ANTHONY J NASTRI	3886 BRETTON WOODS RD	DECATUR	GA	30032
BROOKLYN D MORRIS	6 REESE WAY	AVONDALE ESTATES	GA	30002
WILLIAM C RITCHIE	PO BOX 489	HULL	GA	30646
NORA STILLMAN BURKE	3293 COVINGTON HWY	AVONDALE ESTATES	GA	30002
KIMBERLY A HIRES	720 AVONDALE HILLS DR	DECATUR	GA	30032
JAMES R HOLLOWAY	3251 COVINGTON HWY	AVONDALE ESTATES	GA	30002
RUKIA M LEMMA	714 AVONDALE HILLS DR	DECATUR	GA	30032
WINSTON JAMES	3939 SABLE DR	STONE MOUNTAIN	GA	30083
MICHAEL C DOBBS	3279 KENSINGTON RD	AVONDALE ESTATES	GA	30002
FRANCITA LOVE	1663 ANNIE LOVE WAY	LOGANVILLE	GA	30052
RHONDA L BRISCOE	12 REESE WAY	AVONDALE ESTATES	GA	30002
GINNE MILLER	1161 CONWAY RD	DECATUR	GA	30030
MICHELLE ROBINSON I	4179 MEMORIAL DR	DECATUR	GA	30032
CHILD SERVICE & FAMILY	PO BOX 7948	ATLANTA	GA	30357
WILLIS P CALLINS	4288 MEMORIAL DR #D	DECATUR	GA	30032
PATRICK M GALLAGHER	10 REESE WAY	AVONDALE ESTATES	GA	30002
RICHARD ANDREW CLARK JR	3266 KENSINGTON RD	AVONDALE ESTATES	GA	30002
GAYLE L SKELTON	3294 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
EMAA LLC	133 JOHNSON FERRY RD STE 115	MARIETTA	GA	30068
PEDROSA PROPERTY GROUPLLC	2107 N DECATUR RD STE 335	DECATUR	GA	30033
AVONDALE ALLIANCE CHURCH	3466 CONVINGTON HWY	DECATUR	GA	30032
AYNOKA C BENDER	13 REESE WAY	AVONDALE ESTATES	GA	30002
ALIGN ATLANTA LLC	4292 MEMORIAL DR B	DECATUR	GA	30032
PAUL SCHMIDT	3286 KENSINGTON RD	AVONDALE ESTATES	GA	30002
HUNTER ZANZA TRUST	3248 KENSINGTON RD	AVONDALE ESTATES	GA	30002
JESSIE L CAMERON	700 AVONDALE HILLS DR	DECATUR	GA	30032
RHONDA JOHNSON	11 REESE WAY	AVONDALE ESTATES	GA	30002
INLAND ATLANTIC AVONDALE LLC	1201 PEACHTREE ST NE	ATLANTA	GA	30361

DOWNTOWN DEV AUTH OF AVONDALE EST	21 N AVONDALE PL	AVONDALE ESTATES	GA	30002
STRAUGHAN-MOSS DEVELOPMENT INC	5490 MCGINNIS FERRY RD	ALPHARETTA	GA	30005
CRAWFORD W ELLIOTT	3278 KENSINGTON RD	AVONDALE ESTATES	GA	30002
SUSAN M STODDARD	3265 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LYNN HOSLEY	3261 KENSINGTON RD	AVONDALE ESTATES	GA	30002
LOLA A PARKER	111 W 41 ST	HIALEAH	FL	33012
TOMMIE HAYWOOD III	3280 KENSINGTON RD	AVONDALE ESTATES	GA	30002
TERRY ROBESON	1 REESE WAY	AVONDALE ESTATES	GA	30002
KENSINGTON STATION LLC	160 CLAIREMONT AVE STE 200	DECATUR	GA	30030
DANIEL R LEE	717 FARRAR CT	DECATUR	GA	30032
MICHAEL LO	4027 SIGNAL RDG SW	LILBURN	GA	30047
PROPERTY SOURCE ONE ASSOCIATES LLC	PO BOX 330	AVONDALE ESTATES	GA	30002
JASON MCGREGOR	3303 COVINGTON HWY	AVONDALE ESTATES	GA	30002
WILLIAM C RITCHIE	PO BOX 489	HULL	GA	300646
JOHN KRAMER	19 REESE WAY	AVONDALE ESTATES	GA	30002
BRIAN MICHAEL DEUTSCH	3244 COVINGTON HWY	DECATUR	GA	30032
AVONDALE PARK LLC	133 JOHNSON FERRY RD STE 500	MARIETTA	GA	30068
JASON W SWICHTENBERG	3302 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
S 4110 PROPERTY LLC	3723 COVINGTON HWY	DECATUR	GA	30032
ANDRE C MACKKEY	3274 KENSINGTON RD #205A	AVONDALE ESTATES	GA	30002
ROHINI RAMASWAMI	726 AVONDALE HILLS DR	DECATUR	GA	30032
JIMMY G TALLANT	3285 KENSINGTON RD	AVONDALE ESTATES	GA	30002
DANIEL T CHANDLER	3282 MAJESTIC CIR	AVONDALE ESTATES	GA	30002
GREY RIVER HARDY	3279 COVINGTON HWY	AVONDALE ESTATES	GA	30002
CHARLIE J JOHNSON II	712 AVONDALE HILLS DR	DECATUR	GA	30032
DR JAMES VINCENT LAVERY	3218 KENSINGTON RD	AVONDALE ESTATES	GA	30002
DANITA A HOWARD	704 AVONDALE HILLS DR	DECATUR	GA	30032
LINDA D FAY	504 BRENTWOOD ST	AUSTIN	TX	78752
A1 DENTAL LAB LLC	6224 AVERY ST	COVINGTON	GA	30014
GAIL ZOMBONI	718 AVONDALE HILLS DR	DECATUR	GA	30032
ANDREW D LINDEMAN	7 REESE WAY	AVONDALE ESTATES	GA	30002
GEORGE S LAMB	2252 LEAFMORE DR	DECATUR	GA	30033
DANA L GREEAR	3438 MOUNTAIN DR	DECATUR	GA	30032
HEATHER L MEYER	3245 COVINGTON HWY	AVONDALE ESTATES	GA	30002
COURTNEY MCCLELLAN	696 FARRAR CT	DECATUR	GA	30032
PARK PLAZA ASSOCIATION INC	4286 MEMORIAL DR STE B	DECATUR	GA	30032
DAVID A STEVENSON	3260 KENSINGTON RD	AVONDALE ESTATES	GA	30002
EUNICE M WARREN	15 REESE WAY	AVONDALE ESTATES	GA	30002
WILLIS P CALLINS	4288 MEMORIAL DR #D	DECATUR	GA	30032
RANDI E STILLMAN	9 REESE WAY	AVONDALE ESTATES	GA	30002
4151 MEMORIAL LLC	550 PHARR RD STE 220	ATLANTA	GA	30305
P KENSINGTON VILLAGE LLC	1201 N ORANGE ST SE 7140	WILMINGTON	DE	19801

REGINA VERANI	3236 KENSINGTON RD	AVONDALE ESTATES	GA	30002
BERKELEY VILLAGE PARTNERS LLC	PO BOX 1150	DULUTH	GA	30096
S 4110 PROPERTY LLC	3723 COVINGTON HWY	DECATUR	GA	30032
SCOTT F ANDERSON	697 FARRAR CT	DECATUR	GA	30032
MADGE E EVANS	3270 KENSINGTON RD	AVONDALE ESTATES	GA	30002
ALLILSON H BUDNICK	3292 KENSINGTON RD	AVONDALE ESTATES	GA	30002
PROPERTY SOURCE ONE ASSOCIATES LLC	PO BOX 330	AVONDALE ESTATES	GA	30002
SHAZAD SHAH	88 BREWINGTON DR	JACKSON	TB	38305

DeKalb County Neighborhood Registry - Commission District 4

First Name	Last Name	Email	Address	City	State	Zip Code	Affiliation Name /Owners Name	Commission District	Super District	Phone
Gleudis W.	Harrison	gwharri653@gmail.com	653 Valley Brook Rd	Scottdale	GA	30079	Thaddeus Harrison/Glenda Harrison	4	6	(404) 308-0834
Kathleen		mariemanor413@hotmail.com	2993 Eliza St	Scottdale	GA	SCA	Kathleen Andres	4	6	
Jay	Scott			Lithonia	GA	30058		4	7	(404) 909-7290
Susan	Hawte	sujhawte@gmail.com	2827 Concord Dr	Decatur	GA	30033		4	6	(404) 414-9495
Thaddeus	Harrison	thaddeusahjr@yahoo.com	653 Valley Brook Rd	Scottdale	GA	30079		4	6	(404) 477-9995
James	Lucassee	lucassej@gmail.com	798 Murphey St	Scottdale	GA			4	6	(404) 275-0260
Tammy	Davis	tbd@mindspring.com	2971 Lowrance Dr	Decatur	GA	30033		4	6	(770) 876-3961
Sandra	McFarland	sanfrajaymcf@msn.com	2959 Lowrance Dr	Decatur	GA	30033		4	6	(404) 499-1579
Angela	Morris	angelamorris@gmail.com	778 Murphey St.	Scottdale	GA	30079		4	7	(404) 376-8376
Joseph K	Peters	gccjp123@gmail.com	8205 Pleasant Hill Road	Lithonia	GA	30058		4	6	(678) 898-9396
Michael	Cullen	mcullen24@gmail.com	679 Ford Place	Scottdale	GA			4	6	(770) 480-5156
Ryan	Brown	ryan.b.brown@gmail.com	780 Rowland Road	Stone Mountain	GA	30083		4		
Patricia	Anderson		635 Rowland Road	Stone Mountain	GA	30083		4		(404) 508-1732
Beth	Thompson	cicsolark@gmail.com	780 Rowland Road	Stone Mountain	GA	30083		4		(828) 768-2120
Wayne	Smith	jwayne@fepcocontainer.com	3458 Moreland Avenue	Conley	GA	30288	CABA President	4	6	(404) 363-2210
Ed	Ricker	ed@aegov.org	Avondale Estates, 21 N.Avondale Plaza	Avondale Estates	GA	30002	City of Avondale Estates	4	6	(404) 292-1833
Emanuel	Ransom	eransom@cityofclarkston.com	3921 Church Street	Clarkston	GA	30021	City of Clarkston	4	6	(404) 296-6489
Jason	Gaines	jgaines@cityofclarkston.com	3921 Church Street	Clarkston	GA	30021	City of Clarkston	4	6	(404) 296-6489
Kathie	DeNobriga	kdenobriga@mindspring.com	459 Pine Drive / P.O. Box 1325	Pine Lake	GA	30072	City of Pine Lake	4	7	(404) 292-4250
Particia	Wheeler	mayor@stonemountaincity.org	875 Main Street	Stone Mountain	GA	30083	City of Stone Mountain	4	7	(770) 498-8984
Conward	Jones	conwardjones07@gmail.com					Community Council 4	4	6	
							Community Council 4	4	6	
Argarita	Stewart	a22stewart@att.net					Community Council 4	4	6	
Andrea	Hart	legal51996@yahoo.com					Community Council 4	4		
Richard	Rose	richardr_im@yahoo.com					Community Council 4	4	6	
Roslyn	Allison	allisongroup40@gmail.com					Community Council 4	4		
Joe	Arrington	jarring55@gmail.com	466 S. Rays Road	Stone Mountain	GA	30083	Community Council 4	4		
Jean	Brown	NJQB@outlook.com					Community Council 4	4		
Mike	Cooper	little.creek@aol.com					Community Council 4	4		
Janet	Curtis	04corvette@bellsouth.net	1887 Robinhill Court	Tucker	GA	30084	Community Council 4	4		(770) 713-7017
							Community Council 4	4	6	
Evora	Ritchie	evorari@bellsouth.net					Community Council 4	4		
Matt	Leatherman	grammymix@gmail.com					Community Council 4	4		
Oji	Onwudegu	ojionwudegu@yahoo.com					Community Council 4	4		
Victoria	Webb	vic@furiousdreams.com					Community Council 4	4		
Wesley	Brooks	wesleyabrooks@gmail.com					Community Council 4	4	6	
Don	Fears	don.fears@dekalbmedical.org	2701 N. Decatur Road	Decatur	GA	30033	DeKalb Medical	4	6	(404) 501-5790

DeKalb County Neighborhood Registry - Commission District 4

Cheryl	Carlton	cherylcarlton@bellsouth.net					Dial Heights Neighborhood	4	6	
Don	Weston	donweston@gmial.com					Dial Heights Neighborhood	4	6	
Wendy	Collins	colline4@mindspring.com					Dial Heights Neighborhood	4	6	
Fran	Mohr	kfmohr@gmail.com					Dial Heights Neighborhood	4	6	
Ray	Craig	raydcraig@gmail.com	669 Farrar Court				Farrar Court	4	6	
Lewis	Godwin	lewis.godwin@gpc.edu	5555 North Indian Creek Drive	Clarkston	GA	30021	Georgia Perimeter College	4	6	(678) 891-3960
Cynthia	Edwards	edwardsc@gptc.edu	495 North Indian Creek Drive	Clarkston	GA	30021	Georgia Piedmont Technical College	4	6	(404) 297-9522
Rosemary	Calhoun	rosemarycalhoun@gmail.com	3045 Vista Brook Dr	Decatur	GA	30033	Greater Valley Brook Civic Assoc	4	6	(404) 664-0415
Susan	Nease	susan.nease@usa.net	3030 Hollywood Drive	Decatur	GA	30033	Greater ValleyBrook Civis Assoc	4	6	
Rheva	Johnson	rjohnson58@comcast.net	2546 Wilson Woods Dr	Decatur	GA	30033	Laurel Ridge	4	6	(404) 655-4954
Heather	Shustes	heathershustes@yahoo.com	2687 Hawaii Ct	Decatur	GA	30033	Oak Grove	4	6	(678) 362-7895
Jana	Johnson	nativenyc@hotmail.com	816 Fireside Way	Stone Mountain	GA	30083	Pride Rings in Stone Mountain (PRISM) Civic Association	4	6	(404) 298-5697
Mark & ynn	Click	southave82@comcast.net	301 N. Clarendon Ave	Scottdale	GA		Scottdale	4	6	
Richard	Younge	richardyounge@bellsouth.net	925 Main Street Suite 50-27	Stone Mountain	GA	30084	South DeKalb Business Association	4	7	(678) 300-3591
Terry	Verner	verne48@gmail.com	2963 Fantasy Lane	Decatur	GA	30032	Storybrook Estates	4	6	(404) 216-8931
Lee Ann	Harvey	lcannharvey@comcast.net	882 Cinderalla Ct	Decatur	GA	30033	Storybrook Estates	4	6	
James	Illingworth	ajillingworth2004@gmail.com	2955 Fantasy Lane	Decatur	GA	30033	Storybrook Estates	4	6	
Ellen	Wan	ellen.y.wan@gmail.com	2955 Fantasy Lane	Decatur	GA	30033	Storybrook Estates	4	6	
Ellen	Wan	ellen.y.wan@gmail.com	2955 Fantasy Lane	Decatur	GA	30033	Valley Brook and McLendon Alliance for Sustainable Development	4	6	
Sarah	Page	sarahjonespage@gmail.com	2981 Westbury Dr	Decatur	GA	30033	Valley Brook Civic Association	4	6	(404) 663-2279
Lynn Angus	Ramos	l.angusramos@gmail.com	3035 Hollywood Dr	Decatur	GA	30033	Valley Brook Civic Association	4	6	(513) 300-4521
Susan	Rossi	rossi_susan@hotmail.com	2971 Fantasy Lane	Decatur	GA	30033	Valley Brook McLendon Community	4	6	(404) 797-7927
Elizabeth	Roberts		3069 Leafwood Dr	Decatur	GA	30032	VBCA	4	6	(404) 217-5000
Jim	Paulino	jpsjunk@hotmail.com	3027 Judlyn Dr	Decatur	GA	30032	VBCA	4	7	(678) 628-2787
Mary Lee	Millman	maryleemillman@earthlink.net	834 Valley Brook Rd	Decatur	GA	30032	VBCA	4	6	(404) 292-2959
Carolyn M.	Brown	carolyn.m.brown@emory.edu	2975 Velly Brook Rd	Decatur	GA	30033	VBCA	4	6	(404) 556-7217

Email Address	Name	Association/Community/Affiliation
allisongroup40@gmail.com		District 4 Community Council Members
jarring55@gmail.com		District 4 Community Council Members
wesleyabrooks@gmail.com		District 4 Community Council Members
04corvette@bellsouth.net		District 4 Community Council Members
legal51996@yahoo.com		District 4 Community Council Members
conward.jones07@gmail.com		District 4 Community Council Members
grammymix@gmail.com		District 4 Community Council Members
ojionwudegu@yahoo.com		District 4 Community Council Members
evorari@bellsouth.net		District 4 Community Council Members
richardr_im@yahoo.com		District 4 Community Council Members
a22stewart@att.net		District 4 Community Council Members
vic@furiousdreams.com		District 4 Community Council Members
ahart.vann@gmail.co		District 4 Community Council Members
ledmond25@gmail.com		District 4 Community Council Members
teresitamreid@gmail.com		District 4 Community Council Members
brockbeisel@gmail.com		District 4 Community Council Members
jreid@dekalbcountyga.gov	John Reid	the DeKalb County Planning team
carolyn.m.brown@emory.edu	Carolyn Brown	Memorial Drive Merchant Association
nick.goebeler@gmail.com	Nick Goebeler	Atlanta Jamaica Association
secretary.ajaatlanta@gmail.com	Tony Gray	Caribbean Melange
kclarke@caribbeanmelange.com	Karen Clarke	Guyana Association of Georgia
wthaka@aol.com	Dr. William Thomas	Marcus Jewish Community Center
carolyn.chayet@atlantajcc.org	Mark Murovitz	Rainbow Village
lward@rainbowvillage.org	Lynnette Ward	Fellsridge Neighborhood Association
dunawayjd@bellsouth.net	Jan Dunaway	Pine Lake Neighborhood Association
marimake@comcast.net	Mary Pitts	Country Side Manor Neighborhood Association
vickie0197@yahoo.com	Lee Vickie	Garden Walk HOA
ebnatl@yahoo.com	Everett White	Shadowrock Acres Neighborhood Association
mstew@aol.com	Margaret Stewart	

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 06/28/2021

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
- (x) REZONE
- () MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), AOK PROPERTIES I, LLC Ali Katooli
Markie member
(Name of owner(s))

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

Housing Development Corporation of DeKalb
(Name of Applicant or Agent Representing Owner)

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

[Signature]
Notary Public



[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

4717 East Anderson Road
Stone Mountain, GA 30083

5908 Memorial Drive
Stone Mountain, GA 30083

5944 Memorial Drive
Stone Mountain, GA 30083

4698 E. Anderson Drive
Stone Mountain, GA 30083



Housing
Development
Corporation

750 Commerce Drive • Suite 110
Decatur, GA 30030
p / f 470.440.8610
www.housingdevelopmentcorp.org

Keri Taylor-Spann
V.P. of Development
750 Commerce Drive
Suite 110
Decatur, GA 30030
(470)440-8568

Creating sustainable communities that enhance lives.

an  ARG company



Housing
Development
Corporation

750 Commerce Drive • Suite 110
Decatur, GA 30030
p / f 470.440.8610
www.housingdevelopmentcorp.org

THE SHOALS

REZONING APPLICATION

SURVEY & LEGAL DESCRIPTION

Creating sustainable communities that enhance lives.

an  ARG company

THIS BLOCK RESERVED FOR COURT CLERK

ZONING: C-1
 ZONING IS C-1
 MINIMUM LOT AREA: 20,000 SQ.FT.
 MINIMUM LOT WIDTH: 100'
 SETBACKS:
 FRONT: 60' FROM R/W
 SIDE: 20'
 REAR: 30' BUT 45' IF ADJOINING RESIDENTIAL
 MAXIMUM HEIGHT: 3 STORIES
 MAXIMUM LOT COVERAGE: 1C/RC - 90 (ALL OTHER 80)

BOUNDARY REFERENCES:
 1. SUBJECT DEED BOOK 28082, PAGE 141
 2. PLAT BOOK 23, PAGE 28
 3. DEED BOOK 15128, PAGE 575
 4. DEED BOOK 23240, PAGE 137
 5. SEE ADJOINERS

ADDRESS(S)
 5908 MEMORIAL DRIVE
 STONE MOUNTAIN, GEORGIA, 30083

FLOOD NOTE
 AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP DEKALB COUNTY COMMUNITY PANEL NO. 13089 C 9087 J DATED MAY 16, 2013. THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE
 ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED ON:
 BENCHMARK:
 DESIGNATION: 5095
 PID: A84282
 STATE/COUNTY: GA/DEKALB
 USGS QUAD: STONE MOUNTAIN (2017)
 ELEVATION = 1019.00

TOTAL SITE AREA
 667,651 SQ. FT.
 15.327 ACRES

SITE AREA	SITE AREA	SITE AREA
5908 MEMORIAL DRIVE	5944 MEMORIAL DRIVE	4717 E. ANDERSON ROAD
575,665 SQ. FT.	38,316 SQ. FT.	53,670 SQ. FT.
13.215 ACRES	0.880 ACRES	1.232 ACRES

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND AS SHOWN ON A BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR HOUSING DEVELOPMENT CORPORATION, DATED JUNE 30, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A RIGHT-OF-WAY MONUMENT FOUND, LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MEMORIAL DRIVE (RIGHT-OF-WAY VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH HAINSTON ROAD (RIGHT-OF-WAY VARIES); PROCEED THENCE WESTERLY ALONG SAID RIGHT-OF-WAY OF MEMORIAL DRIVE, A DISTANCE OF 575.00 FEET TO A 1" ROD FOUND AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AS THUS ESTABLISHED PROCEED THENCE CONTINUING ALONG SAID MEMORIAL DRIVE RIGHT-OF-WAY, SOUTH 47° 00' 18" WEST FOR A DISTANCE OF 29.57 FEET TO A POINT; THENCE SOUTH 54° 05' 57" WEST FOR A DISTANCE OF 169.21 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 27° 58' 40" WEST FOR A DISTANCE OF 195.28 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 58° 15' 34" WEST FOR A DISTANCE OF 186.94 FEET TO A POINT; THENCE SOUTH 19° 57' 12" EAST FOR A DISTANCE OF 189.72 FEET TO A CONCRETE MONUMENT FOUND ON SAID MEMORIAL DRIVE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 69° 37' 18" WEST FOR A DISTANCE OF 69.43 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 22° 14' 16" WEST FOR A DISTANCE OF 237.36 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 46° 03' 36" WEST FOR A DISTANCE OF 200.46 FEET TO A POINT; THENCE SOUTH 22° 14' 50" EAST FOR A DISTANCE OF 250.55 FEET TO A CONCRETE MONUMENT FOUND ON SAID MEMORIAL DRIVE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 913.35 FEET, AN ARC DISTANCE OF 122.09 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75° 49' 07" WEST FOR A DISTANCE OF 122.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00° 17' 14" EAST FOR A DISTANCE OF 668.56 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 80° 11' 38" WEST FOR A DISTANCE OF 329.62 FEET TO A POINT; THENCE NORTH 00° 41' 22" WEST FOR A DISTANCE OF 547.83 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ANDERSON ROAD (RIGHT-OF-WAY VARIES); THENCE EASTERLY ALONG SAID RIGHT-OF-WAY, NORTH 89° 57' 20" EAST FOR A DISTANCE OF 348.13 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00° 09' 23" EAST FOR A DISTANCE OF 230.00 FEET TO A POINT; THENCE NORTH 89° 54' 34" EAST FOR A DISTANCE OF 99.48 FEET TO A POINT; THENCE SOUTH 00° 08' 03" WEST FOR A DISTANCE OF 9.68 FEET TO A POINT; THENCE NORTH 89° 49' 35" EAST FOR A DISTANCE OF 100.14 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00° 07' 57" EAST FOR A DISTANCE OF 10.85 FEET TO A POINT; THENCE NORTH 89° 31' 11" EAST FOR A DISTANCE OF 251.15 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 38° 31' 00" EAST FOR A DISTANCE OF 167.57 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 46° 53' 45" EAST FOR A DISTANCE OF 140.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 37° 22' 56" EAST FOR A DISTANCE OF 220.40 FEET TO A POINT; THENCE SOUTH 49° 51' 15" WEST FOR A DISTANCE OF 277.82 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 31° 35' 48" EAST A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

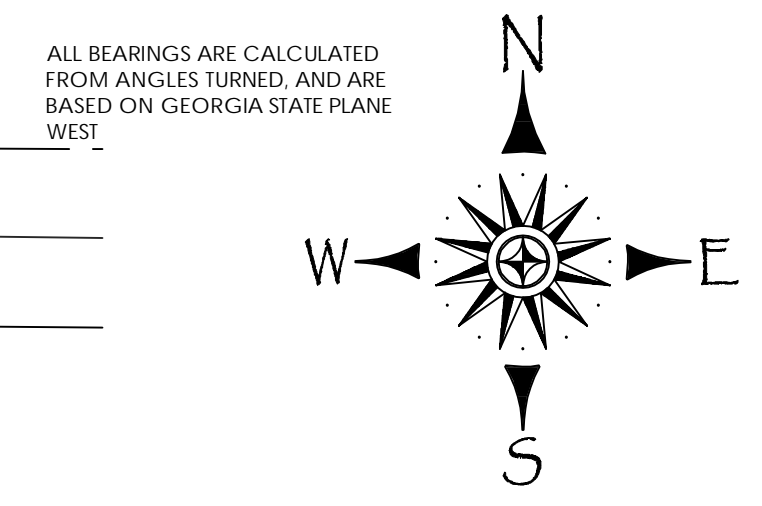
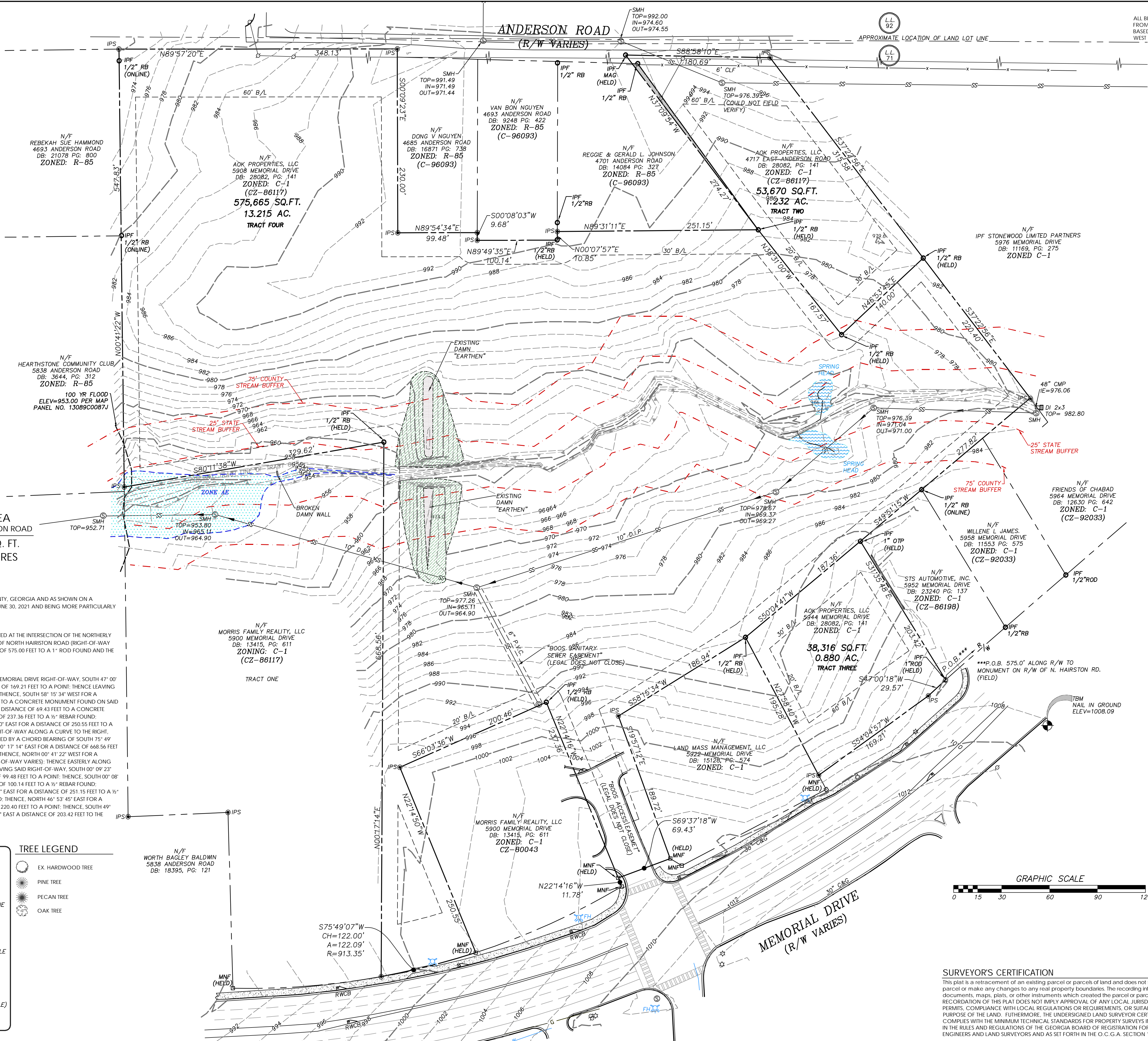
SAID LAND, TRACT OR PARCEL CONTAINS 613,981 ± SQUARE FEET OR 14.095 ± ACRES MORE OR LESS.

LEGEND

IPF IRON PIN FOUND	1/2" RB 1/2" REBAR SET	CMF CORRUGATED METAL PIPE	R/W RIGHT OF WAY	CL CENTER LINE	PL PROPERTY LINE	FLS FLARED END SECTION	LLL LAND LOT LINE	T.B.M. TEMPORARY BENCHMARK	INV. INVERT ELEVATION	SMH SANITARY SEWER MANHOLE	PO POWER POLE	FH FIRE HYDRANT	LP LIGHT POLE	ICV IRRIGATION CONTROL VALVE	GPML GEORGIA POWER MANHOLE LID	TECL TELE COMM. MANHOLE LID	GV GAS VALVE	B BENCHMARK	IPF IRON PIN FOUND	
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TREE LEGEND

○	EX. HARDWOOD TREE
●	PINE TREE
●	PECAN TREE
●	OAK TREE



INSTRUMENT USED: TOPCON ES-150 (ROBOTIC/MOTORIZED)
 WORK PERFORMED ON JUNE 23 - 29, 2021.
 THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
 THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

SURVEYOR'S CERTIFICATION
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR
 NO. 3107
 BRYAN C. LONG



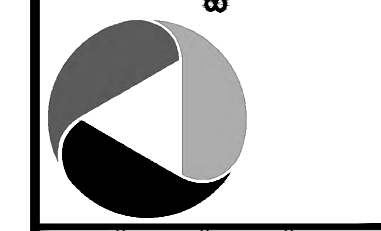
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE NOT BEING INCIDENTALLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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LOCATED IN LAND LOTS 71 AND 92 18TH DISTRICT DEKALB COUNTY, GEORGIA

BOUNDARY AND TOPOGRAPHIC SURVEY 4698 EAST ANDERSON ROAD STONE MOUNTAIN, GA FOR HOUSING DEVELOPMENT CORPORATION OF DEKALB COUNTY

DATE JULY 1, 2021

Table with columns: REVISIONS, DWG. NO., SD, CH, CGL, CODE, JOB, SHEET NO., 1 OF 1

AREA

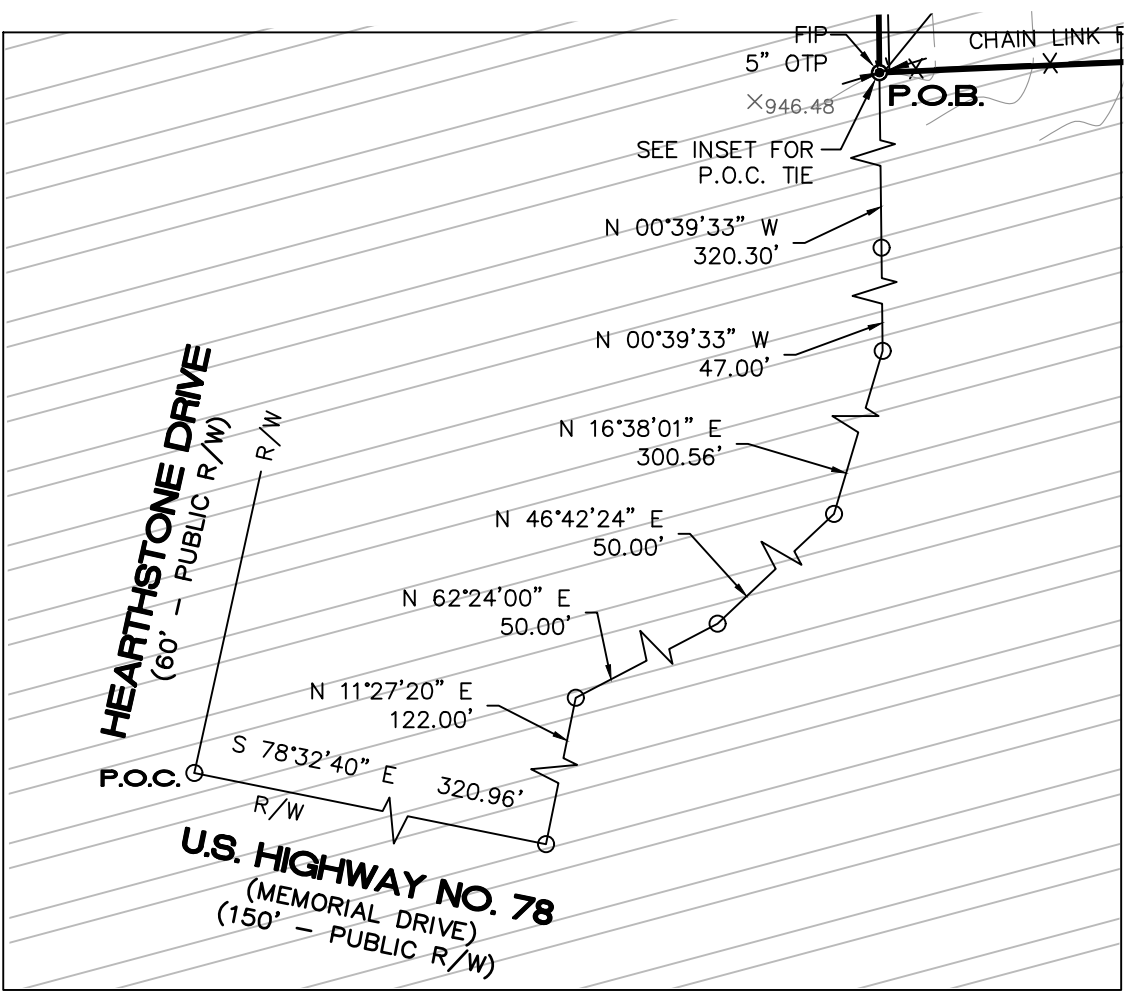
115,830 SQ FEET OR 2.659 ACRES

DATUMS Horizontal: Grid North, NAD83, Georgia State Planes, West Zone Vertical: NAVD88 (North American Vertical Datum of 1988) Geoid: Geoid12B Conus

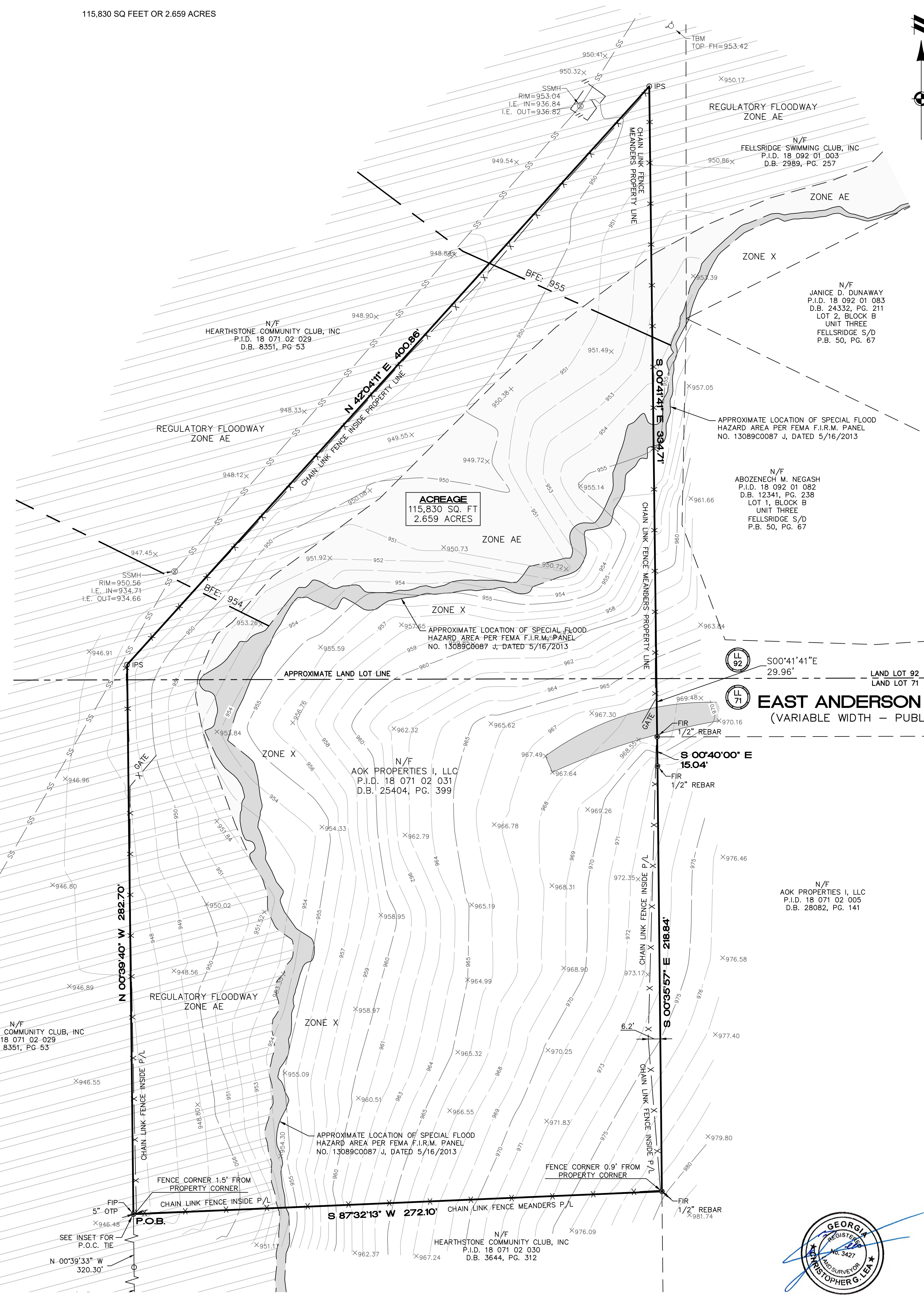
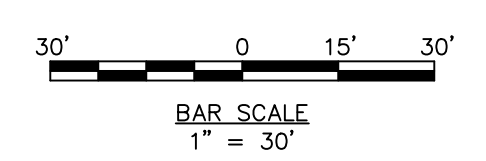
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

SURVEY NOTES

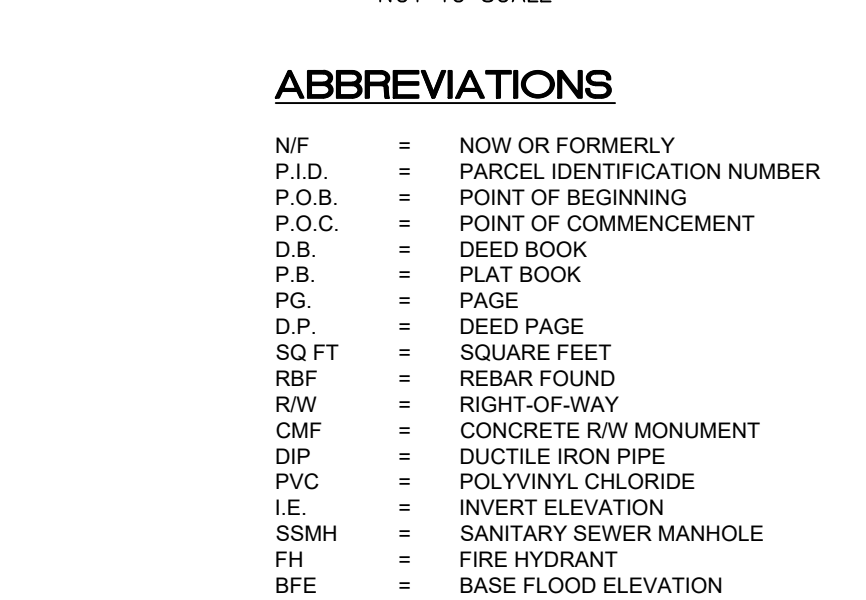
- 1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON... 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA... 3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY THE UTILITY COMPANIES... 4. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD 83 ADJUSTED 2011... 5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,242 FEET... 6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 263,834 FEET... 7. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: TRIMBLE S6 ROBOTIC TOTAL STATION LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION GPS: TRIMBLE R10 GPS RECEIVER... 8. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON... 9. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON... 10. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM (NAVD 88)... 11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GA LICENSED SURVEYOR... 12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY... 13. ATWELL LLC DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY... 14. AT THE TIME OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION AND OR REPAIRS.



P.O.C. INSET



VICINITY MAP NOT TO SCALE



ABBREVIATIONS

- N/F = NOW OR FORMERLY P.I.D. = PARCEL IDENTIFICATION NUMBER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT D.B. = DEED BOOK P.B. = PLAT BOOK PG. = PAGE D.P. = DEED PAGE SQ FT = SQUARE FEET RBF = REBAR FOUND R/W = RIGHT-OF-WAY CMF = CONCRETE R/W MONUMENT DIP = DUCTILE IRON PIPE PVC = POLYVINYL CHLORIDE I.E. = INVERT ELEVATION SSMH = SANITARY SEWER MANHOLE FMH = FIRE HYDRANT BFE = BASE FLOOD ELEVATION

LEGEND

- FIR = FOUND IRON ROD FIP = FOUND IRON PIPE I.P.S. = IRON PIN SET LL 263 = LAND LOT Fire Hydrant Sanitary Sewer Line Sanitary Sewer Manhole Property Line Adjacent Boundary Line Existing Fence Existing Spot Elev. Existing Ground Contour

ZONING

THE SUBJECT PROPERTY IS ZONED R-85 PER DEKALB COUNTY INTERACTIVE GIS. THE SETBACKS FOR ZONE "RES2" SINGLE FAMILY RESIDENTIAL ARE: FRONT: 35 FEET SIDE: 8.5 FEET REAR: 40 FEET HEIGHT: 35 FEET NOTE: ZONING REPORT NOT PROVIDED TO SURVEYOR AT THE TIME OF SURVEY.

SURVEY REFERENCES

- 1. DEED RECORDED IN BOOK 25404, PAGE 399. 2. DEKALB COUNTY RECORDS.



SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



CHRISTOPHER G. LEA, GA R.L.S. #3427 DATE 7-1-2021



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750 Commerce Drive • Suite 110
Decatur, GA 30030
p / f 470.440.8610
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THE SHOALS

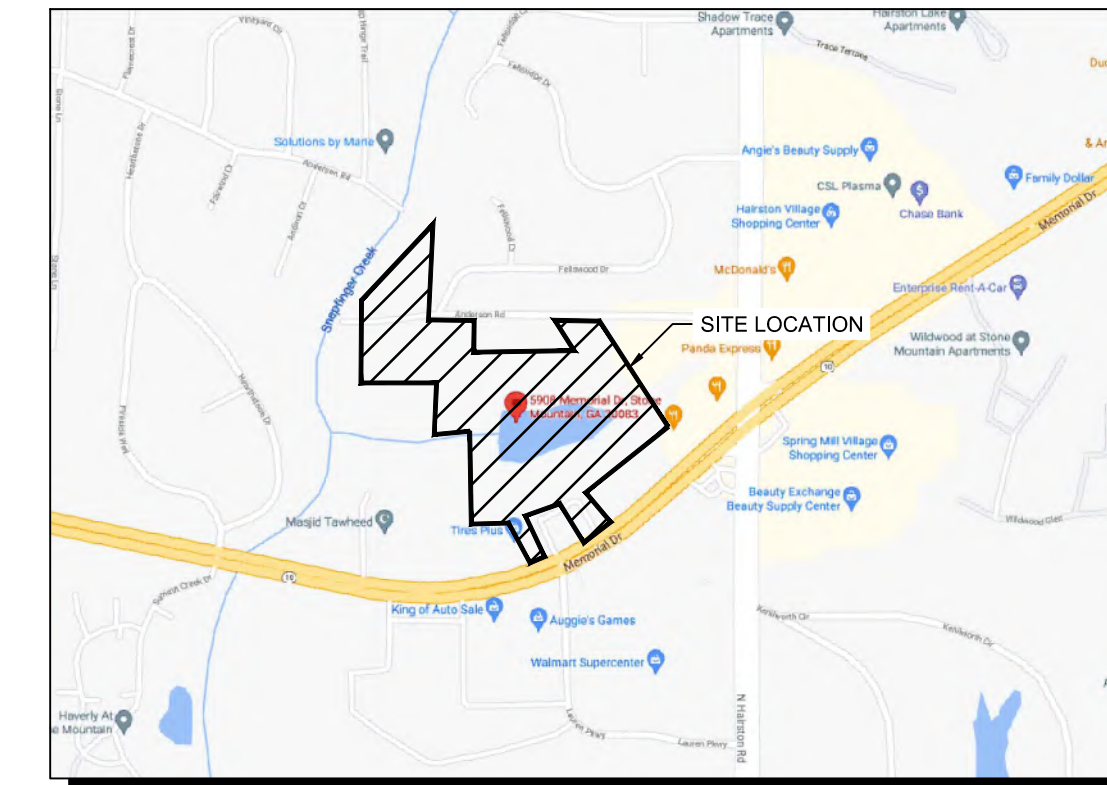
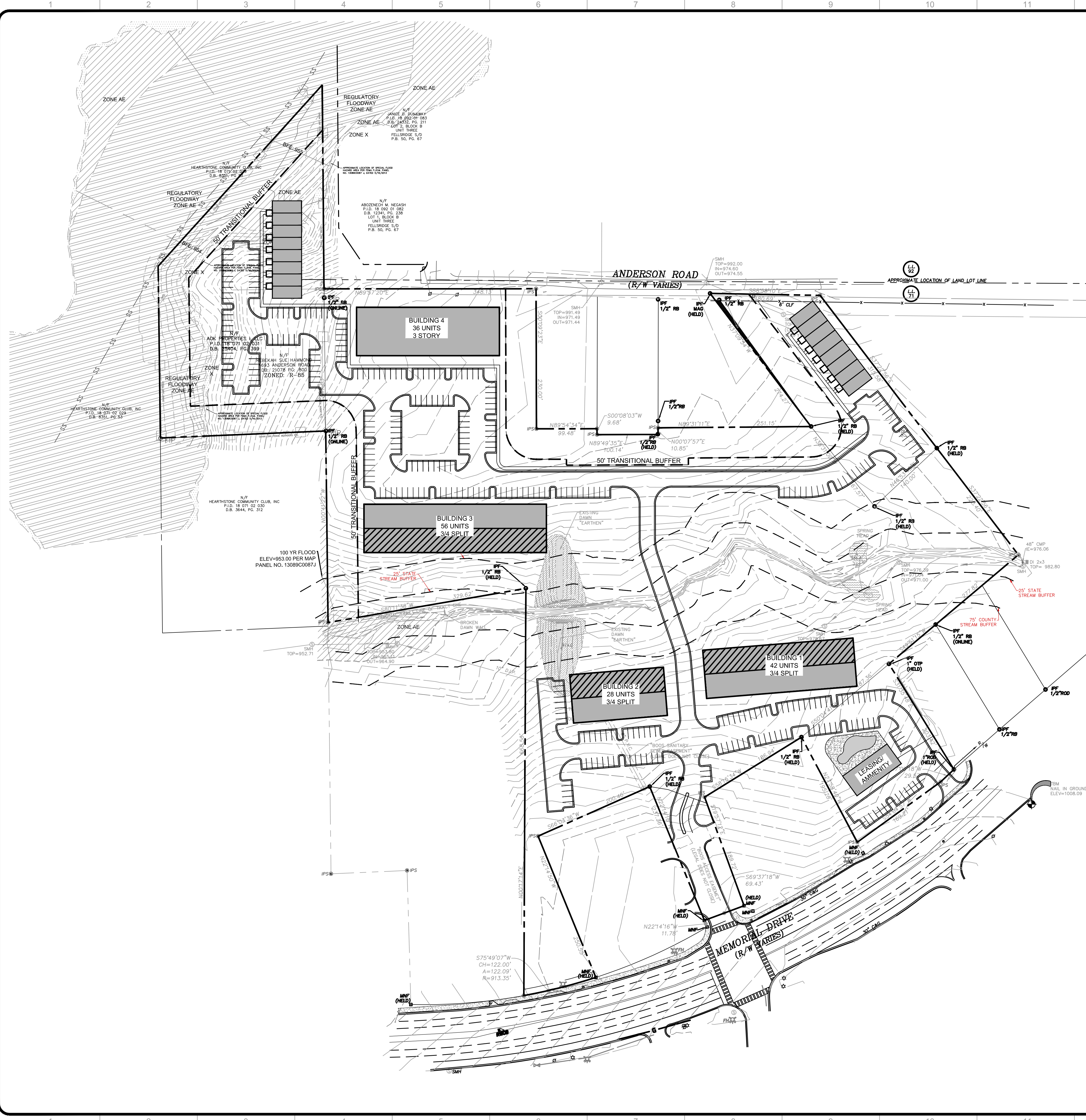
REZONING APPLICATION

SITE PLAN

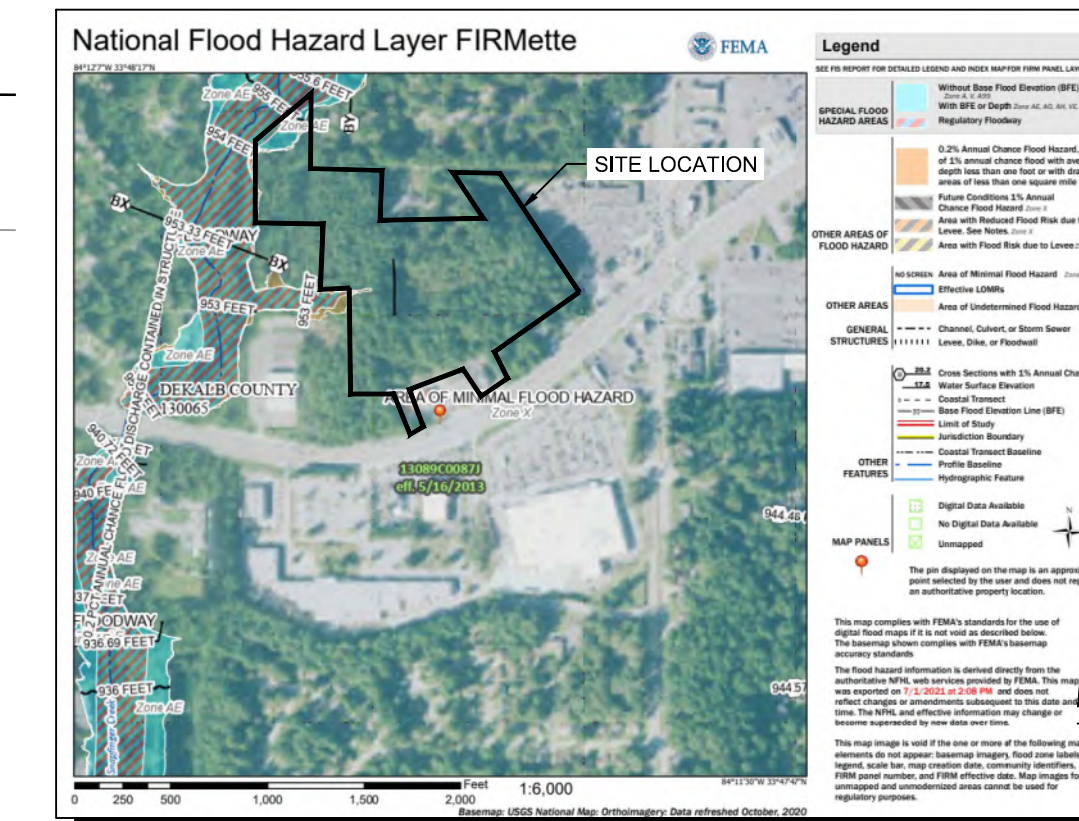
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FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	17.98 ACRES
ZONING	
EXISTING ZONING	C-1 AND R-85
PROPOSED ZONING	MR-2
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MR-2 BASE DENSITY	12 UPA
TOTAL PROPOSED DENSITY	9.90 UPA
TOTAL UNITS PROPOSED	178 UNITS (162 APARTMENT UNITS/16 TH UNITS)
SETBACK REQUIREMENTS	
REQUIRED BUFFER ON NEW PARCELS	50 FEET AGAINST R-85
OPEN SPACE	
MAX LOT COVERAGE	75% (13.49 ACRES)
PROVIDED LOT COVERAGE	36% (6.47 ACRES)
REQUIRED OPEN SPACE	15% (2.70 ACRES)
PROVIDED OPEN SPACE	15% (2.70 ACRES)
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	267 SPACES (1.5 SPACES PER UNIT)
PROPOSED RESIDENT PARKING	339 SPACES (1.9 SPACES PER UNIT)

P: (770) 451-2741 F: (770) 451-3915

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PEACHTREE CORNERS, GA 30092

PROJECT

THE SHOALS

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
5908 MEMORIAL DRIVE
STONE MOUNTAIN,
GEORGIA 30083
DEKALB COUNTY

FOR

HOUSING DEVELOPMENT CORPORATION

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

ZONING SITE PLAN



SCALE: 1" = 80'
DATE: 07/01/2021
PROJECT: 21156.00

GEORGIA WEST ZONE

Z1

SHEET

24 HOUR CONTACT:
TIM JOHNSON



J:\2021\21156\00\DeConcepts & Exhibits\Concepts\21156.00 - Site - Concept1 - CHAD.dwg - MKJ\p - 7/1/2021 10:47 AM



225

2 STORY TOWNHOUSES
3 STORY APARTMENTS

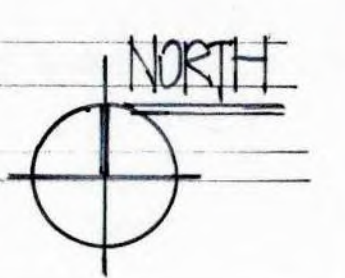
2 STORY TOWNHOUSES

3/4 SPLIT TYPE APARTMENTS

LEASING
CLUB/EXERCISE

SITE PLAN SCHEME "G"

THE SHOALS
DEKALB COUNTY
CORCORAN OTA GROUP
1" = 60' JULY 4th 2021





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THE SHOALS

REZONING APPLICATION

LANDSCAPING PLAN

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THE SHOALS

REZONING APPLICATION

RENDERINGS

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THE SHOALS

REZONING APPLICATION

IMPACT ANALYSIS

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Sec. 7.3.5. Standards and factors governing review of proposed amendments to the official zoning map.

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
 - a. **The proposed rezoning application for parcels 18-071-02-005, 18-071-02-008, 18-071-02-032, requesting a change from C-1 to MR-2, and 18-071-02-031, requesting a change from R-85 to MR-2, conforms with the County's 2035 Comprehensive Plan. The 2035 Comprehensive Plan outlines Future Use for the adjacent parcels as a Commercial Redevelopment Corridor. Approval of this rezoning application will allow these parcels to be rezoned to MR-2, which conforms with the Commercial Redevelopment Corridor designation.**
- 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.
 - a. **Rezoning these parcels to MR-2 will compliment the Commercial Redevelopment Corridor Future Use as outlined in the 2035 Comprehensive Plan. With the approval of this rezoning application, the developer will construct a 178 unit multifamily community that includes 16 townhomes, along with one 3-story building, and three ¾-story split buildings.**
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
 - a. **The property to be affected by the rezoning proposal is currently undeveloped land. There have been previous development plans proposed for this land which have not been implemented. The developer is proposing a reasonable economic future use.**
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.
 - a. **The zoning proposal will not adversely affect the existing use or useability of adjacent land. The development plans will include satisfactory storm water management so as not to create an adverse affect on the adjacent and nearby properties. The design and management of the proposed multifamily community will compliment the existing residential communities in the area and create a transition to the Future Use of the adjacent Commercial Redevelopment Corridor.**
- 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.
 - a. **The proposed development is in line with the planned Commercial Redevelopment Corridor Future Use of this area as outlined in the County's 2035 Comprehensive Plan.**
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
 - a. **As the parcels affected by the rezoning request are currently undeveloped land, there are no historic buildings, sites, districts that will be affected that we know of at this moment. Part of our due diligence process will be to work with SHPO and the local Historic Preservation Division to identify any adverse affect that the proposed development may have on this area. If an adverse affect is identified, we are confident that we can outline a mitigation solution agreeable to SHPO.**

-
- G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- a. **The developer has engaged the company NV5 to conduct a traffic study which did not outlined “no real issues,” per the draft report. The consultant recommends a right-turn deceleration lane at the right in/right out driveway. The company conducting the traffic study has analyzed the proposed development and has provided an estimate for any additional traffic that may result from the construction of the multifamily community. Upon completion, the traffic study will offer a detailed analysis and outline recommended actions that developer should implement as a way to mitigate any traffic concerns. The developer will utilize the results of the completed traffic study to finalize a site plan that will be consistent with the needs of the surrounding community.**
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
- a. **The developer has engaged a team of professionals to analyze any impact that the proposed development may have on the surrounding environment and will design the community to mitigate any potential adverse affects.**

(Ord. No. 15-06 , 8-25-2015)

Documents
Submitted by Jan
Dunaway

Re: Recall: Rezoning "The Shoals" East Anderson Road

J D DUNAWAY <dunawayjd@bellsouth.net>

Tue 8/24/2021 9:17 PM

To: White, Brandon L. <BLWhite@dekalbcountyga.gov>

Cc: Hudson, Cedric <chudson@dekalbcountyga.gov>; Williams, Matthew C. <mcwilliams@dekalbcountyga.gov>; Baker, Andrew <aabaker@dekalbcountyga.gov>; Reid, John <jreid@dekalbcountyga.gov>

📎 5 attachments (3 MB)

DeKalb Study Jans lake area.pdf; Groszman Fellsridge Lake Assessment.pdf; Snapfinger creek flooding pics upstream from confluence.pdf; 1993 Google Map Jans lake.jpg; FIRM map Carol hayes.jpg;

**** WARNING: The sender of this email could not be validated and may not match the person in the "From" field. ****

Information that should be used for your recommendation for the Rezone and LU Change East Anderson Road, Stone Mountain listed below. This piece of property has a long history and has served the citizens of the area and Snapfinger Creek for many years. I have photos over the last 20 years of the flooding along Snapfinger Creek which is about 75 feet outside of my property line. I want to be perfectly clear that our objection would be for ANY development. I was involved with the ACOE stream study from the outset and still communicate with the Mobile District. I understand that the Savannah District is now interested and involved with areas that can help to prevent flooding. This site would also meet the requirements for the FEMA BRIC program which could be a way to purchase this property to improve the detention and decreased down and up stream flooding. I am attaching the Environmental Study by a PE hired by Fellsridge and Hearthstone Subdivisions and the City of Pine Lake which is specific to the proposed development but the land features have not changed. I hope you will consider some of the information provided as you plan your recommendation which should be denial.

The projects are listed on the agenda as: N6-LP-21-1245068 and N7. Z-21-1245066

Dear Planning Department,

As a 29-year resident of Fellsridge Subdivision who has championed the fight against development of this site over the last twenty years, I want to take the time to make you aware of the history and the proposed development coming before you in September, "The Shoals". Below is a brief description of the property and issues.

There is a proposed development on Memorial Drive for 178-232 apartments on 15 acres of land across from the new Walmart on Memorial Drive, with most of the land hidden from sight, between Memorial Drive, Stonewood Village Shopping Center, East Anderson Road in Fellsridge Subdivision and Hearthstone Subdivision at Snapfinger Creek. We do not need any additional apartments, increase traffic at the "most dangerous intersection in Georgia", Memorial Drive at North Hairston, but this hidden area is filled with streams, springs, and wetlands. This site takes the stormwater runoff for 48 plus acres (DeKalb County Watershed Study of 2010) of the surrounding streets, roofs and parking lots, quietly serving the DeKalb County citizens to help clean the stormwater and help with flooding for over 20 years, although this property was never designed for this purpose. Prior to 2005, there was a 1.98-acre lake on the property but due to the amount of stormwater coming onto the property, the dam breached, turning the entire lakebed into a wetland. The stream continues through the property and into Snapfinger Creek, with the City of Pine Lake located less than a half mile below. If this development, or any development was allowed to occur, the flooding impacts both above and below the point the tributary intersects with Snapfinger Creek will result in increased flooding that could destroy homes. The City of Pine Lake could have their wetlands destroyed by one heavy rainfall and put their dam at risk of breaching, leaving them without a lake.

This site is "**unsuitable for development**" due to the extreme environmental and stormwater issues upon the land. If approved, the County would be subjecting all taxpayers to liability for the upstream and downstream negative impacts of this increased stormwater.

Even though this most directly impacts Fellsridge and Hearthstone Subdivisions and the City of Pine Lake, the entire community would be negatively impacted with the loss of this hidden environmental gem.

After the first proposed rezoning in 2001, then Commissioner Burrell Ellis, promised the landowner (the Almond family) that he would purchase the property as Greenspace once the rezoning application was withdrawn. He reneged on his promise due to political conflicts with the Super District Commissioner, Judy Yates. A second rezoning was withdrawn in 2005 due to opposition from the community.

In mid-2005 this site was identified as a major site for the Army Corp of Engineer (ACOE) Indian, Snapfinger, Intrenchment and Sugar Creeks (ISIS) which began in 2003 to address Ecosystem Degradation and Nuisance Flooding. The ACOE study of Snapfinger Creek which runs from North Hairston to below I-20 and into the South River revealed the following findings: Snapfinger Creek: Heavy Sediment Loads, Impacted Riparian Buffer, Degraded/Loss of Aquatic Habitat, Streambank Erosion, Trash/Litter, Extreme Variations in Hydrology. This study also discovered a State Endangered fish species in Snapfinger Creek, below I-20, the "Altamaha Shiner". Due to a change in DeKalb Watershed Management, who was not in favor of the ACOE study, the Federal Funding was thrown out of sync. In 2013, Congressman Hank Johnson, sent a letter to then President Obama in an attempt, at the request of the County, to restore the funding into the Federal budget to complete the Feasibility Study, without success. The ACOE study was declared dead in 2019 by the Federal Government. This property was identified to be a major part of the ACOE study and implementation would have had a positive impact this area and downstream.

A study commissioned by Deputy Chief, Joanna Macrina, by Brown and Caldwell, dated 12/14/2010, shows the drainage to this area was 48+acres with approximately 70% impervious surface although that has increased to closer to 90% today. The new Walmart on Memorial Drive, which is across the street from this property, has underground detention that drains directly into this property. With the turnover of DeKalb County employees over the last 20 years, has left few to none that is familiar with the ACOE study or this hidden property, although April Jones, Stormwater Manager, has a copy of the study on her bookshelf.

Mayor Melanie Hammett, Council member Jean Boudreaux, Emily Grossman-a long time resident of Hearthstone Subdivision and myself had a Zoom meeting with Commissioner Steve Bradshaw on July 15, 2021, to educate him on this property. Mayor Hammett expressed the City's concern if this property was developed and the impacts to their lake and wetlands. The City of Pine Lake is completely opposed to the proposed development or any other development due to the potential to destroy their namesake lake. We all agree that this proposed development should not go through and are willing to help find funds to purchase this property. There are funds available through FEMA and a program called "Building Resilient Infrastructure and Communities (BRIC)" which per our Flood Plain Manager, the property would be eligible for purchase.

My concerns about the plans presented by the developer: These are the MOST irresponsible plans that I have ever seen as a DeKalb County Soil and Water Conservation District Supervisor and a former Community Council, District 4, member. The plans are for 178 apartments by the DeKalb Housing Development Corporation although the application is for 232 apartments. This site, which is within one mile of Stone Mountain, sits atop a granite base outcropping. Between 1993 and 1995 the County installed a major (24 inch) water and sewer line along the eastern side of Snapfinger Creek During installation of both the water line then the sewer line blasting was required to get through the granite. The blasting almost knocked our homes off their foundation. The County's only access to this line is through parcel ID: 18 071 02 031 which is part of the development and within 25-30 feet of Snapfinger Creek.

1. The site plan does not show any detention and would be hard pressed to find an area to put it. The development will be required to address the 48+ acre stormwater that is already coming onto the property, but their plan does not even address their own stormwater where every square foot is covered with roofs, roads and parking areas. The impact to the City of Pine Lake cannot be measured but it will be massive. They may be planning "online" detention" which would require ACOE Individual Permit which is expensive and is not a quick process. Are they planning to restore the dam to create a new lake? If so, the State water buffer would increase, and buildings would need to be decreased. Please keep in mind, that adding another 13 acres of imperious surface runoff to the existing 48 acres will cause extreme flooding damage downstream.
2. The former lakebed, whose dam breached in 2005, is a wetland and is covered with wetland plants which help with water quality on Snapfinger Creek. The wetland areas are not denoted on the plans. The northern most spring is shown on the survey, but it is not afforded a buffer to the north. The appropriate buffer for this spring would put the buildings and parking in the north spring buffer. To build this building could require an EPD buffer variance.
3. The development plan on parcel ID: 18 071 02 031 is the lowest point on the development, dropping from a topo line of 982 at Fellswood Drive and East Anderson Road intersection to between 948 and 950 near the lower point of this parcel, a drop of 30 plus feet. Missing from the survey and the plan is Snapfinger Creek, which is between 25 and 30 feet to the west of this property

line. The plan shows a 50-foot buffer between unlike districts which puts the buildings/driveways either within or just outside the 75-foot stream buffer. Per code, detention cannot be within the 75-foot stream buffer and unground detention would be unlikely on this property, unless the developer plans to run their stormwater, through Hearthstone subdivision's pool road and directly into Snapfinger Creek. Since water does not run up hill, this parcel's stormwater could not make it to the lake. The chain link fence, along the end of the parcel and within 25-30 feet of Snapfinger Creek has been knock over, time and again, by the raging river that Snapfinger Creek becomes at least once per year. Please see #4.

4. The plan shows eight rental townhomes/apartments on the parcel listed above with roads and parking areas covering all the property except the 50-foot buffer, all which is on/in the FEMA 100- year flood area per the FIRM maps and their survey.

5. There are three single detached, homes on East Anderson Road owned by the same family. The Nguyen family purchased one of the homes 20 years ago and over the years have purchase all three homes for their family. The patriarch, Mr. Nguyen, fought with the American soldiers in Vietnam, and was taken as a POW for two years after American pulled out of Vietnam. The American's gained his release and brought him and his family to America and made them citizens. During the required community meeting, sponsored by the DeKalb Housing Development Corporation, the Nguyen's revealed that they had been threatened to sell their properties or their homes would be torn down anyway, this during a time of increased Asian hate and threats in America. Since the meeting, the Nguyen's report that all the phone calls and text threats have stopped. This behavior, by any entity, is not acceptable.

6. AOK Properties, the owner, is not including one 4.6-acre parcel 18 071 02 026 which runs from Memorial Drive to the stream, below the breached dam. This too is an important part of the overall stormwater issues on this property, and we do not want to repeat this process later to protect this environmentally sensitive property. The property is zoned C-1 but the stream and stormwater protections would be the same for C-1.

This site should not be developed in any manner, for **ANY** project, in order to protect the sensitive environmental resources on this property, which even as is, offers some protection downstream. I have 20 years of documents specific to this property and a photo journal of the flooding along Snapfinger Creek, as it is about 75-feet from my rear property line. A walk about on the property is in the process of being scheduled to include Mayor Hammett and Commissioner Bradshaw and myself. Please let me know if you would be interested in joining us although this will not be an easy walk through the woods due to overgrowth. Please feel free to contact me should you have any questions. My investment, my home, the community voices count, and we have the right to protect our investments.

Sincerely,

Jan Dunaway

DeKalb Soil and Water Conservation District Supervisor since 2005

4672 Fellswood Drive

Stone Mountain, GA 30083

404-290-9019

On Tuesday, June 15, 2021, 03:08:58 PM EDT, White, Brandon L. <blwhite@dekalbcountyga.gov> wrote:

White, Brandon L. would like to recall the message, "Rezoning "The Shoals" East Anderson Road".

Legend
📍 4672 Fellswood Dr

area before Walmart

📍 4672 Fellswood Dr



Technical Memorandum

990 Hammond Drive Suite 400
Atlanta, Georgia 30328
Tel: 770-394-2997
Fax: 770-396-9495

Prepared for: DeKalb County Department of Watershed Management

Project Title: ISIS BMP Project Review

Project No: 138347.600

Technical Memorandum

Date: December 14, 2010

To: JoAnn Macrina, P.E. , Deputy Director of the Watershed Protection Division

From: Aylin Lewallen, Principal Scientist

Prepared by:

Joel Sholtes, Environmental Scientist II

Reviewed by:

Aylin Lewallen, Principal Scientist

Attachments:

- A - Proposed BMP Review Calculations
- B - Project Drainage Area Maps

Limitations:

This document was prepared solely for DeKalb County Department of Watershed Management in accordance with professional standards at the time the services were performed and in accordance with the contract between County Department of Watershed Management and Brown and Caldwell dated December 8, 2010. This document is governed by the specific scope of work authorized by County Department of Watershed Management; it is not intended to be relied upon by any other party except for regulatory authorities contemplated by the scope of work. We have relied on information or instructions provided by County Department of Watershed Management and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.



ISIS BMP Review, Decalb County, Georgia

Legend

BMP ID: JAN



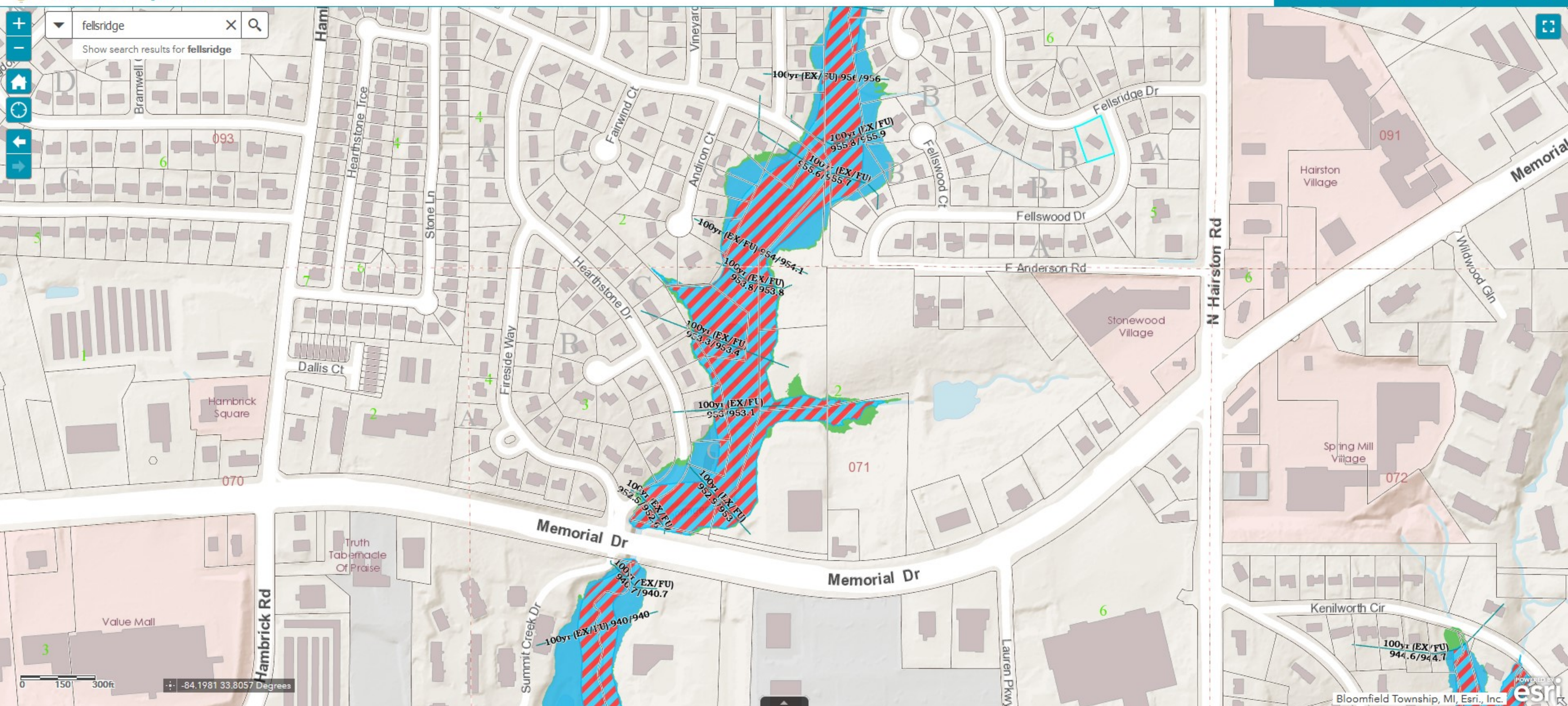
-  BMP Footprint
-  BMP Drainage Area
-  Stormwater Conveyance
-  2 ft Contours

Four of the larger proposed BMP projects that are not retrofits would involve construction of a detention basin on a perennial stream: FFE, POT2, POT6, and POT8. Currently, the Georgia Environmental Protection Division greatly discourages the use of online ponds for water quality treatment on waters of the State.

Table 1. ISIS BMP Review Summary									
BMP ID	Drainage Area (Ac)	Percent Impervious Cover (%)	Basin Volume (AF)	BMP Volume Adequate?		TSS Removal (lb/year)	Construction & O/M Cost (USD)	Unit Cost of Pollutant Removal \$/lb/yr	Cost Per Acre Treated \$/acre
	(Acre)			(WQV)	(CPV)				
POT2*	706.58	60.4	59.31	Yes	No	187,794	1,344,505	7	1,903
POT6	337.19	38.7	170.23	Yes	Yes	60,085	748,613	12	2,220
FFE*	616.90	32.8	72.57	Yes	Yes	95,401	1,544,596	16	2,504
JAN*	48.43	67.3	11.59	Yes	Yes	14,206	426,348	30	8,804
POT8	125.34	31.7	27.94	Yes	Yes	18,831	748,613	40	5,973
BAR10*	32.70	16.3	0.13	No	No	2,874	140,407	49	4,294
SN100b*	39.59	13.8	0.20	No	No	3,081	168,508	55	4,256
BAR01a*	58.66	10.6	2.35	Yes	No	4,223	175,676	67	2,995
SUG14*	16.36	39.4	0.41	No	No	2,964	208,002	70	12,716
SUG15*	9.86	61.8	0.48	No	No	2,674	198,407	74	20,119
SUG24	22.83	24.8	4.5	Yes	Yes	2,791	145,222	83	6,362
SUG18*	16.75	12.2	0.61	Yes	No	1,206	190,908	158	11,400
SN104*	5.26	53.5	0.18	No	No	1,252	139,517	178	26,526
SN85*	5.29	57.0	0.47	Yes	No	1,333	153,933	185	29,091
BAR18*	7.15	15.4	0.22	Yes	No	603	142,564	237	19,949
SUG21*	10.49	12.3	1.17	Yes	Yes	755	193,420	256	18,440
SN93*	3.89	57.0	0.32	Yes	No	980	189,832	310	48,816
SUG10*	9.67	13.9	1.364	Yes	Yes	756	151,279	320	15,646
SUG06*	4.49	10.6	1.86	Yes	Yes	323	145,059	449	32,296
SUG16*	0.81	87.5	0.32	Yes	Yes	305	207,544	680	254,941
SN65*	2.76	17.0	0.41	Yes	Yes	251	148,766	950	53,931
BAR17*	4.66	9.0	3.50	Yes	Yes	336	266,682	1,270	57,172
SUG08*	1.75	0.3	0.38	Yes	Yes	126	206,908	1,644	118,385
SN67b	1.59	84.8	0.14	Yes	No	580	806,173	2,225	506,288
TOTALS	2,089			19	12		8,791,482		

* Indicates that BMP discharges directly into a 303(d) listed not supporting stream.

DeKalb County Parcel Viewer



Groszmann Engineering & Environmental Services, LLC
- Stormwater Management - Erosion & Sediment Control - Streams - Lakes - Wetlands - Water Quality -

Glynn Forrest Groszmann, P.E.
Certified Professional in Erosion & Sediment Control

July 9, 2001

TO: DeKalb Civic Association/PRISM

RE: Site Assessment, proposed Anderson Drive subdivision, DeKalb County, Georgia

Introduction.

I have completed a study of the subject property, located on Land Lot 71 of the 18th District, DeKalb County, Georgia, to determine the existing environmental conditions and natural resources on the property. The 18.15 acre property is the site of a proposed subdivision development identified as the Anderson Road site by the developer, Sharon McSwain Development. The purpose of this assessment is to determine the presence and condition of waterways on the site that may be protected from impacts such as filling, dredging, piping, loss of buffers, etc. by federal, state and local laws, which may limit the types and extent of development activities on the site or require special permits for certain activities. This study includes a visual assessment of the site performed on June 16, 2001, examination of the developer's preliminary plat, and review of available maps and other information describing natural resources on the site.

Observed Conditions. *

The site is located between Memorial Drive and Anderson Road just west of North Hairston Road in unincorporated Dekalb County. The property is primarily a natural wooded environment with a small lake (less than two acres of surface area) located near the middle of the site. A well-defined stream channel begins at the outlet of a 48 inch pipe that discharges stormwater runoff from the adjacent shopping center east of the site, and flows westward to the inlet of the lake, a distance of approximately 350 feet. Above the lake (approximately 150 feet east of the inlet) are two flowing spring heads, one north and one south of the inlet channel. The inlet channel and the two springs flow into a cove at the head of the lake that appears to have the requisite characteristics of jurisdictional wetlands.

At the time of this assessment, the lake had a small flow discharging from the principal spillway to a paved channel on the downstream side of the dam, and additional flow was discharging from a small pipe near the bottom of the slope. These flows enter a well defined stream channel that begins at the toe of the dam and flows westward for approximately 350 feet to the western property line, then on to Snapfinger Creek. The slopes on the north side of this channel are very steep, with grades that exceed 20 percent. The slopes to the south of this channel are much flatter, around 6 percent grade, and are covered with numerous spring heads

discharging water into numerous small channels. These channels carry the spring discharges down the slopes to the stream channel that conveys the lake discharges to the west.

Review of the preliminary plat.

The document that appears to be a preliminary plat for a proposed subdivision on this site has no identification or title block information other than "Anderson Drive Site." There is no information identifying the type of document, who prepared the plan, who the plan was prepared for, or any date or revision information. The plan was stamped "Received" by the DeKalb County Planning Department on June 7, 2001. This plan shows what appears to be a proposed layout (plat) for a subdivision to be developed on the site, including sixty-five lots with a typical lot size of seven one-hundredths (0.07) of an acre.

The plat shows the existing lake, and identifies the lake area as 1.98 acres and the lake water surface elevation as +/- 1071.5, even though this elevation is approximately 100 feet higher than the surrounding contour elevations. The plat shows a proposed lake with an area of 1.43 acres and a water surface elevation of 1058, which is also approximately 100 feet higher than the surrounding contour elevations. Note 1 on this drawing states that detention is to be provided above normal water surface of the new lake. From the configuration of the new lake, it is apparent that the developer intends to construct a new dam with an outlet control structure (for stormwater detention) near the western property line, remove the existing dam, and regrade the existing stream channel, slopes and lake bottom. Depending on the design of the dam (not provided on this drawing), there may not be enough distance between the dam and the western property line for the downhill slope of the dam and the outlet protection required below the discharge pipe and emergency spillway.

Note 2 on this plan states "Lots are designed to remain outside of the new 75-foot water buffer throughout the site." However, lots 14 through 24, and 32 through 38 are all located within the existing 75-foot DeKalb County waters buffer.

Note 3 incorrectly states "Wetlands and state waters are confined to the lake location as well as the feeding and discharging creeks of the lake." As described above, there are also two springs above and many springs and channels below the lake that are also State Waters, as well as Waters of the United States.

Records Review.

I have examined numerous maps and records that provide information about natural resources and features on the subject property. The U. S. Geological Survey (USGS) 7.5 Minute Series (Topographic) map for Stone Mountain, Georgia shows the lake and the stream channel from the lake to Snapfinger Creek on the site (these maps show only the largest perennial streams as blue lines). The Soil Survey for DeKalb County Georgia map for this site shows the lake and Snapfinger Creek, but none of the stream channels. The FEMA Flood Insurance Rate Map number 130065 – DeKalb County Unincorporated Areas shows the lake, dam and the stream channel from the lake to Snapfinger Creek, but shows no flood zones on the property. The

Dekalb County GIS Map shows the existing lake and dam, and the stream flowing from the lake to Snapfinger Creek. It also shows the low wet area at the inlet cove that may be wetlands.

Applicable Laws:

Waterways are considered to be State Waters if they meet the definition contained in the Georgia Erosion and Sedimentation Act of 1975 (O.C.G.A. 12-7-1, as amended) and the DeKalb County Erosion and Sedimentation Control Ordinance: "Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells and other bodies of surface or subsurface water, natural or artificial, lying within or forming part of the boundaries of this state, which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation." This means that any waterway that flows from one property to another falls under this definition. Note that this definition applies to ephemeral waterways (so-called "wet weather" streams) as well as to perennial and intermittent streams. According to Harold Reheis, Director, Environmental Protection Division (in a Memorandum to "Certified Local Issuing Authorities", May 1, 1995): "Under this definition, all natural or manmade waterways which convey water only during and immediately following rain events are considered State Waters."

The state and local laws protect all State Waters from impacts by development activities. These laws require that all development activities stay outside of vegetative buffer areas along all State Waters unless a variance is issued by the EPD Director (ref. O.C.G.A. 12-7-6 (b)): "(15) ... there is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to Code Section 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented ...". Note that local officials have no authority to grant a buffer variance or to allow land-disturbing activities within 25-feet of State Waters (other than the exceptions noted above).

The recently adopted DeKalb County Land Development Ordinance requires that 75 foot buffers be maintained adjacent to all perennial or intermittent streams and other waters. This ordinance forbids any development activities within this buffer, which extends an additional 50 feet beyond the 25 foot State Waters buffer.

As defined by the federal Clean Water Act (CWA), "Waters of the United States" are all waters which may be used for interstate or foreign commerce, which includes "all interstate waters including interstate wetlands" and "all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds...and their tributaries." Section 404 of the CWA establishes a permitting process for activities that may affect the chemical, physical and biological integrity of the nation's waters, which is administered by the Regulatory Branch of the U.S. Army Corps of Engineers. By definition, any waterways on this property are considered to be Waters of the United States, and any wetlands receive additional protections as "Special Aquatic Sites."

Impacts to Waters of the United States require that notification be made to the Corps of Engineers, and in many cases, requires the issuance of a permit before the project can begin. Many wetland impacts are small enough to qualify for a Nationwide Permit #39, which allows impacts of up to 0.5 acres of wetlands and 300 linear feet of stream channels after the required notice, review and approval process by the Corps of Engineers is completed. If the plans for a development call for impacts to more than 300 feet of streams or 0.5 acres of wetlands, the developer will be required to obtain an Individual Permit from the Corps of Engineers (which involves notification to all appropriate agencies and subsequent review and comment periods). Note that the Corps tends to limit the definition of "intermittent streams" to those waterways that contain flowing water at least six months of the year. If the area of wetlands impacted is less than 0.1 acre, the developer does not have to notify the Corps until after the project is completed. These requirements are in addition to the requirements for a buffer variance permit from the director of the Georgia EPD.

Conclusions.

From the information contained on the document that appears to be a preliminary plat for this site, it appears that the developer intends to construct a new dam with an outlet control structure (for stormwater detention) near the western property line, remove the existing dam, and regrade the existing stream channel, slopes and lake bottom. These actions may require authorization from government agencies beyond Dekalb County.

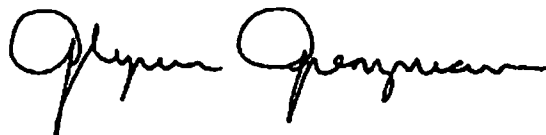
Although the state Erosion and Sedimentation Act may be interpreted to allow the construction of the new dam as a "drainage structure" without requiring a variance from the EPD director, it appears likely that the developer will be required to obtain an Individual Permit from the Corps of Engineers. The stream flowing from the existing dam to Snapfinger Creek, which is shown on a number of reference documents (including the USGS map), is fed by a number of springs and is likely a perennial stream. Nationwide Permit #43 -- Stormwater Management Facilities -- strictly forbids new construction in perennial streams, so an Individual Permit may be required.

The plat shows the existing lake with a surface area of 1.98 acres, and the proposed lake with an area of 1.43 acres, which results in a net loss of 0.55 acres. This exceeds the one-half acre limits in Nationwide Permits #39 and #43. Also, the new lake and dam will inundate and fill 340 linear feet of stream channel, which exceeds the 300 foot limit in Nationwide Permit #39. These impacts may also require the issuance of an Individual Permit.

Although the state Erosion and Sedimentation Act may be interpreted to allow the construction of the new dam as a "drainage structure" without requiring a variance from the EPD director, the clearing, grading and other activities that are indicated on the plat within 25 feet of the banks of the stream below the existing dam can not be authorized without a variance from the EPD director. However, according to the DNR/EPD Rules for Erosion and Sedimentation Control, this project does not qualify to even apply for, let alone receive, a variance. Therefore, this project, as designed, should not be granted a development permit.

Lots 32 through 38 and Lots 14 through 24 are all within DeKalb County's required 75 foot undisturbed vegetated buffer, and many of these lots are within the state's 25 foot buffer. In addition, it is likely that grading and construction activities will cause additional impacts to these buffers. Impacts to these buffers require variances from the EPD director and DeKalb County's Public Works director. As stated above, according to the DNR/EPD Rules for Erosion and Sedimentation Control, this project does not qualify to even apply for, let alone receive, a variance. Again, this project, as designed, should not be granted a development permit.

I hereby certify that this assessment, analysis and report are true and accurate, and have been performed to the best of my professional abilities.

A handwritten signature in black ink, appearing to read "Glynn Pennington". The signature is written in a cursive style with a large initial "G" and "P".

From: [J.D. DUNAWAY](#)
To: [White, Brandon L.](#)
Cc: [Hudson, Cedric](#); [Williams, Matthew C.](#); [Baker, Andrew](#); [Reid, John](#)
Subject: Re: Recall: Rezoning "The Shoals" East Anderson Road
Date: Tuesday, August 24, 2021 9:17:35 PM
Attachments: [DeKalb Study Jans lake area.pdf](#)
[Groszman Fellsridge Lake Assessment.pdf](#)
[Snapfinger creek flooding pics upstream from confluence.pdf](#)

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. ******

Information that should be used for your recommendation for the Rezone and LU Change East Anderson Road, Stone Mountain listed below. This piece of property has a long history and has served the citizens of the area and Snapfinger Creek for many years. I have photos over the last 20 years of the flooding along Snapfinger Creek which is about 75 feet outside of my property line. I want to be perfectly clear that our objection would be for ANY development. I was involved with the ACOE stream study from the outset and still communicate with the Mobile District. I understand that the Savannah District is now interested and involved with areas that can help to prevent flooding. This site would also meet the requirements for the FEMA BRIC program which could be a way to purchase this property to improve the detention and decreased down and up stream flooding. I am attaching the Environmental Study by a PE hired by Fellsridge and Hearthstone Subdivisions and the City of Pine Lake which is specific to the proposed development but the land features have not changed. I hope you will consider some of the information provided as you plan your recommendation which should be denial.

The projects are listed on the agenda as: N6-LP-21-1245068 and N7. Z-21-1245066

Dear Planning Department,

As a 29-year resident of Fellsridge Subdivision who has championed the fight against development of this site over the last twenty years, I want to take the time to make you aware of the history and the proposed development coming before you in September, "The Shoals". Below is a brief description of the property and issues.

There is a proposed development on Memorial Drive for 178-232 apartments on 15 acres of land across from the new Walmart on Memorial Drive, with most of the land hidden from sight, between Memorial Drive, Stonewood Village Shopping Center, East Anderson Road in Fellsridge Subdivision and Hearthstone Subdivision at Snapfinger Creek. We do not need any additional apartments, increase traffic at the "most dangerous intersection in Georgia", Memorial Drive at North Hairston, but this hidden area is filled with streams, springs, and wetlands. This site takes the stormwater runoff for 48 plus acres (DeKalb County Watershed Study of 2010) of the surrounding streets, roofs and parking lots, quietly serving the DeKalb County citizens to help clean the stormwater and help with flooding for over 20 years, although this property was never designed for this purpose. Prior to 2005, there was a 1.98-acre lake on the property but due to the amount of stormwater coming onto the property, the dam breached, turning the entire lakebed into a wetland. The stream continues through the property and into Snapfinger Creek, with the City of Pine Lake located less than a half mile below. If this development, or any development was allowed to occur, the flooding impacts both above and below the point the tributary intersects with Snapfinger Creek will result in increased flooding that could destroy homes. The City of Pine Lake could have their wetlands destroyed by one heavy rainfall and put their dam at risk of breaching, leaving them without a lake.

This site is "**unsuitable for development**" due to the extreme environmental and

stormwater issues upon the land. If approved, the County would be subjecting all taxpayers to liability for the upstream and downstream negative impacts of this increased stormwater.

Even though this most directly impacts Fellsridge and Hearthstone Subdivisions and the City of Pine Lake, the entire community would be negatively impacted with the loss of this hidden environmental gem.

After the first proposed rezoning in 2001, then Commissioner Burrell Ellis, promised the landowner (the Almond family) that he would purchase the property as Greenspace once the rezoning application was withdrawn. He reneged on his promise due to political conflicts with the Super District Commissioner, Judy Yates. A second rezoning was withdrawn in 2005 due to opposition from the community.

In mid-2005 this site was identified as a major site for the Army Corp of Engineer (ACOE) Indian, Snapfinger, Intrenchment and Sugar Creeks (ISIS) which began in 2003 to address Ecosystem Degradation and Nuisance Flooding. The ACOE study of Snapfinger Creek which runs from North Hairston to below I-20 and into the South River revealed the following findings: Snapfinger Creek: Heavy Sediment Loads, Impacted Riparian Buffer, Degraded/Loss of Aquatic Habitat, Streambank Erosion, Trash/Litter, Extreme Variations in Hydrology. This study also discovered a State Endangered fish species in Snapfinger Creek, below I-20, the "Altamaha Shiner". Due to a change in DeKalb Watershed Management, who was not in favor of the ACOE study, the Federal Funding was thrown out of sync. In 2013, Congressman Hank Johnson, sent a letter to then President Obama in an attempt, at the request of the County, to restore the funding into the Federal budget to complete the Feasibility Study, without success. The ACOE study was declared dead in 2019 by the Federal Government. This property was identified to be a major part of the ACOE study and implementation would have had a positive impact this area and downstream.

A study commissioned by Deputy Chief, Joanna Macrina, by Brown and Caldwell, dated 12/14/2010, shows the drainage to this area was 48+acres with approximately 70% impervious surface although that has increased to closer to 90% today. The new Walmart on Memorial Drive, which is across the street from this property, has underground detention that drains directly into this property. With the turnover of DeKalb County employees over the last 20 years, has left few to none that is familiar with the ACOE study or this hidden property, although April Jones, Stormwater Manager, has a copy of the study on her bookshelf.

Mayor Melanie Hammett, Council member Jean Boudreaux, Emily Grossman-a long time resident of Hearthstone Subdivision and myself had a Zoom meeting with Commissioner Steve Bradshaw on July 15, 2021, to educate him on this property. Mayor Hammett expressed the City's concern if this property was developed and the impacts to their lake and wetlands. The City of Pine Lake is completely opposed to the proposed development or any other development due to the potential to destroy their namesake lake. We all agree that this proposed development should not go through and are willing to help find funds to purchase this property. There are funds available through FEMA and a program called "Building Resilient Infrastructure and Communities (BRIC)" which per our Flood Plain Manager, the property would be eligible for purchase.

My concerns about the plans presented by the developer: These are the MOST irresponsible plans that I have ever seen as a DeKalb County Soil and Water Conservation District Supervisor and a former Community Council, District 4, member. The plans are for 178 apartments by the DeKalb Housing Development Corporation although the application is for 232 apartments. This site, which is within one mile of Stone Mountain, sits atop a granite base outcropping. Between 1993 and 1995 the County installed a major (24 inch) water and sewer line along the eastern side of Snapfinger Creek During installation of both the water line then the sewer line blasting was required to get through the granite. The blasting almost knocked our homes off their foundation. The County's only access to this line is through parcel ID: 18 071 02 031 which is part of the development and within 25-30 feet of Snapfinger Creek.

1. The site plan does not show any detention and would be hard pressed to find an area to put it. The development will be required to address the 48+ acre stormwater that is already coming onto the property, but their plan does not even address their own stormwater where every square foot is covered with roofs, roads and parking areas. The impact to the City of Pine Lake cannot be measured but it will be massive. They may be planning “online” detention” which would require ACOE Individual Permit which is expensive and is not a quick process. Are they planning to restore the dam to create a new lake? If so, the State water buffer would increase, and buildings would need to be decreased. Please keep in mind, that adding another 13 acres of imperious surface runoff to the existing 48 acres will cause extreme flooding damage downstream.
2. The former lakebed, whose dam breached in 2005, is a wetland and is covered with wetland plants which help with water quality on Snapfinger Creek. The wetland areas are not denoted on the plans. The northern most spring is shown on the survey, but it is not afforded a buffer to the north. The appropriate buffer for this spring would put the buildings and parking in the north spring buffer. To build this building could require an EPD buffer variance.
3. The development plan on parcel ID: 18 071 02 031 is the lowest point on the development, dropping from a topo line of 982 at Fellswood Drive and East Anderson Road intersection to between 948 and 950 near the lower point of this parcel, a drop of 30 plus feet. Missing from the survey and the plan is Snapfinger Creek, which is between 25 and 30 feet to the west of this property line. The plan shows a 50-foot buffer between unlike districts which puts the buildings/driveways either within or just outside the 75-foot stream buffer. Per code, detention cannot be within the 75-foot stream buffer and unground detention would be unlikely on this property, unless the developer plans to run their stormwater, through Hearthstone subdivision’s pool road and directly into Snapfinger Creek. Since water does not run up hill, this parcel’s stormwater could not make it to the lake. The chain link fence, along the end of the parcel and within 25-30 feet of Snapfinger Creek has been knock over, time and again, by the raging river that Snapfinger Creek becomes at least once per year. Please see #4.
4. The plan shows eight rental townhomes/apartments on the parcel listed above with roads and parking areas covering all the property except the 50-foot buffer, all which is on/in the FEMA 100- year flood area per the FIRM maps and their survey.
5. There are three single detached, homes on East Anderson Road owned by the same family. The Nguyen family purchased one of the homes 20 years ago and over the years have purchase all three homes for their family. The patriarch, Mr. Nguyen, fought with the American soldiers in Vietnam, and was taken as a POW for two years after American pulled out of Vietnam. The American’s gained his release and brought him and his family to America and made them citizens. During the required community meeting, sponsored by the DeKalb Housing Development Corporation, the Nguyen’s revealed that they had been threatened to sell their properties or their homes would be torn down anyway, this during a time of increased Asian hate and threats in America. Since the meeting, the Nguyen’s report that all the phone calls and text threats have stopped. This behavior, by any entity, is not acceptable.
6. AOK Properties, the owner, is not including one 4.6-acre parcel 18 071 02 026 which runs from Memorial Drive to the stream, below the breached dam. This too is an important part of the overall stormwater issues on this property, and we do not want to repeat this process later to protect this environmentally sensitive property. The property is zoned C-1 but the stream and stormwater protections would be the same for C-1.

This site should not be developed in any manner, for **ANY** project, in order to protect the sensitive environmental resources on this property, which even as is, offers some protection downstream. I have 20 years of documents specific to this property and a photo journal of the flooding along Snapfinger Creek, as it is about 75-feet from my rear property line. A walk about on the property is in the process of being scheduled to include Mayor Hammett and Commissioner Bradshaw and myself. Please let me know if you would be interested in joining us although this will not be an easy walk through the woods due to overgrowth. Please feel free to contact me should you have any questions. My investment, my home, the community voices count, and we have the right to protect our investments.

Sincerely,

Jan Dunaway

DeKalb Soil and Water Conservation District Supervisor since 2005

4672 Fellswood Drive

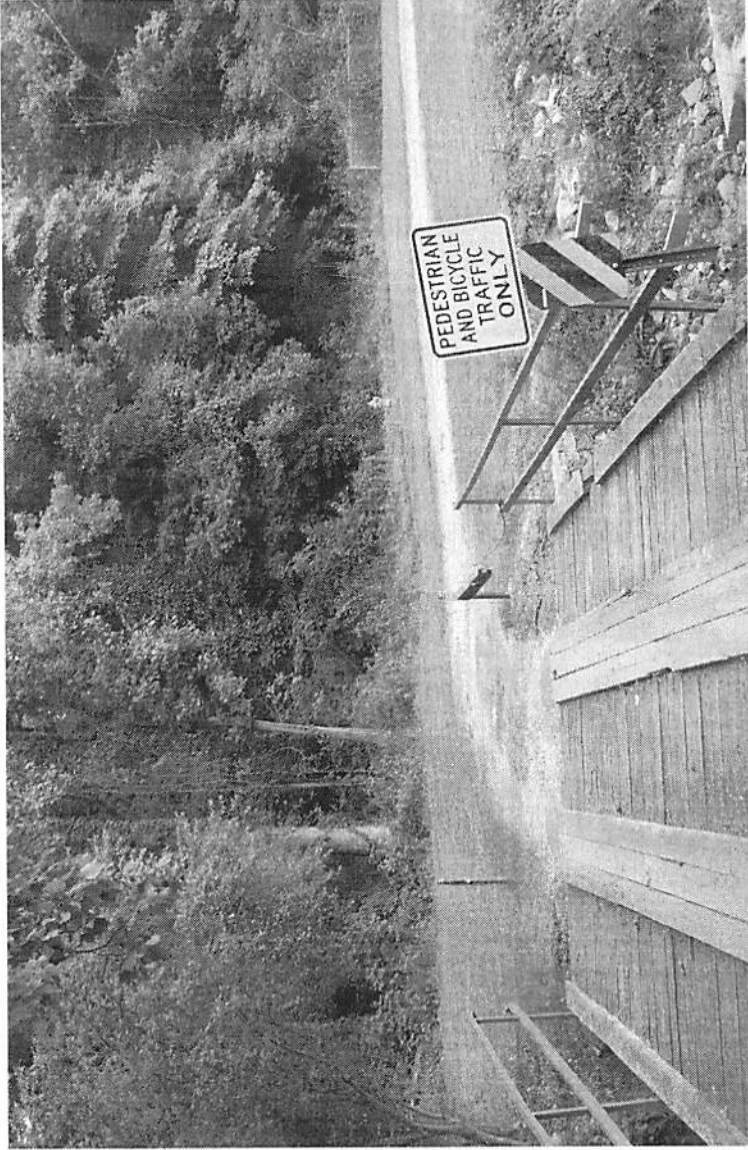
Stone Mountain, GA 30083

404-290-9019

On Tuesday, June 15, 2021, 03:08:58 PM EDT, White, Brandon L. <blwhite@dekalbcountyga.gov> wrote:

White, Brandon L. would like to recall the message, "Rezoning "The Shoals" East Anderson Road".

SNAPPINGER CREEK
NORMAL FLOW
HEARTHSTONE POOL ROAD



SAME AREA SNAPPINGER
CREEK DURING FLOOD
EVENT

