

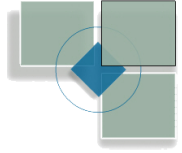


DeKalb County Department of Planning & Sustainability

178 Sams Street, Suite 3600

Decatur, GA 30030

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



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: July 11, 2023
Board of Commissioners Hearing Date: July 27, 2023

STAFF ANALYSIS

Case No.:	Z-23-1246456	Agenda #: 2023-0585
Address:	4750 Flat Shoals Parkway in Decatur, Georgia.	Commission District: 03 Super District: 07
Parcel ID(s):	15-068-01-066	
Request:	Rezoning from NS (Neighborhood Shopping) Zoning District to MU-1(Mixed Use-1) Zoning District to allow a mixed-use building with residential and commercial uses.	
Property Owner(s):	The Hudson Holding Company	
Applicant/Agent:	Devon Hudson	
Acreage:	1.37	
Existing Land Use:	Vacant	
Surrounding Properties:	Commercial and Restaurant uses	
Adjacent Zoning:	North: NS South: NS East: NS West: NS	
Comprehensive Plan:	Commercial Redevelopment Corridor Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>	
Proposed Density: 3 du/acre	Existing Density: NA	

STAFF RECOMMENDATION: DENIAL

The subject property is part of the “*Water Towers*” commercial subdivision. The property’s irregular shape extending approximately 600 feet from Flat Shoals Parkway is the last remaining vacant tract of land. The various commercial tracts have been created and developed in a piece-meal manner via three administrative lot splits (i.e., one lot into two lots) since 2011. Based on the submitted information, the applicant has developed a State Farm office building, a Waffle House, and an Anytime fitness center within this commercial subdivision.

Based on the submitted information, the MU-1 (Mixed-Use Low Density) rezoning proposal to allow a two-story building with a mixture of commercial (first floor) and residential uses (four multi-family apartments on second floor) at a density of three units per acre is *generally* consistent with the Commercial Redevelopment Corridor

(CRC) Character Area calling for the following strategies and policies: 1) Provide for development at maximum densities of 30 units per acre and maximum three- story building heights; and 2) improve the function and aesthetic appeal of commercial corridors in the county and promote the redevelopment of commercial corridors in decline (2050 Comprehensive Land Use Plan, CRC Description, page 37). The lower development intensities of MU-1 are appropriate on the edges of the CRC Character Area where the subject property is located, allowing future opportunities for more intense mixed-use zoning and development to be located closer to the CRC center at the Flat Shoals Parkway/Wesley Chapel Road intersection. Since the property is completely surrounded by commercial (NS) zoning and does not abut any residential areas, the MU-1 zoning district could allow appropriately designed development that would be compatible with surrounding properties. There has been no indication from reviewing agencies and departments that the proposed development would be excessively burdensome on the existing infrastructure.

Based on the submitted site plan, several variances would be required including but not limited to the following:

1. Parking lot landscaping (Code requires 1 tree for every 8 parking spaces and 1 tree island for every 10 spaces, and a 5-foot-wide perimeter parking lot landscape strip, proposed plan does not provide parking lot landscaping);
2. Pedestrian sidewalk connection between the proposed building and the private street frontage are required to be shown on the concept plan, with street trees for every 30 feet of street frontage;
3. A 10-foot-wide landscape strip is required along the Clifton Road right-of-way with one street tree for every 50 feet of street frontage;
4. A 6-foot-wide landscape strip with street trees for every 50 feet of frontage is required along the private street frontage; and
5. Maximum side yard setback allowed by MU-1 district is 20 feet, proposed concept plan shows a 30-foot-wide building setback.

The Zoning Board of Appeals will ultimately decide whether the site conditions warrant these variances.

Taken as a whole, the conceptual layout of the proposed rezoning request appears to be generally compatible with the surrounding area and consistent with the policies and strategies of the CRC Character Area. However, the applicant **has not submitted** all of the information required by the MU-1 zoning district (Section 2.19.4)] to demonstrate zoning compliance and confirmation that zoning proposal is compatible with adjacent and surrounding properties (Sec 7.3.5.B) which includes (but is not limited to) the following:

1. The proposed residential square footage and commercial square footage. While the application indicates the total building size will be 5,000 square feet, the specific residential and commercial square footage (and type of commercial land use) is needed to calculate/verify the minimum number of required parking spaces of the Zoning Ordinance and also to verify project contains minimum of 15% residential and minimum 10% commercial.

2. The square footage of each of the proposed apartment units and whether they are one bedroom, two bedroom, or three bedrooms (*Zoning Ordinance* requires at least 550 square feet for one bedroom, 700 square feet for two-bedroom unit, and 850 square feet for three-bedroom unit).
3. The amount of open space provided (10% required by MU-1 zoning).
4. Master Development Architectural Standards (MDAS) including conceptual elevations/renderings (*the applicant has indicated in writing that the proposed building materials will generally match the adjacent buildings in this project, but the MU-1 district requires more clarity with submission of conceptual renderings/elevations*), signage standards, landscaping (including interior and perimeter parking lot landscaping as required by Article 5 of the *Zoning Ordinance*), and other architectural standards. Show compliance with *Zoning Ordinance* requirements that building façades shall not exceed forty (40) feet in length without projections, recesses or other architectural features and that building shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level front façade.
5. Provide a summary of the anticipated maintenance and ownership of streets and open spaces needs to be provided per Section 2.19.4.3.c.
6. Provide compliance with Sec 5.4.4 C & D which requires 1 tree for every eight parking spaces, landscaping around the perimeter of the parking lot, no parking space shall be more than forty (40) feet from a tree, and fifty percent canopy coverage will be obtained in parking lot after fifteen (15) years.

Upon review of Section 7.3.5.B and Section 2.19.4 [*MU-1 (Mixed-Use Low Density) District rezoning submittal requirements*] of the *Zoning Ordinance*, the Planning Department recommends Denial.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR
JOHN REID JREID@DEKALBCOUNTYGA.GOV

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

Case No.: SLUP-23-1246456

Parcel I.D. #: 15 068 01 066

Address: 4750 Flat Shoals Pkwy

Decatur, GA 30034

WATER:

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

Distance from property to nearest main: adjacent and on property

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Conley Creek

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

Water Treatment Facility: Snapfinger WTP (adequate (inadequate)

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

COMMENTS:

Sewer cap requirement depends on scope of work

Signature: Yola Lewis

6/16/2023

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/16/2023

N.1

Z-23-1246452

1481 LaVista Road

Amendment

- Review general comments.
- No record indicating septic.

N.2

SLUP-23-1246452

1890 Wee Kirk Road

Amendment

- Review general comments.
- Septic installed 8/28/59

N.3

Z-23-1246456 / 15 068 01 066

4750 Flat Shoals Parkway

Amendment

- Review general comments

N.4

SLUP-23-1246458

3038 LaVista Road nad 2998 LaVista Road

Amendment

- Review general comments

Zoning Comments June 2023

NOTE: County records indicate Shepherds Lane has an existing 60-foot ROW (not 40-feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify "ROW", as this will greatly impact lot yield.

N1. 1481 LaVista Road LaVista Rd is SR 236. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). LaVista Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

NOTE: County records indicate Shepherds Lane has an existing 60-foot ROW (not 40 feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify ROW as this will greatly impact lot yield.

Tract A: Driveway must be located on the southern property line, as shown on zoning plans.

Shepherds Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N2. 1890 Wee Kirk Road. No Comments.

N3. 4746 Flat Shoals Road. Property does not front public property- no comment. Interior roads private.

N4. 2998 LaVista Road. LaVista Rd is SR 236. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). LaVista Road is classified as a minor arterial. If the owner is widening to the south, they are required to install curb and gutter and sidewalk on the southern right of way of LaVista Rd. Sidewalk width is to match the current GDOT project under construction. Left turn lane is required, as shown on zoning plan. Add right turn channelization island on the northern ingress/egress access point. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Eliminate parking spots on interior speed table.

N5. 3401 Rainbow Drive. Rainbow Drive and Columbia Drive are both classified as minor arterials. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

N6. 928 Fairwind Court. No Comments.

N7. 3355, 3375, and 3395 Northeast Expressway. I-85 Frontage requires GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Woodcock Blvd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Provide necessary construction easements and right of way for the connection to the future Peachtree Creek Greenway.

N8. 3070 Clifton Springs Road. No Comments.

N9. 1193 Sherrington Drive. No Comments.

N10 & N11. 5646 Covington Highway. Covington Hwy is SR 12 and a major arterial. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Young Rd is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Please note that the multiuse path on the plan is not entirely on right of way. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

N12. 3837 Redan Road. Must coordinate with the GDOT MMIP Express Lanes project prior to permitting. Project manager Tim Matthews TMatthews@dot.ga.gov. Redan Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase. Please provide a copy of the deed where the Old Redan Right of Way was abandoned to the property owner as County records show that this is right of way. This issue of ownership should be resolved prior to any zoning actions by the county.

**DeKalb County School District
Development Review Comments**

Analysis Date:

Submitted to: DeKalb County

Case #: Z-23-1246456

Parcel #: 15-068-01-066

Name of Development: 4750 Flat Shoals

Location: Flat Shoals Parkway west of Wesley Chapel Rd

Description: 3-4 apartments above offices, live-work calendar

Impact of Development: Because of the small number of units, no impact is expected.

Current Condition of Schools	Bob Mathis Elementary School	Chapel Hill Middle School	Southwest DeKalb High School	Other DCSD Schools	Private Schools	Total
Capacity	480	1,140	1,922			
Portables	4	0	0			
Enrollment (Oct. 2022)	369	695	1,308			
Seats Available	111	445	614			
Utilization (%)	76.9%	61.0%	68.1%			

New students from development 0 0 0 0 0 0

New Enrollment	369	695	1,308
New Seats Available	111	445	614
New Utilization	76.9%	61.0%	68.1%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0565	0.0426	0.0009	0.1000
Middle	0.0514	0.0083	0.0023	0.0620
High	0.0660	0.0072	0.0000	0.0731
Total	0.1739	0.0581	0.0031	0.2351
Student Calculations				
Proposed Units	3			
Unit Type	APT			
Cluster	Southwest DeKalb High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.17	0.13	0.00	0.30
Middle	0.15	0.02	0.01	0.18
High	0.20	0.02	0.00	0.22
Total	0.52	0.17	0.01	0.70
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Bob Mathis Elementary School	0	0	0	0
Chapel Hill Middle School	0	0	0	0
Southwest DeKalb High School	0	0	0	0
Total	0	0	0	0



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-23-1246456 Parcel I.D. #: 15-068, 01-066
Address: 4750 Flat Shoals Parkway
Decatur, Ga. 30034

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.

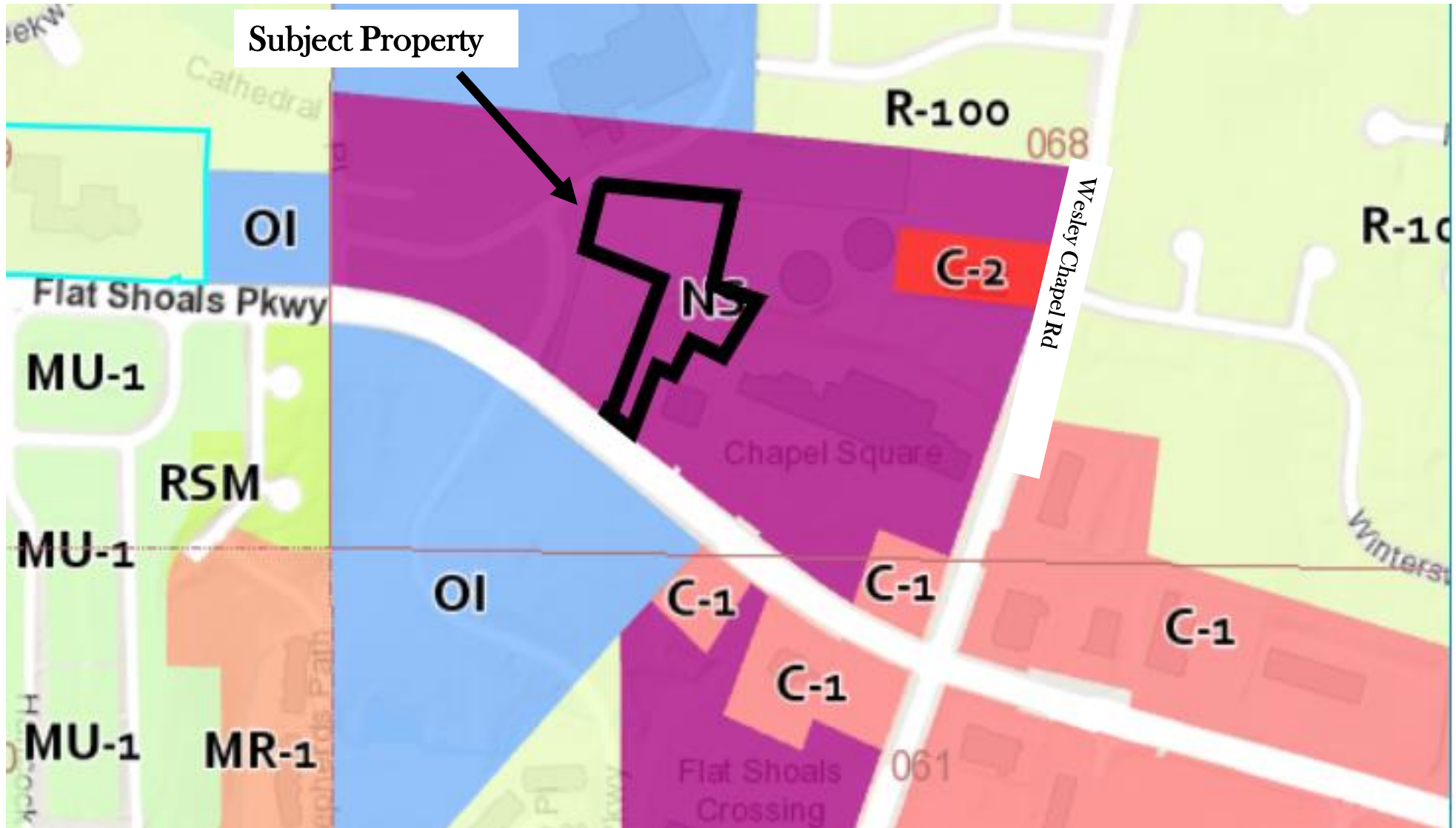
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____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

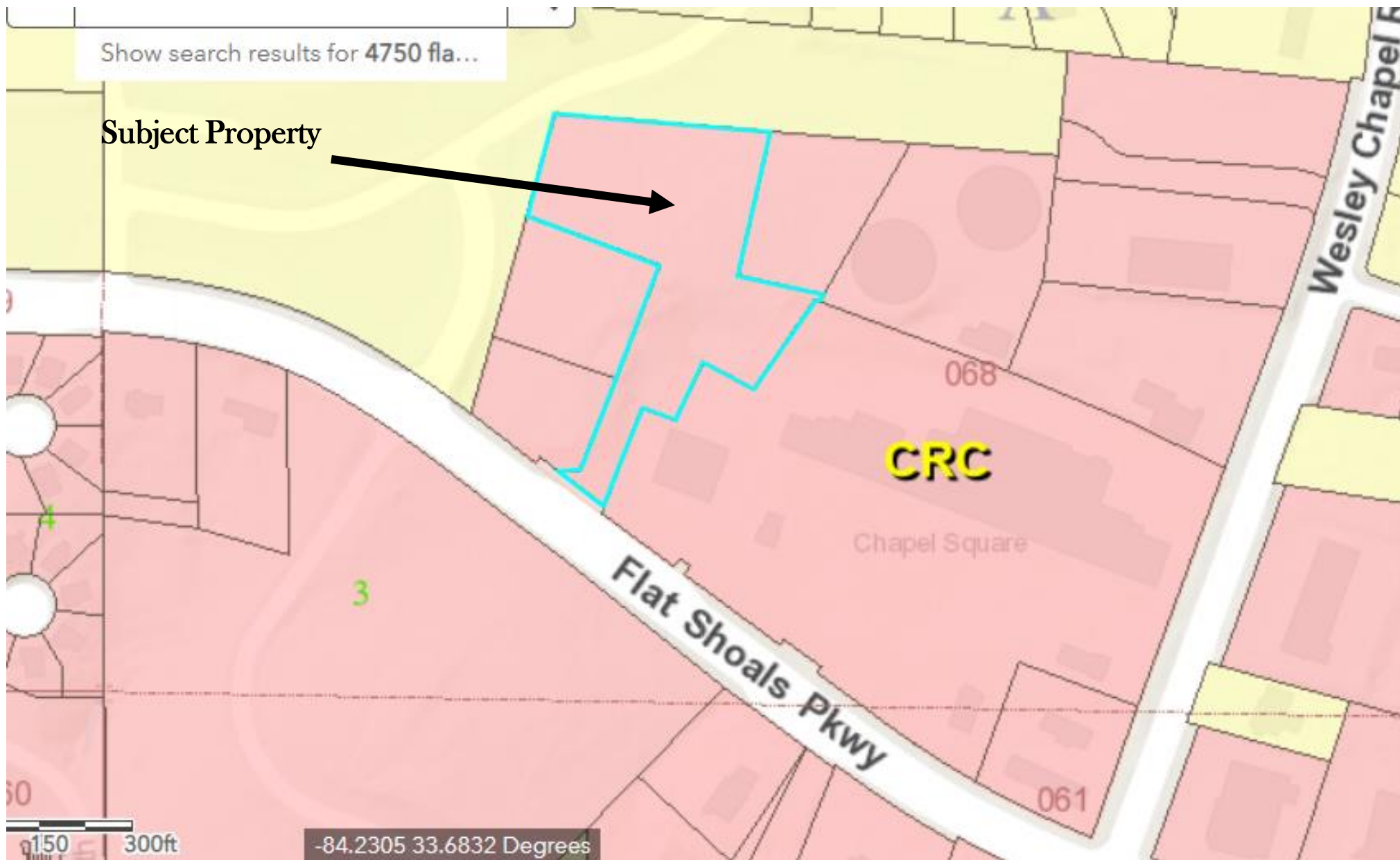
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given 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:

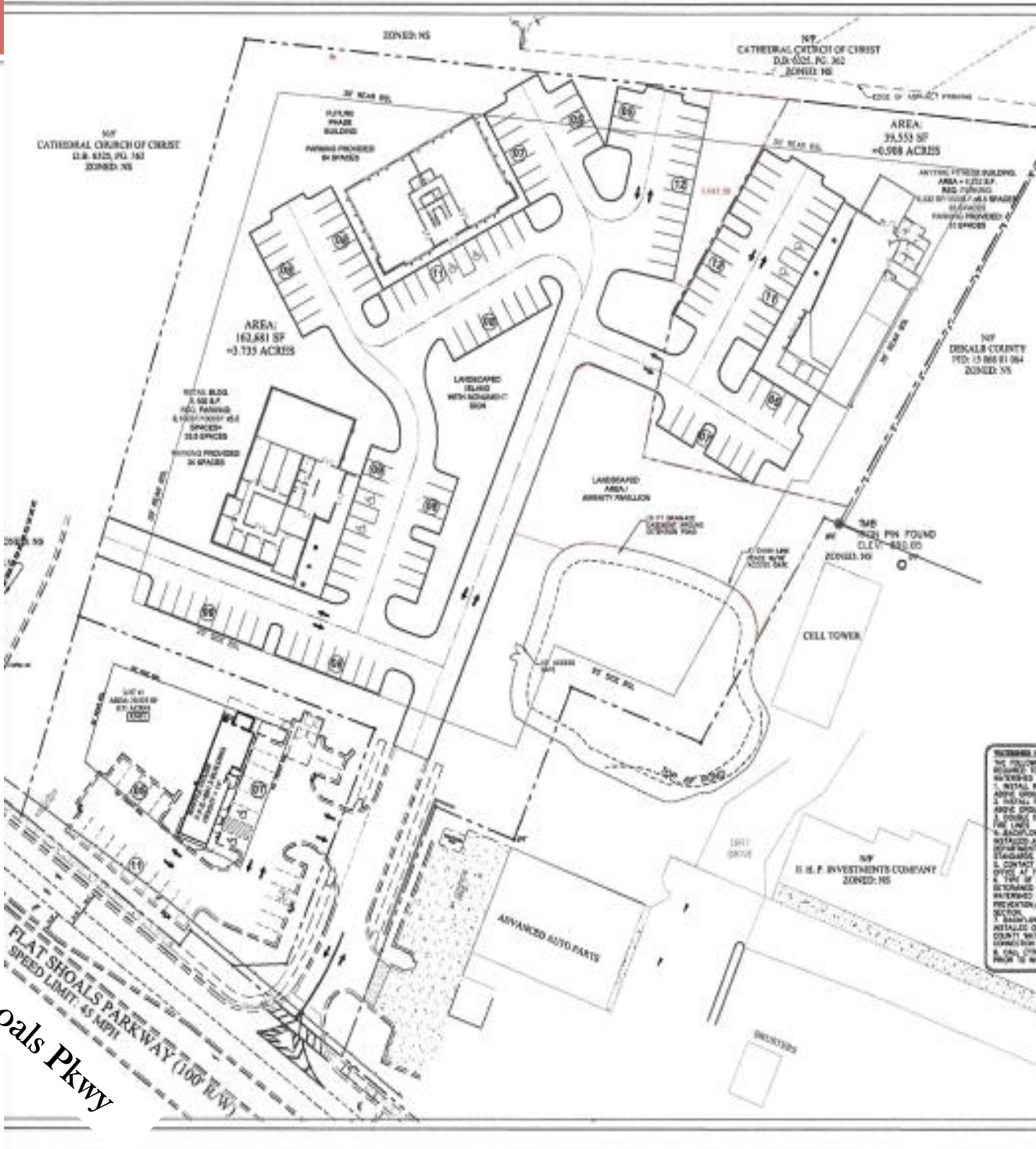
No concerns as far as traffic engineering at this time

Signature: Janet Russell









Flat Shoals Pkwy







Site Photos of Adjacent Properties in Waters Tower Commercial Subdivision



Site Photos of Adjacent in Waters Tower Commercial Subdivision





RECEIVED
By Rachel Bragg at 11:51 am, May 03, 2023

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: DeVon E. Hudson

Applicant E-Mail Address: dehia@msn.com

Applicant Mailing Address: 4746 Flat Shoals Parkway Ste.#100 Decatur, GA 30034

Applicant Daytime Phone: 404.456.2245 Fax: _____

Owner Name: The Hudson Holding Company, DeVon Hudson President
If more than one owner, attach list of owners.

Owner Mailing Address: 4746 Flat Shoals Parkway Ste.#100 Decatur, GA 30034

Owner Daytime Phone: 404.456.2245

Address of Subject Property: 4750 Flat Shoals Parkway Decatur, GA 30034

Parcel ID#: 15 068 01 066

Acreage: 1.3 acres Commission District: 3

Present Zoning District(s): NS

Proposed Zoning District: MU-1

Present Land Use Designation: NC

Proposed Land Use Designation (if applicable): _____

REZONING APPLICATION CHECKLIST

Email one (1) copy of your application as one (1) PDF file to Planner. Submit application through our online portal www.epermits.dekalbcountyga.gov

You MUST email us that you've submitted the application online. For questions, email: plansustain@dekalbcountyga.gov

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.
2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners' association(s) may also be provided.
3. Submit **Application** (Email to planner and submit online permits.dekalbcountyga.gov Please assemble materials in the following order).

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

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

C. Letter of application and impact analysis

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

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

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

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

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

- a. complete boundaries of subject property;
- b. dimensioned access points and vehicular circulation drives;
- c. location of all existing and proposed buildings, structures, setbacks and parking;
- d. location of 100-year floodplain and any streams;
- e. notation of the total acreage or square footage of the subject property;
- f. landscaping, tree removal and replacement, buffer(s); and
- e. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

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

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

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



DeVon E. Hudson
President
dehia@msn.com

RE: A Proposed Rezoning at 4750 Flat Shoals Parkway from NS To MU-1

Dear Property Owner:

The Hudson Holding Company proposes to hold a community meeting to discuss the rezoning of the above-mentioned property. We would like you to join our Zoom Video Meeting Wednesday

April 26th, 2023, from 6:00pm – 7:00pm. We are seeking to change the zoning to allow the development of a 2-story live work building consisting of retail/restaurant and living in lieu of a shopping center as currently zoned.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact me at (404) 456-2245 or email me at dehia@msn.com and I can send you a summary of the meeting.

You are invited to a Zoom meeting.

When: April 26th, 2023, 6:00 PM Eastern Time (US and Canada)

Register in advance for this meeting: dehia@msn.com

After registering you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 204 755 5356

Passcode: LtPz4L

Please contact my office if you have any questions regarding the meeting.

Sincerely,

4746 Flat Shoals Parkway Suite#100
Decatur, GA 30034



Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."

From: DEVON HUDSON
Sent: Monday, April 10, 2023 3:49 PM
To: dehi@msn.com
Cc: adrianez.realty@gmail.com; albertajordan@bellsouth.net; barnesve@yahoo.com; bcpace2@gmail.com; berryelfreda227@gmail.com; bethbond@bellsouth.net; bjaevnt@gmail.com; carolyn.jones818@yahoo.com; christinedennis@bellsouth.net; christinedennis@bellsouth.net; csanders@eastmetrocid.com; dbonino1@aol.com; dlocks1019@aol.com; edsan@bellsouth.net; elitedesignsatl@yahoo.com; ericastewart2009@gmail.com; ericwschwartz@gmail.com; frank@golleyrealty.com; hjpreston23@gmail.com; info@greshamhills.org; jacquelynbuiebrown@gmail.com; jgross@stickybusiness.net
Subject: Zoom Meeting for Rezoning 4750 Flat Shoals Parkway
Attachments: Request to Rezone 4750 Flat Shoals Parkway.pdf

We would like to you to join our Zoom Meeting to discuss rezoning 4750 Flat Shoals Parkway. Please see the invite below.

Thank you!

DeVon Hudson is inviting you to a scheduled Zoom meeting.

Topic: 4750 Flat Shoals Parkway Decatur Ga Rezoning
Time: Apr 26, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us04web.zoom.us/j/2047555356?pwd=PU5e8c8cfwRaaqG6Hpm7HkNHtosfFO.1>

Meeting ID: 204 755 5356
Passcode: LtPz4L



DeVon E. Hudson
The Hudson Holding Company

P | 404.456.2245
E | dehia@msn.com



From: DEVON HUDSON
Sent: Monday, April 10, 2023 3:57 PM
To: dehi@msn.com
Cc: jgross@stickybusiness.net; k1776usa@yahoo.com; linn.jeff@gmail.com; mfunk64@att.net; mkirkwood73@outlook.com; naacpdek@comcast.net; nahwash4ms@aol.com; NettieJackson@me.com; norfley@yahoo.com; parkviewcivicclub@gmail.com; pat.lawrencecraig@gmail.com; Pdk-powell@comcast.net; phthompson3@msn.com; ppculp@att.net; president@naacpdekalb.org; rbarrow@comcast.net; regeniarobertstone@gmail.com; rigel.cable@gmail.com; roboark@allsouthwarehouse.com; roboark@allsouthwarehouse.com; samandbettysmith@bellsouth.net; sbhouston@bellsouth.net; sls1289@gmail.com; tolip209@gmail.com; tommyt4dekalb@gmail.com; wazulamor@aol.com; wmtoliver7@gmail.com; Kg2educate@gmail.com; rbivins@mc bivco.com; drummerimports@bellsouth.net; tsylv453210@yahoo.com
Subject: Zoom Meeting for Rezoning 4750 Flat Shoals Parkway
Attachments: Request to Rezone 4750 Flat Shoals Parkway.pdf

We would like you to join our Zoom Meeting to discuss rezoning 4750 Flat Shoals Parkway. Please see the invite below.

Thank you!

DeVon Hudson is inviting you to a scheduled Zoom meeting.

Topic: 4750 Flat Shoals Parkway Decatur Ga Rezoning
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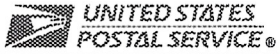
Join Zoom Meeting
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Meeting ID: 204 755 5356
Passcode: LtPz4L



DeVon E. Hudson
The Hudson Holding Company
P | 404.456.2245
E | dehia@msn.com





The Hudson Holding Company
4746 Flat Shoals Parkway #100
Decatur, GA 30034

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1.	MCFLAT SHOALS LAND LLC 1660 HISTORIC HWY 441C CLARKESVILLE GA 30523	.63												
2.	BEBLEY PATRICIA 3323 POINTE BLEUE CT DECATUR GA 30034	.63												
3.	DDR SAU DECATUR FLAT SHOALS LLC 3300 ENTERPRISE PKWY BEACHWOOD OH 44122	.63												
4.	SFR XII ATL OWNER 1 LP 4645 HAWTHORNE LN NW WASHINGTON DC 20016	.63												
5.	THE HUDSON HOLDING COMPANY 4525 FLAT SHOALS PKWY # 402 DECATUR GA 30034	.63												
6.	MCLAND ONE LLC 1660 HISTORIC OLD HWY 441 CLARKESVILLE GA 30523	.63												
7.	B H P INVESTMENT CO PO BOX 82640 HAPEVILLE GA 30354	.63												
8.	DATERCO INC 96120 HEATH POINT LANE FERNANDINA BEACH FL 32034	.63												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												



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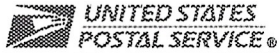
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Special Handling



The Hudson Holding Company
4746 Flat Shoals Parkway #100
Decatur, GA 30034

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9.	B H P INVESTMENT CO PO BOX 82640 HAPEVILLE GA 30354	.63												
10.	SMITHCO INVESTMENTS LLC 4760 FLATSHOALS PKWY DECATUT GA 30034	.63												
11.	ALEX CONSULTING LLC 3865 POINTE BLEUE DR DECATUR GA 30034	.63												
12.	SPORTZ CENTER ACADEMY INC 5 330 SNAPPINGER WOODS DR DECATUR GA 30035	.63												
13.	GREATER TRAVELERS REST BAPTIST CHURCH IN 4650 FLAT SHOALS PKWY DECATUR GA 30034	.63												
14.	NIX JAMES E 3849 POINTE BLEUE DR DECATUR GA 30034	.63												
15.	DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030	.63												
16.	LINDO FAYE 3331 POINTE BLEUE CT DECATUR GA 30034	.63												

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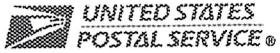
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17.	LARRY ROBINSON REVOCABLE TRUST 2663 ROVENNA CT DECATUR GA 30034	.63												
18.	WAFFLE HOUSE INC 6000 LAKE FORREST DR STE 495 ATLANTA GA 30328	.63												
19	SPEARS CYNTHIA P 3841 POINTE BLEUE DR DECATUR GA 30034	.63												
20.	SPORTZ CENTER ACADEMY INC 5 330 SNAPPINGER WOODS DR DECATUR GA 30035	.63												
21.	HUDSON DEVON E 4525 FLAT SHOALS PKWY # 402 DECATUR GA 30034	.63												
22.	RICHARDSON DENACIO 3856 POINTE BLEUE DR DECATUR GA 30034	.63												
23..	PEREZ VIRGINIA 4721 FLAT SHOALS PKWY DECATUR GA 30034	.63												
24.	Ali Hassan 3496 Midway Decatur GA 30032	.63												
Total Number of Pieces Listed by Sender: _____ Total Number of Pieces Received at Post Office: _____		Postmaster, Per (Name of receiving employee)												

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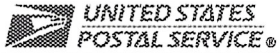
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Name and Address of Sender
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Decatur, GA 30034

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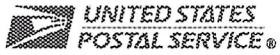
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32.	Carolyn Jones 3793 Seton Hall Drive Decatur GA 30034	.63												
33.	Christine Dennis 1987 Joseph Court Decatur GA 30032	.63												
34.	Robert Dennis 1987 Joseph Court Decatur GA 30032	.63												
35.	Christopher Sanders 2724 Wesley Chapel Road #360909 Decatur GA 30036	.63												
36.	Doninck Bonino 4125 Milton Parkway Alpharetta GA 30055	.63												
37.	Danita Locks 1211 Crescentwood Lane Decatur GA 30034	.63												
38.	Sandra Arnold 4296 Cedar Valley Court Conley GA 30328	.63												
39.	Erica Stewart 2902 Cedar Trace Drive Ellenwood GA 30294	.63												

Handling Charge - Registered and over \$50.00 in value



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Decatur, GA 30034

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40.	Frank Golley 3392 Midway Rd Decatur GA 30032	.63												
41.	Judy Preston 2305 Bailey St Decatur, GA 30034	.63												
42.	Joel Gross 4140 Bonsal Rd Conley GA 30288	.63												
43.	Kenneth Banks 4116 Marquette Court Decatur GA 30034	.63												
43.	Jeff Linn 1361 Skyhaven Road SE Atlanta GA 30316	.63												
44.	Melanie Funk 3392 Midway Rd Decatur GA 30032	.63												
45.	Michael Kirkwood 415 Sugarmill Oaks Avenue Atlanta GA 30316	.63												
46.	John Evans 3011 Rainbow Drive, Suite 180A Decatur GA 30034	.63												

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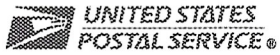
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47.	Nettie Jackson 3714 Valpariso Circle Decatur GA 30034	.63												
48.	Pat Craig 3830 Brookview Point Decatur GA 30034	.63												
49.	Powell Wayne P.O. 374 Decatur GA 30031	.63												
50.	Peggy Hodby 2791 Treadway Drive Decatur GA 30034	.63												
51.	Rachel Barrow 3355 Beech Dr Decatur GA 30032	.63												
52.	Regenia Roberts 1896 Cedar Walk Lane Conley GA 30288	.63												
53.	Rigel Cable 1274 Skyhaven Road SE Atlanta GA 30316	.63												
54.	Rob Roark 1775 Continental Way Atlanta GA 30316	.63												
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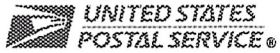
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55.	Samuel Smith 2440 Parkland Drive Decatur GA 30032	.63												
56.	Sandra Stephens 1289 Crescentwood Lane Decatur GA 30032	.63												
57.	Willie Pringle 2722 Pleasant Wood Drive Decatur GA 30034	.63												
58.	Tommy Travis 2836 Reveille Circle Atlanta ga 30316	.63												
59.	Willie J. Stewart 2902 Cedar Trace Ellenwood GA 30294	.63												
60.	Marvin Toliver 2310 Springside Way Decatur GA 30032	.63												
61.		.63												
62.		.63												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office												

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Close

Participants (10)

Search

-  ASMARA (me)  
-  DeVon Hudson (Host)  
-  Brenda Jackson  
-  carolynjones  
-  Charles's iPhone  
-  helen  
-  Larry Hunt  
-  Regenia Roberts  
-  Ronald Bivins  
-  Charles Anderson 

Invite

Letter of Application

1. Project Address: 4750 Flat Shoals Parkway Decatur, GA 30034
2. Owner: The Hudson Holding Company
3. Parcel ID: 15 068 01 066 (1.3 Acres)
4. Zoning/Overlay Information
 - a. Current Zoning Classification: NS
 - b. Proposed Zoning Classification: MU-1
5. Reason for Request
 - a. We are requesting a rezoning from NS to MU-1. This will allow the property to be developed to its highest and best use. The current NS zoning was applied in 1960 and does not allow development that will significantly enhance the current community dynamics. We are seeking to build South DeKalb's first mixed-use property. On a very small scale in hopes that others will see the economic viability. We have currently developed and built a State Farm Office building, Waffle House and Anytime Fitness Center, on this 4 tract parcel of land. It is our desire to develop the last lot into a two-story building with retail on the lower level and apartments on the upper level. We envision four retail spaces and 3-4 apartments.
6. Building Information
 - a. The new building will be two stories. The exterior will be a combination of stucco, brick, and stone. It will have the same exterior finishes we established in the Anytime Fitness Center and the State Farm Insurance office. The building will have approximately 5000 sq. ft footprint. It will be built in the development The Water Towers. The development currently has a lighted walking path, a retention pond with a fountain and music surrounding the park amenities. The property sets off the road which gives a park-like atmosphere.
7. Neighborhood and Community Input
 - a. We held our pre-submittal meeting on 04/26 and we did not receive any opposition. We did get extremely positive feedback and excitement surrounding the look and feel of this small development. They were very encouraged by this project. Given that this is my third project in South DeKalb, and I live in South DeKalb I believe it will be an asset to the community.
 - b. Several neighbors have voiced support for our request. We can provide contacts if needed.

IMPACT ANALYSIS

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- a. Development meets many of the Comp Plan's stated goals and opportunities, including:
 - b. • There is a need for adequate transitions and buffers between activity centers and surrounding single-family neighborhoods. See Comp Plan, at pg. 4.
 - c. • Concentrating future development and density within activity centers can help protect existing single-family areas. Id.
 - d. • Focus new development and density in existing activity centers. Id. at pg. 5.
 - e. • Engage and support more existing businesses, and use Incentives to support existing industry clusters and prime locations to create new ones. Id. at pg. 10.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- a. The surrounding properties current uses are NS and C-1. Our development will not impact the future development of any of the surrounding parcels. The NS retail commercial space has been in place for 30 years with no significant change. The addition of the Publix Plaza and Zaxby's are the only commercial development the area in the last 20 years. The dedicated road to the property with lighted sidewalks and amenities adds to the community experience.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- a. The current zoning of NS does not allow for the highest and best use of this parcel of land. Our original plan was to build additional office space. Due to the recent economic developments from the Pandemic this business model was not sustainable. Also with the existence of 4 NS properties within a ½ radius another development of this type would not add a commercial mixture to the community. Thus, rendering this parcel economy unviable with its current zoning.
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.
- a. Our development will not impact the existing use of the surrounding properties. As mentioned above, this will not only enhance the existing the commercial properties it will also give the community a destination place for live work and play.
- 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. No known existing or changing conditions affecting the use and development of the property. The property currently has a 5,00 sq. ft office building and a 6,000 sq. ft fitness center. The added component of retail i.e coffee shop, print center, doctors office and living space will be a great community destination place.
- F. Whether the zoning proposal **will** adversely affect historic building, sites, districts, or archaeological resources.
- a. No historic buildings, sites, districts, or archaeological resources are present in the surrounding areas.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- a. The zoning will have little to no effect on the existing streets, transportation facilities, utilities or schools. Our impact on water and sewer was calculated and approved for a volume that exceeds our current request. Our off street parking and dedicated deceleration lane for the development entrance will not affect the existing traffic pattern or streets.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
- a. The development has been designed to all of the latest civil and water quality codes and has been approved by Dekalb County (LDP AP #1235156).



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 4/18/23

TO WHOM IT MAY CONCERN:

(I) (WE) The Hudson Holding Company
Name of owner(s)

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

DeVon E. hudson
Name of Agent or Representative

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



Shikisha L. Lyons
Notary Public



DeVon E. Hudson
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

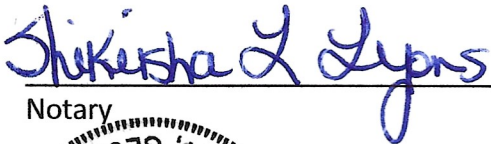
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes No *

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

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

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



Notary





Signature of Applicant /Date

Check one: Owner Agent

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

SITE DATA
 ZONING DISTRICT NS (NEIGHBORHOOD SHOPPING)
 MIN. LOT SIZE = 20,000 S.F.
 MIN. LOT WIDTH = 100 FT. FRONTAGE
 SETBACKS
 FRONT = 30 FT.
 SIDE = 20 FT.
 REAR 30 FT.

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

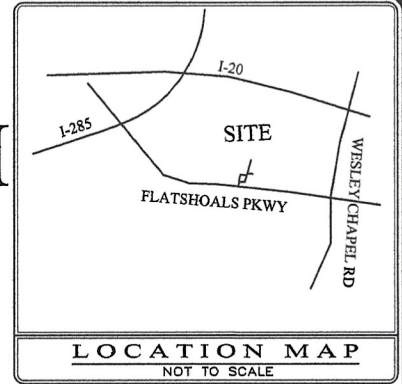
NOTES:

- DEVON HUDSON AUTHORIZED THIS SURVEY.
- ALL MATTERS OF TITLE ARE EXCEPTED.
- THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.
- FIELDWORK COMPLETED ON 10-6-2020
- RECEIVING WATERS-COBB CREEK N.W. SOUTH RIVER S.E.
- POWER WILL BE UNDERGROUND.
- THE OWNER WILL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE ARMY CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- A 15 FT. TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA EPD.
- DEKALB COUNTY WILL PROVIDE WATER.

N/F
 GREATER TRAVELERS REST
 BAPTIST CHURCH
 15 069 01 164
 D.B. 21596, PG. 595

N/F
 GREATER TRAVELERS REST
 BAPTIST CHURCH
 15 069 01 164
 D.B. 21596, PG. 595

N/F
 DEKALB COUNTY
 PID: 15 068 01 064
 ZONED: NS



This map or plat has been calculated for closure and is found to be accurate within 1 foot in 690,093 feet.
 This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1/100,000th of a foot.
 The field data upon which this map or plat is based has a closure precision of 1/100,000 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE
 This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas, Map number 180089C0101, dated 6-18-2013.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.

LEGAL DESCRIPTION
 LOT 3

All that tract or parcel of land lying and being in land lot 68 of the 15th district, DeKalb County, Georgia being more particularly described as follows:
 Beginning at the intersection of the westerly right of way of Wesley Chapel Road (RW varies) and the northerly right of way of Flat Shoals Road (RW varies); thence along the northerly right of way of Flat Shoals Road a distance of 1,027 feet to a point; thence leaving said right of way of Flat Shoals Road (RW Varies) North 88 degrees 19 minutes 08 seconds East a distance of 55.42 feet to a point; thence North 21 degrees 42 minutes 46 seconds East a distance of 155.25 feet to a point; thence North 21 degrees 41 minutes 58 seconds East a distance of 194.57 feet to a point which is the True Point of Beginning; thence North 69 degrees 54 minutes 07 seconds West a distance of 221.42 feet to a point; thence North 17 degrees 03 minutes 28 seconds East a distance of 173.65 feet to a point; thence South 84 degrees 05 minutes 46 seconds East a distance of 309.31 feet to a point; thence South 12 degrees 14 minutes 45 seconds West a distance of 173.71 feet to a point; thence North 77 degrees 27 minutes 39 seconds West a distance of 91.95 feet to a point; thence South 21 degrees 41 minutes 58 seconds West a distance of 65.10 feet to a point which is the True Point of Beginning.

Said parcel of land contains 59,903 sq. feet (1.37 acres)

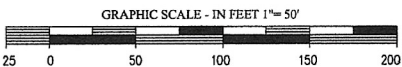
N/F
 B. H. P. INVESTMENTS COMPANY

LEGEND

- ⊙ POWER POLE
- ⊙➔ POWER POLE W/ GUY WIRE
- ⊙ LIGHT STANDARD
- ⊙ PROPERTY CORNER
- ⊙ FIELD LOCATED PIN (AS NOTED)
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ NAIL FOUND
- P- OVERHEAD POWER LINE
- IPF 1/2" REBAR FOUND
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- F.F.E. FINISHED FLOOR ELEVATION
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE

OWNER/DEVELOPER
 THE HUDSON HOLDING CO.
 4153 - C FLAT SHOALS
 PKWY.
 SUITE 330, DECATUR, GA.
 30034
 24-HR. CONTACT: DEVON
 HUDSON PH. 404-456-2245

* P.O.B.
 1027± ALONG R/W TO THE
 INTERSECTION WITH THE R/W
 OF WESLEY CHAPEL ROAD
 (AS PER COMBINED RECORD
 INFORMATION OF ADJOINERS)



CHRISTOPHER E. MOORE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 848 FAIRWAY DRIVE-MONROE, GA. 30655
 Phone: (770) 963-7418 www.cmland.com



SURVEY OF LOT 3
HUDSON HOLDING CO.

PLAT BOOK 276 PG. 57-59
 LAND LOT 68
 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 4-30-2023 - SCALE: 1" = 50'
 JOB# 180039 LOT 3

REVISIONS			
NO.	DATE	DESCRIPTION	BY

THE WATER TOWERS - LOT SPLIT

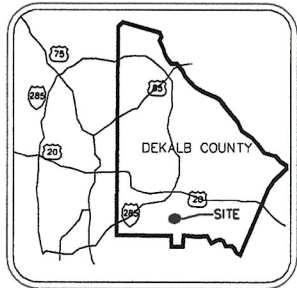
4750 FLATSHOALS PARKWAY
PARCEL ID: 15 068 01 066

DEKALB A/P NUMBER: 1243190
(REFER TO LDP A/P NUMBER: 1235156)

DEKALB COUNTY, GA

EEC
 Edwards Engineering Consultants, LLC
 CIVIL ENGINEERING & LAND PLANNING
 400 WESTON DRIVE
 LILBURN, GA 30047
 PHONE: (678) 552-9263

AP#: 1243190
SITE DATA
 4750 FLATSHOALS PKWY
 PID: 15 068 01 066
 DEKALB COUNTY, GA
 LAND LOT 68; 15th DISTRICT
 ZONING DISTRICT: NS (NEIGHBORHOOD SHOPPING)
 MIN. LOT SIZE = 20,000 SQ. FT.
 MIN. LOT WIDTH = 100 FT. FRONTAGE
 STANDARD SETBACKS:
 FRONT = 30 FT.
 SIDE = 20 FT.
 REAR = 20 FT.
 SHOPPING CENTER MAX. FLOOR AREA = 100,000 SF.
 INDIVIDUAL BLDG MAX. FLOOR AREA = 50,000 SF.
 MAX. BUILDING HEIGHT = 2 STORES & 25 FT.
 LOT COVERAGE = 80% MAX
REQUIRED PARKING:
 OFFICE BUILDING = 5,995 SF
 MIN PARKING = 1 SPACE PER 300 SF = 12 SPACES
 MAX PARKING = 1 SPACE PER 250 SF = 24 SPACES
 OFFICE SPACES PROVIDED = 24 PARKING SPACES
 (INCLUDES 2 H/C SPACES)
 FITNESS / INDOOR RECREATION BUILDING = 6,499 SF
 MIN PARKING = 1 SPACE PER 300 SF = 22 SPACES
 MAX PARKING = 1 SPACE PER 125 SF = 52 SPACES
 FITNESS SPACES PROVIDED = 35 PARKING SPACES
 (INCLUDES 2 H/C SPACES)
PARKING PROVIDED:
 TOTAL SPACES: **59 SPACES TOTAL**
 (INCLUDES 4 H/C SPACES)



DEKALB VICINITY MAP
 N.T.S.



LOCATION MAP
 N.T.S.

ROADWAY SHEET INDEX

SHEET NO.	SHEET TITLE
C1.00	COVER SHEET & GENERAL NOTES
C1.01	SITE SURVEY/EXISTING CONDITIONS PLAN
C2.00	LOT SPLIT PLAN

PRIMARY PERMITTEE
 THE HUDSON HOLDING COMPANY
 4153-C FLAT SHOALS PARKWAY
 SUITE 330
 DECATUR, GA 30034
 24 HOUR CONTACT: DEVON HUDSON
 (404) 456-2245

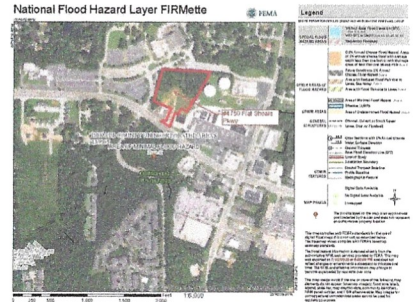
SECONDARY PERMITTEE
 EXTREME BODY FITNESS
 4920 FLAT SHOALS PARKWAY
 DECATUR, GA. 30034
 CONTACT: JASMINE SMITH
 (404) 444-8511

OWNER/DEVELOPER
 THE HUDSON HOLDING COMPANY
 4153-C FLAT SHOALS PARKWAY
 SUITE 330
 DECATUR, GA 30034
 24 HOUR CONTACT: DEVON HUDSON
 (404) 456-2245

ENGINEER
 EDWARDS ENGINEERING CONSULTANTS
 4290 WESTON DRIVE
 LILBURN, GA 30047
 CONTACT: KEVIN EDWARDS
 (678) 575-9263

24 HOUR CONTACT
 DEVON HUDSON
 (404) 456-2245

NO PORTION OF THIS PROPERTY LIES IN THE FLOOD HAZARD ZONE AE AS PER THE DEKALB COUNTY F.I.R.M. COMMUNITY PANEL NO. 13089C0161J, DATED MAY 16, 2013.



DeKalb County
 DEPARTMENT OF PLANNING & SUSTAINABILITY

CERTIFICATE OF CONFORMITY

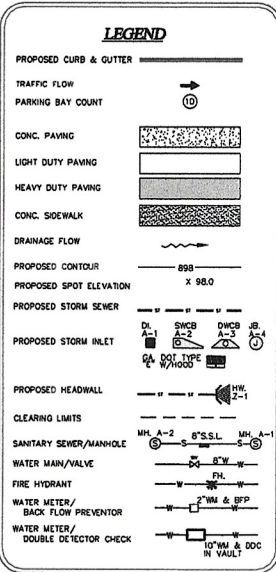
I, KEVIN S. EDWARDS, the engineer / surveyor for the
 Subdivision known as THE WATER TOWERS
 located in Land Lot 68 of the 15TH District, hereby certify that no lots
 platted within the subdivision are non-conforming or will result in any non-conforming lots.

SIGNATURE: Kevin Edwards
 NAME (PLEASE PRINT): KEVIN EDWARDS
 ADDRESS: 4290 WESTON DRIVE SW
 CITY, STATE, ZIP CODE: LILBURN, GA 30047

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED IN DISTRICT 15, LANDLOT 68, OF DEKALB COUNTY, GEORGIA. THE SITE IS MORE PARTICULARLY LOCATED AT 4750 FLAT SHOALS PARKWAY (S.R. 155). THE PROJECT ENTAILS TAKING A SINGLE CONTIGUOUS RETAIL (NEIGHBORHOOD SHOPPING) PARCEL AND CREATING SUB-PARCELS THAT ARE ALLOWED WITHIN THE NS ZONING DISTRICT.

THIS CONSTRUCTION DOCUMENT SET INCLUDES THE DESIGN FOR THE NEW ROADWAY WITH UTILITIES; IN ADDITION TO THE CONSTRUCTION DETAILS FOR EXTREME BODY FITNESS INCLUDED AS A SUB-PARCEL. THE PROPOSED CONSTRUCTION CONSISTS OF A 24' WIDE PRIVATE ROAD, THE PROPOSED CONSTRUCTION WILL ALSO INCLUDE SIDEWALKS, LANDSCAPING, AND STORMWATER AND SANITARY SEWER PIPING INSTALLATION, UPGRADING AN EXISTING STORM WATER DETENTION POND TO SERVE THE ADDITION OF IMPERVIOUS AREA FOR ALL THE DEVELOPMENTS THAT WILL APPEAR IN THE PARK.



Parcel Table

Tract	Address	Parcel#	Area
Existing			
Tract 1	4750 Flat Shoals Parkway	Parcel# 15 068 01 006	3.42 Acres
Proposed			
Tract 1	4746 Flat Shoals Parkway	Parcel# To Be Assigned	.90 Acres
Tract 2	4750 Flat Shoals Parkway	Parcel# 15 068 01 006	2.52 Acres

CALL 811
 FREE THROUGHOUT THE U.S.A.
 THREE WORKING DAYS BEFORE YOU DIG.

Know what's below.
 Call before you dig.



PROJECT: **THE WATER TOWERS**
 4750 FLATSHOALS PKWY
 PID #: 15 068 01 066
 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 AP #: 1243190

REVISIONS:

NO.	DATE	DESCRIPTION

CIVIL COVER SHEET

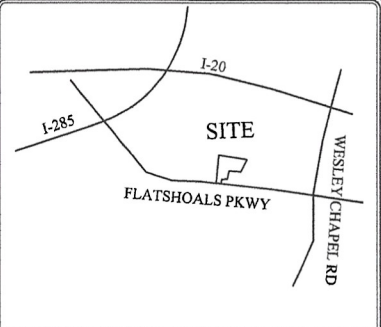
SCALE:	DATE:	DRAWN BY:	PROJECT MANAGER:	CHECKED:
1" = 30'	09/25/18	MM	KE	

PROJECT NO.
09-068183

C1.00

AP #18999
 SITE DATA
 #4750 FLATSHOALS PKWY.
 TOTAL # OF LOTS = 3
 ZONING DISTRICT NS (NEIGHBORHOOD SHOPPING)
 MIN. LOT SIZE = 20,000 S.F.
 MIN. LOT WIDTH = 100FT. FRONTAGE
 SETBACKS
 FRONT = 30 FT.
 SIDE = 20 FT.
 REAR 30FT.

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



LOCATION MAP
 NOT TO SCALE

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 143,934 feet.

This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in +10,000 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE
 This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas, Map number 180089C0161, dated 8-18-2015.

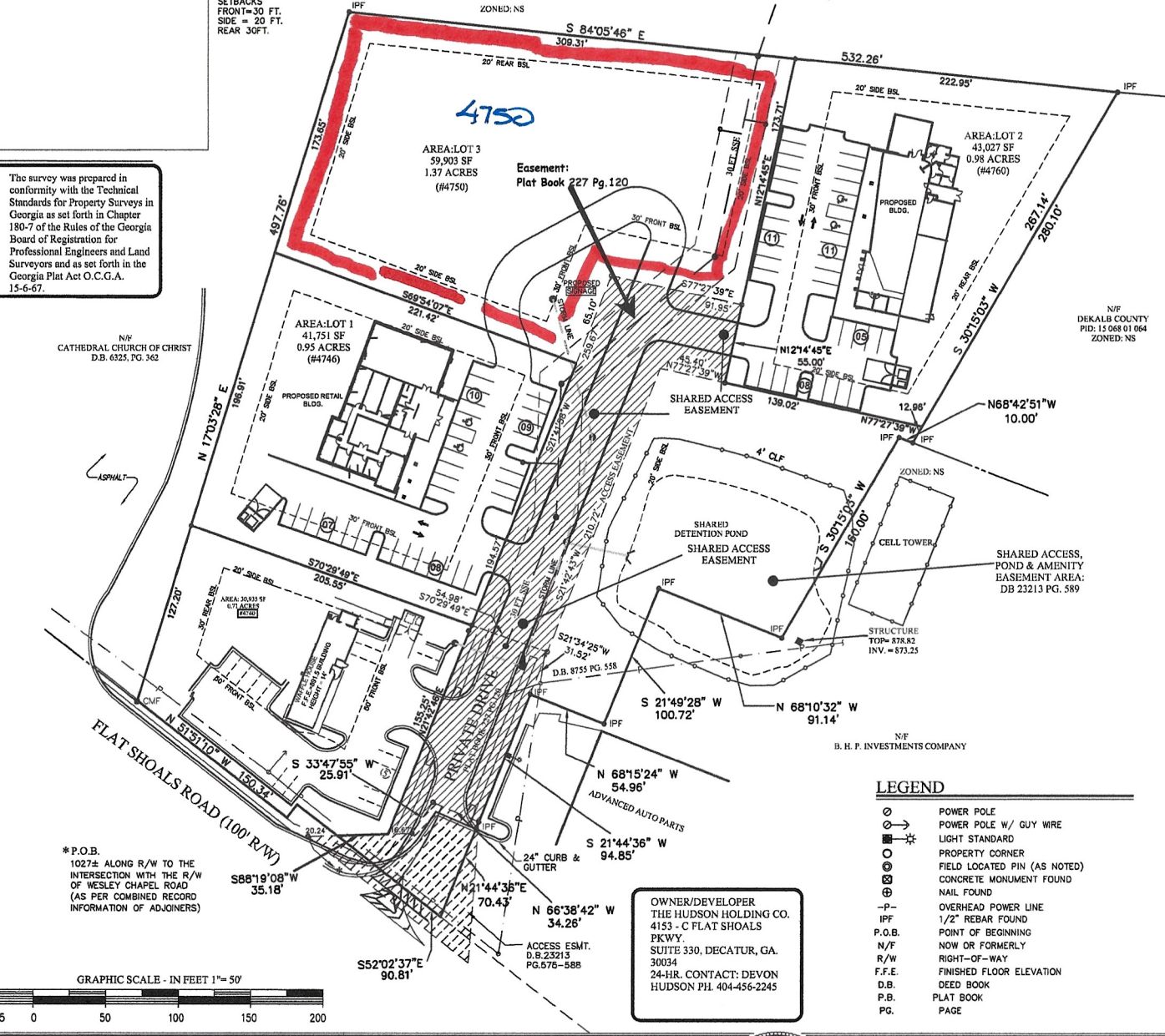
This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.

NOTES:

- DEVON HUDSON AUTHORIZED THIS SURVEY.
- ALL MATTERS OF TITLE ARE EXCEPTED.
- THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.
- FIELDWORK COMPLETED ON 8-15-2018
- RECEIVING WATERS-COBB CREEK N.W. SOUTH RIVER S.E.
- POWER WILL BE UNDERGROUND.
- THE OWNER WILL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE ARMY CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- A 75 FT. TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA SPD.
- DEKALB COUNTY WILL PROVIDE WATER.
- THIS PLAT SUPERCEDES THE RECODING IN PLAT BOOK 271 PAGE 98-100 DEKALB COUNTY RECORDS.



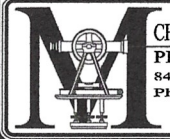
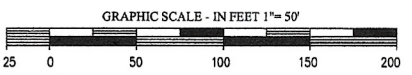
*P.O.B.
 1027± ALONG R/W TO THE INTERSECTION WITH THE R/W OF WESLEY CHAPEL ROAD (AS PER COMBINED RECORD INFORMATION OF ADJOINERS)

OWNER/DEVELOPER
 THE HUDSON HOLDING CO.
 4153 - C FLAT SHOALS PKWY.
 SUITE 330, DECATUR, GA. 30034
 24-HR. CONTACT: DEVON HUDSON PH. 404-456-2245

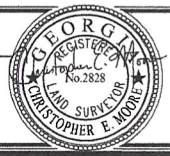
N/F B. H. P. INVESTMENTS COMPANY

LEGEND

- POWER POLE
- POWER POLE W/ GUY WIRE
- ⊙ LIGHT STANDARD
- ⊙ PROPERTY CORNER
- ⊙ FIELD LOCATED PIN (AS NOTED)
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ NAIL FOUND
- P- OVERHEAD POWER LINE
- IPF 1/2" REBAR FOUND
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- F.F.E. FINISHED FLOOR ELEVATION
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- PG. PAGE



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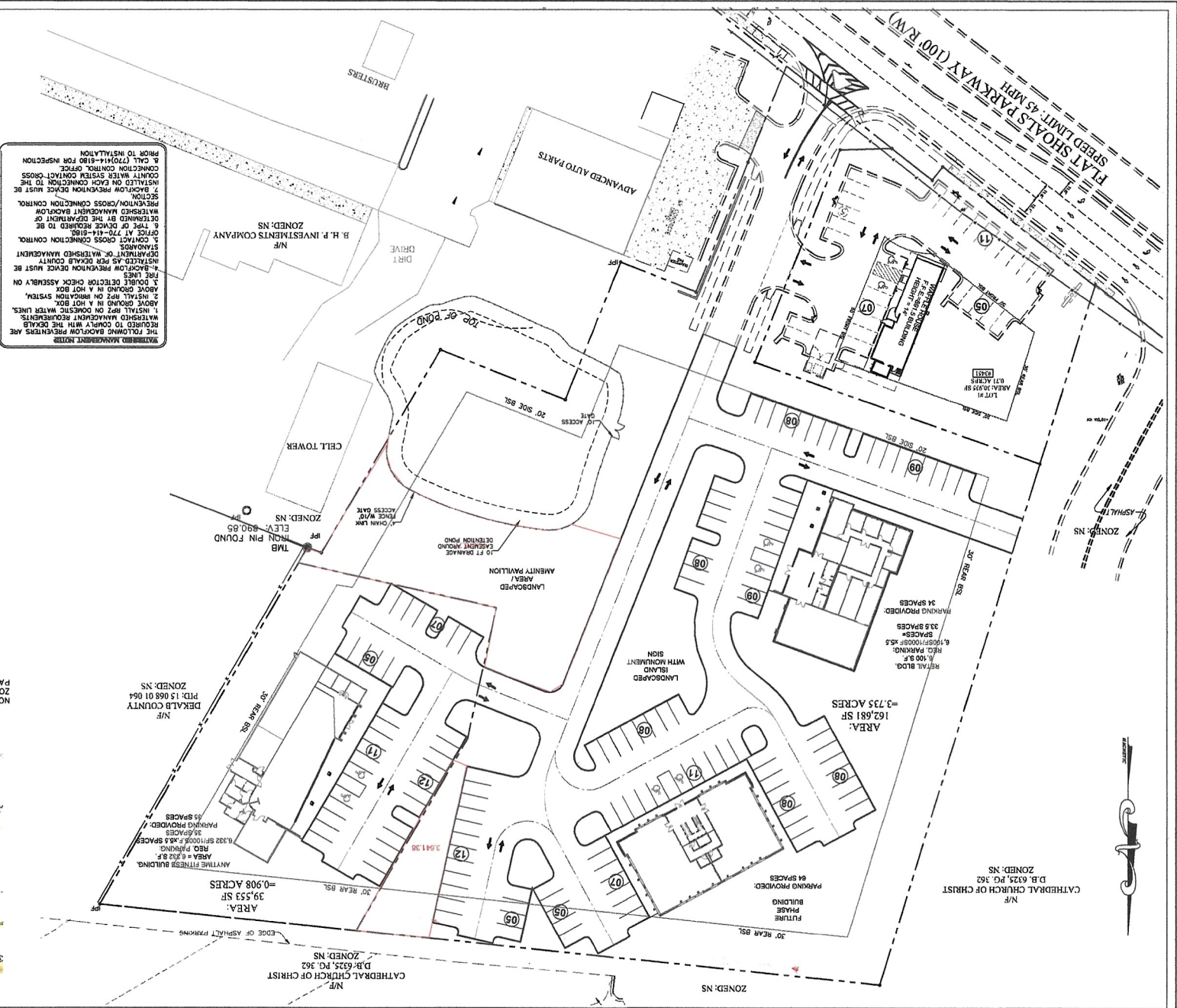
Exemption Plat for
THE HUDSON HOLDING GROUP

PID #15 068 01 066
 LAND LOT 68
 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 September 17, 2018 - SCALE: 1" = 50'
 JOB# 180039 EXEM PLAT 2

REVISIONS			
NO.	DATE	DESCRIPTION	BY
2	5-6-19	MOVE P.L. BETWEEN LOTS 1 & 2	CEM
1	3-6-19	DIVIDE LOTS 1-2	CEM



CATHEDRAL CHURCH OF CHRIST
ZONED: NS
D.B. 6325, PG. 362



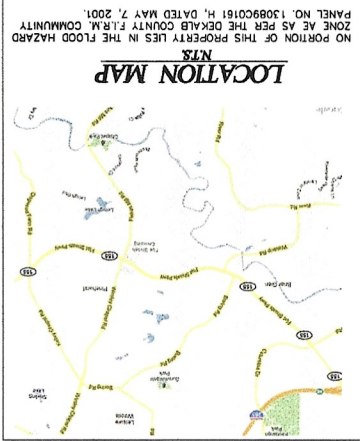
WATERING MANAGEMENT NOTES
THE FOLLOWING BACKFLOW PREVENTERS ARE REQUIRED TO COMPLY WITH THE DEPARTMENT OF WATERED MANAGEMENT STANDARDS AS PER DEKALB COUNTY INSTALLED AS PER DEKALB COUNTY DEPARTMENT OF WATERED MANAGEMENT 5. CONTACT CROSS CONNECTION CONTROL OFFICE AT 770-414-9188. 6. TYPE OF DEVICE REQUIRED TO BE DETERMINED BY THE DEPARTMENT OF WATERED MANAGEMENT BACKFLOW PREVENTION MANAGEMENT SECTION. 7. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON EACH CONNECTION TO THE COUNTY WATER SYSTEM CONTACT CROSS CONNECTION CONTROL OFFICE PRIOR TO INSTALLATION. 8. CALL (770)414-9180 FOR INSPECTION CONNECTION CONTROL OFFICE.

ENGINEER
EDWARDS ENGINEERING CONSULTANTS
290 WESTON DRIVE
LIBURN, GA 30047
CONTACT: KEVIN EDWARDS
(678) 575-9263
24 HOUR CONTACT: (404) 456-2245

OWNER/DEVELOPER
THE HUDSON HOLDING COMPANY
4153-C FLAT SHOALS PARKWAY
SUITE 330
DECATUR, GA 30034
24 HOUR CONTACT: DEVON HUDSON
(404) 456-2245

SECONDARY PERMITTEE
ANYTIME FITNESS
4920 FLAT SHOALS PARKWAY
DECATUR, GA 30034
CONTACT: JASMINE SMITH
(404) 444-8511

PRIMARY PERMITTEE
THE HUDSON HOLDING COMPANY
4153-C FLAT SHOALS PARKWAY
SUITE 330
DECATUR, GA 30034
24 HOUR CONTACT: DEVON HUDSON
(404) 456-2245



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THE U.S.A.
FREE WORKING DAYS
BEFORE YOU DIG

GRAPHIC SCALE
1 inch = 30 ft.
(IN FEET)

OVERALL SITE PLAN

PROJECT NO. 09-068.020

SCALE: 1"=30'

DATE: 04/02/18

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT MANAGER: [Name]

DATE: [Date]

REVISIONS:

PROJECT: TRINITY AT FLATSHOALS PARKWAY

4760 FLATSHOALS PKWY
PID #: 18 008 01 066
LAND LOT 88
11 DEKALB COUNTY, GEORGIA

EFC
Edwards Engineering Consultants, LLC
CIVIL, ENGINEERING & LAND PLANNING
490 WESTON DRIVE
LIBURN, GA 30047
PHONE: (678) 575-9263

PROJECT NO. 09-068.020

SCALE: 1"=30'

DATE: 04/02/18

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT MANAGER: [Name]

DATE: [Date]

REVISIONS:

PROJECT: TRINITY AT FLATSHOALS PARKWAY

4760 FLATSHOALS PKWY
PID #: 18 008 01 066
LAND LOT 88
11 DEKALB COUNTY, GEORGIA

EFC
Edwards Engineering Consultants, LLC
CIVIL, ENGINEERING & LAND PLANNING
490 WESTON DRIVE
LIBURN, GA 30047
PHONE: (678) 575-9263

PROJECT NO. 09-068.020

SCALE: 1"=30'

DATE: 04/02/18

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT MANAGER: [Name]

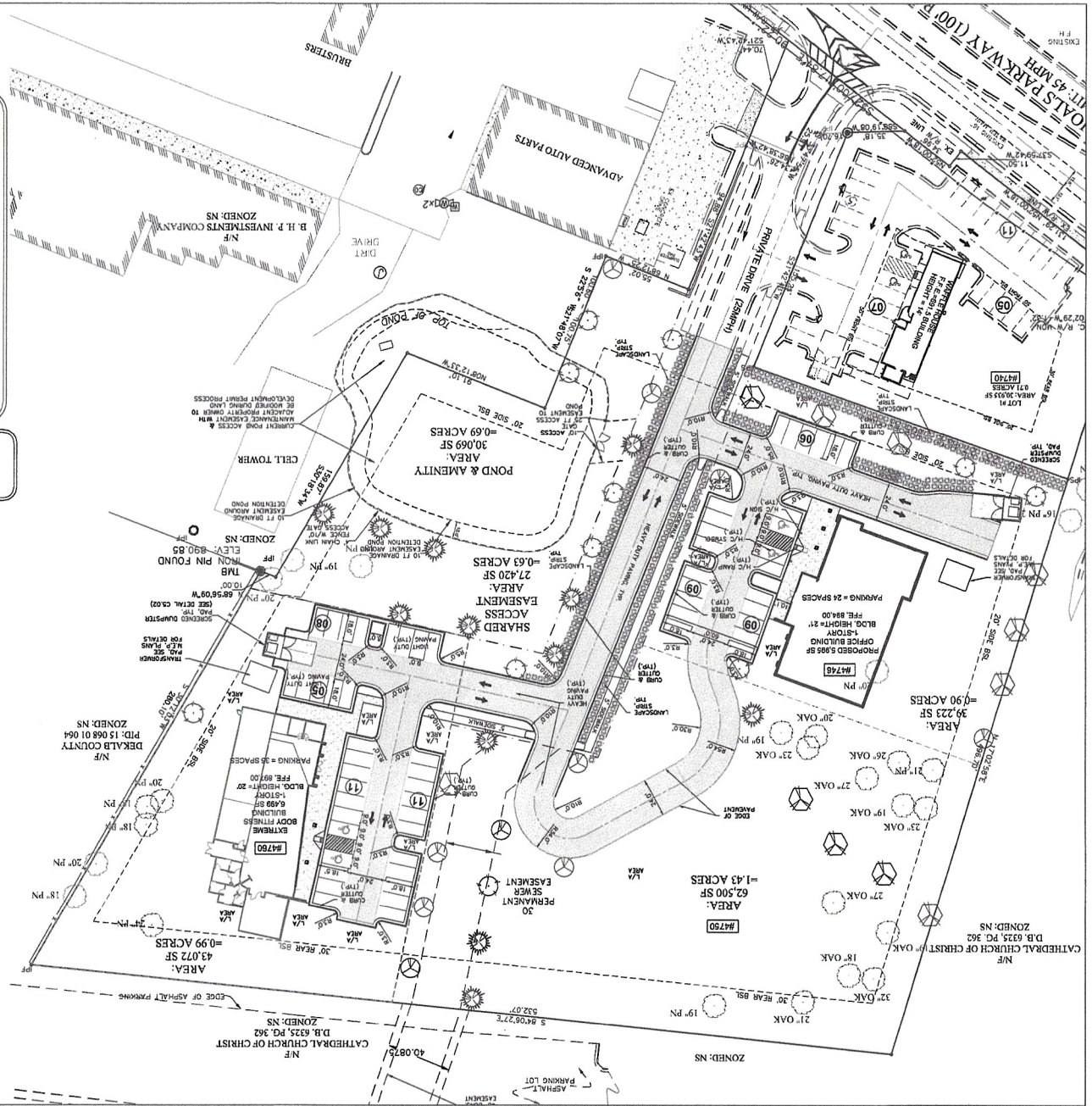
DATE: [Date]

REVISIONS:

PROJECT: TRINITY AT FLATSHOALS PARKWAY

4760 FLATSHOALS PKWY
PID #: 18 008 01 066
LAND LOT 88
11 DEKALB COUNTY, GEORGIA

EFC
Edwards Engineering Consultants, LLC
CIVIL, ENGINEERING & LAND PLANNING
490 WESTON DRIVE
LIBURN, GA 30047
PHONE: (678) 575-9263

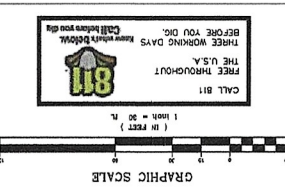


SITE DATA
 AP#: 1286166
 4750 PLATSHAOLS PKWY
 FID: 15 068 01 066
 DEKALB COUNTY, GEORGIA
 TOTAL ACRES: 4.40 ACRES
 IMPROVED AREA (TOTAL): 1.32 ACRES
 DISTURBED ACRES: 2.91 ACRES
 CONTACT: KEVIN EDWARDS
 290 WESTON DRIVE
 (678) 575-9263
 24 HOUR CONTACT
 DEVON HUDSON
 (404) 456-2245

- NOTES**
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE
 2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



TOTAL SPACES: 99 SPACES
PARKING PROVIDED: 35 PARKING SPACES
FINISH SPACES PROVIDED: 52 SPACES
 MIN PARKING = 1 SPACE PER 125 SF = 52 SPACES
FINISH SPACES PROVIDED: 24 PARKING SPACES
 MIN PARKING = 1 SPACE PER 250 SF = 24 SPACES
GRACE BUILDING: 6,695 SF
 MIN PARKING = 1 SPACE PER 500 SF = 12 SPACES
BEQUARD PARKING: 6,695 SF
 MIN PARKING = 1 SPACE PER 500 SF = 12 SPACES
OFFICE RECEPTION BUILDING: 6,695 SF
 MIN PARKING = 1 SPACE PER 500 SF = 12 SPACES
LOT COVERAGE: 80% MAX
MAX BUILDING HEIGHT: 2 STOREYS & 29 FT.
SHIPPING CENTER MAX FLOOR AREA: 100,000 SF.
INDIVIDUAL BLDG MAX FLOOR AREA: 50,000 SF.
FRONT = 50 FT (from Public Street)
SIDE = 20 FT
MIN LOT SIZE = 20,000 SQ FT
MIN LOT WIDTH = 100 FT FRONTAGE
ZONING DISTRICT: NS (NEIGHBORHOOD SHOPPING)
LAND LOT 68, 15th DISTRICT
DEKALB COUNTY, GA



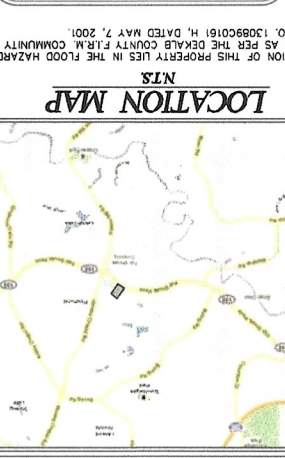
FREE THROUGHOUT THE U.S.A.
 CALL 811 BEFORE YOU DIG.
 Know what's below. Call before you dig.

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 290 WESTON DRIVE
 ALBURN, GA 30047
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OWNER/DEVELOPER
 THE HUDSON HOLDING COMPANY
 4153-C FLAT SHOALS PARKWAY
 DECATUR, GA 30034
 24 HOUR CONTACT: DEVON HUDSON
 (404) 456-2245

SECONDARY PERMITTEE
 EXTREME BODY FITNESS
 4920 FLAT SHOALS PARKWAY
 DECATUR, GA 30034
 CONTACT: JASMINE SMITH
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PRIMARY PERMITTEE
 THE HUDSON HOLDING COMPANY
 4153-C FLAT SHOALS PARKWAY
 DECATUR, GA 30034
 24 HOUR CONTACT: DEVON HUDSON
 (404) 456-2245



PROJECT NO. 09-068183
C2.00

SITE LAYOUT AND STAKING PLAN

SCALE: 1" = 30'
DATE: 09/26/18
DRAWN BY: MVA
PROJECT MANAGER: NSB
QA/QC CHECKER:

REVISIONS:

PROJECT: THE WATER TOWERS
 4750 PLATSHAOLS PKWY
 PFD #: 15 068 01 066
 LAND LOT 68
 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 AP#: 1286166

EFC
 Edwards Engineering & Land Planning
 420 WESTON DRIVE
 ALBURN, GA 30047
 PHONE: (678) 575-9263

LEGAL DESCRIPTION

4750 Flat Shoals Parkway LOT 3

All that tract or parcel of land lying and being in land lot 68 of the 15th district, Dekalb County, Georgia being more particularly described as follows:

Beginning at the intersection of the westerly right of way of Wesley Chapel Road (RW varies) and the northerly right of way of Flat Shoals Road (RW varies); thence along the northerly right of way of Flat Shoals Road a distance of 1,027 feet to a point; thence leaving said right of way of Flat Shoals Road (RW Varies) North 88 degrees 19 minutes 08 seconds East a distance of 55.42' feet to a point; thence North 21 degrees 42 minutes 46 seconds East a distance of 155.25 feet to a point; thence North 21 degrees 41 minutes 58 seconds East a distance of 194.57 feet to a point which is the True Point of Beginning; thence North 69 degrees 54 minutes 07 seconds West a distance of 221.42 feet to a point; thence North 17 degrees 03 minutes 28 seconds East a distance of 173.65 feet to a point; thence South 84 degrees 05 minutes 46 seconds East a distance of 309.31 feet to a point; thence South 12 degrees 14 minutes 45 seconds West a distance of 173.71 feet to a point; thence North 77 degrees 27 minutes 39 seconds West a distance of 91.95 feet to a point; thence South 21 degrees 41 minutes 58 seconds West a distance of 65.10 feet to a point which is the True Point of Beginning.

Said parcel of land contains 59,903 sq. feet (1.37 acres)



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: _____ Base max density is 4 and max density with bonuses is 8 units per acre. Please show which density bonuses you are applying along with other compliance data on site plans.

Planner: Rachel Bragg, Zoning Administrator Date: 4/3/2023

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