

**From:** Carolyn Aidman <[carolyn\\_32301@yahoo.com](mailto:carolyn_32301@yahoo.com)>

**Sent:** Sunday, May 1, 2022 1:53 PM

**To:** Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>

**Subject:** 2nd Av Traffic Flow Needs

(1847 2<sup>nd</sup> Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2<sup>nd</sup> Ave.

The proposed site plan puts all entries/exits on 2<sup>nd</sup> Ave, which unfairly impacts us I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic, and unless at least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and traffic-calming.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options. Trimble Mortuary has long funeral procession and the additional exit will stop horrendous traffic problems for our local families.

Thank you.

Carolyn

Carolyn Aidman

1602 Dancing Fox Rd., Decatur GA 30032

678-472-5858

**From:** Wade Burrell <[wade.burrell@gmail.com](mailto:wade.burrell@gmail.com)>

**Sent:** Sunday, May 1, 2022 11:44 AM

**To:** Johnson, Larry L. <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>; Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>; John Wuichet <[jwuichet@mindspring.com](mailto:jwuichet@mindspring.com)>

**Subject:** Please vote NO on rezoning #N7 (1847 2nd Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave, which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic, and unless at least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and lessen traffic jams. If this isn't done, it could get awful on 2nd Ave...worse than it already is.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you

--

Wade Burrell

[wadeburrell.com](http://wadeburrell.com)

[wade.burrell@gmail.com](mailto:wade.burrell@gmail.com)

704.860.9584

**From:** Kathie Klein <[klein.kathie@gmail.com](mailto:klein.kathie@gmail.com)>

**Sent:** Sunday, May 1, 2022 8:15 PM

**To:** Johnson, Larry L. <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>; Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>

**Subject:** Please vote NO on rezoning #N7 (1847 2nd Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm a constituent of yours and live near the proposed Bag Factory development on 2nd Avenue.

The proposed site plan has all the vehicle entries/exits on 2nd Avenue, which unfairly impacts residents along that street. Please do not approve this project unless at least one public entry/exit is located on Fayetteville Road, better distributing traffic from the development. It would also be good for one entry to align with Dancing Fox Road to improve walkability and traffic calming. The applicant currently owns adjacent land that could be used for these purposes.

Thank you for your consideration of these concerns,  
Kathie Klein

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Katherine Klein  
2101 Dancing Fox Rd  
Decatur GA 30032

**From:** Karen Minvielle <[karenminvielle@gmail.com](mailto:karenminvielle@gmail.com)>  
**Sent:** Sunday, May 1, 2022 3:29 PM  
**To:** Johnson, Larry L. <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>; Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>  
**Cc:** Karen Minvielle <[karenminvielle@gmail.com](mailto:karenminvielle@gmail.com)>  
**Subject:** Agenda #N7 (1847 2nd Ave) - please vote NO

To Whom It May Concern,

My name is Karen Minvielle and I live at 2201 Dancing Fox Road, across the street from the proposed Bag Factory development.

Due to the density of the proposed Perennial Properties development and the fact that all entrances/exits are onto Second Ave, this proposal worsens an already bad traffic problem on Second Ave.

**I ask that you vote NO on this project unless at least one ungated public entry/exit is located on Fayetteville Rd to better disperse traffic AND at least one ungated public entry/exit aligns with Dancing Fox Rd to improve walkability and traffic-calming.**

Perennial's proposal to add a turn lane on Second Ave and change the lane configuration at the corner of Second Ave and Glenwood are definitely *not* sufficient to resolve the problems caused by an additional 381 units all accessing Second Ave.

Thank you for your support.

Karen Minvielle

**From:** Mary Sabel <[mabel60@gmail.com](mailto:mabel60@gmail.com)>

**Sent:** Sunday, May 1, 2022 4:15 PM

**To:** Johnson, Larry L. <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>; Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>

**Subject:** Please vote NO on rezoning #N7 (1847 2nd Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2<sup>nd</sup> Ave.

The proposed site plan puts all entries/exits on 2<sup>nd</sup> Ave, which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic.

I am very concerned about access to my driveway at Dancing Fox Rd and I do not want to see an exit/entrance exactly opposite, as I think this will cause accidents and backup. The entrance/exit on 2nd to the new development should include a traffic light as the traffic is very fast on Second Ave.

Thank you,

Mary

--

Mary Sabel, Architect  
1303 Dancing Fox Road  
Decatur, GA 30032

**From:** Lora Schroeder <[lora.schroeder@outlook.com](mailto:lora.schroeder@outlook.com)>

**Sent:** Sunday, May 1, 2022 12:39 PM

**To:** Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov); Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>

**Subject:** Proposed Bag Factory

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I am one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave., which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd. to better disperse traffic and unless one public entry/exit aligns with Dancing Fox Rd., to improve walkability and traffic calming.

The applicant already owns adjacent land that could easily be added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you for considering my concerns.

Ms. Lora Lee Schroeder  
1901 Dancing Fox Rd.  
Decatur, Ga 30032

**From:** Andrea Kay Smith <[peace101@mindspring.com](mailto:peace101@mindspring.com)>

**Sent:** Monday, May 2, 2022 11:19 AM

**To:** Johnson, Larry L. <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>; White, Brandon L. <[BLWhite@dekalbcountyga.gov](mailto:BLWhite@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>

**Subject:** #2 Proposed apartments 2nd Ave: Resident comments

Greetings Planning Commissioners

As a 45 year resident of DeKalb County & homeowner 25 years in S. DeKalb @ 2nd Ave & Glenwood Ave, I would like to share my belief that more exploration is required before granting permission to Perennial Properties & other associated developers in our neighborhood to build apartments that will adversely affect a large group of people on 2nd Ave & surrounding areas that will be subjected to unresolved traffic problems.

As you review the points below, please decide to NOT give approval until some of the major issues are resolved. Thank you.

In community Andrea Kay Smith 404-377-8004

Dear Planning Commissioners,

At your 5/3/22 meeting, **please make a motion to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:

*“The property shall include at least two un-gated public points of entry and exit for vehicles and pedestrians:*

*(1) from Fayetteville Road or Alexander Avenue, and*

*(2) aligned with 2nd Avenue at Dancing Fox Road.”*

Adding this condition supports goals of the [2021 Comprehensive Plan Update](#) by reducing automobile travel and promoting walkability (p. 96), in a way that encourages connectivity (p. 98), while adding traffic-calming improvements and increased street interconnections (p. 99).

Alternatively, a vote of **No**, or a vote to **Defer for 60 days**, would also be welcomed.

To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

I'm grateful for your careful consideration.

John Wuichet

East Lake Commons

(Dancing Fox Rd)

### **Suggested rebuttals to anticipated objections**

**Staff report, p 4, last paragraph: "Connecting to Fayetteville Rd is impractical since it is unknown whether any of the owners want to sell at this time."**

- The applicant, East Lake Holdings LLC, already owns 690 Fayetteville Rd, providing direct access to the subject site without any 3<sup>rd</sup>-party sale.
- The applicant, East Lake Holdings LLC, a.k.a. Glenwood & Fayetteville Development LLC, already owns 708 Fayetteville Rd, providing access to the site in combination with a landlocked parcel at 710 Fayetteville Rd owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 710 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.
- 596 Fayetteville is a single family residence adjacent to Alexander Ave and owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 596 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.

**Staff report, p 4, last paragraph: Connecting to Fayetteville Rd "might have negative impacts on the remaining residential properties on either side."**



- Speculation about the opinions of adjacent owners is unwarranted. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.
- Atlanta Masjid of Al-Islam owns parcels adjacent to both sides of Alexander Ave; representatives of the Masjid have attended public meetings about the proposed development and have not voiced objections in those meetings about the use of Alexander Ave, which is a public right of way.
- Owners adjacent to 690 Fayetteville are Felicia and John McLeod to the north, and Porter Hubbard and Ree Ceaser to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- Owners adjacent to 708 Fayetteville are Mary Jackson to the north, and Jameel Hanif and Taqqee Id Deen to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- With 147 feet of road frontage, 708 Fayetteville Rd is more than double the width of many neighboring parcels. A driveway of 55 feet in width would still allow substantial buffer on either side, ensuring minimal impact to neighbors.

**Staff report, p 4, last paragraph: "A large wooded area on the west side of the site is to remain natural; putting a driveway through it would involve destroying trees and regrading – both of which are not recommended because of consequences to stormwater drainage, habitat, and the climate."**

- The "large wooded area" is 710 Fayetteville Rd, a landlocked parcel of 1.96 acres that is adjacent to – but presently not part of – the proposed development.
- The stormwater report (p. 16 of the staff report) does not mention any of these consequences.
- The tree preservation report (pp. 16-17 of the staff report) does not mention any of these consequences.
- It is not clear why destroying a large number of trees on the proposed site is recommended, while destroying a smaller number of trees on an adjacent site is not recommended.
- The wooded parcel is landlocked. To recommend against utilizing this parcel amounts to depriving its owner of any possible economic value, in perpetuity.

**Staff report, p 5, first paragraph: Alexander Ave is "not suitable" as a connection to Fayetteville Rd due to insufficient width of the right of way.**

- Sufficient width may be available through an easement over a portion of 596 Fayetteville Rd, which is owned by Atlanta Masjid of Al-Islam. At its 4/13 meeting, the Community

Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

**Staff report, p 5, first paragraph: “It is recommended that ingress and egress be allowed only by residents through use of a keyed gate system, to prevent the general public from cutting across the development site.”**

- This recommendation runs counter to objectives of the [2021 Comprehensive Plan Update](#) and its goals of walkability (p. 96), connectivity (p. 98), and street interconnections (p. 99). The Plan Update emphasizes a need to “Encourage that all development in activity centers contribute to the public realm” (p. 98).
- DeKalb Code section 27-5.3.2(A): “Public and private streets ... shall be designed to create an interconnected system of grid-patterned roads... Each new street shall connect to the existing street grid.”

**Staff report, p 8, paragraph G: “The proposed development is not expected to impair traffic flow on surrounding streets.”**

- This claim is unsubstantiated. The referenced traffic study (pp. 49-53 of the staff report) is scoped so narrowly that it does not address this question at all.
- The proposed development is 1 of 4 new developments totaling 659 new units all within 600 feet of each other, all initiated by the same owner (CF Foundation and its affiliated entities: East Lake Holdings LLC and Glenwood & Fayetteville Development LLC), including:
  - Columbia Fayetteville Apartments (108 units, now leasing),
  - The Trust at East Lake (40 units, breaking ground this summer),
  - The ELLA apartments (230 units, now leasing), and
  - the subject site (281 units, proposed).
- DeKalb Code section 27-5.3.4(A): “A traffic impact study to establish the impact of a development project on the surrounding roads is required for any rezoning for [any] multi-family development with over 300 new units.”
- Even before any of the 4 new simultaneous developments, rush hour traffic in the area frequently reached “block-the-box” levels on 2<sup>nd</sup> Ave -- at Glenwood Rd, at Memorial Dr, at Hosea Williams Dr, at Oakview Dr, and at East Lake Dr.
- At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

From: **Susanna Stoltzfus** <[2468nixie@gmail.com](mailto:2468nixie@gmail.com)>

Date: Sun, May 1, 2022 at 10:34 AM

Subject: Please vote NO on rezoning # N7 (1847 2nd Ave)

To: <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>, <[ted@dekalbcountyga.gov](mailto:ted@dekalbcountyga.gov)>, <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>, <[publichearing@dekalbcountyga.gov](mailto:publichearing@dekalbcountyga.gov)>, <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>, <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>, <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>, John <[jwuichet@mindspring.com](mailto:jwuichet@mindspring.com)>

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2<sup>nd</sup> Ave.

The proposed site plan puts all entries/exits on 2<sup>nd</sup> Ave, which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic, and unless at least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and traffic-calming.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you.

Ms. Susanna M Stoltzfus

1004 Dancing Fox Rd

Decatur, Ga 30032

**From:** George Thomas <[sbgwtelc@bellsouth.net](mailto:sbgwtelc@bellsouth.net)>

**Sent:** Sunday, May 1, 2022 11:33 PM

**To:** Johnson, Larry L. <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>; Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; Furman, Melora L. <[m1furman@dekalbcountyga.gov](mailto:m1furman@dekalbcountyga.gov)>; [ahill@dekalbcountyga.gov](mailto:ahill@dekalbcountyga.gov); Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>; [jwuichet@mindspring.com](mailto:jwuichet@mindspring.com)

**Cc:** George Thomas <[sbgwtelc@bellsouth.net](mailto:sbgwtelc@bellsouth.net)>

**Subject:** Please vote NO on rezoning #N7 (1847 2nd Ave)

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

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2<sup>nd</sup> Ave.

The proposed site plan puts all entries/exits on 2<sup>nd</sup> Ave, which unfairly impacts the residents of Eastlake Commons.

Please hold on approving this project until the following concerns have been addressed:

- One public entry/exit is located on Fayetteville Rd to better disperse traffic
- At least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and traffic-calming.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes.

The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you – In Community,

George Thomas

1301 Dancing Fox Rd

404-374-5012

**From:** Julie Walter <[juliebwalter@gmail.com](mailto:juliebwalter@gmail.com)>

**Sent:** Tuesday, May 3, 2022 1:30 PM

**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>

**Subject:** Agenda #N7 (2nd Ave)

Hello Planning Commission members:

My family lives across the street from the proposed development site of Bag Factory on 2nd Ave where 281 new apartments/townhouses are planned to be built. I would like to share my opinion regarding the development. I think that the commission should only approve the site to be developed IF and ONLY IF the following is included:

1. Line up the entrance/exit road on 2nd ave with Dancing Fox Rd
2. Create and maintain an entrance/exit road from the back of the property onto Fayetteville Rd

Thanks for your time and consideration.

Julie Walter

1604 Dancing Fox Rd

Decatur, GA 30032

From: John Wuichet <[jwuichet@mindspring.com](mailto:jwuichet@mindspring.com)>  
Sent: May 2, 2022 9:09 AM  
To: <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>  
Cc: <[larryjohnson@dekalbcountyga.gov](mailto:larryjohnson@dekalbcountyga.gov)>, <[ted@dekalbcountyga.gov](mailto:ted@dekalbcountyga.gov)>, <[publichearing@dekalbcountyga.gov](mailto:publichearing@dekalbcountyga.gov)>, <[blwhite@dekalbcountyga.gov](mailto:blwhite@dekalbcountyga.gov)>, <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>, <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>, <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>  
Subject: Agenda #N7 (2nd Ave): Request CONDITIONAL zoning statement

Dear Planning Commissioners,

At your 5/3/22 meeting, **please make a motion to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:

*“The property shall include at least two un-gated public points of entry and exit for vehicles and pedestrians:*

*(1) from Fayetteville Road or Alexander Avenue, and*

*(2) aligned with 2nd Avenue at Dancing Fox Road.”*

Adding this condition supports goals of the [2021 Comprehensive Plan Update](#) by reducing automobile travel and promoting walkability (p. 96), in a way that encourages connectivity (p. 98), while adding traffic-calming improvements and increased street interconnections (p. 99).

Alternatively, a vote of No, or a vote to Defer for 60 days, would also be welcomed.

To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

I'm grateful for your careful consideration.

John Wuichet

East Lake Commons

(Dancing Fox Rd)

### **Suggested rebuttals to anticipated objections**

**Staff report, p 4, last paragraph: "Connecting to Fayetteville Rd is impractical since it is unknown whether any of the owners want to sell at this time."**

- The applicant, East Lake Holdings LLC, already owns 690 Fayetteville Rd, providing direct access to the subject site without any 3<sup>rd</sup>-party sale.
- The applicant, East Lake Holdings LLC, a.k.a. Glenwood & Fayetteville Development LLC, already owns 708 Fayetteville Rd, providing access to the site in combination with a landlocked parcel at 710 Fayetteville Rd owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 710 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.
- 596 Fayetteville is a single family residence adjacent to Alexander Ave and owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 596 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.

**Staff report, p 4, last paragraph: Connecting to Fayetteville Rd "might have negative impacts on the remaining residential properties on either side."**

- Speculation about the opinions of adjacent owners is unwarranted. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.
- Atlanta Masjid of Al-Islam owns parcels adjacent to both sides of Alexander Ave; representatives of the Masjid have attended public meetings about the proposed

development and have not voiced objections in those meetings about the use of Alexander Ave, which is a public right of way.

- Owners adjacent to 690 Fayetteville are Felicia and John McLeod to the north, and Porter Hubbard and Ree Ceaser to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- Owners adjacent to 708 Fayetteville are Mary Jackson to the north, and Jameel Hanif and Taqquee Id Deen to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- With 147 feet of road frontage, 708 Fayetteville Rd is more than double the width of many neighboring parcels. A driveway of 55 feet in width would still allow substantial buffer on either side, ensuring minimal impact to neighbors.

**Staff report, p 4, last paragraph: "A large wooded area on the west side of the site is to remain natural; putting a driveway through it would involve destroying trees and regrading – both of which are not recommended because of consequences to stormwater drainage, habitat, and the climate."**

- The "large wooded area" is 710 Fayetteville Rd, a landlocked parcel of 1.96 acres that is adjacent to – but presently not part of – the proposed development.
- The stormwater report (p. 16 of the staff report) does not mention any of these consequences.
- The tree preservation report (pp. 16-17 of the staff report) does not mention any of these consequences.
- It is not clear why destroying a large number of trees on the proposed site is recommended, while destroying a smaller number of trees on an adjacent site is not recommended.
- The wooded parcel is landlocked. To recommend against utilizing this parcel amounts to depriving its owner of any possible economic value, in perpetuity.

**Staff report, p 5, first paragraph: Alexander Ave is "not suitable" as a connection to Fayetteville Rd due to insufficient width of the right of way.**

- Sufficient width may be available through an easement over a portion of 596 Fayetteville Rd, which is owned by Atlanta Masjid of Al-Islam. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.



**Staff report, p 5, first paragraph: “It is recommended that ingress and egress be allowed only by residents through use of a keyed gate system, to prevent the general public from cutting across the development site.”**

- This recommendation runs counter to objectives of the [2021 Comprehensive Plan Update](#) and its goals of walkability (p. 96), connectivity (p. 98), and street interconnections (p. 99). The Plan Update emphasizes a need to “Encourage that all development in activity centers contribute to the public realm” (p. 98).
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  - The Trust at East Lake (40 units, breaking ground this summer),
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  - the subject site (281 units, proposed).
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# Bag Factory Site

Z-22-1245577

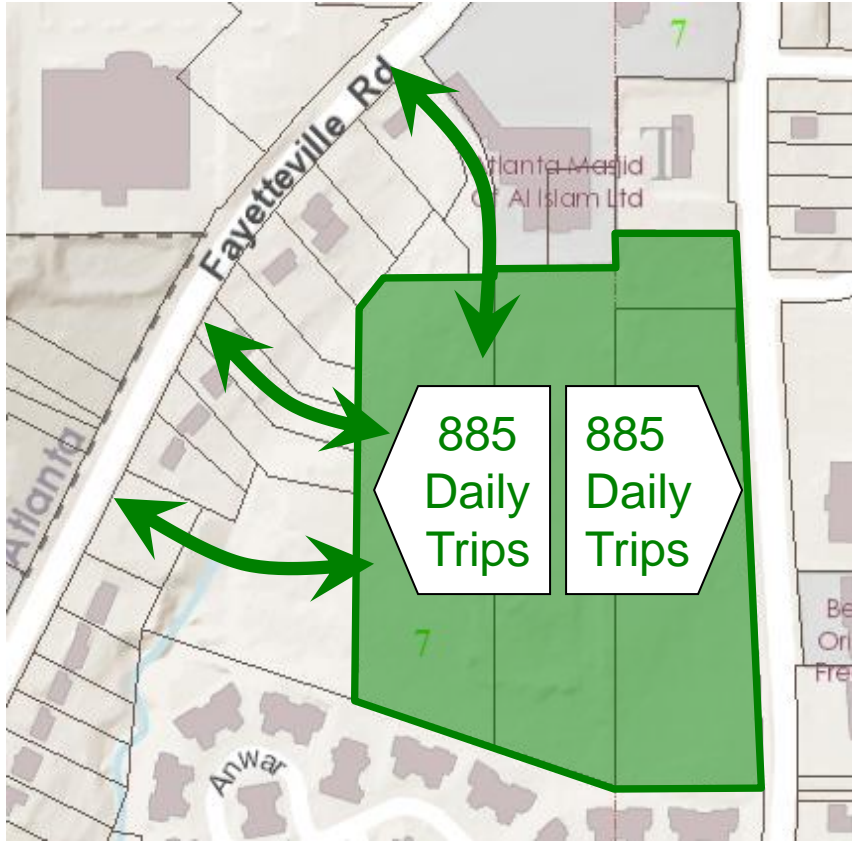
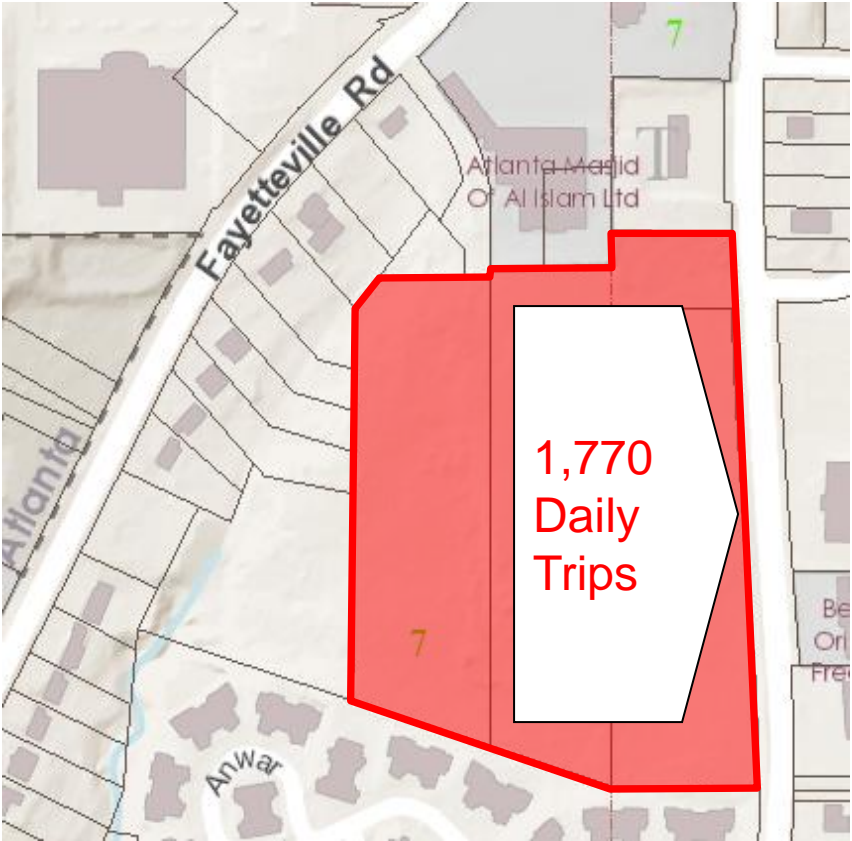
John Wuichet

Resident: East Lake Commons (Dancing Fox Rd)

DeKalb Planning Council

5/3/22

# Traffic Impact



With all entrances on 2<sup>nd</sup> Ave (in red), residents of 2<sup>nd</sup> Ave are unfairly impacted. Adding an entrance on Fayetteville Rd (green) cuts 2<sup>nd</sup> Ave traffic by up to 50%.

# Traffic Solution



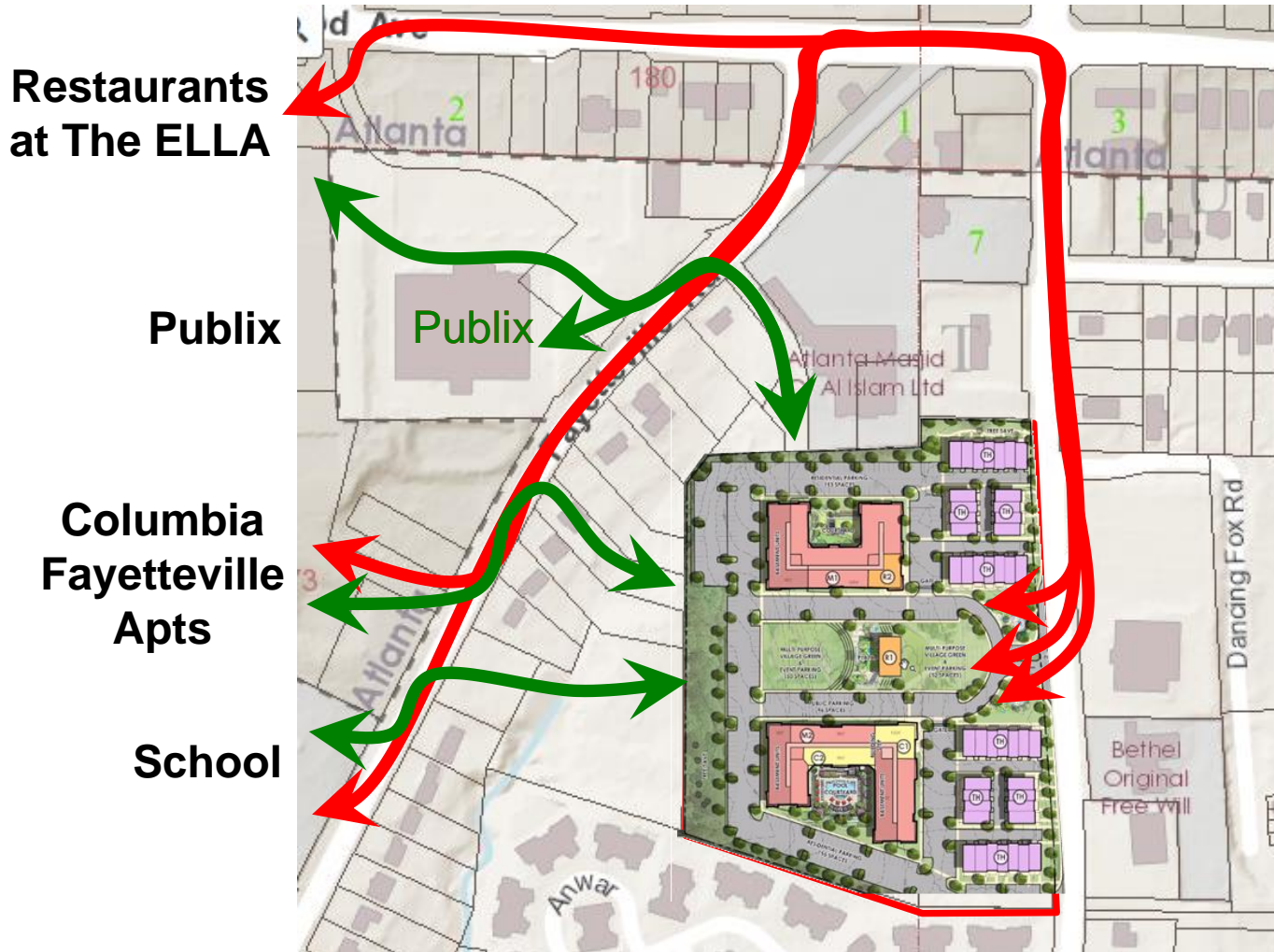
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# Traffic Solution



A public entrance aligned with Dancing Fox Rd supports the [2021 Comprehensive Plan Update](#) by improving pedestrian safety and traffic calming (pp. 96-99).

# Walkability



Walking along routes in **red** is dangerous and slow. Access to Fayetteville Rd (in **green**) makes walking **safer** and **faster**.

**From:** [Hill, LaSondra](#)  
**To:** [jenny hoffner](#)  
**Cc:** [White, Brandon L.](#)  
**Subject:** FW: Proposed apartments on 2nd Ave: Constituent comments  
**Date:** Tuesday, May 3, 2022 7:00:28 AM  
**Attachments:** [N7 \(2nd Ave\) illustrations.ppt](#)

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Your email is being forwarded to the Planning Commission and the Planning Manager, Mr. Brandon White.

To submit your comments to the BOC prior to their 5/26/2022 5:30 p.m. hearing, please email:

[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)

Thank you.

---

**From:** jenny hoffner <hoffnermartin@yahoo.com>  
**Sent:** Monday, May 2, 2022 4:57 PM  
**To:** Plansustain <plansustain@dekalbcountyga.gov>; Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>  
**Cc:** Jason Martin <jasonteaches@yahoo.com>  
**Subject:** Proposed apartments on 2nd Ave: Constituent comments

Dear Planning Commissioners,

We are constituents and residents of East Lake Commons, a community across the street from the Bag Factory property. At your 5/3/22 meeting, we ask that you **please make a motion to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:

*“The property shall include at least two un-gated public points of entry and exit for vehicles and pedestrians:*

*(1) from Fayetteville Road or Alexander Avenue, and*

*(2) aligned with 2nd Avenue at Dancing Fox Road.”*

Adding this condition supports goals of the [2021 Comprehensive Plan Update](#) by reducing automobile travel and promoting walkability (p. 96), in a way that encourages connectivity (p. 98), while adding traffic-calming improvements and increased street interconnections (p. 99).

Alternatively, a vote of **No**, or a vote to **Defer for 60 days**, would also be welcomed.

To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

We are grateful for your careful consideration.

Jenny Hoffner and Jason Martin

501 Dancing Fox Rd, Decatur, GA 30032

East Lake Commons

**More information to address anticipated concerns**

**Staff report, p 4, last paragraph: “Connecting to Fayetteville Rd is impractical since it is unknown whether any of the owners want to sell at this time.”**

- The applicant, East Lake Holdings LLC, already owns 690 Fayetteville Rd, providing direct access to the subject site without any 3<sup>rd</sup>-party sale.
- The applicant, East Lake Holdings LLC, a.k.a. Glenwood & Fayetteville Development LLC, already owns 708 Fayetteville Rd, providing access to the site in combination with a landlocked parcel at 710 Fayetteville Rd owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 710 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.
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- The “large wooded area” is 710 Fayetteville Rd, a landlocked parcel of 1.96 acres that is adjacent to – but presently not part of – the proposed development.
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**From:** Susanna Stoltzfus <[2468nixie@gmail.com](mailto:2468nixie@gmail.com)>

**Sent:** Tuesday, May 3, 2022 2:27 PM

**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>

**Cc:** East Lake Commons <[elcannc@googlegroups.com](mailto:elcannc@googlegroups.com)>

**Subject:** Requesting crosswalk/light across from East Lake Commons entrance and proposed new community for safety, walk ability, traffic facilitation

Please plan crosswalk,/light at entrance to Dancing Fox Rd to connect with this new planned Community to promote smooth entry for both into Second Ave and walk ability safety as well. Thank you, Susanna Stoltzfus,  
1004 Dancing Fox Rd

**From:** [Hill, LaSondra](#)  
**To:** [Bert Skellie](#)  
**Cc:** [White, Brandon L.](#)  
**Subject:** RE: Please add ungated public points of entry and increase below market rate units for Proposed Bag Factory Development (2nd Ave Apts)  
**Date:** Monday, May 2, 2022 2:42:22 PM

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Your email is being forwarded to the Planning Commission and the Planning Manager, Mr. Brandon White.

To submit your comments to the BOC prior to their 5/26/2027 5:30 p.m. hearing, please email: [PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)

Thank you.

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**From:** Bert Skellie <bertskellie@gmail.com>  
**Sent:** Monday, May 2, 2022 2:41 PM  
**To:** Plansustain <plansustain@dekalbcountyga.gov>  
**Cc:** Ted Terry <ecterry@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>  
**Subject:** Please add ungated public points of entry and increase below market rate units for Proposed Bag Factory Development (2nd Ave Apts)

Greetings Planning Commissioners:

Thanks for your work on our behalf!

Please **make a motion at your meeting tomorrow (5/3/22) to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:

*“The property shall include at least two un-gated public points of entry and exit for vehicles and pedestrians:*

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Adding this condition supports goals of the [2021 Comprehensive Plan Update](#) by reducing automobile travel and promoting walkability (p. 96), in a way that encourages connectivity (p. 98), while adding traffic-calming improvements and increased street interconnections (p. 99).

Alternatively, a vote of **No**, or a vote to **Defer for 60 days**, would also be welcomed.

I also urge you to require more below market rate units.

Best regards,

Bert Skellie

2303 Dancing Fox Rd, Decatur 30032

404-680-4799



**From:** [Hill, LaSondra](#)  
**To:** [jenny hoffner](#)  
**Cc:** [White, Brandon L.](#); [Furman, Melora L.](#)  
**Subject:** RE: Proposed apartments on 2nd Ave: Constituent comments  
**Date:** Tuesday, May 3, 2022 6:49:43 AM

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**Sent:** Monday, May 2, 2022 4:57 PM  
**To:** Plansustain <plansustain@dekalbcountyga.gov>; Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>  
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Z-22-1245577

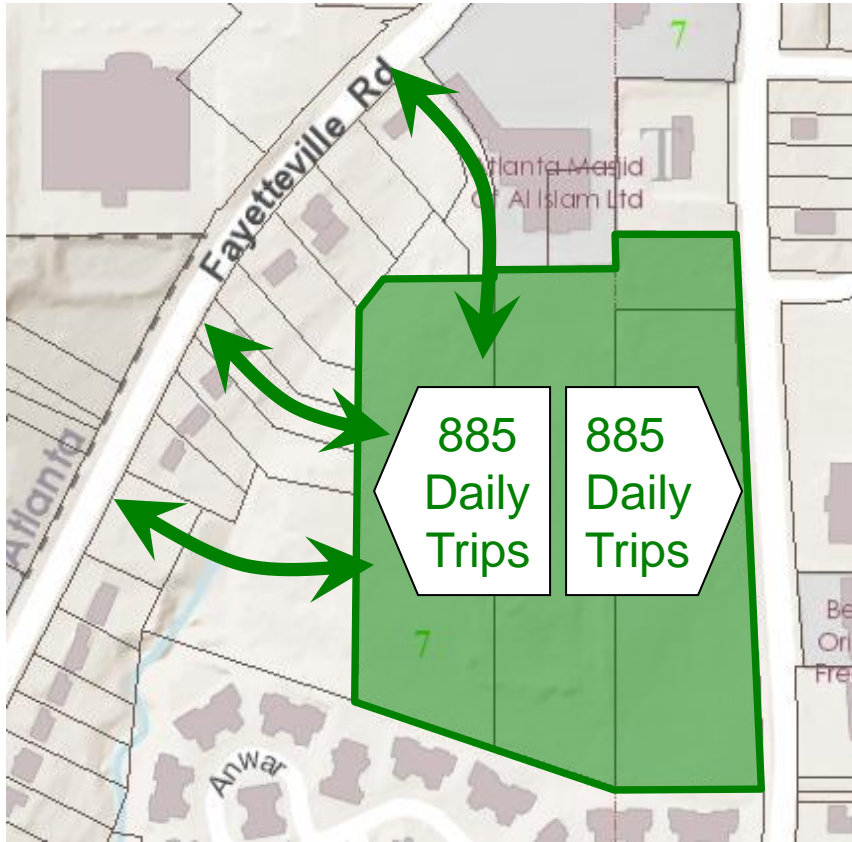
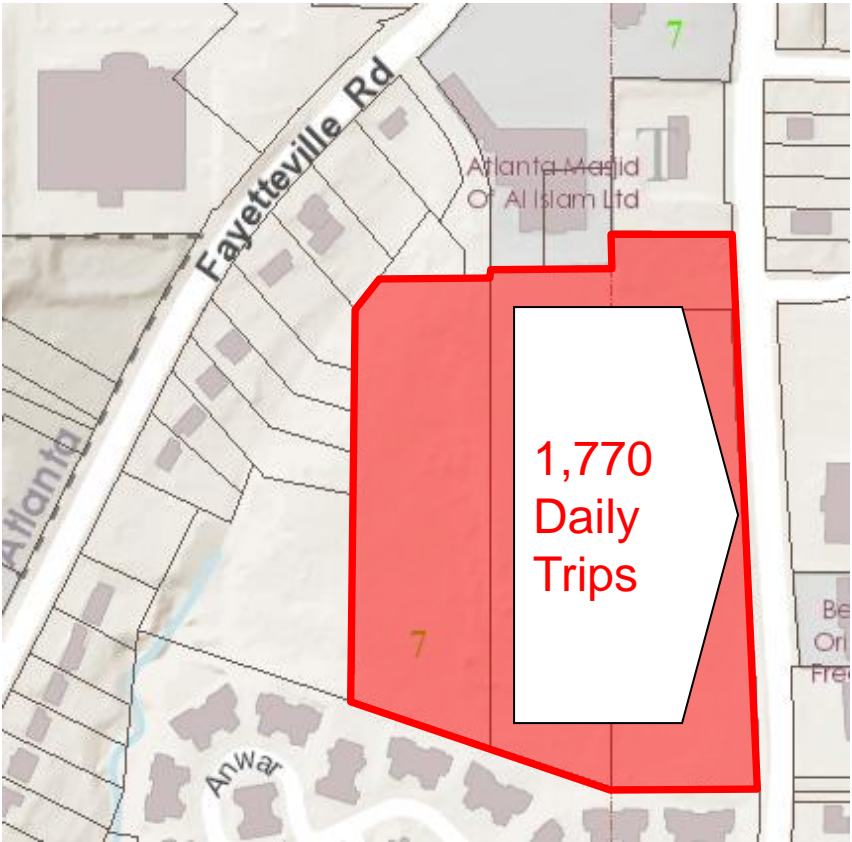
John Wuichet

Resident: East Lake Commons (Dancing Fox Rd)

DeKalb Planning Council

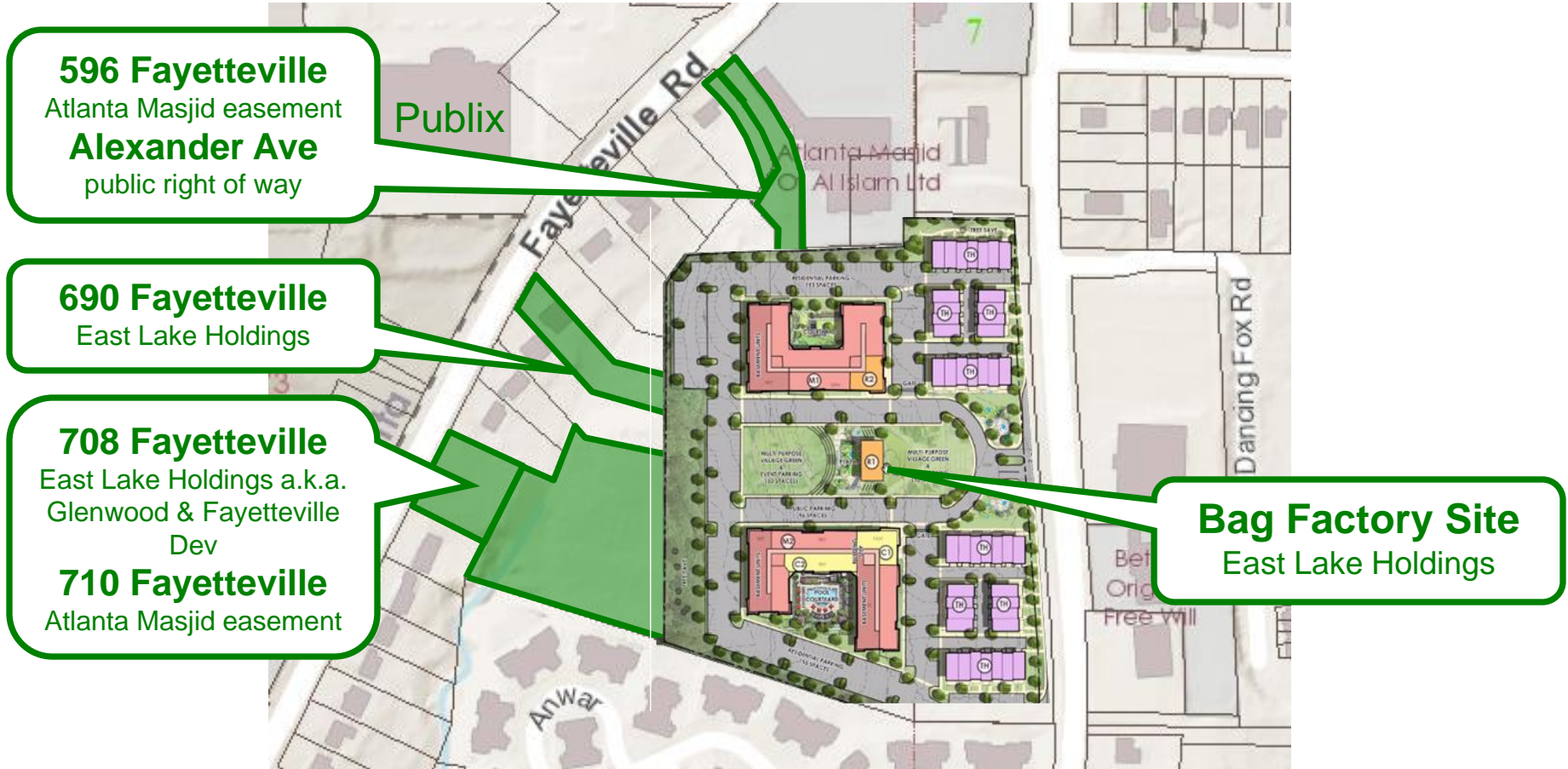
5/3/22

# Traffic Impact



With all entrances on 2<sup>nd</sup> Ave (in **red**), residents of 2<sup>nd</sup> Ave are unfairly impacted. Adding an entrance on Fayetteville Rd (**green**) cuts 2<sup>nd</sup> Ave traffic by up to 50%.

# Traffic Solution



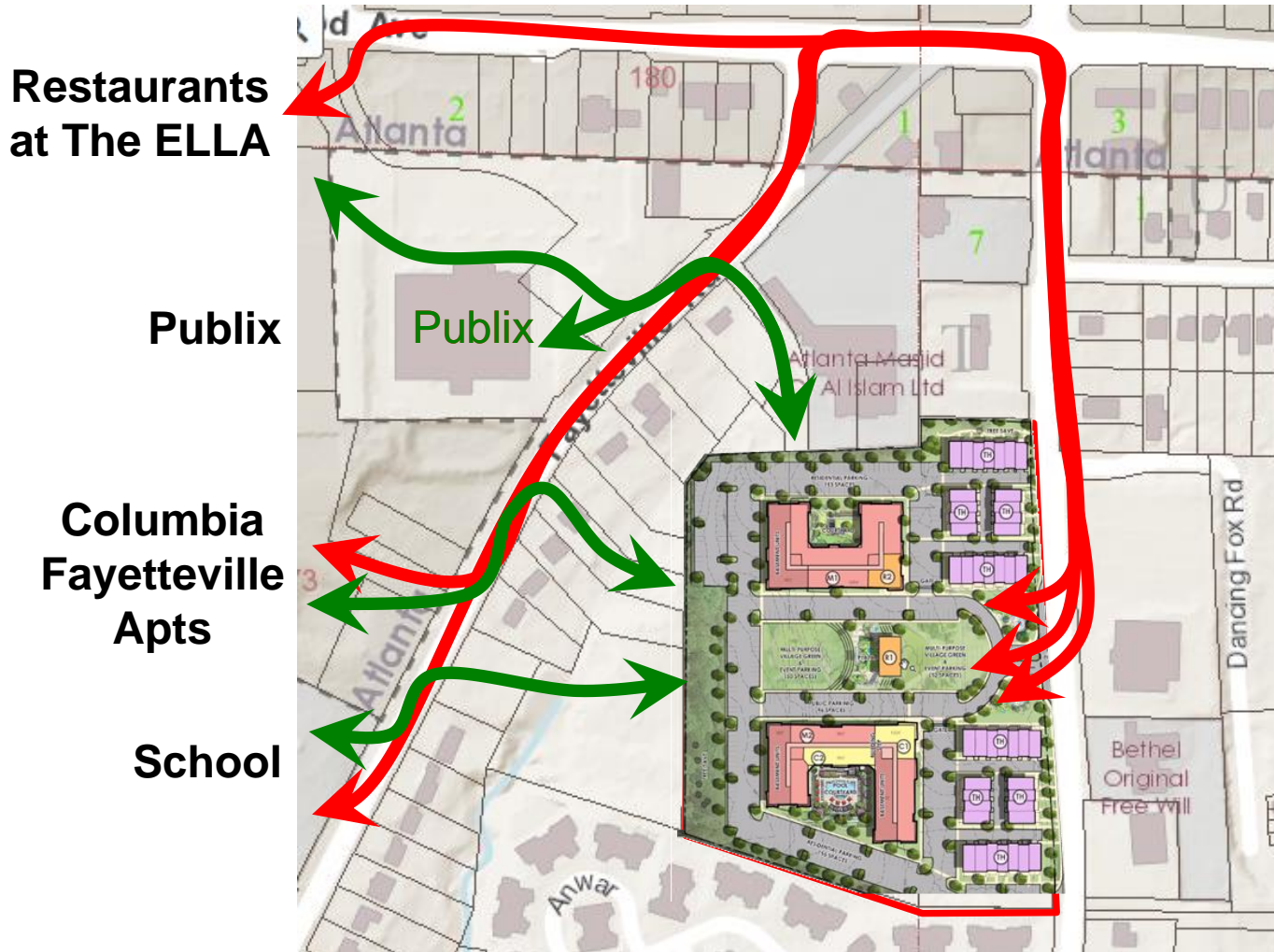
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# Walkability



Walking along routes in **red** is dangerous and slow. Access to Fayetteville Rd (in **green**) makes walking **safer** and **faster**.

**From:** Candie Shahlaie <[candie.shahlaie@gmail.com](mailto:candie.shahlaie@gmail.com)>  
**Sent:** Monday, May 2, 2022 12:29 PM  
**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>  
**Cc:** Ted Terry <[ecterry@dekalbcountyga.gov](mailto:ecterry@dekalbcountyga.gov)>; Public Hearing <[PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)>; White, Brandon L. <[BLWhite@dekalbcountyga.gov](mailto:BLWhite@dekalbcountyga.gov)>; Furman, Melora L. <[m1furman@dekalbcountyga.gov](mailto:m1furman@dekalbcountyga.gov)>; Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Keeter, Patrece <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>  
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To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

Your consideration is greatly appreciated,

Candice Shahlaie

509 Summit Dr, Decatur, GA 30032

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770.403.9360 cell

[candie.shahlaie@gmail.com](mailto:candie.shahlaie@gmail.com)

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- The stormwater report (p. 16 of the staff report) does not mention any of these consequences.
- The tree preservation report (pp. 16-17 of the staff report) does not mention any of these consequences.
- It is not clear why destroying a large number of trees on the proposed site is recommended, while destroying a smaller number of trees on an adjacent site is not recommended.
- The wooded parcel is landlocked. To recommend against utilizing this parcel amounts to depriving its owner of any possible economic value, in perpetuity.

**Staff report, p 5, first paragraph: Alexander Ave is "not suitable" as a connection to Fayetteville Rd due to insufficient width of the right of way.**

- Sufficient width may be available through an easement over a portion of 596 Fayetteville Rd, which is owned by Atlanta Masjid of Al-Islam. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

**Staff report, p 5, first paragraph: “It is recommended that ingress and egress be allowed only by residents through use of a keyed gate system, to prevent the general public from cutting across the development site.”**

- This recommendation runs counter to objectives of the [2021 Comprehensive Plan Update](#) and its goals of walkability (p. 96), connectivity (p. 98), and street interconnections (p. 99). The Plan Update emphasizes a need to “Encourage that all development in activity centers contribute to the public realm” (p. 98).
- DeKalb Code section 27-5.3.2(A): “Public and private streets ... shall be designed to create an interconnected system of grid-patterned roads... Each new street shall connect to the existing street grid.”

**Staff report, p 8, paragraph G: “The proposed development is not expected to impair traffic flow on surrounding streets.”**

- This claim is unsubstantiated. The referenced traffic study (pp. 49-53 of the staff report) is scoped so narrowly that it does not address this question at all.
- The proposed development is 1 of 4 new developments totaling 659 new units all within 600 feet of each other, all initiated by the same owner (CF Foundation and its affiliated entities: East Lake Holdings LLC and Glenwood & Fayetteville Development LLC), including:
  - Columbia Fayetteville Apartments (108 units, now leasing),
  - The Trust at East Lake (40 units, breaking ground this summer),
  - The ELLA apartments (230 units, now leasing), and
  - the subject site (281 units, proposed).
- DeKalb Code section 27-5.3.4(A): “A traffic impact study to establish the impact of a development project on the surrounding roads is required for any rezoning for [any] multi-family development with over 300 new units.”
- Even before any of the 4 new simultaneous developments, rush hour traffic in the area frequently reached “block-the-box” levels on 2<sup>nd</sup> Ave -- at Glenwood Rd, at Memorial Dr, at Hosea Williams Dr, at Oakview Dr, and at East Lake Dr.
- At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.