



DeKalb County Department of Planning & Sustainability

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

**Planning Commission Hearing Date: September 6 , 2018, 6:30 P.M.
Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-18-1235094 **Agenda #:** N. 10

Location/Address: 2861 and 2871 Treadway Drive and 2604 Snapfinger Road **Commission District:** **Super District:**

Parcel ID(s): 15-098-01-001 & -002 and 15-127-03-007

Request: To rezone property from R-100 (Residential-Medium Lot - 100) to R-75 (Residential-Medium Lot - 75) for a 29-unit single-family detached subdivision.

Property Owner(s): Lloyd Nurse

Applicant/Agent: Lloyd Nurse

Acreage: 8.72 acres

Existing Land Use: Vacant, wooded

Surrounding Properties: To the north, northeast, east, southeast, and south: single-family residential. To the southwest: Salt and Light Truth Center Church, and (across Snapfinger Road) the Five Points shopping center. To the west: single-family residential, the NeoLife Club, and Fire Station No. 16

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 and O-I **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** O-I

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: 3.32 units/acre	Existing Density: N.A. (vacant and wooded)
Proposed Units: 29	Existing Units: N.A. (vacant and wooded)
Proposed Lot Coverage: maximum 35%	Existing Lot Coverage: N.A. (vacant and wooded)

Zoning History: Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1946.

PROJECT ANALYSIS

The subject property has frontage on Treadway Drive, a two-way local street, and on Snapfinger Road, a two-way, four-lane, major arterial. Vehicular ingress and egress for the proposed development would be from Treadway Drive. The subject property is comprised of two contiguous lots (2861 and 2871 Treadway Drive) and the northern part of a third contiguous lot (2604 Snapfinger Road). The applicant proposes to split off the northern part of 2604

Snapfinger Road, combine the resulting parcel with 2861 and 2871 Treadway Drive, then subdivide the resulting parcel into 29 lots. Achieving this outcome requires work to identify future parcels and appropriate zoning districts. For example, Snapfinger Road cannot be split as proposed under its current R-100 zoning classification because the result would create a lot with insufficient frontage on Snapfinger Road.

The site plan for the proposed development depicts a single-family subdivision with lots fronting on two cul-de-sac public streets. It appears that the site plan will need to be revised to comply with DeKalb County standards. The streets do not appear meet the DeKalb County standard for street width in a single-family subdivision, and it is not clear how the required sidewalks and street trees will be provided. The site plan shows two detention ponds: one at the rear of Lot 1, near Treadway Drive, and one on the parcel currently addressed as 2604 Snapfinger Road; however, all detention facilities must be located on an individual parcel of land not meant for other improvements and no detention facility is allowed on the same lot with a single-family home. (Sec. 27-5.6.2) The building footprints on Lots 7 and 10 encroach into the minimum front yard setbacks. It is not clear whether the parking requirement will be satisfied in driveways and/or garages and, if garages are proposed, what would be the orientation of the garages.

The property is located approximately ½ mile from the commercial node at the intersection of Snapfinger Road, Wesley Chapel Road, and Rainbow Drive. The intersection is approximately at the center of a Town Center Character Area. Several non-residential land uses are located on Snapfinger Road between the intersection and the subject property, and they are zoned O-1 (Office-Institutional), C-1 (Local commercial), and C-2 (General Commercial) and designated TC (Town Center) on the Future Land Use Map. Single-family residential subdivisions, zoned R-100 and designated SUB (Suburban), lie to the north, east, and south. These subdivisions were constructed in the early 1960s to the early 1970s.

Access and Transportation Considerations:

LAND USE AND ZONING ANALYSIS

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

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

The proposed zoning classification of R-75 is consistent with the current Suburban land use designation. The proposal would keep the property in a single-family residential zoning classification. Thus, it would help curtail the possibility that non-residential uses could spread from the Snapfinger Road-Treadway Drive intersection up Treadway Drive towards the established neighborhoods to the northeast. As such, the proposal is consistent with the following policy of the 2035 Comprehensive Plan: “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” (Suburban Policy No. 1)

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

The increase in density allowed by R-75, compared to that allowed in the R-100 classification, is suitable based on the proximity of the property to Snapfinger Road. Development of the property under R-75 zoning would provide a transition between nearby lower-density single-family residential neighborhoods and the non-residential zoning of the Snapfinger Road-Wesley Chapel-Rainbow Drive commercial node.

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

The property has a reasonable economic use as currently zoned; however, the applicant proposes a use that is more in keeping with current housing trends than what is found in the older, low density subdivisions located to the north, east, and south.

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

The site plan lacks information necessary to determine whether the development can meet rear yard setback requirements on the east side of the proposed development, where the subject property abuts single-family residential lots.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

The intersection of Snapfinger Road and Treadwell Drive has been improved with a right-turn lane that facilitates turns from Snapfinger into Treadwell Drive for northbound traffic. Snapfinger Road is a four-lane major arterial with a high capacity for traffic traveling to and from the Town Center character area at the Snapfinger-Wesley Chapel node. These conditions suggest that an increase in residential density near the corner of Snapfinger Road and Treadwell Drive is appropriate from a transportation planning perspective.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

Comments from staff of reviewing departments and agencies indicate that the zoning proposal will not excessively burden the existing public infrastructure.

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

The proposed development would not impact the environment to a greater degree than what is typically expected for a single-family residential development on a wooded property.

Compliance with District Standards:

R-75 STANDARD	REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
MIN. LOT WIDTH	75 feet	Minimum 75 feet	Yes
MIN. LOT WIDTH – NEW CORNER LOT	90 feet	Information not provided	The site plan must show compliance, or variances will be needed.

R-75 STANDARD		REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
MAX. HEIGHT		35 ft.	Maximum 35 feet	Yes
MIN. FLOOR AREA OF DWELLING		1,800 s.f.	Minimum 2,000 s.f.	Yes
MAX. LOT COVERAGE		35%	Maximum 35%	Yes
PARKING		Min. 2 spaces; max. 4 spaces	Information not provided	The site plan must show compliance, or variances will be needed.
MIN. YARD SETBACKS	FRONT	30 ft.	The building footprints on Lots 7 and 10 encroach into the min. front yard setback	The site plan must show compliance, or variances will be needed.
	CORNER LOT - SIDE	30 ft.	30 ft.	Yes
	INTERIOR LOT - SIDE	7.5 feet	Information not provided	The site plan must show compliance, or variances will be needed.
	REAR	40 feet	40 feet	Yes

STAFF RECOMMENDATION:

The proposal to rezone the property to R-75 appears to be consistent with policies of the 2035 Comprehensive Plan. The R-75 classification would enable a transition from lower-density single-family residential neighborhoods to the east and southeast of the subject property and the non-residential zoning of the Snapfinger Road-Wesley Chapel-Rainbow Drive commercial node to the northwest. However, the proposal relies on re-platting several lots and it appears that a portion of 2604 Snapfinger Road will need to be rezoned to allow replatting of the lots. In addition, the site plan does not provide enough information to evaluate the impact of the development on adjoining properties, nor is it clear to what extent the development would be able to meet the development standards of the R-75 district. Therefore, the Department of Planning and Sustainability recommends “Deferral”.

Attachments:

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

NEXT STEPS

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

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

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



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

From: Keeter, Patrece
Sent: Monday, August 13, 2018 12:01 PM
To: Hill, LaSondra <lahill@dekalbcountyga.gov>
Cc: Alexander, Michelle M. <mmalexander@dekalbcountyga.gov>
Subject: RE: Request for Inter-Departmental Comments

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. . (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5 foot sidewalks, 5 foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-18-123,5094 Parcel I.D. #: 15-098-.01-001

Address: 2861 & 2821
Treadway Dr
Decatur, GA

Adjacent Roadway (s):

(classification)	(classification)

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

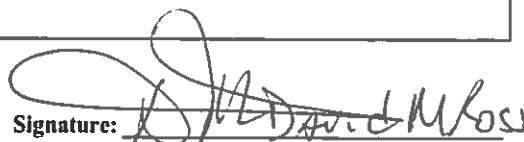
Please provide additional information relating to the following statement.

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

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

COMMENTS:

Field and plans reviewed. Found no problem that would cause traffic problems.

Signature: 

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 8/10/2018

Submitted to: Dekalb County

Case #: 2018-2424/ Z-18-1235094

Name of Development: Treadway Drive

Parcel #: 15-098-01-001, -002

Location: 2861 and 2871 Treadway Drive

15-127-03-007

Description: 29 Single-family attached units on vacant, wooded

Impact of Development: If approved, this development would be expected to generate 12 students: 2 at Browns Mill ES, 1 at Salem MS, 2 at MLK, Jr. HS, 6 at another DCSD school and 1 in private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Browns Mill			Other DCSD Schools	Private Schools	Total
	ES	Salem MS	MLK, Jr HS			
Capacity	729	1,225	2,037			
Portables	0	0	0			
Enrollment (Fcst. Oct. 2018)	540	1,023	1,575			
Seats Available	189	202	462			
Utilization (%)	74.1%	83.5%	77.3%			
New students from development	2	1	2	6	1	12

New Enrollment	542	1,024	1,577
New Seats Available	187	201	460
New Utilization	74.3%	83.6%	77.4%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.065777	0.104423	0.006790	0.176990
Middle	0.047931	0.033380	0.004744	0.086055
High	0.080334	0.068276	0.007162	0.155772
Total	0.1940	0.2061	0.0187	0.4188
Student Calculations				
Proposed Units	29			
Unit Type	SF			
Cluster	MLK			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	1.91	3.03	0.20	5.14
Middle	1.39	0.97	0.14	2.50
High	2.33	1.98	0.21	4.52
Total	5.63	5.98	0.55	12.16
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Browns Mill ES	2	3	0	5
Salem MS	1	1	0	2
MLK, Jr HS	2	2	1	5
Total	5	6	1	12



8/24/2018

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/24/2018

N.9

2018-2015/Z-18-22313/15-186-01-004

1473 Columbia Drive, Decatur, Ga

Amendment

- Please review general comments.
- Indications file in system that an septic system is currently installed on this property as of 01/13/1971.

N.10

2018-2445/Z-18-1235092/15-137-02-001

2537 Candler Road, Atlanta, Ga

Amendment

- Please review general comments.

 N.11

Z-18-1235094/15-098-01-001 & -002 and 15-127-03-007

2861 and 2871 Treadway Drive

Amendment

- Please review general comments.

N.12

Z-18-1235056/18 098 02 008

909 McClendon Drive, Scottdale, Ga

Amendment

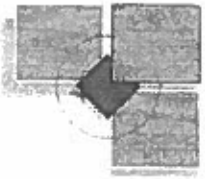
- Please review general comments.



DeKalb County Department of Planning & Sustainability

Michael Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP

OF DEKALB COUNTY, GEORGIA

JUL 05 2010

ZICZ No. 2-18-1235094
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Lloyd Nurse E-Mail: Lloyd.nursetimer.com

Applicant Mailing Address: PO Box 361137 Decatur GA 30036

Applicant Phone: 678 698 1717 Fax: 770 783 8571

Owner(s): Lloyd Nurse E-Mail: Lloyd.nursetimer.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: SAME

Owner(s) Phone: 678 698 1717 Fax: 770 783 8571

Address/Location of Subject Property: 2861 6 2871 Treadway Dr Decatur GA 30034

District(s): 15 Land Lot(s): 98/127 Block: _____ Parcel(s): 1504801002-001
1512103007

Acreage: 8.72 Commission District(s): 3

Present Zoning Category: R100 Proposed Zoning Category: R75

Present Land Use Category: LDR

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

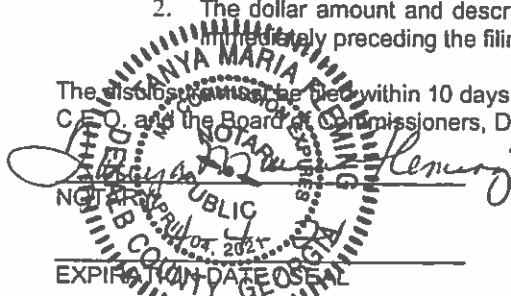
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

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

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

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



SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

PUBLIC NOTICE

ZONING CHANGE FROM R100 TO R75 and SPECIAL LAND USE AMENDMENT

THIS PUBLIC MEETING WILL BE HELD ON TUESDAY, JULY 3, 2018 AT 7:00 PM AT THE WELLNESS CENTER LOCATED AT 2760 PLEASANTWOOD DR DECATUR GA 30034.

THE MEETING IS TO INFORM THE RESIDENTS OF THE COMMUNITY, OF THE PROPOSED REZONING OF PROPERTY ADDRES 2861 & 2871 TREADWAY DRIVE AND 2604 SNSPFINGER RD, NOW ZONED R100 TO R75 TO ALLOW FOR RESIDENTIAL DEVELOPMENT.

ALSO, A LAND USE AMENDMENT IS BEING PROPOSED TO MODIFY A SMALL PART ADDRESS 2604 SNAPPFINGER RD DECATUR GA TO ADD TO ADDRESS 2766 AND 2772 PLEASANTWOOD DR.

AT THIS MEETING, ATTENDIES CAN ADDRESS AND DISCUSS ANY CONCERNS OR QUESTIONS THEY MAY HAVE.

Date 06/14/2018

SIGN IN SHEET

NAME	ADDRESS	EMAIL
Kieren Taylor & Thelma Davis	2884 Treadway Dr. Decatur, GA 30034	KT5TAYLOR@AD1.COM
Sudhiti Foster	2850 Treadway Dr. Decatur, GA. 30034	
Shawn Craig		Smcraig@dekalbcountyga.gov
C. Childers	Dec. 30034	
Freda Barry	2759 HUTCH DR	efreda227@att.net
MYRA WALTERS		CREATORCS@GMAIL.COM
Lita Williams	2705 Eastwind DR DECATUR GA (30034)	W-ALTA@bellsouth.net
Yvonne Sanders Collins	2718 Hutch Dr Decatur Ga 30034	AngellDoug@bellsouth.net
Gloria Huber	Pleasant Forest	
Yvette Bonhomme		
K. Lee Cunningham	Pleasant Forest Dr	kentic@bellsouth.net
Alma	2706 Pleasantwood DR	almay43@gmail.com
Commissioner Gregory Adams	gregoryadams@dekalbcountyga.gov	
Peggy Hobdy	2791 Treadway Dr - Decatur, GA	
Lolara Key	4347 Pleasant Forest Dr	lolarakey@yahoo.com

LETTER OF INTENT

The applicants, Lloyd and Darien Nurse in association with GreaterWorks Inc. are proposing to develop a residential housing community of 29 homes on approximately 8.9 acres of combined undeveloped and previously developed track of land located at 2871 and 2861 Treadway Drive.

The property is currently zoned R100 with a land use designation of LDR. Applicants are seeking to rezone the property to R75 and in conformity of the current land use.

The property is ideally suited for this proposed development and will give access to quality homes for approximately 29 families. It is intended to be an extension of adjoining planned mixed use development to the west which is within the I-20 overlay corridor of Wesley Chapel and provides a gradual reduction of density to adjoining R-100 property to the east.

The development will have a total of approximately 219 feet of frontage on Treadway Dr with easy access to Snapfinger Road to the south with alternative access through Eastwind Drive, directly onto Wesley Chapel. Pleasantwood is a relatively small to medium size community of homes of at least 40 years old.

The proposed development will bring a fresh look and feel to a part of Dekalb that has been relatively dormant for decades and will continue in the same style and of housing of the newer Hilson Landing about half a mile to the West, along Rainbow Dr.

Combined with intended Mixed-Use development of 2766 and 2772 Pleasantwood Drive, this property will enable easy pedestrian access to these facilities in keeping with Dekalb County's vision for greener friendlier communities along this corridor.

More-so the R75 zoning is a step down from the previously supported request for a SLUP to develop a higher density community of 4 to 8 units per acre due to concerns of some members of the community.

Previous attempts to rezone part of this property by J & J Waldron to O-T-I in March 2005 was denied for insufficient frontage and concerns of high density infringement. Those concerns are not in consideration for this application.

The current proposed rezoning is therefore the perfect balance between low-impact commercial, and residential by ensuring the average reduction in density.

IMPACT ANALYSIS (Section 27-832)

- a. The proposed zoning is in conformity with the policy and intent of the Comprehensive Plan and Smart Growth Initiatives.
- b. The proposed zoning will permit usage that is ideally suited to the use and planned development of this corridor.
- c. The property has some economic value as currently zoned but will NOT provide the appropriate density reduction from the planned Town Center development of adjoining property and would neither be the best use for this convenient location for the many who desire to be within walking distance to the many public and private amenities nearby. This includes public transportation, post office, YMCA, Church, Daycare, Library and eating facilities.
- d. There is no foreseeable adverse effect on nearby properties.
- e. There are changing conditions that are designed to develop self-sustaining communities in the Wesley Chapel Corridor. This location and adjoining property to the West, will be the perfect catalyst to stimulate the changes needed to promote the vision and intent of Dekalb County future planned development and also, the vision of East Metro CID.
- f. There is no adverse effect on any historic buildings, sites, districts or archaeological resources.
- g. The proposed development is designed to reduce the excessive use of cars and provide walking access to neighborhood amenities. The proposed zoning is intended to provide significant improved benefits to the nearby communities and spur the growth of the vision of Dekalb County especially in this region of the County.

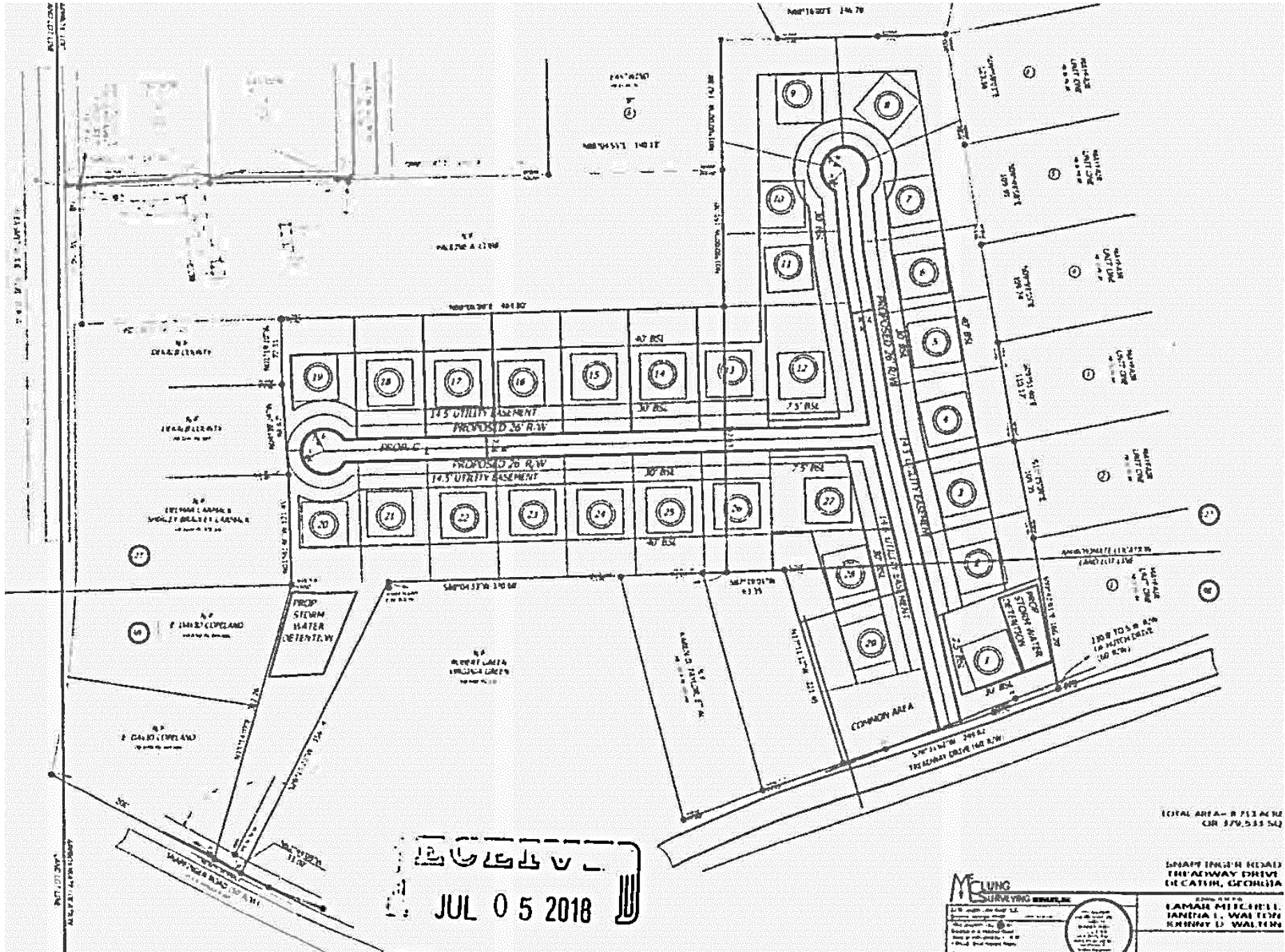
SITE PLAN NOTES

1. The maximum number of units shall be 29 single family homes
2. The minimum heated floor area shall be 2000 sq. ft
3. The minimum lot size shall be 10,000 SF
4. Minimum lot width shall be 75 ft
5. Minimum front setback shall be 30 ft
6. Minimum rear yard 40 ft
7. Max lot coverage shall be 35%

Building Material

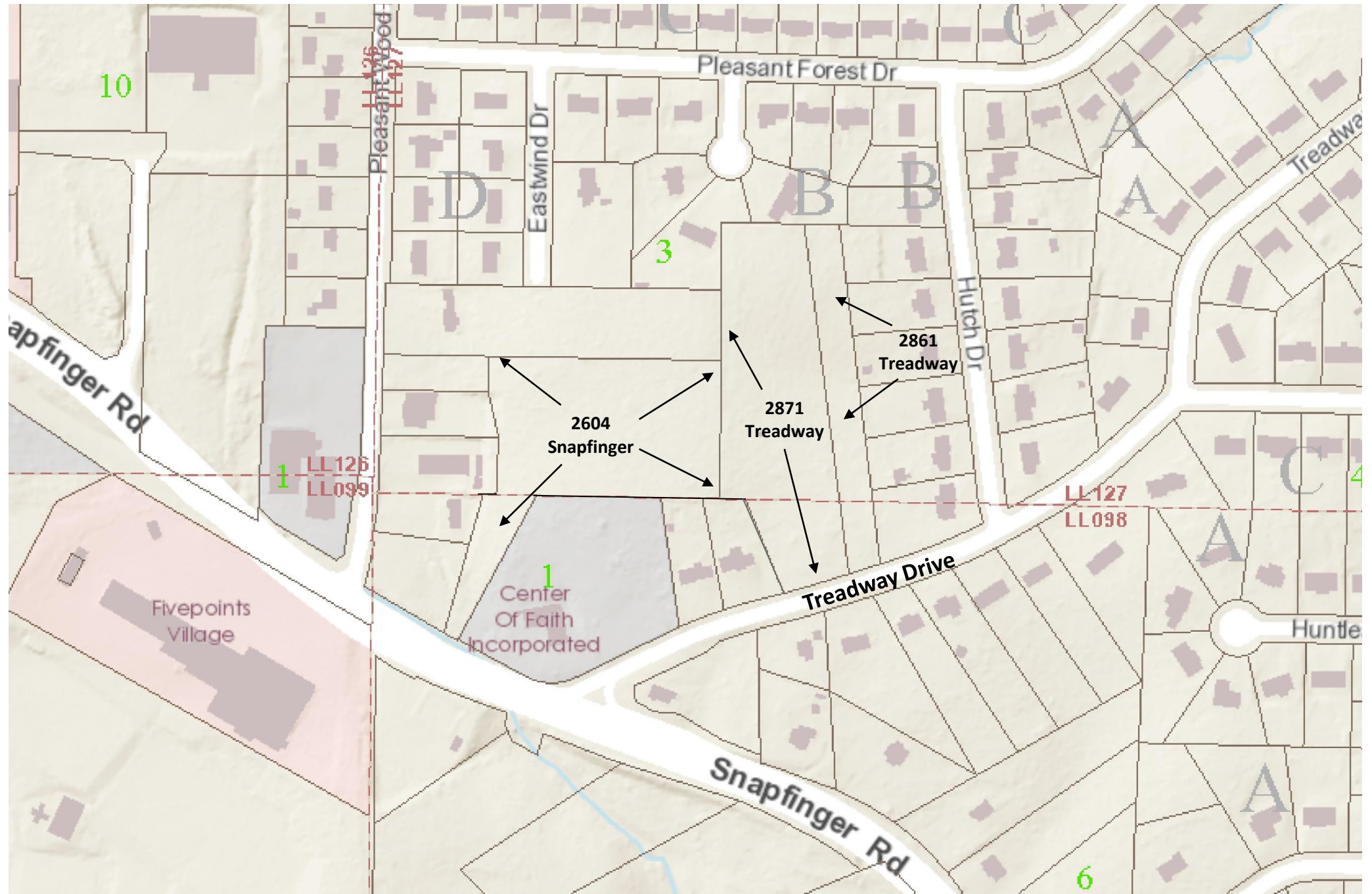
Material will be brick to the front and brick/siding to the side and rear of all units to be developed.

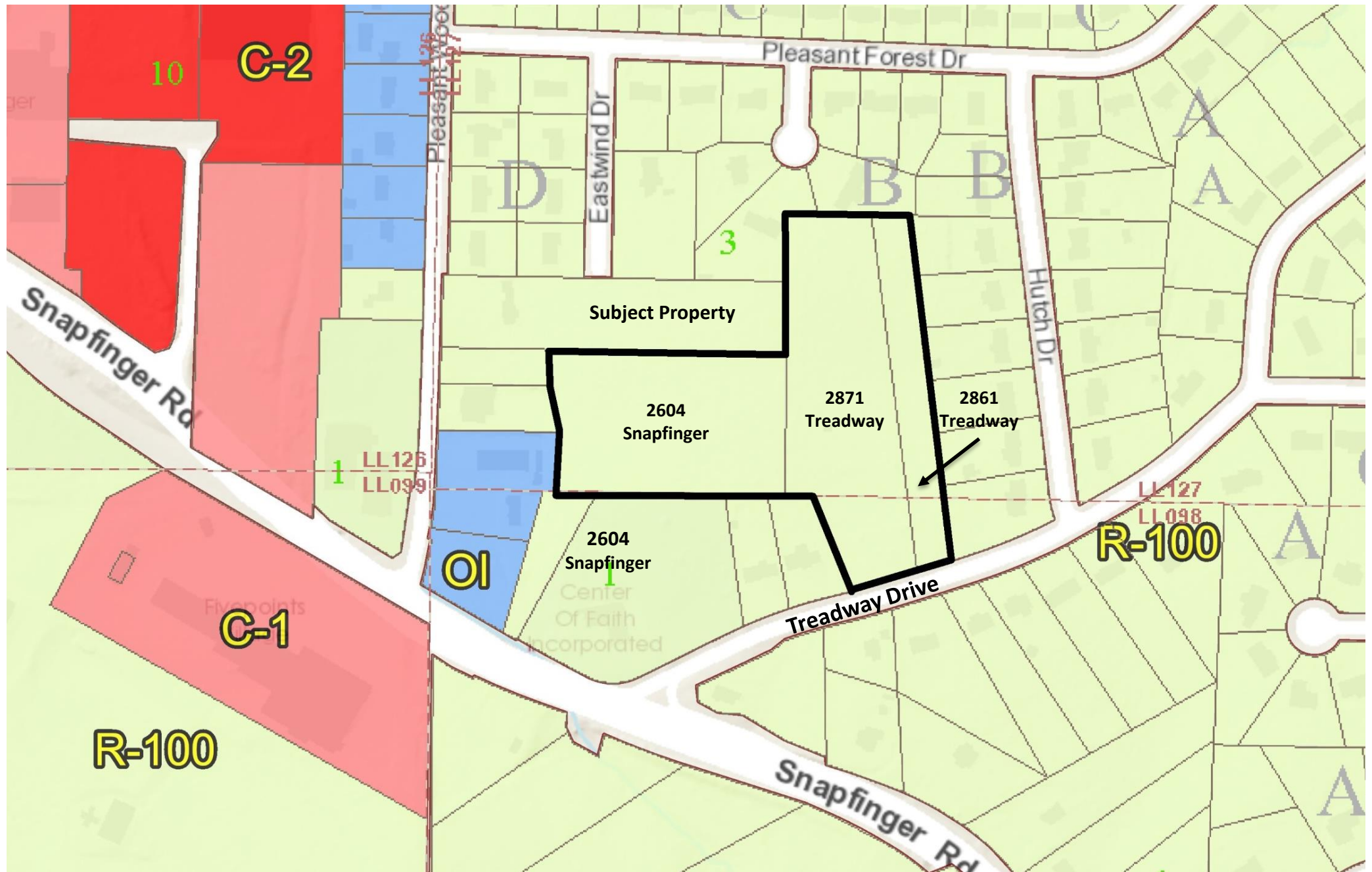
At least one tree will be planted in front of each unit.

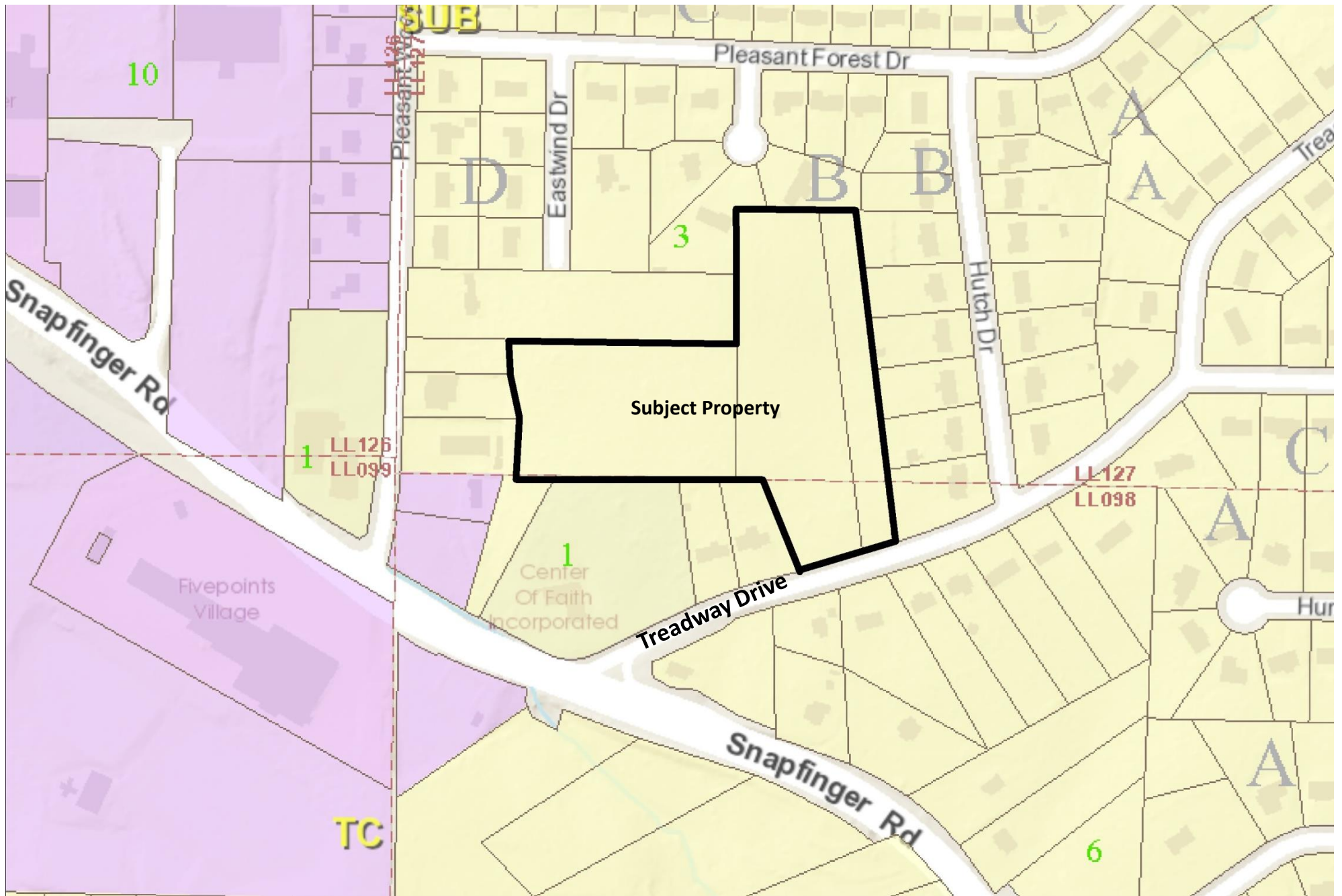




Proposed style of development.











Subject Property, viewed from Treadway Drive



(left) Adjoining properties located to the west of the subject property at 2881 and 2889 Treadway Drive.



(right) Homes on opposite side of Treadway Drive from the subject property.