



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Board of Commissioners Hearing Date: December 21, 2021

STAFF ANALYSIS

Case No.: SLUP-21-1245227 **Agenda #:**

Location/Address: 2318 2nd Avenue, Decatur, GA 30032 **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-140-04-007, 15-140-04-055

Request: Request for a Special Land Use Permit (SLUP) for a proposed senior housing development of multifamily dwellings units in an R-75 (Residential Medium Lot-75) District, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance.

Property Owner(s): First Baptist Gresham

Applicant/Agent: VG Frist Baptist Senior, LP

Acreage: 6.6 acres

Existing Land Use: Vacant

Surrounding Properties: North, East, South, and West (R-75 zoned properties); Single Family Residential Neighborhoods.

Comprehensive Plan: SUB (Suburban) X Consistent Inconsistent

| | |
|--|---|
| Proposed Density: 22.7 units per acre | Existing Density: None |
| Proposed Units: 125 | Existing Units/Square Feet: None |
| Proposed Lot Coverage: 54.5 % | Existing Lot Coverage: None |

Zoning History: Based on DeKalb County records, it appears that the R-75 (Residential Medium Lot-75) zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956. The *DeKalb County 2021 Comprehensive Plan Update* designates the subject property's future land use as Suburban (SUB).

Site Analysis: The 6-acre site is located on the east side of 2nd Avenue, approximately 200 feet north of the northeast corner of 2nd Avenue and Tilson Road at 2318 2nd Avenue and 2038 Tilson Road, Decatur, Georgia. The property has approximately 286 feet of frontage on 2nd Avenue and 100 feet of frontage on Tilson Road. The site currently has two means of egress and ingress to the site; one along 2nd Avenue and the other along Tilson Road, as well as sidewalks along both streets. The property is currently developed with a two-story structure that is currently used as a life center for the VG First Baptist Church.

PROJECT ANALYSIS

The proposed development will consist of seven buildings: one large multifamily building housing 89 units and six single story triplexes equating to 36 units. There will be a mix of 93 - 1 bedrooms and 32- 2 bedrooms for senior aged residents with incomes at or below 60% of the area median income (AMI).

Unit amenities will include washer/dryer connections and full kitchens with energy efficient refrigerators, ice makers, dishwashers, stoves, and microwaves. All units will have built-in fire sprinkler systems. The development plans feature community space that will include a management and leasing office along with a community room, computer and fitness center, arts and crafts room, outdoor gathering areas, and raised garden beds. In addition, there will be classes that teach healthy eating and cooking, preventative health, exercise, and fitness.

The development will be designed to meet state and federal accessibility and fair housing requirements. Five percent (5%) of the units will be designed for mobility impaired individuals and two percent (2%) of the units will be designed for individuals with sensory impairments.

COMPLIANCE WITH DISTRICT STANDARDS:

The *Zoning Ordinance* allows, with a special land use permit, senior housing of any density and building form in R-75 and the other single-family residential districts. The applicant has proposed a development with a density allowed by the MR-2 (Medium Density Residential – 2) Zoning District. Based on the information provided, it appears the proposed development meets the MR-2 development standards.

IMPACT ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The size of the site is adequate for the required parking spaces, parking lot landscaping, building setbacks, and other site features. Because the applicant has not provided sufficient information, it is not possible to determine if the site is large enough for provision of the required open space and enhanced open space.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The development is residential and is, in a basic sense, compatible with surrounding residential land uses to the north, south, east, and west.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

There has been no indication from reviewing departments and agencies that the proposed development would

result in a use that would cause an excessive or burdensome use of surrounding streets, utilities, or schools. The property is located in a developed area where public infrastructure and other utilities are available.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Ingress/egress to/from the site is via Tilson Road, a collector road. Comments by the Transportation Department do not indicate a lack of capacity on Tilson Road for the trips that would be generated by the development.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The development is expected to generate traffic from passenger vehicles and occasional service vehicles, which would not adversely affect single-family residences located along Tilson Road and 2nd Avenue. While seniors may drive less than other people, Tilson Road and other access routes to the site appear to have adequate capacity to absorb the volume of traffic expected for the proposed senior housing development.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

Two-way ingress/ egress is provided via a curb cut on Tilson Road and a driveway that leads into the interior of the site. The driveway appears to provide adequate site distance and sufficient width to meet the needs of emergency vehicles. The 9-2-21 site plan shows sidewalks within the development connecting to a sidewalk on the 2nd Avenue frontage of the site. However, it is not possible to discern whether the sidewalk and other streetscaping features meet development standards.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed senior housing development is expected to create minimal adverse effects on adjoining land uses and should not create or emit smoke, odor, dust or abnormal noises or vibrations beyond what is typical for a multi-family development occupied by senior citizens.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed senior housing development is not expected to create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed senior housing development is not expected to create adverse impacts upon any adjoining land use by reason of the manner of operation. It is proposed to be managed and operated by professional staff.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

As mentioned, the *Zoning Ordinance* allows, with a special land use permit, senior housing in R-75 and the other single-family residential districts. The applicant has proposed a development with a density allowed by the MR-2 (Medium Density Residential – 2) district; the MR-2 development standards were designed to fit the range of densities allowed in the MR-2 district.

K. Whether the proposed use is consistent with the policies of the *Comprehensive Plan*.

Per the *Comprehensive Plan*, the future land use designation is SUB (Suburban). The proposed use is consistent with the *Dekalb County Comprehensive Plan Update* future land use objectives for districts designated as Suburban. Moreover, the proposal may present an opportunity to “[e]ncourage housing for the elderly that is well planned, soundly financed and located within a pedestrian friendly, residential community.” (Housing Policy #6— Senior Housing). Additionally, utilize “the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents...” (Housing Policy #9 Housing Variety/Access).

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The MR-2 zoning district requires a minimum 50-foot transitional buffer. The site plan shows a 20-foot buffer along the perimeter of the property adjacent to the other residential lots. A variance is required.

M. Whether there is adequate provision of refuse and service areas.

The applicant is proposing to place the refuse station on the northeastern portion of the site. It appears to be satisfactory.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

There is no reason to limit the duration of the special land use permit.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

It appears the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources in the immediate area.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

It appears the proposed development may satisfy the requirement contained within the supplemental regulations for such special land use permit.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed development should not create a negative shadow impact on any adjoining lot or buildings as a result of the proposed building height.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

By providing senior housing in a residential neighborhood where current residents may wish to “age in place”, the proposed use shows consistency with the needs of the community.

STAFF RECOMMENDATION: Approval with conditions

Based on the impact analysis and land use analysis above, the Special Land Use Permit request appears to be consistent with the intent of the *2035 Comprehensive Plan Update*. The comprehensive plan states that the senior population is expected to increase and that more housing and service options are required. Therefore, the proposal may present an opportunity to “Encourage housing for the elderly that is well planned, soundly financed and located within” (Housing Policy #6—Housing Variety/Access). Therefore, staff recommends approval of this request with the following conditions:

1. The proposed development shall be consistent with the site plan, prepared by Rask Civil Engineering, dated December 8, 2021. The MR-2 (Medium Density Residential-2) Zoning District standards, as codified on December 21, 2021, shall apply, where appropriate.
2. The proposed development shall be consistent with the conceptual landscaping plan entitled, “Landscape Concept Diagram”, prepared by David Sack Landscape Architecture, dated November 16, 2021.
3. The proposed development shall consist of no more than seven buildings: one large multifamily building consisting of no more than 89 units and 6 single story triplexes not to exceed 36 units total. The maximum number of total units shall not exceed 125.
4. The site is required to have two points of access. If the developer is unable to construct a second point of access, a variance must be requested and approved by the Planning Commission, subject to Sec. 14-64 of the Land Development Code.
5. The proposed open space shall be consistent with the site plan, prepared by Rask Civil Engineering, dated December 8, 2021.
6. All residents must be 62 years of age or older to reside in the proposed development.
7. The design of the buildings of the proposed senior housing development shall be in substantial conformance with the design depicted on the elevations prepared by The Vecino Group, dated November 16, 2021. Deviation from these elevations, consistent with the Zoning Ordinance, may be permitted upon approval by the Director of Planning & Sustainability, the District Commissioner, and the Super District Commissioner.
8. The proposed streetscape shall be consistent with the conceptual plan entitled, “Streetscape/Landscape Element”, prepared by David Sack Landscape Architecture, dated November 18, 2021.
9. All exterior lighting shall be screened or shielded to minimize glare and light spillage on adjoining properties.
10. Refuse areas shall be screened on all four sides. Materials used for the screening enclosure shall be colored in neutral colors or earth tones, or materials similar to those used on the primary building.
11. The approval of this special land use permit application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Updated Materials

12-8-2021

First Baptist Senior

Narrative

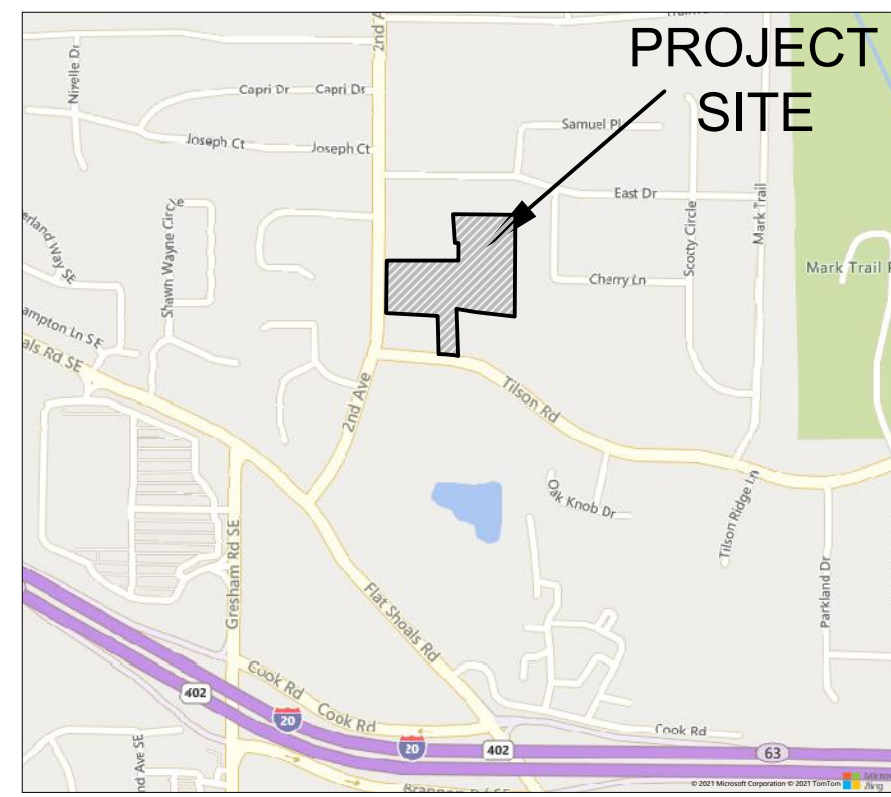
Located at the corner of 2nd avenue and Tilson Road in Decatur, GA, this proposed development will consist of approximately 125 units for Seniors ages 62 and up. This site is in Atlanta MSA and a short distance from the famous East Lake Golf Course. The immediate neighborhood consists of single-family homes ranging from low income to high income. The partnership will consist of the Vecino Bond Group and First Baptist Church at Gresham, who owns the land. They will participate as 30% minority owner. They will also ground lease the land for 55 years. The site is approximately 6.6 acres.

The transaction will be financed using 4% LIHTC & TEB issued by the Housing Authority of DeKalb County. The TEB application has been submitted to the Housing Authority in August 2021 and has received an inducement which was awarded on October 15, 2021. The LIHTC application will be submitted to DCA in December 2021 with an anticipated closing in September 2022.

The proposed development will consist of 7 buildings: 1 large single multifamily building housing 89 units while the remaining 36 units will be located across 6 single story triplexes. There will be a mix of 93 - 1 bedrooms and 32- 2 bedrooms for senior residents at or below 60% AMI.

Unit amenities will include washer/dryer connections, full kitchens each including an energy efficient refrigerator, ice maker, dishwasher, stove, and microwaves. All units will have built-in fire sprinkler systems. The development plans feature community space that will include a management and leasing offices along with a community room, computer and fitness center, arts & crafts room, outdoor gathering areas and raised garden beds. We will also provide classes that teach of healthy eating and cooking, preventative health, exercise, and fitness.

The development will be designed to meet state and federal accessibility and fair housing requirements. Five percent (5%) of the units will be designed for mobility impaired individuals and two percent (2%) of the units will be designed for individuals with sensory impairments.



VICINITY MAP
1"=1000'

SECOND AVENUE
(50' PUBLIC R/W)



TILSON ROAD
(65' PUBLIC R/W)

L=101.06'
R=744.37'
D=7°46'44"
CH=N84°53'19"W
100.98'

SITE SUMMARY TABLE

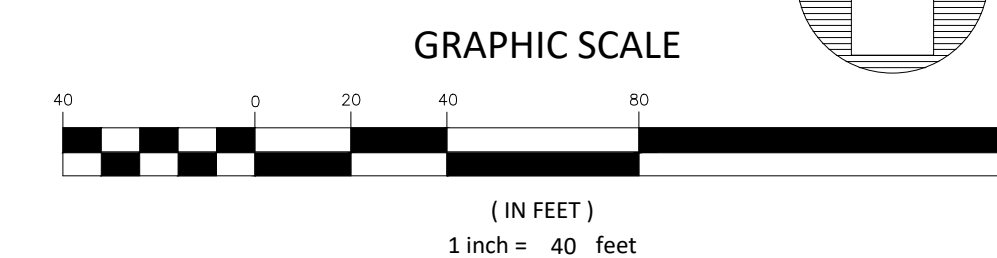
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|--|---|
| AREA | |
| EXISTING PROPERTY AREA | 5.99 AC |
| 2318 SECOND AVE | 0.46 AC |
| 2308 TILSON RD | 6.45 AC |
| TOTAL | 6.45 AC |
| PROPOSED PROPERTY AREA | |
| 2318 SECOND AVE | 5.50 AC |
| PARCEL FOR LIFE CENTER | 0.95 AC |
| TOTAL | 6.45 AC |
| BUILDING AREA | |
| 3-STORY BUILDING | |
| 1-STORY BUILDINGS | 29,900 SF |
| TOTAL | |
| IMPERVIOUS AREA: | |
| 3.0± AC (54.5%) | |
| IMPERVIOUS ALLOWED: | 4.125 AC (75%) |
| OPEN SPACE PROVIDED: | 2.5± AC (45.5%) |
| OPEN SPACE REQUIRED: | 0.825 AC (15%) |
| BUILDING | |
| TOTAL PROPOSED RESIDENTIAL UNITS: | 125 |
| 3-STORY BUILDING | |
| PROPOSED GROSS BUILDING AREA: | 76,437 SF |
| HEIGHT: | 36' (MIDDLE) |
| 1-STORY BUILDINGS | |
| PROPOSED GROSS BUILDING AREA: | 29,900 SF |
| HEIGHT: | 18' (MIDDLE) |
| ZONING | |
| PROPERTY ZONING: | R-75 (MR-2 STANDARDS APPLIED) |
| ADJACENT ZONING: | R-75 |
| DENSITY ALLOWED | |
| BASE DENSITY: | 12 UNITS/AC |
| SUSTAINABILITY BONUS: | 6 UNITS/AC |
| MIXED AGE BONUS: | 24 UNITS/AC |
| TOTAL: | 24 UNITS/AC |
| DENSITY PROPOSED: | 22.7 UNITS/AC |
| VARIANCES REQUESTED | |
| ACCESS POINTS: | 2 REQUIRED - 1 PROPOSED |
| TRANSITIONAL BUFFERS: | 50' AGAINST RESIDENTIAL - PROPOSED VARIES |
| BUILDING SETBACKS | |
| FRONT: | 0' |
| SIDE: | 0' (3' BUILDING SEPARATION) |
| REAR: | 20' |
| PARKING | |
| REQUIRED (125 UNITS x 0.75 SPACES/UNIT): | 94 SPACES (INCL 4 HC) |
| PROPOSED: | 109 SPACES (INCL 6 HC) |

KEYNOTES

- PROPOSED 3 STORY BUILDING
- PROPOSED 1 STORY BUILDING
- DUMPSTER PAD
- CONCRETE SIDEWALK CONNECTION
- STORMWATER MANAGEMENT AREA
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MODULAR BLOCK RETAINING WALL WITH FALL PROTECTION FENCE
- LOADING SPACE
- FIRE TRUCK TURN AROUND

GENERAL NOTES

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ATWELL, LLC.
- THIS PROPERTY DOES NOT LIE WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0131J DATED 5/16/2013.
- THIS PROPERTY DOES NOT CONTAIN BUFFERED STATE WATERS PER DETERMINATION BY DEKALB COUNTY DATED 7/12/2021.



SITE PLAN

FOR:
FIRST BAPTIST SENIOR
2318 SECOND AVE & 2038 TILSON RD
DEKALB COUNTY, GEORGIA
(PARCELS 15 140 04 007 & 15 140 04 055)



| No. | Revision/Issue | Date |
|-----|---------------------------|---------|
| 1 | SIX-PLEX | 9/29/21 |
| 2 | MINOR SITE REVISIONS | 10/4/21 |
| 3 | BUFFERS AND SETBACK ADDED | 12/8/21 |
| | | |
| | | |
| | | |

RASK
CIVIL ENGINEERING
2423 FALCON CT
LAWRENCEVILLE, GA 30043
(404) 226-6795

OWNER/DEVELOPER:
VECINO GROUP
470 COMMERCE DRIVE
PEACHTREE CITY, GA 30269
CONTACT:
SHARON GUEST
(404) 316-0631

| | | | |
|---------|--------|-------|------|
| Project | 210813 | Sheet | SLUP |
| Date | 9/2/21 | Scale | |
| Scale | 1"=40' | | |



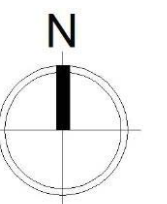
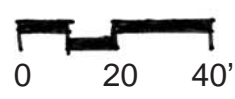
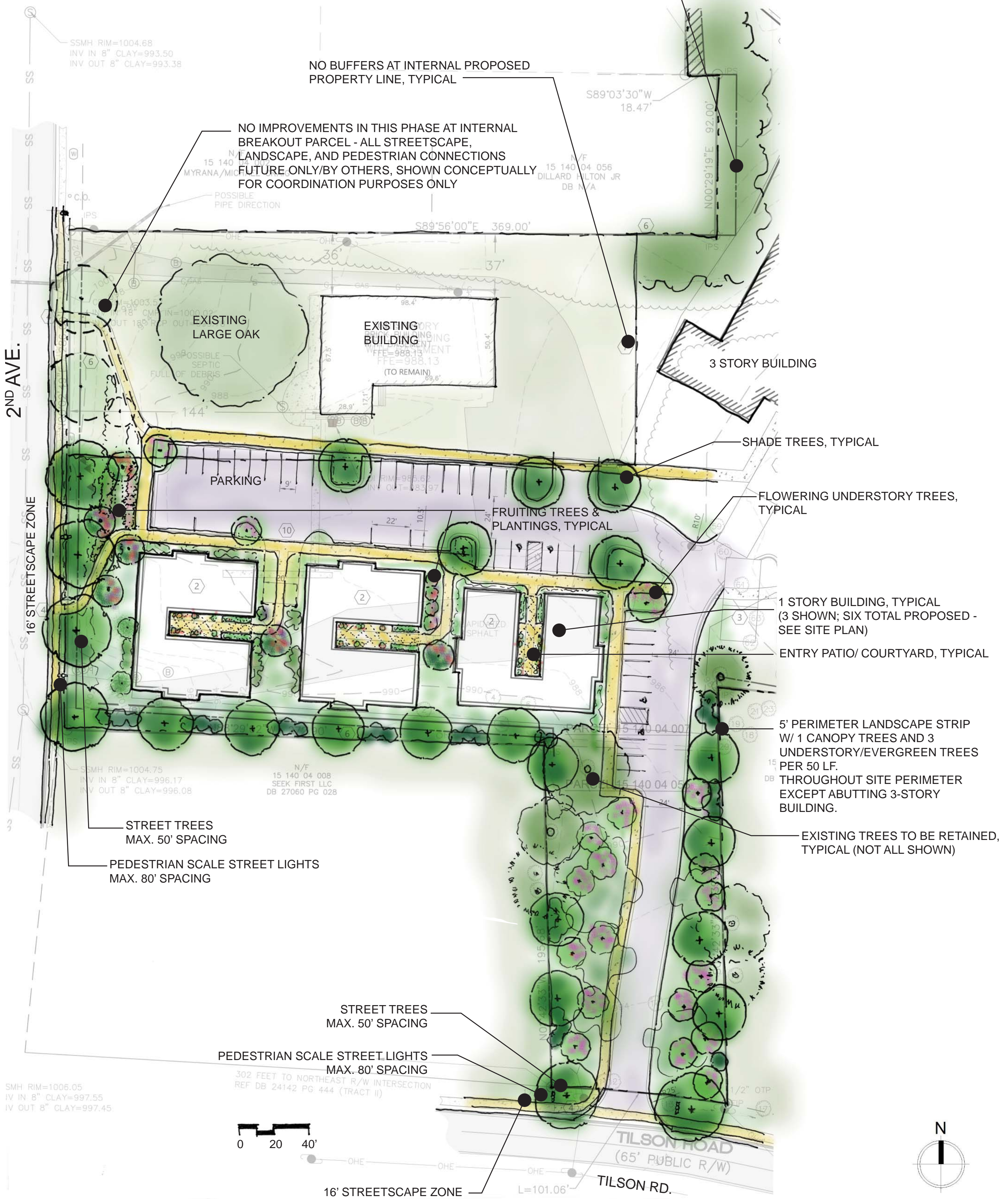
LANDSCAPE CONCEPT DIAGRAM

DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING

20' TRANSITIONAL BUFFERS AT PROPERTY PERIMETERS
ABUTTING 3-STORY PROPOSED BUILDING, TYPICAL

NO BUFFERS AT INTERNAL PROPOSED
PROPERTY LINE, TYPICAL

NO IMPROVEMENTS IN THIS PHASE AT INTERNAL
BREAKOUT PARCEL - ALL STREETSCAPE,
LANDSCAPE, AND PEDESTRIAN CONNECTIONS
FUTURE ONLY/BY OTHERS, SHOWN CONCEPTUALLY
FOR COORDINATION PURPOSES ONLY



First Baptist Affordable Housing Development, Decatur, Dekalb County, Georgia Streetscape/Landscape Design Narrative

Vecino Design, Springfield, MO

David Sacks Landscape Architecture, Avondale Estates, GA

December 8, 2021

Streetscape design for the project will follow DeKalb County requirements, consisting of a 16-foot wide streetscape zone that includes a six-foot wide sidewalk and a total of ten feet of width of landscape area. Article 5 of the County's zoning code allows flexibility as to where, within the 16 foot overall width, the sidewalk is placed; it can be placed against the curb (with all landscape area behind it); at the back of the streetscape zone (with all the landscape area in front of it); or somewhere in the middle, with the ten total feet of landscape depth split, some in front of the sidewalk and some behind.

For this project, we will locate the sidewalk to try match the pattern of adjacent properties as closely as possible. On both the Second Avenue and Tilson Road frontages, the existing sidewalks are close to the curb line, with an approximate 3-foot green space in front of the sidewalk. We will stay as consistent with this pattern as possible, subject to final County permit reviews. A total depth of 10 feet of landscape area will still be provided.

Street trees will be placed behind the sidewalk in order to provide adequate root space for long term growth and adequate clear zone along the edge of the road for visibility and safety. Urban-tolerant and readily available native canopy species such as oaks, maples or blackgums will be specified. Trees shall be spaced no more than 50 feet on center in accordance with Article 5. The remainder of the streetscape landscape zone will be finished with turf, low-maintenance ground covers, or other suitable materials consistent with County code. Streetscape treatment will also include new concrete sidewalks, and pedestrian-scale lighting. Light fixtures shall be spaced no more than 80 feet on center in accordance with Article 5.

Final landscape design for the entire property will be submitted for LDP review at the appropriate time. Preliminary design treatments identified at this time include the retention of existing trees to the greatest extent practicable given the need to grade much of the site for safe ingress/egress and accessibility. An opportunity appears to exist in the narrow strip of property comprising the entry point off of Tilson Road, where several existing hardwoods may be able to be integrated into a naturalistic woodland planting scheme. Perimeter buffers and/or landscape strips will be developed to the greatest extent feasible. Within the interior of the site, the project team will strive to create a variety of opportunities for residents to stroll, sit outdoors, and gather/socialize. The plant palette will utilize a wide variety of native and appropriate non-native selections. Our general approach to projects of this type is to include ornamental and productive plants that residents can enjoy as reminders of favorite garden plants they may have encountered in beloved former homes, as well as to include native species of the local region that enhance and/or restore a "sense of place" for the property.

First Baptist Senior – SLUP Supplemental Application

SOCIAL SERVICES- Site and building design that encourages social interaction

As a Low-Income Housing Tax Credit development, we are required to meet specific threshold standards for construction, sustainability, amenities, and social services. This development requires we provide at a minimum at least 4 services to the residents to promote social interaction: The list of social services that required are stated below are taken directly from the Department of Community Affairs' Qualified Allocation Plan:

IV. REQUIRED SERVICES

- A. Family/Senior Properties Family Properties must include at least two (2) services from two (2) of the following categories. Senior Properties must include at least four (4) services from three (3) of the following categories.
 - 1. Social and recreational programs (e.g. semi-monthly birthday parties/holiday dinners or parties/potluck dinners, movie nights, bingo).
 - 2. On-site enrichment classes (e.g. budgeting, avoiding identity theft, arts and crafts, computer tutoring, gardening, safety classes such as CPR and household safety).
 - 3. On-site health classes (e.g. nutrition, healthy cooking, asthma management classes and smoking cessation classes, exercise classes such as yoga, Pilates, strength training, group led aerobic classes, and/or personal fitness).

As standard practice, we always include the social and recreational activities for our seniors to ensure they are integrated within the community. We have birthday and holiday parties, as well as bingo and movie nights as ongoing monthly activities.

We encourage health and wellness for our seniors by offering healthy cooking and eating classes. We also offer age-appropriate fitness classes. In addition, we seek to partner with health providers and professionals to offer free health screenings and checkups.

Our goal is to ensure our senior have services that provide them social interaction and physical activity that encourages better mental, social, and physical health which often leads to longer happier living.

AMENITIES

As a Low-Income Housing Tax Credit development, we are required to meet specific threshold standards for construction, sustainability, amenities, and social services. Below is the excerpt taken from the DCA manual on amenities. We must meet all required amenities for this development.

XIII. REQUIRED AMENITIES

All amenities must meet the criteria set forth in the Architectural Manual, Appendix III: Amenities Guide.

A. Standard Site Amenities.

All properties must include the following on-site amenities:

1. A community room or building.
2. An accessible exterior gathering area located in a central area.
3. For new construction, washer and dryer hookups must be provided in each unit.
4. Every development must provide an on-site laundry facility (1 washer and 1 dryer per every 25 units) and/or washers and dryers installed and maintained in every unit.

An onsite laundry facility is not required if washers and dryers are installed in units and maintained at no additional cost to residents. All the above amenities, except the on-site laundry, must be available to the residents at no additional charge.

A Phased Development with a previously funded phase will not share amenities without DCA's prior written consent.

B. Additional Site Amenities. Properties that have 125 units or fewer must include at least two (2) additional site amenities. Properties with more than 125 units must include at least four (4) additional site amenities.

We have selected a computer room and fitness center as the two amenities for this community.

C. Unit Amenities.

All units must include the following:

1. HVAC systems.
2. Energy Star refrigerators.
3. Energy Star dishwashers (except in senior USDA or HUD properties),
4. Stoves.
5. Microwave ovens.
6. Powder-based stovetop fire suppression canisters installed above the range cook top or electronically controlled solid cover plates over stove top burners.

D. Additional Requirements and Amenities for Senior Developments (Elderly and Housing for Older Persons)

1. Elevators must be installed for access to all units above the ground floor.
2. Buildings with multi-story construction must have interior conditioned and furnished gathering areas including but not limited to areas near elevators. Applicants must enter all selections in the Threshold Criteria tab on the Application Form. For scattered site projects, required amenities must be met for each non-contiguous parcel.

SECURITY

First Baptist Senior have access control at all the entry points and amenity areas within the development. The residents will have key fobs to gain access to the building and those amenity areas. There will also be a call box at the entry of the building so that residents can allow remote entry of their guests. In addition, we will pre-wire for security alarms and/or ring doorbells in the cottage style units.

We will also investigate the Flock cameras that are compatible with DeKalb County Police system.

AMENITIES GUIDEBOOK PHOTOS

This appendix to the Amenities Guidebook provides pictures of Georgia Department of Community Affairs projects representing good and bad examples of site amenities listed in the Guidebook. Refer to the Guidebook for detailed requirements and specifications for these amenities.

REQUIRED STANDARD AMENITIES

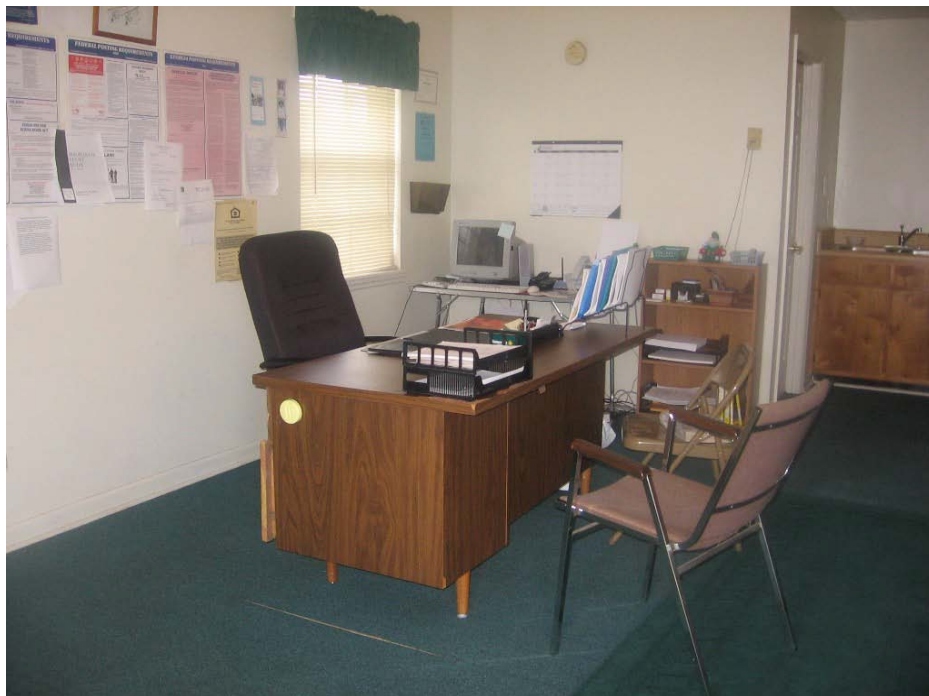
Community Building/Room



Acceptable Community Building Exterior



Acceptable Community Room Interior



Not Acceptable Community Room Interior

The property manager's office must be separate from the community room.

Exterior Gathering Area



Acceptable



Not Acceptable

The gazebo is not permanently set, has no landscaping, and no accessible path.

On-site Laundry Facility or Washers/Dryers installed in each unit



Acceptable

Note the front loading machine at right.

Interior Furnished Gathering Areas (Senior Only)



Acceptable



Not Acceptable

(No table or task lighting)

ADDITIONAL AMENITIES

Attractively Fenced Community Garden



Acceptable

The garden beds are elevated to an accessible height, each plot has a water source, and the plots are on an accessible path.



Not Acceptable
No fence; overgrown with weeds.

Equipped Playground



Acceptable



Not Acceptable

Equipment not constructed in compliance with CPSC guidelines for materials, ladder handrails, or ground cover. There is no observation bench.

Covered pavilion with picnic/barbecue facilities



Acceptable



Not acceptable

The pavilion structure is borderline permanent, weatherproof structure. There are no grills, there are not enough picnic tables, and the absence of landscaping makes the pavilion appear uninviting.

Furnished Children's Activity/Seniors Craft Center



Acceptable



Not Acceptable

(Uninviting room without decorations and use of folding furniture and table)

Computer Center



Acceptable



Not acceptable

Folding chairs are not acceptable. Equipment should be new; the condition of this equipment is questionable.

Furnished Exercise / Fitness Center



Acceptable

There is a variety of commercial grade equipment, cardiovascular equipment rests on slip-resistant mats, and the room is mirrored.



Not Acceptable

Equipment is used and not commercial grade.
There is not enough equipment for the size of the complex.

Wellness Center



Not Acceptable

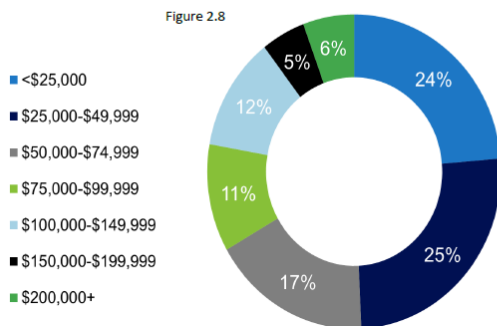
This Wellness Suite includes a prep sink, and exam area, a library waiting area and a bathroom that services the suite. The suite requires an exam table and furnished library with health literature to be acceptable.

DeKalb County 2035 Comprehensive Plan

Items and addresses

| DeKalb County | Table 2.1: DeKalb County Changes in Demographics | | | | | |
|--------------------------|--|----------|----------------------------|----------|----------------------------|----------------------------|
| | 2000 | 2010 | Amount of Change 2000-2010 | 2015 | Amount of Change 2010-2015 | Amount of Change 2000-2015 |
| Total population | 665,865 | 691,891 | 3.9% | 734,871 | 6.2% | 10.4% |
| Latino Population | 7.9% | 9.8% | 24.1% | 8.8% | -10.2% | 11.4% |
| White population | 35.8% | 33.3% | -7.2% | 36.4% | 9.4% | 1.6% |
| Black Population | 54.2% | 54.3% | 0.1% | 54.0% | -0.6% | -0.4% |
| Seniors (Age 65 & Above) | 7.9% | 9.0% | 13.9% | 10.7% | 18.9% | 35.4% |
| Median Household Income | \$42,767 | \$51,349 | 20.1% | \$50,799 | -1.1% | 18.8% |

Graphic shows over the span of 15 years (2000-2015) senior (65+) population increased 35.4%. Higher than any other group during that time period. Elderly 55-64 not captured in this data which would further data increase percentages.



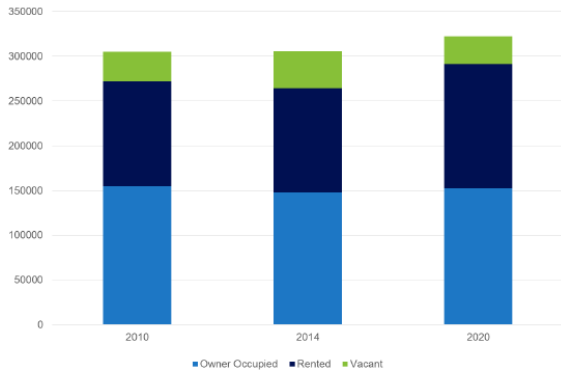
2014 Income Distribution

In 2014, 23% of DeKalb's households made more than \$100,000 a year, while 49% made less than \$50,000 annually.

Data Source: US Census American Communities Survey
The Atlanta Regional Commission

49% of Dekalbs population had wages below \$50K PY. 24% of Dekalbs total population makes below \$24K PY.

Housing Figure 2.10



Housing Trends:

In 2010, of 89.1% of occupied units, 56.9% were owner occupied. ESRI's Business Analyst predicts 90.5% occupancy in 2020, 52.3% by homeowners

Data Source: 2010 Census; 2014 American Communities Survey; 2020 ArcGIS Business Analyst Online Projections
The Atlanta Regional Commission

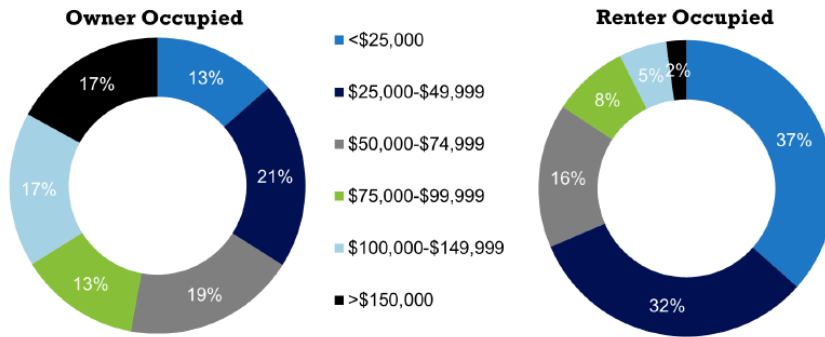
Graphic shows home ownership shrinking in DeKalb while rentals are increasing.

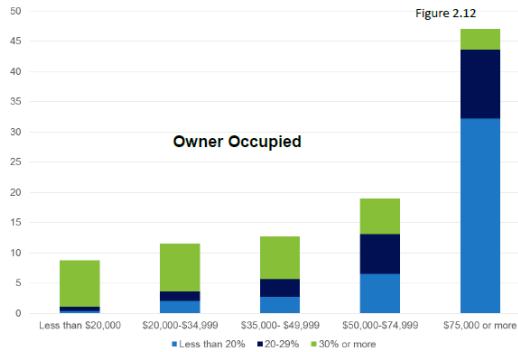
Household Income Distribution:

Renters have significantly lower incomes than homeowners in DeKalb County. 69% of DeKalb's renters make less than \$50,000 a year, while 34% of homeowners make more than \$100,000 annually.

Data Source: 2014- American Communities Survey- Financial Characteristics
The Atlanta Regional Commission

Figure 2.11



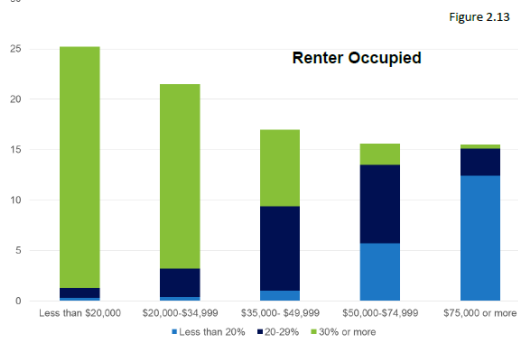


Cost as a Percentage of Income—Owner Occupied

This chart shows the distribution of homeowner incomes in DeKalb, categorized by the percentage of their income spent on housing. Light blue represents less than 20% of income spent on housing, navy blue is 20-29% of income spent on housing, and green is 30% of income or more spent on housing. Lower income groups spend a larger proportion of their income on housing than do homeowners with higher incomes

Data Source: US Census 2014 American Communities Survey- Financial Characteristics

The Atlanta Regional Commission



Cost as a Percentage of Income—Renter Occupied

This chart shows the distribution of renter incomes in DeKalb, categorized by the percentage of their income spent on housing. Light blue represents less than 20% of income spent on housing, navy is 20-29% of income spent on housing, and green is 30% of income or more spent on housing. Lower income groups spend a larger proportion of their income on housing than do renters with higher incomes.

Data Source: US Census 2014 American Communities Survey- Financial Characteristics

The Atlanta Regional Commission

Less than 8% of homeowners spend 30% or more of income on housing. 20%+ of renters spend 30% of income on housing.



Monthly Housing Cost

The greatest proportion of renters and buyers pay between \$1,000 and \$1,500 a month to live in DeKalb County.

Data Source: US Census American Communities Survey
The Atlanta Regional Commission

Figure 2.15

First Baptist Senior Unit and Rents Breakdown – 125 Units Total

| # Bdrms | #Bathrms | # Units | Unit SF | Description | AMI | % of Total Units | Maximum LIHTC Rents |
|--------------|----------|---------|---------|-------------|-----|------------------|---------------------|
| LIHTC | | | | | | | |
| 1 | 1 | 18 | 660 | LIHTC | 60% | 14.4% | \$970 |
| 1 | 1 | 53 | 667 | LIHTC | 60% | 42.4% | \$970 |
| 1 | 1 | 10 | 672 | LIHTC | 60% | 8.0% | \$970 |
| 1 | 1 | 12 | 680 | LIHTC | 60% | 9.6% | \$970 |
| 2 | 2 | 32 | 850 | LIHTC | 60% | 25.6% | \$1,164 |

LAND USE /SENSE OF PLACE (DEKALB COMP PLAN 2035 PG. 43)

Residential

ISSUE:

Multi-family - Many older multi-family developments are suffering from physical deterioration and are often concentrated in areas with higher poverty rates.

OPPORTUNITY:

Many new re-developments have added density and a diversity of housing types and options.

Housing

ISSUE:

Seniors

The senior population is expected to continue to increase and require more housing and service options. Gentrification continues to displace seniors low income residents.

Affordable Housing The location of affordable housing is often away from major amenities, employment centers and higher-income neighborhoods.

OPPORTUNITY:

DeKalb’s Diverse population and cultural diversity allow for a wide range of social, cultural and economic opportunities.

Housing Policies (Pg. 47)

3. **Housing Variety - Design Guidelines** - Continue to enforce and improve design guidelines for residential infill that is compatible with the surrounding area.

4. **Fair Housing** - During the rezoning process, prevent the occurrence of discrimination in housing on the basis of age, race, religion, sex, or national origin.

6. **Senior Housing** - Encourage housing for the elderly that is well planned, soundly financed and located within a pedestrian friendly, residential community.

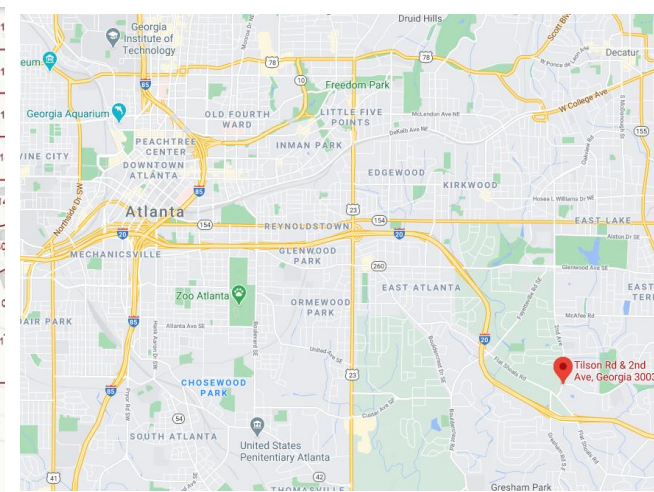
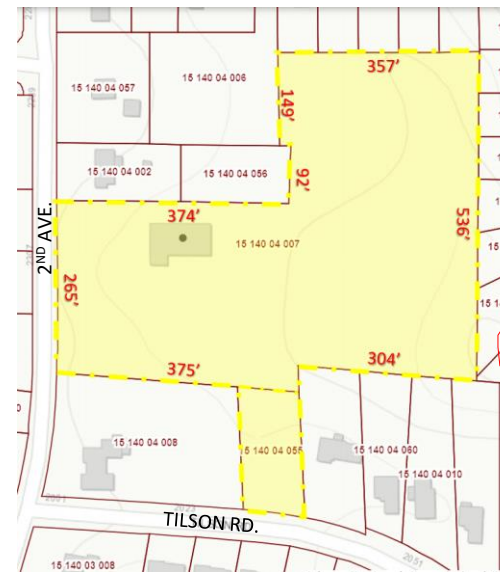
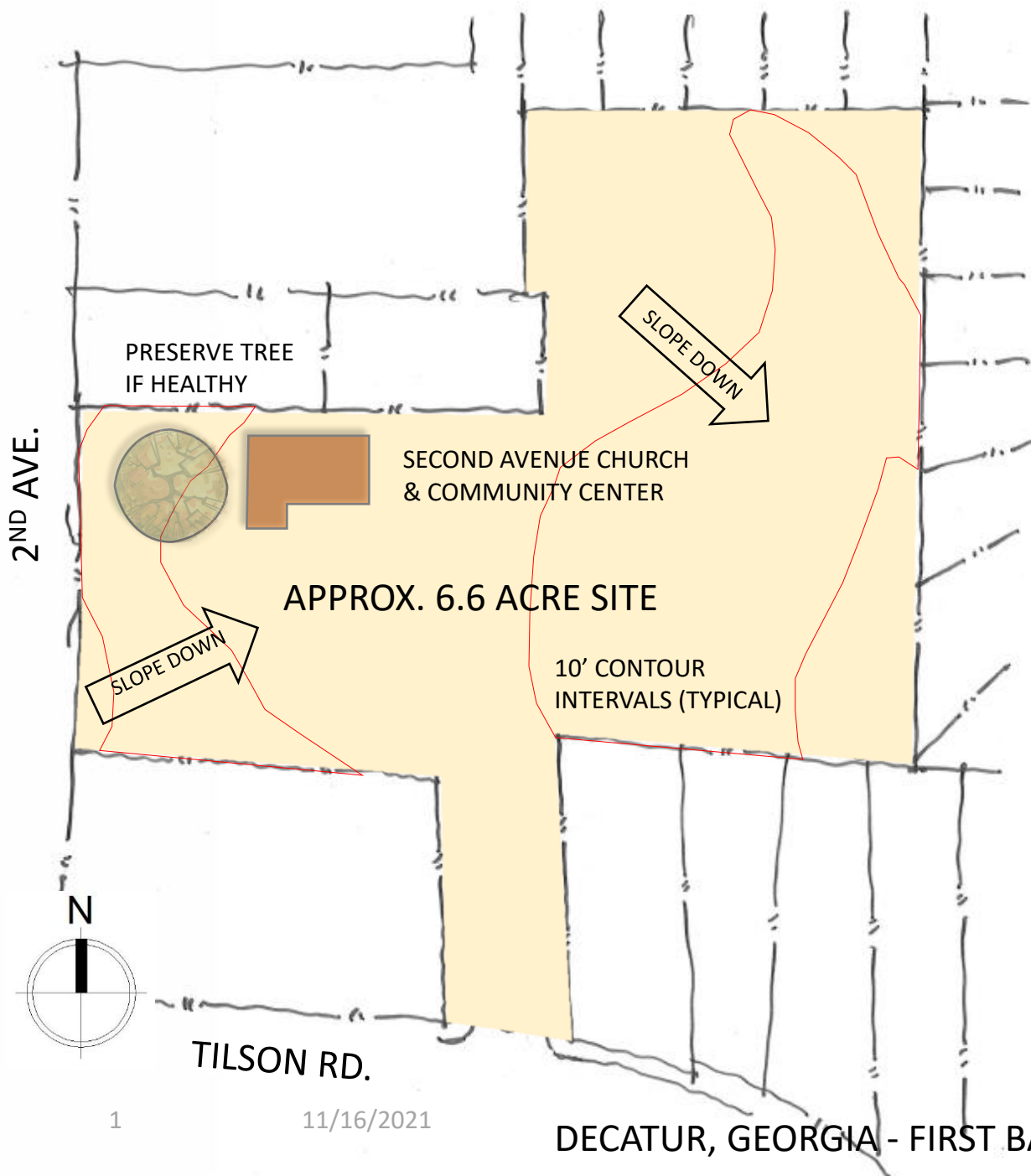
Policies

1. **Incentivize redevelopment and build public/private partnerships** - To ensure economic relevance, DeKalb County must encourage redevelopment.

Land Use Policies

B. **Land Use Compatibility** - Development intensity shall transition from the most dense toward the edge/periphery of the activity center. Smaller scale professional services and residential developments may serve as transitions to existing neighborhoods. Staggered heights, greater setbacks, increased screening/buffers can help mitigate compatibility issues.

D. **Services/Facilities** - Proposed developments shall not degrade the level of service on roadways, capacity of water/sewer, or cause drainage problems. The developer must provide evidence to the contrary that is acceptable to staff, make on or off site improvements, and/or provide funding to mitigate impact on public facilities and services. All new development will be subject to review of its proposed impact on existing services and infrastructure. Developers will be required to submit additional plans, which will mitigate any negative impacts. – **No negative impact was found from Dekalb Planning**



LOCATION MAP

SURROUNDING CONTEXT



CONTENTS

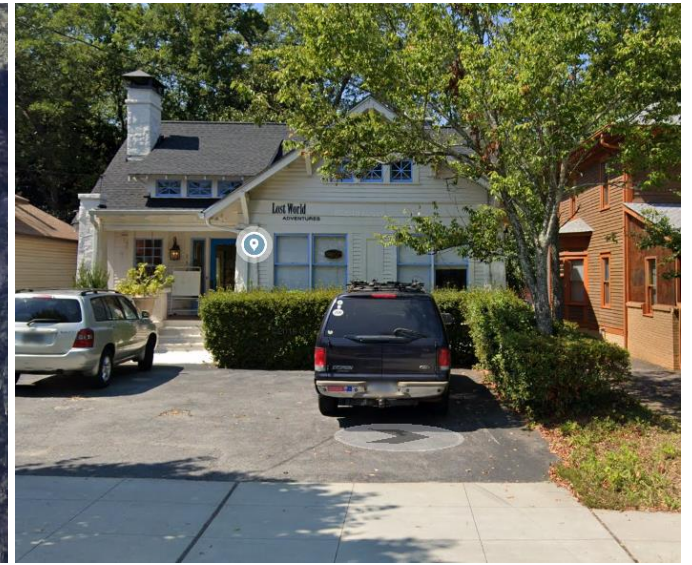
1. SITE LOCATION
2. CONTEXT
3. INSPIRATION
4. LANDSCAPE CONCEPT DIAGRAM
5. LANDSCAPE CONCEPT IMAGERY
6. COMPOSITE BUILDING A LEVEL 1 PLAN
7. BUILDING A LEVEL 1 PLAN
8. BUILDING A LEVEL 2 PLAN
9. BUILDING A LEVEL 3 PLAN
10. BUILDING A TYPICAL 1 BEDROOM UNIT PLANS
11. BUILDING A TYPICAL 2 BEDROOM UNIT PLAN
12. BUILDING A ELEVATIONS
13. BUILDING A ELEVATIONS
14. TYPICAL 6 PLEX BUILDING PLAN
15. TYPICAL 6 PLEX 1 BEDROOM UNIT PLANS
16. TYPICAL 6 PLEX 2 BEDROOM UNIT PLAN
17. 6 PLEX ELEVATIONS
18. 6 PLEX ELEVATIONS
19. OVERALL PROJECT BUILDING DATA SUMMARY



SITE FROM 2ND AVE.



AERIAL VIEW OF SITE LOOKING NORTH



LOCAL SHOP



TILSON RD



NEARBY HOME

CONTEXT IMAGES





INSPIRATION IMAGES





LANDSCAPE CONCEPT DIAGRAM



WOODLAND ENTRY DRIVE



COMMUNITY GARDENING



ENTRY COURTYARDS

- HARDSCAPE THROUGHOUT, WITH PLANTERS AND OTHER SITE FURNITURE



EXERCISE / ADULT PLAY



SEATING & GATHERING SPACES

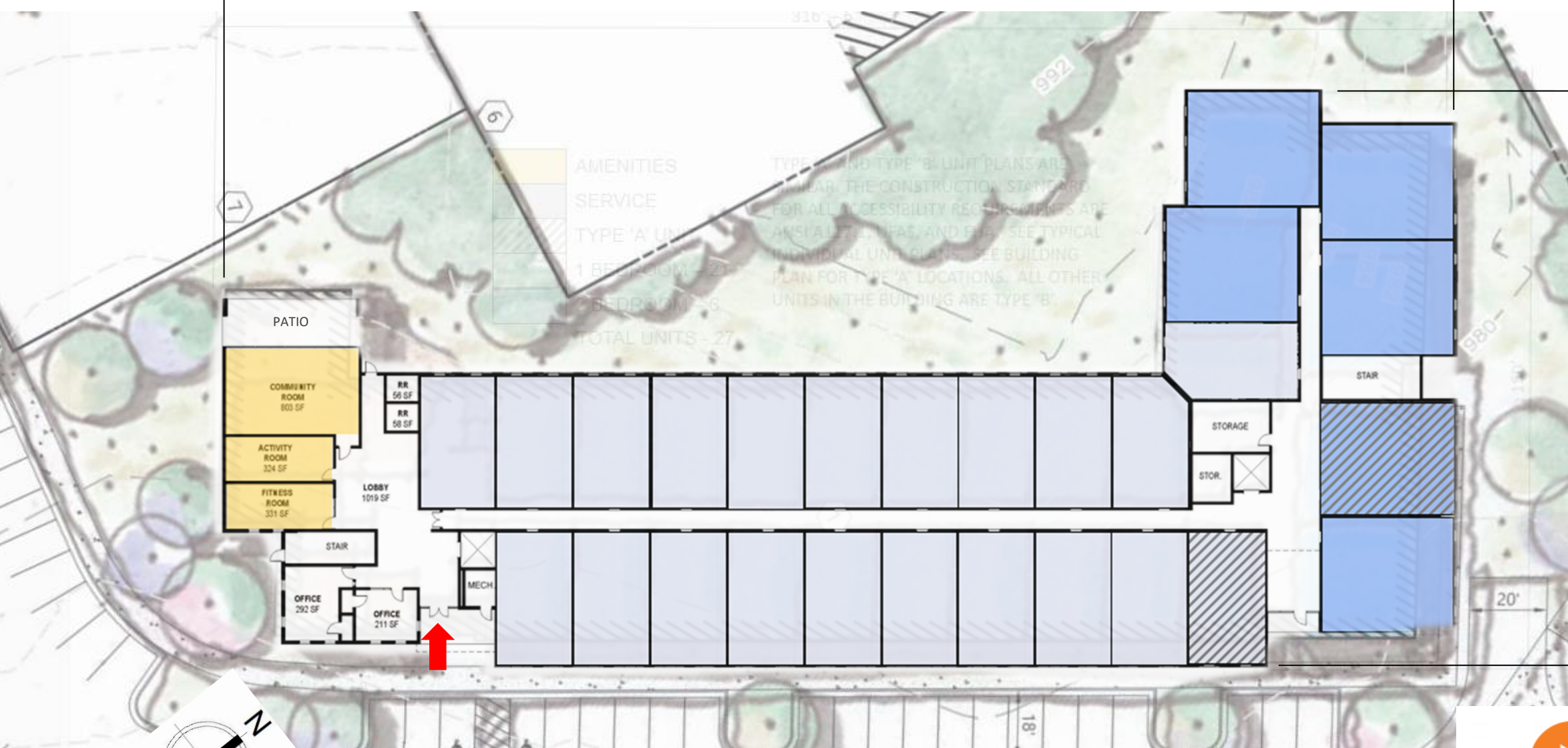


BIOSWALE / WATER CONVEYANCE

LANDSCAPE CONCEPT IMAGERY

315' - 5 1/4"

149' - 9"



AMENITIES
 SERVICE
 TYPE 'A' UNIT
 1 BEDROOM - 220
 2 BEDROOM - 56
 TOTAL UNITS - 27

TYPE 'A' AND TYPE 'B' UNIT PLANS ARE
 SIMILAR. THE CONSTRUCTION STANDARD
 FOR ALL ACCESSIBILITY REQUIREMENTS ARE
 ANS A117.1, AND FOR SEE TYPICAL
 INDIVIDUAL UNIT PLANS. SEE BUILDING
 PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER
 UNITS IN THE BUILDING ARE TYPE 'B'.


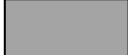

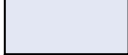
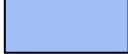


COMPOSITE BUILDING A LEVEL 1 PLAN
 DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING

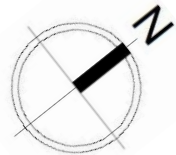
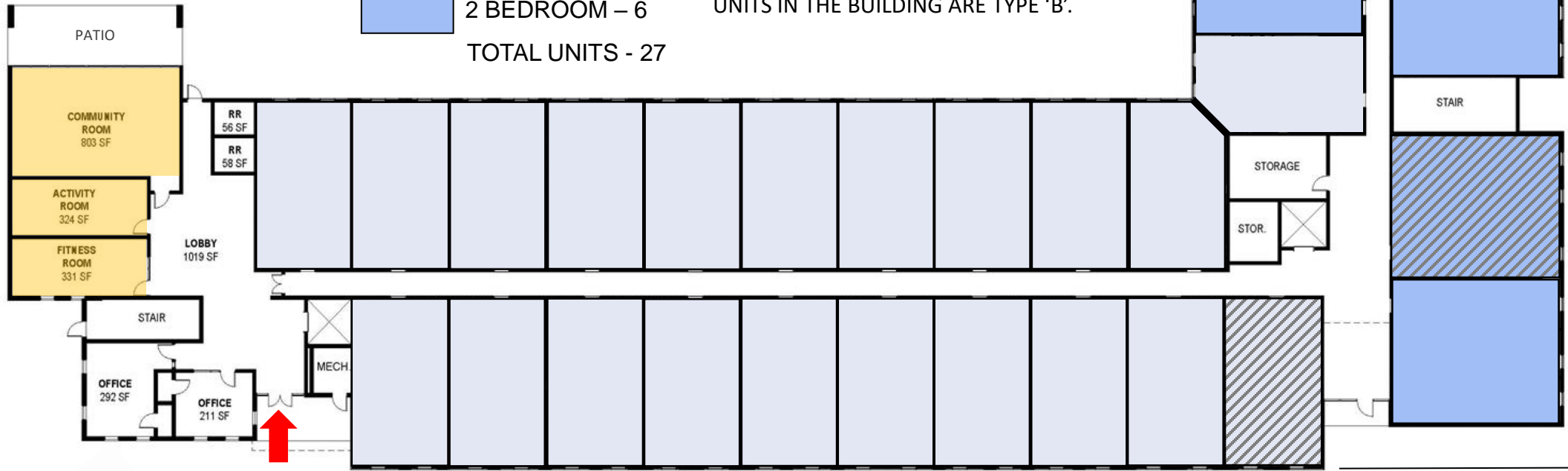


315' - 5 1/4"

149' - 9"

-  AMENITIES
-  SERVICE
-  TYPE 'A' UNIT
-  1 BEDROOM - 21
-  2 BEDROOM - 6
- TOTAL UNITS - 27






TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.



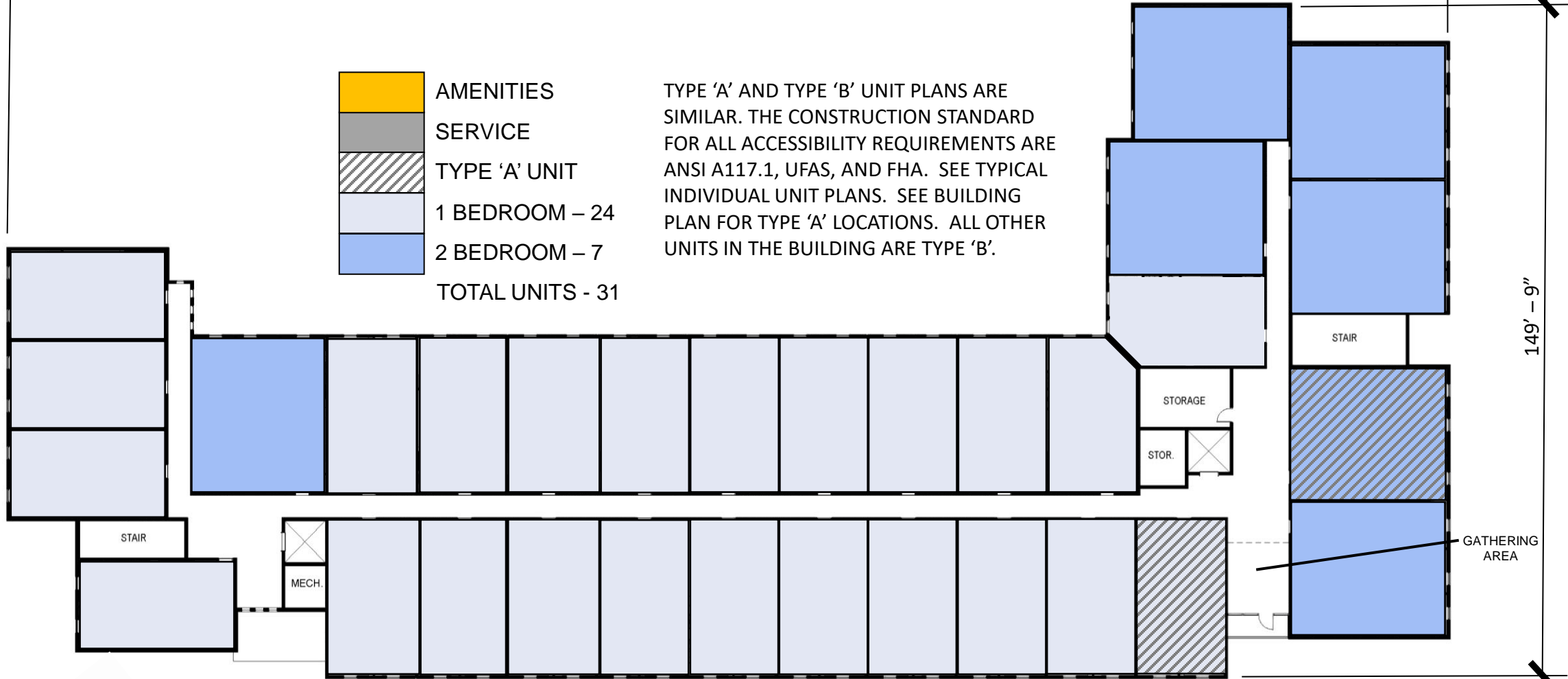
BUILDING A LEVEL 1 PLAN
 DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING



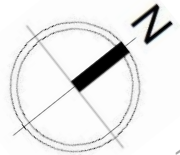
315' - 5 1/4"

-  AMENITIES
-  SERVICE
-  TYPE 'A' UNIT
-  1 BEDROOM - 24
-  2 BEDROOM - 7
- TOTAL UNITS - 31

TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.








149' - 9"



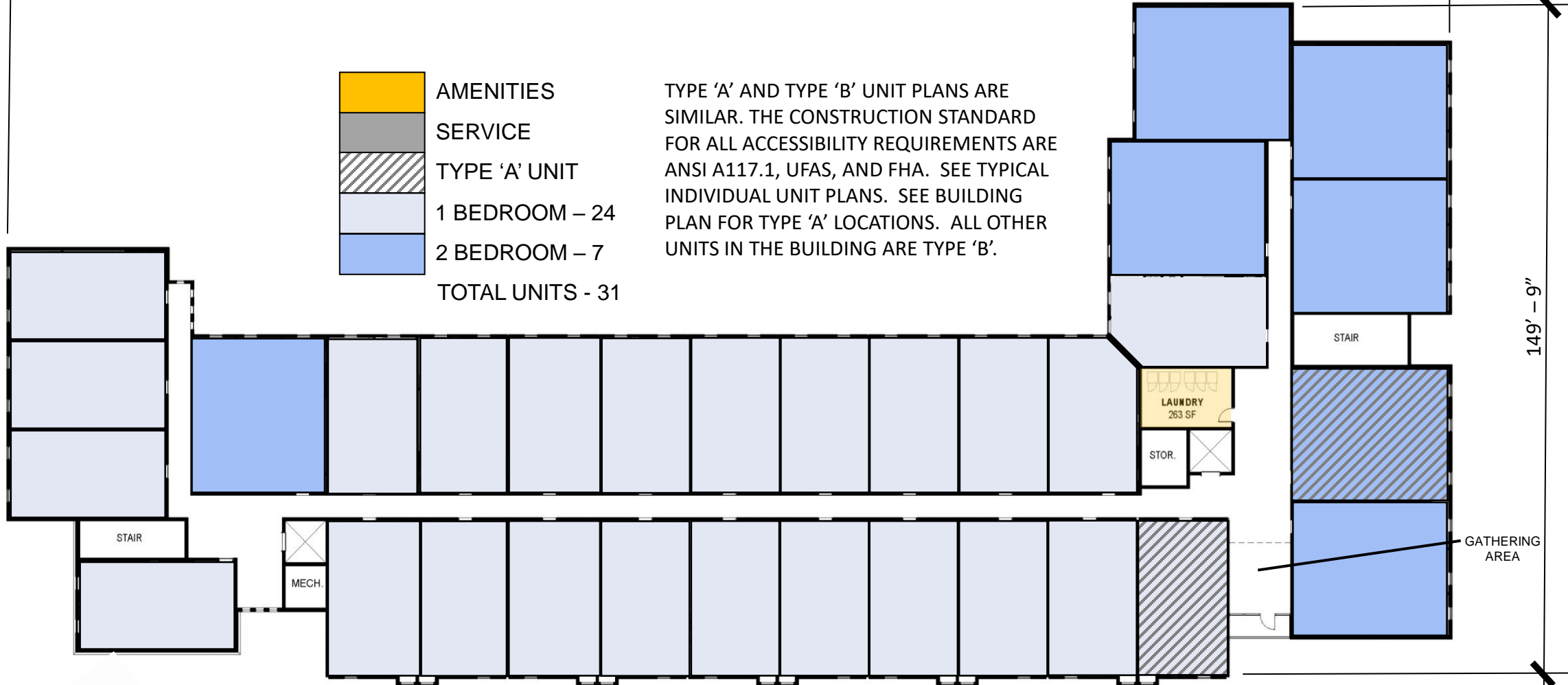
LEVEL 2 BUILDING A PLAN
 DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING



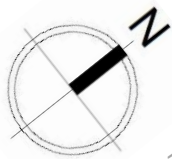
315' - 5 1/4"

-  AMENITIES
-  SERVICE
-  TYPE 'A' UNIT
-  1 BEDROOM - 24
-  2 BEDROOM - 7
- TOTAL UNITS - 31

TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.



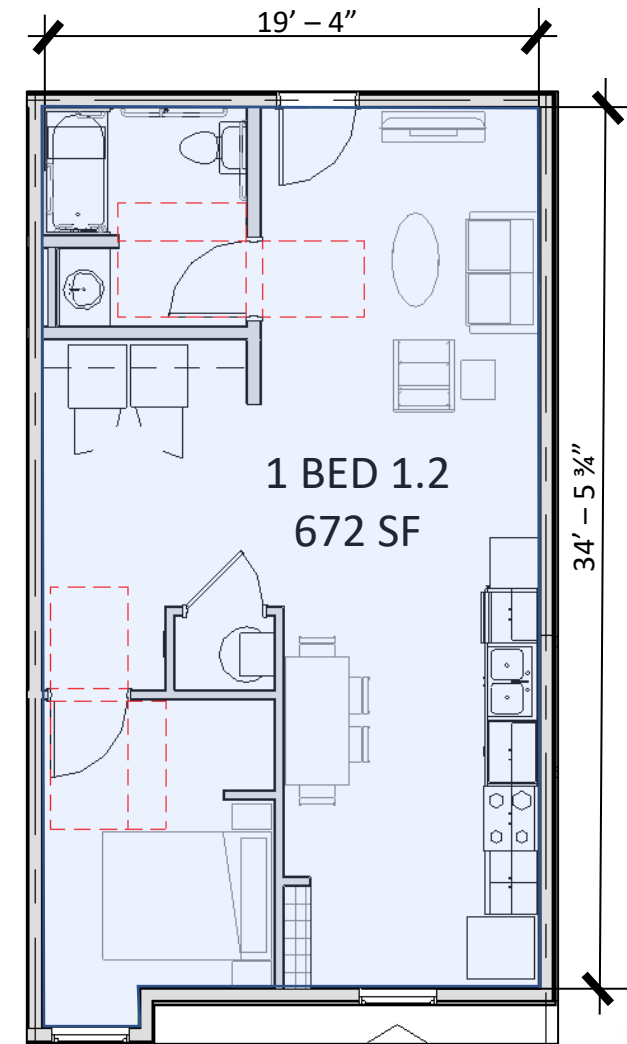
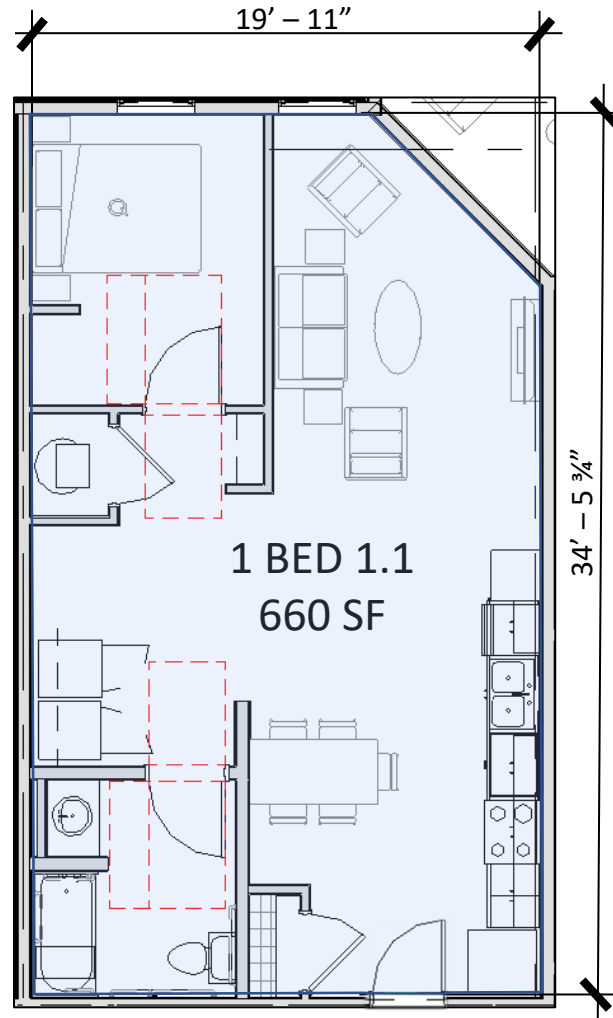
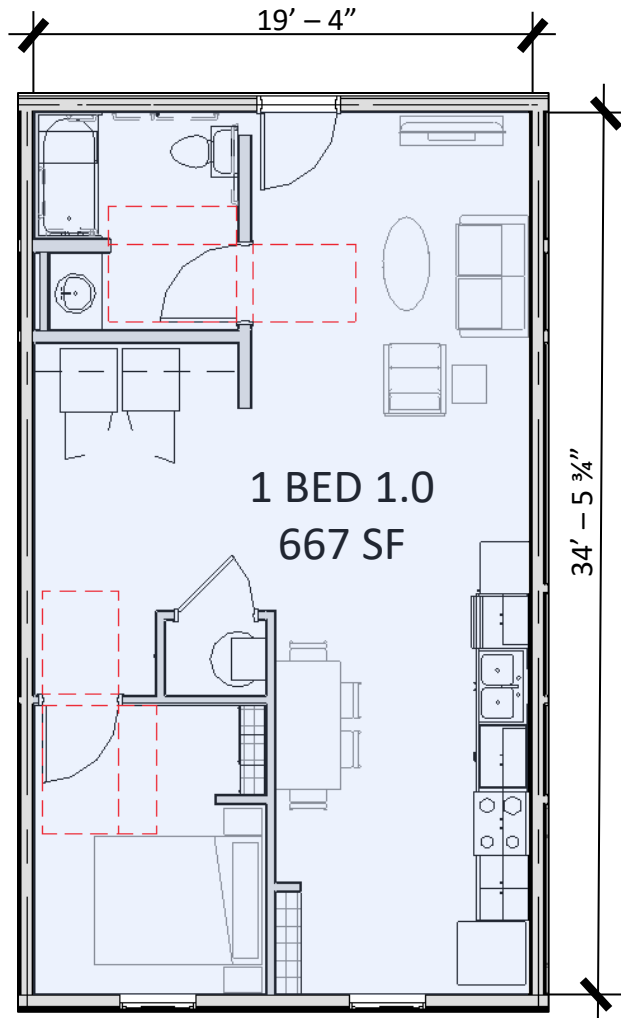
149' - 9"



LEVEL 3 BUILDING A PLAN
 DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING

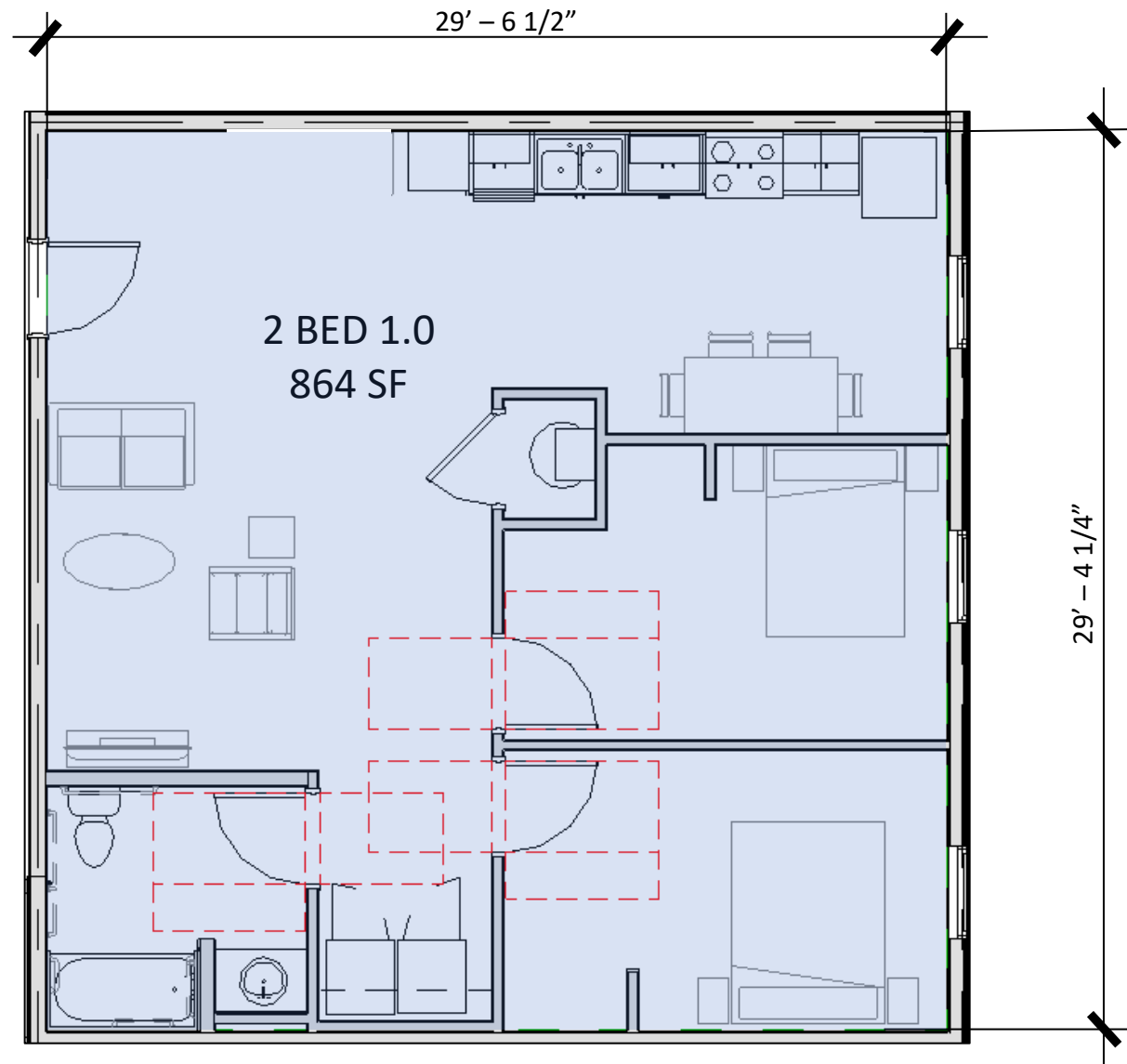


TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.



BUILDING A TYPICAL 1 BEDROOM UNIT PLANS
DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING





TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.

BUILDING A TYPICAL 2 BEDROOM UNIT PLAN
 DECATUR, GEORGIA - FIRST BAPTIST SENIOR AFFORDABLE HOUSING





SOUTHEAST ELEVATION



NORTHWEST ELEVATION



FIBER CEMENT SIDING



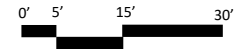
METAL SIDING



BRICK



EIFS





SOUTHWEST ELEVATION

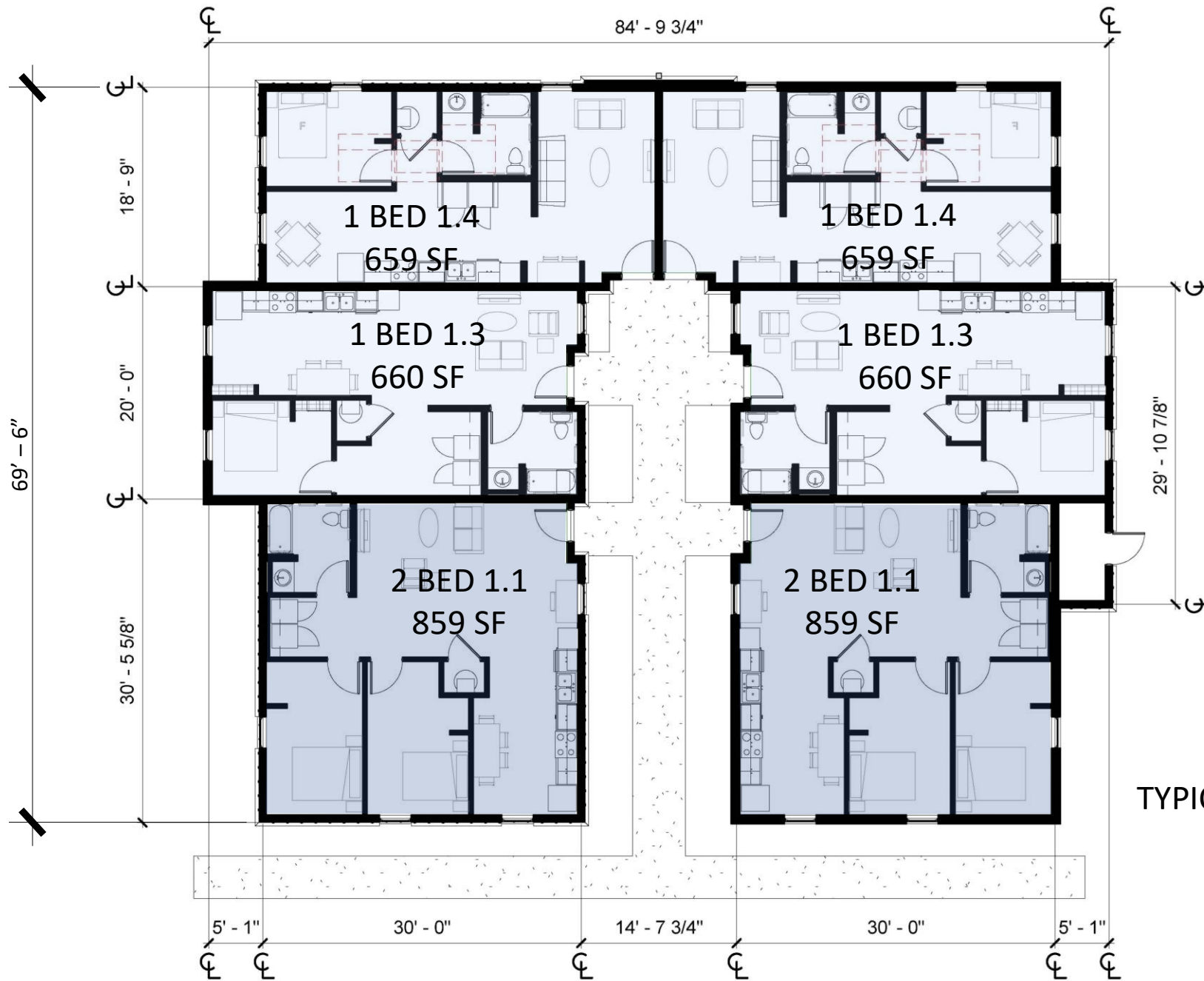


NORTHEAST ELEVATION

FIBER CEMENT SIDING
 METAL SIDING
 BRICK
 EIFS

0' 5' 15' 30'



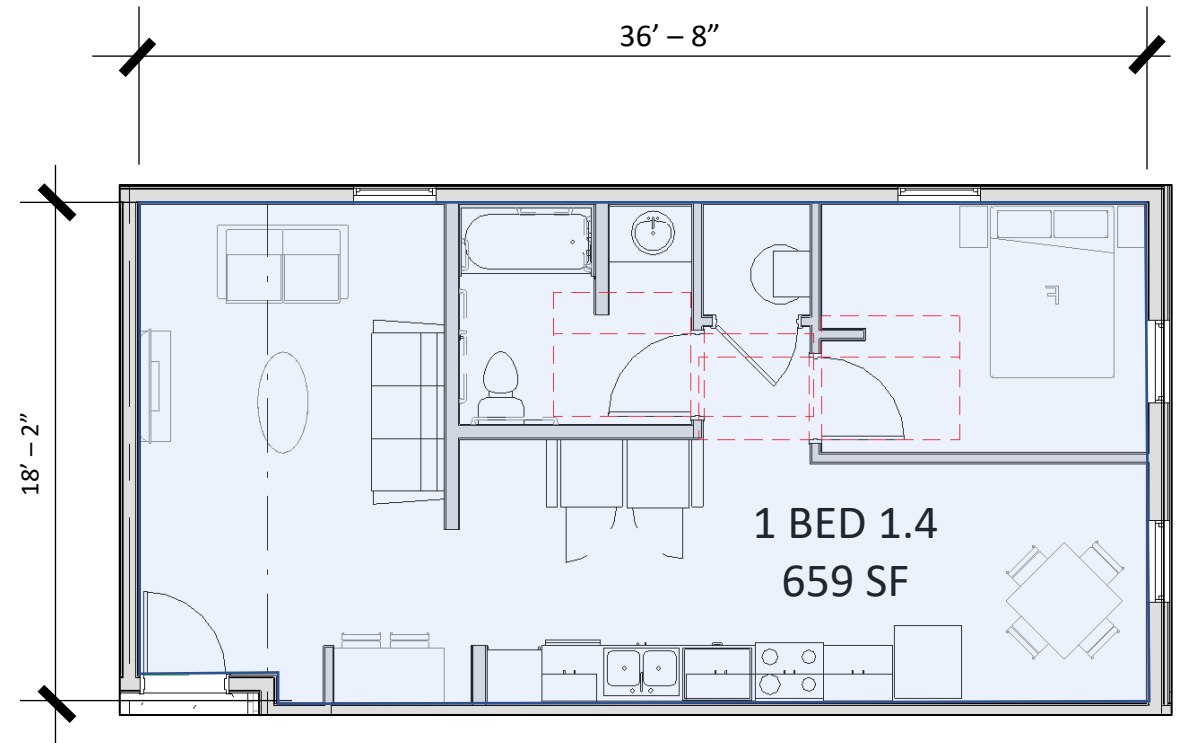
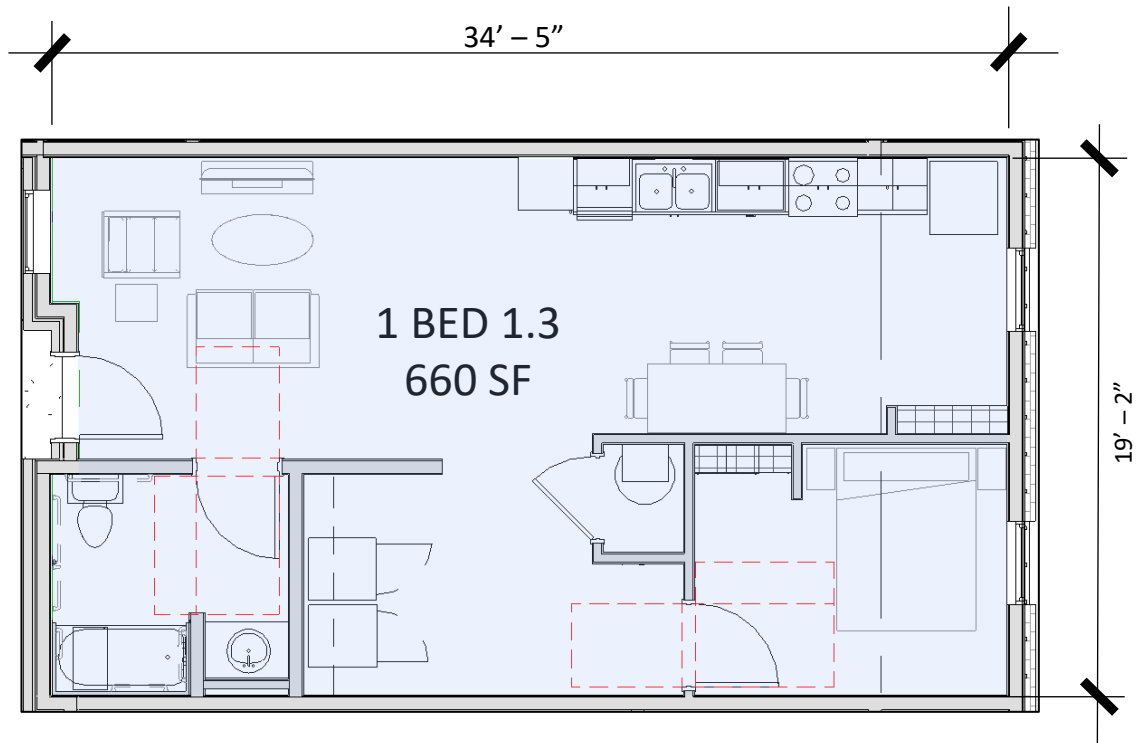


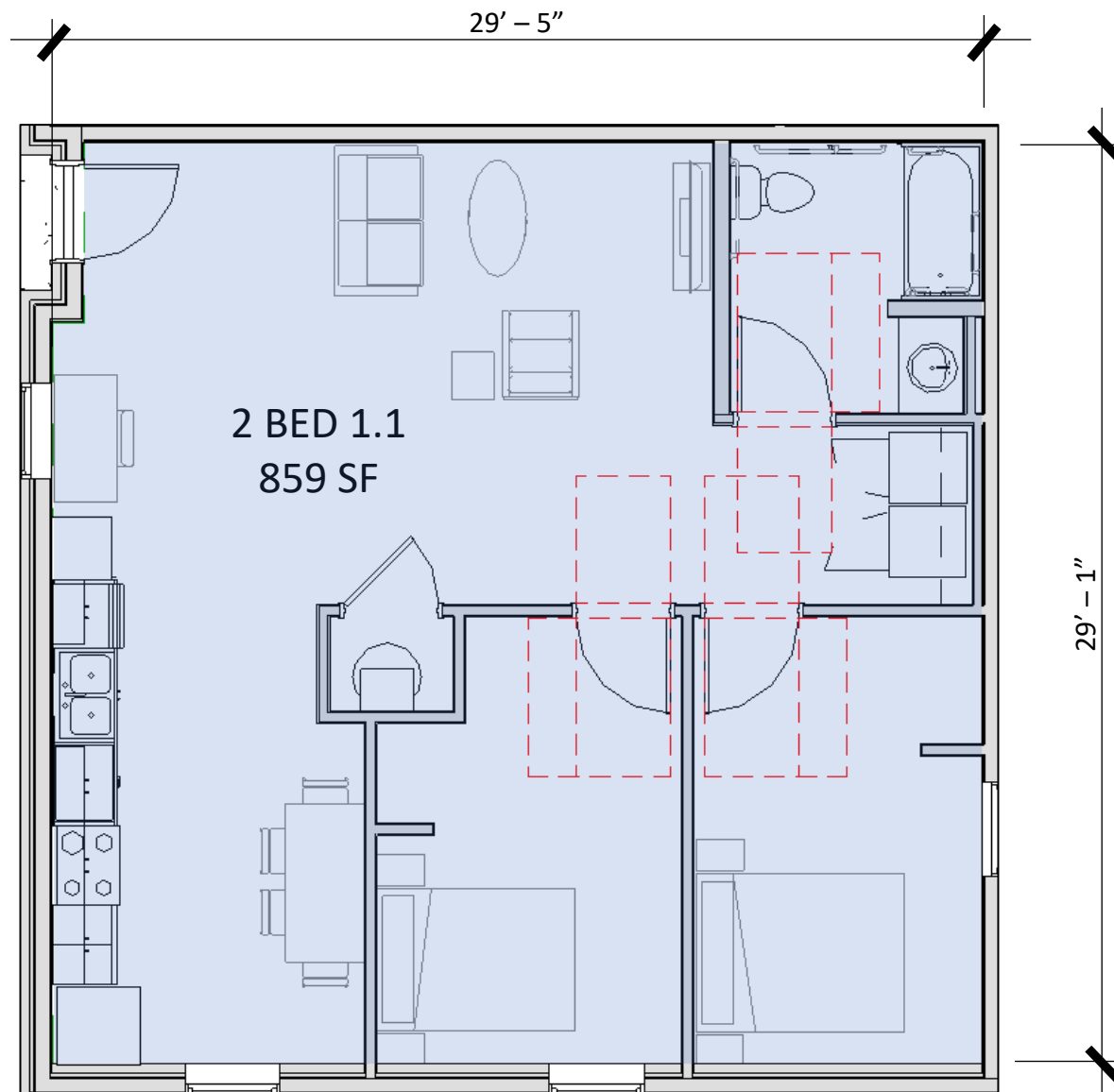
TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.

TYPICAL 6 PLEX BUILDING PLAN BUILDINGS B,C,D,E,F,G



TYPE 'A' AND TYPE 'B' UNIT PLANS ARE SIMILAR. THE CONSTRUCTION STANDARD FOR ALL ACCESSIBILITY REQUIREMENTS ARE ANSI A117.1, UFAS, AND FHA. SEE TYPICAL INDIVIDUAL UNIT PLANS. SEE BUILDING PLAN FOR TYPE 'A' LOCATIONS. ALL OTHER UNITS IN THE BUILDING ARE TYPE 'B'.





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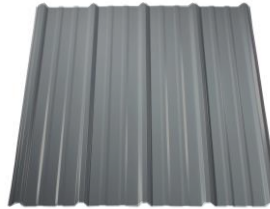




ENTRY ELEVATION



GREY COMPOSITION SHINGLE ROOFING



RIBBED METAL ROOFING



G90 PAINT GRIP GALV GUTTERS & DOWNSPOUTS

LAPPED CEMENT BOARD SIDING



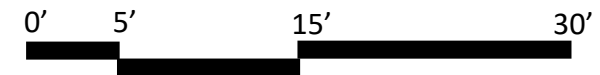
REAR ELEVATION



WHITE FIBER CEMENT BOARD SIDING BOARD & BATTEN PATTERN



WHITWASHED/GREY BRICK OR STONE



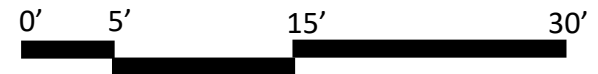


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

FIBER CEMENT SIDING
 BRICK
 BOARD & BATTEN



| BUILDING 'A' (3 STORY BUILDING MATRIX - 1 TOTAL BUILDING) | | | | | | |
|--|------------|-----------|-----------|-----------|-----------|-----------|
| UNIT TYPE | RFA / UNIT | FLOOR | | | TOTAL | TOTAL RFA |
| | | 1ST | 2ND | 3RD | | |
| 1 BED 1.0 | 667 sf | 19 | 22 | 12 | 53 | 35,351 sf |
| 1 BED 1.1 | 660 sf | 2 | 2 | 2 | 6 | 3,960 sf |
| 1 BED 1.2 | 672 sf | 0 | 0 | 10 | 10 | 6,720 sf |
| 2 BED 1.0 | 864 sf | 6 | 7 | 7 | 20 | 17,280 sf |
| TOTAL | | 27 | 31 | 31 | 89 | 63,311 sf |
| GROSS SF | | 27,293 sf | 27,797 sf | 27,869 sf | 82,959 sf | |

| BUILDINGS B,C,D,E,F & G (TYPICAL 1 STORY 6 PLEX BUILDING MATRIX - 6 TOTAL BUILDINGS) | | | | | | | | | |
|---|------------|----------|-----|-----|-----|-----|-----|----------|-----------|
| UNIT TYPE | RFA / UNIT | BUILDING | | | | | | TOTAL | TOTAL RFA |
| | | 'B' | 'C' | 'D' | 'E' | 'F' | 'G' | | |
| 1 BED 1.3 | 660 sf | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 7,920sf |
| 1 BED 1.4 | 659 sf | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 7,908 sf |
| 2 BED 1.1 | 859 sf | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 10,308 sf |
| TOTAL RFA/ALL 6 PLEX BLDGS | | 6 | 6 | 6 | 6 | 6 | 6 | 36 | 26,136 sf |
| TOTAL RFA/BUILDING | | | | | | | | | 4,356 sf |
| GROSS SF | | | | | | | | 4,828 sf | |

| PROJECT UNIT MATRIX (BUILDINGS A,B,C,D,E,F & G) | | | | | | | | | |
|--|----------|-----|-----|-----|-----|-----|-----|-------|-----------|
| UNIT TYPE | BUILDING | | | | | | | TOTAL | TOTAL RFA |
| | 'A' | 'B' | 'C' | 'D' | 'E' | 'F' | 'G' | | |
| 1 BED | 69 | 4 | 4 | 4 | 4 | 4 | 4 | 93 | |
| 2 BED | 20 | 2 | 2 | 2 | 2 | 2 | 2 | 32 | |
| TOTAL | 89 | 6 | 6 | 6 | 6 | 6 | 6 | 125 | 89,699 sf |

OVERALL PROJECT BUILDING DATA SUMMARY



WOODLAND ENTRY DRIVE



COMMUNITY GARDENING



ENTRY COURTYARDS

- HARDSCAPE THROUGHOUT, WITH PLANTERS AND OTHER SITE FURNITURE



EXERCISE / ADULT PLAY



SEATING & GATHERING SPACES



BIOSWALE / WATER CONVEYANCE

LANDSCAPE CONCEPT IMAGERY



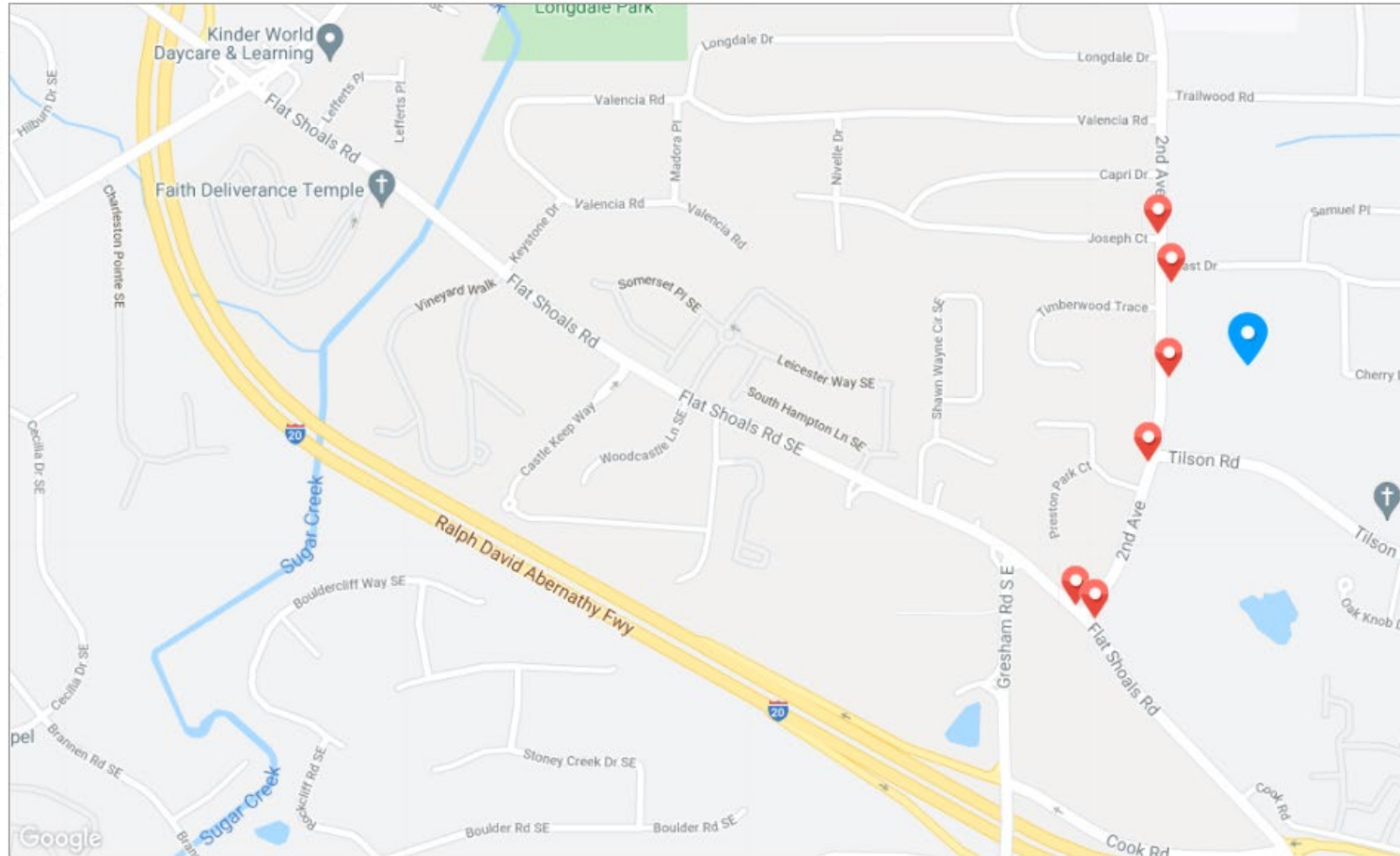
PUBLIC TRANSPORTATION/BUS STOP LOCATIONS NEAR 2318 2ND Ave.



What's Nearby

bus stop

| | |
|---|------|
| 2nd Ave & 2319 Candler-McAfee, GA 30032, Unite... | .1mi |
| 2nd Ave & Tilson Rd Georgia 30032, United States | .1mi |
| 2nd Ave & East Dr Candler-McAfee, GA 30032, Unite... | .2mi |
| 2nd Ave & Joseph Ct Georgia 30032, United States | .2mi |
| Flat Shoals Rd & 2nd Ave Candler-McAfee, GA 30032, Unite... | .3mi |
| Flat Shoals Rd SE & 2nd Ave Georgia 30032, United States | .3mi |



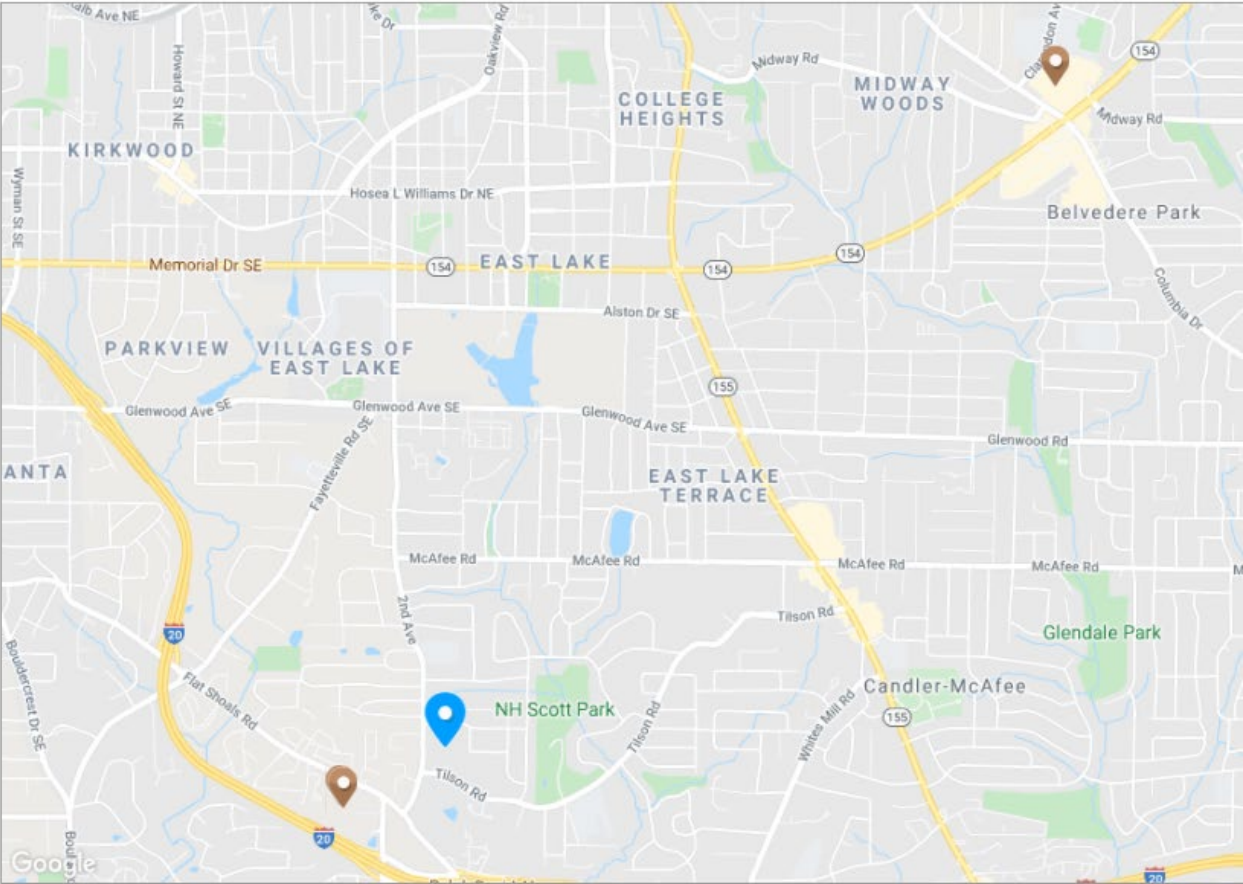
Narrative:

Seniors living in independent living communities continue to be mobile. Many continue to drive their own vehicles while many others have become comfortable with services such as Uber and Lift. For Seniors that are not in those categories, public transportation options continue to be important factors. There are 6 Marta bus stop locations within .3 miles of the proposed First Baptist Senior location. Having rideshare and public transportation options allow Seniors without cars to continue to live independent lives. They attend doctors appointments, shop for themselves, and perform general life duties they are accustomed to.

WAL-MART LOCATIONS NEAR 2318 2ND Ave.

What's Nearby

- walmart**
- Walmart Connection Center**
Parking lot, 2427 Gresham Rd S E... .4mi
- Walmart Supercenter**
2427 Gresham Rd S E, Atlanta, G... .4mi
- Walmart Deli**
Parking lot, 2427 Gresham Rd S E... .4mi
- Walmart Supercenter**
3580 Memorial Dr, Decatur, GA 30... 3.2mi
- Walmart Supercenter**
2525 N Decatur Rd, Decatur, GA 3... 5mi
- Walmart Clinic Pharmacy**
1030 Delta Blvd, Atlanta, GA 303... 8.1mi
- Walmart Supercenter**
1801 Howell Mill Rd NW, Atlanta, ... 8.3mi



Narrative:

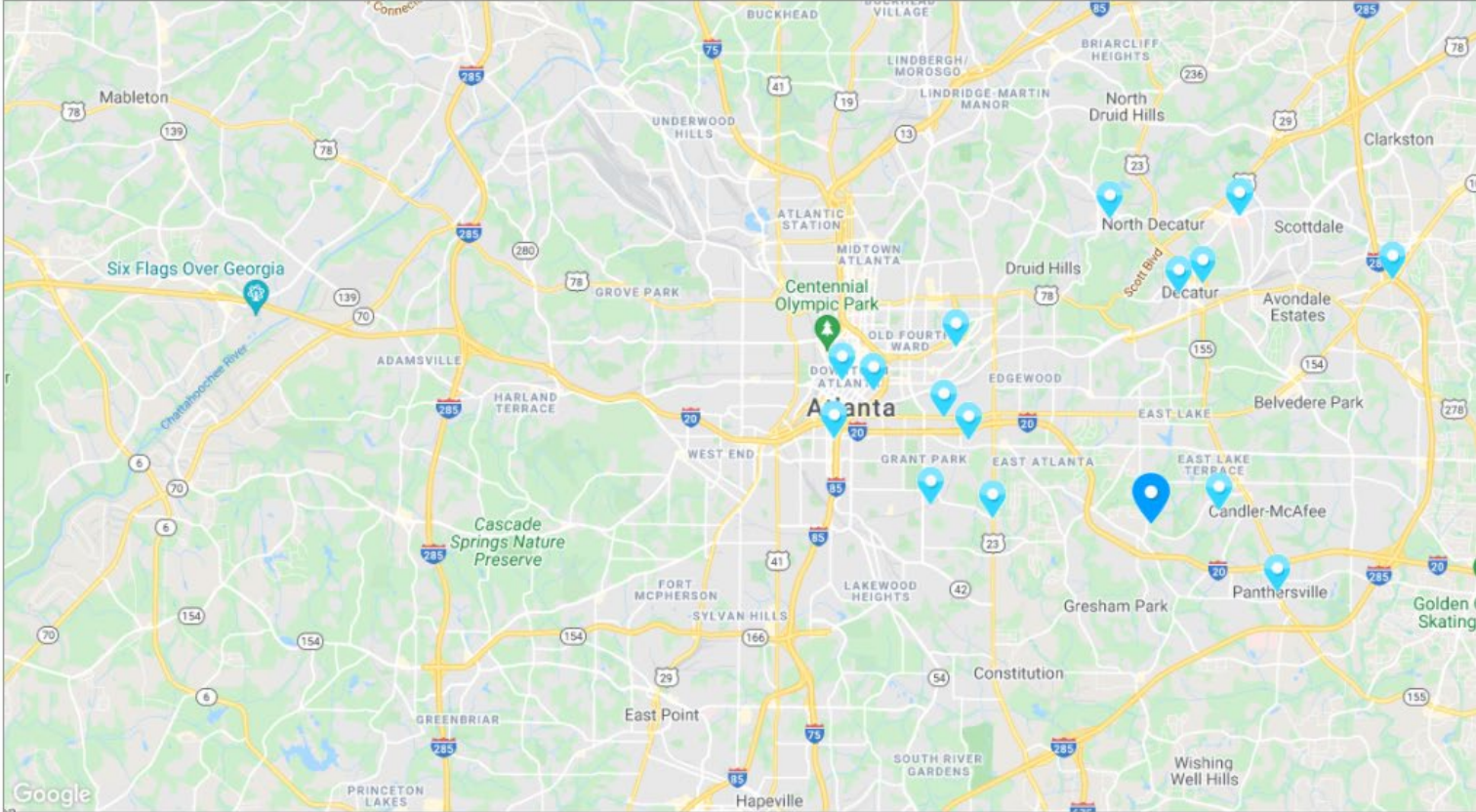
Walmart is the largest retailer in the country. They supply a number of general needs that are important to the Senior community such as pharmacy, grocery, and clothing. With their general price points for goods and services, seniors know they have an affordable option for the retail necessities. The Walmart on Gresham Rd. is .4 miles from the proposed First Baptist Gresham Senior site. It will be a viable shopping and pharmacy option for the Seniors of this community.

MEDICAL LOCATIONS NEAR 2318 2ND Ave.



What's Nearby

- MEDICAL SERVICES**
- DMS Express Medical Billing**
2485 Habersham Dr, Decatur, GA ... 1mi
- Home Call Health Services**
2851 Candler Rd, Decatur, GA 300... 2.2mi
- Family Medical Transportation**
1149 Moreland Ave SE, Atlanta, G... 2.5mi
- Medical Asset Management Inc**
485 Hamilton St SE, Atlanta, GA 3... 3.2mi
- Evergreen Medical Systems**
650 Hamilton Ave SE # C, Atlanta... 3.5mi
- Emergency Medical Services Billing**
1300 Commerce Dr, Decatur, GA 3... 3.6mi
- Grady Emergency Medical Services**
745 Memorial Dr SE, Atlanta, GA ... 3.7mi
- Network Medical Services**
250 E Ponce de Leon Ave, Decatur... 3.8mi
- Long Distance Medical Transport**
245 North Highland Avenue North... 4.2mi
- Emory Emergency Medical Services**
1599 Clifton Rd, Atlanta, GA 3032... 4.8mi
- Grady Emergency Medical Services:...**
80 Jesse Hill Jr Dr SE, Atlanta, GA... 4.9mi
- Network Medical Services**
2675 N Decatur Rd #408, Decatur... 5mi
- Hospital Internal Medicine Services**
2701 N Decatur Rd, Decatur, GA 3... 5mi
- QTC - Medical Services (Suite 139)**
501 Pulliam St SW, Atlanta, GA 30... 5.2mi
- Emergency Medical Services**
3630 Camp Cir, Decatur, GA 3003... 5.3mi
- Children's Medical Services**
2 Peachtree St NW # 11-205, Atla... 5.4mi



Narrative:

Because the proposed First Baptist Senior development has a 62 year and older designation, there will be times when medical care is needed for the Seniors living on premises. There are a number of companies in the vicinity that can provide health services for the community. There are general medical service centers, emergency, & medical transport services all within 5 miles of the facility site. This is especially important when time is of the essence. For those pivotal moments when a seniors life may hinge on the amount of time it takes for a medical professional to arrive or the time it takes for them to travel to a medical facility, the area provides close proximity to needed care.

DOCTOR LOCATIONS NEAR 2318 2ND Ave.

Walk Score® Get Scores My Favorites Add to Your Site Log in

What's Nearby

DOCTORS

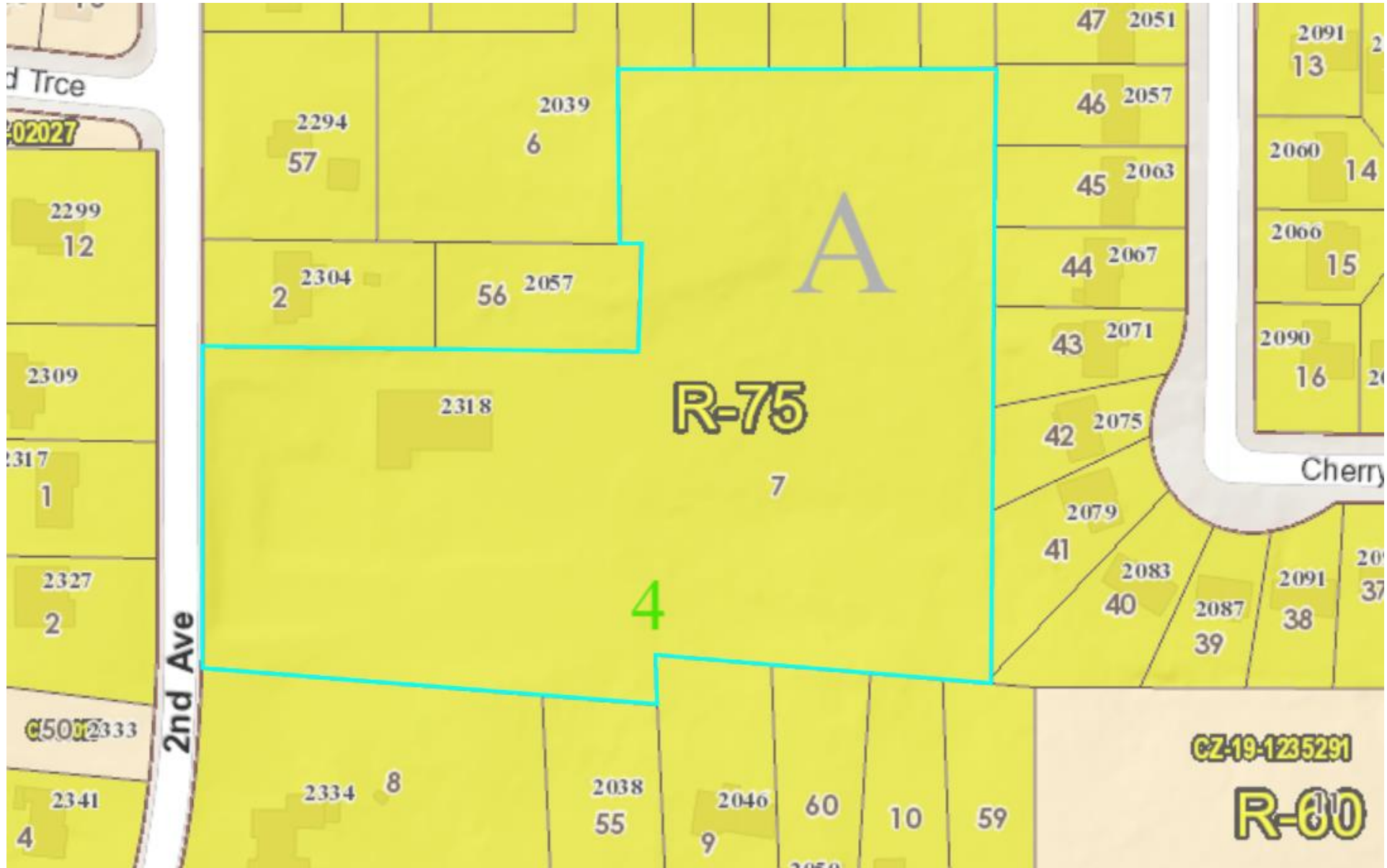
- Dr. Cherise M. James, MD**
2578 Gresham Rd S E, Atlanta, G... .6mi
- Dr. Chandra L. Britt-Armstrong, MD**
1862 Candler Rd, Decatur, GA 300... 1.5mi
- MedCura Health formerly Oakhurst ...**
1706 Candler Rd, Decatur, GA 300... 1.7mi
- Dr. Barry A. Fioranelli, MD**
1863 Memorial Dr SE, Atlanta, GA... 2.1mi
- Dr. Runette Flowers, MD**
2855 Candler Rd # 9, Decatur, GA... 2.2mi
- Caedel Medical Group, P.C.**
559 Flat Shoals Ave SE, Atlanta, ... 2.5mi
- Lynette Stewart, MD**
3660 Flat Shoals Rd #180, Decat... 2.6mi
- Dr. A Patrice D. Shonogo, MD**
3073 Panthersville Rd, Decatur, G... 2.7mi
- Timothy D Watts MD**
321 W Hill St #4, Decatur, GA 300... 2.7mi
- Iora Primary Care**
3527 Memorial Dr Unit W, Decatur... 3.1mi
- Dr. Brian Mcgauley, MD**
895 United Ave SE, Atlanta, GA 3... 3.1mi
- Rhonda Ross**
2496 Columbia Dr, Decatur, GA 30... 3.1mi
- Lisa Welch, MD**
1290 Columbia Dr, Decatur, GA 30... 3.2mi
- Intown Pediatric & Adolescent: Har...**
490 Bill Kennedy Way SE # 101, ... 3.3mi
- Dr. Michele A. Sewell, MD**
4153 Flat Shoals Pkwy #300b, De... 3.7mi
- Internal Medicine Associates**
245 Boulevard SE, Atlanta, GA 30... 4mi

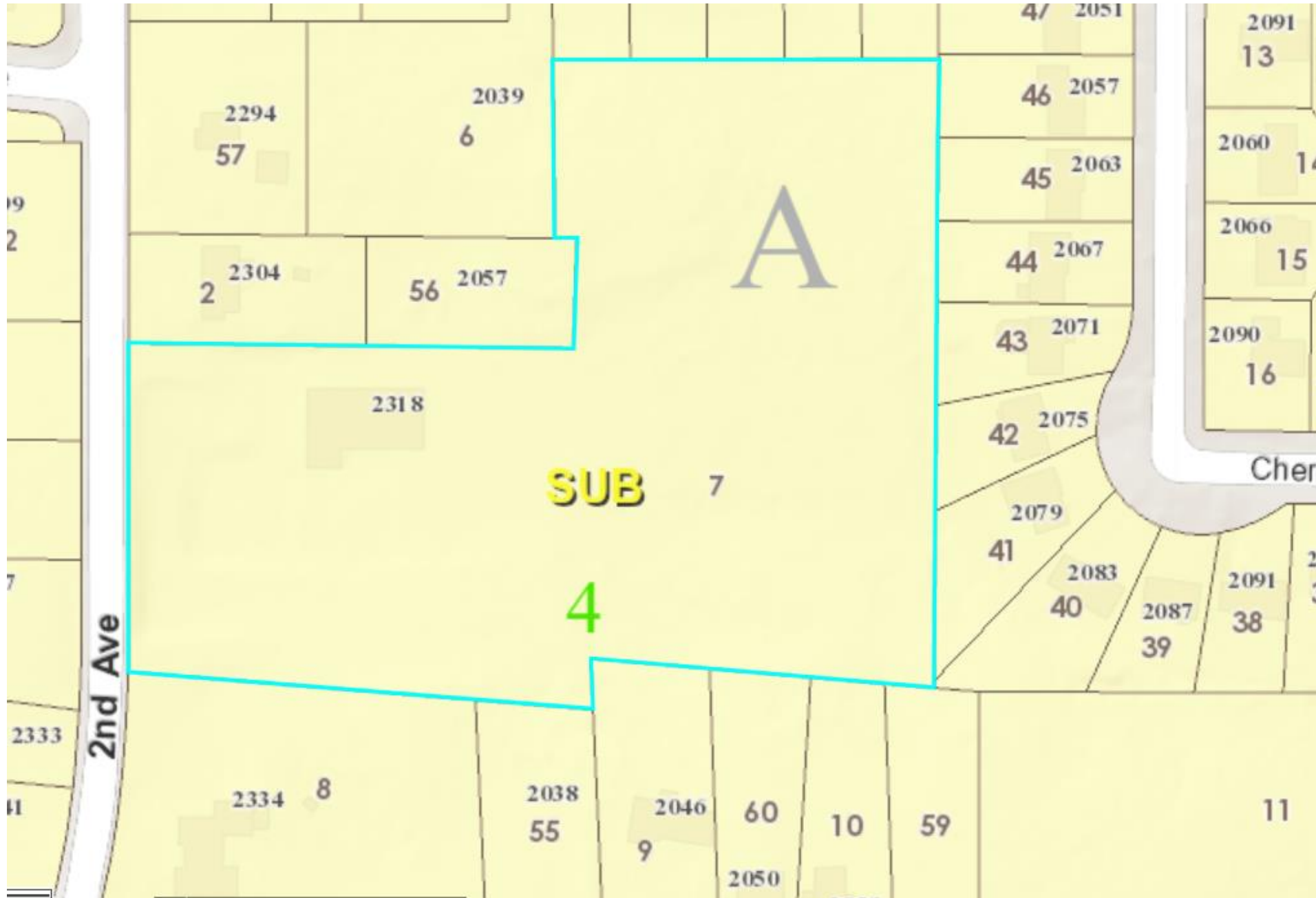
Narrative:

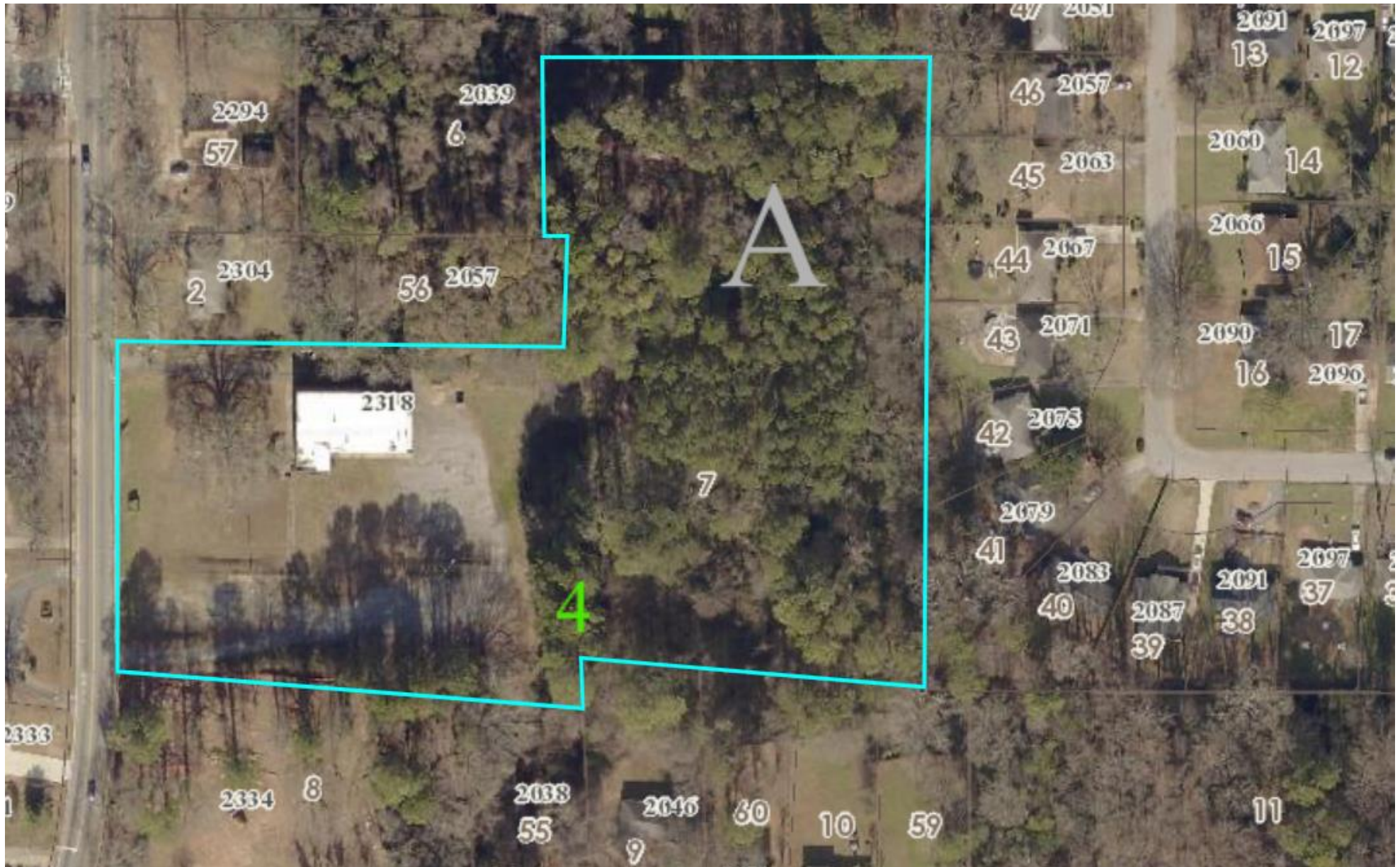
Seniors tend maintain closer relationships with their Family/Internal medical doctors as they age. This is a necessity to be able to maintain regular observation and address ailments as they occur. Within 4 miles there are a number of medical professionals that are available to the proposed First Baptist Senior community. Many of them are situated along the Marta bus routes in the area making access easily available. With the close proximity and the transportation options available, seniors living in the proposed facility can continue to take care of their health needs with viable medical professional to chose from.

2318 2ND Ave. & 2038 TILSON RD. SIDEWALK AERIAL VIEW









Board of Commissioners Meeting

Tuesday,
December 21, 2021

10am

- ▶ Department of Planning
and Sustainability



DeKalb County
G E O R G I A

N3. SLUP-21-1245227 2021-3157
2318 2ND AVENUE



Commission District 03 Super District 06

REQUEST:

Special Land Use Permit (SLUP) for a senior housing development of multi-family dwelling units in the R-75 (Residential Medium Lot-75) Zoning District..

STAFF RECOMMENDATION:
APPROVAL W/ CONDITIONS

PLANNING COMMISSION
RECOMMENDATION:
TWO-CYCLE DEFERRAL

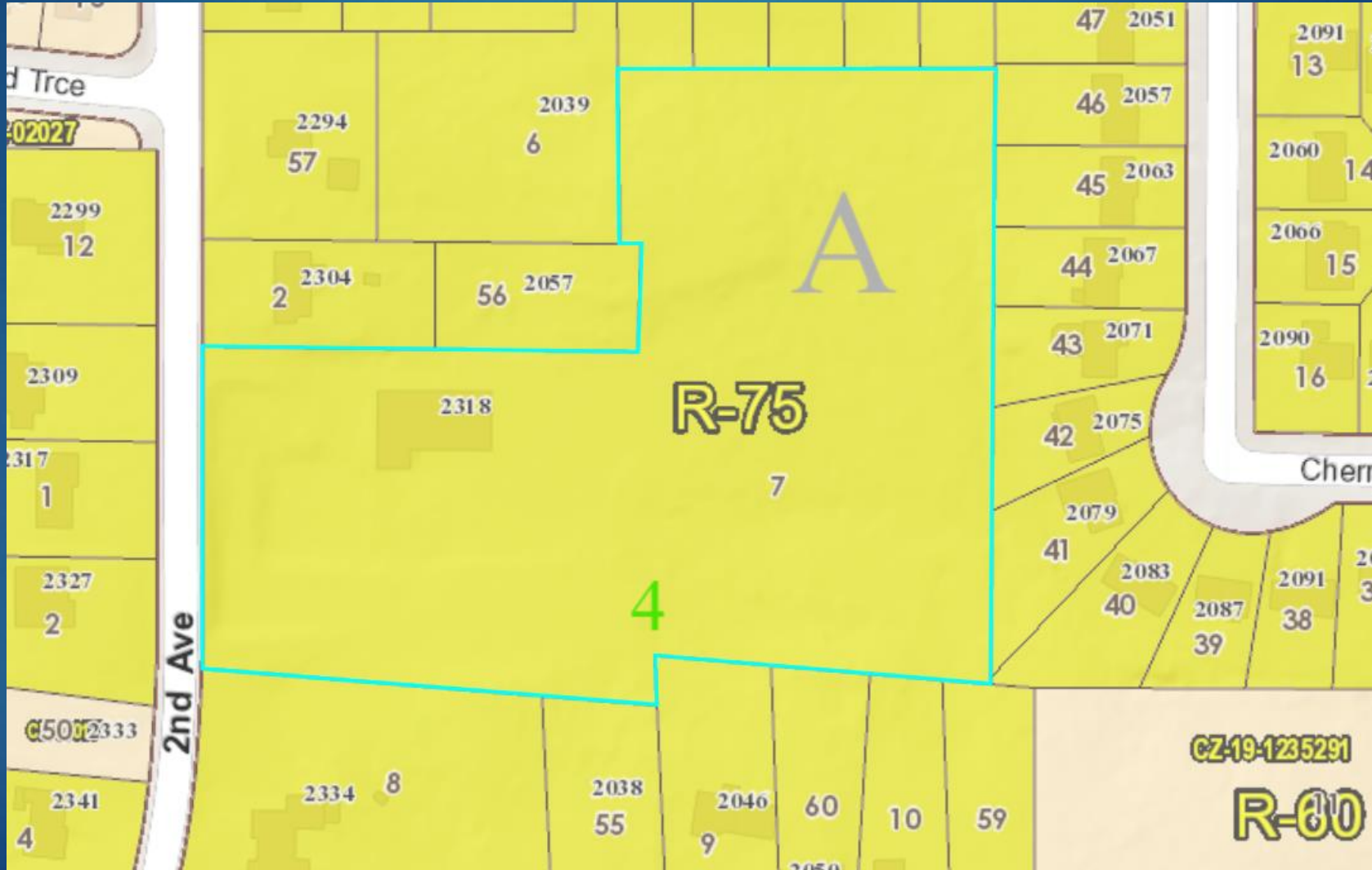
COMMUNITY COUNCIL
RECOMMENDATION:
APPROVAL

Department of Planning
and Sustainability

N3. SLUP-21-1245227
2318 2ND AVENUE

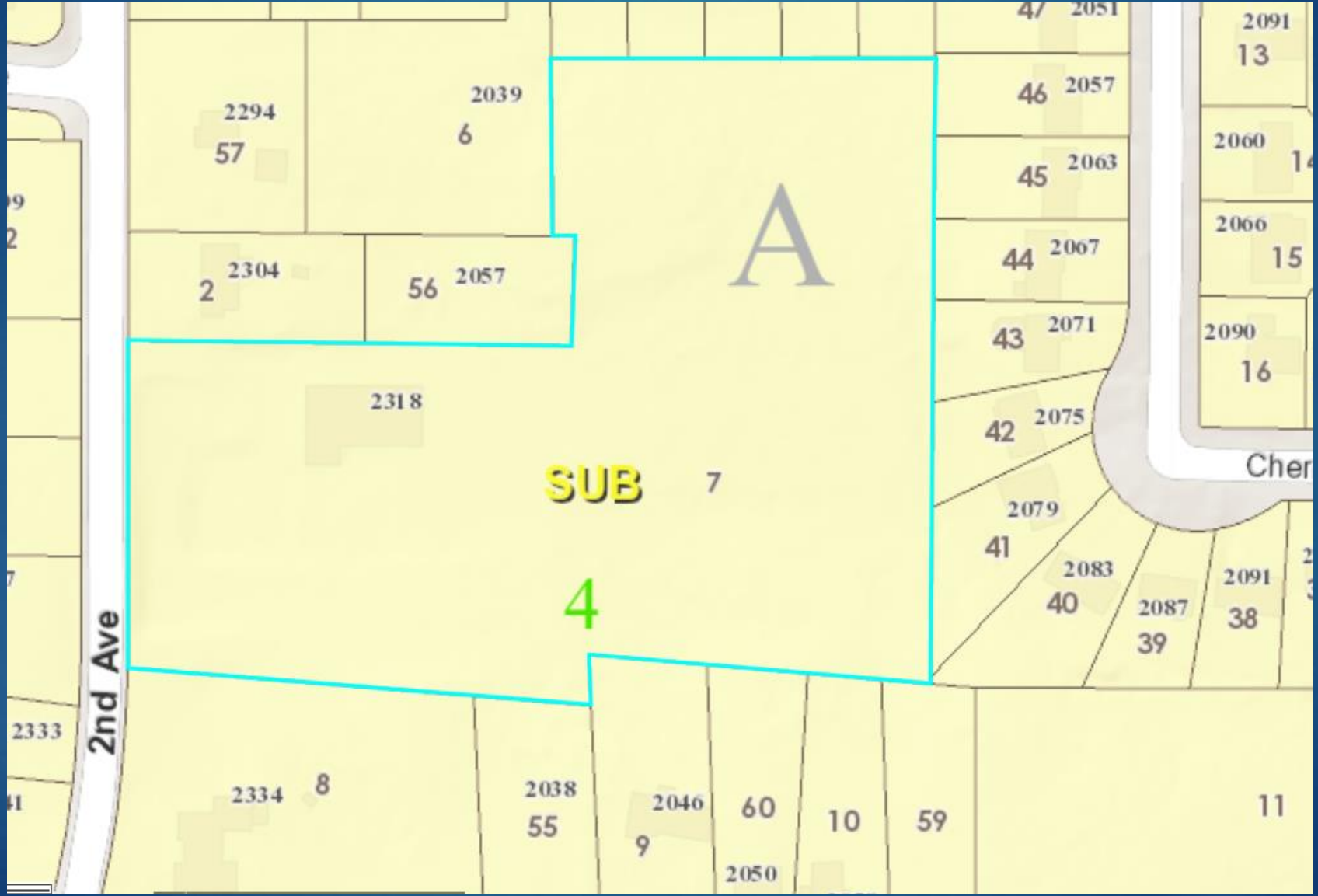
2021-3157

Zoning Map



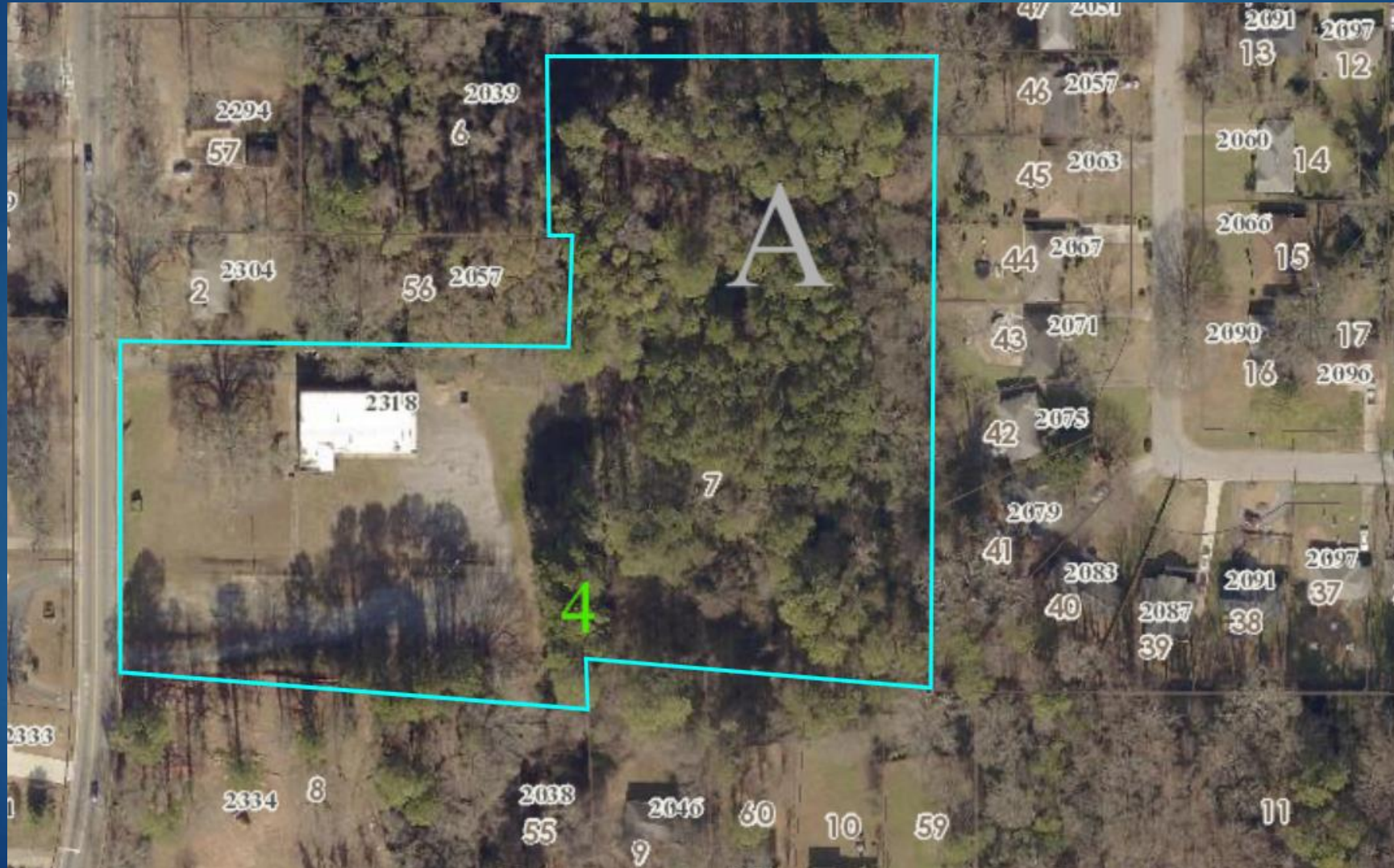
N3. SLUP-21-1245227
2318 2ND AVENUE

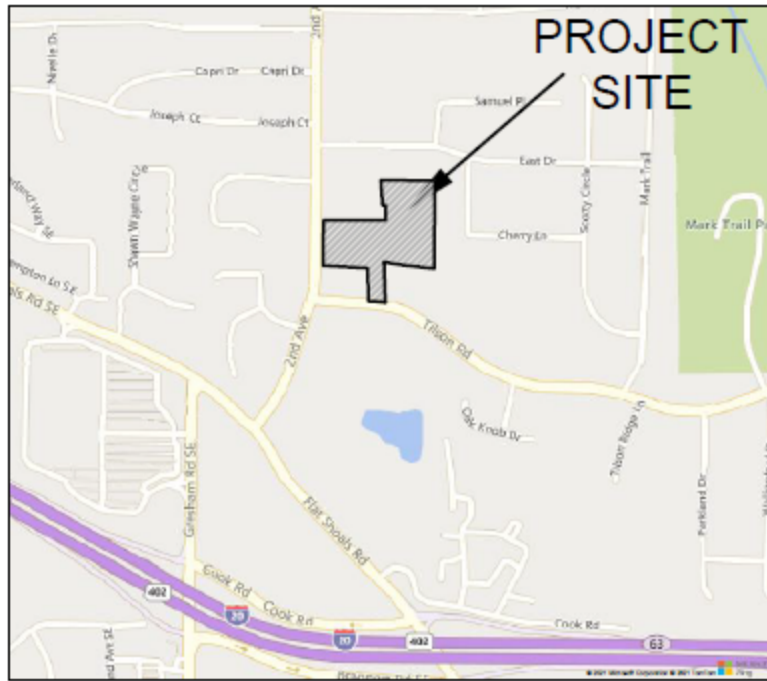
2021-3157
Future Land Use Map



N3. SLUP-21-1245227
2318 2ND AVENUE

2021-3157
Aerial Map

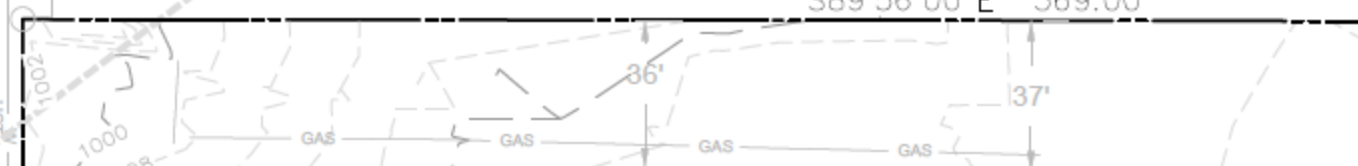




PROJECT SITE

VICINITY MAP

1"=1000'



S89°03'30"W
18.47'

S89°56'00"E 369.00'

6

N00°26'53"E 149.00'

N00°29'19"E 92.00'

WOODED BUFFER

- RETAIN EXISTING TREES AT PERIMETER TO GREATEST EXTENT FEASIBLE WITH GRADING REQUIREMENTS
- AUGMENT WITH NATIVE UNDERSTORY E.G., HOLLY

PLANTED BUFFERS AT PROPERTY PERIMETERS, TYPICAL

UNDISTURBED ZONE UNDER EXISTING LARGE OAK

OPTIONS FOR GRADED CONNECTIONS TO 2ND AVE SIDEWALK, TYPICAL

2ND AVE.

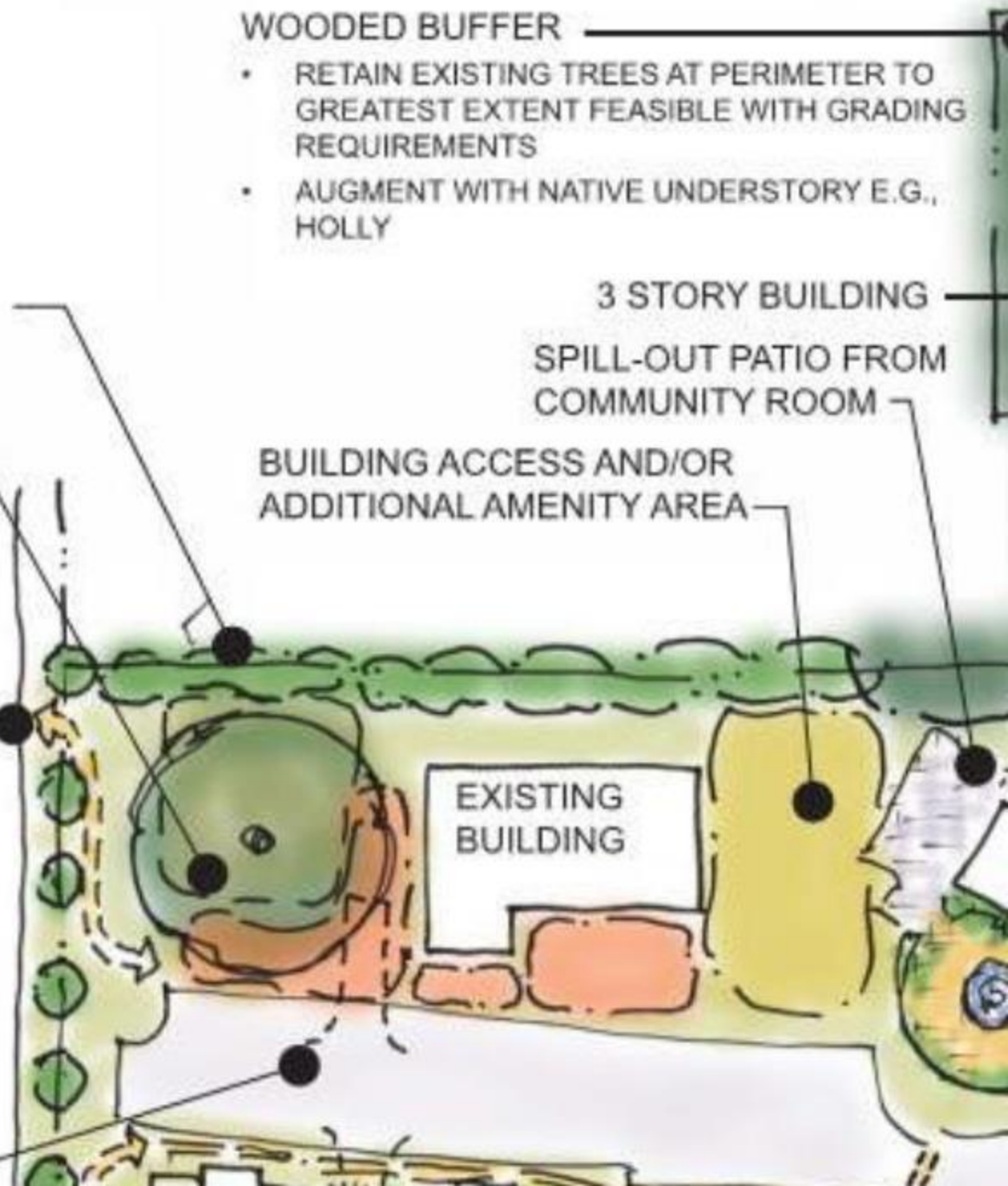
OPTIONS FOR FIRE ACCESS TURNAROUND, TYPICAL

3 STORY BUILDING

SPILL-OUT PATIO FROM COMMUNITY ROOM

BUILDING ACCESS AND/OR ADDITIONAL AMENITY AREA

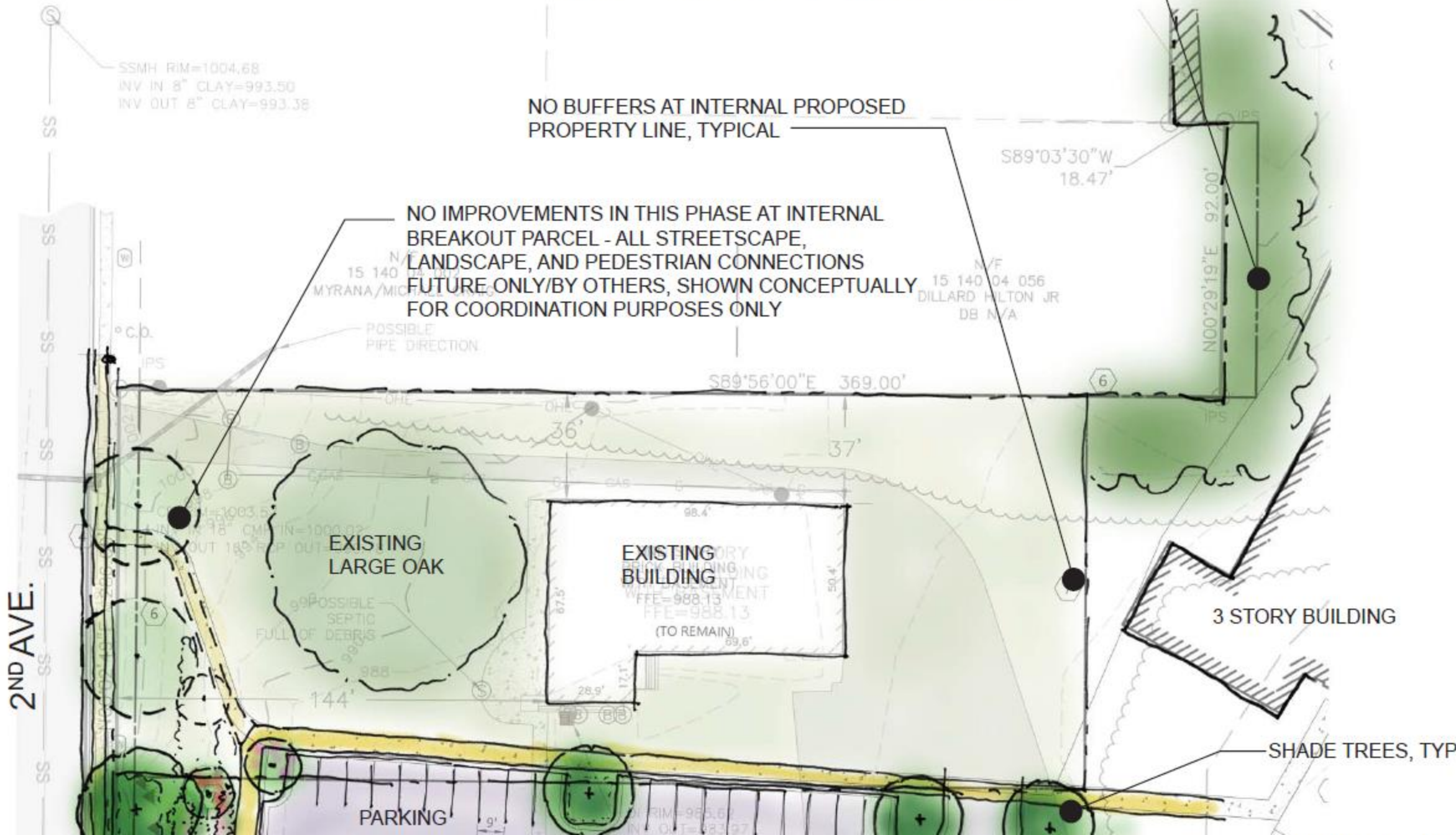
EXISTING BUILDING



20' TRANSITIONAL BUFFERS AT PROPERTY PERIMETERS
ABUTTING 3-STORY PROPOSED BUILDING, TYPICAL

NO BUFFERS AT INTERNAL PROPOSED
PROPERTY LINE, TYPICAL

NO IMPROVEMENTS IN THIS PHASE AT INTERNAL
BREAKOUT PARCEL - ALL STREETScape,
LANDSCAPE, AND PEDESTRIAN CONNECTIONS
FUTURE ONLY/BY OTHERS, SHOWN CONCEPTUALLY
FOR COORDINATION PURPOSES ONLY



N3. SLUP-21-1245227 2021-3157
2318 2ND AVENUE

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COMMUNITY COUNCIL
RECOMMENDATION:
APPROVAL

Department of Planning
and Sustainability

BOARD OF COMMISSION MEETING

TUESDAY, DECEMBER 21,
2021

