



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

Case No.: SLUP-23-1246459

Parcel I.D. #: 15 123 02 066

Address: 3401 Rainbow Drive

Decatur, GA 30034

WATER:

Size of existing water main: 6 inch and 8 inch (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

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

Water Treatment Facility: Snapfinger WTP adequate inadequate

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

COMMENTS:

Sewer cap requirement depends on scope of work. Sewe cap req may be required.

Signature: Yola Lewis

6/16/2023

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/16/2023

N.5

SLUP-23-1246459

3401 Rainbow Drive

Amendment

- Review general comments.
- Septic installed on several surrounding properties. Strong possibility septic is present on this property. No records provide within this office.

N.6

SLUP-23-1246460 / 18 09202 016

928 Fairwind Court

Amendment

- Review general comments.

N.7

Z-23 - 1246461 / 18 267 01 004, 18 267 01 008 , 18 267 01 007

3355, 3375, and 3395 NE Expressway

Amendment

- Review general comments.

N.8

CZ-23-1246462 / 009

3070 Clifton Springs Road

Amendment

- Review general comments.

Zoning Comments June 2023

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

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

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

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

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

N2. 1890 Wee Kirk Road. No Comments.

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

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

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

N6. 928 Fairwind Court. No Comments.

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

N8. 3070 Clifton Springs Road. No Comments.

N9. 1193 Sherrington Drive. No Comments.

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

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

- **Other**

-



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JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP 23-1246459 Parcel I.D. #: 15-123, 02-066
Address: 3401 Rainbow Drive
Decatur, Ga. 30034

Adjacent Roadway (s):

(classification)

(classification)

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

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

<u>Did not see any traffic engineering concerns at this time.</u>

Signature: Justin Russell

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: May 3, 2023 Application No: _____

APPLICANT NAME: The Housing Development Corporation

Daytime Phone: 470-440-8568 E-Mail: keri.taylor@thehdc.org

Mailing Address: 750 Commerce Drive ste 110, Decatur, GA 30030

Owner Name: The Housing Development Corporation
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-270-2633 E-Mail: pete.walker@dekalbhousing.org

Mailing Address: 750 Commerce Drive ste 110, Decatur, GA 30030

SUBJECT PROPERTY ADDRESS OR LOCATION: 3401 Rainbow Drive

_____ DeKalb County, GA, 30034

Parcel ID: 15-123-02-066 Acreage or Square Feet: 7.02 Commission Districts 3

Existing Zoning: R-75 Proposed Special Land Use (SLUP) Senior Housing Development

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant

Printed Name of Applicant: _____
The Housing Development Corporation

Notary Signature and Seal:
Maisie Almeta Parkinson



RECEIVED

By Howard Johnson at 4:15 pm, May 03, 2023

PRE-APPLICATION CONFERENCE



REVIEWED
By Howard Johnson at 4:16 pm, May 03, 2023

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Keri Taylor-Spann Phone: 470-440-8568 Email: keri.taylor@thehdc.org

Property Address: 3401 Rainbow Drive

Tax Parcel ID: 15 123 02 066 Comm. District(s): 3 & 7 Acreage: 7.02

Existing Use: Vacant Proposed Use: HFOP cottage community -senior living cottages, senior living multi-family in three-story building and/or market rate cottages

Supplemental Regs: YES Overlay District: No DRI: _____

Rezoning: Yes No

Existing Zoning: R-75 Proposed Zoning: RSM --see below- _____ Square Footage/Number of Units: _____

Rezoning Request: HFOP cottage community—Rezoning only required if pursuing cottage style homes for non-seniors

Land Use Plan Amendment: Yes No X

Existing Land Use: SUB Proposed Land Use: _____ Consistent Inconsistent

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

Special Land Use Request(s): SLUP required for senior housing in multi-family 3 story building

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: 07/11/23 _____ BOC:
07/27/23 _____ Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting:
_06/14/23 _____ Public Notice, Signs: Tree Survey, Conservation: _____ Land
Disturbance Permit (LDP): Sketch Plat: Bldg. Permits: Fire
Inspection: Business License: State License: _____ Lighting Plan: _____ Tent
Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: Density Bonuses: Mix of Uses: Open Space:
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: Frontage: Street Widths: Landscape Strips:
Buffers: Parking Lot Landscaping: Parking - Auto: Parking - Bicycle:

Screening: Streetscapes: Sidewalks: Fencing/Walls: _____
Bldg. Height: Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials:
Roofs: Fenestration: Façade Design: Garages: Pedestrian Plan:
Perimeter Landscape Strip:

****Last day to hold –pre-community digital meeting with 15 days notice to qualify for July 2022 agenda cycle is April 26, 2023**

****Filing Deadline for application is May 4, 2023**

****Slots filled on first come first serve basis for complete applications. If 20 case threshold is hit, the case will be moved to September agenda cycle.**

Possible Variances: _____

Comments: If applicant decides to pursue senior housing cottages and/or senior housing multi-family building, must apply for a Special Land Use Permit. Will need to show compliance with supplemental regulations for Senior Housing Section 4.2.46 of Zoning Ordinance. Density cannot exceed eight units per acre per the maximum density allowed by Suburban character area. Must provide density bonuses to achieve density above 4 units per acre.

If applicant decides to pursue **non-senior cottage housing units**, applicant will need to submit rezone application for RSM. Multi-family is NOT allowed in RSM zoning. Applicant will need to provide justification as to how proposed RSM zoning and proposed cottage units are compatible with surrounding single-family detached area and the purpose and intent of RSM zoning to provide a mix of housing types. Density bonuses required to get up to 8 units per acre in RSM zoning. The maximum base density is 4 units per acre; anything above that will require density bonuses as illustrated in Article 2 of the Zoning Ordinance. Applicant will need to show compliance with RSM zoning requirements including but not limited to building material requirements, maximum building height of 1.5 stories, minimum and maximum building size (800 square foot building footprint and max square feet of 1,200 sf), cottage units to be oriented toward a courtyard, and transitional buffer requirements, transitional height plane requirements of zoning ordinance, parking, parking lot landscaping, street trees and sidewalks and landscape strip, and transitional buffer along east and south property lines. Perimeter fencing is required per Article 5. Also show compliance with access requirements of Article 5. Other requirements per Article 5 and Article 2 of the Zoning Ordinance.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan

Planner: John Reid, Senior Planner

Date: 4/6/2023

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

PRE-SUBMITTAL MEETING

PUBLIC NOTICE

**THE HOUSING DEVELOPMENT CORPORATION IS
REQUESTING A SPECIAL LAND USE PERMIT**

Property Location:

3401 Rainbow Drive, Decatur, GA 30034

**CURRENT USE:
R-75 ZONING**

**PROPOSED USE:
SPECIAL LAND USE PERMIT FOR
SENIOR HOUSING**

COMMUNITY MEETING WILL BE HELD VIRTUALLY ON 4/26/2023 at 6PM EST:

ZOOM DIAL IN: +1 305 224 1968
Meeting ID: 829 9015 3165
Passcode: 224987

Link to Zoom: <https://bit.ly/41cMyMf>

From: [Chantel Demolle](#)
To: berrylfreda227@gmail.com; bethbond@bellsouth.net; pat.lawrencecraig@gmail.com; phthompson3@msn.com; NettieJackson@me.com; carolyn.jones818@yahoo.com; apringie@bellsouth.net; samandbettysmith@bellsouth.net; TommyTTravisconsulting@gmail.com; nahwash4ms@aol.com; tharris@galleryatsouthdekalb.com; csanders@eastmetrocid.com; Pdk-powell@comcast.net; robroark@allsouthwarehouse.com; jgross@stickybusiness.net; robroark@allsouthwarehouse.com; dlocks1019@aol.com; sls1289@gmail.com; leannef@lightnountain.com; frank@golleyrealty.com; mfunk64@att.net; rbarrow@comcast.net; hjpreston23@gmail.com; saberliinsky@gmail.com; mhand27@gahoe.com; jgross@stickybusiness.net; edsan@bellsouth.net; barnesve@yahoo.com; naacpdek@comcast.net; bcpaace2@gmail.com; regeniारoberts@bellsouth.net; ppculp@att.net; christinedennis@bellsouth.net; dbonino1@aol.com; ericwschwartz@gmail.com; parkviewcivicclub@gmail.com; wazulamor@aol.com; ericastewart2009@gmail.com; jacquelynbuiebrown@gmail.com; albertajordan@bellsouth.net; bjaevnt@gmail.com; elitedesignsati@yahoo.com; jasu1@bellsouth.net; sbhouston@bellsouth.net; norfleay@yahoo.com; president@naacpdekalb.org; christinedennis@bellsouth.net; k1776usa@yahoo.com; info@greshamhills.org; regeniारobertsone@gmail.com
Cc: [Dorothy Bell](#); [Keri Taylor-Spann](#); [John Corcoran](#); [Pete Walker](#)
Subject: RE: 3401 Rainbow Drive: Rezoning Community Meeting
Date: Tuesday, April 11, 2023 4:16:00 PM
Attachments: [image001.png](#)
[3401 Rainbow Drive Rezoning Community Meeting UPDATE.revised.pdf](#)

Everyone,

Please note updates to the previously circulated Rezoning Community Meeting notice:

The Housing Development Corporation is requesting a Special Land Use Permit at 3401 Rainbow Drive, Decatur, GA 30034. The respective Community Meeting will be held on April 26, 2023 at 6PM EST. Details for accessing this virtual meeting may be found in the attachment.

Thank you,

Chantel Demolle

Development Associate



**Housing
Development
Corporation**

an  ARG company

Housing Development Corporation

750 Commerce Drive, Suite 110

Decatur, GA 30030

P 678.264.8465 | F 678.921.6669

chantel.demolle@thehdc.org

www.housingdevelopmentcorp.org

Creating SUSTAINABLE COMMUNITIES that enhance lives.

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient

DEKALB COUNTY BUILDNG AUTH 1330 COMMERCE DR #6 DECATUR GA 30030	Bates Lethia Thomas 2569 Charleston Terrace Decatur, GA 30034	Jackson Juanita 2560 Charleston Terrace Decatur, GA 30034
Taylor Robert John 2526 Columbia Drive Decatur, GA 30034	Brown Schwann D 2563 Charleston Terrace Decatur, GA 30034	Schmidt Ashley 3424 Rainbow Drive Decatur, GA 30034
Willis Lottie M 2550 Columbia Crossing Court Decatur, GA 30034	Vera Javier and Silvia 2557 Charleston Terrace Decatur, GA 30034	Nguyen Tan Tho 3432 Rainbow Drive Decatur, GA 30034
Sandoval Maya Cristian J 2545 Columbia Crossing Court Decatur, GA 30034	Johnson Michael J and Mary 2549 Charleston Terrace Decatur, GA 30034	Campbell Sheryl 3440 Rainbow Drive Decatur, GA 30034
2541 Columbia Crossing Court Decatur, GA 30034	Collins Katriss L and Shanterria Wilson 2542 Columbia Crossing Court Decatur, GA 30034	Clerici Henry J Ii 3439 Sumter Place Decatur, GA 30034
Columbia Glen Estates Llc 3390 Rainbow Drive Decatur, GA 30034	Lawson Emma Lee D and Denise 3416 Rainbow Drive Decatur, GA 30034	Yan Alisa 3443 Sumter Place Decatur, GA 30034
Gretzky Ga Llc 2579 Charleston Terrace Decatur, GA 30034	Safari One Asset Company Llc 2564 Charleston Terrace Decatur, GA 30034	Reins Joyce Tabor and Baldwin Gary E 3342 Rainbow Drive Decatur, GA 30034
Pearman Charles Sr and Delores 3421 Rainbow Drive Decatur, GA 30034	Abbey Road Condominium Association Inc 2519 Columbia Drive Decatur, GA 30034	Reins Joyce Tabor and Baldwin Gary E 3343 Old Rainbow Drive Decatur, GA 30034
Stevens William 3363 Comet Circle Decatur, GA 30034	Campbell Gary 3371 Comet Circle Decatur, GA 30034	Sharp Johnny L 3395 Comet Circle Decatur, GA 30034
Creighton Romie 3387 Comet Circle Decatur, GA 30034	Cooper Walker Delores 3403 Comet Circle Decatur, GA 30034	Pugh Gabriela 3411 Comet Circle Decatur, GA 30034

Mason Ronald 3356 Comet Circle Decatur, GA 30034	Branson Christina 2654 Columbia Drive Decatur, GA 30034	Herring Carol Ann and Chandra 3430 Comet Circle Decatur, GA 30034
Campbell Gary and Linda Dorsey 3368 Comet Circle Decatur, GA 30034	Hutchens Jr Anthony R 2664 Columbia Drive Decatur, GA 30034	Smith Michele L 2639 Venus Way Decatur, GA 30034
Roby Michelle 3376 Comet Circle Decatur, GA 30034	Barney Michael Sr 2672 Columbia Drive Decatur, GA 30034	Cameron Bonnie L 2657 Venus Way Decatur, GA 30034
Allen Keosha 3384 Comet Circle Decatur, GA 30034	Benton Darrell L 2631 Venus Way Decatur, GA 30034	Pearman Charles S and Delores 3421 Rainbow Drive Decatur, GA 30034
Pfin Ii F Llc 3394 Comet Circle Decatur, GA 30034	M Johnson Trucking Llc 3388 Stardust Circle Decatur, GA 30034	Ojiako Innocent and Nwoya-ojiako Blessing Nneka 3417 Comet Circle Decatur, GA 30034
Cooper Walker Delores 3403 Comet Circle Decatur, GA 30034	Palma Patrick 3396 Stardust Circle Decatur, GA 30034	Morgan Patricia Ann 3425 Comet Circle Decatur, GA 30034
Gills Zelda 3398 Stardust Circle Decatur, GA 30034	Capers Living Trust 2647 Venus Way Decatur, GA 30034	Finklin Regina H 3404 Stardust Circle Decatur, GA 30034
Johnson Wilbert D Jr 3412 Stardust Circle Decatur, GA 30034	Dyson Geraldine 3420 Stardust Circle Decatur, GA 30034	Msej Investments Llc 2688 Columbia Drive Decatur, GA 30034
Stardust 3389 Llc 3389 Stardust Circle Decatur, GA 30034	Jack Maria A 3418 Sumter Place Decatur, GA 30034	Robinson Marcella A 3426 Sumter Place Decatur, GA 30034
Adams E Lorraine 3432 Sumter Place Decatur, GA 30034	Stokes Garnita 3436 Sumter Place Decatur, GA 30034	Yamasa Co Ltd 3444 Sumter Place Decatur, GA 30034

 Housing Development Corporation

erice Drive • Suite 110
A 30030

ATLANTA METRO 301
11 APR 2023 PM 12

RECEIVED
APR 25 2023
AFFILIATED RESOURCES GROUP

US POSTAGE  PITNEY BOWES
ZIP 30030 \$ 000.60⁰
02 4W
0000388309 APR 10 2023

Schmidt Ashley
3424 Rainbow Drive

L NIXIE 300 DE 1 0004/24/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

30034-180724
3003072612

BC: 30030261235 *1624-07473-11-43

 Housing Development Corporation

erice Drive • Suite 110
A 30030

ATLANTA METRO 301
11 APR 2023 PM 12

RECEIVED
APR 25 2023
AFFILIATED RESOURCES GROUP

US POSTAGE  PITNEY BOWES
ZIP 30030 \$ 000.60⁰
02 4W
0000388309 APR 10 2023

Reins Joyce Tabor and Baldwin Gary
E
3342 Rainbow Drive
Decatur, GA 30034

L NIXIE 300 DE 1 0004/24/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

30034-171334
3003072612

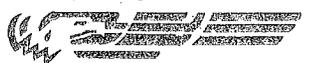
BC: 30030261235 *1624-05210-11-43

 Housing Development Corporation

erice Drive • Suite 110
A 30030

ATLANTA METRO 301
11 APR 2023 PM 12

RECEIVED
APR 25 2023
AFFILIATED RESOURCES GROUP

US POSTAGE  PITNEY BOWES
ZIP 30030 \$ 000.60⁰
02 4W
0000388309 APR 10 2023

Gills Zelda
3398 Stardust Circle



Chantel Demolle

Chantel Demolle

Gloria Jackson-...

susan

Gloria Jackson-Rainbow Estates

susan



14042845654

NITIES
DDING:
R, COM
, WELLS
ER, BUS
ER & L

GREEN COMMUNITY PARK

50' SETBACK

LETTER OF APPLICATION

Letter of Application:

The Housing Development Corporation is requesting a Special Land Use Permit at 3401 Rainbow Drive for the development of a Senior Housing community. The subject is a vacant, untended lot that is classified R-75; this designation will remain.

Our intent is to create a desirable, accessible, and affordable Housing for Older Persons (HFOP) community. There will be 40 units, comprised 18 two-bedroom, 1-story cottages, with a garage, and one 3-story mid-rise building that will house 22 one-bedroom apartments. The stand-alone elevator building will also include the community's many amenities. Included in the development are a Community Garden, centrally-located Green Space, Gazebo, Fitness Center, and Wellness Center.

The property will be occupied by residents where at least one person is aged 55 and older, 24 hours daily. Three employees will assist in the community's daily operations and ensure residential and developmental compliance. The Management office will operate during standard business hours.

The proposed Senior housing will integrate perfectly with the community's current composition. Surrounded by one- to two-story residential communities and bordered to the left by a vacant lot, this project aligns with the 2050 Comprehensive Plan. Not only will it promote the use of green space, but also strengthen economic growth in DeKalb County.

IMPACT ANALYSIS

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

A. Adequacy of the size of the site for 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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located. **Yes, the site is adequate to support the proposed development of senior housing and satisfy all requirements.**

B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use. **This proposal conforms with the existing land use pattern of the adjacent and nearby properties.**

C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic-carrying capacity), and utilities to serve the use contemplated. **The proposed senior development will ensure that adequate public services, facilities, and utilities are provided during and after construction.**

D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. **We are evaluating the potential ancillary impacts of the development with the architect. The development will incorporate any mitigation plans after final evaluations have been completed.**

E. 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. **The development will incorporate any mitigation plans after final evaluations have been completed.**

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use. **No, the proposed development will not adversely impact hours of operations of any adjoining land.**

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. **Yes. The development is consistent with both the requirements of the zoning district and characteristics. Zoned R-75, this will be a Medium Residential Lot with Suburban Land Use. Moreover, the HFOP community will emphasize a dedicated Green Space in such a way that aligns with the Dekalb County zoning regulations for senior communities.**

H. Whether the proposed use is consistent with the policies of the comprehensive plan. **Yes. The 2050 Comprehensive Plan recognizes this site as Suburban and encourages new development that increases the area's connectivity and accessibility and is designed in a way that enhances existing green space. Currently zoned R-75, the application of the SLUP will permit the site's enhancement as a senior housing development.**

I. Whether there is adequate provision of refuse and service areas. **Yes, the proposed development will have adequate provisions for refuse and service areas as outlined in the attached schematic plan.**

J. Whether the length of time for which the special land use permit is granted should be limited in duration. **No, the SLUP duration should not be limited and should be for the life of the development.**

K. 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 the adjacent and nearby lots and buildings, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height. **Yes, the proposed senior housing development will be appropriate to the size, scale, and massing of not only the subject property, but also the adjacent and nearby lots and buildings. Furthermore, it will not create a shadow impact on any adjoining lots or structures due to proposed building heights.**

L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources. **No. There are no known historic buildings, sites, districts, or archaeological resources that will be adversely affected.**

M. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit. **The primary use of the proposed development is independent senior housing.**

- **Accessory uses of this senior housing residence will include a community room for classes, meetings, and other community amenities.**
- **The maximum number of unrelated residents living independently (not requiring personal care) and at age fifty-five (55) or older allowed in an independent living unit is one (1) per bedroom.**
- **This development will include 1 story cottages and a 3-story midrise building and will not require a height SLUP.**
- **The development will incorporate accessibility standards that meet the following certification requirements for easy living or universal design and/or include all of the following minimum features:**
 1. **At least one (1) step free entrance to the main floor at either the front or side of the structure; if only one (1) is provided, it shall not be from a patio or raised deck.**

2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom.
 3. Every door on the main floor shall provide a minimum width of thirty-four (34) inches of clear passage.
 4. Blocking shall be installed in the master bath around toilet, tub, and shower for placement or future placement of grab bars.
- The site selection and design of the proposed senior community has considered the following criteria:
 1. Proximity and pedestrian access to retail services and public amenities.
 2. Transportation alternatives.
 3. Integration into existing neighborhoods through connectivity and site design.
 4. Diverse housing types.
 5. Site and building design that encourages social interaction.
 6. Building design that meets easy living standards.
 7. Building height.
 8. Landscaping.
 9. Maximum lot coverage.
 10. Setbacks from exterior property lines.
 11. Site size.
 12. Access to thoroughfare.
- P. N. 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 objectives of the comprehensive plan. **Yes, this proposal conforms with the existing land use pattern of the adjacent and nearby properties and the character area goals as outlined in the comprehensive plan.**

**CAMPAIGN DISCLOSURE
STATEMENT**

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes No *

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

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

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



Notary



Expiration Date/ Seal 02-24-27



Signature of Applicant /Date

Check one: Owner Agent

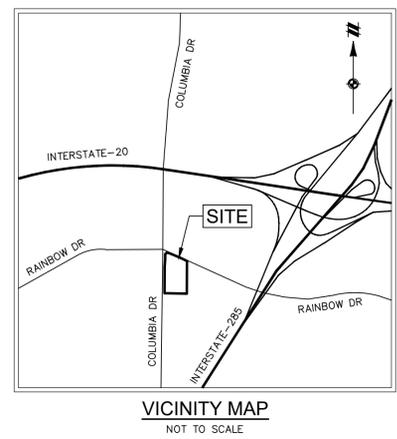
*Notary seal not needed if answer is "no".

LEGAL BOUNDARY SURVEY

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

DATUMS
 HORIZONTAL: GRID NORTH, NAD83, GEORGIA STATE PLANES, WEST ZONE (NORTH AMERICAN DATUM OF 1983) (2011)
 US SURVEY FOOT, DEKALB COUNTY, GEORGIA
 VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
 GEOID: GEOID18 (CONUS)

SURVEY REFERENCES
 1. TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2-41125, DATED DECEMBER 02, 2021 AT 5:00PM.
 2. PROPERTY SURVEY FOR D.R. HORTON, INC. ATLANTA EAST PREPARED BY SOUTHEASTERN ENGINEERING, INC., DATED: DECEMBER 22, 2021.



811
 Know what's below.
 Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
 COPYRIGHT © 2023 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

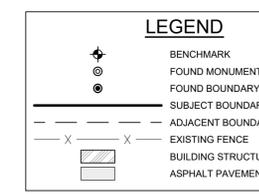
SITE BENCHMARK #1
 IRON NAIL SET
 NORTHING=1349843.11
 EASTING=2270502.88
 ELEVATION=928.37'(NAVD88)

SITE BENCHMARK #2
 IRON NAIL SET
 NORTHING=1350161.08
 EASTING=2270533.61
 ELEVATION=923.97'(NAVD88)

SITE BENCHMARK #3
 IRON NAIL SET
 NORTHING=1349995.25
 EASTING=2270947.84
 ELEVATION=894.13'(NAVD88)

LINE TABLE (MEASURED AND RECORD)

LINE #	BEARING	LENGTH
L5	N50°09'04"E	45.80'
L6	S71°59'17"E	67.50'
L7	S68°29'18"E	95.94'
L8	S66°50'49"E	120.29'
L9	S64°14'04"E	138.97'



ABBREVIATIONS

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- DP = DEED PAGE
- EL = ELEVATION
- EX = EXISTING
- FDC = FIRE DEPARTMENT CONNECTION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- HDPE = HIGH DENSITY POLYETHYLENE
- HYD = HYDRANT
- INV = INVERT
- IPS = IRON PIN SET
- (M) = MEASURED
- MH = MANHOLE
- NH = NOW OR FORMERLY
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- PB = PLAT BOOK
- PAGE = PAGE
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVC = POLYVINYL CHLORIDE
- (R) = RECORD
- RCP = REINFORCED CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- RTK = REAL-TIME KINEMATIC
- R/W = RIGHT-OF-WAY
- SQ FT = SQUARE FEET
- VRS = VIRTUAL REFERENCE STATION
- WI = WITH

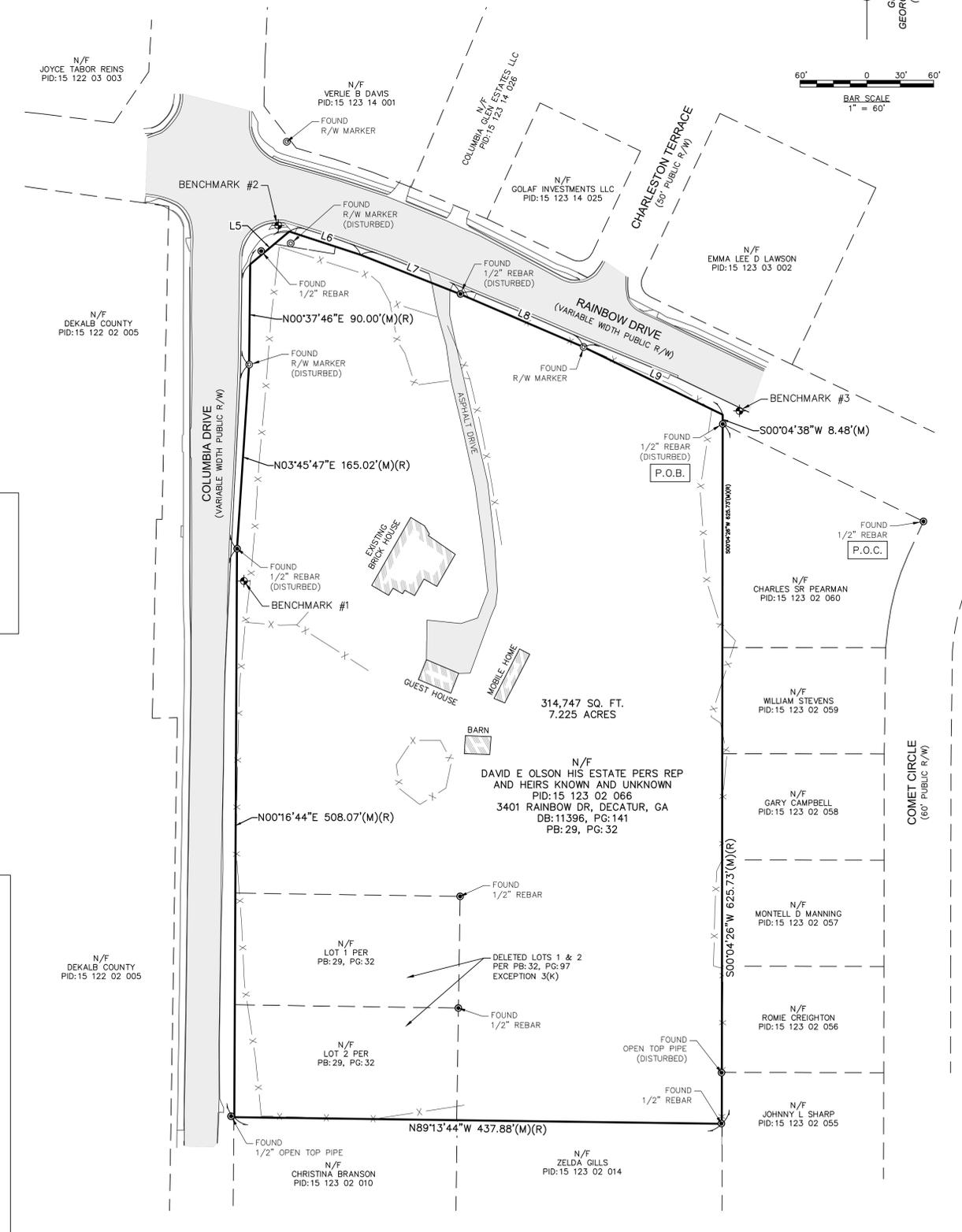


EXHIBIT "A" TITLE LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 123 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST SIDE OF COLUMBIA DRIVE WITH THE SOUTHWEST SIDE OF RAINBOW DRIVE (FORMERLY WESLEY CHAPEL-PANTHERSVILLE ROAD), AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF COLUMBIA DRIVE 805 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF RAINBOW ESTATES AS SHOWN ON PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 29, PAGE 32, DEKALB COUNTY RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 AND AN EXTENSION THEREOF, 438 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY H. VINCENT OLSON TO HOME SAVINGS AND LOAN ASSOCIATION BY SECURITY DEED DATED AUGUST 24, 1966 RECORDED IN DEED BOOK 124, PAGE 381, DEKALB COUNTY, GEORGIA RECORDS; THENCE NORTH ALONG THE EAST LINE OF THE PROPERTY SO CONVEYED 638 FEET, MORE OR LESS, TO THE SOUTHWEST SIDE OF RAINBOW DRIVE; THENCE NORTHWESTERLY ALONG THE SOUTHWEST SIDE OF RAINBOW DRIVE 538 FEET, MORE OR LESS, TO THE EAST SIDE OF COLUMBIA DRIVE AND TO THE POINT OF BEGINNING.
 LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY ANY PORTION OF SUBJECT PROPERTY LOCATED WITHIN THE BOUNDS OF THE PUBLIC RIGHT OF WAYS KNOWN AS COLUMBIA DRIVE AND RAINBOW DRIVE.

SCHEDULE B SECTION II - EXCEPTIONS
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO. 2-41125
 EFFECTIVE DATE: DECEMBER 02, 2021
 NOTE: ITEMS 1-8, & 14 ARE STANDARD TITLE COMPANY NOTES AND ARE NOT ADDRESSED BY THE SURVEYOR.
 3. SPECIAL EXCEPTIONS:
 (G) EASEMENT FROM H.V. OLSON TO GEORGIA POWER COMPANY, DATED MARCH 9, 1953, FILED FOR RECORD APRIL 21, 1953 AT 12:00 NOON, RECORDED IN DEED BOOK 968, PAGE 399, RECORDS OF DEKALB COUNTY, GEORGIA. DEED BOOK 968 PG 399 AFFECTS CAPTION PROPERTY, BLANKET EASEMENT UNABLE TO DEPICT GRAPHICALLY.
 (H) RIGHT OF WAY DEED FROM H. VINCENT OLSON TO DEKALB COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED DECEMBER 29, 1978, FILES FOR RECORDS JANUARY 4 1979 AT 8:55 AM, RECORDED IN DEED BOOK 3962, PAGE 456, AFORESAID RECORDS. DEED BOOK 3962 PG 456 DOES NOT AFFECT CAPTION PROPERTY.
 (I) RIGHT OF WAY EASEMENT FROM H. VINCENT OLSON TO GEORGIA POWER COMPANY, DATED JULY 11, 1980, FILED FOR RECORDS DECEMBER 10, 1981 AT 11:29 AM, RECORDED IN DEED BOOK 4571, PAGE 144, AFORESAID RECORDS. DEED BOOK 4571 PG 144 AFFECTS CAPTION PROPERTY, BLANKET EASEMENT UNABLE TO DEPICT GRAPHICALLY.
 (J) EASEMENT FROM JOHN STEPHEN OLSON, ADMINISTRATOR OF THE ESTATE OF DAVID E. OLSON TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED FEBRUARY 9, 2020, FILES FOR RECORD SEPTEMBER 29, 2020 AT 10:48 AM, RECORDED IN DEED BOOK 28676, PAGE 625, AFORESAID RECORDS. DEED BOOK 28676 PG 625 APPLIES TO CAPTION PROPERTY AS SHOWN.
 (K) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 29, PAGE 32, AFORESAID RECORDS. PLAT BOOK 29 PG 32 DOES NOT AFFECT CAPTION PROPERTY AND HAS BEEN SUPERCEDED BY PLAT BOOK 32, PAGE 97 DELETING LOTS 1 & 2.

ALTA SURVEY NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GEORGIA WEST ZONE - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 02/22/2023 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- FIELD CLOSURE: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 434,376 FEET AND AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 510,918 FEET.
- EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION, TRIMBLE R10 GPS RECEIVER
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 0130890134J, DATED 05/16/2013, THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE AND LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONING: R75 - SF RES DIST. ZONING REPORT NOT PROVIDED TO SURVEYOR.
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. SETBACKS PLOTTED AS SHOWN.
- SUBSTANTIAL FEATURES (PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE LOCATED AS SHOWN).
- UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION. PRIVATE UTILITY LOCATE PROVIDED BY UTILISURVEY ON DECEMBER 09, 2022.
- AT THE TIME OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
- THERE ARE NO KNOWN CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION, AND OR REPAIRS.
- SUBJECT PARCEL HAS DIRECT ACCESS TO RAINBOW DRIVE PUBLIC RIGHT-OF-WAY. CURB CUTS AND DRIVEWAYS LOCATED AS SHOWN.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION AND TITLE EXCEPTIONS
SHEET 2	TOPOGRAPHIC BOUNDARY (NORTH) @ 30' SCALE
SHEET 3	TOPOGRAPHIC BOUNDARY (SOUTH) @ 30' SCALE

SURVEYOR'S ALTA CERTIFICATION
 TO: HOUSING DEVELOPMENT CORPORATION OF DEKALB COUNTY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A)(B), 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2023.
 DATE OF MAP OR PLAT: FEBRUARY 28, 2023.
 FOR REVIEW
 CLYDE R. ELDRIDGE DATE
 GEORGIA REGISTERED LAND SURVEYOR REGISTRATION NUMBER 2659

SURVEYOR'S CERTIFICATION
 THIS PLAT IS A RE-TRACED OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
 FOR REVIEW
 CLYDE R. ELDRIDGE DATE
 GEORGIA REGISTERED LAND SURVEYOR REGISTRATION NUMBER 2659

ATWELL
 866.850.4200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 770-423-0907
 DEKALB COUNTY, GEORGIA

CLIENT: HOUSING DEVELOPMENT CORP.
 LOCATED IN: LAND LOT 123, 15TH DISTRICT, DEKALB COUNTY, GEORGIA
 ALTA/NSPS LAND TITLE SURVEY OF 3401 RAINBOW DRIVE PID: 1512302066

DATE: 02/28/2023
 REVISIONS:
 DWG. STH CH. CRE
 P.M. KMK
 CODE AS-01
 JOB 23000882
 SHEET NO. 1 OF 3

SITE PLAN

SITE AREA - 276,345 SQ/FT
 OPEN SPACE - 150,521SQ/FT (54.4%)
 OUTDOOR PLAY AREA/COMMUNITY GREEN - 41,429 SQ/FT (15 %)

COTTAGES (12) - 1321 SQ/FT X12 = 15,852 SQ/FT
 3 STORY BUILDING (1ST LEVEL) = 14,162 SQ/FT
 TOTAL = 30,014 SQ/FT

TOTAL BUILDING SQ/FT = 14,162 SQ/FT (X3) = 42,486 SQ/FT
 + 15,852 SQ/FT
TOTAL: 58,338 SQ/FT

NON-RESIDENTIAL
 1ST LEVEL - 7,374 SQ/FT
 2ND LEVEL - 5,998 SQ/FT
 TOTAL 13,372 SQ/FT

- LEASING OFFICE
- COMMUNITY ROOM
- FITNESS CENTER
- BUSINESS CENTER
- WELLNESS CENTER
- COMMUNITY GARDEN
- MAILROOM
- LAUNDRY

PARKING SPACES
 SURFACE - 65
 ACCESSIBLE - 3
 VAN ACCESSIBLE - 1
 TOTAL - 69

UNIT COUNT
 1A - 10
 1B - 18
 2A - 12
 TOTAL - 40

TRASH COMPACTOR
 & RECYCLING

16' STREETScape ZONE

RAINBOW DRIVE

3-STORY BUILDING

40'-0"
 GAZEBO

276,345.7 sf
 COMMUNITY GARDEN

1 ACRE COMMUNITY GREEN

1-STORY COTTAGES 16'-0"

RETENTION POND TBD

VISITOR PARKING

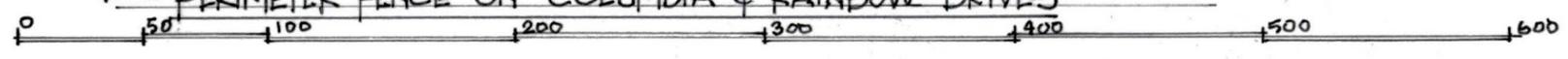
COLUMBIA DRIVE

LIGHT POLES (80' SP)

16' STREETScape ZONE

STREET TREES 50' SPACING ON COLUMBIA & RAINBOW DRIVES

PERIMETER FENCE ON COLUMBIA & RAINBOW DRIVES

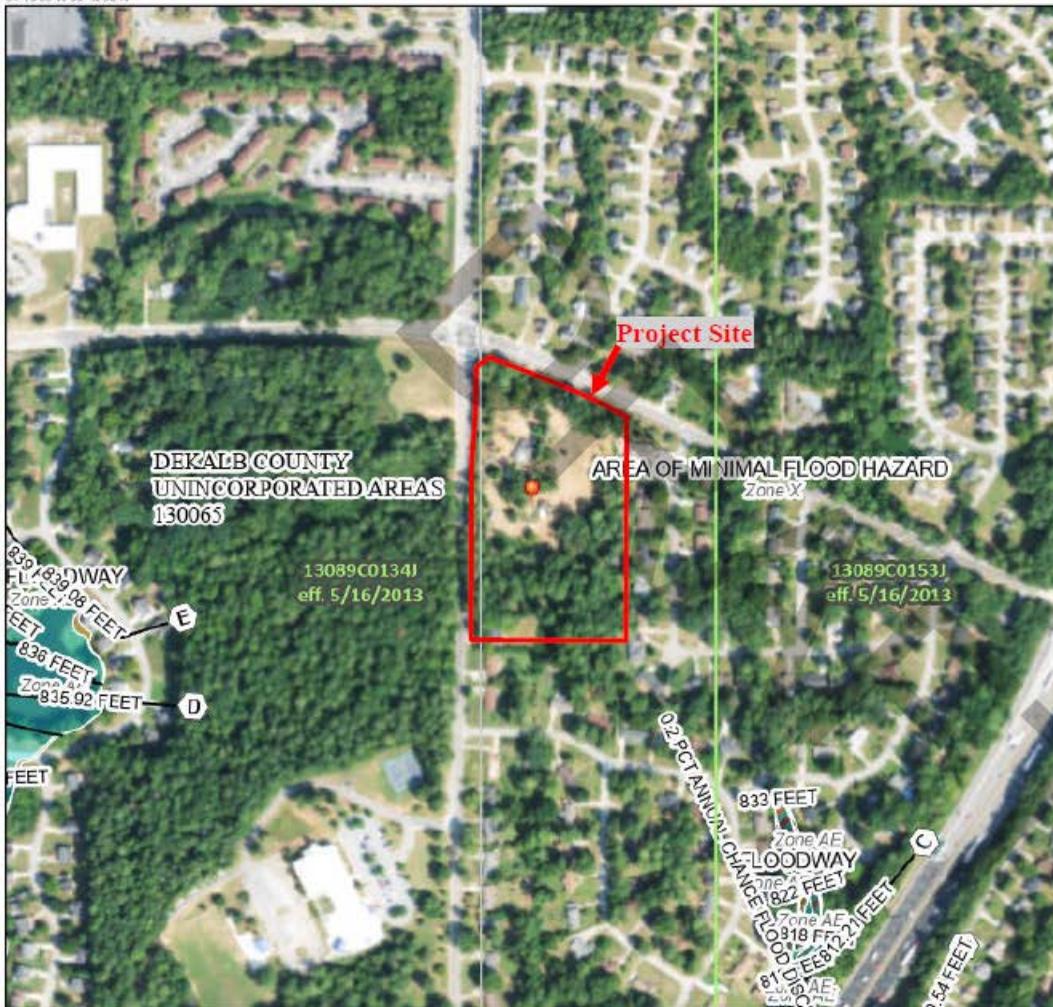


HDC RAINBOW SENIOR RESIDENCES, DEKALB COUNTY, GEORGIA
 SCALE 1" = 50' CORCORAN OTA GROUP, INC. MAY 2ND 2023

National Flood Hazard Layer FIRMette



86°15'25"W 33°42'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR THREE PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, X, AE
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone I
 - Future Conditions, 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/30/2023 at 1:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderized areas cannot be used for regulatory purposes.



UNITED CONSULTING



Prepared: GAB

Checked: MGA

Scale: See Above

Title: FEMA Floodplain Map

Project No. HDCDC-23-GA-07218-01

Date: 3/30/2023

K.4

'normal stream flow' (which has been interpreted to mean 'base flow') in order to be subject to the buffer requirements.

No apparent stream channels were identified on the Project Site at the time of the site investigation.

5.3 Floodplain/Floodway

The FEMA Flood Insurance Rate Map Number 13089C0134J, dated May 16, 2013, indicated that the Project Site was mapped in Zone X, which is not within the limits of the 100-year floodplain. United Consulting also received a Floodplain Encroachment Review Report prepared by the Floodplain Unit, Environmental Protection Division, Georgia Department of Natural Resources.

PENDING

5.4 Endangered Species

The list of federal and state protected species for the Project Site was obtained using the USFWS Information for Planning and Conservation (IPaC) website. A list for DeKalb County was also obtained from the Georgia Department of Natural Resources (DNR) website. Further, we reviewed the DNR Natural Heritage Inventory Program (NHIP) for occurrence records in the quarter-quad of the project area; Southeast Atlanta, GA, NE. There were 13 state protected species identified in DeKalb County, and two of these species were also listed as federally protected. The federally protected species were *Amphianthus pusillus* (pool sprite, snorkelwort; plant) and *Isoetes melanospora* (black-spored quillwort; plant). The IPaC report identified the *Grus americana* (whooping crane; bird), *Danaus plexippus* (monarch butterfly; insect), and *Rhus michauxii* (Michaux's sumac; plant) as federally protected species that may occur in the area of the Project Site. The DNR quarter-quad report did not list federally protected species potentially occurring within the area of the Project Site. The Project Site consists of a mixture of wooded and cleared land, developed with a residence and outbuildings. No streams or wetlands are located on the Project Site. No pools on granitic outcrops were observed on the Project Site and the site also lacks an abundance of milkweed preferred by the monarch butterfly. Further, the Project Site does not appear to contain the habitat conditions for Michaux's sumac, which consists of dry, open, rocky, or sandy woodlands over mafic bedrock with high levels of calcium, magnesium, or iron; often on ridges and river bluffs. Based on the current habitat conditions observed on the Project Site and review of the endangered species lists, United Consulting does not anticipate the proposed development will affect species listed under the Endangered Species Act. Copies of the reviewed lists of endangered species are provided in Appendix L.

5.5 Noise

United Consulting conducted research to determine if the Project Site was within 5 miles of a civil airport, 15 miles of a military field, 1,000 feet of a major highway or busy road with greater than 10,000 average daily traffic count, 3,000 feet of a railroad, or near other noise sources that may emit low levels of noise. Based on this research, the following information was obtained. Two major roadways, Columbia Drive and Rainbow Drive, were present within 1,000 feet of the Project Site. No railways were present within 3,000 feet of the Project Site. No civil airports or military airports were identified within 5 or 15 miles of the Project Site, respectively.

R-75 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN OPEN SPACE	20%	54%	YES
MAX LOT COVERAGE	35%	35%	YES
MIN TRANSITIONAL BUFFER		16' STREET SCAPE ZONE: 4' LANDSCAPE STRIP, 6' SIDEWALK, 6' LANDSCAPE AND TREE PLANTING ZONE	YES
FRONT SETBACK	30 FEET	20 FEET	Draft site plan not in Compliance; Final Site Plan will be in Compliance and sent within 5 days of application submission
REAR SETBACK	40 FEET	15 FEET	Draft site plan not in Compliance; Final Site Plan will be in Compliance and sent within 5 days of application submission
MINIMUM UNIT SIZE	1200 (R-75) 800 (COTTAGES)	1A: 686 SF 1B-796 SF 2 B- 1321SF (COTTAGES)	YES
MAX COTTAGE SIZE	1200 SF	1321SF	Draft site plan not in Compliance; Final Site Plan will be in Compliance and sent within 5 days of application submission
PARKING	MIN 2 SPACES	69 SPACES	YES

Density Bonus (Dwelling Units per Acre (du/acre))

Character Area: Suburban

Bonus Types in Proposed Project: Sustainability Elements , Mixed Income, and Additional Enhanced Open Space

Sustainability Elements Bonus:

Base Density: 4

% Bonus = 50%

Base x 50% = 4 x 50% = 2

Mixed Income Bonus:

Base Density: 4

% Bonus = 50%

Base x 50% = 4 x 50% = 2

Additional Enhanced Open Space:

Base Density: 4

% Bonus = 50%

Base x 50% = 4 x 50% = 2

*4 (Base) + 6 (Sustainability Elements, Mixed Income/Age, and Additional Enhanced Open Space Bonuses)
= 10 du/acre*

Senior Community/Suburban Max Density= 8 du/acre

LEGAL DESCRIPTION

	First American Title™	ALTA Commitment for Title Insurance
Exhibit A		ISSUED BY First American Title Insurance Company

Commitment File No.: 006870-0007

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 123 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the East side of Columbia Drive with the Southwest side of Rainbow Drive (formerly Wesley Chapel-Panthersville Road), and running thence south along the East side of Columbia Drive 805 feet to the Southwest corner of Lot 2 of Rainbow Estates as shown on plat of subdivision recorded in Plat Book 29, page 32, DeKalb County records; thence East along the south line of said Lot 2 and an extension thereof, 438 feet to the East line of the property conveyed by H. Vincent Olson to Home Savings and Loan Association by Security Deed dated August 24, 1956 recorded in Deed Book 1214, page 381, DeKalb County, Georgia records; thence North along the East line of the property so conveyed 638 feet, more or less, to the southwest side of Rainbow Drive; thence Northwesterly along the southwest side of Rainbow Drive 538 feet, more or less, to the East side of Columbia Drive and the POINT OF BEGINNING.

Subject Property Address: 3401 Rainbow Drive, Decatur, GA 30034

Parcel ID: 15 123 02 066

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BUILDING FORM



Wood and Stone



Trussed front porch



Painted Wood Entry Truss



Classic Front porch



