



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: May 6, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: May 27, 2021, 5:30 P.M.**

STAFF ANALYSIS

Case No.: LP-21-1243933 **Agenda #:** D.3
Location/Address: 3581 Rockbridge Rd, Stone Mountain, GA 30083 **Commission District:**4 **Super District:**6
Parcel IDs: 18 011 06 001, 18 011 06 004, 18 011 06 005,
18 011 06 006, 18 011 06 007
Request: Future Land Use Plan Map Amendment
Property Owner(s): Kyle Williams & Williams Teusink, LLC
Applicant/Agent:
Acreage: 4.8 Acres
Existing Land Use: Suburban (SUB)
Proposed Land Use: Neighborhood Center (NC)
Surrounding Properties: Suburban (SUB)
Adjacent Zoning: **North: MZ (SUB) South: R-85 (SUB) East: RNC (SUB) West: RNC (SUB) Northeast: MZ (SUB) Northwest: MZ (SUB) Southeast: R-85 (SUB) Southwest: R-85 (SUB)**
Comprehensive Plan:

Consistent **Inconsistent**

Proposed Density: 10.7 units/acre

Existing Density: N/A

Proposed Units/Square Ft.: 52 units

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-21-1243934) to amend the zoning of the parcel from R-75 (Residential-Medium Lot-75) to MR-2 (Medium Density Residential-2).

STAFF RECOMMENDATION: DENIAL

The Memorial Drive Corridor Study was adopted in September 2020. The subject parcels are within the boundary of the *Gateway West Focus Area* identified in the report. The Action Plan section of the report includes recommendations intended to realize the vision of the study exercise.

One primary recommendation was to amend the character area of each focus area to better accommodate the types of uses demanded from residents and stakeholders. These parcels fall within the boundary of an area recommended be changed to the Regional Center Character Area.

According to the report, Gateway West is viewed as having, the broadest potential to become an area attracting regional interest. Therefore, the vision for this part of the corridor is an urban center to include a mix of land uses. Ideas discussed at the design workshops included:

- Retail
- Restaurants
- Greenspaces
- Public Squares
- Office Space
- Apartments
- Cultural and/or Theatre

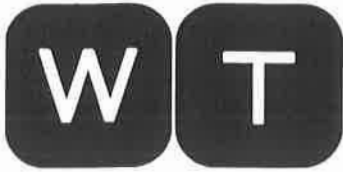
A recent conversation in DeKalb County is the potential need for a civic or convention center that could host everything from high school graduations to professional conferences and festivals. As a relatively central location within DeKalb County (just east of the Kensington area, where the attraction of a centralized location has led to discussions about consolidation of County offices and services) with strong transportation access via I-285 and nearby MARTA heavy rail stations at Kensington and Indian Creek, this site is a strong candidate for such a consideration. Such an investment would be generally consistent with the idea of having a cultural and/or theatre component of any redevelopment here and would likewise be a particularly strong anchor for the mix of uses envisioned.

The proposal for townhomes doesn't align with the vision. And the requested amendment for Neighborhood Center to accommodate the proposed project is inconsistent with the *Memorial Drive Revitalization Corridor Study* recommendation that the character area be amended to Regional Center.

For these reasons, staff recommendation for this future land plan map amendment application is denial.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph
7. Sections of the Memorial Drive Corridor Study Report



WILLIAMS
TEUSINK

R. Kyle Williams
Attorney at Law

404.373.9351 Direct Dial
kwilliams@williamsteusink.com

January 21, 2021

via Electronic Delivery to: jreid@dekalbcountga.gov

Andrew Baker, Director
DeKalb County, Georgia
Department of Planning and Sustainability
330 West Ponce de Leon Avenue
Decatur, Georgia 30030

Re: APPLICATION TO AMEND COMPREHENSIVE LAND USE MAP

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 007

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 006

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 001

Dear Director Baker:

I represent Ahmad Farida, Thomas and Margaret Corbin, William B. Corbin as Trustee of The William Boggs Corbin Trust, and Captura Properties I, LLC (collectively, "Applicant"). Mr. Ahmad owns that certain real property known as and located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007). Mr. and Mrs. Corbin own that certain real property known as and located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006). The William Boggs Corbin Trust owns those certain real properties located at and known as 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001). 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007); 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006); 3599 Rockbridge Road, Stone Mountain,

DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001) are collectively referred to as the “Property.”

Captura Properties I, LLC is under contract to purchase the Property and intends to pursue the development as proposed outlined in this Application.

The Property consists of approximately 4.87 acres to the east of Interstate 285 where Rockbridge Road crosses over and across Interstate 285. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification as Suburban (SUB) based upon the 2035 Comprehensive Plan and Future Land Use Map (the “Comprehensive Land Use Map”). The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban (SUB) based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density Residential with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC) based upon the Comprehensive Land Use Map. The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use classification of Commercial Redevelopment Corridor (CRC) based upon the Comprehensive Land Use Map.

The Property is currently improved with only two (2) detached single family residential structures with one (1) each on 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007) and 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006), which are the two (2) eastern parcels farthest away from Interstate 285. The remainder of the Property is vacant and unimproved.

SUMMARY OF PROPOSED AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN

Applicant requests an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC) to allow for development and use of the Property as fifty-two (52) attached single family townhomes at a density of 10.7 units per acre as detailed

and conditioned upon the plans submitted in support of this Application. The amendment is necessary due to the fact that the current Comprehensive Land Use Plan is for Suburban (SUB) and is inappropriate for proposed development of the Property. An amendment to the Comprehensive Land Use Map is appropriate given the proximity of the Property to Interstate 285, highly commercial corridor along Memorial Drive at Interstate 285, and the Kensington MARTA Station.

This application to Amend the Comprehensive Land Use Plan is submitted concurrently with an application to Amend the Official Zoning Map of DeKalb County seeking to rezone the Property from R-75 (Residential Medium Lot-75) District to MR-2 (Medium Density Residential) District.

**DOCUMENTED IMPACT ANALYSIS FOR AN AMENDMENT TO
THE COMPREHENSIVE LAND USE PLAN UNDER SECTION 27 – 7.3.4**

(a) Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.

The proposed amendment to the Comprehensive Land Use Plan for the Property will permit development of a higher density single family townhouse that is suitable in view of the use and development of adjacent and nearby property. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is centrally located within the highly trafficked commercial area at the intersection of Memorial Drive and Interstate 285. The Property is within one and a half (1 ½) miles of the MARTA Kensington Station. The surrounding area is a mix of governmental, commercial, retail, and other non-residential uses. However, the immediate surrounding area is lacking in high density residential uses.

The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density Residential) with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC). The adjacent and adjoining property to the southeast is a C-1 (Local Commercial)

District with an Existing Land Use of Commercial Redevelopment Corridor (CRC).

The proposed amendment to the Comprehensive Land Use Plan would allow for a higher density residential development that would complement and better serve the existing non-residential uses. The proposed amendment and development would serve as a catalyst for other residential redevelopment adjacent to and within the Kensington-Memorial Drive Overlay. While outside of the boundaries of the overlay district, the proposed rezoning is consistent with the overlay's stated objective to "create a positive real estate investment climate which will stimulate economic development and job creation." The proposed rezoning and development would allow for a trans-oriented development near the MARTA Kensington Station that is sought by the Kensington-Memorial Drive Overlay District.

More importantly, the current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

(b) Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.

As detailed in Section (a) above, the proposed amendment to the Comprehensive Land Use Plan is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. Furthermore, the proposed amendment to the Comprehensive Land Use Plan is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

(c) Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed amendment to the Comprehensive Land Use Plan will not result in uses which would cause excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Interstate 285 and Memorial Drive. The proposed apartment development will not impact existing schools as apartment uses typically do not attract families with school age children given the unit size. The existing infrastructure is more than sufficient to support the proposed residential development. More importantly, the Property is ideally situated within walking distance of the MARTA Kensington Station and will introduce a needed residential use to complement the existing non-residential uses in the immediate surround area.

(d) Whether the amendment is consistent with the written policies in the comprehensive plan text.

As detailed in Section (a) above, the proposed amendment to the Comprehensive Land Use Plan is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. The proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB). This is fully in line with the Housing Policies described in Chapter 6 of the Comprehensive Plan for 2035 which seeks to create Multi-Family Housing and Infill Housing Development.

(e) Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.

The Property is not located near county or municipal boundary lines. As such, there are no potential impacts on property or properties in any adjoining governmental jurisdiction.

(f) Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

Except as detailed above, there are no other existing or changing conditions affecting the use or development of the affected land areas which support either approval or denial of the proposed land use change.

(g) Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

The proposed amendment to the Comprehensive Land Use Plan and development will have no impact on any historic building, site, district, or archaeological resource.

ADDITIONAL SUPPORTING DOCUMENTATION

Applicant includes as additional support for its Application the following:

1. Application to Amend Comprehensive Land Use Plan;
2. Land Use (Future Development) Map Amendment Application Authorization;

3. Notarized Authorization by Property Owner for Representation;
4. Summary of Property Ownership;
5. *Warranty Deed* dated December 19, 2003 (Parcel 7);
6. *Quitclaim Deed* dated August 20, 1993 (Parcels 4 and 5)¹;
7. Legal Descriptions of the Property;
8. Zoning Map of the Property;
9. Comprehensive Land Use Map of the Property and surrounding properties;
10. Aerial Map depicting the Property and surrounding properties;
11. *Boundary Survey* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 3, 2020;
12. *Topographic Map* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 10, 2020;
13. *Rezoning Exhibit, Sheet E-1* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated March 17, 2020;
14. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit A – Parcels 1 Thru 39*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020; and,
15. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit B – Parcels 40 Thru 52*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020.

The requisite application fee was previously submitted and paid to the County as evidenced by the enclosed receipt.

¹ Applicant will supplement this Application to supplement vesting deeds for Parcels 1 and 6.

I appreciate consideration of this request for an amendment to the Comprehensive Land Use Map. Please do not hesitate to contact me with any questions or request for additional information or documentation.

Sincerely,


R. Kyle Williams

Encl.

RKW/saa

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____

Applicant's Name: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com

Applicant's Mailing Address: 309 Sycamore Street, Decatur, GA 30030

Applicant's Daytime Phone #: 404 373 9590 Fax: 404 378 6049

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: See Exhibit A E-Mail _____

Owner's Mailing Address 309 Sycamore Street, Decatur, GA 30030

Owner's Daytime Phone # 404 373 9590 Fax: _____

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road,

District(s): 18 Land Lot(s): 011 Block(s): 06 Parcel(s): 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Current Land Use Designation: Sub Proposed Land Use Designation: NC

Current Zoning Classification(s): R-75

PLEASE READ THE FOLLOWING BEFORE SIGNING

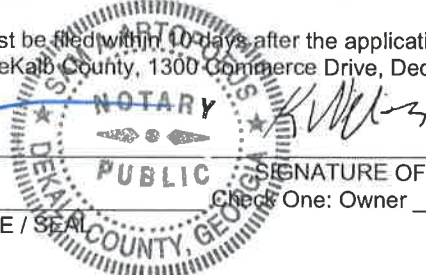
- I. **This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.**
- II.
- III. **Disclosure of Campaign Contributions:** In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No
- IV.

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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY 1/21/23 SIGNATURE OF APPLICANT [Signature]
EXPIRATION DATE / SEAL Check One: Owner _____ Agent _____ 04 / 08 / 2020
DATE



Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road
Tax Parcel Id No. 18 011 06 007
DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road
Tax Parcel Id No. 18 011 06 006
DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road
Tax Parcel Id No. 18 011 06 005
DB 7838, P 235

3593 Rockbridge Road
Tax Parcel Id No. 18 011 06 004
DB 7838, P 236

3581 Rockbridge Road
Tax Parcel Id No. 18 011 06 001
DB 7539, P 560

Exhibit B

Donations to DeKalb officials: Disclosure.

Jeff Rader 250.00

Larry Johnson 100.00

Steve Bradshaw 250.00

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 007

I, AHMAD FARIDA, state that I am the current owner of that certain real property located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 007) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC
Address: The High House
309 Sycamore Street
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: kwilliams@williamsteusink.com

Ahmad Farida
dotloop verified
03/27/20 8:27 PM EDT
D9Q7-FFZ3-6T3M-HBFD

AHMAD FARIDA

Sworn and subscribed
before me this 27 day of March, 2020.

Gabrielle C. Opie
dotloop verified
04/03/20 3:29 PM EDT
TK1D-A9MB-T7HH-DQNU

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 001

I, WILLIAM B. CORBIN, as TRUSTEE of THE WILLIAM BOGGS CORBIN TRUST (the "Trust) state that the Trust is the current owner of those certain real properties located at 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 005), 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 004), and 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 001)(collectively, the "Property), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC
Address: The High House
309 Sycamore Street
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: kwilliams@williamsteusink.com

THE WILLIAM BOGGS CORBIN TRUST

Tom Corbin dotloop verified
03/29/20 10:34 PM EDT
954E-ZBWD-Z85N-020J

WILLIAM B. CORBIN, TRUSTEE

Sworn and subscribed
before me this 29 day of March, 2020.

Gabrielle C. Opie dotloop verified
04/03/20 3:29 PM
EDT
JYXS-XEJ5-IDIS-XTNC

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 006

WE, THOMAS AND MARGARET CORBIN, state that we are the current owners of that certain real property located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 006) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC
Address: The High House
309 Sycamore Street
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: kwilliams@williamsteusink.com

Tom Corbin dotloop verified
03/29/20 10:34 PM EDT
RU9T-CMEZ-R0HV-PAWG

THOMAS CORBIN

Sworn and subscribed
before me this 29 day of March, 2020.

Gabrielle C. Opie dotloop verified
04/03/20 3:29 PM EDT
ZYRV-S5QN-RNXG-SJFC

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024

Margaret Corbin dotloop verified
03/29/20 6:48 PM EDT
2XFH-4DAV-BIP4-UJGQ

MARGARET CORBIN

Sworn and subscribed
before me this 29 day of March, 2020.

Gabrielle C. Opie dotloop verified
04/03/20 3:29 PM EDT
AQPC-S50G-DFCU-ZUEJ

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND USE (FUTURE DEVELOPMENT) MAP AMENDMENT APPLICATION
AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: _____

CHECK TYPE OF APPLICATION:

LAND USE MAP AMENDMENT

REZONE

MINOR MODIFICATION

SPECIAL LAND USE PERMIT

TO WHOM IT MAY CONCERN:

/ (WE), Ahmad Farida, Thomas and Margaret Corbin, and The William Boggs Corbin Trust
(Name of owner(s))

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

Kyle Williams, Williams Teusink, LLC
(Name of Applicant or Agent Representing Owner)

to file and application on (my)/(our) behalf.

Notary Public Ahmad Farida
dotloop verified
03/27/20 8:27 PM EDT
RAIA-CYPQ-YATQ-OP4P
Owner Ahmad Farida (3611 Rockbridge Road)

Notary Public Tom Corbin
dotloop verified
03/29/20 10:34 PM EDT
EGKS-23TD-EFL2-RBBL Margaret Corbin
dotloop verified
03/29/20 6:48 PM EDT
RL93-BNRJ-LT19-OWQW
Owner Thomas & Margaret Corbin (3605 Rockbridge Road)

Notary Public Tom Corbin
dotloop verified
03/29/20 10:34 PM EDT
YG28-PLJM-JKVV-ZWNO
Owner William B. Corbin, Trustee
The William Boggs Corbin Trust
(3581, 3593, and 3599 Rockbridge Road)

Commission Expires 2/19/2024
Fulton County - State of Georgia

Gabrielle C. Opie
dotloop verified
04/03/20 3:29 PM EDT
1WAU-OFKF-V02D-FWJM

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road
Tax Parcel Id No. 18 011 06 007
DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road
Tax Parcel Id No. 18 011 06 006
DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road
Tax Parcel Id No. 18 011 06 005
DB 7838, P 235

3593 Rockbridge Road
Tax Parcel Id No. 18 011 06 004
DB 7838, P 236

3581 Rockbridge Road
Tax Parcel Id No. 18 011 06 001
DB 7539, P 560

Return To:
EUGENE S. TAYLOR
ATTORNEY AT LAW, P.C.
2900 CHAMBLEE TUCKER ROAD
BUILDING 4, SUITE 200
ATLANTA, GEORGIA 30341
(770) 455-1155
File: Ahmad/031378

Deed Book 15659 Pg 643
Filed and Recorded Dec-31-2003 12:16pm
2003-0237927
Real Estate Transfer Tax \$90.00

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

Regions Bank

of the County of Dekalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Farida Ahmad

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, Dekalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, Dekalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in Dekalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written. Signed, sealed and delivered in the presence of:

Witness:
Kathy Busby
Notary Public

Regions Bank

By:

Title: Vice President



STATE OF GEORGIA
COUNTY OF DEKALB

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ NONE
CLERK, SUPERIOR COURT

By Ray Venable
Deputy Clerk

FILED & RECORDED
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK, SUPERIOR COURT
DEKALB COUNTY, GA.

QUIT CLAIM DEED

THIS INDENTURE made this 20th day of Aug 1993, by and between WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto grantee and the heirs, legal representatives, successors and assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the 18th District, of DeKalb County, Georgia, being known as Lot 2, according to Plat of MEMOROCK SUBDIVISION, recorded in Plat Book 29, page 45, DeKalb County, Georgia Records, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at a point formed by the intersection of the southeasterly side of Rockbridge Road and the southwesterly side of Collingwood Drive; and run thence southwesterly along the southeasterly side of Rockbridge Road, 1595.5 feet to a point where the right-of-way of Rockbridge Road widens; thence south 10 feet to a point on the south side of the right-of-way of Rockbridge Road, as widened; thence continuing westerly and northwesterly along the southerly and southwesterly side of the right-of-way of Rockbridge Road and following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING; thence northwesterly along the southwesterly side of Rockbridge Road, 80 feet to a point; thence southerly 259.5 feet to a point; thence southeast 88.1 feet to a point; thence northerly 293.8 feet to the southwesterly side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

signed, sealed and Delivered in the presence of:

Ray Venable
(UNOFFICIAL WITNESS)

Wm Boggs Corbin (Seal)

Wm Boggs Corbin
(Notary Public)

(SEAL)



Commission Expires
MAY 12, 1995

BANK 7838 p. 235

DeKalb County, Georgia
 Real Estate Transfer Tax
 Paid \$ NONE
 CLERK, SUPERIOR COURT

FILED & RECORDED
 SEP 17 2 51 PM '93
 DEKALB COUNTY, GA.

By Mary K. ...
 CLERK, SUPERIOR COURT

STATE OF GEORGIA
 COUNTY OF DEKALB

QUIT CLAIM DEED

THIS INDENTURE made this 20th day of Aug. 1993, by and between WILLIAM B. CORBIN, party or parties of the first-part, hereinafter referred to as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the 18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29, page 45, DeKalb County Records, and more particularly described as follows:

BEGINNING at a point on the South side of Rockbridge Road, fifteen hundred ninety five and five-tenths (1595.5) feet Westerly from the South-west corner of the intersection of Collingwood Drive and Rockbridge Road; to an iron pin; thence running South ten (10) feet to an iron pin; thence running Westerly (following the curvature of the road) a distance of nine hundred forty five (945) feet along the South side of Rockbridge Road to an iron pin located at the Northeast corner of Lot 1 and the true point of beginning; running thence Southwesterly two hundred fifty nine and five-tenths (259.5) feet along the Westerly side of Lot 2 to an iron pin; thence running Northwest eighty eight and one-tenth (88.1) feet to an iron pin; thence running Northeasterly two hundred twenty five (225) feet to the South side of Rockbridge Road; thence running Southeasterly eighty (80) feet along the South side of Rockbridge Road to the point of beginning.

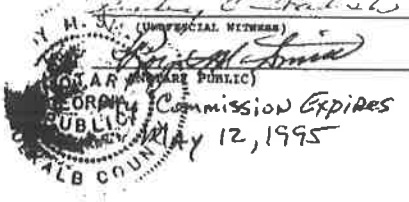
TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

William B. Corbin (Seal)
Mary K. ... (Seal)



BDM 7838 PAGE 236

Return To:
EUGENE S. TAYLOR
ATTORNEY AT LAW, P.C.
2900 CHAMBLEE TUCKER ROAD
BUILDING 4, SUITE 200
ATLANTA, GEORGIA 30341
(770) 455-1155
File: Ahmad/031378

Deed Book 15659 Pg 643
Filed and Recorded Dec-31-2003 12:16pm
2003-0237927
Real Estate Transfer Tax \$90.00

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

Regions Bank

of the County of DeKalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Farida Ahmad

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, Dekalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, Dekalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in Dekalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written. Signed, sealed and delivered in the presence of:

Witness

Notary Public



Regions Bank

By:

Title: Vice President



DeKalb County, Georgia
Real Estate Transfer Tax

Paid \$ NONE
CLERK, SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF DEKALB

By W. C. Henderson
Deputy Clerk

FILED & RECORDED
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK, SUPERIOR COURT
DEKALB COUNTY, GA.

QUIT CLAIM DEED

THIS INDENTURE made this 20th day of Aug 1993, by and between **WILLIAM B. CORBIN**, party or parties of the first part, hereinafter referred to as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the 18th District, of DeKalb County, Georgia, being known as Lot 2, according to Plat of MEMOROCK SUBDIVISION, recorded in Plat Book 29, page 45, DeKalb County, Georgia Records, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at a point formed by the intersection of the southeasterly side of Rockbridge Road and the Southwesterly side of Collingwood Drive; and run thence Southwesterly along the southeasterly side of Rockbridge Road, 1595.5 feet to a point where the right-of-way of Rockbridge Road widens; thence South 10 feet to a point on the South side of the right-of-way of Rockbridge Road, as widened; thence continuing Westerly and Northwesterly along the southerly and Southwesterly side of the right-of-way of Rockbridge Road and following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING; thence Northwesterly along the Southwesterly side of Rockbridge Road, 80 feet to a point; thence southerly 259.5 feet to a point; thence Southeast 88.1 feet to a point; thence Northerly 293.8 feet to the Southwesterly side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

signed, Sealed and Delivered in the presence of:

Ruthy Cuthalak
(UNOFFICIAL WITNESS)

Wm Boggs Corbin (Seal)

[Signature]
(CLERK, SUPERIOR COURT)

_____ (SEAL)



BOOK 7838 PAGE 235

STATE OF GEORGIA
COUNTY OF DEKALB

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ NONE
CLERK, SUPERIOR COURT
By W. B. Corbin
QUIT CLAIM DEED

FILED & RECORDED
SEP 17 2 51 PM '93
DEKALB COUNTY, GA.
CLERK, SUPERIOR COURT

THIS INDENTURE made this 20th day of Aug., 1993, by and between WILLIAM B. CORBIN, party or parties of the first-part, hereinafter referred to as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the 18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29, page 45, DeKalb County Records, and more particularly described as follows:

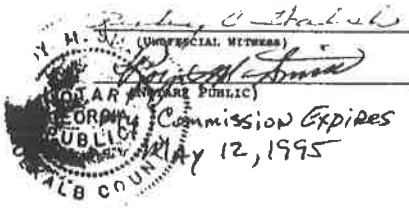
BEGINNING at a point on the South side of Rockbridge Road, fifteen hundred ninety five and five-tenths (1595.5) feet Westerly from the South-West corner of the intersection of Collingwood Drive and Rockbridge Road; to an iron pin; thence running South ten (10) feet to an iron pin; thence running Westerly (following the curvature of the road) a distance of nine hundred forty five (945) feet along the South side of Rockbridge Road to an iron pin located at the Northeast corner of Lot 1 and the true point of beginning; running thence Southwesterly two hundred fifty nine and five-tenths (259.5) feet along the Westerly side of Lot 2 to an iron pin; thence running Northwest eighty eight and one-tenth (88.1) feet to an iron pin; thence running Northeasterly two hundred twenty five (225) feet to the South side of Rockbridge Road; thence running Southeasterly eighty (80) feet along the South side of Rockbridge Road to the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:



W. B. Corbin (Seal)

(SEAL)

BOOK 7838 PAGE 236



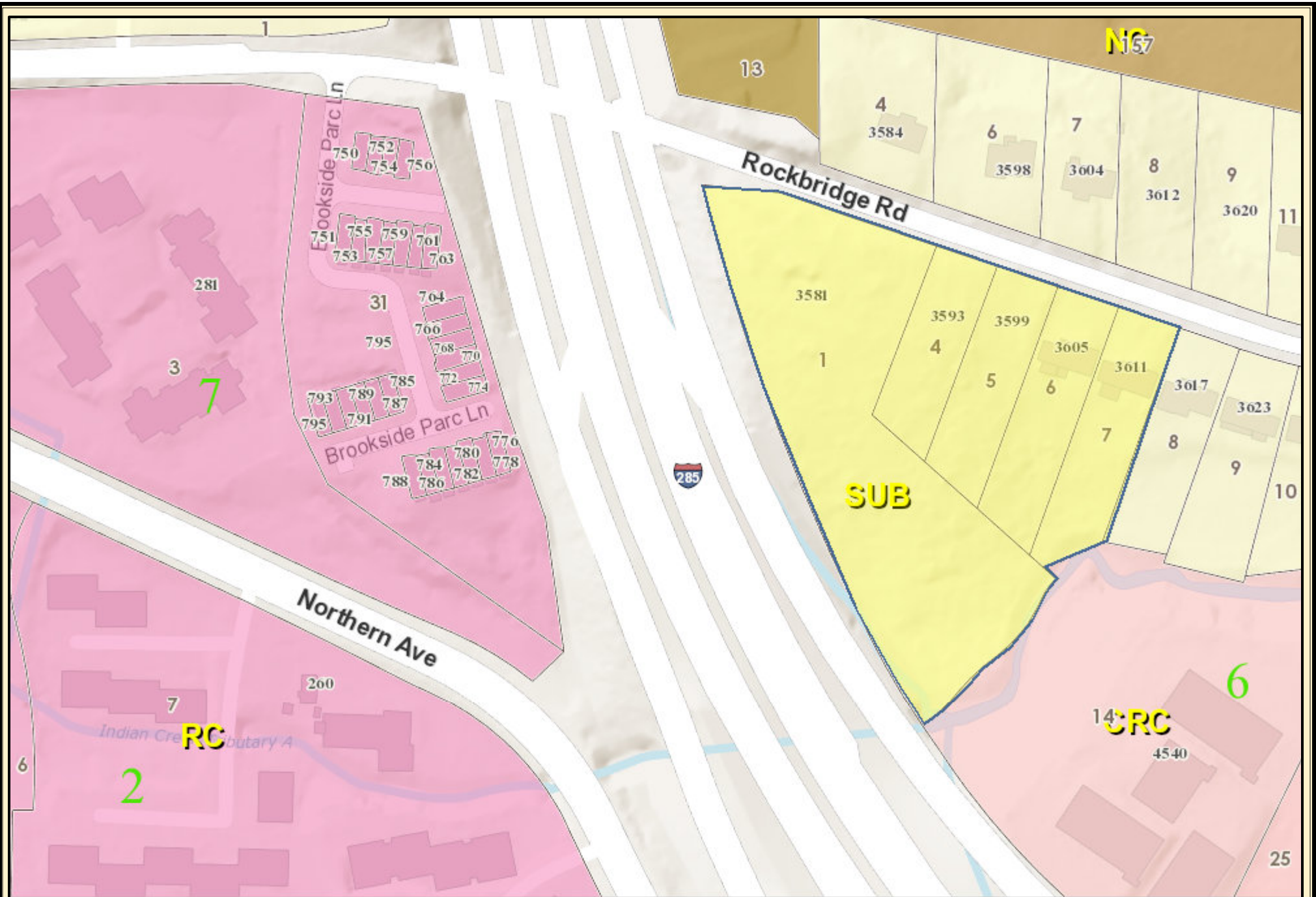
5/13/2020 10:42 AM

DeKalb County 330 West Ponce de Leon Ave
Decatur, GA 30030

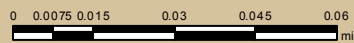
Register ID: DV-CASH01
Cashier: JHOLMES
Tran Date: 5/13/2020 10:40:31 AM
Tran # 451639
Payer: Kyle Williams & Williams Teusink LLC

DESCRIPTION	AMT DUE	AMT PAID
AP# 1243933		
Fee: ZONLANDUSE (
LAND USE AMENDMEN		
T)	\$500.00	\$500.00
CHECK #VV004		\$500.00
Subtotal:		\$500.00
Tax:		\$0.00
Total:		\$500.00
Payment:		\$500.00
Change:		\$0.00

Thank You For Your Patronage!



LP-21-1243933 Land Use

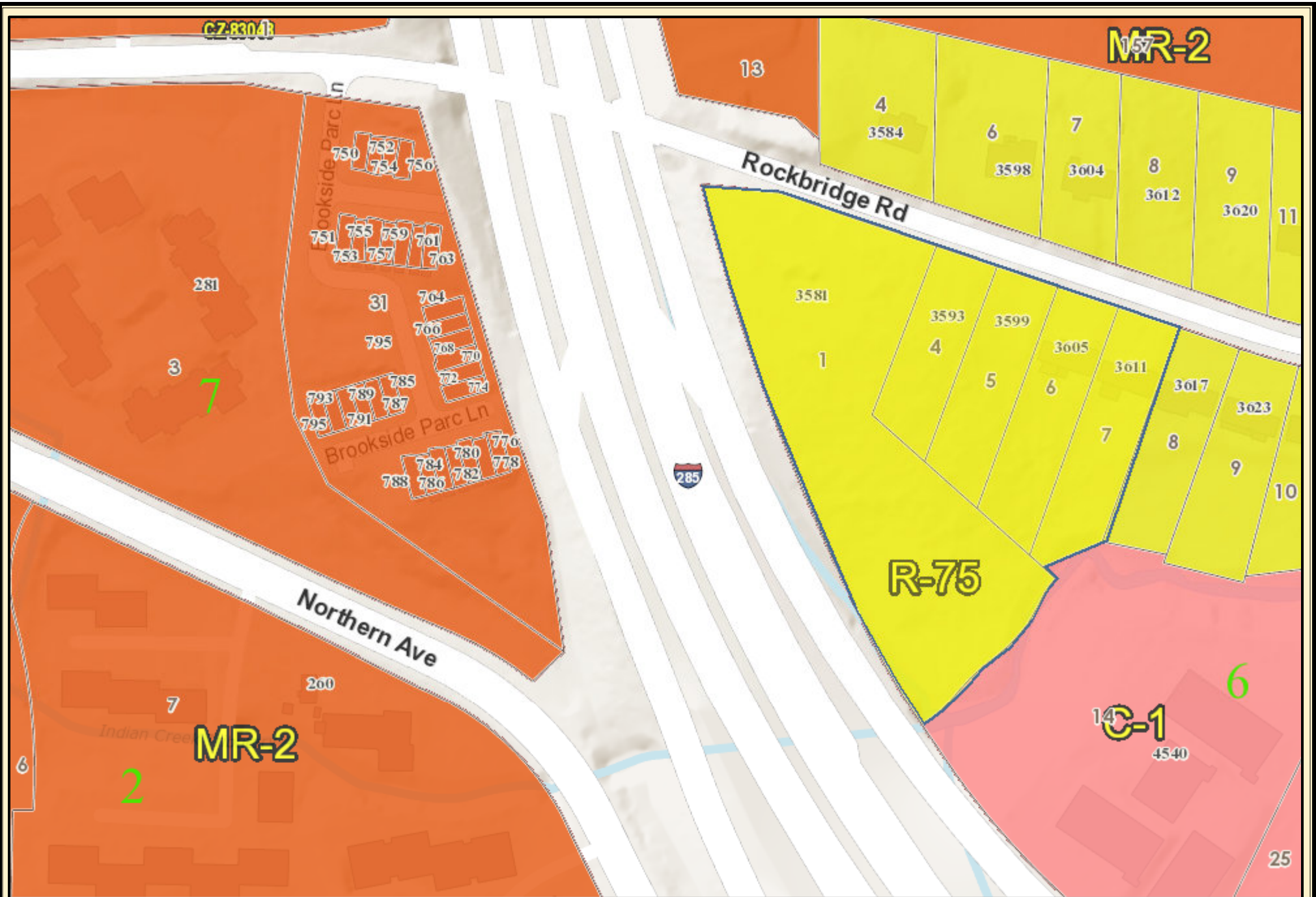


Date Printed: 1/31/2021

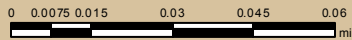


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



LP-21-1243933 Zoning



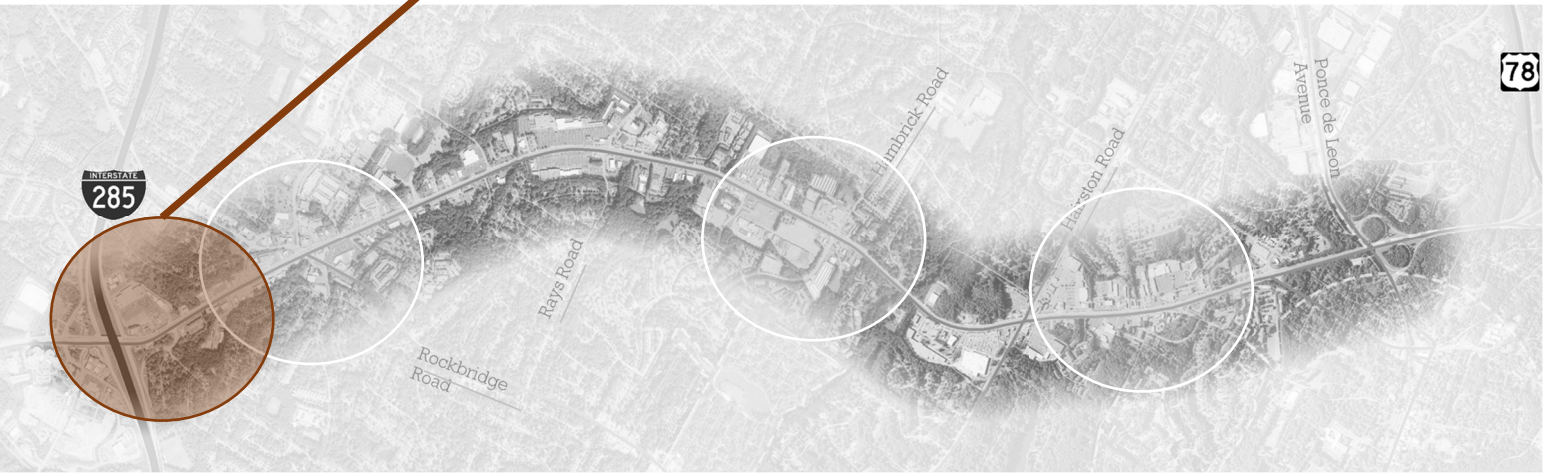
Date Printed: 1/31/2021



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

GATEWAY WEST



At the western end of the corridor, Gateway West has the broadest potential to become an area attracting regional interest. Therefore, the vision for this part of the corridor is an urban center to include a mix of land uses. Ideas discussed at the Design Workshops included:

- Retail
- Greenspaces
- Office Space
- Cultural and/or Theatre
- Restaurants
- Public Squares
- Apartments

A recent conversation in DeKalb County is the potential need for a civic or convention center that could host everything from High School graduations to professional conferences and festivals. As a relatively central location within DeKalb County (just east of the Kensington area, where the attraction of a centralized location has led to discussions about consolidation of County offices and services) with strong transportation access via I-285 and nearby MARTA heavy rail stations at Kensington and Indian Creek, this site is a strong candidate for such a consideration. Such an investment would be generally consistent with the idea of having a cultural and/or theatre component of any redevelopment here and would likewise be a particularly strong anchor for the mix of uses envisioned.



The area today is dominated by low density strip shopping centers with a tremendous amount of unused impervious surface.



Through a façade improvement program that could be implemented corridor wide, an incremental step toward redevelopment could include aesthetic enhancements

EXECUTIVE SUMMARY

The illustrative redevelopment plan above includes various features including green and public spaces and a tighter urban network of buildings and streets to reflect the vision for the area. This image also implies how the exiting building fabric can be honored through incremental development.



The long-term vision for Gateway West is to develop an urban center of regional attraction and importance. This image illustratively shows many of the features of such a development including public and green spaces and buildings of varying height that can support a mix of uses within them including retail on the first floor with office and/or residential on floors above. In this particular image, the concept of a facility that could host conventions and other events is incorporated along with a building that could easily serve as a hotel.



STRATEGY

3

ENCOURAGE HEALTHY REDEVELOPMENT

A positive regulatory environment can make it easier for the private sector to invest in the corridor by offsetting the risk associated with redevelopment.

Initiative	Potential Responsibilities	Likely Costs	Potential Funding Source	Potential TimeFrame			
				Immediate	Short-Term	Mid-Term	Long-Term
3.1 Address Changes in the Comprehensive Plan and Zoning	DeKalb County Department of Planning & Sustainability	Minimal	Staff Time	◆	◆		
3.2 Expedite Permitting & Approvals	DeKalb County Department of Planning & Sustainability	Varies, but generally minimal when coordinated with other initiatives	Staff Time, General Fund		◆	◆	◆
3.3 Investigate Investor Programs	DeKalb County Department of Planning & Sustainability, Decide DeKalb	Initially \$50,000-\$100,000	Staff Time, General Fund		◆	◆	◆
3.4 Detailed Study & Marketing of Sites	DeKalb County Department of Planning & Sustainability	Varies, but generally expensive (\$500,000 but likely much more)	Staff Time, General Fund		◆	◆	◆
3.5 Opportunity Zones	DeKalb County Department of Planning & Sustainability	Minimal	Staff Time, General Fund		◆	◆	◆
3.6 Become an Active Development Partner	DeKalb County Board of Commissioners, DeKalb County Department of Planning & Sustainability, Decide DeKalb	Varies, but generally very expensive	Staff Time, General Funds, CDBG Grants			◆	◆

Initiative	Potential Responsibilities	Likely Costs	Potential Funding Source	Potential TimeFrame			
				Immediate	Short-Term	Mid-Term	Long-Term
3.7 Create a Corridor Tax Allocation District	DeKalb County Board of Commissioners, DeKalb County Department of Planning & Sustainability, DeKalb County Public Schools Decide DeKalb	Self funding	Staff Time to Set Up, Self Funding		◆	◆	◆

Proposed Character Areas



Initiative 3.1 recommends specific changes to Character Areas in the Comprehensive Plan and zoning to align land use regulations with the vision developed for the Memorial Drive corridor.

STRATEGY

3

ENCOURAGE HEALTHY REDEVELOPMENT

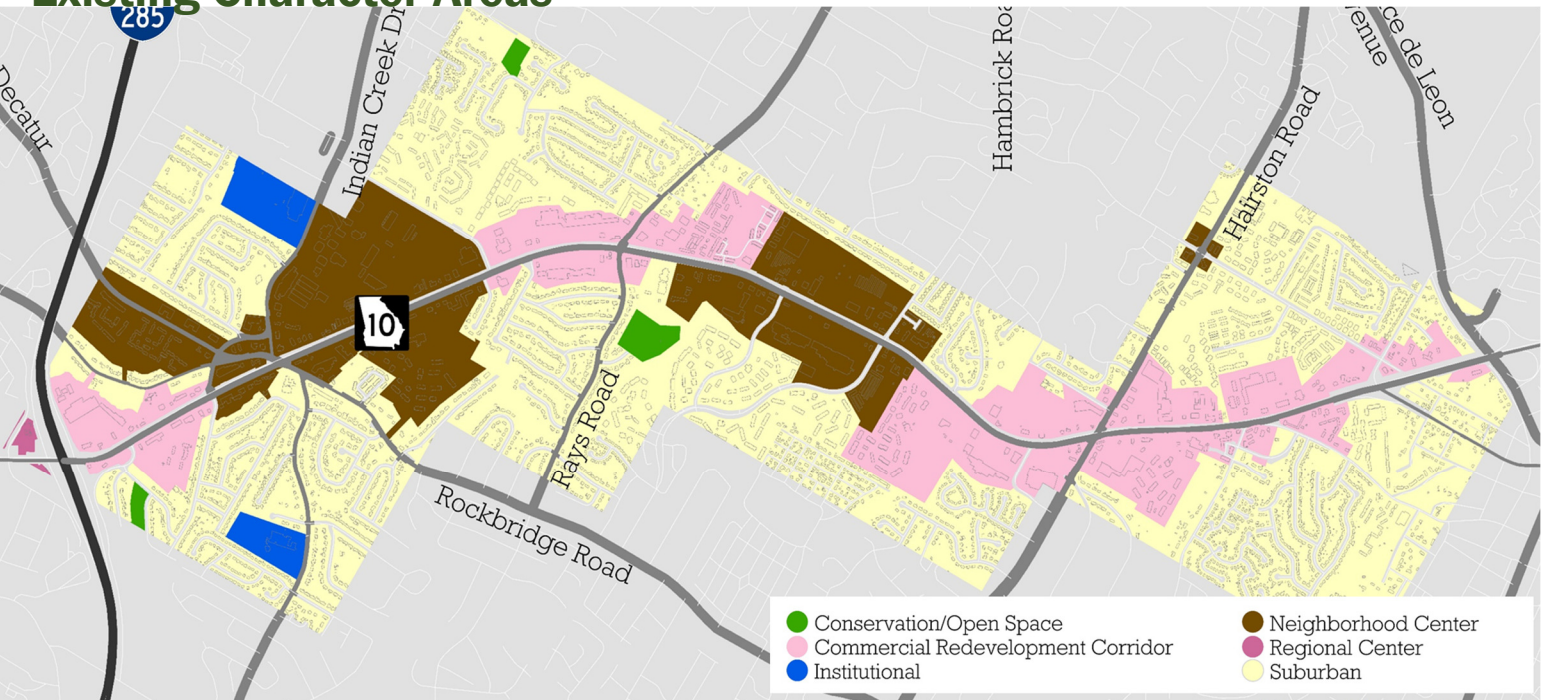
Encouraging healthy redevelopment is all about creating a positive regulatory environment that can make it easier for the private sector to invest in the corridor by offsetting the risk associated with redevelopment.

Initiative 3.1 – Address Changes in the Comprehensive Plan and Zoning

Potential Responsibilities	DeKalb County Department of Planning & Sustainability
Likely Costs	Minimal
Potential Funding Source	Staff Time
Potential Timeframe	Immediate to Short-Term

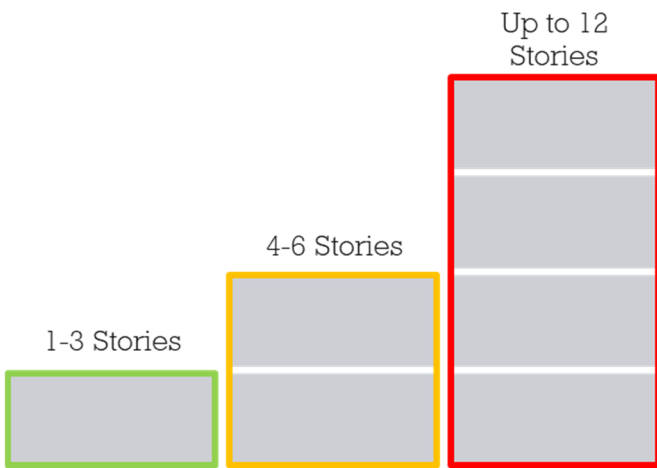
In order to create a regulatory land use environment that will allow for the redevelopments envisioned at Gateway West, Global City, Hambrick Village, and Gateway East, it is appropriate to change the Comprehensive Plan designations for these parts of the corridor as well as the zoning for individual properties. For instance, at Gateway West (where the most dramatic changes in character are suggested) the current Comprehensive Plan Character Area designation is for a “Commercial Redevelopment Corridor.” This plan’s recommendations increase that Character Area to be a “Regional Center” in order to match the intensity of the Kensington area on the other side of I-285 and reflect the vision suggested through the community engagement component of the plan development.

Existing Character Areas



Additionally, to create a zoning framework for the future desired redevelopment, it will be necessary to update zoning along the corridor. Nearly all of the commercial properties on the corridor are currently zoned C-1 (Local Commercial) district which to be consistent would need to be refined as followed to be consistent with the proposed character area changes:

- **Regional Center:** Change to MU-4 (Mixed-Use High Density) and/or MU-5 (Mixed-Use Very High Density) District
- **Town Center:** Change to MU-3 (Mixed-Use Medium Density)



REGIONAL CENTER

The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage.

TOWN CENTER

The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale.

NEIGHBORHOOD CENTER

The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, promote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher density housing, and appropriate public and open space uses that are easily accessible by pedestrians.

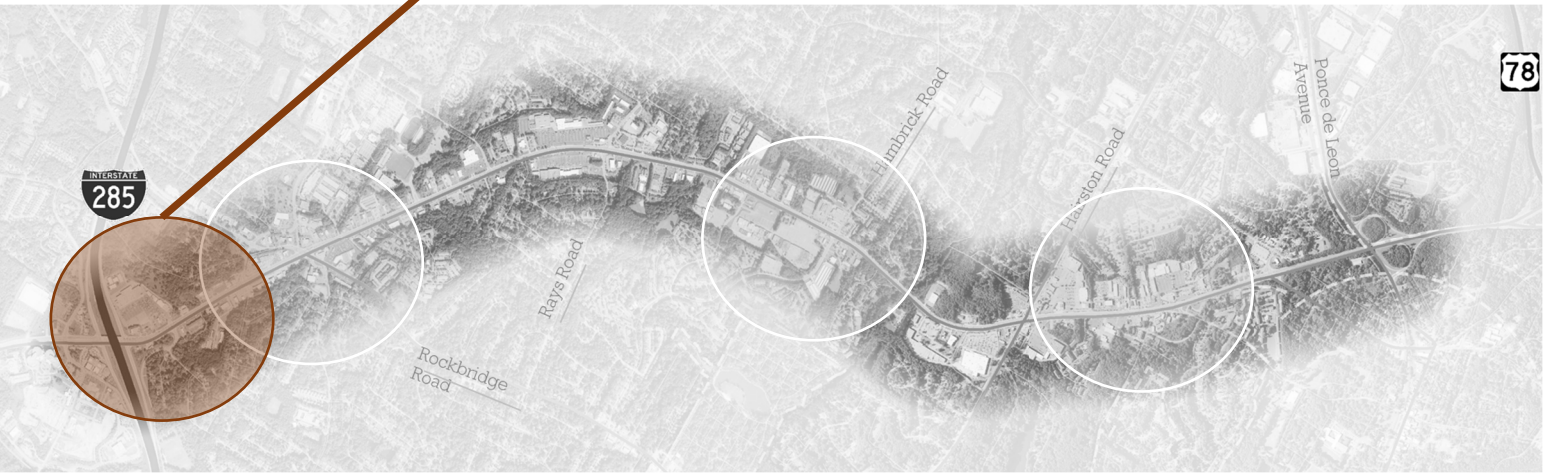
COMMERCIAL REDEVELOPMENT CORRIDOR

The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant.

Proposed Character Areas



GATEWAY WEST



At the western end of the corridor, Gateway West has the broadest potential to become an area attracting regional interest. Therefore, the vision for this part of the corridor is an urban center to include a mix of land uses. Ideas discussed at the Design Workshops included:

- Retail
- Greenspaces
- Office Space
- Cultural and/or Theatre
- Restaurants
- Public Squares
- Apartments

A recent conversation in DeKalb County is the potential need for a civic or convention center that could host everything from High School graduations to professional conferences and festivals. As a relatively central location within DeKalb County (just east of the Kensington area, where the attraction of a centralized location has led to discussions about consolidation of County offices and services) with strong transportation access via I-285 and nearby MARTA heavy rail stations at Kensington and Indian Creek, this site is a strong candidate for such a consideration. Such an investment would be generally consistent with the idea of having a cultural and/or theatre component of any redevelopment here and would likewise be a particularly strong anchor for the mix of uses envisioned.



The area today is dominated by low density strip shopping centers with a tremendous amount of unused impervious surface.



Through a façade improvement program that could be implemented corridor wide, an incremental step toward redevelopment could include aesthetic enhancements

The illustrative redevelopment plan above includes various features including green and public spaces and a tighter urban network of buildings and streets to reflect the vision for the area. This image also implies how the exiting building fabric can be honored through incremental development.



The long-term vision for Gateway West is to develop an urban center of regional attraction and importance. This image illustratively shows many of the features of such a development including public and green spaces and buildings of varying height that can support a mix of uses within them including retail on the first floor with office and/or residential on floors above. In this particular image, the concept of a facility that could host conventions and other events is incorporated along with a building that could easily serve as a hotel.



STRATEGY

3

ENCOURAGE HEALTHY REDEVELOPMENT

A positive regulatory environment can make it easier for the private sector to invest in the corridor by offsetting the risk associated with redevelopment.

Initiative	Potential Responsibilities	Likely Costs	Potential Funding Source	Potential TimeFrame			
				Immediate	Short-Term	Mid-Term	Long-Term
3.1 Address Changes in the Comprehensive Plan and Zoning	DeKalb County Department of Planning & Sustainability	Minimal	Staff Time	◆	◆		
3.2 Expedite Permitting & Approvals	DeKalb County Department of Planning & Sustainability	Varies, but generally minimal when coordinated with other initiatives	Staff Time, General Fund		◆	◆	◆
3.3 Investigate Investor Programs	DeKalb County Department of Planning & Sustainability, Decide DeKalb	Initially \$50,000-\$100,000	Staff Time, General Fund		◆	◆	◆
3.4 Detailed Study & Marketing of Sites	DeKalb County Department of Planning & Sustainability	Varies, but generally expensive (\$500,000 but likely much more)	Staff Time, General Fund		◆	◆	◆
3.5 Opportunity Zones	DeKalb County Department of Planning & Sustainability	Minimal	Staff Time, General Fund		◆	◆	◆
3.6 Become an Active Development Partner	DeKalb County Board of Commissioners, DeKalb County Department of Planning & Sustainability, Decide DeKalb	Varies, but generally very expensive	Staff Time, General Funds, CDBG Grants			◆	◆

Initiative	Potential Responsibilities	Likely Costs	Potential Funding Source	Potential TimeFrame			
				Immediate	Short-Term	Mid-Term	Long-Term
3.7 Create a Corridor Tax Allocation District	DeKalb County Board of Commissioners, DeKalb County Department of Planning & Sustainability, DeKalb County Public Schools Decide DeKalb	Self funding	Staff Time to Set Up, Self Funding		◆	◆	◆

Proposed Character Areas



Initiative 3.1 recommends specific changes to Character Areas in the Comprehensive Plan and zoning to align land use regulations with the vision developed for the Memorial Drive corridor.

STRATEGY

3

ENCOURAGE HEALTHY REDEVELOPMENT

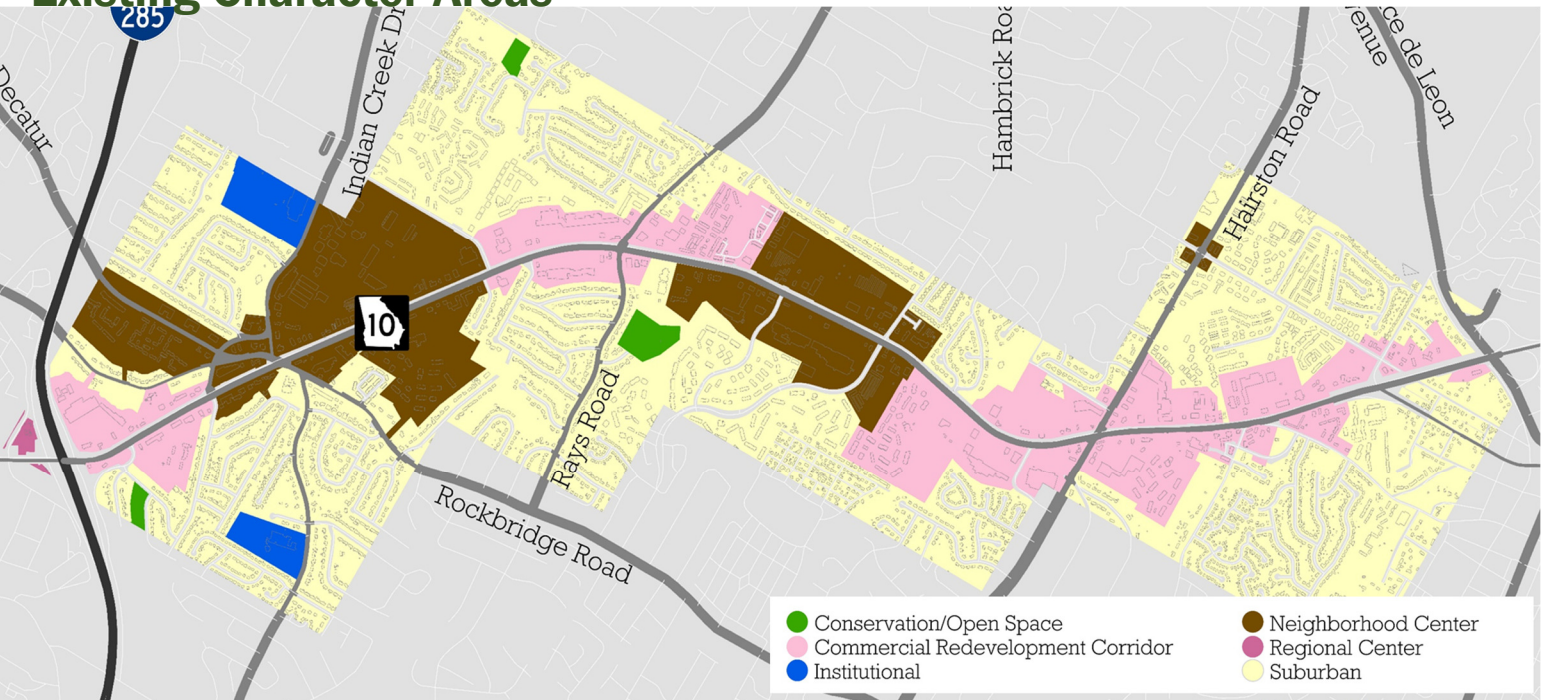
Encouraging healthy redevelopment is all about creating a positive regulatory environment that can make it easier for the private sector to invest in the corridor by offsetting the risk associated with redevelopment.

Initiative 3.1 – Address Changes in the Comprehensive Plan and Zoning

Potential Responsibilities	DeKalb County Department of Planning & Sustainability
Likely Costs	Minimal
Potential Funding Source	Staff Time
Potential Timeframe	Immediate to Short-Term

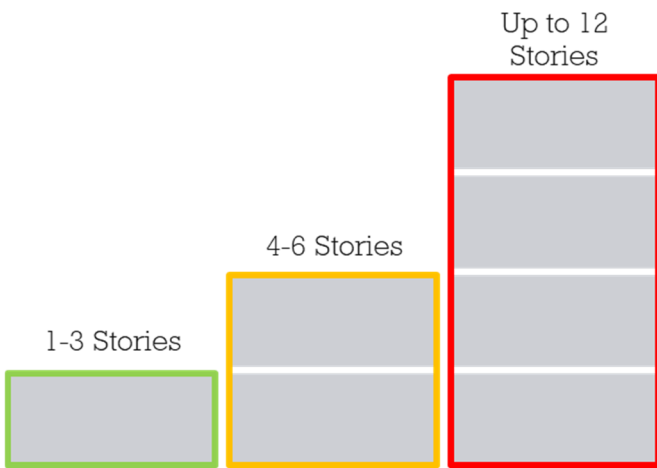
In order to create a regulatory land use environment that will allow for the redevelopments envisioned at Gateway West, Global City, Hambrick Village, and Gateway East, it is appropriate to change the Comprehensive Plan designations for these parts of the corridor as well as the zoning for individual properties. For instance, at Gateway West (where the most dramatic changes in character are suggested) the current Comprehensive Plan Character Area designation is for a “Commercial Redevelopment Corridor.” This plan’s recommendations increase that Character Area to be a “Regional Center” in order to match the intensity of the Kensington area on the other side of I-285 and reflect the vision suggested through the community engagement component of the plan development.

Existing Character Areas



Additionally, to create a zoning framework for the future desired redevelopment, it will be necessary to update zoning along the corridor. Nearly all of the commercial properties on the corridor are currently zoned C-1 (Local Commercial) district which to be consistent would need to be refined as followed to be consistent with the proposed character area changes:

- **Regional Center:** Change to MU-4 (Mixed-Use High Density) and/or MU-5 (Mixed-Use Very High Density) District
- **Town Center:** Change to MU-3 (Mixed-Use Medium Density)



REGIONAL CENTER

The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage.

TOWN CENTER

The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale.

NEIGHBORHOOD CENTER

The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, promote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher density housing, and appropriate public and open space uses that are easily accessible by pedestrians.

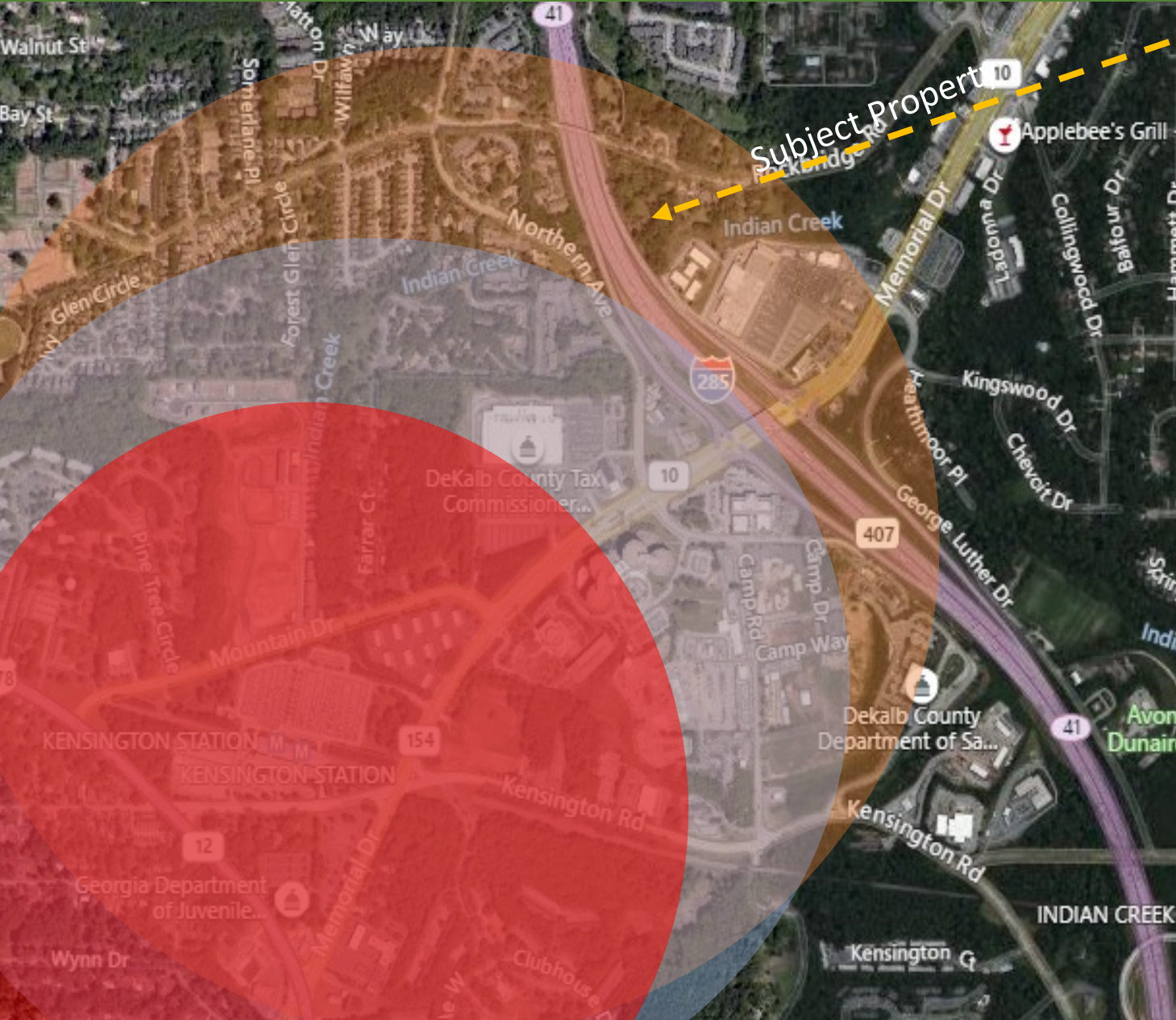
COMMERCIAL REDEVELOPMENT CORRIDOR

The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant.

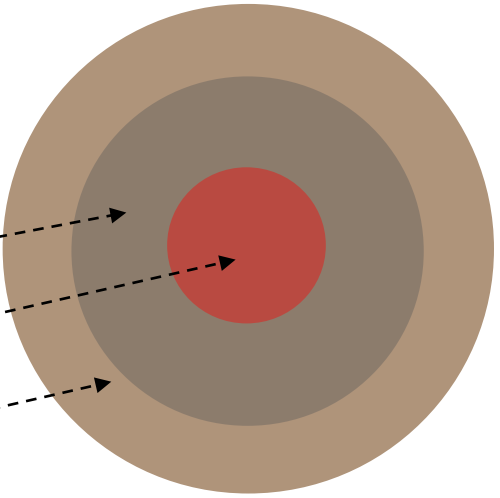
Proposed Character Areas



Preferred Intensity Concept



Core Intensity



Intermediate Ring - Up to 60-90 du/ac
Height 4-6 Stories

Core Density - Up to 120 du/ac
Min Height-10 Stories

Outer Ring - Up to 24-60 du/ac
Max Height-4

Land Use Guideline & Primary Uses

Core Area: The most intense level of density and building heights occur here. 90-120 units per acre, Min Height 10 stories.

Primary Uses: Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Public and Civic Facilities

Intermediate Area: This represents a transition of a lesser intense density than the core. Building heights are also lesser than the core. 60-90 units per acre, 4-8 stories.

Primary Uses: • Entertainment and Cultural Facilities • Park and Recreational Facilities • Townhomes • Condominiums • Apartments

Outer Ring: The purpose is to transition into single family residential, with enhanced buffers, low density, and lesser building heights than intermediate. 24-60 units per acre, 1-4 stories

Primary Uses: Townhomes • Condominiums • Apartments

Future Development Guidelines

This illustration is an example of how the development within this Regional Center could be tiered. The activity center starts from the west side of Interstate 285 (Kensington LCI SAP), where there is more development intensity.

KEY FOR MEMORIAL DRIVE PLAN REGIONAL CENTER GUIDELINES

- Gateway Core**
 - Density 60 du/ac
 - Building Height: 4 Stories
 - Uses: Mixed-Use, Commercial
- Gateway Green**
- Corridor Plaza**
 - Density: 45 du/ac
 - Building Height: 4 Stories
 - Uses: Mixed-Use, Commercial
- Rockbridge Residential**
 - Density: 30 du/ac
 - Building Height 4 Stories
 - Uses: Townhomes, Multi-Family
- Rockbridge Residential II**
 - Density: 24 du/ac
 - Building Height: 1-3 Stories
 - Uses: Townhomes, Single Family Residential

