



**DeKalb County Department of Planning & Sustainability**

**178 Sams Street,  
Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Board of Commissioners Hearing Date: October 4, 2022**

**STAFF ANALYSIS**

<b>Case No.:</b>	Z-22-1245923	<b>Agenda #:</b> N4	
<b>Location/Address:</b>	2920 N Decatur Rd.	<b>Commission District:</b> 04 <b>Super District:</b> 06	
<b>Parcel ID(s):</b>	18-048-07-007		
<b>Request:</b>	Rezone from M (Light Industrial) Zoning District to HR-2 (High Density Residential-2) Zoning District to allow construction of a multifamily residential development.		
<b>Property Owner(s):</b>	Three S Company		
<b>Applicant/Agent:</b>	David Kirk, Esq.		
<b>Acreage:</b>	3.4 acres		
<b>Existing Land Use:</b>	Contractor's Office & outdoor storage yard		
<b>Surrounding Properties:</b>	<b>North:</b> HR-2 <b>East:</b> M <b>South:</b> C-1 & M <b>West:</b> M & C-1		
<b>Comprehensive Plan:</b>	<b>LIND</b>	<input type="checkbox"/> <b>Consistent</b>	<input checked="" type="checkbox"/> <b>Inconsistent</b>

**Staff Recommendation:** Approval with conditions.

The applicant is seeking a rezoning of the subject property from the M (Light Industrial) Zoning District to the HR-2 (High Density Residential-2) for the development of a multi-family residential project. The proposed development will consist of two, 5-story multi-family residential buildings with a total of 200 dwelling units at a density of 59 units per acre.

There is a companion *Comprehensive Plan* future land use map amendment (LP-22-1245877) to change the designation from Light Industrial (LIND) to Town Center (TC). If approved, the future land use designation will coincide with this rezoning request and support the redevelopment project. 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” (pg. 91). The proposal would contribute to that objective. There are several community services and amenities within walking distance south and west of the subject property. Additionally, most of the adjacent TC character area is also included in the *Medline Livable Centers Initiative (LCI) Plan*. The subject property is not included in the LCI project area, however, the proposal is relatively consistent with the recommended land use (i.e. medium to high density residential uses), building height (i.e. 2-8 stories), and density (i.e. 15-40 units per acre) of the adjacent LCI project area and the maximum TC density of 60 units per acre.

There are some infrastructure improvements that will be necessary to facilitate this project and/or mitigate potential impacts.

The proposed development will need to connect to public sewer (capacity review needed). Access points and driveway alignment will need to be evaluated, however, the number of units proposed do not trigger the need for a traffic impact analysis. School impacts are nominal, however, Druid Hills High School is nearing maximum utilization at 96%. Lastly, there are a combination of stormwater and floodplain placement and delineation concerns that need to be conceptually addressed.

Therefore, upon review of Section 7.3.5. of the *Zoning Ordinance*, staff recommends approval with conditions of the rezoning request. If approved, the following conditions are recommended:

1. The proposed development shall consist of two, 5-story, multi-family residential buildings with a total of 200 dwelling units.
2. A minimum of two percent (2%) of the parking spaces in the proposed parking structure shall have electric vehicle (EV) charging stations or electrical infrastructure and outlets in place to accept tenant EV chargers. In designing the overall electrical distribution for the development, the Developer will work with Georgia Power or the electrical engineer of record to ensure the overall system can accommodate enough power, either initially or through future upgrades, for eventual conversion of ten percent (10%) of all structured parking spaces to have EV charging capabilities and shall provide room sufficient enough to allow upgrading the transformers or adding transformers for such future electrical demands associated with the additional EV charging stations or outlets.
3. Within the parking structure, the owner shall provide a minimum of one (1) secured bicycle parking space per twelve (12) parking spaces in the parking structure.
4. Smart thermostats capable of accessing the internet for offsite control shall be installed in all residential units.
5. The site shall be provided with underground utilities for electricity, phone, cable, and internet services.
6. Unless rooftop solar panels are in use, all outdoor HVAC units shall be roof mounted. Such mechanical equipment and appurtenances shall be located so that they are not visible from the ground immediately adjacent to the building.
7. Recycling bins shall be provided in one location for access by the valet trash service or, if no valet trash service is in operation, in all multi-tenant buildings in locations convenient for use by residents.
8. Stormwater retention shall meet the standards prescribed within the Land Development Code for DeKalb County. An above ground stormwater vault shall not be permitted within the front yard of the site. A buried storage vault or a landscaped micro-pool are among the options for stormwater management within the front yard.
9. Overstory trees shall be planted along the North Decatur Road frontage as a part of the streetscape improvements. Native oaks that match the developments to the west along North Decatur Road are preferred if the County Arborist determines site conditions are appropriate. Over-story deciduous trees shall also be planted along the main entry road in a pattern to be approved by the County Arborist. These trees shall not be topped. Should they die or become severely diseased or damaged, the owner shall replace them with overstory trees.

10. Productive urban landscaping shall be incorporated into the design of and implementation of the landscape plan and shall be submitted to the County Arborist for approval. When proper light and soil conditions permit, pocket parks, foundation plantings, transitional buffers and other open spaces shall incorporate productive urban landscaping consisting of fruit bearing trees, shrubs and other native plants that support pollinating insects.
  
11. The site shall be limited to one (1) permanent monument sign on North Decatur Road that shall be no higher than six (6) feet tall from finished grade. A temporary leasing advertising sign may be erected after an LDP is issued but must be removed no later than nine (9) months after the final Certificate of Occupancy is issued for the project.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: \_\_\_\_\_

Parcel I.D. #: 18-048-07-007

Address: 2920 North Decatur Road  
Decatur, GA 30033

**WATER:**

Size of existing water main: 8" DI (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

**SEWER:**

Outfall Servicing Project: South Fork Peachtree Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Atlanta - CM Clayton ( adequate ( inadequate)

Sewage Capacity: 40 (MGPD) Current Flow: 36.31 (MGPD)

**COMMENTS:**

Will need sewer capacity approval

Signature: \_\_\_\_\_

8/15/2022

To: Ms. Andrea Folgherait, Planning and Ms. LaShonda Hill  
From: Ryan Cira, Director  
Cc: Alan Gaines, Environmental Health Deputy Director  
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.

445 Winn Way – Box 987  
Decatur, GA 30031  
404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

N.1 2022-1960 TA-22-1245743

County-Wide  
Amendment

- Please review comments.

N.2 2022-1907 SLUP-22-1245880 18-055-02-020

1256 Briarcliff Road, Atlanta, GA 30306  
Amendment

- Please review comments.

N.3 2022-1980 LP-22-1245877v 18-048-07-007

2920 N Decatur Road, Decatur, GA 30033  
Amendment

- Please review general comments. This property may be on septic.
- Several surrounding properties are on septic.

N.4 2022-1909 Z-22-1245923 18-048-07-007

2920 North Decatur Road, Decatur, GA 30033  
Amendment

- Pleaes review general comments.
- Several properties in this surrounding area on spectic.

## Zoning Comments - September 2022

**N2. SLUP-22-1245880** - Briarcliff Road is SR 42. GDOT review and approval needed prior to Land Development Permit. ([MWilson@dot.ga.gov](mailto:MWilson@dot.ga.gov)). The property is within the Druid Hills Historic District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. **Briarcliff Road** is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)), 11 foot travel lanes with curb and gutter. University Drive is classified as a local residential road. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 12 foot travel lane from centerline, curb and gutter, a 5 foot sidewalk (Zoning Code) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Concerned about the entrance and the interior intersection being too close and impacting Briarcliff Road. Traffic Study required to include a traffic signal warrant study at main entrance. Traffic operations at access point on University Drive will also need to be considered- as this will be a non-traditional intersection. Interior streets to be private. At time of permitting, verify sight distance at intersection of access points and Briarcliff Road and University Drive.

**N3 & N4. Z-22-1245923 & SLUP-22-1245924** - North Decatur Road is classified as a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with 11 foot travel lane with curb and gutter, a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Please see Land Development Code Section 14-200 (5) for the number of access points required by code for 200 units. Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

**N5. SLUP-22-1245924** - Shallowford and Briarcliff Roads are classified as a minor arterials. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane from centerline with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Dedicate necessary right of way for the extension of the right turn lane from Briarcliff Road onto Shallowford Road.

**N6. SLUP-22-1245925** - No Comment

**N7. Z-22-1245928** - Mountain View Drive is classified as a collector street. The following minimum infrastructure requirements must be met: Right of way dedication of 35 feet from centerline OR such that

all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). New local public streets have the following minimum requirements: Right of way dedication of 55 feet, 24 feet of pavement with curb and gutter, a 5 foot sidewalk (Zoning Code) located 6 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

**N8. Z-22-1245935** - Jordan Lane & Reverend D.L. Edwards Drive are classified as local streets have the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Developer required to pay to relocate traffic calming speed table away from proposed driveways. Driveways need to be at least 33 feet apart (edge of drive to edge of drive) from each other to fit the relocated speed table. May need to flip driveway location on corner lot to accommodate.

**N9 & N10. Z-22-1245856 & SLUP-22-1245857** - No comment.

**N11. Z-22-1245874** - Clairmont Road is SR 155. GDOT review and approval needed prior to Land Development Permit. ([MWilson@dot.ga.gov](mailto:MWilson@dot.ga.gov)). Donate right of way necessary for GDOT's project at Clairmont Road project. Briarcliff Road is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)), 11 foot travel lanes with curb and gutter. Additional comments may be warranted after receipt of traffic study.

**N12. & N13. LP-22-1245937 & Z-22-1245875** - No comments.

**N14. Z-22-1245876** - 1893, 1901 and 1909 are within the I-20 Overlay District, Tier 2. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. East Field Street, Glenvalley Dr & Northview Ave are classified as local streets. Improvements required on all frontages. Where the overlay district is silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Please note that the required right of way dedication may have significant impacts to your site plans. Please review.

**N15. SLUP-22-1245885** - Chamblee Tucker Road is classified a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code)

with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)), 11 foot travel lanes with curb and gutter. If you are seeking a variance for the bike facility requirements, I would do so during zoning. Bolissa Drive is classified as a local road with the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N16. & N17. LP-22-1245892 & Z-22-1245922** - Properties are located in the Covington Overlay District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. Redan Road and Longshore Drive are classified as local roads. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Interior streets to be private.

**N18. CZ-22-1245934** - Lawrenceville Hwy is a State Route. GDOT review and approval needed prior to Land Development Permit. ([MWilson@dot.ga.gov](mailto:MWilson@dot.ga.gov)). Lawrenceville Hwy is classified as a major arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 50 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)), 11 foot travel lanes with curb and gutter. Jordan Lane is classified as a local road. The following minimum requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Add pedestrian crossing and ADA ramps to the intersection of Jordan Lane at Lawrenceville Hwy.





## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

### DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

**Conceptual plan doesn't indicate the location of the stormwater management facility. Location of stormwater management shall be shown or compliance with the County stormwater management regulations shall be explained.**

**The County GIS map indicates that there is an existing pond in the south west corner of the pond, where building M2 is now proposed**

**Additional consideration must be given to the 10% downstream analysis.**

**Runoff Reduction Volume shall be provided unless technical justification is provided in regard to the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

**There is 500-yr floodplain area and the AFCF (Area Adjacent to Future Floodplain) on the southern end of the property; the 500-yr floodplain which has been studied and**

**has a Base Flood elevation, and the AFCF are regulated by the County; and encroachment into those area must area must comply with the County floodplain regulations.**

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

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

N-3



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
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NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: LP-22-1245877 Parcel I.D. #: 18-048 07-007  
Address: 2900 N. Decatur Rd  
Decatur, Georgia 30033

Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification) (classification)

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> 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:

Did not see any traffic engineering concerns at this time.

Signature: Jennifer P. [Signature]



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

V-4

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-22-1245923 Parcel I.D. #: 18-048, 07-007

Address: 2920 N. Decatur Rd.  
Decatur, Georgia 30033

Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification) (classification)

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> 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:

No traffic engineering concerns at this time.

Signature: Jennifer R...

**David C. Kirk**  
david.kirk@troutman.com

June 29, 2022

**VIA ELECTRONIC DELIVERY**

Ms. Melora Furman, AICP  
Senior Planner – Current Planning Section  
DeKalb County Department of Planning & Sustainability  
178 Sams Street, Suite 3600  
Decatur, Georgia 30030

**Re: Rezoning and Land Use Amendment Applications for 2920 North Decatur Road**

Dear Ms. Furman:

On behalf of Shelton McNally Real Estate Partners (“Shelton McNally” or the “Applicant”), I am pleased to provide for review and consideration by DeKalb County this letter of intent and the accompanying application materials in support of the requested Rezoning of the above-referenced property (the “Subject Property”) from its current classification Light Industrial (“M”) to the High-Density Residential (“HR-2”) classification and Land Use Amendment from Light Industrial (“LIND”) to Town Center (“TC”) to allow for the construction of a 200-unit multi-family residential development at the above-referenced address. If approved, the Rezoning and Land Use Amendment will allow for the redevelopment of the Subject Property, which currently contains a contractor’s office and materials storage yard, into a well-designed, high-quality residential development with numerous amenities. The proposed development will update the Subject Property into an attractive, modern residential community in keeping with the demands of the current market and current County requirements.

Included with this letter of intent are the following materials:

- A. An Application to Amend the Official Zoning Map of DeKalb County;
- B. A Land Use Amendment Application;
- C. All necessary Authorization and Disclosure Forms;
- D. A Completed, Signed Pre-Application Form;
- E. Documentation of the Pre-Submittal Community Meeting;
- F. A Site Plan/Conceptual Landscape Plan;

- G. A Survey and Legal Description of the Subject Property;
- H. Architectural Elevations and Renderings; and
- I. Justification for the proposed Rezoning and an impact analysis for the requested Land Use Amendment (included within the body of this letter).

### **Summary of the Proposed Project**

As noted above, the Applicant seeks approvals necessary to redevelop the Subject Property, which now contains a contractor's office and materials storage yard. On this property, the Applicant proposes to construct and operate a new 5-story multi-family residential development in two buildings. In total, the development will contain 200 units, with one building containing about 140 units and the other containing approximately 60 units. The unit mix is currently planned to include 10 (5%) studio units, 120 (60%) one-bedroom units, and 70 (35%) two-bedroom units. The proposed project also will provide 300 parking space in a parking structure, numerous indoor and outdoor amenities, and ample greenspace. The Subject Property is currently zoned Light Industrial ("M") and the Applicant requests the Subject Property be rezoned to High-Density Residential ("HR-2") to allow for the development of the project. In addition, the Applicant seeks the reclassification of the Subject Property from its current Light Industrial ("LIND") classification to Town Center ("TC"). The proposed new residential community will replace the older, outdated contractor's office and materials storage yard at 2920 North Decatur Road and is designed to better reflect the evolution of this area into a mixed-use community providing residential, commercial, and supportive uses.

### **Zoning Map Amendment Review and Approval Criteria**

Proposed zoning amendments are evaluated using the following standards.

**1. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.***

The proposed rezoning of the Subject Property is not yet consistent with the County's Comprehensive Development Plan and Future Land Use Map, which currently designates the Subject Property as "Light Industrial." A companion application, however, requests the Subject Property's future land use be reclassified to "Town Center," which is consistent with adjacent and surrounding properties. The Town Center character area specifically permits the requested zoning classification. The proposed building design, enhanced greenspace and streetscape improvements, and proximity to retail uses such as the nearby Kroger shopping center will encourage pedestrian accessibility consistent with the Town Center goals.

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

The Subject Property is directly adjacent to a large multi-family residential development (Paces Park Apartments) and the proposed use of the Subject Property for multi-family residential purposes is consistent with the adjacent and nearby residential and

commercial uses located nearby along North Decatur Road and DeKalb Industrial Way. The proposed residential development will replace an outdated contractor's office and materials storage yard with a modern, attractive, and desirable residential product. Accordingly, the Applicant respectfully submits the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The Applicant respectfully submits the proposed redevelopment will substantially enhance the economic use of the property by replacing the outdated contractor's office and materials storage yard into a new, well-designed, high-quality multi-family development with ample greenspace, indoor and outdoor amenities, and an attractive streetscape.

**4. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or near-by properties.***

The proposed redevelopment, as permitted by the requested zoning change, will include a high-quality, well-designed, attractively landscaped multi-family residential development. The proposed redevelopment will not adversely affect the use or useability of adjacent or nearby properties. In fact, the Applicant respectfully submits the proposal will have a positive effect on the surrounding neighborhood as it will provide an attractive, convenient option for new residents and will encourage and accommodate pedestrian access to nearby commercial areas.

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

The Subject Property is currently occupied by an outdated contractor's office and materials storage yard with associated at grade parking (both paved and unpaved). The zoning proposal is intended to allow for the redevelopment of the Subject Property as a multi-family residential development in a manner that better reflects the evolution of the area into a more Town Center/Mixed-Use node and accommodates County goals for design and pedestrian accessibility. The Applicant seeks to make a significant investment in this location and redevelop the existing site in a manner that it believes will benefit the surrounding community. The Applicant respectfully submits, therefore, that these changing conditions support the approval of the requested zoning proposal.

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

The Applicant respectfully submits the zoning proposal will have no adverse effect on any historic or archaeological resources. The redevelopment will be designed consistent with County's design, transportation accessibility, and landscape goals and the Applicant believes the improvement of the Subject Property will have a positive impact on adjacent and nearby properties.

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

The Applicant respectfully submits the zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Because the majority of the units are studio and one-bedroom units, the proposal is unlikely to have a material impact on school enrollment. The more pedestrian-oriented design of the site should encourage customers who live or work nearby to walk to the restaurant.

**Comprehensive Plan Land Use Map Amendment Impact Analysis**

The Zoning Ordinance requires each applicant seeking an amendment to the official Comprehensive Plan land use maps to provide a complete written response to each of the following standards and factors:

**1. *Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.***

The Subject Property is directly adjacent to a large multi-family residential development (Paces Park Apartments) and the proposed use of the Subject Property for multi-family residential purposes is consistent with the adjacent and nearby residential and commercial uses located nearby along North Decatur Road and DeKalb Industrial Way. The proposed residential development will replace an outdated contractor's office and materials storage yard with a modern, attractive, and desirable residential product. Accordingly, the Applicant respectfully submits the land use change will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

**2. *Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.***

The proposed redevelopment, as permitted by the proposed land use change, will include a high-quality, well-designed, attractively landscaped multi-family residential development. The proposed redevelopment permitted by the land use change will not adversely affect the use or useability of adjacent or nearby properties. In fact, the Applicant respectfully submits the proposed land use change will have a positive effect on the surrounding neighborhood as it will provide for the development of an attractive, convenient option for new residents and will encourage and accommodate pedestrian access to nearby commercial areas.

**3. *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 Applicant respectfully submits the proposed land use change will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Because the majority of the units are studio and one-bedroom units, the

proposal is unlikely to have a material impact on school enrollment. The more pedestrian-oriented design of the site should encourage customers who live or work nearby to walk to the restaurant.

**4. *Whether the amendment is consistent with the written policies in Comprehensive Plan text.***

The applicant respectfully submits the requested amendment is consistent with the policies in the Comprehensive Plan. The proposal will allow for residential infill through the redevelopment of an outdated contractor's office and materials storage yard. The Subject Property is located in the heart of a major commercial and residential node. It will allow the redevelopment of the Subject Property into one that is compatible with existing land uses and the surrounding neighborhood, which includes multi-family residential uses. The proposal is close to and will not overburden governmental services. In fact, the Applicant respectfully suggests the proposal will more efficiently use such services. Finally, it will have only positive environmental affects and will be constructed using a high standard of design and materials. In sum, the proposal supports the guiding principles and policies for development as outlined in the County's Comprehensive Plan.

**5. *Whether there are environmental impacts or consequences resulting from the proposed change.***

The Applicant respectfully submits that, to the extent the proposed change results in any environmental impacts or consequences, such impacts or consequences will be positive in that an open materials storage yard will be eliminated, better pedestrian facilities will be developed, and more usable and attractive greenspace provided.

**6. *Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.***

The Subject Property is not near county boundary lines and therefore has no impact on properties in any nearby jurisdictions.

**7. *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.***

The Subject Property is currently occupied by an outdated contractor's office and materials storage yard with associated at grade parking (both paved and unpaved). The proposed land use change and the accompanying zoning proposal are intended to allow for the redevelopment of the Subject Property as a multi-family residential development in a manner that better reflects the evolution of the area into a more Town Center/Mixed-Use node and accommodates County goals for design and pedestrian accessibility. The Applicant seeks to make a significant investment in this location and redevelop the existing site in a manner that it believes will benefit the surrounding community. The Applicant respectfully submits, therefore, that these changing conditions support the approval of the proposed land use change.

**8. *Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.***

The Applicant respectfully submits the land use change will have no adverse effect on any historic or archaeological resources. The redevelopment will be designed consistent with County's design, transportation accessibility, and landscape goals and the Applicant believes the improvement of the Subject Property will have a positive impact on adjacent and nearby properties.

**Summary and Conclusion**

I believe this letter of intent, together with the accompanying applications and supporting documents, provide all the information required by the County to review and evaluate these requests for rezoning and land use amendment. If there are other materials or information you believe would be helpful to your review of this request, please do not hesitate to contact me. I look forward to our continued cooperative efforts on this important matter.

Yours very truly,

A handwritten signature in blue ink that reads "David C. Kirk". The signature is written in a cursive style with a large initial "D" and "K".

David C. Kirk  
Attorney for Shelton McNally  
Real Estate Partners

### REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

**A. Application form** with name and address of applicant and owner, and address of subject property;

**B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

**C. Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

**D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

**E. Campaign disclosure statement** (required by State law).

**F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

**G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

a. complete boundaries of subject property;

b. dimensioned access points and vehicular circulation drives;

c. location of all existing and proposed buildings, structures, setbacks and parking;

d. location of 100 year floodplain and any streams;

e. notation of the total acreage or square footage of the subject property;

f. landscaping, tree removal and replacement, buffer(s); and

g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

**H. Reduced Site Plan**, reduced to 8.5" x 11".

**I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

**J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

**K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

---

Applicant Name: David Kirk, Troutman Pepper Hamilton Sanders LLP, on behalf of Shelton McNally Real Estate Partners

Applicant E-Mail Address: David.Kirk@troutman.com

Applicant Mailing Address: 600 Peachtree Street, Suite 3000, Atlanta, GA 30308

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Applicant Daytime Phone: 404-885-3415 Fax: \_\_\_\_\_

---

Owner Name: Three S Company

If more than one owner, attach list of owners.

Owner Mailing Address: PO BOX 1005, Decatur, GA 30031

Owner Daytime Phone: \_\_\_\_\_

---

Address of Subject Property: 2920 North Decatur Road

---

Parcel ID#: 18 048 07 007

Acreage: 3.4 Commission District: 4 and Superdistrict 6

Present Zoning District(s): Light Industrial - M

Proposed Zoning District: High Density Residential HR-2

Present Land Use Designation: LIND (Light Industrial)

Proposed Land Use Designation (if applicable): TC (Town Center)

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### IMPACT ANALYSIS

**(Please respond to the following standards and factors on a separate sheet.)**

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

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 filing of this application?

Yes \_\_\_\_\_ No  \*

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

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

  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent

\_\_\_\_\_  
Expiration Date/ Seal

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

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 14 June 2022

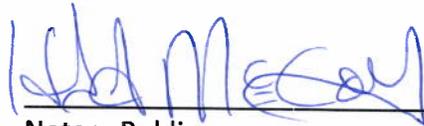
TO WHOM IT MAY CONCERN:

(I) (WE) Three S Company  
Name of owner(s)

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

David Kirk, Troutman Sanders  
Name of Agent or Representative

to file an application on (my) (our) behalf



Notary Public





Owner

James T. Smith III

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Disclosure of Campaign Contribution**

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. 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 \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_\_\_ Yes xxx 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 the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



James T. Smith III

Signature of Applicant

Check one: Owner xxx Agent \_\_\_\_\_ Date 14 June 2022

Notary:

Expiration Date/Seal

\*Notary not needed if answer is "No"



**SITE INFORMATION**

TOTAL SITE AREA (APPROX.) : **3.39 AC**  
 PROPOSED ZONING : **HR-2**

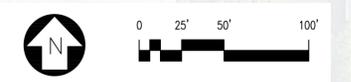
**LEGEND**

- MULTIFAMILY**
- (M1) 5 STORY (TYPE IIIA) W/ LEASING & AMENITIES  
SUBTOTAL : 140 UNITS (171,165 GSF)
  - (M2) 5 STORY (TYPE IIIA)  
SUBTOTAL : 60 UNITS (76,285 GSF)
- TOTAL UNITS : 200  
 AVG HEATED AREA - MF : 865 SF (APPROX.)  
 TOTAL PARKING : 300 SPACES  
 PARKING RATIO PROVIDED : 1.5 SPACES/DU

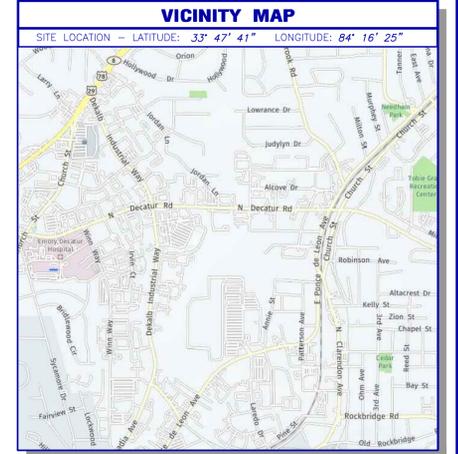
- AMENITIES**
- (C) MULTIFAMILY CLUB / LEASING  
TOTAL : 8,000 SF

PROPOSED DENSITY : 59 DU / ACRES  
 BUILDING HEIGHT : 60'-0"

- OPEN SPACE (MIN.) : 15%
- OPEN SPACE WITH BONUS (REQUIRED) : 20%
- OPEN SPACE WITH BONUS (PROVIDED) : 25% / 0.85 ACRES
- IMPERVIOUS SURFACES (MAX.) : 85%
- IMPERVIOUS SURFACES (PROVIDED) : 58% / 1.97 ACRES



**SITE PHOTOGRAPHS**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0067K, AND THE DATE OF SAID MAP IS 8/15/2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: HARDWOOD TREES 27-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER, PINE TREES 30" AND LARGER AND UNDER-STORY TREES 10" AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "M" (LIGHT INDUSTRIAL DISTRICT) AS SHOWN ON THE GIS ZONING MAP OF DEKALB COUNTY, GEORGIA. THE MINIMUM YARD SETBACKS ARE: FRONT - 60 FEET; SIDE INTERIOR - 20 FEET; SIDE CORNER LOT ON PUBLIC STREET - 60 FEET AND REAR - 30 FEET.

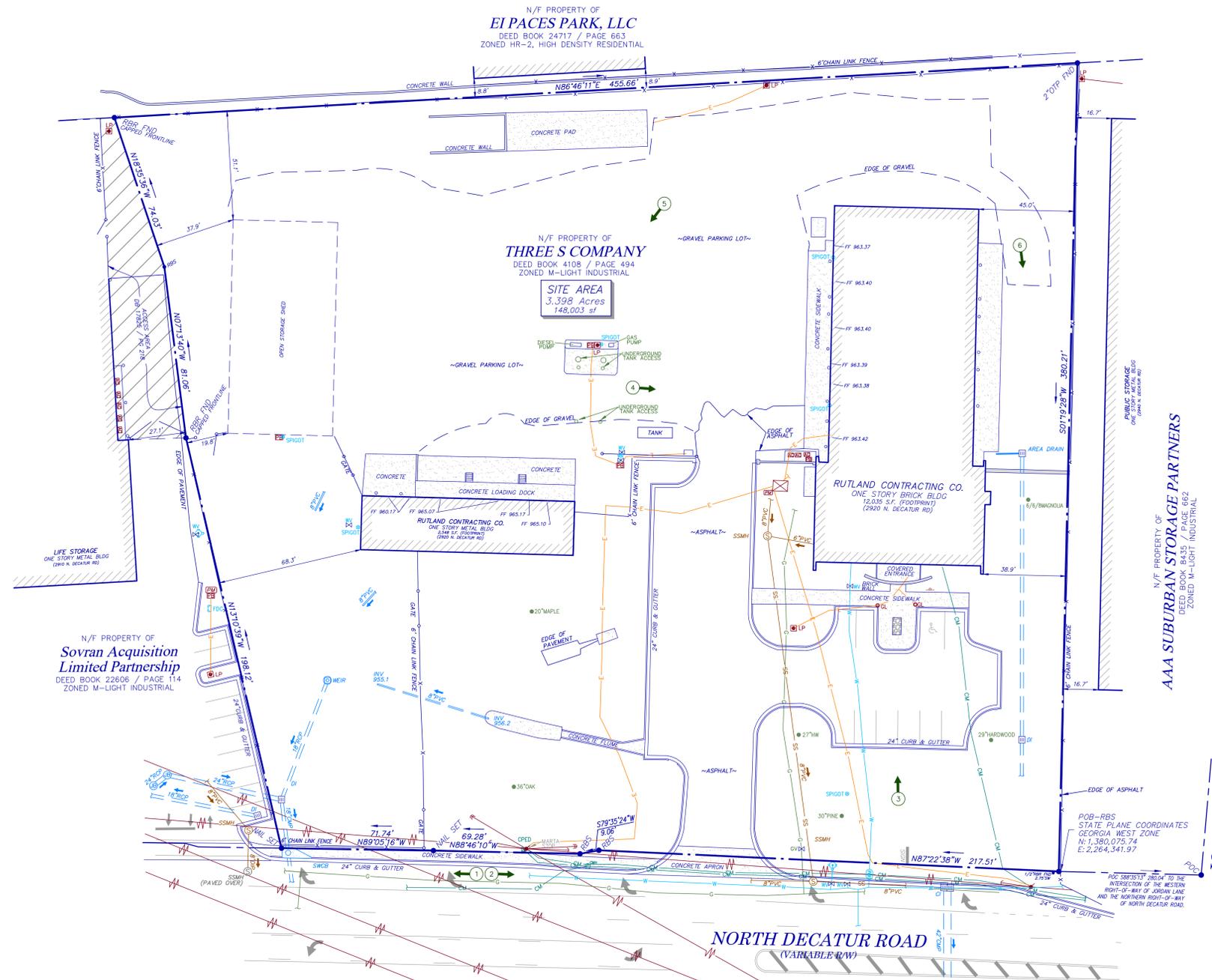
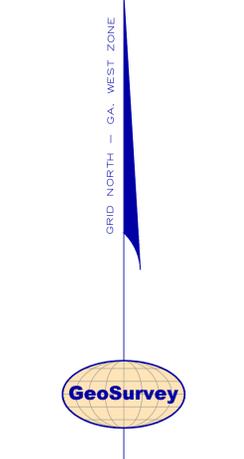
ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

**SURVEY REFERENCES**

1- SITE LAYOUT PLAN FOR SHAMROCK BUILDING SYSTEMS, INC. PLAN BY RINDT-MCQUEY ASSOCIATES, INC., PLAN DATED 6/17/2005.

(CLERK OF COURT RECORDING INFORMATION)



**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC  
1227 NORTH PEACHTREE PARKWAY, STE 178  
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMP CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WATER VAULT
CO SANITARY CLEANOUT	GAS VALVE
CPED COMMUNICATION PEDESTAL	GAS METER
CTP CRIMPED TOP PIPE	WATER VALVE
DI DROP INLET	FIRE HYDRANT
DIP DUCTILE IRON PIPE	UNDERGROUND ELECTRIC LINE
DWCB DOUBLE WING CATCH BASIN	UNDERGROUND GAS LINE
FND FOUND	UNDERGROUND COMMUNICATION LINE
GM GAS METER	UNDERGROUND WATER LINE
INV INVERT	PHOTO POSITION INDICATOR
JB JUNCTION BOX	REGULAR PARKING SPACE COUNT
MH MANHOLE	HANDICAP PARKING SPACE
NC NAIL FOUND	TREE POSITION INDICATOR
OF OUTLET CONTROL STRUCTURE	
OCS OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
PC POINT OF COMMENCEMENT	
PCP REINFORCED CONCRETE PIPE	
RRR IRON REINFORCING BAR	
RBS 5/8" RBS SET CAPPED LSF 821	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**IF YOU DIG**

Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 66,780, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 191,148 FEET / CAR. INT.

**GRAPHIC SCALE**

1" = 30'

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road  
Marietta, Georgia 30062

Phone: (770) 795-9900  
Fax: (770) 795-8880

www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

**SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR 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.

David L. Hester  
Georgia Registered  
Land Surveyor # 3042

BOUNDARY SURVEY OF

**2920 North Decatur Road**

FOR

**Three S Company**  
**Shelton McNally Real Estate Partners LLC**  
**First American Title Insurance Company**

GS JOB NO: 20227375	DRAWING SCALE: 1" = 30'	SURVEY DATE: 06-22-2022
FIELD WORK: JS		REVISIONS: (SEE GENERAL NOTES)
PROJ MGR: CAB	COUNTY: DEKALB STATE: GA	No. Date Description
REVIEWED: DLH	LAND LOT: 48th	
DWG FILE: 20227375-01.dwg	DISTRICT: 18th	

Property Description  
**2920 North Decatur Road**  
DeKalb County, Georgia

All that tract or parcel of land lying and being in Land Lot 48 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the western right-of-way of Jordan Lane (variable right-of-way) and the northern right-of-way of North Decatur Road (variable right-of-way), thence North 88 degrees 35 minutes 13 seconds East, a distance of 280.04 feet to a 5/8-inch rebar set, said rebar have State Plane Coordinate values of Northing:1,380,075.74; Easting:2,264,341.97; Georgia West Zone, and the **True Point of Beginning**. Thence continuing with said right-of-way North 87 degrees 22 minutes 38 seconds West, a distance of 217.51 feet to a 5/8-inch rebar set; thence South 79 degrees 35 minutes 24 seconds West, a distance of 9.06 feet to a 5/8-inch rebar set; thence North 88 degrees 46 minutes 10 seconds West, a distance of 69.28 feet to a nail set; thence North 89 degrees 05 minutes 16 seconds West, a distance of 71.74 feet to a nail set; thence departing said right-of-way North 13 degrees 10 minutes 39 seconds West, a distance of 198.12 feet to a 5/8-inch rebar set; thence North 07 degrees 13 minutes 40 seconds West, a distance of 81.06 feet to a 5/8-inch capped rebar found; thence North 18 degrees 35 minutes 36 seconds West, a distance of 74.03 feet to a point; thence North 86 degrees 46 minutes 11 seconds East, a distance of 455.66 feet to a 2-inch open top pipe found; thence South 01 degrees 19 minutes 28 seconds West, a distance of 380.21 feet to a 5/8-inch rebar set on the northern right-of-way of North Decatur Road, said point being the **True Point of Beginning**.

Said tract or parcel of land contains 3.398 Acres and is more accurately depicted on a boundary survey prepared by GeoSurvey, Ltd., Project Number 20227375, dated 06-22-22



**Rezoning and Land Use Plan Amendment Applications  
2920 North Decatur Road – Shelton McNally Real Estate Partners**

**Pre-Submittal Community Meeting Summary**

In connection with the above-referenced applications for rezoning and a land use map amendment, a pre-application community meeting was held via Zoom on Wednesday, June 22, 2022, from 5:30 to 6:30 p.m. Invitations to the meeting were mailed on June 6, 2022, to all persons or businesses on a list provided to the Applicant's legal counsel by staff of the DeKalb County Department of Planning and Sustainability. A copy of that notice is attached.

Because the meeting was held virtually, those in attendance were asked to provide their names as well as an address. Attendees at the meeting included the following:

**For the Applicant**

- Conor McNally – Applicant (Shelton McNally Real Estate Partners)
- David Kirk – Attorney for Applicant (Troutman Pepper Hamilton Sanders LLP)

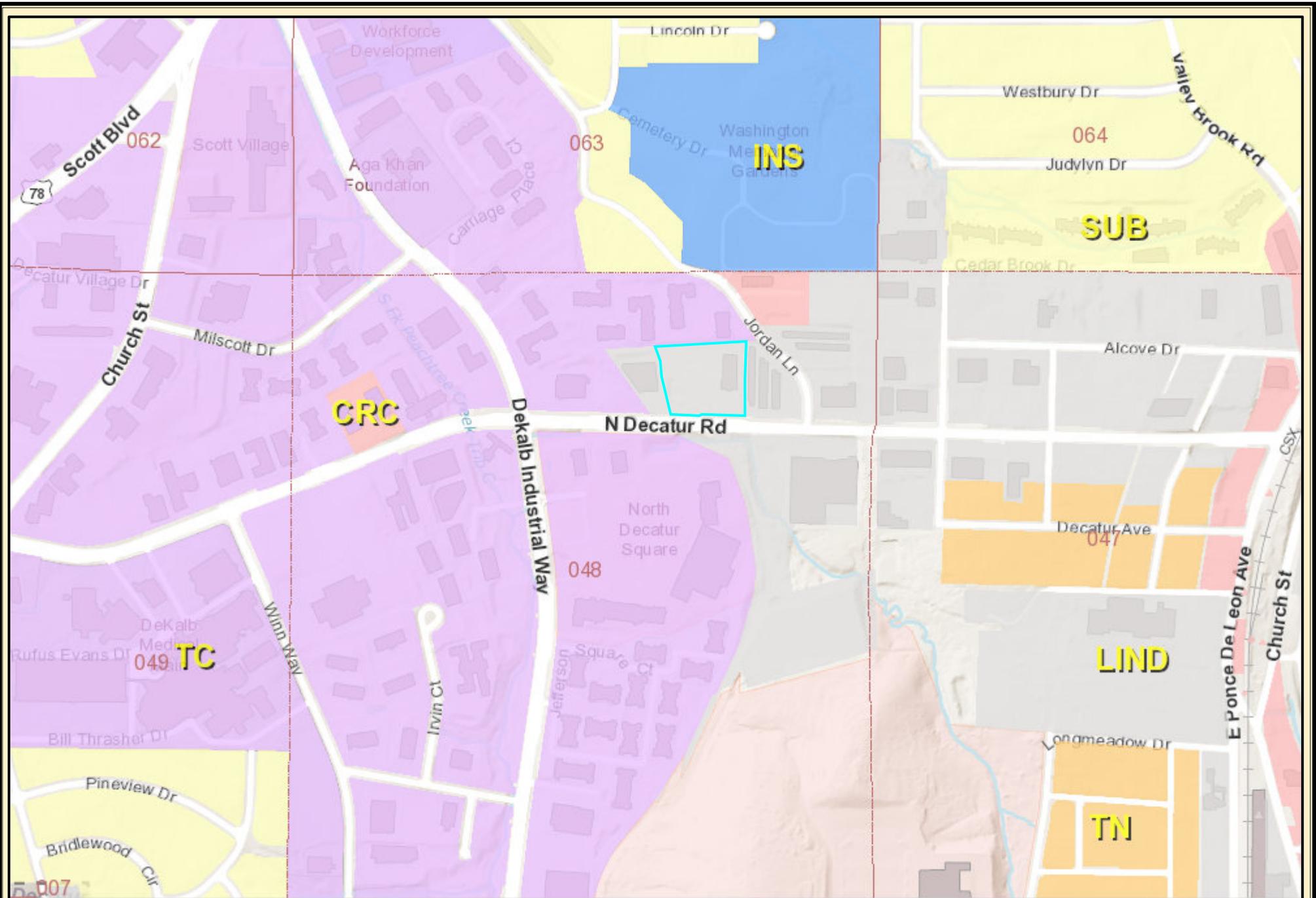
**From the Community**

- Ernestine Edwards – 633 Jordan Lane (joined by phone)
- Magnolia Creamer – 659 Jordan Lane
- Joyce Kinnard – 2845 Jordan Oaks (President of Oaks on Jordan HOA)
- Stephen Binney – 1083 Seville Drive
- Melisher Stokes – 653 Jordan Lane (joined by phone)

**Summary**

The meeting convened at 5:30 p.m., with several attendees joining a few minutes later, at which time Mr. McNally and Mr. Kirk provided an overview of the request and proposed development, then invited questions. Questions related to construction timing, projected rents, and traffic were asked and discussed. Going forward, Ms. Kinnard agreed to communicate with the members of the Oaks on Jordan HOA. The meeting ended at 6:30 p.m.





# DeKalb County Land Use Map

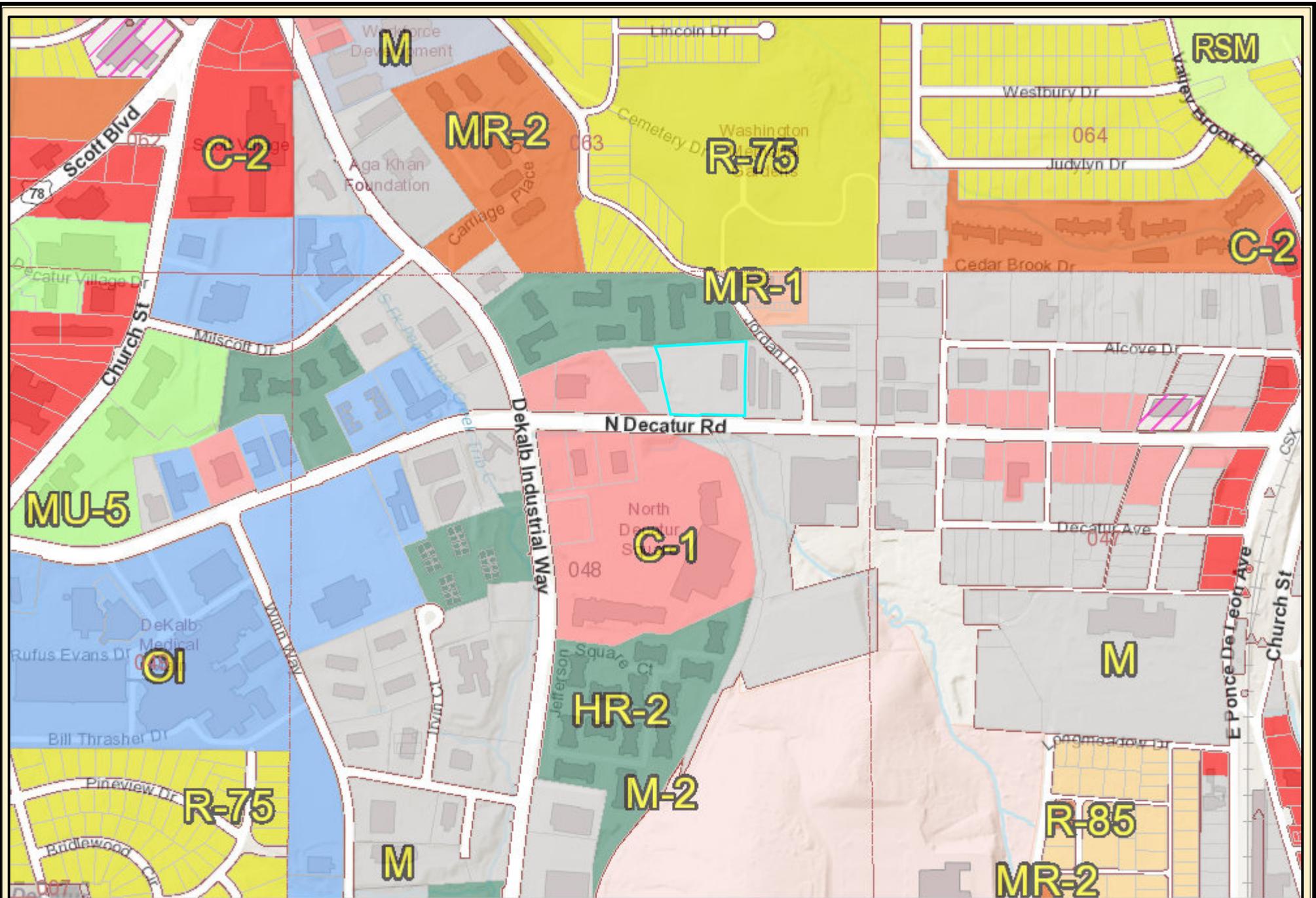


Date Printed: 8/4/2022



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# DeKalb County Zoning Map



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