



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Date Submitted: _____ Case No.: _____

Existing Conditional Zoning No.: Z-12-18064; Z-12-18066

APPLICANT NAME: Architectural Standard LLC, c/o Battle Law P.C.

Daytime Phone#: 404-601-7616 Fax #: _____ E-mail: mlb@battlelawpc.com

Mailing Address: 3562 Habersham at Northlake, Bldg. J Suite 100
Tucker, GA 30084

OWNER NAME: Otto Tract No 10 LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone#: 770 317 3000 Fax #: NA E-mail: MAXIEPRICE1@gmail.com

Mailing Address: 1261 Hammond Creek Trail
Watkinsville, GA 30677

SUBJECT PROPERTY ADDRESS OR LOCATION: 4015 Flat Shoals Parkway

_____, DeKalb County, GA, 30034

District(s): 15 Land Lot(s): 090 Block(s): 01 Parcel(s): 021

Acreeage or Square Feet: 53.88 Commission District(s): 3, 6 Existing Zoning: MU-4

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

Signature of Applicant: _____ *Maxie Price*

Printed Name of Applicant: Maxie Price, as Manager of Architectural Standard, LLC

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION CHECKLIST

- _____ 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 email lahill@dekalbcountyga.gov 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. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - _____ **I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - _____ **J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

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ZONING CONDITIONS

Sec. 27-7-3.9 Conditions of zoning. Conditions may be requested by an applicant, recommended by the planning department and planning commission, and imposed by the board of commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirements:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the comprehensive plan and state law. No condition shall be imposed which reduces the requirements of the zoning district(s) involved, except as stipulated in Section 8.1.12 of this chapter. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition and the impact of the developmental change. No condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. Once imposed, conditions of zoning shall become an integral part of the approved amendment and shall be enforced as such. Change to approved conditions shall be authorized only pursuant to Section 7.3.10.
- C. Site plans referenced in the conditions of zoning are conceptual only unless specific aspects of the site plan or the site plan itself are approved as a separate zoning condition. Development shall meet or exceed the imposed zoning conditions and all other applicable law, standards and regulations of DeKalb County. Compliance with the conditions of zoning shall be demonstrated prior to the issuance of a land disturbance permit or building permit and conditional improvements shall be in place prior to the issuance of the first certificate of occupancy.

Sec. 27-7.3.10. Modifications and changes to approved conditions of zoning.

The Director of Planning & Sustainability shall have sole authority to approve minor changes to conditions attached to an approved zoning amendment. Minor changes are those that implement only slight alterations to the approved conditions, made necessary by the actual field conditions at the time of development, that do not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as originally imposed. Any request for minor change of conditions shall be filed with the director of planning or his/her designee on a written form which shall include a full description of the documents and/or information necessary for the application to be considered complete. At a minimum, if an approved site plan exists, the request for minor changes shall be accompanied by four copies of the proposed revised site plan. The director of planning shall decide whether to grant or deny the request for minor changes to conditions with 30 calendar days of receipt of a complete request for such minor changes. After making a decision, the director of planning shall have 10 calendar days to post a sign on the subject property which reflects the decision of the director and includes the deadline for taking an appeal of the decision. Person(s) identified in Section 7.5.2(B) shall have fifteen (15) calendar days from the posting of the sign to appeal the director of planning's decision by filing an application for appeal with the secretary of the zoning board of appeals. Any major change to conditions attached to an approved zoning amendment shall require an application and public hearings before the planning commission and the board of commissioners, as required in Section 7.2.4 of this article for amendments to the Official Zoning Map. Without limiting the meaning of the phrase, the following shall be deemed to constitute "major change" for the purposes of interpreting this section:

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1. The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property;
2. Any increase in the number of dwelling units or any increase in the total amount of floor space of any nonresidential building;
3. Any decrease in the minimum size of residential units imposed in the original conditional amendment;
4. Any change in any buffer requirement(s) imposed in the original conditional zoning amendment;
5. Any increase in the height of any building or structure;
6. Any change in the portion of floor space devoted to different authorized uses; or
7. Any change to conditions, except minor changes as defined in subsection 7.3.10(A), imposed by the board of commissioners when approving any change to the official zoning map, commonly referred to as a rezoning or a zoning amendment.

FILING FEE – MAJOR MODIFICATIONS/CHANGE OF ZONING CONDITIONS

All Districts: \$250.00



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://battlelawpc.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click “Join” . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Mark Schwabacher at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: mas@battlelawpc.com

COMMUNITY MEETING TO DISCUSS A CHANGE OF ZONING CONDITIONS AT 4015 FLAT SHOALS PARKWAY

**Project Title: Clifton Springs and
Flat Shoals**

When: August 22, 2023

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

<https://battlelawpc.zoom.us/join>

Meeting ID: 856 8444 2781

Password: 797273

PROPOSED LOCATION(S):

Parcel Number - .15 090 01 021

Community Meeting Notice

Mark Schwabacher <MAS@battlelawpc.com>

Mon 7/31/2023 11:28 AM

Cc:Michele Battle <mlb@battlelawpc.com>;Josh Mahoney <jsm@battlelawpc.com>
Bcc:adrianez.realty@gmail.com <adrianez.realty@gmail.com>;albertajordan@bellsouth.net
<albertajordan@bellsouth.net>;barnesve@yahoo.com <barnesve@yahoo.com>;bcpace2@gmail.com
<bcpace2@gmail.com>;berryelfreda227@gmail.com <berryelfreda227@gmail.com>;bethbond@bellsouth.net
<bethbond@bellsouth.net>;bjaevalt@gmail.com <bjaevalt@gmail.com>;carolyn.jones818@yahoo.com
<carolyn.jones818@yahoo.com>;christinedennis@bellsouth.net <christinedennis@bellsouth.net>;csanders@eastmetrocid.com
<csanders@eastmetrocid.com>;dbonino1@aol.com <dbonino1@aol.com>;dlocks1019@aol.com
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<rbarrow@comcast.net>;regeniariobertsone@gmail.com <regeniariobertsone@gmail.com>;rigel.cable@gmail.com
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<tommyt4dekalb@gmail.com>;wazulamor@aol.com <wazulamor@aol.com>;wmtoliver7@gmail.com
<wmtoliver7@gmail.com>;elfreda227@att.net <elfreda227@att.net>;rmurphyga@gmail.com <rmurphyga@gmail.com>

Hello members of DeKalb Community Council District 3 and District 3 Neighborhood Registry,

I am writing to provide notice of a public community meeting. On Tuesday, August 22nd at 6pm, we will be hosting a community meeting to discuss an application for a change of zoning conditions related to the development planned for 4015 Flat Shoals Parkway. The meeting will be held via Zoom, with the details below:

Topic: Community Meeting - Flat Shoals and Clifton Springs

Time: Aug 22, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://battlelawpc.zoom.us/j/85684442781?pwd=eDZHQTBNVkZjb1J5WUdwcmt3UE5Hdz09>

Meeting ID: 856 8444 2781

Passcode: 797273

- +1 646 558 8656 US (New York)

Thank you,



Mark Schwabacher.

(he/him/his)

Law Clerk

Phone: 404-601-7616

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Guest	Recording Consent	In Waiting Room
Mark Schwabacher	mas@battlelawpc.com	8/22/2023 17:54	8/22/2023 19:06	73	No		No
JMarshall		8/22/2023 17:55	8/22/2023 17:58	3	Yes		Yes
Michele Battle	mlb@battlelawpc.com	8/22/2023 17:56	8/22/2023 19:06	70	No	Yes	No
JMarshall		8/22/2023 17:58	8/22/2023 19:06	69	Yes	Yes	No
Harrison Forder		8/22/2023 18:00	8/22/2023 18:00	1	Yes		Yes
Harrison Forder		8/22/2023 18:00	8/22/2023 19:06	67	Yes	Yes	No
D Coleman		8/22/2023 18:00	8/22/2023 18:00	1	Yes		Yes
D Coleman		8/22/2023 18:00	8/22/2023 19:06	66	Yes	Yes	No
Nicolia Robinson		8/22/2023 18:04	8/22/2023 18:04	1	Yes		Yes
Nicolia Robinson		8/22/2023 18:04	8/22/2023 19:06	63	Yes	Yes	No
Peggy Hobdy		8/22/2023 18:15	8/22/2023 18:18	4	Yes		Yes
Peggy Hobdy		8/22/2023 18:18	8/22/2023 19:06	49	Yes	Yes	No
14045804058		8/22/2023 18:53	8/22/2023 19:06	14	Yes		No



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STATEMENT OF INTENT

and

Other Material Required by
The DeKalb County Zoning Ordinance
For
A Major Change of Zoning Conditions
To Approved Zoning Conditions Z-12-18064

of

Architectural Standard, LLC
c/o Battle Law, P.C.

for

+/- 53.88 Acres of Land
Being the Southwest Intersection of Clifton Springs Road and Flat Shoals Parkway
Decatur, Georgia and
Parcel Nos. 15 090 01 021

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



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I. LETTER OF INTENT

Architectural Standard, LLC (the “Applicant”) is seeking to develop a mixed-use project on +/- 53.88 acres of land being Tax Parcel No. 15 090 01 021 at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway. The Applicant is seeking a Major Modification of CZ-12-18064, approved November 13, 201, as previously amended by CZ-17-21564. The new updated site plan being submitted herewith features a mixed-use development with 360 units of multifamily housing, 107 units of townhomes, and 35,400 sq.ft. of retail space. In connection with adopting the updated site plan, the Applicant is seeking to remove the existing conditions and substitute therefore new conditions which are tailored to the updated site plan submitted herewith. A copy of the approved conditions from 2012 and 2017 are attached hereto as Exhibit “A”.

This document serves as a statement of intent, analysis of the DeKalb County Impact Analysis Criteria, and contains notice of constitutional allegations as a reservation of the Applicant’s rights. The overall application is being filed concurrently with an updated DRI Application.

II. SITE HISTORY

On February 10, 2009 the DeKalb County Board of Commissioner’s approved LP-08-15001, which amended the land use designation for 79.536 acres of property located at the southwestern corner of Flat Shoals Parkway and Clifton Springs Road from Suburban to Neighborhood Center to allow for the development of a mixed-use commercial/multi-family project (the “Master Plan”). The Master Plan included 143,400 sq. ft of commercial/retail development, along with 681 multi-family units, and required a DRI Review.

The rezoning for the proposed Master Plan was not sought until 2012. At that time, the BOC approved Z-12-18064 on November 13, 2012, which rezoned a portion of the property to C-1 and a portion to OCR, with 18 conditions based upon the Master Plan from 2009. Additionally, a SLUP was approved which allowed for up to two drive-thru restaurants. The Master Plan was approved, however, the total number of residential units was modified to no more than 600 units, with a maximum of 500 units being available for those under 55 years of age.

Since the approvals in 2009 and 2012, QuikTrip has located a store on some of the C-1 zoned property, and most recently Prestwick Holdings, together with the DeKalb County Housing Authority, has acquired a portion of the site for the development of 376 units, including 138 senior restricted units. Additionally, the owner is under contract for the development of a medical facility on a portion of the remaining C-1 zoned property.

Based upon the Master Plan that is currently in place, the bulk of the undeveloped property is a mixture of wetlands and proposed commercial development. The Applicant and Owner have diligently sought to develop the remainder of the 143,000sq. ft. of retail/commercial space that was originally proposed, which included developing a new grocery store on the site. Unfortunately, to date no grocery store has moved forward with building a store on the location,



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including Kroger, Lidl, Walmart Market and Aldi, all of whom were approached. Since 2017, the development world has changed drastically because of the COVID pandemic and the significant increase in interest rates. The demand for more standalone retail/commercial development has diminished, while the need for more housing options has reached critical mass, with the Metro Atlanta area experiencing a severe housing crisis. As a result, the Applicant is seeking to amend the site plan originally conceived in 2008 to a more contemporary site plan that is pedestrian oriented and is in conformity with the with polices and intent of the County’s Comprehensive Plan.

The chart below reflects the original densities proposed by the Applicant with respect to the Subject Property, as well as to the original overall master site. It should be noted that the total residential density being requested is 10.98 units per acre for the overall master site, and only 8.66 units per acre for the Subject Property. This is significantly less than the 40 units per acre that is allowed under the Neighborhood Center land use district in the 2050 Comprehensive Land Use Plan for the County.

Land Use	Total Density (79.53 acres)	Density included on the 53.88-acre Rezoning Request
Townhomes	107 units	107 units
Multifamily Housing	766 units	360 units
Medical Office Space	20,000 SF	-
Retail	35,400 SF	35,400 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total units) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in condition request

III. IMPACT ANALYSIS CRITERIA

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The proposed project is for a mixed-use development that incorporates for sale townhome units, apartments, retail, commercial and office uses in an integrated environment that is pedestrian friendly. The Subject Parcel has the future land use designation of NC, Neighborhood Center which provides for up to 40 units per acre pursuant to the DeKalb County 2050 Comprehensive Land Use Plan. The submitted site plan proposes a total of 467 residential units at 8.66 units per acre, with the overall master site having a residential density of 10.98 units per acre. The proposed retail/commercial space is at a scale that reduces vehicular dependency and is more oriented towards those living within the development, while still being inviting to those living within the community, with both a standalone building and one the first floor of the proposed multi-family building. The maximum height of the multi-family building is 5 stories, while the townhome units



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will be either no greater than 3 stories, with the option of substituting cottage units for some of the townhome units once this option becomes available under the County's Zoning Ordinance.

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

The modification will not substantially change the residential and commercial uses that were previously approved on the property. The previously approved conditions required the Applicant to "Provide a mixture of commercial and residential uses." The mix of multifamily buildings, townhomes, and commercial space continues to be suitable in view of the use and development of adjacent and nearby properties as well as consistent with the previously approved conditions.

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

Market conditions, including interest rates, have changed since the previously approved DRI Site Plan. As currently zoned, the approved site plan does not provide reasonable economic use of the Subject Property. The amount of retail on the Subject Property, along with the design of the retail space which was to be anchored by a grocery store is outdated and no longer attractive or marketable.

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

The zoning proposal was designed with adjacent and nearby properties in mind. Since the original DRI Site Plan was approved, nearby developments have been built, including the fuel service station on the corner of Clifton Springs and Flat Shoals. Those developments will not have their usability impacted by the proposed modification.

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.

As set forth above, the current site plan is inconsistent with the current market trends, as well as the County's own 2050 Comprehensive Land Use Plan.

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

The Applicant is not aware of adverse effects on any historic buildings, sites, districts, or archaeological resources.



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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.

The zoning proposal will not result in any burden on streets, transportation facilities, utilities, or schools beyond what was improved in the original DRI site plan.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Major Modification of Zoning Conditions be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and



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discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Major Modification of Zoning Conditions of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the Major Modification of Zoning Conditions in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the Major Modification of Zoning Conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

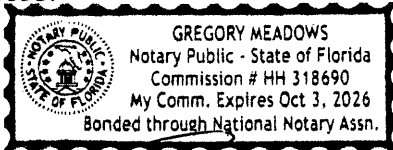
In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

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

MANAGER

8/4/26

Expiration Date/ Seal

*Notarization is not needed if the response is "No"

Campaign Contribution Disclosure Statements
Last Updated 10/10/2023

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Maxie Price, Otto No. 10, LLC or Architectural Standards, LLC in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
LORRAINE Johnson	COMMISSIONER	\$ 1000

By: _____
Printed Name: MAXIE PRICE

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

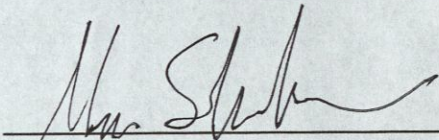
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes No *

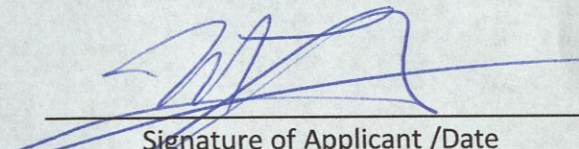
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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



Notary



Signature of Applicant /Date

Check one: Owner _____ Agent _____

MARK SCHWABACHER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 13, 2027

Expiration Date/ Seal

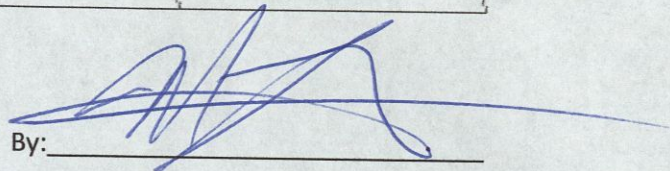
*Notary seal not needed if answer is "no".

Campaign Contribution Disclosure Statement
Last Updated 11/9/2023

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele Battle, of Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

Name	Position	Amount	Date
Lorraine Cochran-Johnson	Commissioner	\$750.00	6/17/22
Mereda Davis Johnson	Commissioner	\$1,000.00	11/1/23



By: _____

Printed Name: _____ Michele Battle



RESERVED FOR CLERK OF SUPERIOR
 COURT RECORDING INFORMATION

EXISTING PARCEL ID INFO

PARCEL ID INFO	ADDRESS	OWNER
15 090 01 021	4015 FLAT SHOALS PARKWAY DECATUR, GEORGIA 30034	OTTO TRACT NO 10 LLC 1261 HAMMOND CREEK TRL WATKINSVILLE GA 30677

"AURORA"

LAND LOTS 71 & 90 15TH DISTRICT
 DEKALB COUNTY, GEORGIA

LOT DIVISION (AP# 1246213)

ASSIGNED ADDRESSING TABLE

TRACT	ADDRESS
1	4015 FLAT SHOALS PARKWAY DECATUR, GEORGIA 30034
2	4029 FLAT SHOALS PARKWAY DECATUR, GEORGIA 30034

SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	EXISTING CONDITIONS
SHEET 3	EXISTING CONDITIONS
SHEET 4	PROPOSED CONDITIONS
SHEET 5	PROPOSED CONDITIONS
SHEET 6	ZONING CONDITIONS
SHEET 7	ZONING CONDITIONS

Aurora Senior Housing— The address assignment will be completed during the LDP stage, as approved by GIS Management.

PROJECT NARRATIVE / SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS A LOT DIVISION TO DIVIDE PARCEL #15 090 01021 INTO TWO TRACTS.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED MU-4 (MIXED USE HIGH DENSITY) DISTRICT PURSUANT TO CZ-17-21564, CZ-12-18064, CZ-12-18064 AND IS ALSO LOCATED WITHIN THE SOAPSTONE HISTORIC DISTRICT.

SETBACKS:
 FRONT = 0 FEET
 SIDE = 0 FEET
 REAR = 15 FEET

WETLANDS NOTE

THE WETLANDS SHOWN HEREON WERE DELINEATED BY OTHERS AND FIELD LOCATED BY TECHNICAL SURVEY SERVICES, INC. ON JANUARY 31, 2022. TECHNICAL SURVEY SERVICES, INC. DOES NOT WARRANT AS TO THE ACCURACY OF THE DELINEATION PERFORMED BY OTHERS. THE STATE WATERS AND WETLANDS DELINEATION WAS PERFORMED BY GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC. ON JANUARY 17, 2022.

CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

REFERENCES

1. SURVEY FOR MAXIE PRICE PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED MARCH 26, 2012.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A ZONE AS SHADED FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0134J, DATED MAY 16, 2013.

TOPO NOTE

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY THE CLIENT. TECHNICAL SURVEY SERVICES, INC. DOES NOT WARRANT AS TO THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 121,337 FEET AND AN ANGULAR ERROR OF 0.21" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 121,284 FEET.

NOTES:

1. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEER'S REQUIREMENTS REGARDING WETLANDS.
2. WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY
3. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
4. THE RECEIVING WATERS ARE THE SOUTH RIVER.
5. ELECTRIC SERVICE ON SITE TO BE UNDERGROUND.
6. THERE WERE NO BURY PITS OBSERVED DURING THE COURSE OF THE FIELD WORK.
7. THE APPROVAL OF THIS SKETCH PLAT DOES NOT MEAN THAT THE DELIATION OF THE WETLAND AND STREAMS/CREEKS IS APPROVED. A STATE WATER DETERMINATION WILL BE REQUIRED TO CONFIRM THE DELINEATION SHOWN ON THIS PLAT.
8. NO SEPTIC TANKS OBSERVED WITHIN SUBJECT PROPERTY
9. DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
10. TRAFFIC IMPROVEMENTS, STREET IMPROVEMENTS, CURB CUTS, VISIBILITY REQUIREMENTS, AND PRIVATE STREET CONSTRUCTION STANDARDS SHALL BE ADDRESSED FOR ANY FUTURE DEVELOPMENT PER THE COUNTY CODES.
11. STORMWATER MANAGEMENT MUST BE PROVIDED FOR ANY FUTURE DEVELOPMENT ON EACH OF THE PROPOSED LOTS, PER SEC.14-40 AND 14-42 OF THE COUNTY CODES.
12. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.

PREVIOUS SUBDIVISION

THE PROPERTY SHOWN HEREON WAS A PREVIOUS SUBDIVISION RECORDED IN PLAT BOOK 305, PAGES 78-84. AP#1245243

AP# REFERENCES

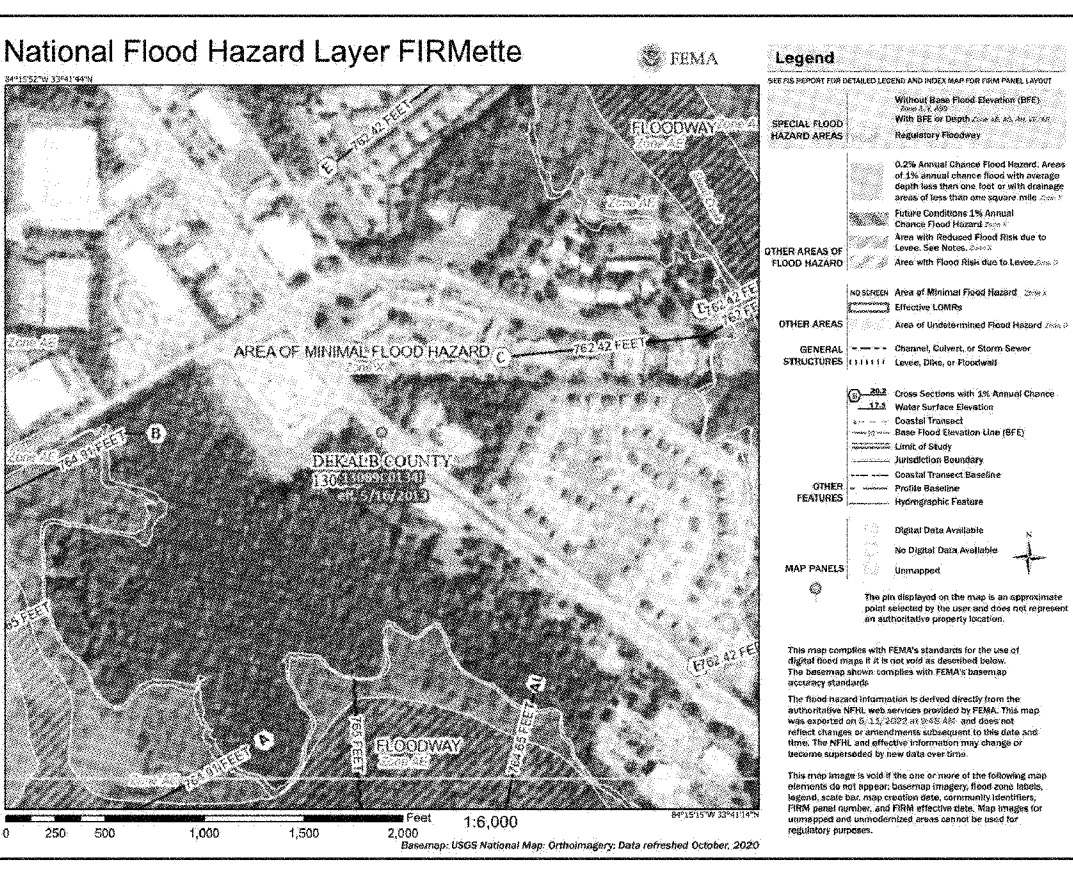
LDP PHASE 1- AP#1245246 (FULLERTON)
 LDP PHASE 2- AP#1245449 (AURORA)
 LOT DIVISION - AP#1246213

RECEIVING WATERS NOTE

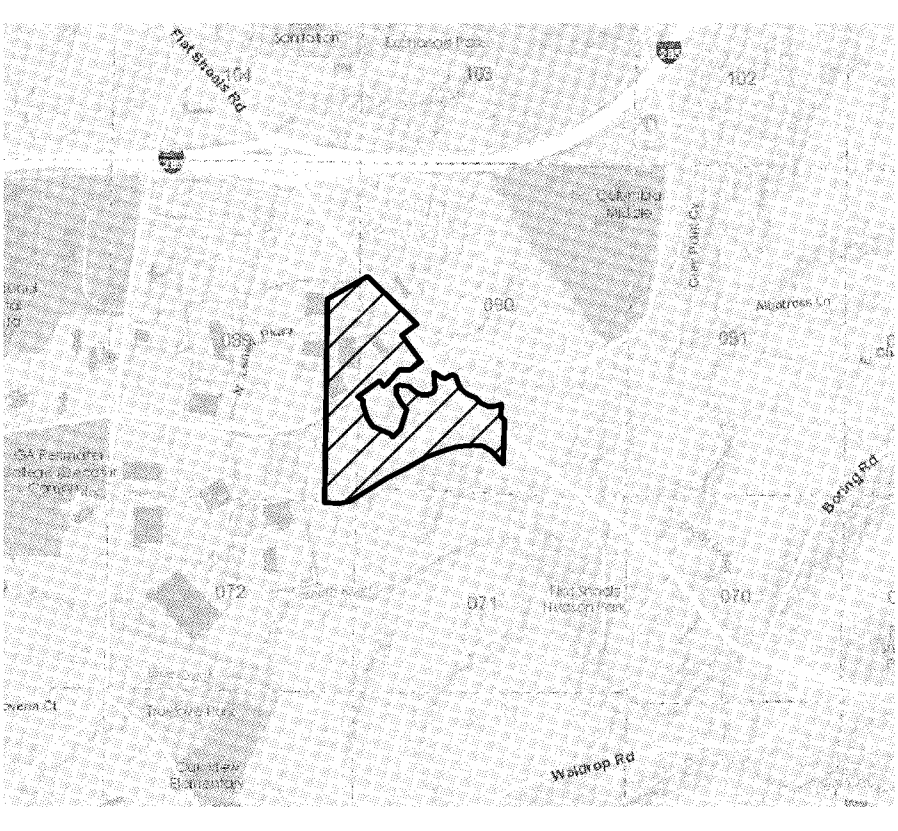
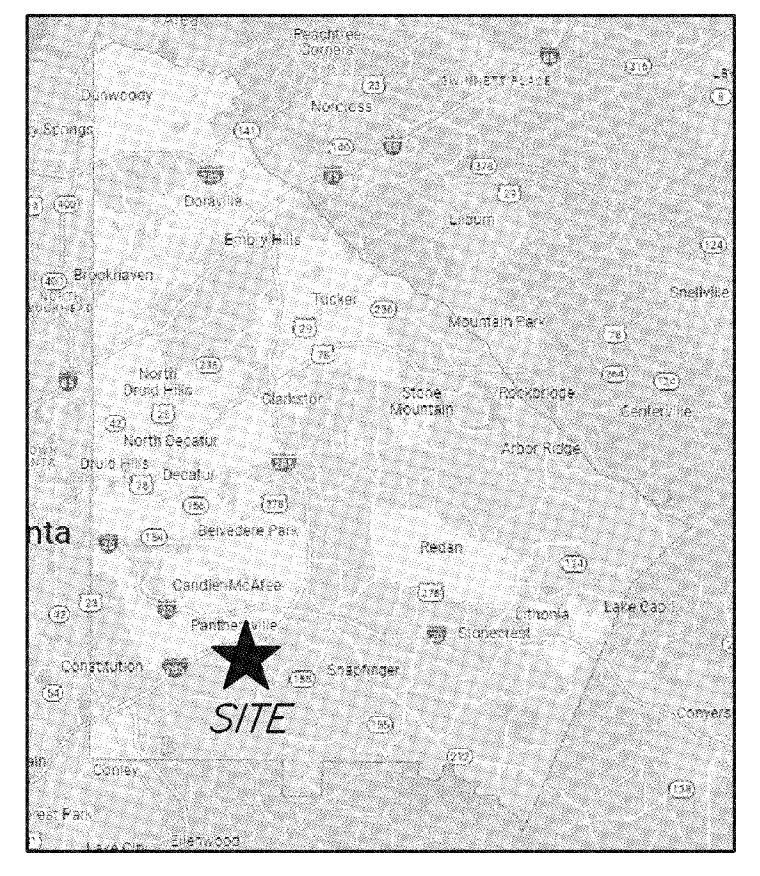
UNNAMED TRIBUTARY OF THE SOUTH RIVER. THE STORM WATER DOES DISCHARGE INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT.

DEMOLITION NOTE

THERE IS NO PROPOSED DEMOLITION OCCURRING WITH THIS DEVELOPMENT.



VICINITY MAP



CERTIFICATE OF CONFORMITY

I, Aubrey J. Akin, the engineer/surveyor

do hereby certify that the above described plat conforms to the provisions of the Georgia Plat Act O.C.G.A. 15-6-67.

Aubrey J. Akin
 REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 No. 1047, State of Georgia

OWNER INFO

OTTO TRACT NO 10 LLC
 1261 HAMMOND CREEK TRL
 WATKINSVILLE GA 30677

"Ownership will change, after the LDP"

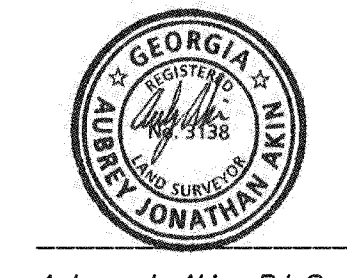
DEVELOPER

PRESTWICK COMPANIES
 3715 NORTHSIDE PARKWAY, NW
 BUILDING 200, SUITE 175
 ATLANTA, GEORGIA 30327
 PHONE: 334-596-3484
 CONTACT: THOMAS DANNEMANN

SURVEYORS CERTIFICATION

(I) As required by subsection (d) of O.C.G.A. section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable jurisdictions for recording as evidence by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. 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.

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.



Aubrey J. Akin, R.L.S. #3138

August 4, 2022
 Date of Plat

TOTAL TRACT ACREAGE =
57.731 ACRES
2,514,746 SQ. FEET

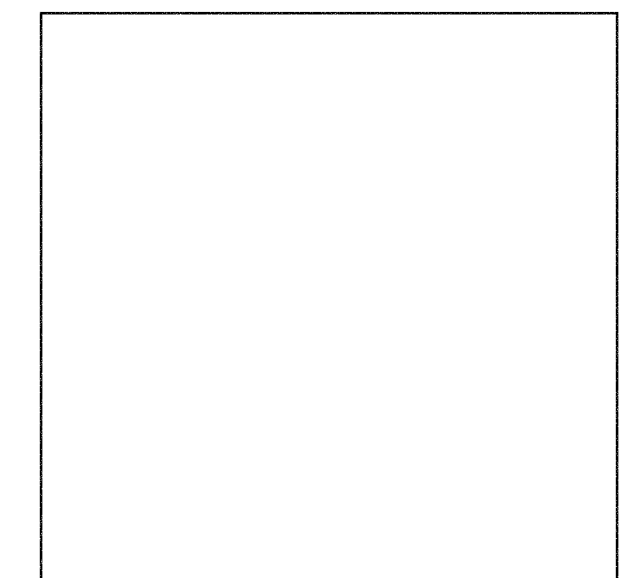
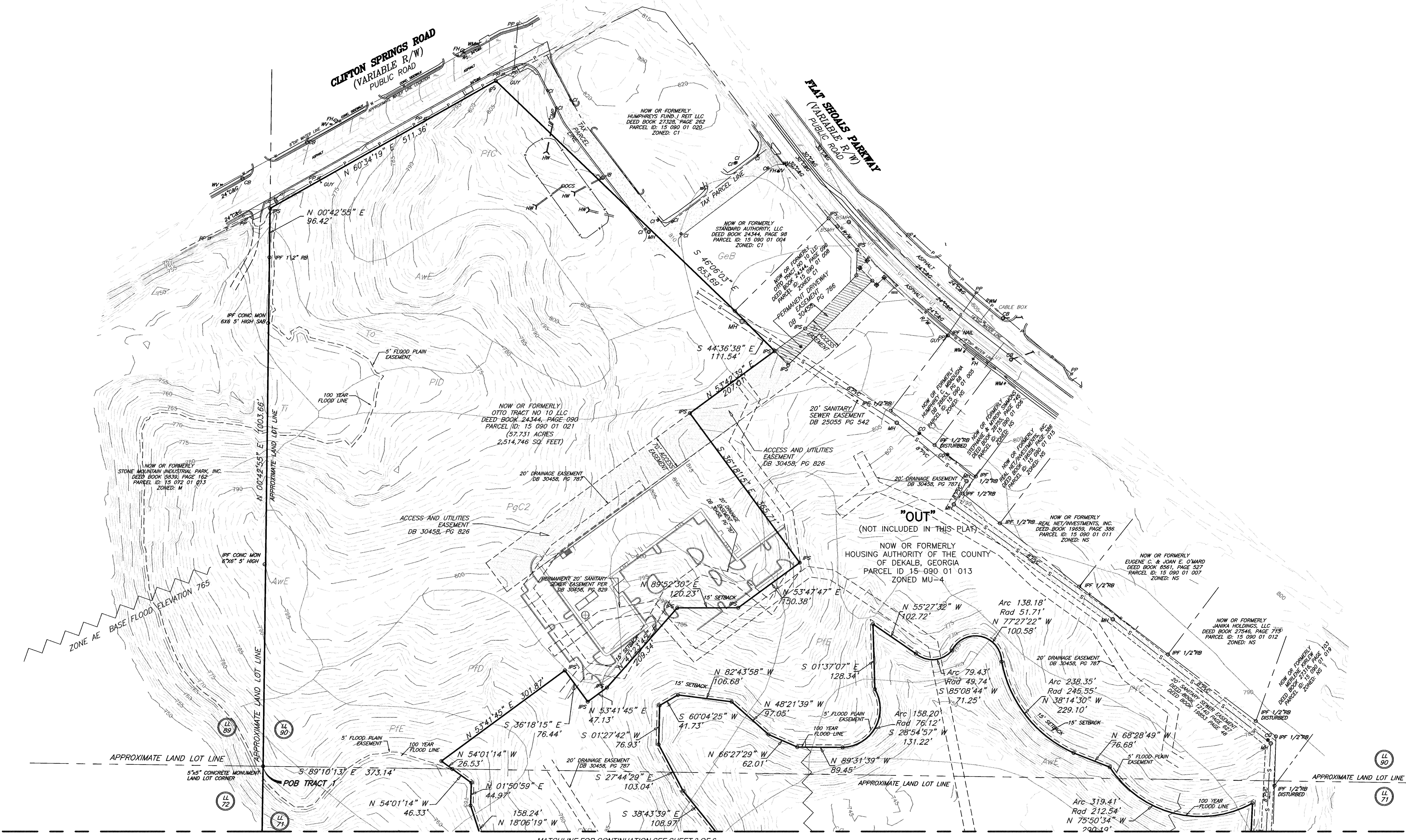
Field Date: 07/12/2022
 Plat Date: 08/04/2022
 Scale: 1" = 100'

LOT DIVISION PLAT
 OF
AURORA
 LAND LOTS 71 & 90 15th DISTRICT
 DEKALB COUNTY, GEORGIA

COVER SHEET
 SHEET 1 OF 7

JOB #: 2021-786
 CRD: FLAT SHOALS
 DWG: PRESTWICK FLAT SH
 LSV:

EXISTING CONDITIONS



RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

DeKalb County
DEVELOPMENT SERVICES

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors

1641 Autumn Bluffs
Conyers, Georgia
(770) 922-6391
(770) 922-0767
www.tss-td.com

Date	Revision
09/28/22	1 REVISOR PER COMMENTS
11/08/22	2 REVISOR PER COMMENTS
1/10/23	3 REVISOR PER COMMENTS
1/26/23	4 REVISOR PER COMMENTS

Field Date: 07/12/2022
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LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA

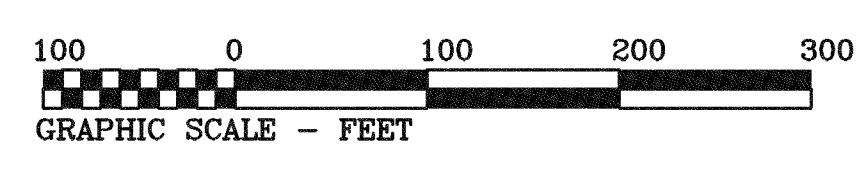
CLOSURE STATEMENT
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SOIL TYPES											
SYMBOL	SOIL NAME	DEPTH (inches)	ERODIBILITY	PERMEABILITY (inches/hour)	TEXTURE	DRAINAGE	SLOPE	STRUCTURE	HYDROLOGIC SOIL GROUP	EROSION FACTORS	
										K	T
AwE	Ashley-Welshes Composite	20-40	Slight	1.98-5.95	Sandy Clay Loam	Well Drained	10-25%	GRANULAR	B	0.20	2
Co	Conley Silty Loam	0-80	Slight	1.98-5.95	Silt Loam	Well Drained	0-2%	GRANULAR	A/D	0.37	5
CaB	Clayton Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	2-6%	GRANULAR	B	0.20	5
CuC	Clayton Sandy Loam	80	Slight	.57-1.98	Sandy Clay Loam	Well Drained	2-10%	GRANULAR	B	0.20	5
GeB	Georgetown Sandy Loam	40-80	Slight	.57-1.98	Sandy Loam	Well Drained	2-6%	GRANULAR	B	0.17	4
PfC	Piedmont Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	2-10%	GRANULAR	B	0.17	5
PfD	Piedmont Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	10-15%	GRANULAR	B	0.17	5
PfE	Piedmont Sandy Loam	80	Slight	.57-1.98	Sandy Loam	Well Drained	15-30%	GRANULAR	B	0.17	5
PgC2	Piedmont Sandy Clay Loam	80	Slight	.57-1.98	Sandy Clay Loam	Well Drained	2-10%	GRANULAR	B	0.15	5
Tf	Toccoo Sandy Loam	80	Slight	1.98-5.95	Sandy Loam	Well Drained	0-2%	GRANULAR	A	0.20	5
To	Toccoo Sandy Loam	80	Slight	1.98-5.95	Sandy Loam	Well Drained	2-4%	GRANULAR	A	0.20	5

NOTE: SOILS SHOWN PER SOIL SURVEY OF DEKALB COUNTY, GEORGIA BY THE UNITED STATES DEPARTMENT OF AGRICULTURE



LEGEND

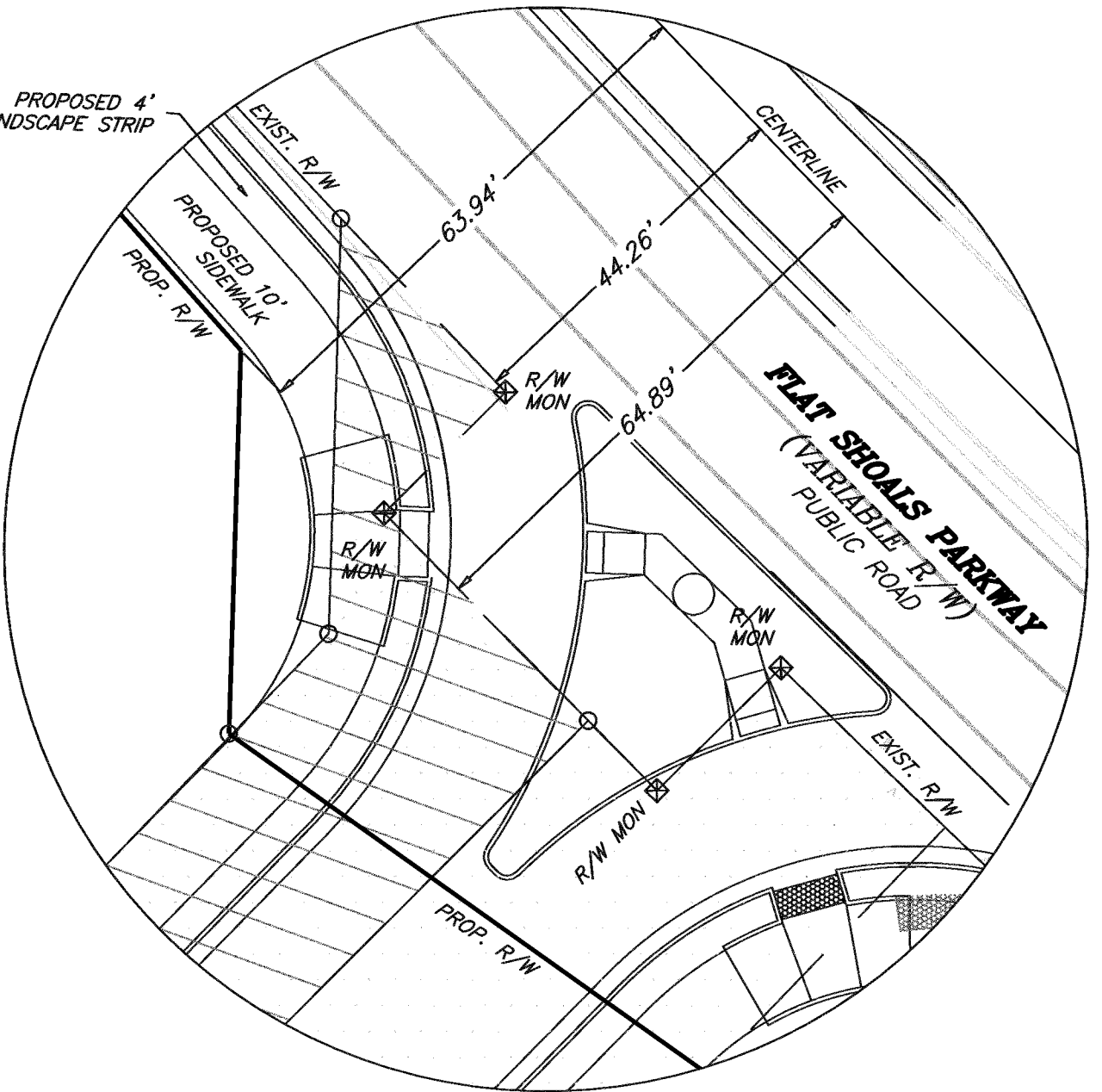
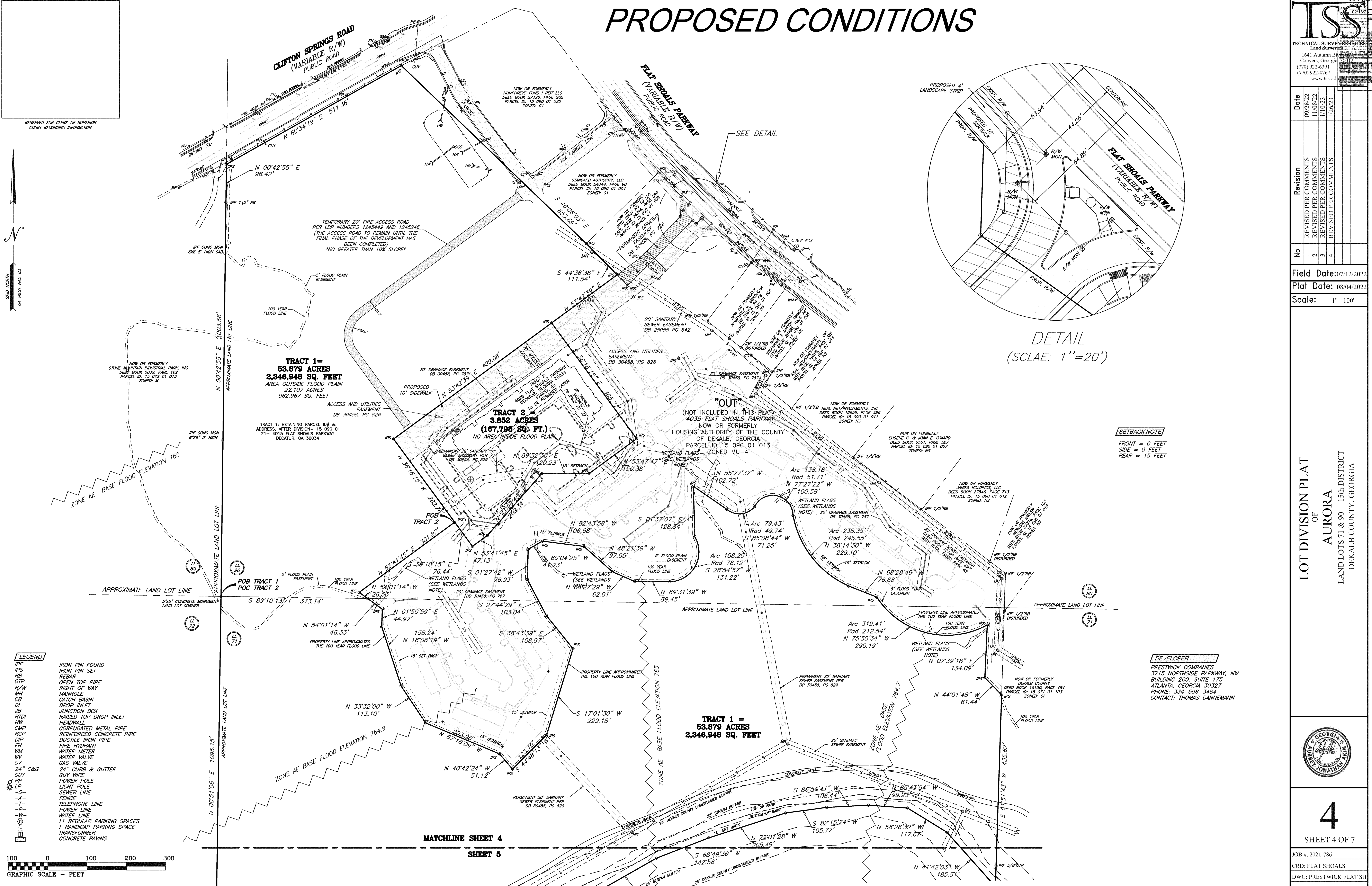
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- OTP OPEN TOP PIPE
- R/W RIGHT OF WAY
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- JB JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HW HEADWALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DP DUCTILE IRON PIPE
- WH WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- 24" C&G 24" CURB & GUTTER
- GUY WIRE
- PP POWER POLE
- LP LIGHT POLE
- S- SEWER LINE
- X- FENCE
- T- TELEPHONE LINE
- P- POWER LINE
- W- WATER LINE
- (P) 11 REGULAR PARKING SPACES
- (H) 1 HANDICAP PARKING SPACE
- (T) TRANSFORMER
- (C) CONCRETE PAVING

STATE OF GEORGIA
SURVEYORS
JONATHAN WALKER

2
SHEET 2 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:

PROPOSED CONDITIONS

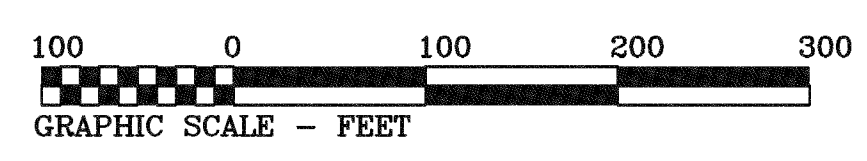


DETAIL
(SCALE: 1"=20')

SETBACK NOTE
 FRONT = 0 FEET
 SIDE = 0 FEET
 REAR = 15 FEET

DEVELOPER
 PRESTWICK COMPANIES
 3715 NORTHSIDE PARKWAY, NW
 BUILDING 200, SUITE 175
 ATLANTA, GEORGIA 30327
 PHONE: 334-596-3484
 CONTACT: THOMAS DANNEMANN

- LEGEND**
- IPF IRON PIN FOUND
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 - RB REBAR
 - OTF OPEN TOP PIPE
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 - W- WATER LINE
 - 11 11 REGULAR PARKING SPACES
 - 1 HANDICAP PARKING SPACE
 - TRANSF. TRANSFORMER
 - CONC. PAV. CONCRETE PAVING



Date	Revision
09/28/22	1 REVISED PER COMMENTS
11/08/22	2 REVISED PER COMMENTS
1/10/23	3 REVISED PER COMMENTS
1/26/23	4 REVISED PER COMMENTS

Field Date: 07/12/2022
 Plat Date: 08/04/2022
 Scale: 1"=100'

LOT DIVISION PLAT
 OF
AURORA
 LAND LOTS 71 & 90 15th DISTRICT
 DEKALB COUNTY, GEORGIA



4
 SHEET 4 OF 7

JOB #: 2021-786
 CRD: FLAT SHOALS
 DWG: PRESTWICK FLAT SH
 LSV:

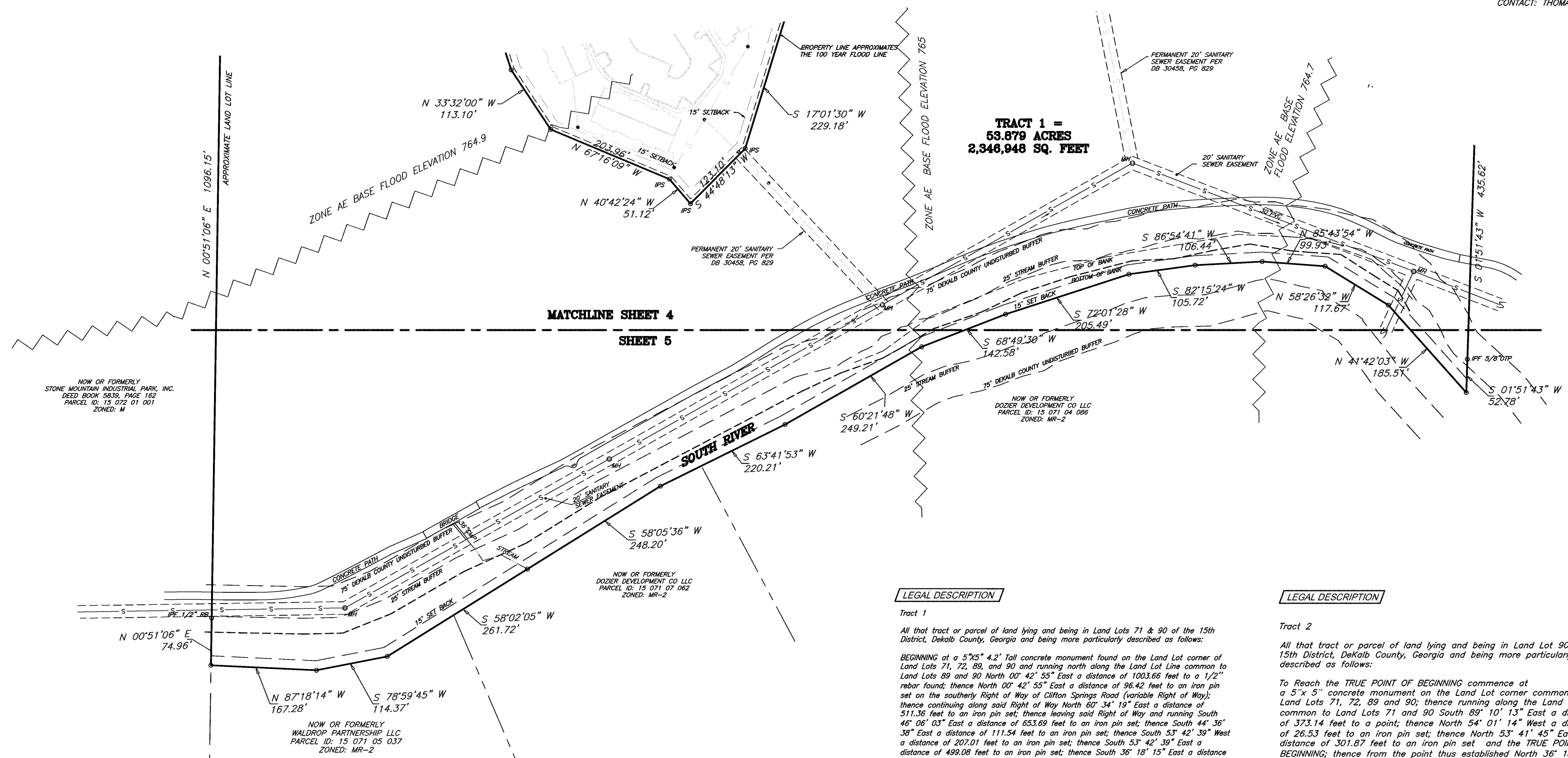
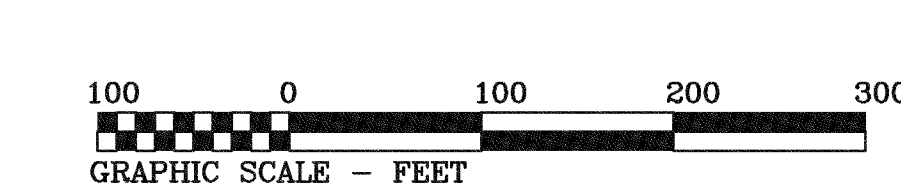


PROPOSED CONDITIONS

DEVELOPER
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BUILDING 200, SUITE 1075
ATLANTA, GEORGIA 30327
PHONE: 334-596-3484
CONTACT: THOMAS DANNEMANN

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

- LEGEND**
- IPF IRON PIN FOUND
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 - P- POWER LINE
 - W- WATER LINE
 - 11 REGULAR PARKING SPACES
 - 1 HANDICAP PARKING SPACE
 - TRANSFORMER
 - CONCRETE PAVING



LEGAL DESCRIPTION

Tract 1
All that tract or parcel of land lying and being in Land Lots 71 & 90 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:
BEGINNING at a 5'x5' 4.2" Tall concrete monument found on the Land Lot corner of Land Lots 71, 72, 89, and 90 and running north along the Land Lot Line common to Land Lots 89 and 90 North 00° 42' 55" East a distance of 1003.66 feet to a 1/2" rebar found; thence North 00° 42' 55" East a distance of 96.42 feet to an iron pin set on the southerly Right of Way of Clifton Springs Road (variable Right of Way); thence continuing along said Right of Way North 80° 34' 19" East a distance of 511.36 feet to an iron pin set; thence leaving said Right of Way and running South 46° 06' 03" East a distance of 653.69 feet to an iron pin set; thence South 44° 36' 38" East a distance of 111.54 feet to an iron pin set; thence South 53° 42' 39" West a distance of 207.01 feet to an iron pin set; thence South 53° 42' 39" East a distance of 499.08 feet to an iron pin set; thence South 36° 18' 15" East a distance of 262.76 feet to an iron pin set; thence South 53° 41' 45" East a distance of 301.87 feet to an iron pin set; thence South 54° 01' 14" East a distance of 26.53 feet to a point; thence North 54° 01' 14" West a distance of 373.14 feet to a point; thence North 53° 41' 45" East a distance of 26.53 feet to an iron pin set; thence North 53° 41' 45" East a distance of 301.87 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established North 36° 18' 15" West a distance of 262.76 feet to an iron pin set; thence North 53° 42' 39" East a distance of 499.08 feet to an iron pin set; thence South 36° 18' 15" West a distance of 365.71 feet to an iron pin set; thence South 53° 47' 47" West a distance of 150.38 feet to an iron pin set; thence South 89° 52' 30" West a distance of 120.23 feet to an iron pin set; thence South 41° 23' 45" West a distance of 209.34 feet to an iron pin set; thence South 53° 41' 45" West a distance of 47.13 feet to an iron pin set; thence North 36° 18' 15" West a distance of 76.44 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 3.852 Acres (167,798 Square Feet).

LEGAL DESCRIPTION

Tract 2
All that tract or parcel of land lying and being in Land Lot 90 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING commence at a 5'x5' concrete monument on the Land Lot corner common to Land Lots 71, 72, 89 and 90; thence running along the Land Lot Line common to Land Lots 71 and 90 South 89° 10' 13" East a distance of 373.14 feet to a point; thence North 54° 01' 14" West a distance of 26.53 feet to an iron pin set; thence North 53° 41' 45" East a distance of 301.87 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established North 36° 18' 15" West a distance of 262.76 feet to an iron pin set; thence North 53° 42' 39" East a distance of 499.08 feet to an iron pin set; thence South 36° 18' 15" West a distance of 365.71 feet to an iron pin set; thence South 53° 47' 47" West a distance of 150.38 feet to an iron pin set; thence South 89° 52' 30" West a distance of 120.23 feet to an iron pin set; thence South 41° 23' 45" West a distance of 209.34 feet to an iron pin set; thence South 53° 41' 45" West a distance of 47.13 feet to an iron pin set; thence North 36° 18' 15" West a distance of 76.44 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 3.852 Acres (167,798 Square Feet).

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Field Date: 07/12/2022
Plat Date: 08/04/2022
Scale: 1" = 100'

LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA



5
SHEET 5 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:

Exhibit A

FOR USE BY COMMISSION OFFICE/CLERK ONLY
ACTION : N11 SLUP 14 19363 Mahaffey Pickens Tucker

Items N11 and N12 were heard together.
MOTION was made by Kathie Gannon, seconded by Larry Johnson and passed 5-0-0-0 to defer until October 28, 2014, and for a public hearing, the special land use permit application SLUP-14-19363 of Mahaffey Pickens, Tucker LLP.

ADOPTED: SEP 23 2014 (DATE) CERTIFIED: SEP 23 2014 (DATE)
Lawrence D. Watson PRESIDENT OFFICER
Lawrence D. Watson CLERK
DEKALB COUNTY BOARD OF COMMISSIONERS DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES:
Lee Tucker, 1550 North Brown Road, Suite 125, Lawrenceville, Ga. 30016, Patrick Conner, 952 Old Peachtree Road, Lawrenceville, Ga. 30043, Michele Battle, One West Court Square, Suite 750, Decatur, Ga. 30030, spoke in support.
Robert Weaver, 2589 Clifton Springs Road, Decatur, Ga. 30034, Lewis Bacon, 2571 Clifton Springs Road, Derrick Murray, 2378 Clifton Springs Road, Decatur, Ga. 30034, spoke in opposition.

FOR : Jeff Rader, Larry Johnson, Sharon Barnes Sutton, Kathie Gannon, Stan Watson
AGAINST : None
ABSTAIN : None
ABSENT : None

September 10, 2014
DEKALB COUNTY
BOARD OF COMMISSIONERS
ZONING AGENDA / MINUTES
MEETING DATE: September 23, 2014
ITEM NO. N.11
HEARING TYPE: PUBLIC HEARING
ACTION TYPE: ORDINANCE

SUBJECT: Special Land Use Permit, SLUP-14-19363 Mahaffey Pickens, Tucker LLP
COMMISSION DISTRICTS: 3 & 6
DEPARTMENT: Planning & Sustainability
PUBLIC HEARING: YES NO
ATTACHMENT: YES NO
PAGES: 33
INFORMATION CONTACT: Marian Eisenberg, Zoning Admin. (404) 371-2155

DEKALB COUNTY BOARD OF COMMISSIONERS
PETITION NO: SLUP-14-19363
PROPOSED USE: Convenience Store with Automobile Fuel Pumps
LOCATION: 3991 Flat Shoals Parkway, Decatur, Georgia
PARCEL No.: 15-090-01-004
PURPOSE: Request a Special Land Use Permit (proposed QuikTrip relocation) for a convenience store with automobile fuel pumps in a C-1 (Local Commercial) District within the I-20 Overlay District. The property is located on the west side of Flat Shoals Parkway at the southwest intersection of Flat Shoals Parkway and Clifton Springs Road at 3991 Flat Shoals Parkway in Decatur, Georgia. The property has approximately 223 feet along Clifton Springs Road and approximately 355 feet along Flat Shoals Parkway and contains 2.19 acres.
RECOMMENDATIONS:
PLANNING COMMISSION: APPROVAL WITH CONDITIONS PER STAFF
COMMUNITY COUNCIL: APPROVAL WITH CONDITIONS
PLANNING STAFF: APPROVAL WITH CONDITIONS
PLANNING COMMISSION MEETING (09/09/14): On September 9, 2014, the Planning Commission recommended "Approval" of the applicant's request per Planning Staff's recommendation.

Petition Number: SLUP-14-19363
Board of Commissioners: 09/23/14
kball

DeKalb County
404.371.2155 (t) 404.371.4556 (f) Clark Harrison Building
330 W. Ponce de Leon Ave Decatur, GA 30030
www.dekalbcountyga.gov
Chief Executive Officer DEPARTMENT OF PLANNING & SUSTAINABILITY Director
Michael Thurmond Andrew A. Baker, AICP

February 12, 2021
Casey Craven
Prestwick Companies
3715 Northside Parkway, Bldg. 200, Ste. 175
Atlanta, GA 30327
RE: Parcel# 15-090-01-013 3101 Clifton Springs Road

This is to confirm that the above-referenced portion of real property lying and being in Land Lot 090 of the 15th District Parcel 01-013 of DeKalb County, Georgia, which is described as 3101 Clifton Springs Road and being further described by the enclosed zoning map, has a zoning classification of MU-4 (Mixed-Use High Density) District pursuant to CZ-17-21564, CZ-12-18064, CZ-12-18066 (attached) and is also located within the Soapstone Historic District. The above referenced property is also located within I-20 Overlay District, Tier 2 of which additional use and development standards are found in Article#3 27-3.37 Division 3 of the DeKalb County Code. Where there are conflicts between the overlay district and other regulations in the Code, the overlay shall govern.
Attached are copies of excerpts from the DeKalb County Zoning Code, Chapter 27 adopted September 1, 2015 pertaining to Article 4.1 Use Regulations and 27-2.22 Division 22.MU-4. The total zoning code should be consulted for all applicable zoning standards pertaining to site design, buffering, landscaping and parking. The Zoning Code is available in its entirety at planning.dekalb.net, select Zoning Code or the municipal code website at www.municode.com.

A search of DeKalb County records does not indicate any variances, special land use permits, overlay district, or open zoning code violations but does include conditions that have been issued for the referenced property.
If there are any existing nonconforming use(s) of land and structure(s) please refer to DeKalb Code Section, Article 8 – Nonconformities, 8.1.1. Within the zoning districts established by this chapter, or by amendments that may later be adopted, there exist lots, uses of land and buildings, uses of land and structures, and characteristics of buildings, structures and sites which were lawful before the effective date of this chapter's adoption or amendment, but that are now prohibited under the terms of this chapter or due to future amendments, collectively referred to as nonconforming situations. Such nonconforming situations are hereby declared to be incompatible with authorized and permitted uses in the zoning districts involved. It is the intent of the board of commissioners to require the cessation of certain nonconforming situations and to permit others to continue until they are otherwise removed or cease. It is further the intent of the board of commissioners that nonconforming situations not be used as grounds for adding other buildings, structures, or uses of land prohibited by this chapter, and that no such non-conforming building, structure, or use of land be enlarged, expanded, moved, or otherwise altered in a manner that increases the degree of nonconformity, except where expressly authorized in this Zoning Ordinance.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the zoning classification for any specified period of time, nor that this confirmation may be solely relied upon for the issuance of any permits or other official documents.
Sincerely,
Jessica L. Holmes
Jessica L. Holmes
Administrative Specialist

September 10, 2014
RECOMMENDED CONDITIONS
SLUP-14-19363

1. Allow automobile fuel sales in conjunction with the proposed QuikTrip convenience store pursuant to the revised site plan entitled QUIKTRIP No. 0736 dated and stamped received by the Department of Planning and Sustainability on August 20, 2014.
2. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the DRI Site Plan) for the 79.53 acre tract (the Project Site), as approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Notice of Decision in Attachment).
3. The retail/convenience store building façade shall consist of four (4) sides' brick, with brick and stacked stone accents consistent with building elevations dated 07/02/14 as submitted to the Department of Planning and Sustainability on July 10, 2014 and be developed in compliance with I-20 Overlay District standards.
4. There shall be a maximum of 14 pump fueling stations.
5. Support columns for the canopy shall consist of four (4) sides' brick.
6. Location and number of curb cuts on the site must be in accordance with the approved DRI site plan subject to approval of the Georgia Department of Transportation (GDOT) and the Transportation Division of the Public Works Department.
7. Inter-parcel access to adjacent properties shall be provided as shown on the submitted site plan subject to the approval of the DeKalb County Transportation Division.
8. Refuse areas shall not be visible from the public street and shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
9. Outside storage and display of products are prohibited unless from a vending machine.
10. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Petition Number: SLUP-14-19363
Board of Commissioners: 09/23/14
kball

September 10, 2014
PLANNING STAFF ANALYSIS:

The proposed SLUP to operate a convenience store with automobile fuel sales at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway is consistent with the Board of Commissioners approved plan for commercial uses on the site pursuant to Z-12-18064. The proposed use is compatible with existing commercial zonings in the surrounding area. Given that the existing QuikTrip at the northeast intersection of Flat Shoals Road and Columbia Drive will close when the new facility opens, the proposed use would not result in a proliferation of similar uses. Located within a Neighborhood Center Character Area designated by the 2025 Comprehensive Plan, the proposed development is consistent with Plan Policy (NCCAP5): Create compact mixed use districts and reduce automobile dependency and travel to basic services. Therefore, the Department of Planning and Sustainability recommends "APPROVAL" of the SLUP request subject to the following conditions:

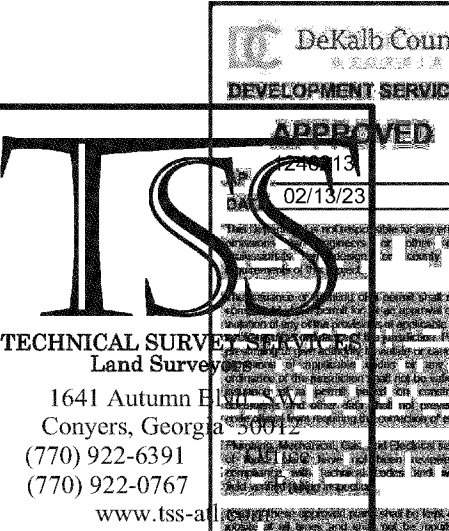
PLANNING COMMISSION VOTE:
Approval with Conditions 7-1-0. V. Moore moved, T. Phillips seconded for approval as recommended and conditioned by staff. J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION:
Approval with conditions 3-2-0. The Community Council voted to recommend that approval be conditioned that Quik Trip be the sole user of the subject property, i.e., that no tenant space on the property be leased to any non-Quick Trip business entity.

Petition Number: SLUP-14-19363
Board of Commissioners: 09/23/14
kball

CZ-17-21564 ZONING MODIFICATION
BOC APPROVED CONDITIONS
09/26/17

1. Not more than one drive-through restaurant on the C-1 labeled Tract 2 (5.540 acres) on the survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1). Restaurant shall be entirely internal to the development via the main access points and have an outside pedestrian accessible seating area.
2. Provide road improvements in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Revised Notice of Decision pursuant to DRI #1850 dated January 12, 2015 (See Attachment 2).
3. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan") for the 79.53 acre tract (the "Project Site"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).
4. Deleted.
5. Consistent with the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), as required in the I-20 corridor overlay district.
6. The issuance of a building permit for the drive-through restaurant shall not be prior to: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the project site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. ft.
7. In addition to compliance with Paragraph 6 above, the development of the drive-thru restaurant shall also be conditioned on the issuance of a certificate of occupancy for a grocery store on the Project Site.
8. These conditions replace all previous Board approved conditions pursuant to SLUP-12-18066.



Date	Revision
09/28/22	REVISED PER COMMENTS
11/08/22	REVISED PER COMMENTS
1/10/23	REVISED PER COMMENTS
1/26/23	REVISED PER COMMENTS

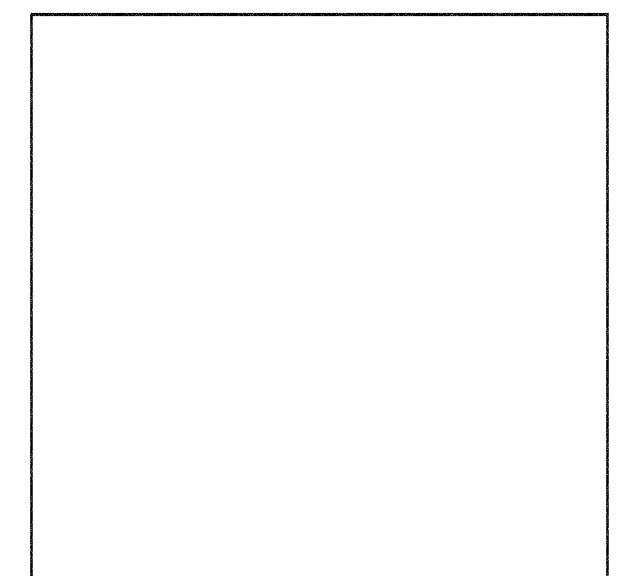
Field Date:
Plat Date:
Scale: AS SHOWN

LOT DIVISION PLAT
OF
AURORA
LAND LOTS 71 & 90 15th DISTRICT
DEKALB COUNTY, GEORGIA



6
SHEET 6 OF 7

JOB #: 2021-786
CRD: FLAT SHOALS
DWG: PRESTWICK FLAT SH
LSV:



RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

CZ-17-21564
 FINAL CONDITIONS FOR: CZ-17-21564

REQUESTED BY APPLICANT:

Application of DeKalb County Board of Commissioners for a major modification of conditions pursuant to SLUP-12-18066, to reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway.

PLANNING AND SUSTAINABILITY DEPARTMENT:

Approval w/Conditions. The modification request to allow only one (1) drive-through restaurant on the site does not alter or change the intent of the C-1 zoning district. The request will allow other uses consistent and compatible with existing retail, institutional and commercial uses in the area. The Planning and Sustainability Department recommends, "Approval with Conditions. The following revised conditions reflect the modification and replace existing SLUP-12-18066 conditions":

- Not more than one drive-through restaurant on the C-1 labeled Tract 2 (5.540 acres) on the survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job No. G208051.CBT and received by the Planning and Sustainability Department on July 26, 2012. (See Attachment 1). Restaurant shall be entirely internal to the development via the main access points and have an outside pedestrian accessible seating area.
- Provide road improvements in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Revised Notice of Decision pursuant to DRI #1850 dated January 12, 2015 (See Attachment 2).
- The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan") for the 79.53 acre tract (the "Project Site"), with such modifications as are approved by the Director of the Planning and Sustainability Department during the I-20 Overlay District compliance review. (See Attachment 3).
- Deleted.
- Consistent with the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), as required in the I-20 corridor overlay district.
- The issuance of a building permit for the drive-through restaurant shall not be prior to: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the project site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. feet.
- Deleted.
- These conditions replace all previous Board approved conditions pursuant to SLUP-12-18066.

CZ-17-21564 ZONING MODIFICATION
BOC APPROVED CONDITIONS
 09/26/17

- Not more than one drive-through restaurant on the C-1 labeled Tract 2 (5.540 acres) on the survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job No. G208051.CBT and received by the Planning and Sustainability Department on July 26, 2012. (See Attachment 1). Restaurant shall be entirely internal to the development via the main access points and have an outside pedestrian accessible seating area.
- Provide road improvements in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Revised Notice of Decision pursuant to DRI #1850 dated January 12, 2015 (See Attachment 2).
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- Deleted.
- Consistent with the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), as required in the I-20 corridor overlay district.
- The issuance of a building permit for the drive-through restaurant shall not be prior to: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the project site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. ft.
- In addition to compliance with Paragraph 6 above, the development of the drive-thru restaurant shall also be conditioned on the issuance of a certificate of occupancy for a grocery store on the Project Site.
- These conditions replace all previous Board approved conditions pursuant to SLUP-12-18066.

CZ-17-21564

ADOPTED by the DeKalb County Board of Commissioners this 26 day of September, 2017.

Kathie Gannon
 Kathie Gannon
 Presiding Officer
 Board of Commissioners
 DeKalb County, Georgia

ATTEST:
Barbara H. Sanders
 Barbara H. Sanders, CCG
 Clerk to the Board of Commissioners and
 Chief Executive Officer
 DeKalb County, Georgia

CZ-17-21564

PLANNING COMMISSION:

Approval w/Conditions 6-0-0. J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff.

BOARD OF COMMISSIONERS:

September 26, 2017, Approved with 8 staff conditions, and to add condition #7 back to the list, from the original conditions from 2012

CZ-17-21564

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO MODIFY CONDITIONS OF ZONING PURSUANT TO SLUP-12-18066, TO REDUCE THE NUMBER OF APPROVED DRIVE-THROUGH RESTAURANTS IN A C-1 (LOCAL COMMERCIAL) DISTRICT FROM TWO (2) TO ONE (1) ADJACENT TO THE NEW QUIK TRIP GAS STATION ON FLAT SHOALS PARKWAY. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF FLAT SHOALS PARKWAY, AT THE SOUTHWEST INTERSECTION OF CLIFTON SPRINGS ROAD AND FLAT SHOALS PARKWAY, AT 3975, 4007 AND 4025 FLAT SHOALS PARKWAY AND A PORTION OF 3101 CLIFTON SPRINGS ROAD, DECATUR, GEORGIA. THE PROPERTY HAS APPROXIMATELY 870 FEET OF FRONTAGE ALONG FLAT SHOALS PARKWAY AND CONTAINS 5.54 ACRES.

APPLICANT: DeKalb County Board of Commissioners
 OWNER:

COMMISSION DISTRICTS: 3 & 6

WHEREAS, DeKalb Board of Commissioners has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 3975, 4007 & 4025 Flat Shoals Parkway; and a portion of 3101 Clifton Springs Road, and more particularly described as follows:

All that tract or parcel of land lying and being in **District 15, Land Lot 090, Block 01, Parcels 004, 008, 020, and portion of 013** of DeKalb County, Georgia, containing 5.54 acres, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Art. IIV, Div. 3, Sec. 27-7.3.5 & Sec. 27-7.3.9 for amending the DeKalb County Zoning Ordinance for the subject property from C-1 (cond.) District to C-1 (cond.) District.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, as set forth in Section 27-7.3.9 of the DeKalb County Zoning Ordinance, to allow a zoning modification pursuant to SLUP-12-18066, to reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway. The property is located on the south side of Flat Shoals Parkway, at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3975, 4007 and 4025 Flat Shoals Parkway and a portion of 3101 Clifton Springs Road, Decatur, Georgia. The property has approximately 870 feet of frontage along Flat Shoals Parkway, contains 5.54 acres, and is hereby approved (with conditions).

Part 2: That if this amendment is approved conditionally under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Section 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4: This ordinance hereby approved does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

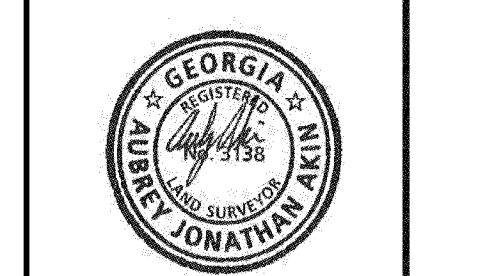


Date	Revision
09/28/22	REVISOR PER COMMENTS
11/08/22	REVISOR PER COMMENTS
1/10/23	REVISOR PER COMMENTS
1/26/23	REVISOR PER COMMENTS

No. 1, 2, 3, 4

Field Date:
 Plat Date:
 Scale: AS SHOWN

LOT DIVISION PLAT
 OF
AURORA
 LAND LOTS 71 & 90 15th DISTRICT
 DEKALB COUNTY, GEORGIA



FLAT SHOALS

PROJECT SUMMARY

Acreage (Gross) ±79.53 ac.
County District: 15th
Current Land-Use: Suburban
Proposed Land-Use: Neighborhood Center
Existing Zoning: R-100
Proposed Zoning:
 Tract A: C-1 & OCR
 Tract B: RM-HD & OCR
Total Residential Units: 681
Total Commercial Area: 143,400s.f.

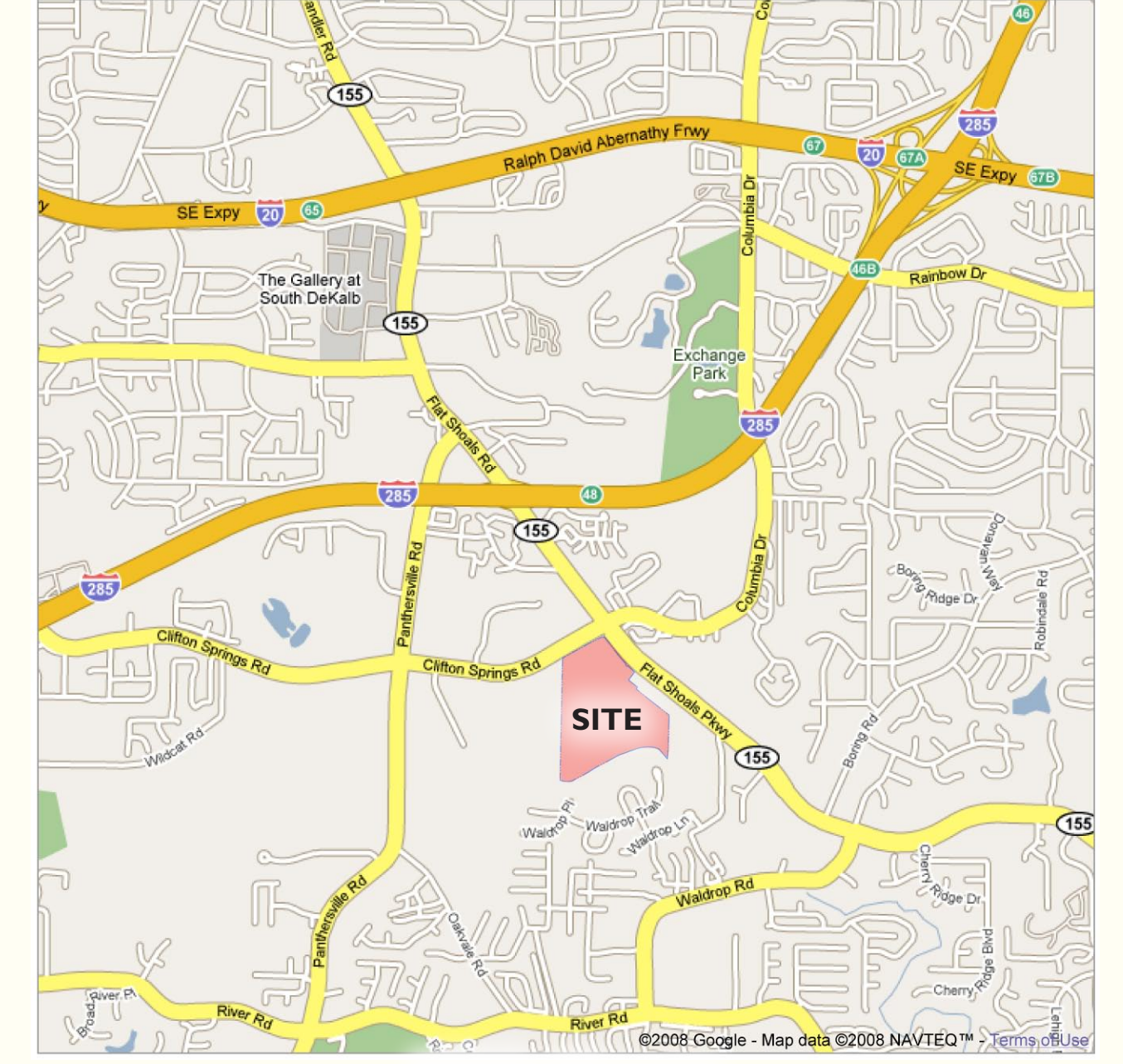
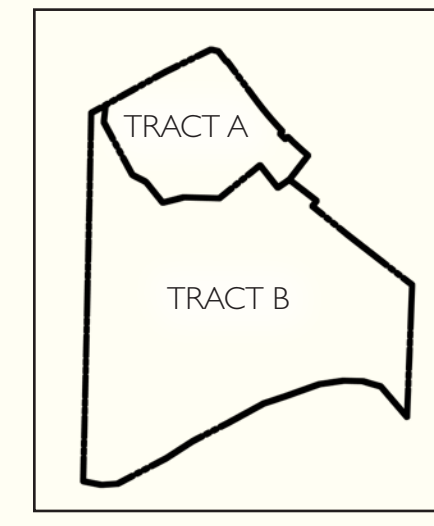
CONTACT INFORMATION

APPLICANT REPRESENTATIVE:
 MAHAFFEY PICKENS TUCKER, LLP
 (770) 232-0000
 CONTACT: LEE TUCKER

PLANNER/LANDSCAPE ARCHITECT:
 HUGHES, GOOD, O'LEARY, & RYAN, INC.
 (404) 248-1960
 CONTACT: TREY SCHWARTZ

TRAFFIC ENGINEER:
 KIMLEY-HORN & ASSOCIATES, INC.
 (770) 825-0744
 CONTACT: ANDREW ANTWEILER / JOHN WALKER

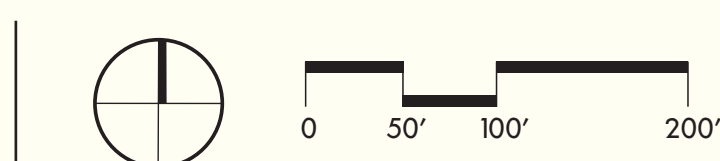
TRACT KEY



Building ID	Description/Product Type	Phase	Area (acres)	Open Space (acres)	Building Height	Residential Units	Gross Commercial Area (s.f.)	Residential Density (units/acre)	FAR
Tract A (Proposed C-1)									
C1	Commercial	1			1 Story	7,000			
C2	Commercial	1			1 Story	7,000			
C3	Commercial	1			1 Story	7,000			
C4	Commercial	1			1 Story	7,000			
C5	Commercial	1			1 Story	3,200			
C6	Commercial	1			1 Story	4,900			
C7	Commercial	1			1 Story	9,800			
C8	Commercial	1			1 Story	4,900			
C9	Commercial	1			1 Story	80,000			
C10	Commercial	1			1 Story	12,600			
Total			16.24	189 (12%)			143,400		0.20
Tract B (Proposed RM-HD)									
R1	Multi-Family Residential	1			3/4 Story Split Level	63			
R2	Multi-Family Residential	1			3 Story	48			
R3	Multi-Family Residential	1			3 Story	47			
R4	Multi-Family Residential	1			3/4 Story Split Level	49			
R5	Multi-Family Residential	1			3/4 Story Split Level	63			
R6	Multi-Family Residential	1			3/4 Story Split Level	63			
R7	Multi-Family Residential	1			3/4 Story Split Level	54			
R8	Multi-Family Residential	1			3/4 Story Split Level	63			
R9	Multi-Family Residential	1			3/4 Story Split Level	63			
R10	Multi-Family Residential	1			3/4 Story Split Level	42			
R11	Multi-Family Residential	1			3/4 Story Split Level	46			
R12	Multi-Family Residential	1			3 Story	38			
R13	Multi-Family Residential	1			3/4 Story Split Level	42			
Total			63.29	35.37 (56%)		681		10.75	0.25
Grand Total			79.53	37.26 (47%)		681	143,400	10.75	0.24

PROJECT NOTES: One existing house and four out-buildings on site will be removed.

DRI SITE PLAN (DRI ID: 1850)



TRANSPORTATION LEGEND

- Existing Roadway Laneage
- Proposed Driveway
- No-Build Improvements
- Build Improvements
- Existing Traffic Signal
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes

LEGEND

- Multi-Family Residential
- Commercial



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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

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

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
 Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
 Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
 Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
 Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

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

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

DeKalb County

Individual completing form:

Larry Washington

Telephone:

(404) 275-4198

E-mail:

lwashington@dekalbcountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Clifton Springs Mixed-Use

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Southwest corner of the intersection of Clifton Springs Road at Flat Shoals Road

Brief Description of Project:

Approximately 53.88-acre mixed-use development consisting of approximately 746 total multifamily residential units (248 workforce, 158 senior, 360 general), 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.

Development Type:

 (not selected) Hotels Wastewater Treatment Facilities Office Mixed Use Petroleum Storage Facilities Commercial Airports Water Supply Intakes/Reservoirs Wholesale & Distribution Attractions & Recreational Facilities Intermodal Terminals Hospitals and Health Care Facilities Post-Secondary Schools Truck Stops Housing Waste Handling Facilities Any other development types Industrial Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	Approximately 746 total multifamily residential units, 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.
Developer:	Architectural Standard, LLC
Mailing Address:	1261 Hammond Creek Trail
Address 2:	
City:	Watkinsville
State:	GA
Zip:	30677
Telephone:	(770) 317-3000
Email:	maxieprice1@gmail.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Otto Tract No. 10, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: <input type="text"/> Project ID: <input type="text"/>
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other <input type="text"/>
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	<input type="text"/>
Estimated Project Completion Dates:	This project/phase: 2028 Overall project: 2028
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>	
Back to Top	

Methodology Meeting Packet (MMP) – **DRAFT**

Clifton Springs Mixed-Use Development

DRI #XXXX

DeKalb County, Georgia

Methodology Meeting:

October XX, 2023 @ 10:00 AM

Applicant:

Architectural Standard, LLC

017908000

Kimley»Horn

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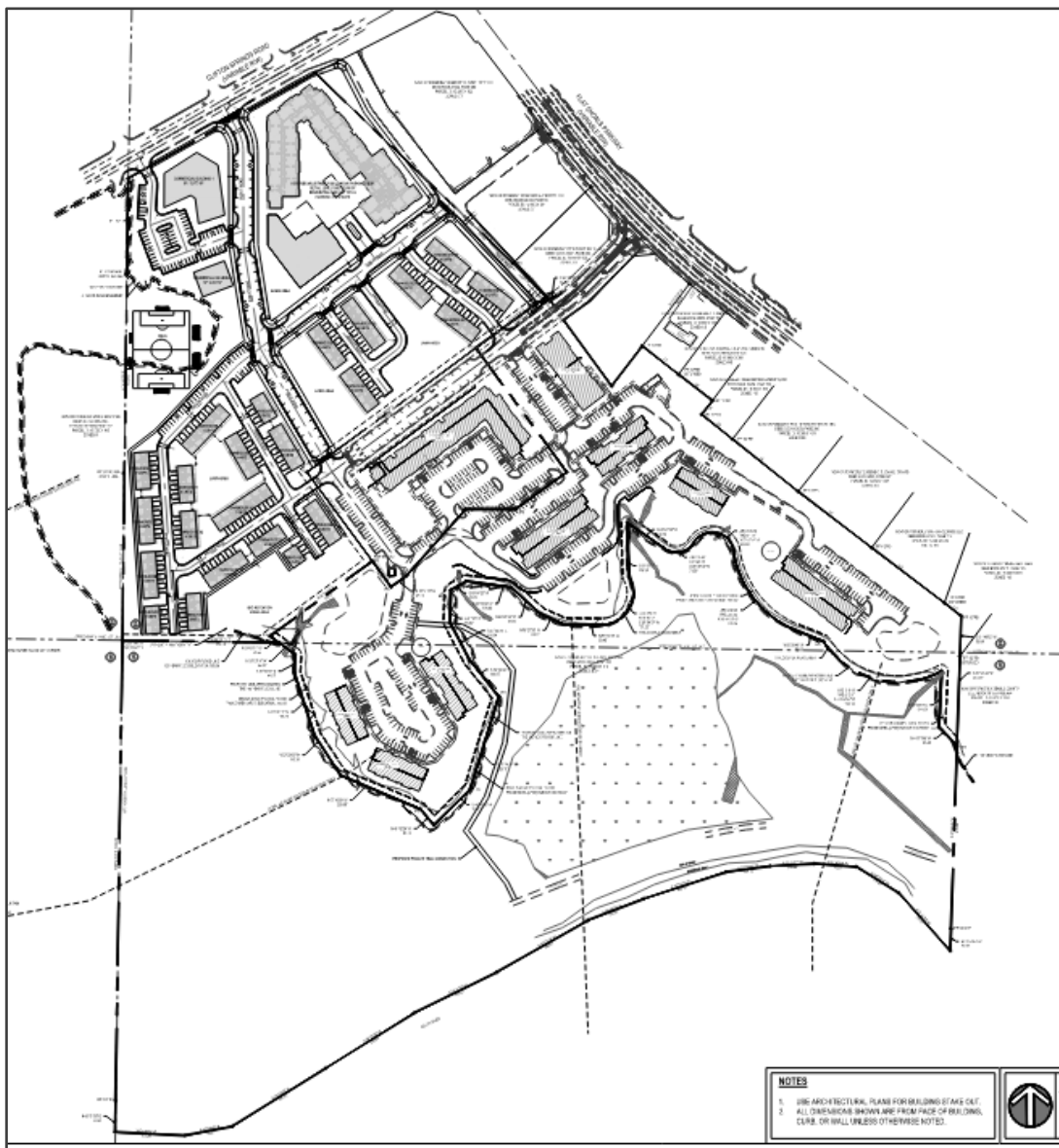
DRI Name & Number

Clifton Springs Mixed-Use
Development
DRI #XXXX

Methodology Meeting Date

October XX, 2023 @ 10 AM

Project Rendering



Project Orientation

Permitting Local Government	DeKalb County
Additional Local Government(s) with development approval authority	None
DRI Trigger	Rezoning
DRI Trigger Application/Permit #	Application to be filed at a later date
Qualifying DRI Threshold Exceeded	Exceeds 500,000 SF of Mixed-Use in Establishing Suburbs
Existing Zoning	MU-4
Proposed Zoning	MU-4 (change in previous zoning conditions)

FORMER DRI: *Flat Shoals DRI #1850 (2008 DRI Review):*

The current project site was reviewed as *Flat Shoals DRI #1850* in July 2008. The *Flat Shoals DRI #1850* study analyzed the impact of **681 residential units** and **143,400 SF of commercial space** on **79.53 acres**. The project went through the DRI review with ARC and GRTA. The ARC Final Report was issued September 8, 2008, and the GRTA Notice of Decision was released on September 8, 2008. The proposed *Clifton Springs Mixed-Use* development is located on **79.53 acres** and will consist of **107 townhomes, 766 multifamily residential units, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF of restaurant space**. Out of the overall DRI density, 107 townhomes, 360 multifamily residential units, and 35,400 SF of retail space will be constructed on the 53.88-acre site seeking a change in zoning conditions. The remaining development is located on the 25.65 acres of the original site which have been sold off. Due to the previous DRI being completed 15 years ago and the change in land uses, a new DRI would be required for the *Clifton Springs Mixed-Use* development.

Project Information

The project is a mixed-Use development to be constructed on approximately 79.53 acres with the following densities.

Land Use	Total Density (79.53 acres)	Density included on the 53.88-acre Rezoning Request
Townhomes	107 units	107 units
Multifamily Housing	766 units	360 units
Medical Office Space	20,000 SF	-
Retail	35,400 SF	35,400 SF
Restaurant	4,000 SF	-

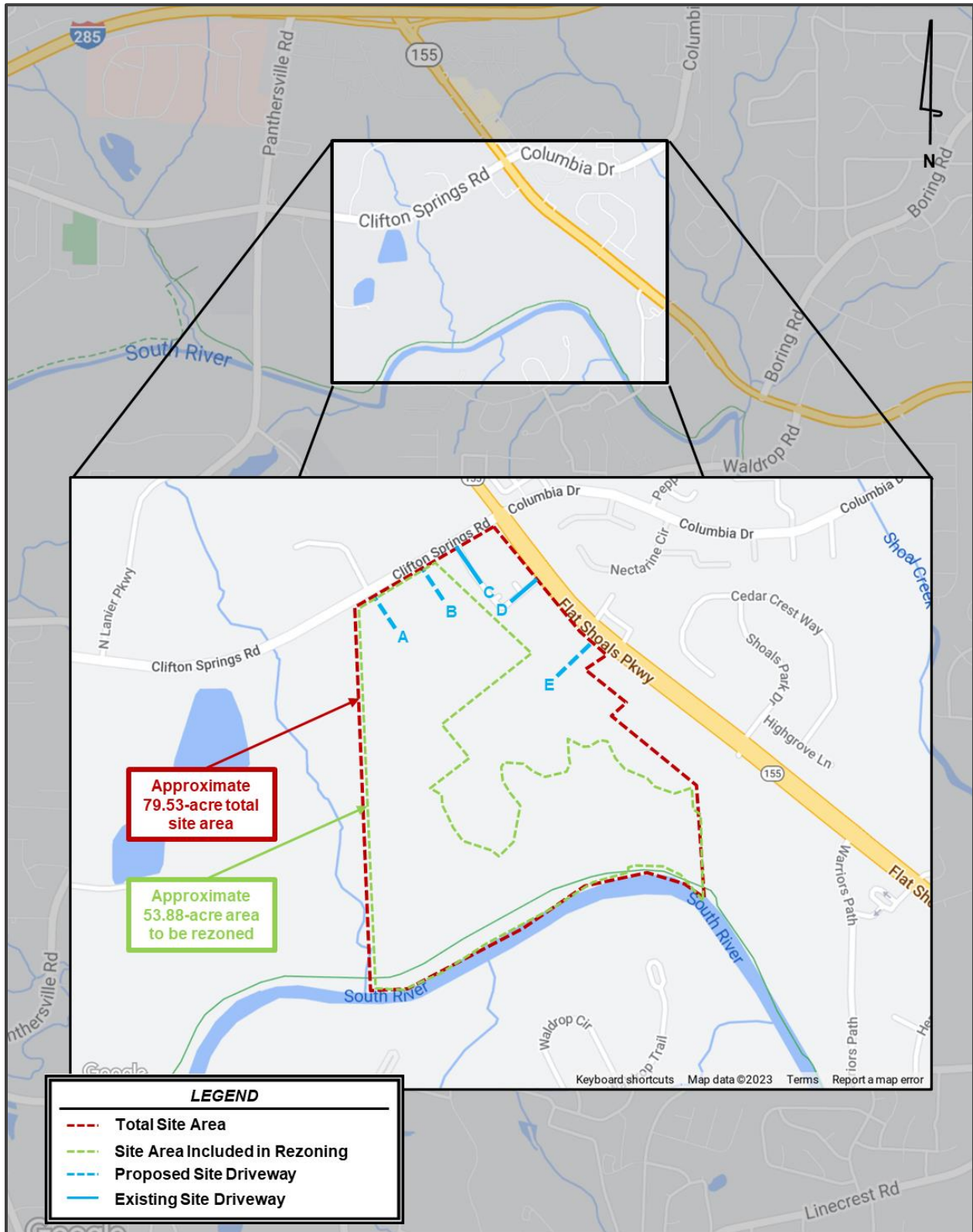
Note: 248 units of workforce housing and 158 units of senior housing (406 total units) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in condition request

The development is pursuing a major change of condition application for the 53.88 acres which remain under the developer control. The other 406 units, medical office, and restaurant space on the remaining 25.65 acres are being developed by others on outparcels. Because the development was previously reviewed as a DRI, and pursuant to the ARC DRI requirements which state that the DRI density should include all new phases of development combined with the previously approved phases built within the last five (5) years.

Project Location

GPS Coordinates	33°41'23.7"N 84°15'39.1"W
Location Description	South of Clifton Springs Road, west of Flat Shoals Parkway (SR 155), and north of the South River
Site Acreage	Total development – 79.53 acres Included in Rezoning Application – 53.88 acres
Unified Growth Policy Map land use area designation	Established Suburbs
Neighboring Jurisdictions	N/A

Project Orientation Map



Project Driveways & Access Points

The proposed project will use five (5) proposed driveway.

Driveway Name	EX/PR	Along	Movements	Location
Site Driveway A	Proposed	Clifton Springs Road	Full	Unsignalized approx. 275' west of Flat Shoals Parkway (SR 155), aligning with MedShare Private Driveway.
Site Driveway B	Proposed	Clifton Springs Road	Full	Unsignalized approx. 585' west of Flat Shoals Parkway (SR 155), aligning with DeKalb Community Services Board Private Driveway.
Site Driveway C	Existing	Clifton Springs Road	Full	Unsignalized approx. 830' west of Flat Shoals Parkway (SR 155), shared with QuikTrip development
Site Driveway D	Existing	Flat Shoals Road (SR 155)	RIRO	Unsignalized approx. 440' south of Clifton Springs Road, shared with QuikTrip development
Site Driveway E	Proposed	Flat Shoals Road (SR 155)	RIRO	Unsignalized approx. 755' south of Clifton Springs Road

Project Build Out Year & Phase(s)

Build Out Year	2028 (5 years)
Phases	For purposes of DRI, project will be considered One Phase

Net Average Daily Trips (ADT) & Requested Review Schedule

Net Average Daily Trips (ADT)	5,412 (2,706 entering, 2,706 exiting)
Requested Review Schedule	GRTA – Non-Expedited ARC – Expedited – Located in Candler-Flat Shoals LCI
Requested Transportation Study Type	Transportation Impact Study

Government Stakeholders

GRTA	DeKalb County
ARC	GDOT
MARTA	East Metro DeKalb CID

Applicant Stakeholders (Section 1.2.2)

Applicant	Maxie Price	Architectural Standard, LLC
Attorney	Michele Battle	Battle Law, P.C.
Civil Engineer	Michael Wright	Eberly & Associates, Inc.
Traffic Engineer	John Walker	Kimley-Horn
Traffic Engineer	Harrison Forder	Kimley-Horn
Traffic Engineer	Alden Gordon	Kimley-Horn

Applicant Email & Mailing Address

Maxie Price
maxieprice1@gmail.com
1261 Hammond Creek Trail
Watkinsville, GA 30677

Planning Context

Programmed Projects

Project Name	From / To Points:	Potential Sponsor	GDOT PI #	ARC ID # (TIP)	Project Timeline	Planning Document
SR 155 Sidewalk Installation	Columbia Drive to Wesley Chapel Road	DeKalb County	0019622	DK-473	2025	ARC Fact Sheet
Michelle Obama Trail	Waldrop Road to Martin Luther King Jr. High School	DeKalb County	0019888	DK-475	2028	ARC Fact Sheet

*Project information was obtained from GeoPI (GDOT), the Atlanta Region's Plan (ARC), DeKalb County TSP/LOST.

Programmed Project Attached Design Documents

- Fact Sheets for the programmed projects are included in **Appendix E**.

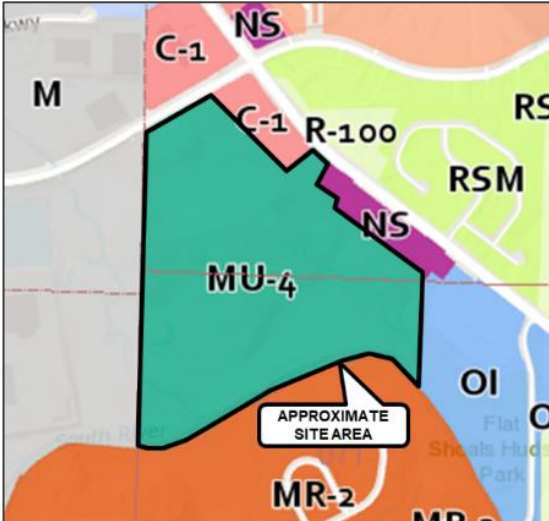

Transportation Project Interaction with DRI

These projects are not anticipated to affect vehicular roadway laneage adjacent to the site or at any of the proposed study intersections, therefore these projects will not be included in the No-Build and Build conditions.

Planned Projects

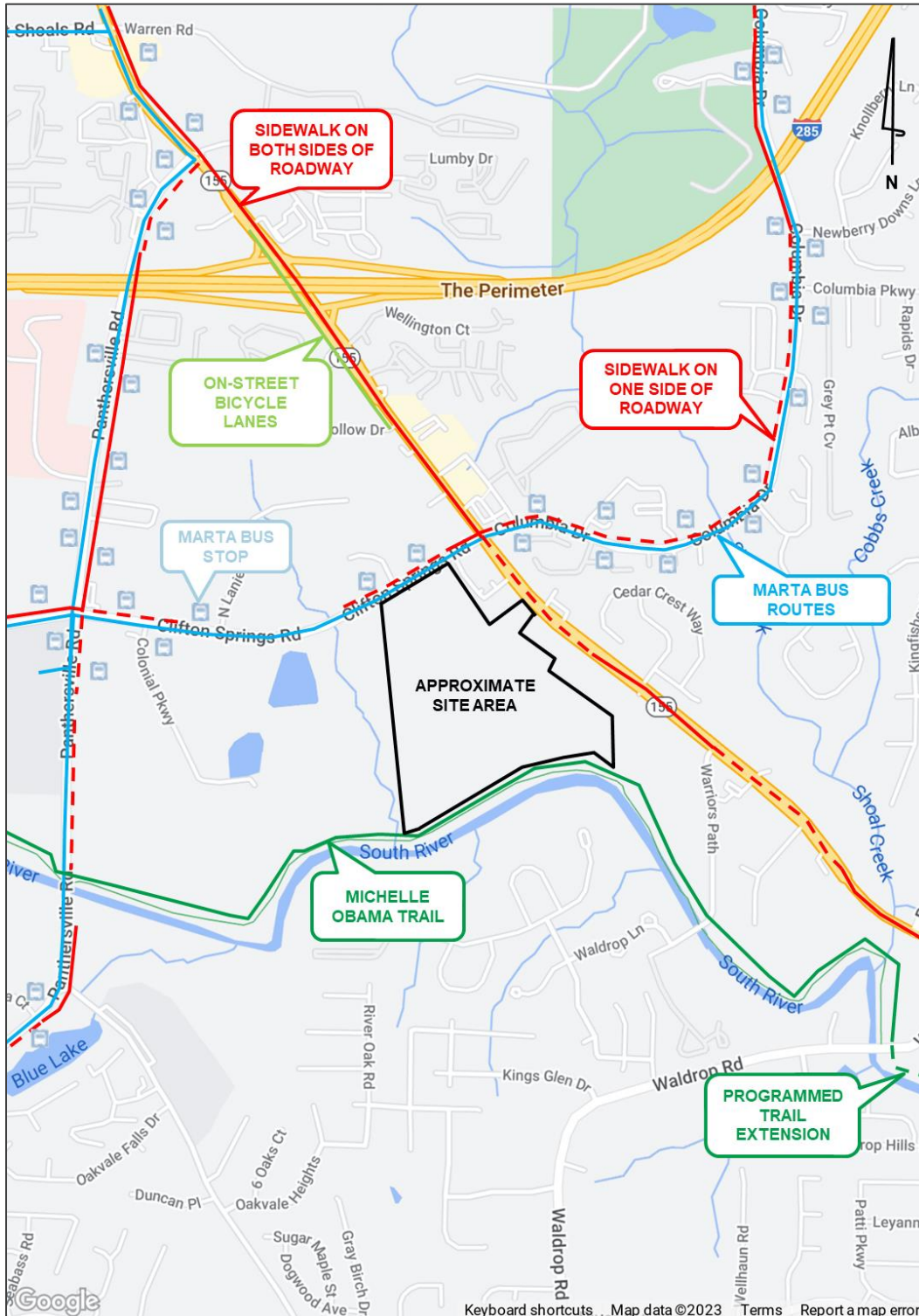
Project Name	From / To Points:	Potential Sponsor	ARC ID # (TIP)	Project Timeline	Planning Document
I-285 Corridor High Capacity Premium Transit Service	Northlake Mall Area to Panthersville	MARTA	AR-409B	2050	ARC Fact Sheet
Candler Road Arterial Rapid Transit	Avondale MARTA Station to GSU Panthersville Campus	MARTA	AR-491F	2030	ARC Fact Sheet

Land Use and Zoning

<p><u>Existing Zoning</u></p>	<p>MU-4 (Mixed-Use High Density)</p> 
<p><u>Future Land Use Map</u></p>	<p>NC (Neighborhood Center) and Candler-Flat Shoals LCI</p> 
<p>Land Use Vision & Goals:</p>	<p>The DeKalb County 2050 Comprehensive Plan describes Neighborhood Centers as areas that will help the community’s need for goods and services. The area should align with neighborhoods and commercial areas should help reduce vehicle travel and increase walkability and the use of transit in the area. Neighborhood Centers should promote concentrated clusters of residential and commercial uses. The Candler-Flat Shoals LCI also encourages a diversity of neighborhoods, employment, shopping and recreation.</p>
<p>Relation to Existing Land Use Plans:</p>	<p>The development is proposing to have residential uses and commercial property that will be walkable and near local transit which fits within the Neighborhood Centers goal. It will also have various uses such as residential, retail, and restaurants that will fit the diversification the Candler-Flat Shoals LCI encourages.</p>
<p>Chattahoochee River/ Metropolitan River Protection Act</p>	<p>N/A</p>

Alternative Mode Access

Existing Alternative Transportation Map



Bicycle and Pedestrian Context

Description of Existing Infrastructure

Bicycle	On-street bicycle facilities are provided along Flat Shoals Road (SR 155)/Flat Shoals Parkway (SR 155) from approximately I-285 Westbound Ramp to Wellington Court. Bicycles can use the Michelle Obama multiuse trail that follows along the South River from Georgia State University to Waldrop Road. The Michelle Obama Trail has a planned project to expand from Waldrop Road to Martin Luther King Jr. High School.
Pedestrian	Sidewalks are provided along Flat Shoals Road (SR 155)/Flat Shoals Parkway (SR 155). The Michelle Obama Trail is a multiuse trail that pedestrians can use to walk along the South River.

Sidewalk & Streetscape Ordinance Standards

DeKalb County Code of Ordinances- [Section 3.33.14](#). (Sidewalks, street tree planting zone, landscaping and ground cover requirements, and curb cuts)

- Sidewalks shall be constructed along all public street frontages on all properties within the I-20 Corridor Overlay District. The sidewalk should be located five (5) feet from the curb and have a width of ten (10) feet. If overhead utilities are present, then the sidewalk can be moved to be two (2) feet from the curb with approval from the director of planning and development.
- Street trees of a caliper that is not less than three (3) inches shall be planted at a minimum of thirty (30) feet between centerlines along site frontage. All trees and ground cover must be maintained in a healthy manner or if any trees have died then a new tree should be planted in the earliest planting season.
- Streetlights and street furnishings are required for all public streets and must follow the guidelines for the I-20 Corridor Overlay District.

Potential Pedestrian & Bicycle Destinations

Recreation	Michelle Obama Trail
Institutional	Georgia State University Perimeter College, Flat Shoals Library, Georgia Bureau Investigation, and Georgia Regional Hospital
Retail	South DeKalb Mall

Transit Accommodations

Existing Transit Routes

Route Name/Number	Service Locations
MARTA 15	Service to MARTA Decatur Station, MARTA Blue Line, Scott-Candler Library, the Gallery at South DeKalb, and Georgia State University Perimeter College
MARTA 34	Service to MARTA East Lake Station, MARTA Blue Line, Charles R. Drew Charter School, East Lake Golf Club, Gresham Park, Barack H. Obama Elementary Magnet School of Technology, and Georgia State University Perimeter College
MARTA 74	Service to MARTA Inman Park/Reynoldstown Station, MARTA Blue Line, MARTA Green Line, Branan Towers, DeKalb County Police Derwin Brown Memorial South Precinct, Gallery at South DeKalb, and South DeKalb Marketplace
MARTA 114	Service to MARTA Avondale Station, MARTA Blue Line, Belvedere Plaza, Snappinger Elementary School, Columbia High School, Exchange Park, Columbia Middle School, Clifton Springs Health Center, and Georgia State University Perimeter College
MARTA 186	Service to MARTA Five Point Station, MARTA Red Line, MARTA Gold Line, MARTA Blue Line, MARTA Green Line, Georgia State University, Grady Hospital, The Gallery at South DeKalb, Porter Sanford III Performing Arts and Community Center, South DeKalb Family YMCA, and Georgia Piedmont Technical College

Note: Routes in bold are adjacent to the site.

Existing High Capacity Transit Stations

Station	Access via
MARTA Avondale Station	MARTA Routes 75, 114, 117, and 120, MARTA Blue Line, and MARTA Green Line

Existing Transit Service Details

In addition to the scheduled MARTA Bus Service, DeKalb County does offer public transit to communities. The details for the transportation services are described below:

- [Department of Human Services Coordinated Transportation Services](#) is a transportation service for seniors over 60 years old to get to medical appointments within 25 miles of the Maloof Building, which is at 1300 Commerce Drive, Decatur, GA 30030. It is a cost-share program with a sliding scale fee for the transportation to medical appointments. Appointments for the transportation service need to be made at least 3 days in advance.
- [DeKalb County Transportation Voucher Program](#) is a transportation service that allows older adults to use vouchers in exchange for transportation to various locations in the community within the limits of the service. The program is meant to help older adults be active in the surrounding community. There is an administration fee for this program.

Proposed Pedestrian Route to Access Transit

- Pedestrian sidewalk will be provided according to DeKalb County code requirements along the site frontage.

Transit Stop Ridership

Stop ID	Roadway	Location	Boardings	Alightings	Total
153010	Clifton Springs Road	950' w/o Flat Shoals Parkway	1	2	3
153012	Clifton Springs Road	1,200' e/o Panthersville Road	0	2	2
153108	Columbia Drive	200' e/o Flat Shoals Road	52	3	55
153090	Panthersville Road	300' s/o Clifton Springs Road	10	22	32
153126	Panthersville Road	425' s/o Clifton Springs Road	39	9	48
211723	Private Driveway	250' n/o Clifton Springs Road	8	2	10

Trip Generation & Adjustments

Trip Generation Inputs

- ITE Trip Generation Manual Used
- ITE Land Use Code(s)
- ITE Independent Variable Inputs for each Land Use Code
- Day & Time of Day of ITE Surveys
- ITE Trip Generation Formula Used

LUC	Land Use	Ind. Variable	DAILY	AM	PM
			Weekday	Weekday, Peak of Adj. Street Traffic	
				7AM-9AM	4PM-6PM
215	Single-Family Attached Housing	Per 1 Unit	7.62(X) – 50.48 50% In/50% Out	0.52(X) – 5.70 25% In/75% Out	0.60(X) – 3.93 59% In/41% Out
221	Multi-Family Housing (Mid-Rise)	Per 1 Unit	4.77(X) – 46.46 50% In/50% Out	0.44(X) – 11.61 23% In/77% Out	0.39(X) + 0.34 61% In/39% Out
720	Medical-Dental Office Building – Stand Alone	Per 1,000 SF	42.97(X) – 108.01 50% In/50% Out	0.90*Ln(X) + 1.34 79% In/21% Out	4.07(X) – 3.17 30% In/70% Out
822	Strip Retail Plaza (<40k)	Per 1,000 SF	42.20(X) + 229.68 50% In/50% Out	0.66*Ln(X) + 1.84 60% In/40% Out	0.71*Ln(X) + 2.72 50% In/50% Out
932	High-Turnover (Sit-Down) Restaurant	Per 1,000 SF	107.20(X) 50% In/50% Out	9.57(X) 55% In/45% Out	9.05(X) 61% In/39% Out

*All rates and equations listed are from the ITE Trip Generation Manual, 11th Edition, 2021

Trip Generation Summary Table

	Daily	AM	PM
Gross Trips	7,276	536	664
<i>Mixed-Use Reduction</i>	-598	-62	-140
<i>Alt. Mode (10%) Reduction</i>	-668	-47	-52
<i>Pass-by Reduction</i>	-598	-0	-50
Net Trips	5,412 (2,706 in, 2,706 out)	427 (146 in, 280 out)	424 (234 in, 187 out)

See **Attachment A** for a full trip generation table shown by land use and peak.

Trip Generation Reductions

Existing Square Footage to be demolished

- The site is currently undeveloped.

Alternative Mode Reduction

Contributing Factors

Parking Requirements & Proposed Amount

Land Use	Min	Max
Single-Family Attached Housing	161 <i>1.5 per unit</i>	348 <i>3.25 per unit</i>
Multi-Family Housing (Mid-Rise)	540 <i>1.5 per unit</i>	2,298 <i>3 per unit</i>
Medical-Dental Office Building – Stand Alone	40 <i>1 per 500 SF</i>	100 <i>1 per 200 SF</i>
Strip Retail Plaza (<40k)	107 <i>3 per 1,000 SF</i>	177 <i>1 per 200 SF</i>
High-Turnover (Sit-Down) Restaurant	16 <i>4 per 1,000 SF</i>	54 <i>1 per 75 SF</i>
Total	864 spaces	2,977 spaces

The site plan is still under development and parking numbers are subject to change. At this time, parking is planned to be provided according to the table below.

Parking Type	Proposed
Regular Surface Parking	129 spaces
Townhouse Parking	428 spaces
Deck Parking	370 spaces
Regular ADA Parking	16 spaces
Van ADA Parking	4 spaces
Total	947 spaces

Summary of Existing and Proposed Bicycle / Pedestrian / Transit

Pedestrian facilities will be provided along the site frontage in accordance with DeKalb County code. Pedestrian facilities internal to the site to connect each land use to the greater transportation network are currently under consideration. A private pedestrian path is proposed through the site to the Michelle Obama Trail.

Alternative Parking Provided (I.e. car share, vanpool, etc. If applicable)

- N/A

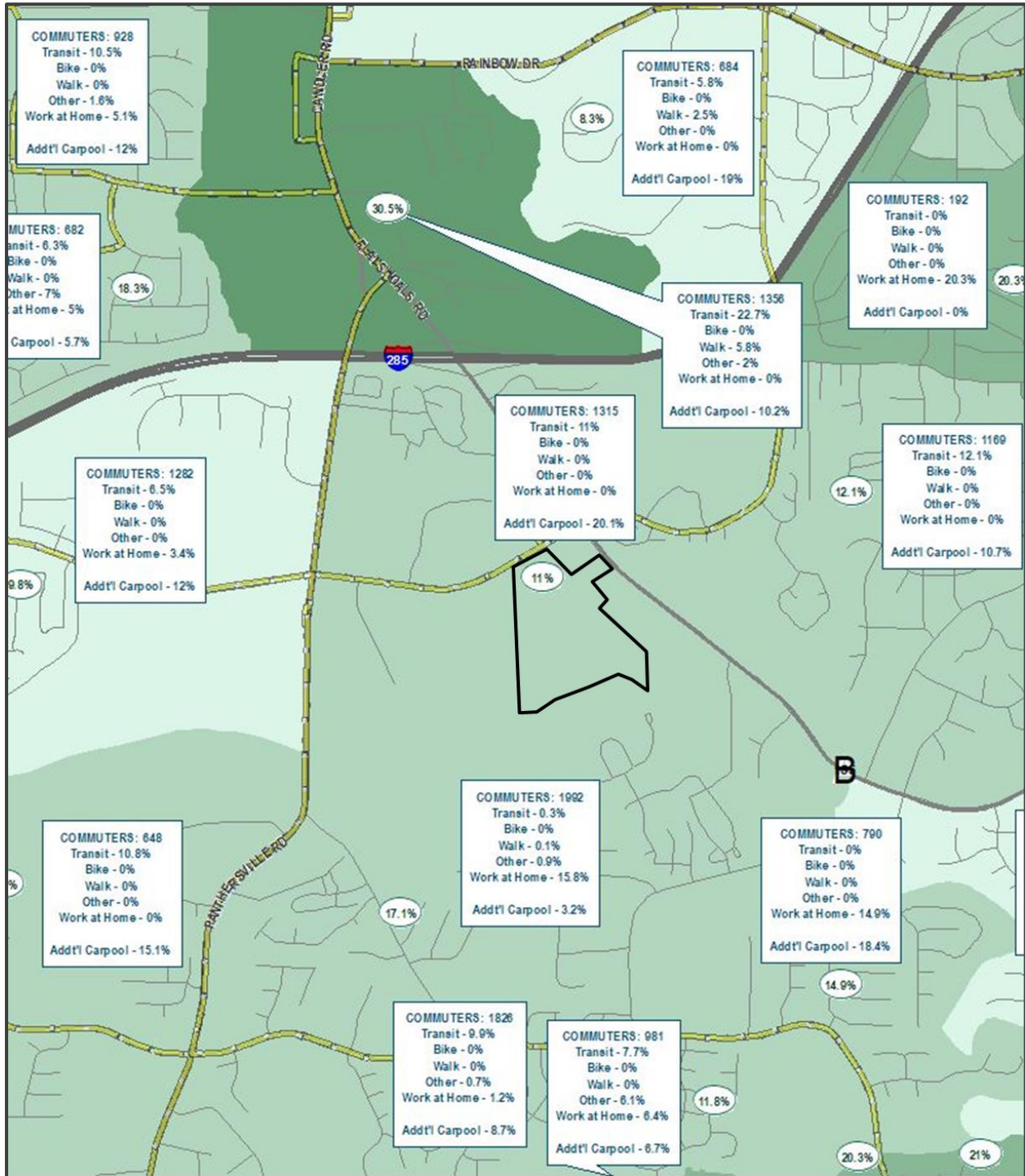
Affordable Housing

- 248 units of workforce housing are included in the proposed development.

Transportation Demand Management

- N/A

Supplemental Commuter Data



*American Community Survey Census Commute to Work

Proposed Reduction Percentage: 10%

Proposed Reduction Justification Explanation

- Due to the presence of bus routes that connect to multiple MARTA stations and the proximity to the Michelle Obama multiuse trail, a reduction of 10% is proposed in this packet, consistent with the ACS commute to work data.

Internal Capture / Mixed Use Reduction

- AM and PM peak hour internal capture reductions were calculated based on methodologies provided in the ITE *Trip Generation Handbook*, 3rd Edition, August 2014.
- Daily internal capture reductions were calculated based on methodologies provided in the ITE *Trip Generation Handbook*, 2nd Edition, June 2004 (daily not provided in 3rd Edition).
- See **Attachment A** for more detail on the internal capture reduction calculations.

Pass-by Trips Reduction

Proposed Pass-by Trips Table:

Pass-by reductions included based on the ITE Trip Generation Manual Handbook, 3rd Edition.

Land Use	Square Feet	Estimated # Pass-by Trips	Pass-by Access Roadway	15% of Daily Volume
Retail	35,400 SF	456 (228 entering/228 exiting)	Clifton Springs Road	1,665 11,100 AADT GDOT STA 089-3955
			Flat Shoals Parkway (SR 155)	4,665 31,100 AADT GDOT STA 089-3205
Restaurant	4,000 SF	142 (71 entering/71 exiting)	Clifton Springs Road	1,665 11,100 AADT GDOT STA 089-3955
			Flat Shoals Parkway (SR 155)	4,665 31,100 AADT GDOT STA 089-3205

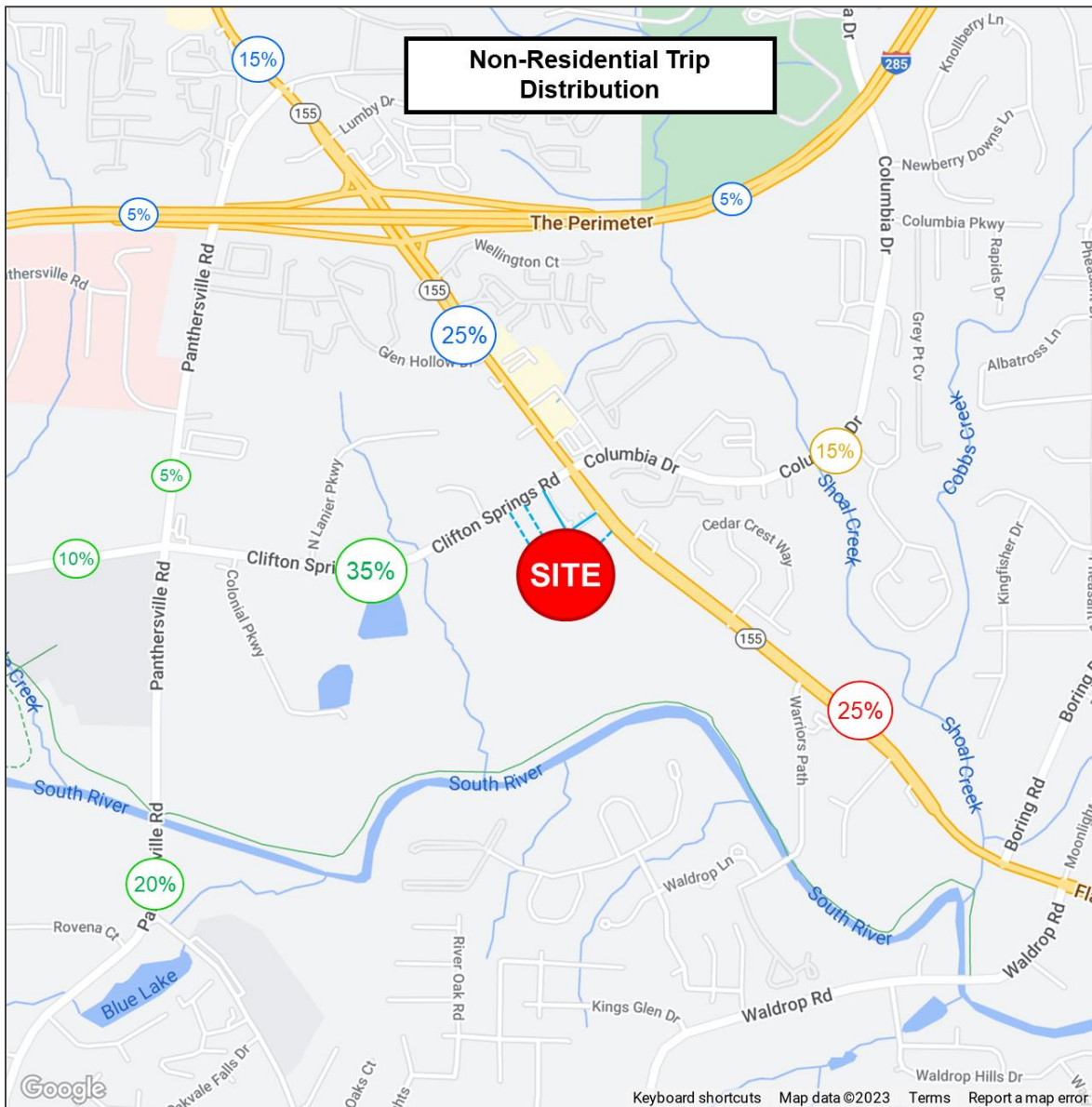
Trip Assignment & Study Network

Description of Trip Assignment Methodology

Residential Trip Distribution Map



Non-Residential Trip Distribution Map

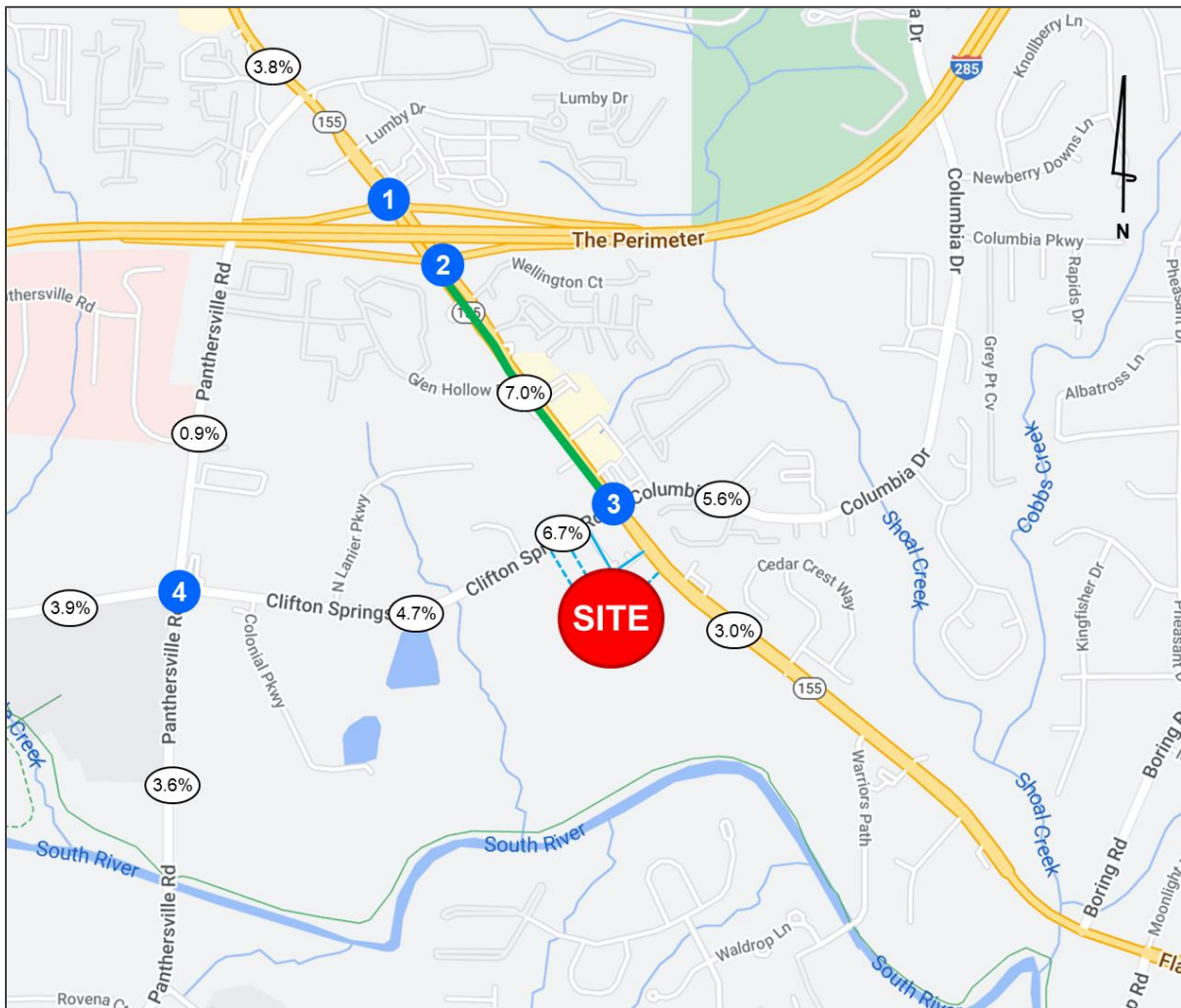


Draft Study Network

Study Network 7% Table

Roadway	From	To	Lanes	Class	Service Vol	Adj. Vol	%
Flat Shoals Road (SR 155)	Panthersville Road/Fairlake Drive	I-285	4	Mnr Art	34,300	34,300	3.5%
Flat Shoals Parkway (SR 155)	I-285	Clifton Springs Road/Columbia Drive	4	Mnr Art	32,500	32,500	7.0%
	Clifton Springs Road/Columbia Drive	Site Driveways	4	Mnr Art	32,500	32,500	3.6%
	Site Driveways	Shoals Park Drive	4	Mnr Art	32,500	32,500	3.0%
Panthersville Road	Flat Shoals Road (SR 155)	Clifton Springs Road	4	Mnr Art	30,115	28,609	0.9%
	Clifton Springs Road	Oakvale Road	2	Mnr Art	14,600	14,600	3.6%
Clifton Springs Road	Wildcat Road	Panthersville Road	3	Maj Col	14,600	13,870	3.9%
	Panthersville Road	Site Driveways	4	Maj Col	30,115	28,609	4.7%
	Site Driveways	Flat Shoals Parkway (SR 155)	4	Maj Col	30,115	28,609	6.7%
Columbia Drive	Flat Shoals Parkway (SR 155)	Springside Crossing	2	Maj Col	14,600	14,600	5.6%

Study Network Map



Roadway	Ownership
Flat Shoals Road (SR 155)	GDOT
Flat Shoals Parkway (SR 155)	GDOT
I-285	GDOT
Clifton Springs Road	DeKalb County
Columbia Drive	DeKalb County
Panthersville Road	DeKalb County

Intersection	Existing Control	LOS
1. Flat Shoals Road (SR 155) at I-285 Westbound Ramp	Signalized	E
2. Flat Shoals Road (SR 155) at I-285 Eastbound Ramp	Signalized	D
3. Flat Shoals Parkway (SR 155) at Clifton Springs Road/Columbia Drive	Signalized	D
4. Panthersville Road at Clifton Springs Road	Signalized	D

Proposed Study Network Additions or Deletions

- TBD at Methodology Meeting

Level of Service Standard(s)

- The overall LOS standard for intersections in the Candler-Flat Shoals Regional Center is LOS E.
- The overall LOS standard for intersections in the Established Suburbs Area is LOS D.

Adjustments for Unified Growth Policy Map or ½ mi. of High Capacity Transit Station

- N/A

Scenario Modeling

Background Growth

Proposed Background Growth Rate

- Assume 1.0% per year for five (5) years (from 2023-2028).

Historic Traffic Count Growth Data

- See **Attachment B**.

Nearby Developments or DRIs Underway

- N/A

Multiple Growth Rate Accommodations

- None Proposed

Programmed Transportation Project Modeling

- N/A

Pedestrian Crosswalk Adjustment Factor

- N/A – Existing signal timings typically include pedestrian phasing, to be confirmed during study.

Vehicle Delay Factor for Transit Vehicles and/or Other Curbside Usage

- N/A

Enhanced Focus Area for Dense Urban Environments – N/A – not located within the Buckhead CID, Midtown Alliance, or Atlanta Downton Improvement District

Proposed Curbside Management Approach**Proposed Modeling Adjustments**

Enhanced Focus Area for Heavy Vehicles – N/A – limited heavy vehicles anticipated.

Proposed Truck Routing**Heavy Vehicle Modeling Percentage****Site Access Analysis for Pavement Condition, Roadway Width and Corner Radii****Proposed Pedestrian Infrastructure**

Proposed Traffic Count Approach

Traffic Count Collection Date(s)

- New traffic counts will be collected the week of **October 23, 2023 (date to be confirmed after methodology meeting is scheduled).**

Local School Schedule(s)

- DeKalb County Schools –
 - Fall Break – October 6th
 - Columbus Day – October 9th
 - Thanksgiving Break – November 20th to November 24th
 - Last Day of Semester – December 15th

Historical Counts

- To be discussed at methodology meeting.

COVID-19 Approach

- Per GDOT Policy issued on July 15, 2022, traffic forecasts based on new traffic count data collected after the start of the Fall 2022 school year will no longer be required to follow COVID-19 policy procedures.

Draft Schedule

Estimated DRI Schedule – Non-Expedited:

DRI Phase I – Methodology/Methodology	
Forsyth County requests the DRI Methodology/Methodology Meeting: (DRI Form 1 is filed by DeKalb County)	August 3
Rezoning Application submitted to DeKalb County	July 6
Methodology Meeting Packet is Circulated to GRTA/ARC	October 16
Methodology Meeting (TEAMS call) with GRTA, ARC, GDOT, and DeKalb County	October 23
GRTA issues the "Letter of Understanding" that outlines the full scope of the Transportation Analysis.	October 30
DRI Phase II – Transportation Study	
Proceed with DRI Phase II per GRTA LOU.	October 31
DeKalb County submits DRI "Form 2"	January 2, 2024
Full DRI Package (Transportation Analysis and Site Plan) is submitted to GRTA and ARC for review.	January 8, 2024
ARC opens their Review (Preliminary Report)	January 15, 2024
GRTA issues the "Certification of Completeness."	January 17, 2024
GRTA issues the "Staff Report and Recommendations."	January 18, 2024
ARC issues their Final Findings. **	February 2, 2024
Meeting with GRTA (TEAMS call) - discuss the GRTA proposed conditions.	Week of January 15, 2024
GRTA issues the "Notice of Decision." **	January 29, 2024
DRI Complete - Local jurisdictional action can occur.	February 2, 2024

Dates will be updated once applications have been filed and the methodology meeting has been scheduled.

* - A delay in these dates will result in a delay in all subsequent dates.

** - For Non-Expedited Review, assumes an approximate 25-calendar day ARC review, and an approximate 25-business day GRTA review from the submission of the DRI review package (includes the Traffic Study, Site Plan, and DRI Form 2). If the development qualifies for ARC Expedited Review, then 15-calendar day ARC review.

Dates for DeKalb County Board of Commissioners

- No dates have been listed for 2024

Attachment A: Trip Generation

Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PMIC)										
Clifton Springs Mixed-Use										
DeKalb County, GA										
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour				
			Total	In	Out	Total	In	Out		
Proposed Site Traffic										
215	Single-Family Attached Housing	107 d.u.	764	50	13	37	60	35	25	
221	Multi-Family Housing (Mid-Rise)	766 d.u.	3,608	325	75	250	299	182	117	
720	Medical-Dental Office Building - Stand Alone	20,000 s.f.	752	57	45	12	78	23	55	
822	Strip Retail Plaza (<40k)	35,400 s.f. gross leasable area	1,724	66	40	26	191	96	95	
932	High-Turnover (Sit-Down) Restaurant	4,000 s.f.	428	38	21	17	36	22	14	
Gross Trips			7,276	536	194	342	664	358	306	
Residential Trips			4,372	375	88	287	359	217	142	
Mixed-Use Reductions			-224	-11	-3	-8	-48	-29	-19	
Alternative Mode Reductions			-414	-36	-9	-28	-31	-19	-12	
Adjusted Residential Trips			3,734	328	76	251	280	169	111	
Office Trips			752	57	45	12	78	23	55	
Mixed-Use Reductions			-84	-16	-8	-8	-17	-8	-9	
Alternative Mode Reductions			-66	-4	-4	0	-6	-2	-5	
Adjusted Office Trips			602	37	33	4	55	13	41	
Retail Trips			1,724	66	40	26	191	96	95	
Mixed-Use Reductions			-232	-15	-8	-7	-57	-24	-33	
Alternative Mode Reductions			-150	-5	-3	-2	-13	-7	-6	
Pass By Reductions (Based on ITE Rates)			-456	0	0	0	-41	-21	-21	
Adjusted Retail Trips			886	46	29	17	80	44	35	
Restaurant Trips			428	38	21	17	36	22	14	
Mixed-Use Reductions			-58	-20	-12	-8	-18	-9	-9	
Alternative Mode Reductions			-38	-2	-1	-1	-2	-1	-1	
Pass By Reductions (Based on ITE Rates)			-142	0	0	0	-7	-4	-4	
Adjusted Restaurant Trips			190	16	8	8	9	8	0	
Mixed-Use Reductions - TOTAL			-598	-62	-31	-31	-140	-70	-70	
Alternative Mode Reductions - TOTAL			-668	-47	-17	-31	-52	-29	-24	
Pass-By Reductions - TOTAL			-598	0	0	0	-48	-25	-25	
New Trips			5,412	427	146	280	424	234	187	
Driveway Volumes			6,010	427	146	280	472	259	212	

\\kimley-horn.com\so_am\alp_tpo\07908000_flat shoals at clifton springs dri-dekalb county-august 2023_dri phase 1 analysis\updated cqi analysis-11th edition_ic-2nd ed daily_3rd ed am-pm.xls }trip generation

Attachment B: Growth Calculations

Clifton Springs Mixed-Use Growth Rate Table																																																																																																											
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CHOSEN GROWTH RATE: 1.0%

Attachment C: Site Aerial



Attachment D: Full-Size Site Plan

Attachment E: Programmed Project Fact Sheets

Short Title SR 155 SIDEWALKS FROM COLUMBIA DRIVE TO WESLEY CHAPEL ROAD

GDOT Project No. 0019622

Federal ID No. N/A

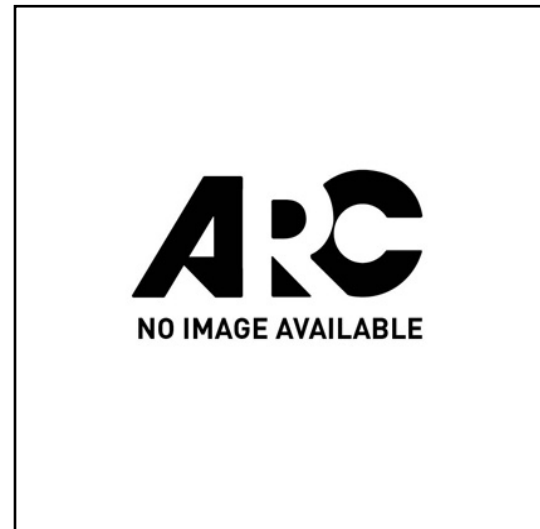
Status Programmed

Service Type Last Mile Connectivity / Pedestrian Facility

Sponsor DeKalb County

Jurisdiction DeKalb County

Analysis Level Exempt from Air Quality Analysis (40 CFR 93)



Existing Thru Lane **LCI**

Planned Thru Lane **Flex**

Network Year

Corridor Length miles

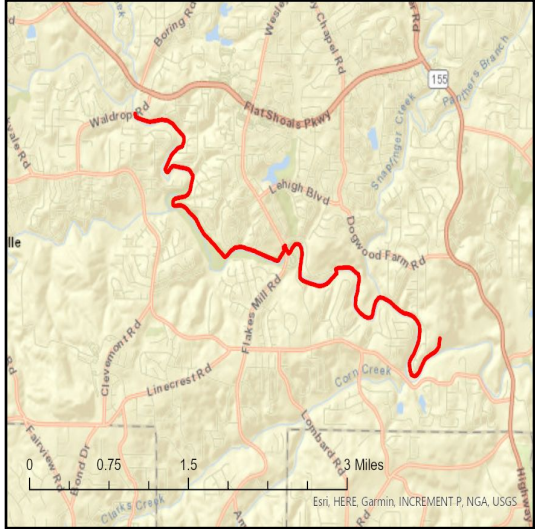
Detailed Description and Justification

This project will install sidewalks on SR 155 between Columbia Drive and Wesley Chapel Road in DeKalb County.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Congressionally Directed Spending - FY 2022	AUTH	2023	\$1,000,000	\$800,000	\$0,000	\$0,000	\$200,000
CST	Local Jurisdiction/Municipality Funds		2025	\$1,000,000	\$0,000	\$0,000	\$0,000	\$1,000,000
				\$2,000,000	\$800,000	\$0,000	\$0,000	\$1,200,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Short Title	MICHELLE OBAMA TRAIL FROM EXISTING TERMINUS AT WALDROP ROAD TO MARTIN LUTHER KING JR. HIGH SCHOOL
GDOT Project No.	0019888
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Sidepaths and Trails
Sponsor	DeKalb County
Jurisdiction	DeKalb County
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)



Existing Thru Lane	<input type="text" value="N/A"/>	LCI	<input type="checkbox"/>	Network Year	<input type="text" value="TBD"/>
Planned Thru Lane	<input type="text" value="N/A"/>	Flex	<input type="checkbox"/>	Corridor Length	<input type="text" value="4.5"/> miles

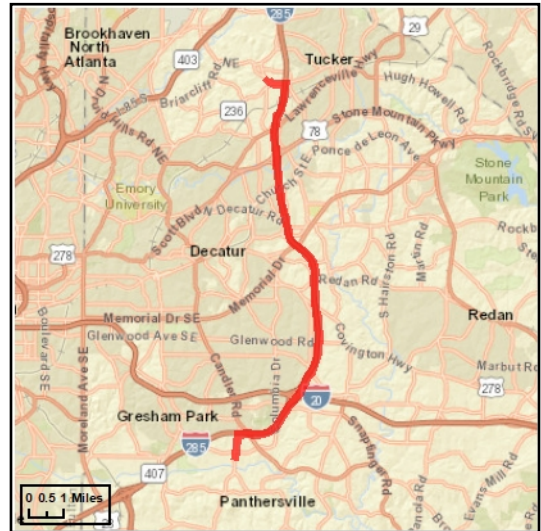
Detailed Description and Justification

This project will extend the existing Michelle Obama trail from its current eastern terminus at Waldrop Road near the South River further east along the river corridor to the South River Trail at Martin Luther King Jr High School. This project is partially funded by a \$3,617,500 earmark (FY 2023 Congressionally Directed Spending). DEMO ID: GA361.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Congressionally Directed Spending - FY 2023		2024	\$1,500,000	\$1,200,000	\$0,000	\$0,000	\$300,000
ROW	Congressionally Directed Spending - FY 2023		2026	\$3,021,875	\$2,417,500	\$0,000	\$0,000	\$604,375
CST	Local Jurisdiction/Municipality Funds		2028	\$3,871,857	\$0,000	\$0,000	\$0,000	\$3,871,857
				\$8,393,732	\$3,617,500	\$0,000	\$0,000	\$4,776,232

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Short Title	I-285 EAST CORRIDOR HIGH CAPACITY PREMIUM TRANSIT SERVICE FROM NORTHLAKE MALL AREA TO PANTHERSVILLE		
GDOT Project No.	N/A		
Federal ID No.	N/A		
Status	Long Range		
Service Type	Transit / Bus Capital		
Sponsor	MARTA		
Jurisdiction	DeKalb County		
Analysis Level	In the Region's Air Quality Conformity Analysis		



Existing Thru Lane	<input type="text" value="N/A"/>	LCI	<input type="checkbox"/>	Network Year	<input type="text" value="2050"/>
Planned Thru Lane	<input type="text" value="N/A"/>	Flex	<input type="checkbox"/>	Corridor Length	<input type="text" value="N/A"/> miles

Detailed Description and Justification

This project will provide high capacity premium transit service on the I-285 corridor between the Northlake Mall and Panthersville areas.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	New Starts		LR 2041-2050	\$180,000,000	\$63,000,000	\$0,000	\$0,000	\$117,000,000
				\$180,000,000	\$63,000,000	\$0,000	\$0,000	\$117,000,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Short Title CANDLER ROAD ARTERIAL RAPID TRANSIT FROM AVONDALE MARTA STATION TO GSU PANTHERSVILLE CAMPUS

GDOT Project No. N/A

Federal ID No. N/A

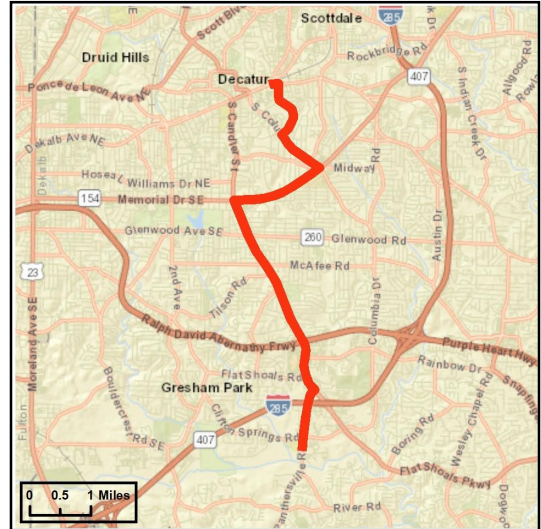
Status Programmed

Service Type Transit / Bus Capital

Sponsor MARTA

Jurisdiction DeKalb County

Analysis Level In the Region's Air Quality Conformity Analysis



Existing Thru Lane **LCI**

Planned Thru Lane **Flex**

Network Year

Corridor Length miles

Detailed Description and Justification

[Empty box for detailed description and justification]

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	2022	\$2,012,000	\$0,000	\$0,000	\$0,000	\$2,012,000
CST	Local Jurisdiction/Municipality Funds		2025	\$41,000,000	\$0,000	\$0,000	\$0,000	\$41,000,000
				\$43,012,000	\$0,000	\$0,000	\$0,000	\$43,012,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases