

APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Minerva USA, LLC</u>	NAME: <u>Rehoboth Baptist Church, Inc.</u>
ADDRESS: <u>2292 Henderson Mill Rd</u>	ADDRESS: <u>2997 Lawrenceville Hwy</u>
CITY: <u>Atlanta</u>	CITY: <u>Tucker</u>
STATE: <u>GA</u> ZIP: <u>30345</u>	STATE: <u>GA</u> ZIP: <u>30084</u>
PHONE: <u>678-808-8002</u>	PHONE: <u>770-939-3182</u>
CONTACT PERSON: <u>Dan Cotter, Zoning Dir.</u> PHONE: <u>678-808-8002</u>	
CONTACT'S E-MAIL: <u>dcotter@minerva-usa.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): OI REQUESTED ZONING DISTRICT: MR-1

PRESENT LAND USE CATEGORY: Inst REQUESTED LAND USE CATEGORY: Medical Area

LAND DISTRICT(S): 18 LAND LOT(S): 144 ACREAGE: +/- 12.2

ADDRESS OF PROPERTY: 12.2 ac. (more or less) of excess land at 2997 Lawrenceville Hwy

PROPOSED DEVELOPMENT: Single-family detached houses and townhomes

CONCURRENT VARIANCES: Reduce MR-1 min. townhome lot width from 25' to 20'

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>75</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>1,800-2,400+ TH</u>	Total Building Sq. Ft.: <u>NA</u>
Density: <u>2,200-2,600+ SFR</u>	Density: <u>NA</u>
Density: <u>+/- 6.15 units / ac.</u>	

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June 27, 2018

Courtney Lankford
Deputy Director of Community Development
City of Tucker

RE: Proposal to Rezone 12.2 Acres at 2997 Lawrenceville Highway

Dear Courtney:

In response to feedback from Staff and the Community Council, we are hereby amending our rezoning application to propose the MR-1 zoning category (Medium-Density Residential) instead of our original proposal for MR-2.

Our proposal meets all the requirements of the MR-1 zoning district, except the unusual code requirement for 25' wide townhome lots. We have proposed a mix of 20', 22' and 24' townhomes to create a more diverse range of housing types, which is more in line with the intent of the code.

To facilitate this amendment to a less dense zoning category (MR-1 versus MR-2), we are simultaneously requesting a minor concurrent variance from the Mayor and City Council, to reduce the minimum townhome lot width in MR-1 from 25' to 20'.

As requested, enclosed is the "Analysis of Variance Standards" letter, plus an updated site plan that incorporates the MR-1 zoning criteria. To avoid any confusion, the rest of the attached application materials have also been updated to remove all references to MR-2 and replace them with MR-1.

Best regards,

Dan Cotter
Zoning Director

CC: John McHenry, Director of Community and Economic Development

CC: Tim Lampkin, City Planner II

2997 LAWRENCEVILLE HWY
ANALYSIS OF VARIANCE STANDARDS

Request: Reduce the minimum townhome lot width in MR-1 from 25 ft to 20 ft.

The proposed variance meets the standards of Section 27-7.5.4.A. as follows:

1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

Streams and wetlands make up approximately 50% of the site's perimeter, including protected stream buffers and wetlands, plus steep slopes and existing mature trees. Our proposal is to avoid construction in these areas, and instead focus on the existing flat and un-treed portion of the site to minimize the impact on our neighbors, which limits the buildable area of the site. Section 2.13.1.B of the MR-1 code outlines its purpose, which is to *"provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding environment."* The large minimum townhome width and the size and shape of the parcel would not allow the mix and diversity of housing types which is the intent of the code.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

We are requesting only enough relief to build the industry standard, traditional widths for townhomes with 2-car garages. Widths of homes are typically designed in 2' increments to minimize waste with dimensional lumber which is provided in 2' increments. Anything smaller than 20' wide will not allow for a two car garage, which is important in this market area.

Our neighborhood outreach revealed a desire for a range of price points, including reasonably affordable units. Without the variance, the townhomes would be unusually wide and large, which would then require construction cost cutting to get pricing in line with neighborhood expectations, using measures such as low quality materials and fixtures, 8' tall ceilings (versus 9' or 10'), minimal landscaping and exterior detailing, and so on. Many community members have expressed dismay at seeing that already occur in other new subdivisions in the community, and would like to ensure that the quality remains high even for the more affordable homes within our community's mix.

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3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

It will not. Townhomes from the mid \$300s and houses in the \$400s will set a positive trend that will help strengthen property values around us, while providing a broader range of housing options and price points than would be available without the variance – to ensure Tucker continues to provide a solid mix of housing opportunities for its current residents plus new employees that will be drawn to the Medical Center area.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

It would. The current owner of the property (the church) intends to stay and use the proceeds from the sale to strengthen their existing operations, which provide a variety of services to the surrounding community. Without the variance, the valuation of the property will be lower, which will force the church to scale back its community outreach ambitions, which will deprive the church and the area residents of the benefits of these efforts.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the Comprehensive Plan text.

It would. The variance is consistent with the Comprehensive Plan, which envisions a mix of housing options in proximity to the Lawrenceville Highway Medical Area, as discussed in the attached *Analysis of Land Use Standards*. Likewise, the minimum lot widths in MR-1 are intended to provide for a mix of residential uses (including townhomes) with a high quality of development that complements the surrounding community. As discussed above, the code provision is having the opposite of its intended effect. It is artificially inflating the size of townhomes which will result in a corresponding reduction in quality of the design and materials, which would be a poor trend for the broader community. Bigger volume does not directly translate to better quality!

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May 21, 2018

Courtney Lankford
Deputy Director of Community Development
City of Tucker

Community Development
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VC-18-003-01

REVISION

RE: Proposal to Rezone 12.2 Acres at 2997 Lawrenceville Highway

Dear Courtney:

We appreciate the City's consideration of our proposal to rezone ±12.2 acres of excess land owned by Rehoboth Baptist Church. We are proposing to adjust the zoning from OI to ~~MR-2~~ (Medium-Density Residential) with a cap of 75 units (±6.15 units per acre).

MR-1 D.C. 6/27/18

If the rezoning is approved, we will remove the church's under-utilized asphalt parking areas and ballfields and build a residential community with a mix of townhomes and houses. The church plans to stay and use the funds from the sale to strengthen their existing operations. The proposed homes will provide a transition between the church and its remaining parking areas and the existing houses to the south, and will provide new housing options in walking distance to the church, the Emory facility, and the City's "John's Homestead Park."

We believe our proposal matches the comprehensive plan's vision for the Lawrenceville Highway Medical Area, which calls for townhomes and other residential uses near the hospital. For this reason, in addition to the rezoning, we are requesting a land use change from Institutional to Medical Area.

We have held a series of community meetings and incorporated a wide variety of feedback into the attached plans. In the coming weeks, we will submit a list of proposed zoning conditions representing the community input that we will respectfully request be added to the zoning, should it be approved. Highlights include capping the density at 75 units (versus the 94 unit original design), completing intersection improvements to install a round-about, and installing a trail and two pedestrian bridges to link the north and south parts of the park, then donating them to the City to be added to the park.

If approved, each 2-story detached house will be approx. 38-40' wide and range from 42-55' deep, with 3-4 bedrooms and 2,200 to 2,600+ square feet. The 3-story townhomes will range from 20 to 24' wide and 1,800-2,400 square feet.

We look forward to working with the City and the surrounding community to create a high-quality community that will complement and strengthen the existing neighborhood.

Best regards,

Dan Cotter
Zoning Director

CC: John McHenry, Director of Community and Economic Development

CC: Tim Lampkin, City Planner II

APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

Dan Cotter

5.22.2018

Signature of Applicant

Date

Dan Cotter, Zoning Director, Minerva USA, LLC

Type or Print Name and Title

[Signature]

5/22/18

Signature of Notary Public

Date



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DISCLOSURE REPORT FORM

Community Development
Department

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

- | | |
|----------|----------|
| 1. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

3. CAMPAIGN CONTRIBUTIONS:

N/A

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Dan Cotter, Zoning Director, Minerva USA, LLC

Signature: [Handwritten Signature]

Date: 5.22.2018

DISCLOSURE REPORT FORM

REVISION

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

NO

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

- | | |
|----------|----------|
| 1. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |


3. CAMPAIGN CONTRIBUTIONS:

N/A

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Brian Davison, Managing Partner, Minerva USA, LLC

Signature: 

Date: 5-22-2018

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PROPERTY OWNER'S CERTIFICATION

Community Development Department
REVISION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

I, GARY GODWIN Sr., authorize, Minerva USA, LLC
(Property Owner) (Applicant)

to file for RZ, CA, CV, at 12 acres (more or less) of excess land at 2997 Lawrenceville Hwy as further described in Exhibit A (attached)
(RZ, CA, SLUP, CV) (Address)

on this date May, 13, 2018
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

Gary N. Godwin Sr. 5-13-18
Signature of Property Owner Date

Gary N. Godwin Sr.
Type or Print Name and Title

Heidi Thomas 5/13/18
Signature of Notary Public Date

Notary Public, DeKalb County, Georgia
My Commission Expires December 7, 2021
Heidi Thomas
Notary Seal

Exhibit A
Description of the Property
(being approximately 12 acres, as outlined in yellow below)



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WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (if party to petition, complete sections 2, 3 and 4 below)

n/a

In Opposition to Petition (if in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. <i>Reho Both Baptist Church Inc.</i>	5. <i>n/a</i>
2. <i>n/a</i>	6. <i>n/a</i>
3. <i>n/a</i>	7. <i>n/a</i>
4. <i>n/a</i>	8. <i>n/a</i>

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
<i>n/a</i>			

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) GARY N. Godwin C.E.O.

Signature: *Gary N. Godwin* Date: 5-16-2018

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**LEGAL DESCRIPTION
OVERALL TRACT**

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ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN LAND LOT 144 AND 165 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA CONTAINING 24.2 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHERN POINT OF THE MITERED INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY (U.S. 29, STATE ROUTE 8) AND THE EASTERLY RIGHT-OF-WAY OF LEE WAY (60' RIGHT-OF-WAY); THENCE SOUTH 01°00'43" WEST A DISTANCE OF 14.21' TO AN IRON PIN SET; THENCE ALONG THE RIGHT-OF-WAY OF LEE WAY ON THE ARC OF CURVE (RADIUS = 180.00', ARC = 185.56') WHICH SUBTENDS A CHORD OF SOUTH 11°04'13" EAST A DISTANCE OF 177.45' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF LEE WAY SOUTH 18°27'24" WEST A DISTANCE OF 68.63' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF LEE WAY ON THE ARC OF CURVE (RADIUS = 203.01.00', ARC = 43.99) WHICH SUBTENDS A CHORD OF SOUTH 12°14'55" WEST A DISTANCE OF 43.91' TO AN IRON PIN SET; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD SOUTH 83°57'32" EAST A DISTANCE OF 15.00' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD ON THE ARC OF CURVE (RADIUS = 583.88', ARC = 76.00') WHICH SUBTENDS A CHORD OF SOUTH 87°41'16" EAST A DISTANCE OF 75.94' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD NORTH 88°35'00" EAST A DISTANCE OF 32.54' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD ON THE ARC OF CURVE (RADIUS = 535.82', ARC = 104.13') WHICH SUBTENDS A CHORD OF SOUTH 85°50'58" EAST A DISTANCE OF 103.97' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD SOUTH 80°16'55" EAST A DISTANCE OF 86.30' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD ON THE ARC OF CURVE (RADIUS = 348.84', ARC = 87.59') WHICH SUBTENDS A CHORD OF SOUTH 87°28'30" EAST A DISTANCE OF 87.36' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD NORTH 85°19'55" EAST A DISTANCE OF 97.54' TO AN IRON PIPE SET; THENCE ALONG THE RIGHT-OF-WAY OF SETTLEMENT ROAD ON THE ARC OF CURVE (RADIUS = 50.00', ARC = 159.04') WHICH SUBTENDS A CHORD OF SOUTH 56°40'37" EAST A DISTANCE OF 99.98' TO AN IRON PIPE SET; THENCE ALONG THE RIGHT-OF-WAY OF JOHNS ROAD SOUTH 18°41'05" EAST A DISTANCE OF 150.19' TO AN IRON PIPE SET; THENCE SOUTH 89°27'20" EAST A DISTANCE OF 277.74' TO A REBAR FOUND; THENCE SOUTH 19°40'15" EAST A DISTANCE OF 78.98' TO A REBAR FOUND; THENCE NORTH 71°10'02" EAST A DISTANCE OF 22.03' TO A POINT; THENCE NORTH 85°07'52" EAST A DISTANCE OF 12.74' TO A POINT; THENCE SOUTH 69°27'20" EAST A DISTANCE OF 44.47' TO A POINT; THENCE NORTH 62°49'11" EAST A DISTANCE OF 48.24' TO A POINT; THENCE NORTH 36°32'34" EAST A DISTANCE OF 30.84' TO A POINT; THENCE NORTH 63°07'48" EAST A DISTANCE OF 75.05' TO A POINT; THENCE NORTH 71°30'29" EAST A DISTANCE OF 62.44' TO A POINT; THENCE NORTH 83°20'36" EAST A DISTANCE OF 133.19' TO A POINT; THENCE NORTH 84°58'26" EAST A DISTANCE OF 47.50' TO A POINT; THENCE NORTH 70°10'26" EAST A DISTANCE OF 77.38' TO A POINT; THENCE SOUTH 82°55'04" EAST A DISTANCE OF 51.28' TO A POINT; THENCE SOUTH 88°44'05" EAST A DISTANCE OF 53.37' TO A POINT;

THENCE SOUTH 65°03'24" EAST A DISTANCE OF 32.79' TO A POINT; THENCE NORTH 71°07'19" EAST A DISTANCE OF 21.07' TO A POINT; THENCE SOUTH 76°26'14" EAST A DISTANCE OF 20.71' TO A POINT; THENCE SOUTH 63°09'28" EAST A DISTANCE OF 28.01' TO A POINT; THENCE NORTH 78°12'26" EAST A DISTANCE OF 25.72' TO A POINT; THENCE SOUTH 79°30'31" EAST A DISTANCE OF 21.53' TO A POINT; THENCE NORTH 02°58'39" WEST A DISTANCE OF 101.95' TO A POINT; THENCE NORTH 29°23'39" WEST A DISTANCE OF 56.69' TO A POINT; THENCE NORTH 10°59'56" WEST A DISTANCE OF 58.80' TO A POINT; THENCE NORTH 35°26'23" WEST A DISTANCE OF 53.40' TO A POINT; THENCE NORTH 54°25'47" WEST A DISTANCE OF 73.14' TO A POINT; THENCE NORTH 33°00'01" WEST A DISTANCE OF 65.31' TO A POINT; THENCE NORTH 25°49'27" EAST A DISTANCE OF 55.41' TO A POINT; THENCE NORTH 57°25'20" WEST A DISTANCE OF 27.59' TO A POINT; THENCE SOUTH 87°01'55" WEST A DISTANCE OF 71.06' TO A POINT; THENCE NORTH 81°30'40" WEST A DISTANCE OF 50.45' TO A POINT; THENCE NORTH 29°40'01" WEST A DISTANCE OF 36.36' TO A POINT; THENCE NORTH 00°28'15" WEST A DISTANCE OF 58.85' TO A POINT; THENCE NORTH 28°56'18" WEST A DISTANCE OF 65.31' TO A POINT; THENCE NORTH 71°21'18" WEST A DISTANCE OF 24.08' TO A POINT; THENCE NORTH 57°25'15" WEST A DISTANCE OF 32.57' TO A POINT; THENCE SOUTH 23°02'58" WEST A DISTANCE OF 28.90' TO A POINT; THENCE NORTH 44°52'51" WEST A DISTANCE OF 92.49' TO A POINT; THENCE NORTH 78°10'52" WEST A DISTANCE OF 34.79' TO A POINT; THENCE NORTH 81°23'27" WEST A DISTANCE OF 32.36' TO A POINT; THENCE NORTH 55°09'06" WEST A DISTANCE OF 58.50' TO A POINT; THENCE NORTH 71°57'14" WEST A DISTANCE OF 61.81' TO A POINT; THENCE SOUTH 80°43'20" WEST A DISTANCE OF 40.91' TO A POINT; THENCE NORTH 70°08'59" WEST A DISTANCE OF 178.22' TO A POINT; THENCE SOUTH 88°43'52" WEST A DISTANCE OF 58.26' TO A POINT; THENCE NORTH 24°33'01" WEST A DISTANCE OF 67.75' TO A POINT; THENCE NORTH 12°41'50" WEST A DISTANCE OF 44.44' TO A POINT; THENCE NORTH 54°20'50" WEST A DISTANCE OF 25.89' TO A POINT; THENCE NORTH 75°31'36" WEST A DISTANCE OF 24.83' TO A POINT; THENCE NORTH 35°40'22" WEST A DISTANCE OF 19.56' TO A POINT; THENCE NORTH 57°07'28" WEST A DISTANCE OF 34.88' TO A POINT; THENCE NORTH 53°42'57" WEST A DISTANCE OF 44.48' TO A POINT; THENCE NORTH 66°37'32" WEST A DISTANCE OF 55.24' TO A POINT; THENCE SOUTH 85°48'18" WEST A DISTANCE OF 38.32' TO A POINT; THENCE NORTH 76°30'48" WEST A DISTANCE OF 43.47' TO A POINT; THENCE NORTH 69°41'32" WEST A DISTANCE OF 50.90' TO A REBAR FOUND LYING ON THE SOUTHERN RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY; THENCE ALONG THE RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY SOUTH 45°41'49" WEST A DISTANCE OF 18.79' TO AN IRON PIN SET; THENCE ALONG THE RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY NORTH 44°29'42" WEST A DISTANCE OF 3.75' TO AN IRON PIN SET; THENCE ALONG THE RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY SOUTH 43°00'30" WEST A DISTANCE OF 105.36' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY SOUTH 41°50'03" WEST A DISTANCE OF 399.70' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY SOUTH 40°28'43" WEST A DISTANCE OF 124.82' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF LAWRENCEVILLE HIGHWAY SOUTH 41°50'03" WEST A DISTANCE OF 23.05' TO A POINT WHICH IS THE POINT OF BEGINNING.

**LEGAL DESCRIPTION
REZONING TRACT**

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN LAND LOT 144 AND 165 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA CONTAINING 12.2 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHERN POINT OF THE CURVED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SETTLEMENT ROAD AND THE EASTERLY RIGHT-OF-WAY OF JOHNS ROAD; THENCE ALONG THE RIGHT-OF-WAY OF JOHNS ROAD SOUTH 18°41'05" EAST A DISTANCE OF 150.19' TO AN IRON PIPE SET; THENCE SOUTH 89°27'20" EAST A DISTANCE OF 277.74' TO A REBAR FOUND; THENCE SOUTH 19°40'15" EAST A DISTANCE OF 78.98' TO A REBAR FOUND; THENCE NORTH 71°10'02" EAST A DISTANCE OF 22.03' TO A POINT; THENCE NORTH 85°07'52" EAST A DISTANCE OF 12.74' TO A POINT; THENCE SOUTH 69°27'20" EAST A DISTANCE OF 44.47' TO A POINT; THENCE NORTH 62°49'11" EAST A DISTANCE OF 48.24' TO A POINT; THENCE NORTH 36°32'34" EAST A DISTANCE OF 30.84' TO A POINT; THENCE NORTH 63°07'48" EAST A DISTANCE OF 75.05' TO A POINT; THENCE NORTH 71°30'29" EAST A DISTANCE OF 62.44' TO A POINT; THENCE NORTH 83°20'36" EAST A DISTANCE OF 133.19' TO A POINT; THENCE NORTH 84°58'26" EAST A DISTANCE OF 47.50' TO A POINT; THENCE NORTH 70°10'26" EAST A DISTANCE OF 77.38' TO A POINT; THENCE SOUTH 82°55'04" EAST A DISTANCE OF 51.28' TO A POINT; THENCE SOUTH 88°44'05" EAST A DISTANCE OF 53.37' TO A POINT; THENCE SOUTH 65°03'24" EAST A DISTANCE OF 32.79' TO A POINT; THENCE NORTH 71°07'19" EAST A DISTANCE OF 21.07' TO A POINT; THENCE SOUTH 76°26'14" EAST A DISTANCE OF 20.71' TO A POINT; THENCE SOUTH 63°09'28" EAST A DISTANCE OF 28.01' TO A POINT; THENCE NORTH 78°12'26" EAST A DISTANCE OF 25.72' TO A POINT; THENCE SOUTH 79°30'31" EAST A DISTANCE OF 21.53' TO A POINT; THENCE NORTH 02°58'39" WEST A DISTANCE OF 101.95' TO A POINT; THENCE NORTH 29°23'39" WEST A DISTANCE OF 56.69' TO A POINT; THENCE NORTH 10°59'56" WEST A DISTANCE OF 58.80' TO A POINT; THENCE NORTH 35°26'23" WEST A DISTANCE OF 53.40' TO A POINT; THENCE NORTH 54°25'47" WEST A DISTANCE OF 73.14' TO A POINT; THENCE NORTH 33°00'01" WEST A DISTANCE OF 65.31' TO A POINT; THENCE NORTH 25°49'27" EAST A DISTANCE OF 55.41' TO A POINT; THENCE NORTH 57°25'20" WEST A DISTANCE OF 27.59' TO A POINT; THENCE SOUTH 87°01'55" WEST A DISTANCE OF 71.06' TO A POINT; THENCE NORTH 81°30'40" WEST A DISTANCE OF 50.45' TO A POINT; THENCE NORTH 29°40'01" WEST A DISTANCE OF 36.36' TO A POINT; THENCE NORTH 00°28'15" WEST A DISTANCE OF 58.85' TO A POINT; THENCE NORTH 28°56'18" WEST A DISTANCE OF 65.31' TO A POINT; THENCE NORTH 71°21'18" WEST A DISTANCE OF 24.08' TO A POINT; THENCE NORTH 57°25'15" WEST A DISTANCE OF 32.57' TO A POINT; THENCE SOUTH 23°02'58" WEST A DISTANCE OF 28.90' TO A POINT; THENCE NORTH 44°52'51" WEST A DISTANCE OF 92.49' TO A POINT; THENCE NORTH 78°10'52" WEST A DISTANCE OF 34.79' TO A POINT; THENCE NORTH 81°23'27" WEST A DISTANCE OF 32.36' TO A POINT; THENCE NORTH 55°09'07" WEST A DISTANCE OF 39.91' TO A POINT; THENCE SOUTH 24°50'05" WEST A DISTANCE OF 123.27' TO A POINT; THENCE SOUTH 72°54'04" WEST A DISTANCE OF 42.99' TO A POINT; THENCE NORTH

71°28'36" WEST A DISTANCE OF 28.26' TO A POINT; THENCE NORTH 71°29'18" WEST A DISTANCE OF 95.85' TO A POINT; THENCE NORTH 71°31'33" WEST A DISTANCE OF 17.90' TO A POINT; THENCE SOUTH 00°58'47" EAST A DISTANCE OF 41.13' TO A POINT; THENCE SOUTH 71°27'46" WEST A DISTANCE OF 189.14' TO A POINT; THENCE SOUTH 17°05'56" EAST A DISTANCE OF 169.05' TO A POINT; THENCE SOUTH 17°42'01" WEST A DISTANCE OF 23.75' TO A POINT; THENCE SOUTH 77°45'42" WEST A DISTANCE OF 127.06' TO A POINT; THENCE SOUTH 52°18'40" WEST A DISTANCE OF 100.15' TO A POINT; THENCE ALONG THE ARC OF A CURVE (RADIUS = 16.00', ARC = 14.15') WHICH SUBTENDS A CHORD OF SOUTH 26°58'42" WEST A DISTANCE OF 13.69' TO A POINT; THENCE SOUTH 01°38'43" WEST A DISTANCE OF 12.40' TO A POINT ON THE CURVED NORTHERN RIGHT-OF-WAY OF SETTLEMENT ROAD; THENCE ALONG THE ARC OF A CURVE (RADIUS = 50.00', ARC = 94.02') WHICH SUBTENDS A CHORD OF SOUTH 19°25'25" EAST A DISTANCE OF 80.77' TO AN IRON PIN SET WHICH IS THE POINT OF BEGINNING.

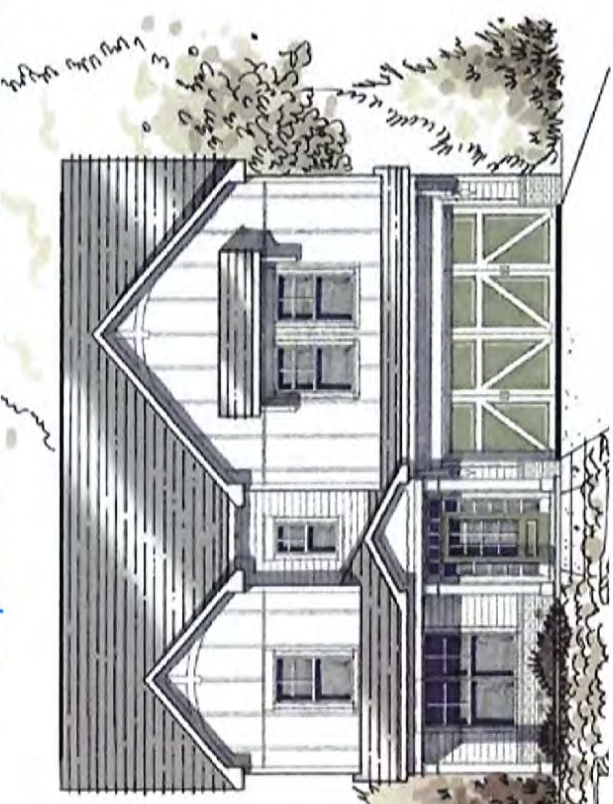
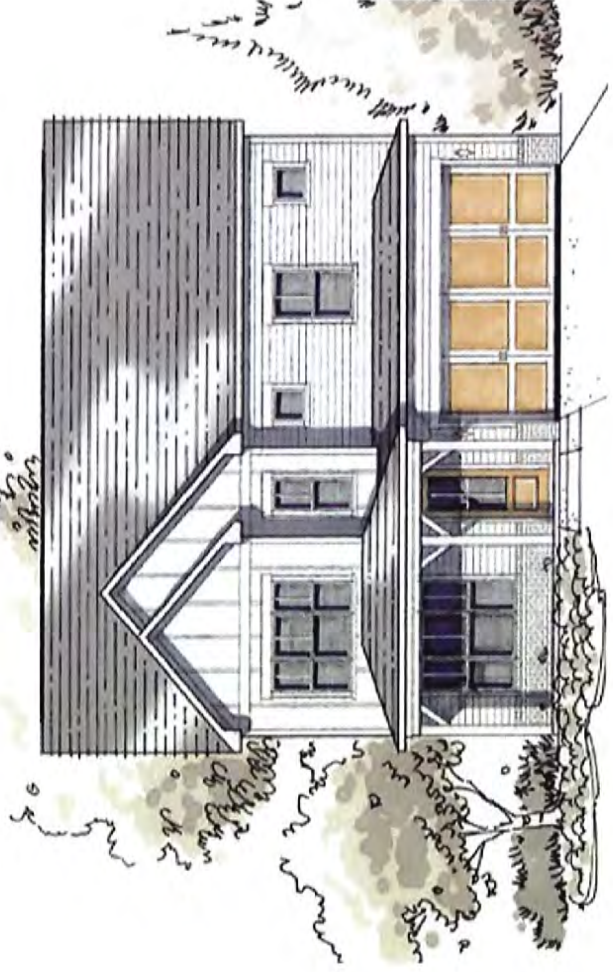
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House Concept

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Townhome Concept

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Townhome Concept

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CASE # _____

2997 LAWRENCEVILLE HWY
ANALYSIS OF ZONING STANDARDS

The proposed rezoning meets the standards of *Section 27-7.3.5* as follows:

A. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?

Yes. See the attached "Analysis of Land Use Standards" for more details.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property or properties?

Yes. The property is in very close proximity to I-285, and is in a transitional area between the Rehoboth Church parking lots, the Johns Homestead Park, the Emory medical complex, scattered retail and motels, and the existing homes on Johns Road. It doesn't have frontage on a major road so office or retail uses are not suitable. It has many transitional uses around it so it is not an ideal total single family site, and apartments would be too dense for the abutting Johns Road neighborhood.

Therefore, we are proposing MR-1 zoning for a mix of single family houses and townhomes. The houses will create a gentle transition next to the existing Johns Road residential area, and the townhomes will be located next to the church parking areas and the park. The park will be a great feature for the residents.

C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

It does not. The ballfields and excess parking are under-utilized, and the church attempted to sell the property as it is currently developed to various sports groups with no success due to lack of capital.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property or properties?

No. Townhomes and houses in the \$300s and \$400s will be a positive trend that will help raise average house prices, thereby allowing many existing residents to justify additional investments in their own homes. The proposed community will also create an additional support base for the church, the hospital, and the City's Johns Homestead Park. In addition, neighbors as far as Edinburgh Drive have expressed support for the removal of the tall floodlights.

E. Are there 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?

We started the community outreach process by presenting several conceptual plans to a number of different groups, large and small, including neighborhood representatives, the Friends of Johns Homestead, and our district's City Council members. We have received a wide variety of creative and constructive input and incorporated it all into our plans, including: a) reduce our proposed number of homes to 75; b) widen the single-family lots to provide more space between the houses; c) design road improvements on Settlement Road by our entry; and d) make a collection of adjustments and changes to our layout including increasing buffers, changing trail locations, etc.

Our final step will be to produce a list of proposed "zoning conditions" which will summarize all of these items, so they can be included as an addendum to our proposed rezoning, should it be approved.

F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological Resources?

It will not. There are no historic buildings, sites, districts, or archeological resources onsite.

G. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

It will not. The site is a quarter mile from I-285 and is served by Lawrenceville Highway, which carries an average of 26,000 cars per day (per GDOT data), so any change in its traffic will be imperceptible. The site is also served by Settlement Road and Woodlawn Circle, which already easily support larger users, including the church, the Emory facility, and the nearby medical offices.

Currently, the wide curves and poorly defined stops encourage speeding through the community, a concern for the families to the south, particularly those with small children. We have been asked to help address this existing condition by converting the irregular road by our proposed entrance into a small roundabout to force vehicles to slow, while still ensuring smooth traffic flow.

H. Does the zoning proposal adversely impact the environment or surrounding natural resources.

It will not. We will be removing large asphalt parking lots and the compacted sports fields. This will reduce the amount of oil and rubber runoff from vehicles, plus the fertilizer and pesticide runoff from the field turf. The proposed community will be located on the existing flat area that has already been cleared and graded. Our proposal protects the existing wetlands, provides a 75' buffer along the streams, and preserves the vast majority of the existing trees around the perimeter of the property. In addition, we will be replanting significant new trees into the currently wide-open areas. The church's existing detention ponds will remain, and our community will have an additional pond for stormwater management and water quality control, before it leaves out site. Currently a lot of the parking areas and field sheet flow their contaminants directly into the abutting creeks and straight into the lakes in the park.

**2997 LAWRENCEVILLE HWY
ANALYSIS OF LAND USE STANDARDS**

The proposed land use change meets the standards of *Section 27-7.3.4* as follows:

A. Will the proposed land use change permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties?

Yes. We are requesting a change from "Institutional" to "Medical Area" to build quality housing in close proximity to the area's medical facilities, as called for in the comprehensive plan's vision for the Lawrenceville Highway Medical Area. The proposed homes will complement the residential neighborhood to the south and provide new housing options in walking distance to the orthopedic hospital and medical facilities, the church, and the City's Johns Homestead Park.

B. Will the proposed land use change adversely affect the existing use or usability of adjacent or nearby property or properties?

The change will have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed land use change is part of a rezoning application for a less intensive use than many uses that would be typical in the Institutional category.

C. Will the proposed land use change result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

It will not. See "Item B" above.

D. Is the amendment consistent with the written policies in the comprehensive plan text and any applicable small area studies?

Yes. The site's "Institutional" land use designation was merely a logical fit to describe the existing use. The comprehensive plan's vision for the Lawrenceville Highway Medical Area includes townhomes and other residential uses in proximity to the hospital to benefit the employees in the area.

E. Are there potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines?

Not applicable. The City limits are a quarter mile away, on the other side of I-285.

F. Are there other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change?

Most points have been discussed above. The attached "Analysis of Zoning Standards" provides additional background information. It is also worth noting that Emory's tract on Woodlawn Circle is zoned for a 49,500 SF office building. If built, it will further support the Medical Area vision and bring additional jobs and services in walking distance to the site.

G. Will there be an impact on historic buildings, sites, districts, or archaeological resources from the proposed change?

Not applicable. There are no historic buildings, sites, districts, or archeological resources onsite.

2997 LAWRENCEVILLE HWY
ENVIRONMENTAL SITE ANALYSIS

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1. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

See attached "Zoning Standards Analysis" and "Land Use Standards Analysis."

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

- a. **Wetlands:** No impact. Wetlands preserved.
- b. **Floodplain:** No impact. No floodplain onsite.
- c. **Streams/stream buffers:** No impact. 75' stream buffers provided. See site plan.
- d. **Slopes exceeding 25 percent over a 10-foot rise in elevation:** Protected.
- e. **Vegetation:** Vast majority of perimeter vegetation is preserved. See site plan.
- f. **Wildlife Species:** None. Build site has already been developed.
- g. **Archeological/Historical Sites:** None.

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3. **PROJECT IMPLEMENTATION MEASURES.** *Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.*

a. **Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.**

The proposed community will be located on the existing flat area that has already been cleared and graded. Our proposal protects the existing wetlands, provides a 75' buffer along the streams, and preserves the vast majority of the existing trees around the perimeter of the property. In addition, we will be replanting significant new trees into the currently wide-open areas.

b. **Protection of water quality.**

The church's existing detention ponds will remain, and our community will have an additional pond for stormwater management and water quality control, before it leaves out site. We will be removing large asphalt parking lots and the compacted sports fields. This will reduce the amount of oil and rubber runoff from vehicles, plus the fertilizer and pesticide runoff from the field turf. Currently a lot of the parking areas and field sheet flow their contaminants directly into the abutting creeks and straight into the lakes in the park.

c. **Minimization of negative impacts on existing infrastructure.**

The site is a quarter mile from I-285 and is served by Lawrenceville Highway, which carries an average of 26,000 cars per day (per GDOT data), so any change in its traffic will be imperceptible. The site is also served by Settlement Road and Woodlawn Circle, which already easily support larger users, including the church, the Emory facility, and the nearby medical offices.

Currently, the wide curves and poorly defined stops encourage speeding through the community, a concern for the families to the south, particularly those with small children. We have been asked to help address this existing condition by converting the irregular road by our proposed entrance into a small roundabout to force vehicles to slow, while still ensuring smooth traffic flow.

d. Minimization on archeological/historically significant areas.

None onsite; not applicable.

e. Minimization of negative impacts on environmentally stressed communities *where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.*

Not applicable.

f. Creation and preservation of green space and open space.

We are exceeding the City's 15% open space requirement by a wide margin. As shown on the attached site plans, we are providing $\pm 21\%$ open space, plus the buffer abutting the townhomes, so for all practical purposes, $\pm 35\%$ of the site will be open space.

g. Protection of citizens from the negative impacts of noise and lighting.

We are preserving wooded areas around the perimeter that will provide privacy for the existing houses as well as our new residents. Noise and lighting is more of a concern under the current OI zoning, which allows a variety of more intensive uses. Neighbors as far as Edinburgh Drive have expressed support for the removal of the tall floodlights.

h. Protection of parks and recreational green space.

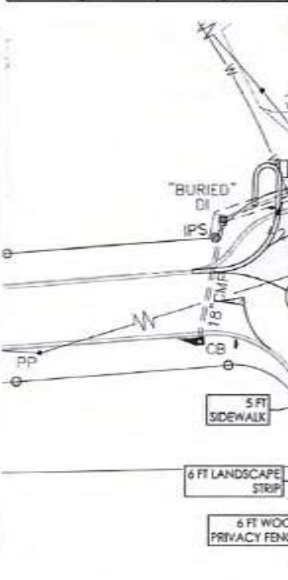
The church's ballfields and excess parking are privately owned. There is currently no public parks and rec space onsite, although the church has allowed the installation of a walking trail on its property abutting the City's Johns Homestead Park. At the request of the Friends of Johns Homestead, we are proposing to expand the existing trail, plus install 2 pedestrian bridges to link the north and south parts of Johns Homestead Park, and to donate them to the City to be added to the park.

i. Minimization of impacts to wildlife habitats.

We are protecting the entire wetland area and providing a 75' stream buffer. As shown on the site plan, the proposed community will be located on the existing flat area of the site that has already been cleared and graded, and the vast majority of the trees around the perimeter will be preserved. We will also be removing large areas of asphalt and replanting substantial trees on the interior of the site.

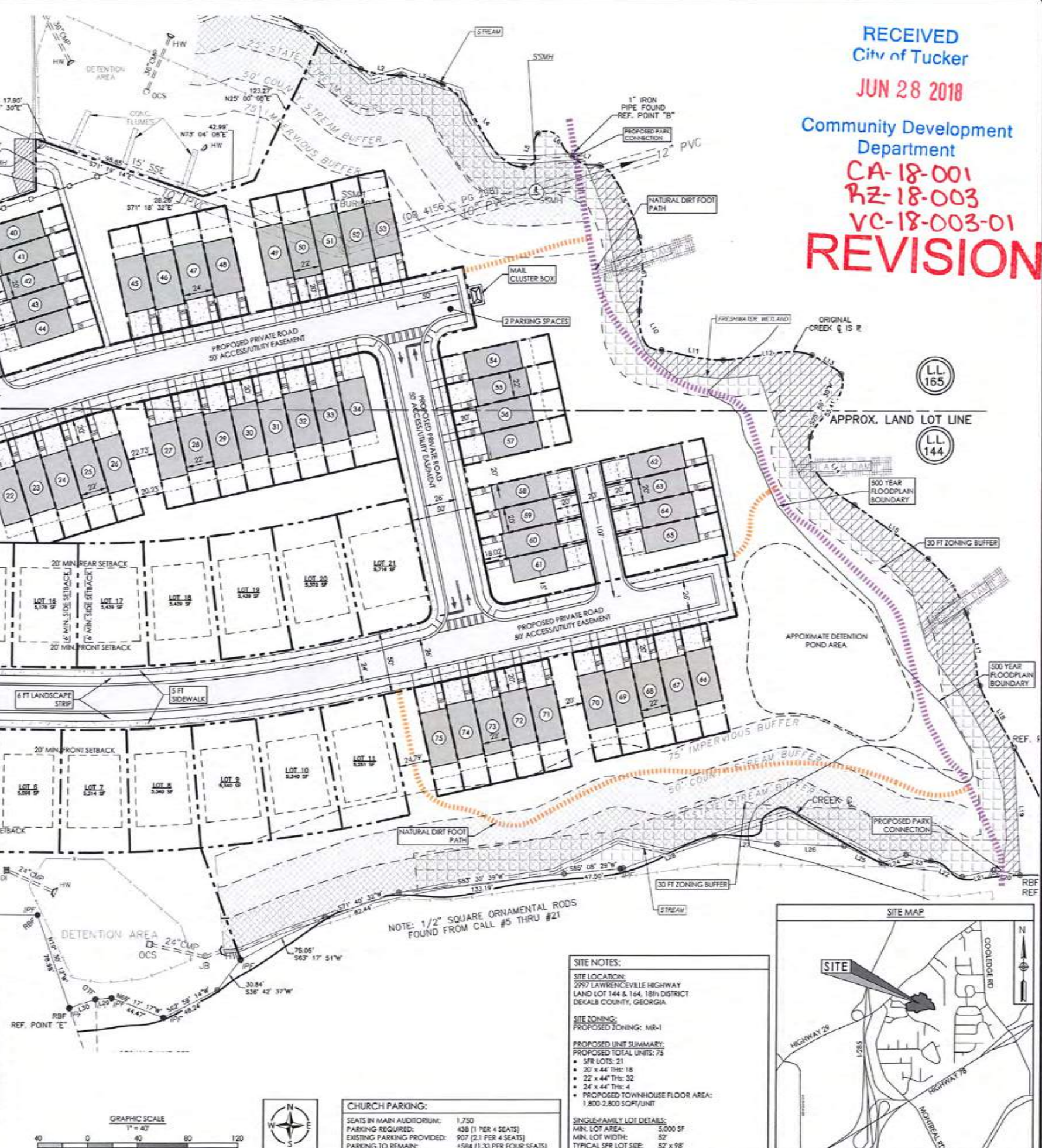
TOWNHOME LOT INFORMATION			
PARCEL	ACRES	SQFT	WIDTH
22	0.043	2738	35
23	0.045	1934	22
24	0.045	1947	22
25	0.045	1943	22
26	0.045	1947	22
27	0.045	1947	22
28	0.045	1947	22
29	0.045	1947	22
30	0.045	1947	22
31	0.045	1947	22
32	0.045	1947	22
33	0.045	1947	22
34	0.045	1947	35
35	0.039	1680	35
36	0.039	1680	20
37	0.039	1680	20
38	0.039	1680	20
39	0.039	1680	20
40	0.039	1680	20
41	0.039	1680	20
42	0.039	1680	20
43	0.039	1680	20
44	0.039	1680	35
45	0.049	2124	24
46	0.049	2124	24
47	0.049	2124	24
48	0.049	2124	24
49	0.049	1947	22
50	0.049	1947	22
51	0.049	1947	22
52	0.049	1947	22
53	0.049	1947	22
54	0.049	1947	22
55	0.049	1947	22
56	0.049	1947	22
57	0.049	1947	22
58	0.039	1680	20
59	0.039	1680	20
60	0.039	1680	20
61	0.039	1680	35

62	0.039	1680	20
63	0.039	1680	20
64	0.039	1680	20
65	0.039	1680	35
66	0.045	1947	22
67	0.045	1947	22
68	0.045	1947	22
69	0.045	1947	22
70	0.045	1947	22
71	0.045	1947	22
72	0.045	1947	22
73	0.045	1947	22
74	0.045	1947	22
75	0.045	1947	22



SFR LOT INFORMATION			
PARCEL	ACRES	SQFT	WIDTH
1	0.12	5096	52
2	0.12	5096	52
3	0.12	5096	52
4	0.12	5096	52
5	0.12	5096	52
6	0.12	5096	52
7	0.12	5314	52
8	0.12	5340	52
9	0.12	5340	52
10	0.12	5340	52
11	0.12	5251	52
12	0.13	5803	67.4
13	0.12	5178	52
14	0.13	5733	58.17
15	0.13	5681	57.64
16	0.12	5178	52.5
17	0.12	5439	52
18	0.12	5439	52
19	0.12	5439	52
20	0.12	5372	52
21	0.13	5714	58

LINE TABLE			LINE TABLE			LINE TABLE		
LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
L1	S54° 59' 03"E	39.91	L12	N87° 11' 58"E	71.06	L23	N07° 16' 11"W	20.71
L2	S81° 13' 23"E	32.36	L13	S57° 15' 17"E	27.59	L24	S71° 17' 22"W	21.07
L3	S78° 00' 49"E	34.79	L14	S32° 49' 50"E	65.31	L25	N64° 53' 21"W	32.79
L4	S44° 42' 48"E	92.49	L15	S54° 15' 44"E	73.14	L26	N88° 34' 02"W	53.37
L5	N23° 13' 02"E	26.90	L16	S35° 18' 20"E	53.40	L27	N82° 45' 01"W	51.28
L6	S57° 15' 11"E	32.57	L17	S10° 49' 52"E	58.80	L28	S70° 20' 29"W	77.38
L7	S71° 11' 15"E	24.08	L18	S29° 13' 36"E	58.89	L29	S85° 17' 55"W	12.74
L8	S28° 46' 14"E	65.31	L19	S2° 46' 36"E	101.85	L30	S71° 20' 05"W	22.03
L9	S0° 18' 12"E	58.85	L20	N79° 20' 38"W	21.53	L31	N1° 48' 47"E	12.40
L10	S28° 29' 58"E	36.36	L21	S78° 22' 29"W	25.72			
L11	S81° 20' 36"E	50.45	L22	N62° 59' 25"W	28.01			



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**PROPOSED RESIDENTIAL DEVELOPMENT
REHEBOTH BAPTIST CHURCH
DEKALB COUNTY, GA**

LOT DIVISION CONCEPT

DATE	BY	REVISION
DATE: MAY 16, 2018	TCC	THR
JOB NO.: 2018-087		
SCALE: AS SHOWN		

DRAWING NUMBER
C3.0
SHEET NUMBER 3

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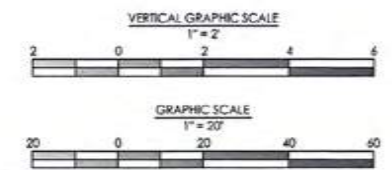
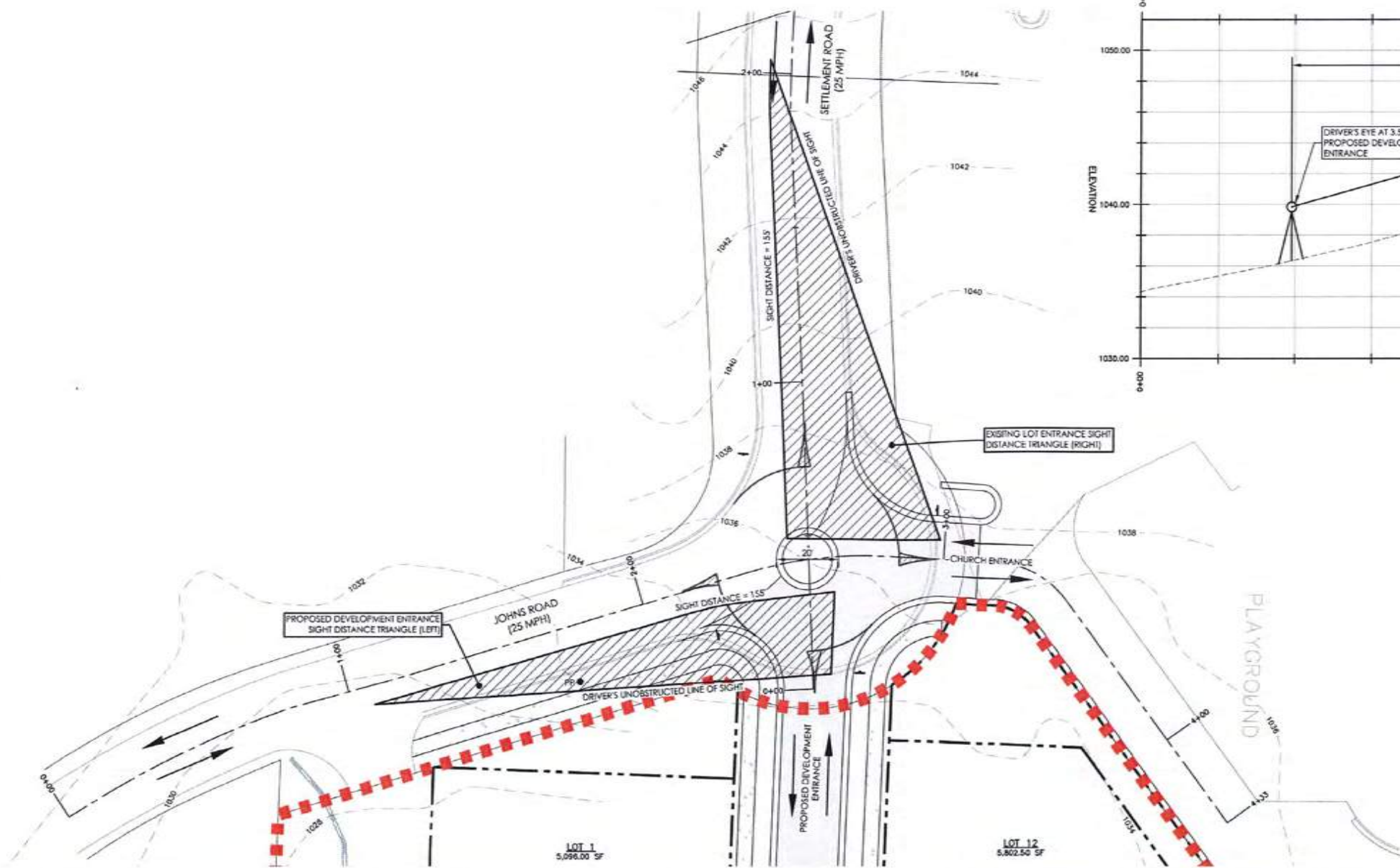
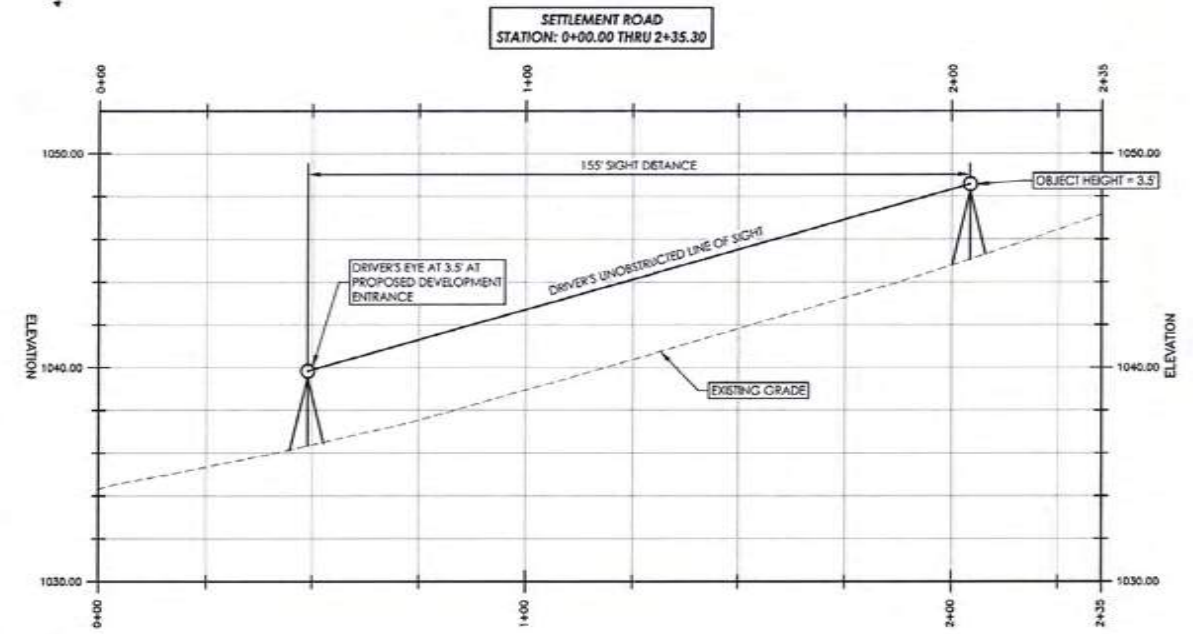
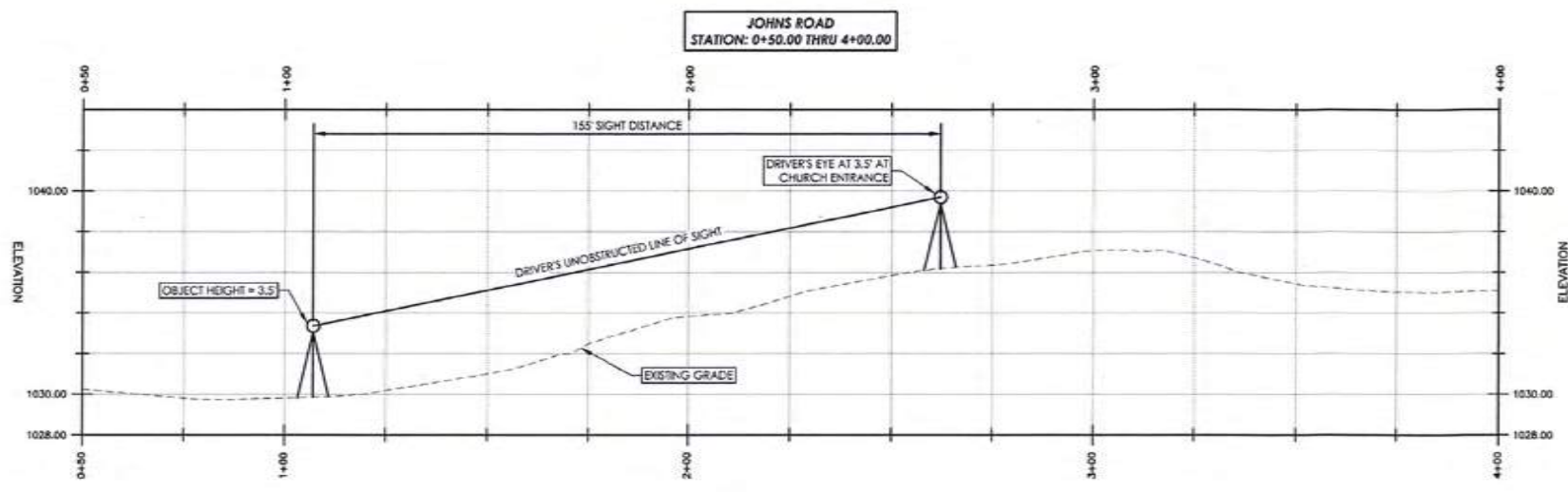
REVISIONS:

NO.	DATE	DESCRIPTION

PROPOSED RESIDENTIAL DEVELOPMENT
REHEBOTH BAPTIST CHURCH
DEKALB COUNTY, GA
DRIVEWAY SIGHT DISTANCE PLAN & PROFILE

ISSUED: 100
THRU: 100
DATE: MAY 18, 2018
JOB NO.: 2018-087
SCALE: AS SHOWN

DRAWING NUMBER
C4.0
SHEET NUMBER 4





SITE ANALYSIS		
Proposed residential site area	12.2 acres ±	
Existing zoning	OI	
Proposed zoning	MR-1	
DEVELOPMENT SUMMARY		
Proposed total units	75	
- Single-family detached lots	21	
- 20x44 townhomes	38	
- 22x44 townhomes	32	
- 24x44 townhomes	4	
Maximum density	8 units/acre	
Proposed density	6.15 units/acre	
Proposed open space (25% required)	± 4.32 ac. (35%)	
Proposed SFR lot coverage (65% max.)	± 59.99%	
Proposed TH lot coverage (85% max.)	± 79.99%	
Proposed TH parking (2 required)	2 car garage + 2 spaces in driveway	
Proposed TH parking (1.75 required)	2 car garage + 2 spaces in driveway	
ZONING REQUIREMENTS		
	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED
Min. lot width	50'	20' (variance)
Min. lot area	5,000 SF	1,000 SF
Min. heated square ft	1,000 SF	1,000 SF
Max. building height	35'	8 stories/45'
Min. front setback	0'	0' / 5' w/ alley
Min. side setback	6'	None
Min. rear setback	20'	15' / 10' w/ alley
Buffer abutting R zoning	None	30'

PRELIMINARY
NOT FOR
CONSTRUCTION

**MAXWELL-REDDICK
AND ASSOCIATES**

ENGINEERING &
LAND SURVEYING

40 JOL EDRADY BLVD
WILSONVILLE, GA 30698
P: (770) 487-7113
F: (770) 487-7128 FAX
www.mrared.com

11000 HAINES BRIDGE RD
SUITE 412
ALPHARETTA, GA 30009
P: (404) 488-1418
www.mrared.com

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA ENGINEERING ACT AND THE GEORGIA SURVEYING ACT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT NOR THE FITNESS OF THE PROJECT FOR ANY PARTICULAR PURPOSE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

REVISIONS:	

PROPOSED RESIDENTIAL DEVELOPMENT
 REHEBOTH BAPTIST CHURCH
 DEKALB COUNTY, GA
 OPEN SPACE CONCEPT

DESIGNED:	THR	CHECKED:	ICG
DATE:	MAY 18, 2018		
JOB NO.:	2018-087		
SCALE:	AS SHOWN		

DRAWING NUMBER
C7.0
SHEET NUMBER 7

RECEIVED
City of Tucker
JUN 28 2018

Community Development
Department
CA-18-001
RZ-18-003
VC-18-003-01
REVISION

SITE NOTES:

SITE LOCATION:
2997 LAWRENCEVILLE HIGHWAY
LAND LOT 144 & 164, 18th DISTRICT
DEKALB COUNTY, GEORGIA

SITE ZONING:
PROPOSED ZONING: MR-1

PROPOSED UNIT SUMMARY:
PROPOSED TOTAL UNITS: 75
• SFR LOTS: 21
• 20' x 44' TH: 18
• 22' x 44' TH: 32
• 24' x 44' TH: 4
• PROPOSED TOWNHOUSE FLOOR AREA:
1,800-2,800 SQFT/UNIT

SINGLE-FAMILY LOT DETAILS:
MIN. LOT AREA: 5,000 SF
MIN. LOT WIDTH: 52'
TYPICAL SFR LOT SIZE: 52' x 98'

OPEN SPACE NOTES:
OPEN SPACE REQUIRED: 1.83 ACRES (15%)
OPEN SPACE PROVIDED: 4.32 ACRES (35%)

