

APPLICATION

| APPLICANT INFORMATION | OWNER INFORMATION |
|--|---------------------------------------|
| NAME: <u>STS Development Group LLC</u> | NAME: <u>Arrow Communications LTD</u> |
| ADDRESS: <u>9827 Zebulon Road</u> | ADDRESS: <u>4152 Brownlee Dr</u> |
| CITY: <u>Zebulon</u> | CITY: <u>Tucker</u> |
| STATE: <u>GA</u> ZIP: <u>30295</u> | STATE: <u>GA</u> ZIP: <u>30084</u> |
| PHONE: <u>770-630-4061</u> | PHONE: _____ |
| CONTACT PERSON: <u>Shannon Mullinax</u> PHONE: <u>770-630-4061</u> | |
| CONTACT'S E-MAIL: <u>shannon@stsdevelopmentgroup.com</u> | |

| APPLICANT IS THE: | | |
|---|---|--|
| <input type="checkbox"/> OWNER'S AGENT | <input type="checkbox"/> PROPERTY OWNER | <input checked="" type="checkbox"/> CONTRACT PURCHASER |
| PRESENT ZONING DISTRICTS(S): <u>R-85</u> REQUESTED ZONING DISTRICT: <u>R-60</u> | | |
| PRESENT LAND USE CATEGORY: <u>SFD</u> REQUESTED LAND USE CATEGORY: <u>SFD</u> | | |
| LAND DISTRICT(S): <u>18</u> LAND LOT(S): <u>211</u> ACREAGE: <u>0.3</u> | | |
| ADDRESS OF PROPERTY: <u>2157 Saren Court, Tucker, GA 30084</u> | | |
| PROPOSED DEVELOPMENT: <u>Single Family Attached Residential</u> | | |
| CONCURRENT VARIANCES: <u>None</u> | | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|--|------------------------------|
| No. of Lots/Dwelling Units <u>19</u> | No. of Buildings/Lots: _____ |
| Dwelling Unit Size (Sq. Ft.): <u>2,000</u> | Total Building Sq. Ft. _____ |
| Density: <u>2.82 units / acre</u> | Density: _____ |

CITY OF TUCKER

MAR 24 2017

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UPDATED 8/12/2016

127-17-001



PRE-APPLICATION FORM

REZONING, COMPREHENSIVE PLAN AMENDMENT, SPECIAL LAND USE PERMIT, AND CONCURRENT VARIANCE

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Courtney Lankford at clankford@tuckerga.gov to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: STS Development

Site Address: 2157 Soren Court, Parcel Size: 6.745
4513 Lavista, 3614 + 3634 Lawrenceville

Proposal Description: 43 unit townhome development

Existing Zoning Designation and Case Number: R-85

Proposed Zoning Designation: RSM

Comprehensive Land Use Map Designation: SUB

Overlay District: N/A

Staff: Courtney Lankford Date: 11-15-16

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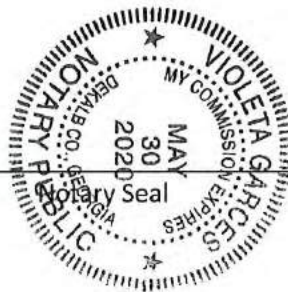
APPLICANT'S CERTIFICATION

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.

Shannon Mullinax 3/24/17
Signature of Applicant Date

Shannon Mullinax, Member
Type or Print Name and Title

Violeta Garces 03/24/17
Signature of Notary Public Date



CITY OF TUCKER
UPDATED 8/12/2016
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PROPERTY OWNER'S CERTIFICATION

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, Chester B. Parker Estate, authorize, STS Development, LLC,
(Property Owner) (Applicant)

to file for RZ, at 3634 R. Lawrenceville Hwy
(RZ, CA, SLUP, CV) (Address)

on this date March, 24, 2017
(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.

Patricia Moncrief, as Executrix of the estate of
Signature of Property Owner Date Chester B. Parker

PATRICIA Moncrief, daughter 11/22/16
Type or Print Name and Title

[Signature] 11/22/16
Signature of Notary Public Date Notary Seal



PROPERTY OWNER'S CERTIFICATION

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I, Robert Fanning Eaves, Jr, authorize, STS Development Group, LLC,
(Property Owner) (Applicant)

to file for RZ, at 3614 Lawrenceville Highway Tucker, GA 30084
(RZ, CA, SLUP, CV) (Address)

on this date March, 24, 20 17
(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.
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Robert Fanning Eaves, Jr 11/22/16
Signature of Property Owner Date

Robert Fanning Eaves, Jr

Type or Print Name and Title

Yolanda Renee Smith November 22, 2016
Signature of Notary Public Date Notary Seal



UPDATED 8/12/2016
CITY OF TUCKER
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PROPERTY OWNER'S CERTIFICATION

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, Arrow Communications LTD, authorize, STS Development Group, LLC,
(Property Owner) (Applicant)

to file for RZ, at 2157 Saren Court Tucker, GA 30084
(RZ, CA, SLUP, CV) (Address)

on this date March 24, 20 17
(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.
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Frederick W. Henderson

22 NOV 2016

Signature of Property Owner

Date

Frederick W. Henderson Owner

Type or Print Name and Title

Justin Proctor JUSTIN PROCTOR

11/22/2016

Signature of Notary Public

Date

Notary Seal



PROPERTY OWNER'S CERTIFICATION

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I, Fredrick W. Henderson, authorize, STS Development Group, LLC,
(Property Owner) (Applicant)

to file for RZ, at 4513 LaVista Road Tucker, GA 30084
(RZ, CA, SLUP, CV) (Address)

on this date March 24, 2017
(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.
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- 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.

Fredrick W. Henderson

22 NOV 2016

Signature of Property Owner

Date

Fredrick W. Henderson

Type or Print Name and Title

Justin Proctor JUSTIN PROCTOR

11/23/2016
Date

Notary Seal



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DISCLOSURE REPORT FORM

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:**

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

Signature: Shaw Mullenax Date: 3/24/17



STS Development Group LLC
9827 Zebulon Road
Zebulon, GA 30295

March 20, 2017

City of Tucker
4119 Adrian Street
Tucker, GA 30084

CITY OF TUCKER

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RZ-17-001

Re: Letter of Intent to Propose Modification to the City of Tucker Zoning Map

To Mayor and City Council,

This letter is being sent as notice of our intent to submit application for a proposed modification to the City of Tucker zoning map. Our proposed rezoning application will be applicable to the following tax map parcel numbers:

18 211 01 063 Containing approximately 0.3 acres
18 211 01 012 Containing approximately 4.0 acres
18 211 01 015 Containing approximately 1.6 acres
18 211 01 085 Containing approximately 0.6 acres

The total area proposed for rezoning under this application is 6.745 acres. A comprehensive boundary survey has been prepared with written legal descriptions for all four tracts and is being submitted with this application to show the exact areas considered for rezoning under this application. All four (4) of the parcels included in this rezoning application have a current zoning of **R-85** and are currently vacant. The proposed requested zoning for these tracts are **R-60** for use as a single family detached residential development.

The proposed development will include approximately 19 residential units and yield a net density of 2.82 units per acre. The developer proposes to build lots that conform to the requested R-60 zoning with a minimum of 6,000 square feet on each lot and a minimum lot width of sixty (60) feet. The developer proposes a minimum house size of 2,000 square feet.

The proposed rezoning plan was developed through an iterative process that included input from city staff and residents in the surrounding community. The developer initially proposed an RSM Zoning with up to 43 single family attached residential units (6.38 units per acre) that would have also conformed with the City's land use plan. The final plan submitted with this rezoning request represents a proposed compromise to reduce the density and to change the use from single family attached housing to single family detached housing. We feel that this is consistent with other infill developments in the immediate area of the project and will provide a good transition from the existing commercial and industrial zonings to the south and east of the proposed project site.

We ask that consideration be given to approve the requested rezoning application for these parcels as the proposed development is in compliance with the comprehensive land use plan for DeKalb County and no amendments to that plan would be required as a result of this rezoning. Please review the attached analysis of standards for further information related to the comprehensive land use plan and analysis of impacts to adjacent properties.

Please call with any questions.

Sincerely,



Shannon Mullinax
Member

CITY OF TUCKER

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Written Legal Description

Saren Court, Total Area - Exterior Boundary

All that tract or parcel of land lying and being in Land Lot 211, 18th District, City of Tucker, Dekalb County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the northeasterly right of way of Saren Court (60 foot right of way), said point being 500.0 feet southeasterly, as measured along said right of way, from the intersection of said right of way and the southeasterly right of way of Lavista Road; thence leaving said right of way of Saren Court N 63°35'57" E a distance of 130.61 feet to a 1/2 inch rebar found; thence S 26°18'32" E a distance of 67.51 feet to a 1/2 inch rebar set; thence N 64°20'02" E a distance of 229.38 feet to a 1/2 inch open top found; thence S 26°29'32" E a distance of 718.65 feet to a 1 inch crimp top found; thence N 87°49'10" E a distance of 228.50 feet to a 1/2 inch rebar found on the northwesterly right of way of the Seaboard Air Line Railway (100 foot right of way); thence continuing along said railroad right of way S 62°04'20" W a distance of 718.46 feet to a 1/2 inch open top found; thence leaving said railroad right of way N 01°24'08" W a distance of 146.59 feet to a 1 inch crimp top found; thence N 02°02'58" E a distance of 434.04 feet to a 1/2 inch rebar set; thence N 26°18'32" W a distance of 239.28 feet to a 1/2 inch rebar found; thence S 79°51'48" W a distance of 105.94 feet to a 1/2 inch rebar found on the northeasterly right of way of Saren Court; thence continuing along said right of way, along a curve to the left, following the curvature thereof, for an arc distance of 59.40 feet, said curve having a radius of 50.00 feet and being subtended by a chord of N 44°01'13" W 55.97 feet to a point; thence continuing along said right of way N 27°51'58" W a distance of 65.24 feet to the POINT OF BEGINNING. Said tract contains 293,821 square feet or 6.745 acres and is shown on an ALTA/NSPS land title survey and topographic survey for STS Development Group, LLC etal, dated October 13, 2016, by Barton Surveying, Inc., revised November 23, 2016.

CITY OF TUCKER

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R2-17-001

Written Legal Description

Saren Court, Tract 1

All that tract or parcel of land lying and being in Land Lot 211, 18th District, City of Tucker, Dekalb County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar found on the northeasterly right of way of Saren Court (60 foot right of way), said point being 500.0 feet southeasterly, as measured along said right of way, from the intersection of said right of way and the southeasterly right of way of Lavista Road; thence leaving said right of way of Saren Court N 63°35'57" E a distance of 120.54 feet to the POINT OF BEGINNING; thence N 63°35'57" E a distance of 10.07 feet to a 1/2 inch rebar found; thence S 26°18'32" E a distance of 67.51 feet to a 1/2 inch rebar set; thence N 64°20'02" E a distance of 229.38 feet to a 1/2 inch open top found; thence S 26°29'32" E a distance of 718.65 feet to a 1 inch crimp top found; thence S 88°44'52" W a distance of 403.96 feet to a point; thence N 02°02'58" E a distance of 261.50 feet to a 1/2 inch rebar set; thence N 26°18'32" W a distance of 387.51 feet to the POINT OF BEGINNING. Said tract contains 178,133 square feet or 4.090 acres and is shown as tract 1 on an ALTA/NSPS land title survey and topographic survey for STS Development Group, LLC etal, dated October 13, 2016, by Barton Surveying, Inc., revised November 23, 2016.

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Saren Court, Tract 2

All that tract or parcel of land lying and being in Land Lot 211, 18th District, City of Tucker, Dekalb County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar found on the northeasterly right of way of Saren Court (60 foot right of way), said point being 500.0 feet southeasterly, as measured along said right of way, from the intersection of said right of way and the southeasterly right of way of Lavista Road; thence leaving said right of way of Saren Court N 63°35'57" E a distance of 130.61 feet to a 1/2 inch rebar found; thence S 26°18'32" E a distance of 67.51 feet to a 1/2 inch rebar set; thence N 64°20'02" E a distance of 229.38 feet to a 1/2 inch open top found; thence S 26°29'32" E a distance of 718.65 feet to a 1 inch crimp top found; thence S 88°44'52" W a distance of 96.01 feet to the POINT OF BEGINNING; thence S 27°26'11" E a distance of 142.37 feet to point on the northwesterly right of way of the Seaboard Air Line Railway (100 foot right of way); thence continuing along said railroad right of way S 62°04'20" W a distance of 425.63 feet to a 1/2 inch open top found; thence leaving said railroad right of way N 01°24'08" W a distance of 146.59 feet to a 1 inch crimp top found; thence N 02°02'58" E a distance of 172.54 feet to a point; thence N 88°44'52" E a distance of 307.95 feet to the POINT OF BEGINNING. Said tract contains 80,153 square feet or 1.840 acres and is shown as tract 2 on an ALTA/NSPS land title survey and topographic survey for STS Development Group, LLC etal, dated October 13, 2016, by Barton Surveying, Inc., revised November 23, 2016.

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Written Legal Description

Saren Court, Tract 3

All that tract or parcel of land lying and being in Land Lot 211, 18th District, City of Tucker, Dekalb County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar found on the northeasterly right of way of Saren Court (60 foot right of way), said point being 500.0 feet southeasterly, as measured along said right of way, from the intersection of said right of way and the southeasterly right of way of Lavista Road; thence leaving said right of way of Saren Court N 63°35'57" E a distance of 130.61 feet to a 1/2 inch rebar found; thence S 26°18'32" E a distance of 67.51 feet to a 1/2 inch rebar set; thence N 64°20'02" E a distance of 229.38 feet to a 1/2 inch open top found; thence S 26°29'32" E a distance of 718.65 feet to a 1 inch crimp top found and the POINT OF BEGINNING; thence N 87°49'10" E a distance of 228.50 feet to a 1/2 inch rebar found on the northwesterly right of way of the Seaboard Air Line Railway (100 foot right of way); thence continuing along said railroad right of way S 62°04'20" W a distance of 292.83 feet to a point; thence leaving said railroad right of way N 27°26'11" W a distance of 142.37 feet to a point; thence N 88°44'52" E a distance of 96.01 feet to the POINT OF BEGINNING. Said tract contains 20,666 square feet or 0.474 acre and is shown as tract 3 on an ALTA/NSPS land title survey and topographic survey for STS Development Group, LLC etal, dated October 13, 2016, by Barton Surveying, Inc., revised November 23, 2016.

CITY OF TUCKER

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Written Legal Description

Saren Court, Tract 4

All that tract or parcel of land lying and being in Land Lot 211, 18th District, City of Tucker, Dekalb County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the northeasterly right of way of Saren Court (60 foot right of way), said point being 500.0 feet southeasterly, as measured along said right of way, from the intersection of said right of way and the southeasterly right of way of Lavista Road; thence leaving said right of way of Saren Court N 63°35'57" E a distance of 120.54 feet to a point; thence S 26°18'32" E a distance of 148.23 feet to a 1/2 inch rebar found; thence S 79°51'48" W a distance of 105.94 feet to a 1/2 inch rebar found on the northeasterly right of way of Saren Court; thence continuing along said right of way, along a curve to the left, following the curvature thereof, for an arc distance of 59.40 feet, said curve having a radius of 50.00 feet and being subtended by a chord of N 44°01'13" W 55.97 feet to a point; thence continuing along said right of way N 27°51'58" W a distance of 65.24 feet to the POINT OF BEGINNING. Said tract contains 14,869 square feet or 0.341 acre and is shown as tract 4 on an ALTA/NSPS land title survey and topographic survey for STS Development Group, LLC etal, dated October 13, 2016, by Barton Surveying, Inc., revised November 23, 2016.

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Analysis of Standards & Criteria

For

Saren Park

Land Lot 211, 18th District
City of Tucker, DeKalb County, Georgia

Prepared For

STS Development Group LLC
9827 Zebulon Road
Zebulon, Ga 30295

Prepared: March 20, 2017

Prepared By:



03/20/2017

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| Zoning Ordinance Section 7.3.5 | 2# |
| Zoning Ordinance Section 7.4.6 & 7.4.7 | 4# |
| Zoning Ordinance Section 7.5.3 | 4# |
| Exhibit 1 - Site Location Map..... | 5# |
| Exhibit 2 – Proposed Site Plan..... | 6# |
| Exhibit 3 – DeKalb County Comprehensive Plan - Central East Planning Area | 7# |

Project Summary

Saren Park is a proposed residential development located in the City of Tucker, Georgia that will include the construction of approximately 19 single family detached and attached residential units. The project will be located on approximately 6.745 acres of land located on Saren Court, south of Lavista Road, and being in Land Lot 211 of the 18th District of DeKalb County, Georgia. A site location map is attached as **Exhibit 1**.

The site is currently undeveloped and zoned R-85 and is proposed to be rezoned R-60 to allow for the proposed improvements. The proposed area occupied by the single family attached residences is approximately 3.41 acres or approximately 51% of the total development area. This will yield a proposed net density of 2.82 units per acre but will allow for approximately 28% of the development to be allocated to open space that will be mostly of undisturbed tree save areas. **Exhibit 2** is a copy of the proposed site plan that demonstrates the layout of the development.

Zoning Ordinance Section 7.3.4

There are no proposed changes to the comprehensive plan map required by the proposed development. Based on the DeKalb County Comprehensive Plan (**Exhibit 3**) the subject site is designated as suburban and conservation areas on the DeKalb County Recommended Character Areas for the Central East Planning Area. According to The City of Tucker Zoning Ordinance Article 2 Table 2.3, the proposed R-60 zoning district allows for the suburban character area. The proposed development will attain the suburban character through construction of single family detached housing using approximately 51% of the total site area. The conservation will be achieved through preservation of green space near the northeast property corner and the creek buffers along Burnt Fork Creek. Ultimately the site plan shows that 28% of the site area will be allocated to open space which includes large areas of undisturbed buffers and tree save areas.

Zoning Ordinance Section 7.3.5

The R-60 zoning allows for lot sizes of 6,000 square feet with a minimum lot width of sixty (60) feet. The applicant is proposing to comply with these requirements. Having reviewed the comprehensive plan and zoning ordinances for the requested zoning, below is an analysis of the standards and factors considered for review of the amendment to the Official Zoning Map of The City of Tucker:

- A. As stated above, the proposed development does not require a change to the comprehensive plan and as proposed will be in conformance with the existing comprehensive plan.
- B. The proposed single family detached use of the subject property under a residential single family zoning of R-60 will serve as a transition from Industrial (M) and commercial (C-2) zoned uses to the south to the single family residential use (R-85) on adjacent properties to the north, east and

west. This is a commonly accepted approach to blending extreme zonings that are in close proximity to each other.

- C. The current zoning of R-85 does not have a reasonable economic value for the subject site. To be in compliance with the existing comprehensive plan, the site would need to have the portions along the existing creek buffers and flood plain in preservation. This leaves the only usable portion of the site to be far removed from the existing public roadway. Construction of infrastructure to gain access to the usable portions of the land would require higher densities than the current zoning allows to offset the additional costs related to this infrastructure.
- D. The proposed zoning should not adversely affect the existing uses of surrounding properties. The proposed development is for a residential use and is consistent with properties to the north, east and west. Although the density is higher, the proposed development will be single family and will be within the same price range as surrounding homes. As stated previously, the proposed use will also provide a good transition to the industrial and commercial zoning to the south. This development should have no impacts on those existing uses as well. The proposed development is similar to other infill developments located nearby. An example is Hannah Lane located just west of and adjacent to the lots located along the west side of Saren Court.
- E. There are no known existing or changing conditions that would affect the use of the development as proposed.
- F. There are no known historic buildings, sites, districts, or archaeological resources on the project site or expected to be adversely affected by the proposed development.
- G. There are no expected impacts by the proposed development to existing infrastructure. The site is currently served by a local street with only 11 existing homes. After the proposed development is complete, the total number of residential homes served will be 30. The existing local street will have capacity to accommodate this number of homes without reclassification or upgrades.

The site is currently served by DeKalb County with public water and sewer. A public water main exists at the proposed entrance to the development. This main will be extended throughout the development to provide water service and fire protection for the proposed residential units and amenities. An existing sewer main bisects the property and is proposed to be extended throughout the development to provide sewer service to the proposed residential units and the community club house. The developer will confirm that adequate water pressure exists for fire flow protection and existing sewer capacity is available prior to beginning construction.

- H. The project will utilize watershed buffers and tree save areas to preserve large areas of the site from being developed and to protect existing wetlands, state waters, flood plain, and specimen trees on the site. Appropriate storm water management facilities will be designed and

installed to ensure that there will be no expected adverse impacts downstream from the proposed development. See environmental site analysis for the site for additional information.

Zoning Ordinance Section 7.4.6 & 7.4.7

The applicant plans to build the proposed development within the requirements of the requested zoning. This request for amending The City of Tucker Zoning Map does not currently require any special land use permits to support the proposed development. Therefore, no concurrent special land use applications are being requested.

Zoning Ordinance Section 7.5.3

The applicant plans to build the proposed development within the existing zoning ordinances and development regulations. This request for amending The City of Tucker Zoning Map does not currently require any variances to support the proposed development. Therefore, no concurrent variance applications are being requested.

EXHIBIT 1 - SITE LOCATION MAP

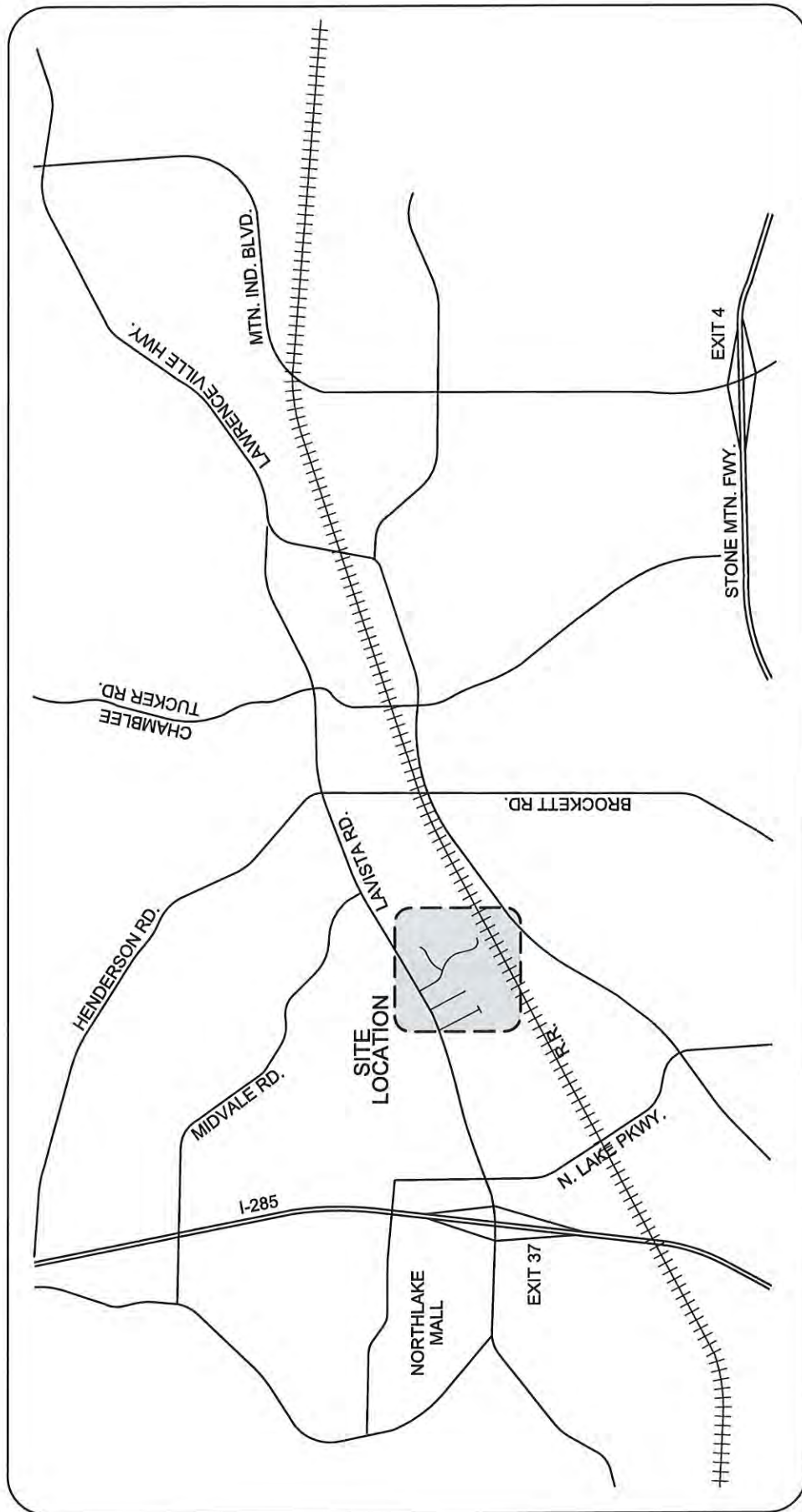
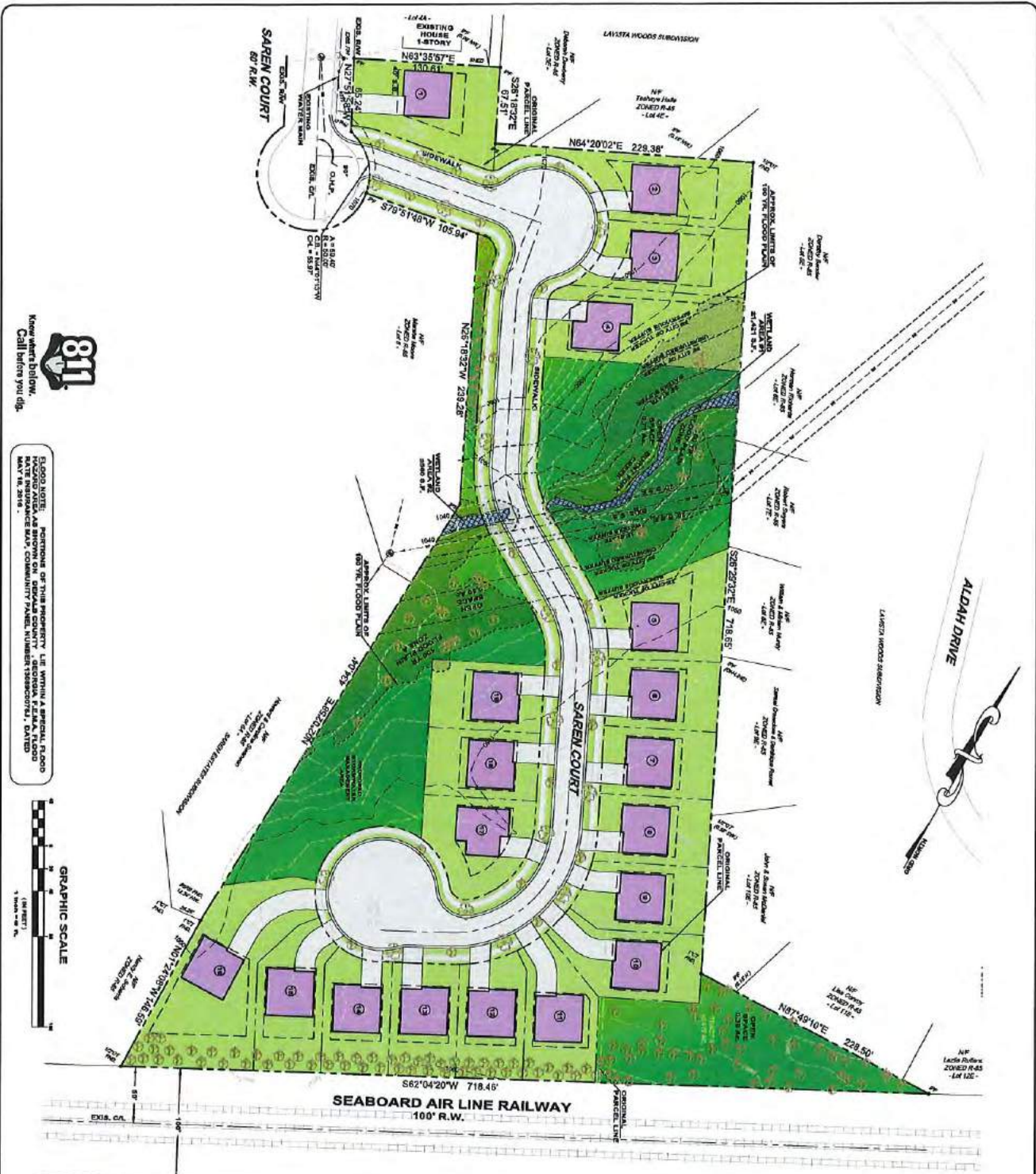


Exhibit 2 - Proposed Site Plan



811
 Know what's below.
 Call before you dig.

811
 FLOOD NOTE:
 PORTIONS OF THIS PROPERTY Lie WITHIN A SPECIAL FLOOD
 HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP
 MAY 18, 2015.



| LOT | AREA | PERCENTAGE | PERCENTAGE |
|-------|--------|------------|------------|
| 1 | 5,641 | 1.71% | 1.71% |
| 2 | 5,641 | 1.71% | 1.71% |
| 3 | 5,641 | 1.71% | 1.71% |
| 4 | 5,641 | 1.71% | 1.71% |
| 5 | 5,641 | 1.71% | 1.71% |
| 6 | 5,641 | 1.71% | 1.71% |
| 7 | 5,641 | 1.71% | 1.71% |
| 8 | 5,641 | 1.71% | 1.71% |
| 9 | 5,641 | 1.71% | 1.71% |
| 10 | 5,641 | 1.71% | 1.71% |
| 11 | 5,641 | 1.71% | 1.71% |
| 12 | 5,641 | 1.71% | 1.71% |
| 13 | 5,641 | 1.71% | 1.71% |
| 14 | 5,641 | 1.71% | 1.71% |
| 15 | 5,641 | 1.71% | 1.71% |
| TOTAL | 84,615 | 25.71% | 25.71% |

DEVELOPMENT DATA:

1. Current Zoning: R-45
2. Proposed Zoning: R-45
3. Total Lot Area: 3.41 Acres (51%)
Right of Way: 1.41 Acres (21%)
Open Space: 1.99 Acres (28%)
4. Proposed Use: Single Family Detached
5. Minimum House Size: (Based on House Sheet) Proposed Unit Size: 1,800 Sq. Ft.
6. Minimum Lot Size: SFD = 6,000 Sq. Ft. Proposed Lot Size: 5,641 Sq. Ft.
7. Lot Width: 60'
8. Right of Public Street: 3975 L.F.
9. Setback: Front - 20' (Unless Noted) Rear - 30' Side - 7.5' Side Corner - 20'
10. Sewer: Public
11. Water: Public
12. Vertical Datum: NAVD 1988

24 HR. CONTACT
SHANNON MULLINAX
 770-630-4061

ZONING MAP NOTES:

1. BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND ANY ADJACENT PROPERTIES SHALL BE SHOWN TO THE MAXIMUM FEASIBILITY. THE SHOWN TOPOGRAPHY SHALL BE BASED ON THE MOST RECENT AVAILABLE TOPOGRAPHIC SURVEY OR OTHER SOURCE OF DATA WHICH IS AT LEAST THREE (3) FEET ABOVE THE 1985 MSL.
2. THE FLOOD ELEVATION SHALL NOT BE SUBJECT TO THIS SECTION.
3. THE FLOOD ELEVATION SHALL NOT BE SUBJECT TO THIS SECTION.
4. THE FLOOD ELEVATION SHALL NOT BE SUBJECT TO THIS SECTION.
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19. THE FLOOD ELEVATION SHALL NOT BE SUBJECT TO THIS SECTION.
20. THE FLOOD ELEVATION SHALL NOT BE SUBJECT TO THIS SECTION.

PROJECT NAME
 SAREN COURT 80D
 LAND LOT 211, 18TH DISTRICT
 CITY OF YUCCER, DEKALB COUNTY, GEORGIA

CLIENT NAME
 818 DEVELOPMENT GROUP LLC
 818 2250 N. HIGHWAY 242
 ZEBULON, GA 30288

ZONING
 ZONING SITE PLAN
1.0

PERSPECTIVE ENGINEERING
 4195 Wade Green Road, #625
 Kennesaw, Georgia 30144
 Ph: (878) 697-1903

DWG: 2016-009-ZONING-R7
DATE: 03/16/17

JOB NUMBER: 2016-009
DRAWN BY: J.L.J.

| REVISIONS |
|-----------|
| |
| |
| |
| |
| |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

| Area of Consideration | Relevance to Central East Planning Area |
|--|---|
| Significant Natural or Cultural Resources | <ul style="list-style-type: none"> • Includes all parks, floodplains, wetlands and other environmentally sensitive areas. • Greenspace and Park Bond Acquisitions <ul style="list-style-type: none"> ◊ These areas include parks, greenspace, environmental resources and cultural resources • Registered & Proposed Historic Districts/Areas |
| Rapid Development/Land Use Change | With the exception of the southeastern portion of the area, development in the Central East Planning Area is more evenly spread out throughout the area relative to the rest of the county. |
| Development has/will Outpace Facilities/Transportation | Refer to Congested Corridor Map |
| Improvement to Aesthetics / Attractiveness / Re-development | <p>Older, aesthetically unattractive, underutilized or vacant strip commercial centers:</p> <ul style="list-style-type: none"> • Lawrenceville Highway • Memorial Drive • Chamblee Tucker & I-285 • Pleasantdale Road from Chamblee Tucker Road to Shadow Walk Lane |
| Large Abandoned Structures | <p>Older/Underutilized Strip Commercial Centers</p> <ul style="list-style-type: none"> • Centers Identified in Improvements to Aesthetics/Attractiveness/Redevelopment common especially when a major retailer leaves due to market conditions |
| Significant Infill Development Opportunities | <p>Commercial/Residential Infill Development</p> <ul style="list-style-type: none"> • Centers Identified in Improvements to Aesthetics/Attractiveness/Redevelopment & Large Abandoned Structures that contain substantially under utilized or vacant structures. • Encouraged around commercial/employment centers/transit stations • The downtown Tucker area located around the convergence of La Vista Road and Lawrenceville Highway has commercial, residential and mixed use infill development potential that could take advantage of its pedestrian friendly street network and potential for higher density development. <p>Residential Infill Development</p> <ul style="list-style-type: none"> • Currently scattered around the planning area and not as prevalent as the Central west and Northern Planning Areas. The areas have the potential to increase in residential infill development as the activity expands from the Central East Planning Area. |
| Significant Disinvestment / Poverty / Levels and/or Unemployment | Refer to Areas of Special Attention Map |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

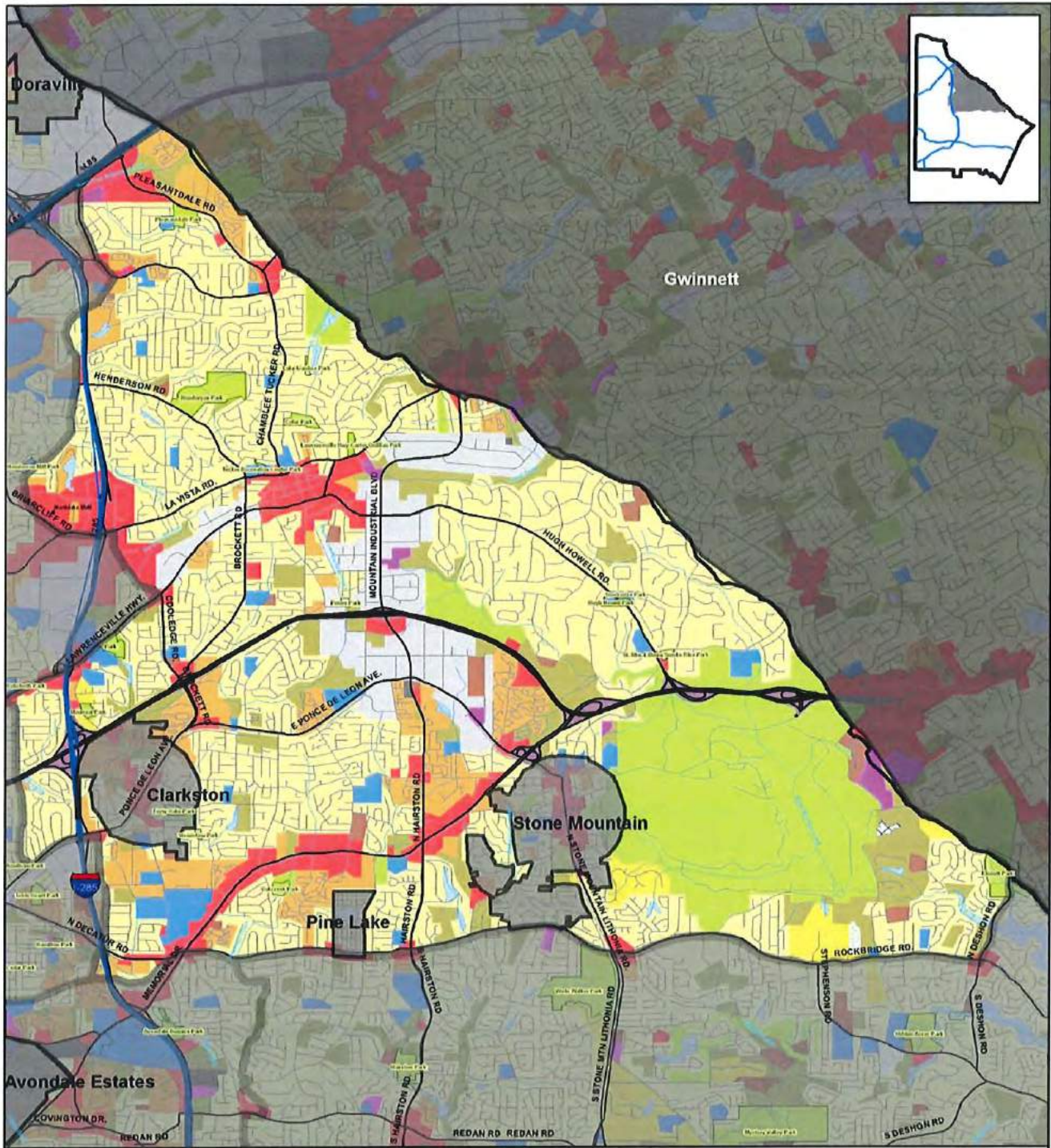
| Recommended Character Area | Central East Planning Area 4 Location/Description |
|--|---|
| Conservation/Greenspace | Includes all parks, floodplains, wetlands and other environmentally sensitive areas. |
| Linear Greenspace, Trail & Pedestrian/Bike Network | Refer to Central East Planning Area Character Area Map |
| Suburban | Most residential sections within planning area |
| Neighborhood Center | <ul style="list-style-type: none"> ◇ Chamblee Tucker & Tucker Norcross Road ◇ DeKalb Technical College Area (Memorial Drive & N Decatur Road), Village Square Shopping Center Area and Hairston Road & Central Drive <ul style="list-style-type: none"> • Supports proposed Bus Rapid Transit Station as part of the MARTA Memorial Drive BRT Study . • Supports Memorial Drive Economic Development Strategic Action Plan. ◇ Rockbridge Road & Stone Mountain Lithonia Road |
| Town Center | <ul style="list-style-type: none"> ◇ The downtown Tucker area has been recommended for this designation in order to support the Tucker Livable Center Initiative small area study that will be discussed in further detail in the Community Agenda. ◇ I-285 & Chamblee Tucker Road |
| Regional Activity Center | Northlake Mall and surrounding area. This recommendation also supports the Northlake Livable Center Initiative small area study that will be discussed in further detail in the Community Agenda. |
| Corridors | Refer to Central East Planning Area Character Area Map |
| Light Industrial | <p>Light Industrial areas mixed in with warehouse and distribution uses:</p> <ul style="list-style-type: none"> • Stone Mountain Industrial Park - along Mountain Industrial Boulevard • Intersection of I-85 & I-285 • Lawrenceville Highway Corridor |

EXHIBIT 3

DeKalb County Comprehensive Plan 2005-2025

Community Assessment

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

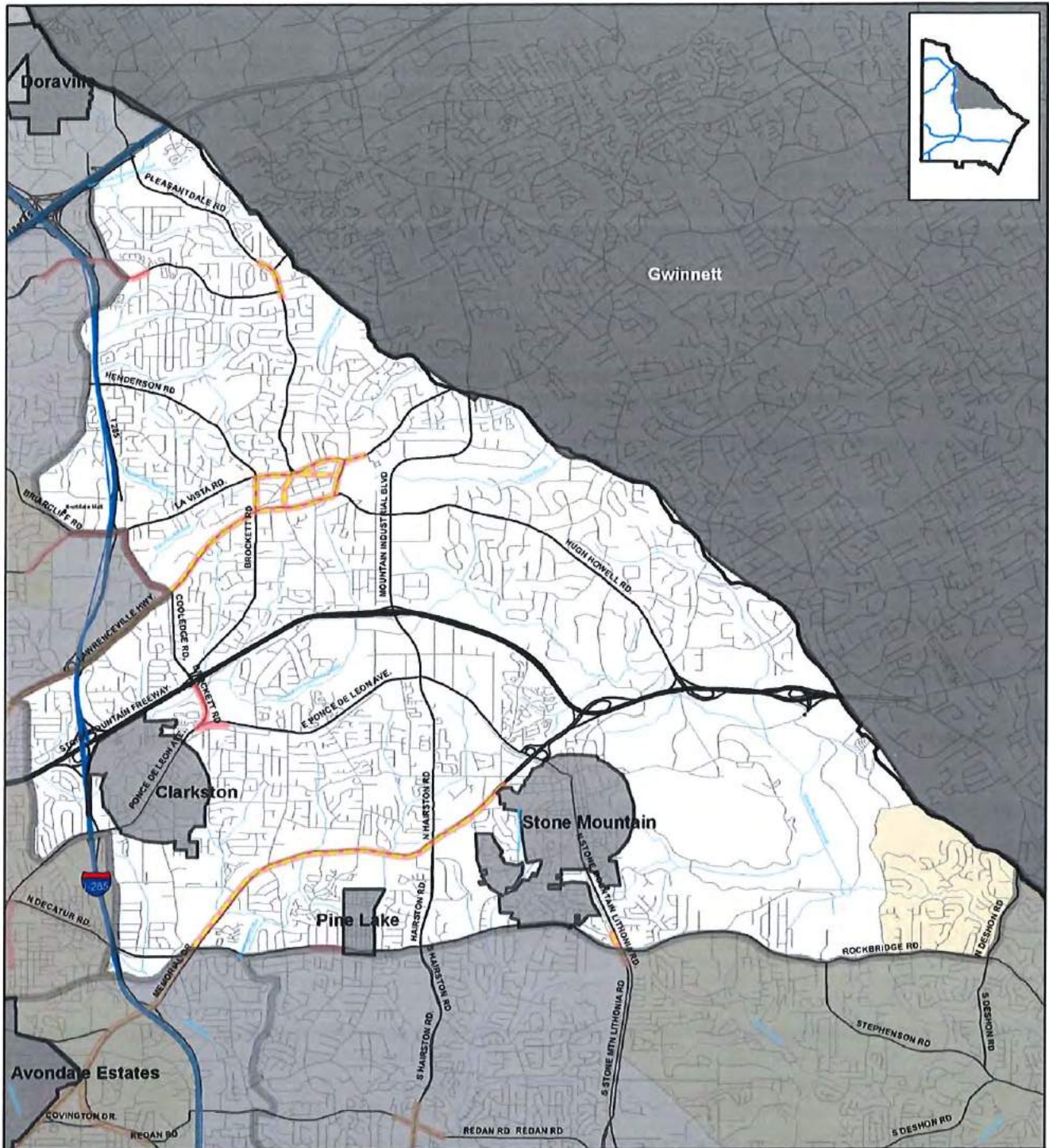


DeKalb County Existing Land Use - Central East Planning Area

| | | | | |
|--|--|---|---|--|
| | Railroads MARTA Stations Parks MARTA Rail | Land Use Classification Residential - High Density (Lot<1/4 Acre) Residential - Medium Density (1/4 to 2 Acre Lots) Residential - Low Density ((2 to 5 Acre Lots) Commercial Industrial/Commercial Industrial/Quarries | Institutional Highway Right-of-Way Transportation/Communication/Utility Golf Courses Parks Other Urban Agricultural | Transitional Forest/Undeveloped Rivers/Lakes Wetlands Exposed Rock |
| | Created: 4/17/08 Source: DeKalb County Planning & Development Dept/GIS Dept Atlanta Regional Commission *Land Use based on ARC 2003 Land Pro data | | | |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS



DeKalb County Areas Requiring Special Attention - Central East Planning Area

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> — Railroads ● MARTA Stations ■ MARTA Rail | <ul style="list-style-type: none"> ■ Areas Requiring Special Attention ■ Infill Development Opportunities (commercial corridors) ■ Aesthetics/Redevelopment (commercial corridors) ■ Rapid Development/Land Use Change |
| | <p>Created: 4/17/06 Source: DeKalb County Planning & Development Dept./GIS Dept Atlanta Regional Commission</p> | |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

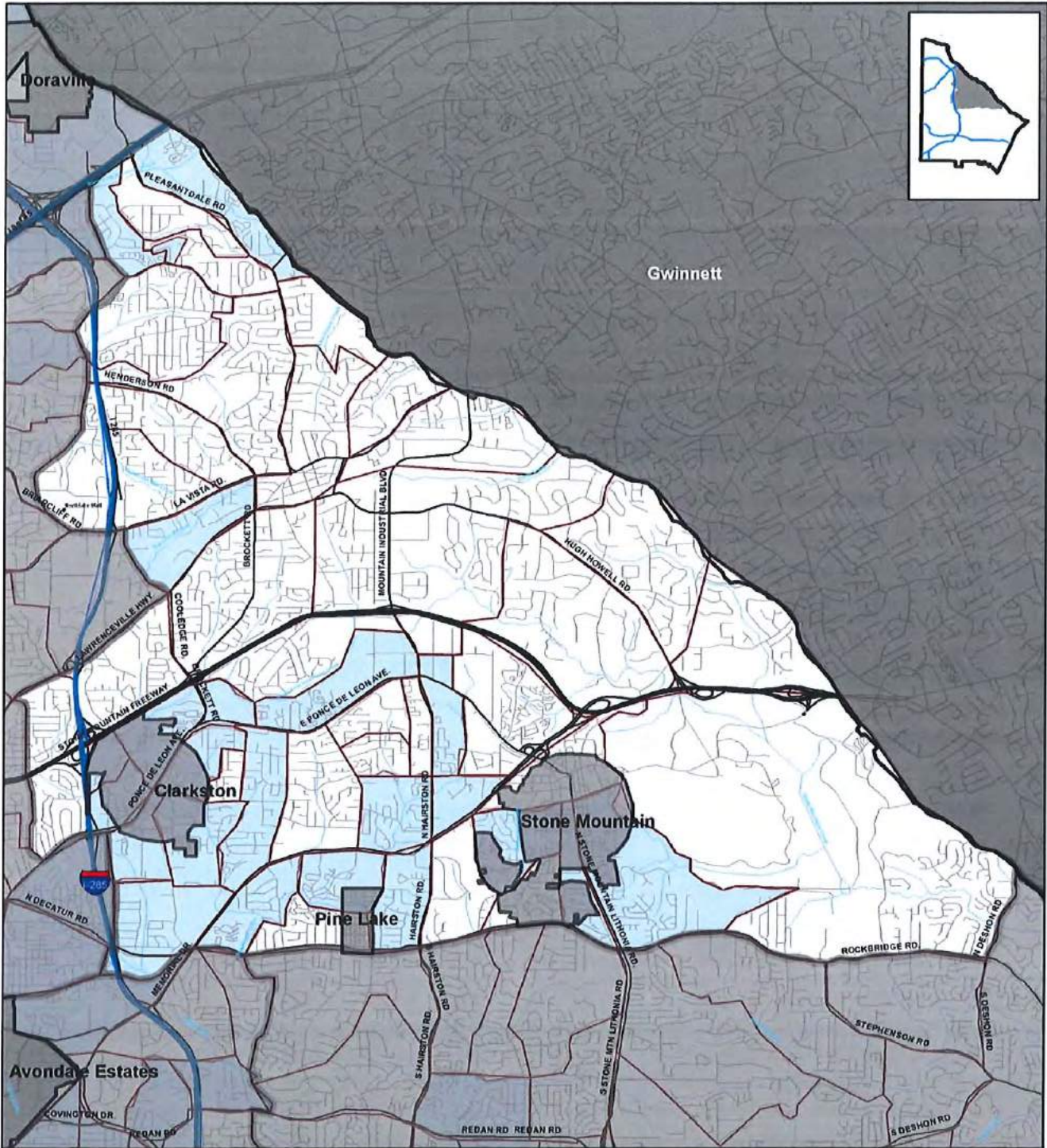


DeKalb County Areas Requiring Special Attention - Central East Planning Area

| | | | |
|--|---|----------------|---|
| | | Railroads | Areas Requiring Special Attention Natural/Cultural Resources |
| | | MARTA Stations | Historic Districts/Areas |
| | Created: 4/17/06 Source: DeKalb County Planning & Development Dept/GIS Dept Atlanta Regional Commission | MARTA Rail | Nationally & Locally Registered Historic Sites |
| | | Parks | Greenspace or Park Bond Acquisition |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

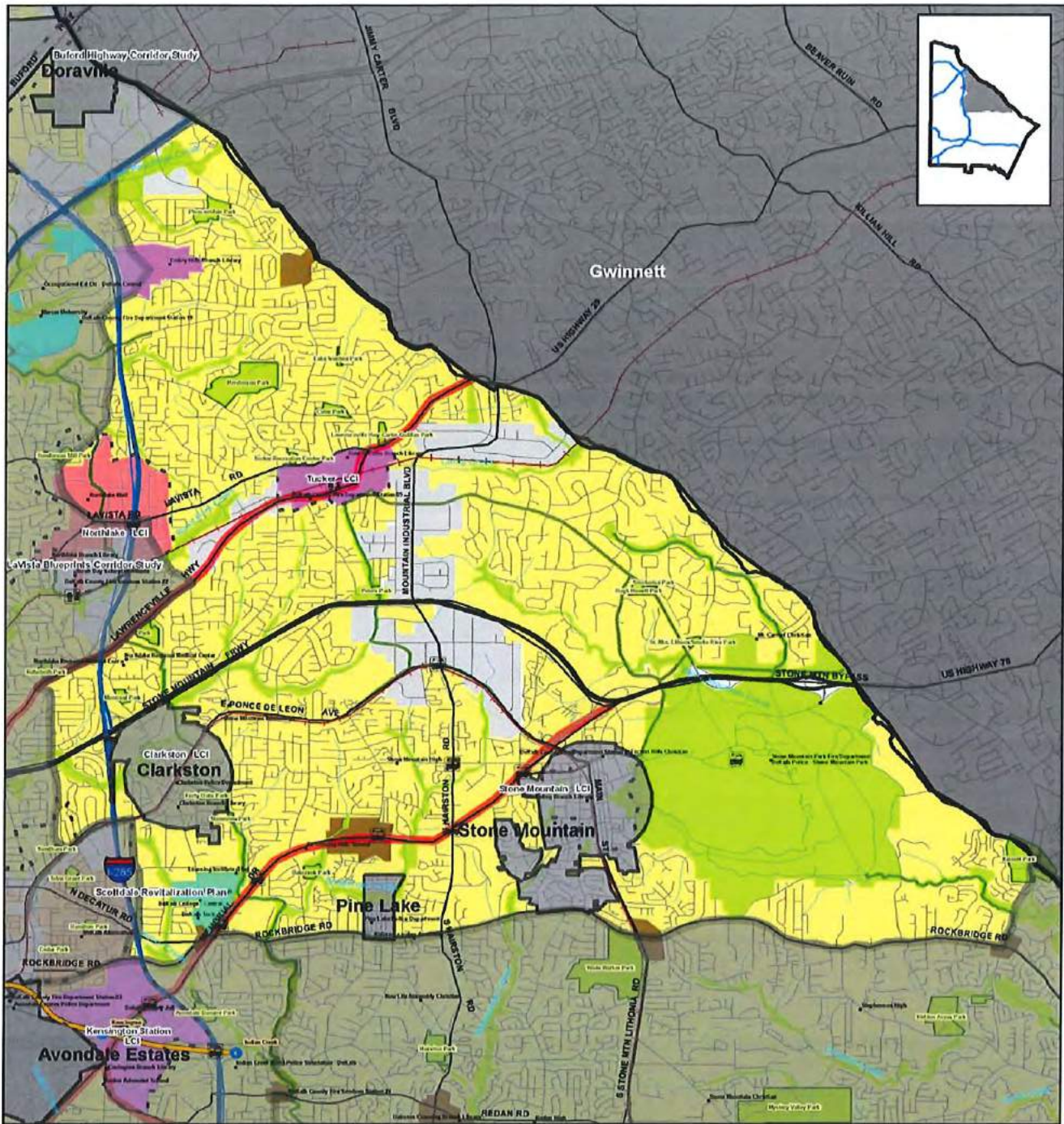


DeKalb County Areas Requiring Special Attention - Central East Planning Area

| | | |
|--|---|---|
| | <p>0 0.5 1 Miles</p> | <p>— Railroads Areas Requiring Special Attention</p> <p>● MARTA Stations □ Low-Income Block Groups (CTP Environmental Justice Low Income Pop)</p> <p>■ MARTA Rail □ 2000 Census Block Groups</p> |
| | <p>Created: 4/17/06 Source: DeKalb County Planning & Development Dept./GIS Dept (Atlanta Regional Commission)</p> | |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS



Created: 10/27/08
 Source: DeKalb County Planning & Development Dept./GIS Dept /Atlanta Regional Commission

DeKalb County Recommended Character Areas - Central East Planning Area

| | | | | |
|--|---|---|--|---|
| <p>Recommended Character Areas</p> <ul style="list-style-type: none"> Conservation/Greenspace Rural Residential Suburban Traditional Neighborhood Neighborhood Center | <p>Town Center</p> <ul style="list-style-type: none"> Regional Activity Center Office Park/Institutional Light Industrial Industrial | <p>Linear/Corridor Character Areas</p> <ul style="list-style-type: none"> Commercial Redevelopment Corridor Scenic Corridor Linear Green Space (From DeKalb CTP) | <p>DeKalb CTP - Proposed Transit Facilities</p> <ul style="list-style-type: none"> BRT Station Rail Commuter/Shuttle Station Streetcar Station Transit Center | <p>Studies/Projects</p> <ul style="list-style-type: none"> MARTA Stations MARTA Rail Parks |
|--|---|---|--|---|



Environmental Site Analysis Report

For

Saren Park

Land Lot 211, 18th District
City of Tucker, DeKalb County, Georgia

Prepared For

STS Development Group LLC
9827 Zebulon Road
Zebulon, Ga 30295

Prepared: March 20, 2017

Prepared By:



03/20/2017

CITY OF TUCKER

MAR 24 2017

RECEIVED

RZ-17-001

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Project Summary

Saren Park is a proposed residential development located in the City of Tucker, Georgia that will include the construction of approximately 19 single family detached residential units. The project will be located on approximately 6.745 acres of land located on Saren Court, south of Lavista Road, and being in Land Lot 211 of the 18th District of DeKalb County, Georgia. A site location map is attached as **Exhibit 1**.

The site is currently undeveloped and zoned R-85 and is proposed to be rezoned R-60 to allow for the proposed improvements. The proposed area occupied by the single family detached housing is approximately 3.41 acres or approximately 51% of the total development area. This will yield a proposed net density of 2.82 units per acre but will allow for approximately 28% of the development to be allocated to open space that will be a mixture of mostly undisturbed tree save areas. **Exhibit 2** is a copy of the proposed site plan that demonstrates the layout of the development.

The project will utilize watershed buffers and tree save areas to preserve large areas of the site from being developed and to protect existing wetlands, state waters, flood plain, and specimen trees on the site. Appropriate storm water management facilities will be designed and installed to ensure that there will be no expected adverse impacts downstream from the proposed development.

Conformance With Comprehensive Plan

As mentioned above, Saren Park is proposed to be zoned R-60 for construction of single family detached housing. This proposed development proposes to provide a transition from the adjacent property with industrial and commercial zoning south of the project site to the adjacent property with R-85 residential zoning to the north, east and west of the proposed project site.

Based on the DeKalb County Comprehensive Plan (**Exhibit 6**) the subject site is designated as suburban and conservation areas on the DeKalb County Recommended Character Areas for the Central East Planning Area. According to The City of Tucker Zoning Ordinance Article 2 Table 2.2, the proposed R-60 zoning district allows for the suburban character area. The proposed development will attain the suburban character through construction of single family detached housing using approximately 51% of the total site area. The conservation will be achieved through preservation of tree save areas near the northeast property corner and the creek buffers along Burnt Fork Creek. Ultimately the site plan shows that approximately 28% of the project area will be allocated to open space which includes large areas of undisturbed buffers and tree save areas.

The R-60 zoning allows for 6,000 sf lots with a minimum width of sixty (60) feet. The applicant is proposing to comply with these requirements without the need for variances. The development only proposes 2.82 units per acre and will be within the allowance for the R-60 zoning.

Wetlands

According to the National Wetlands Inventory map published by the U.S. Fish and Wildlife Service, there are known Riverine wetlands present within the project area. An independent field survey was performed by Kendall & Associates, Inc. to confirm the presence of wetlands to be within the banks of the perennial stream (Burnt Fork Creek) on the property. **Exhibit 3** shows the project and surrounding areas as they relate to identified wetlands located the National Wetlands Inventory Map. The site plan submitted for rezoning application shows the field located locations of these wetlands.

The proposed development will not impact more than 0.1 acres of wetland on-site and will therefore require no Army Corp of Engineer (ACOE) permits. The project proposes to utilize an existing stream crossing for access the back half of the property. The existing stream crossing will require an extension of the existing pipe but will not exceed the 100 linear feet of maximum impact to stream channels allowed by the exemptions in the general permits. A pre-construction notification will be utilized to notify the ACOE of the exempt activities. All wetlands will be protected during construction activities by use of Best Management Practices (BMPs) approved for use by the Manual for Erosion & Sediment Control in Georgia (Green Book). A plan will be prepared prior to construction to show the exact methods that will be employed on site to be specific to the proposed grades and drainage patterns.

Floodplain

Based on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 13089C0076J last revised May 16, 2013, portions of this site lie within Flood Zone A. A copy has been included as **Exhibit 4**. A field survey, included as **Exhibit 5**, has been prepared by Barton Surveying, Inc. and dated October 20, 2016 showing the approximate limits of the flood zone shown related to the project boundary and topography. These limits have also been identified on the site plan submitted with the rezoning application and attached as **Exhibit 2**.

The proposed project is not expected to have any impact on the existing flood plain. No proposed buildings will be within the existing flood plain. There is an existing creek crossing that has already been considered in determining the approximate flood limits upstream of the crossing as shown on the FIRM panel. Additional storm water runoff volume will be managed with a storm water management facility that will control the post-developed peak runoff rates to a level less than the pre-developed peak runoff rates for the project. In addition, an analysis will be performed to determine that the downstream basin will not adversely be impacted at a point downstream where the project comprises at least 10% of the total basin area contributing to the storm water runoff.

Streams / Stream Buffers

There is an existing perennial stream on the property (Burnt Fork Creek) that will require 25' state waters buffers, 50' undisturbed buffers as required by The City of Tucker, and 75' impervious buffers as required by The City of Tucker. A field Survey (**Exhibit 5**) has been prepared by Barton Surveying, Inc. which identifies the exact location of the

stream. This location has been shown on the site plan submitted with the rezoning application.

A single road crossing will be utilized at the existing stream crossing on the site to access the back half of the property. This road crossing will be located at an existing creek crossing on site. This existing crossing may have to be improved to meet current standards but will not impact more than 100 feet of stream including area already impacted by the existing storm culverts. This will be the only proposed construction activity within the stream buffers and is considered an exempt activity for requiring stream buffer variances. A plan that utilizes the BMPs approved by the Green Book will be implemented on site during construction to prevent adverse impacts to the streams and stream buffers on site. No stream buffer variances will be required as a result of the proposed improvements to the subject property.

Steep Slopes

There are locations on the northwest side of Burnt Fork Creek on site that have slopes that exceed 25%. A field run topographic survey (**Exhibit 5**) was prepared by Barton Surveying, Inc. showing two-foot topographic contour intervals. The proposed development will avoid these areas and attempt to keep them in an undisturbed condition. One area with steep slopes is located on the northwest side of the creek along the western property boundary. This area is contained within the existing stream buffers and will remain protected by those buffers as well as the transitional buffer proposed along the property boundary. The other area of steep slopes is near the northeast property corner. This area is proposed to remain a tree save area and will be within the open space proposed within the development. No proposed single family dwellings are proposed within areas of steep slopes.

Vegetation

The project site is currently covered with vegetation and mostly wooded throughout the entire site. There are no existing buildings on the project site. A tree survey has been prepared by Barton Surveying, Inc. and locations of all significant trees on site are shown on the survey that has been submitted with the rezoning application.

The project proposes to limit the impact to vegetation on site by conserving areas within the existing stream buffers, flood plain area, transitional buffers, and additional tree protection areas. The total impervious area of the proposed improvements is approximately +/-2.5 acres or +/-37% of the entire site. The remaining +/-4.25 acres or +/-63% will be covered with vegetation. Approximately +/-1.5 acres or +/-22% will be vegetation that is undisturbed from its natural condition. These estimates are subject to change slightly upon final design.

As part of the planning for the proposed improvements, an Arborist is preparing a report that assesses and tags all the specimen trees on site for evaluating their quality and expected remaining lifespan. This report will then be used for estimating recompense required for replacement trees on the site upon completion of construction. A landscape and tree protection plan will be prepared with the construction plans for the development and appropriate protective measures will be installed prior to construction and maintained

throughout construction to protect the areas of trees and other vegetation not intended to be impacted by the development.

Wildlife Species

The U.S. Fish & Wildlife Service (USFWS) "List of Species Believed to or Known to Occur in Georgia" was reviewed to determine if there is consideration to be made regarding impacts to endangered or threatened animal or plant species by the proposed development. Of the 42 known animal species in Georgia that are endangered or threatened, there are no expected occurrences at the project site location. Of the 28 plant species in Georgia that are considered to be endangered or threatened, there are two possible occurrences of endangered species and one possible occurrence of a threatened species in the project area.

The Little Amphianthus plant species is a threatened species that is known to or believed to occur in the project area. However, this plant is common in areas with granite outcroppings and there are no reported granite outcroppings or visual evidence of this particular plant species from the field investigations and surveys on the site. The same is true for the plant species Black Spored Quillwort which was identified as an endangered plant species on the list.

The Michaux's Sumac was also a plant species identified by the list to be known or believed to occur in the project area. This species is considered to be an endangered species. After site investigation and surveys, there were no found cases identified on the project site.

After review of the Georgia DNR website and maps, there are no additional species of plants or animals that are identified within the project area. The proposed development on this site is therefore not expected to impact any known endangered or threatened species.

Archeological / Historical Sites

After thorough field investigations and surveys, it has been determined that there are no known archeological or historical features located within the boundary of this proposed project site.

Project Implementation Measures

The proposed development will be planned and constructed in a manner that will minimize the impact to environmentally sensitive areas, storm water quality, existing infrastructure, wild life, and citizens. This project will create open space, buffer areas, and amenities that will benefit the community and the surrounding residents.

Environmentally Sensitive Areas

The proposed project will prepare a plan and implement the use of BMPs approved by the Green Book during construction to prevent impact to the streams, wetlands, flood plain, and buffer areas designated on the site plan. Inlet sediment traps, temporary sediment basins, temporary grassing, mulching and double rows of reinforced silt fence will be some of the measures to protect these areas from silt and sediment. Daily

inspections of these measure will ensure that they are maintained and functioning properly. Sampling of turbidity levels in storm water entering and leaving the site during qualifying rainfall events will be used to monitor the effectiveness of the measures throughout construction.

Storm Water Quality

Storm water runoff from the developed impervious areas on site will be routed to a storm water management facility on site and routed through devices designed to reduce the amount of pollutants. The storm water management facility will be designed to control the rates of runoff for flood protection and channel protection. Within the proposed storm water management facility, a low flow orifice will be designed to provide extended detention for settling of suspended solids and additional filtration devices will be designed to filter out other pollutants. Other areas of the site not receiving storm water runoff from impervious areas will utilize natural filtration strips to pretreat runoff from vegetated areas prior to the storm water exiting the site.

Impacts on Existing Infrastructure

There are no expected impacts by the proposed development to existing infrastructure. The site is currently served by a local street with only 11 existing homes. After the proposed development is complete, the total number of residential homes served will be 30. The existing local street will have capacity to accommodate this number of homes without reclassification or upgrades.

The site is currently served by DeKalb County with public water and sewer. A public water main exists at the proposed entrance to the development. This main will be extended throughout the development to provide water service and fire protection for the proposed residential units and amenities. An existing sewer main bisects the property and is proposed to be extended throughout the development to provide sewer service to the proposed residential units and the community club house. The developer will confirm that adequate water pressure exists for fire flow protection and existing sewer capacity is available prior to beginning construction.

Impacts on Environmentally Stressed Communities

The proposed project is not typically a development that would be considered to impose the type of adverse conditions that are usually described when defining an environmentally stressed community. Although this project and surrounding communities are adjacent to an existing railroad, appropriate transitional buffers are being provided to assist with mitigating any impacts. In addition to the transitional buffers, the stream buffers being maintained will also provide additional mitigation for some of the surrounding communities. Existing landscaping will be maintained and complemented in areas that may be substantially devoid of vegetation to assist with enhancing the community with natural features.

Creation & Preservation of Green Space and/or Open Space

Approximately 28% of the proposed project area will be open space that is not included in the proposed building lot areas or public right of way. Stream buffer areas outside of the existing creek crossing will be preserved in their natural condition with the

appropriate 25' state waters buffers, 50' city undisturbed buffers, and 75' city impervious buffers on each side of the existing creek. The tree save area near the northeast corner of the development will remain natural and complemented with additional vegetation as required to create the desired purpose of the buffers. These areas along with additional tree save areas designated on the site plan will remain as part of the green space within the common areas of the development.

Impacts of Noise & Lighting

Street lights will be provided throughout the development that are typical to residential subdivisions. These lights will be downcast and not glare onto adjacent property owners. Noise levels will be consistent with a traditional residential community. There are no expected abnormalities that will impact adjacent property owners.

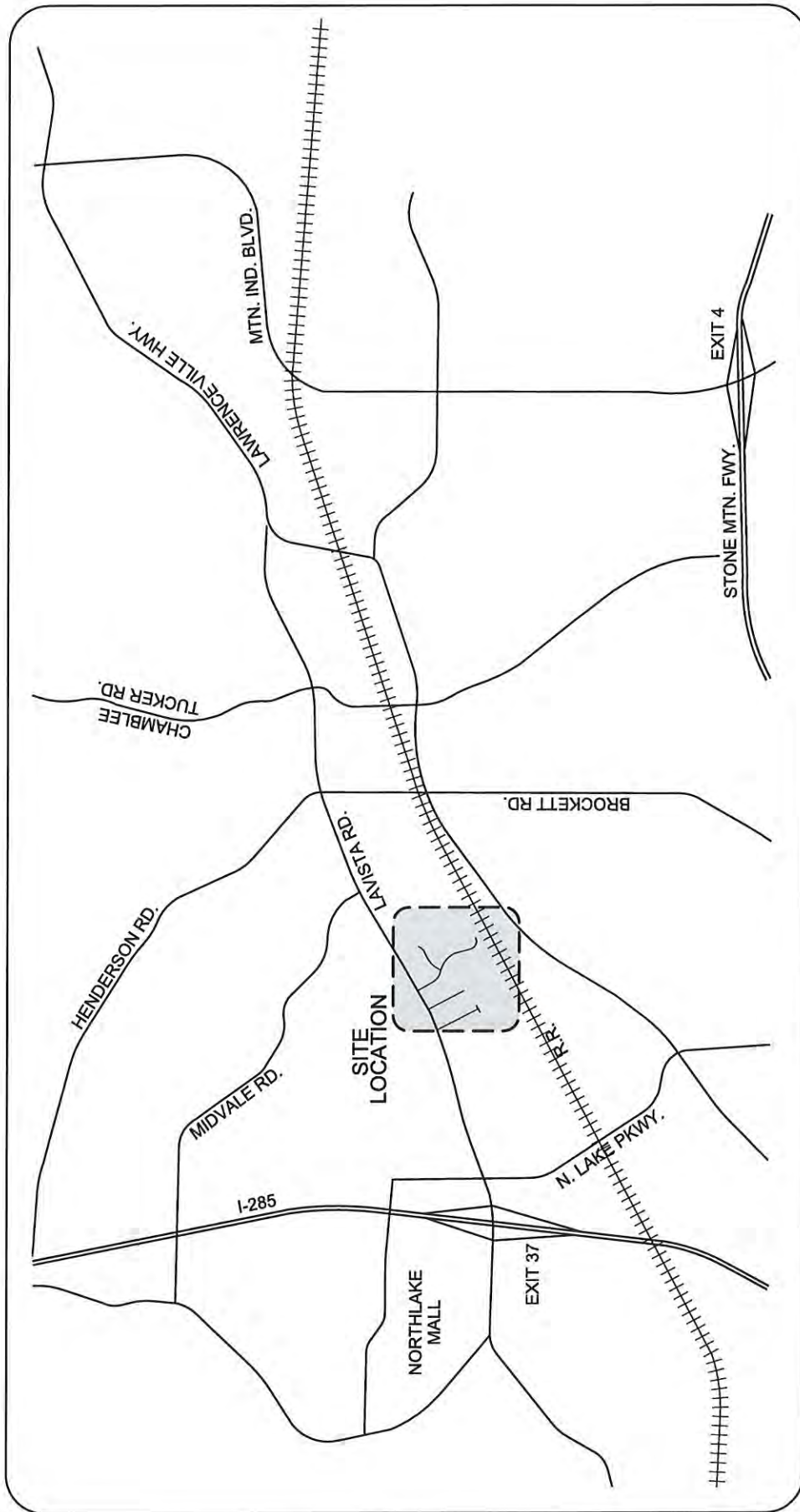
Protection of Parks and Recreational Green Space

The proposed development will include green space for the community that will preserve some natural areas and provide other amenities for the residents of the community. Most of these areas will be not impacted by the development and will remain in a natural condition. There are no parks proposed as part of this development and there will be no parks impacted by this development. The amenities to serve the proposed development will be similar to existing developments surrounding the project.

Impacts to Wildlife Habitats

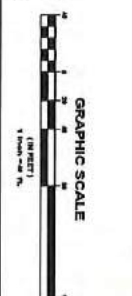
Impacts to wildlife habitats will be limited by this development through preservation of existing stream buffers and tree save areas throughout the development. Storm water management on site will pre-treat storm water runoff prior to release into the adjacent streams. Design and implementation of an erosion and sediment control plan with approved BMPs throughout construction will limit impacts of silt and sediment to wildlife during construction. Preservation of commons areas containing large amounts of open space will ensure that these areas remain undeveloped and available for wildlife.

EXHIBIT 1 - SITE LOCATION MAP





FLOOD NOTE: PORTIONS OF THIS PROPERTY ARE WITHIN A SPECIAL FLOOD HAZARD INSURANCE MAP, OR FIRM, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAY 19, 2018.



LOT TABLE

| Lot | Number | Net A.C. | Area | Sq. Ft. |
|-----|--------|----------|------|---------|
| 1 | 9,641 | 3,231 | 67 | 67 |
| 2 | 5,329 | 3,212 | 67 | 67 |
| 3 | 11,222 | 5,289 | 67 | 67 |
| 4 | 8,885 | 5,185 | 67 | 67 |
| 5 | 6,601 | 5,140 | 67 | 67 |
| 6 | 6,601 | 5,140 | 67 | 67 |
| 7 | 13,151 | 5,189 | 67 | 67 |
| 8 | 6,546 | 5,151 | 67 | 67 |
| 9 | 6,546 | 5,151 | 67 | 67 |
| 10 | 11,111 | 5,119 | 67 | 67 |
| 11 | 6,500 | 5,119 | 67 | 67 |
| 12 | 6,314 | 5,145 | 67 | 67 |
| 13 | 6,528 | 5,121 | 67 | 67 |
| 14 | 6,528 | 5,149 | 67 | 67 |
| 15 | 7,201 | 5,181 | 67 | 67 |
| 16 | 6,500 | 5,119 | 67 | 67 |
| 17 | 6,500 | 5,119 | 67 | 67 |
| 18 | 6,500 | 5,119 | 67 | 67 |
| 19 | 6,500 | 5,119 | 67 | 67 |

- DEVELOPMENT DATA:**
1. Current Zoning: R-6S
 2. Proposed Zoning: R-60
 3. Total Lot Area: 3.41 Acres (51%)
 4. Right of Way: 1.41 Acres (21%)
 5. Open Space: 1.99 Acres (29%)
 6. Proposed Use: Single Family Detached
 7. Total Units: 19 (2.8 Units / A.C.)
 8. Minimum House Size: (Planned Living Area)
 9. Minimum Lot Size: Proposed Lot Size: SFD = 6,000 Sq. Ft.
 10. Minimum Lot Size: Proposed Lot Size: 1,800 Sq. Ft.
 11. Water: Public
 12. Vertical Datum: NAVD 1988

24 HR. CONTACT
SHANNON MULLINAX
 770-630-4061

- ZONING BOARD NOTES:**
1. BOUNDARY AND SETBACK INFORMATION SHOWN ON THIS PLAN WITHIN THE LIMITS OF THE SUBJECT LAND IS BASED ON THE RECORD SURVEY AND TOPOGRAPHIC SURVEY FOR THE SUBJECT PROPERTY. THE PROPERTY OWNER IS RESPONSIBLE FOR THE ACCURACY OF THE BOUNDARY AND SETBACK INFORMATION.
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
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PROJECT NAME
 SAREN COURT 810
 LAND LOT 311, 16TH DISTRICT
 CITY OF TUCKER, DEKALB COUNTY, GEORGIA

CLIENT NAME
 818 DEVELOPMENT GROUP LLC
 818 ZEBULON ROAD
 ZEBULON, GA 30228

PERSPECTIVE ENGINEERING
 4255 Wade Green Road, #628
 Kennesaw, Georgia 30144
 Ph: (878) 697-1203

DWG. NO: 2018-009-ZONING-R7
DATE: 03/10/17
JOB NUMBER: 2018-009
DRAWN BY: JLT

| REVISIONS |
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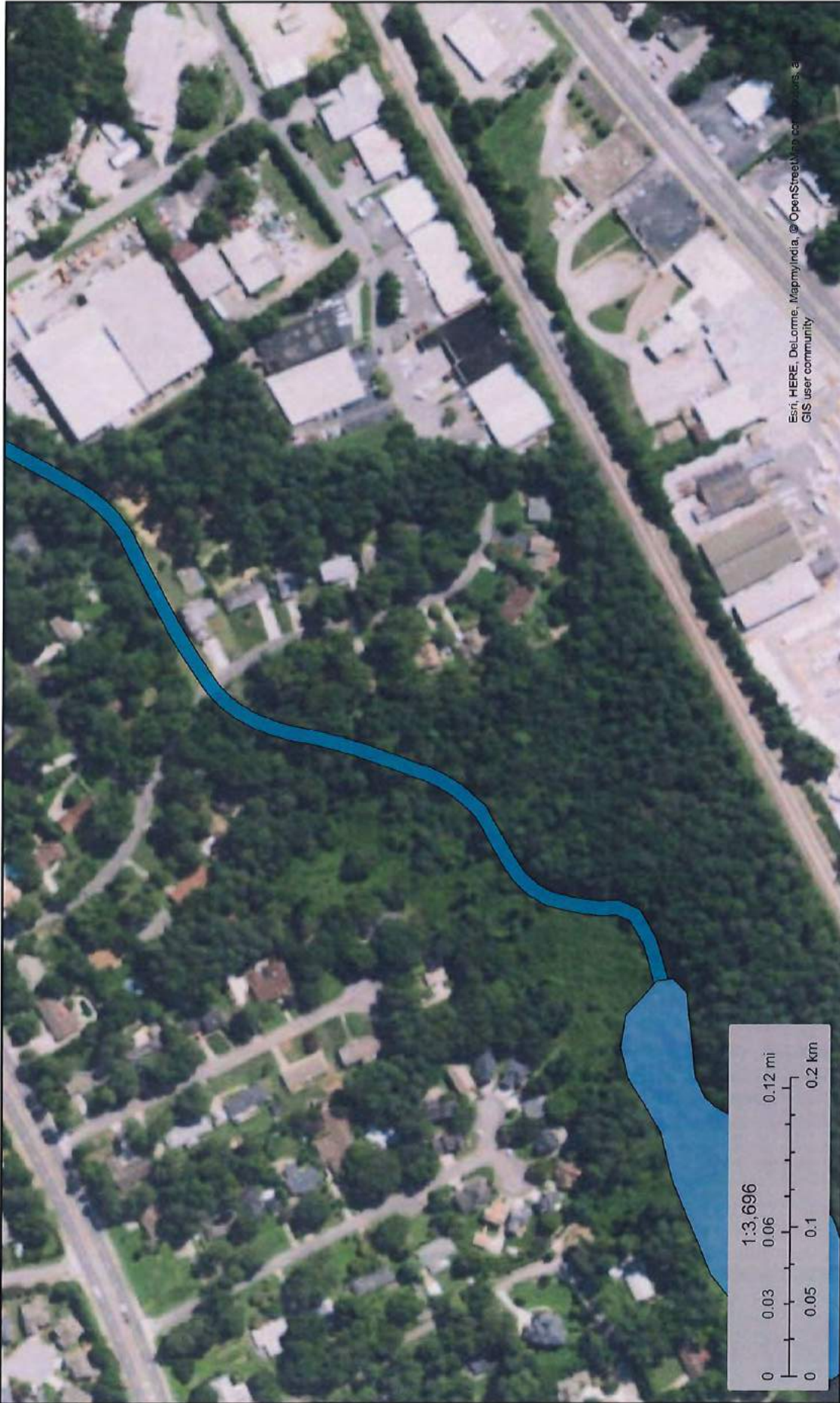
1.0
 ZONING
 SITE PLAN



Saren Park - Tucker, GA



U.S. Fish and Wildlife Service
National Wetlands Inventory



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.









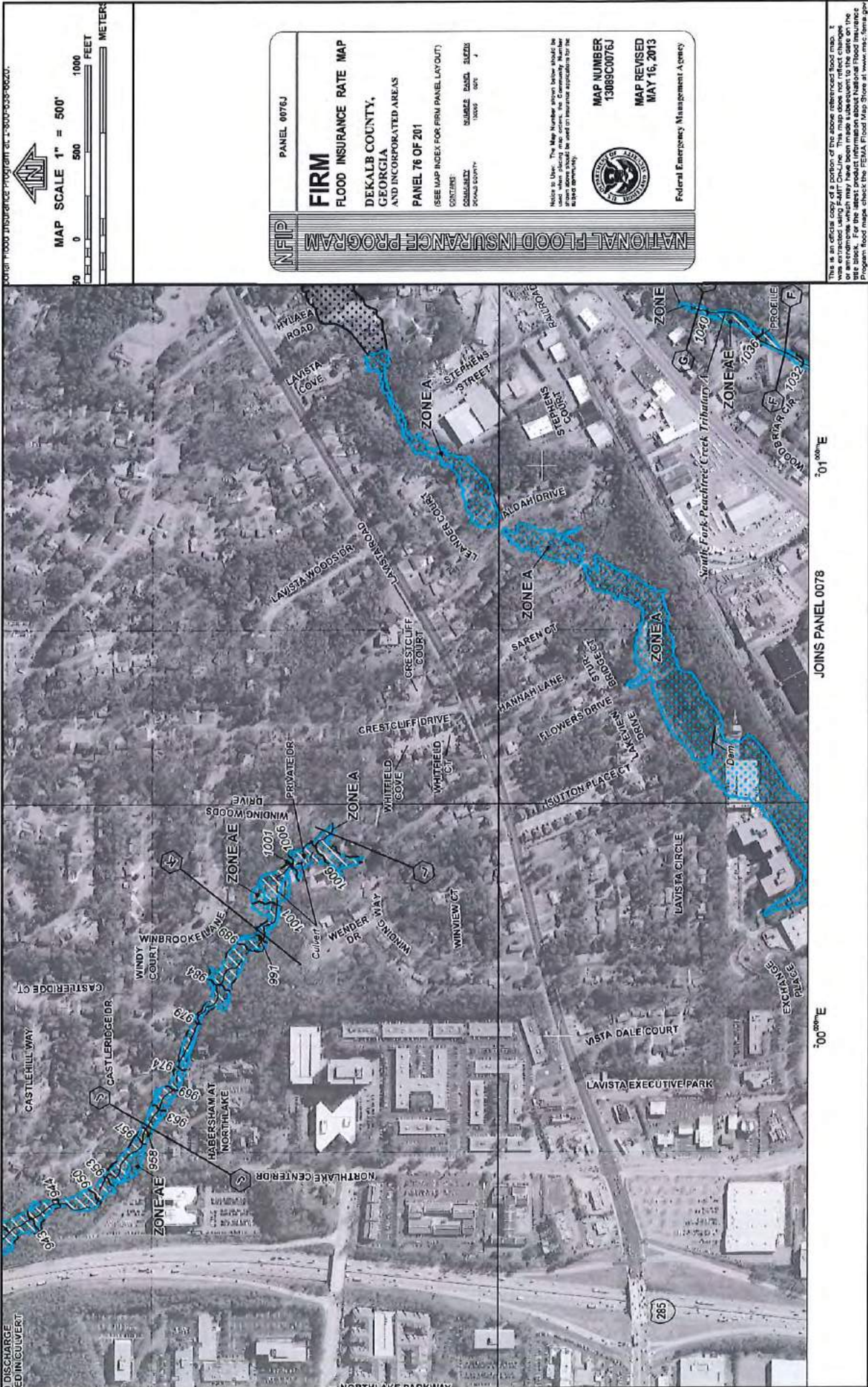
- November 16, 2016
-  Estuarine and Marine Deepwater
 -  Estuarine and Marine Wetland
 -  Freshwater Emergent Wetland
 -  Freshwater Forested/Shrub Wetland
 -  Freshwater Pond
 -  Lake
 -  Other
 -  Riverine

EXHIBIT 4 - FEMA FIRM MAP



NATIONAL FLOOD INSURANCE PROGRAM OF 1968

MAP SCALE 1" = 500'

0 500 1000 FEET

0 500 1000 METERS

NFIP

FIRM

FLOOD INSURANCE RATE MAP

DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS

PANEL 76 OF 201

SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS: SUBURBS, RURAL, URBAN

CONTRACT NUMBER: 13089C0076J

DATE: MAY 16, 2013

MAP NUMBER: 13089C0076J

MAP REVISED: MAY 16, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes to the flood map since the last update. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

| Area of Consideration | Relevance to Central East Planning Area |
|--|---|
| Significant Natural or Cultural Resources | <ul style="list-style-type: none"> • Includes all parks, floodplains, wetlands and other environmentally sensitive areas. • Greenspace and Park Bond Acquisitions <ul style="list-style-type: none"> ◊ These areas include parks, greenspace, environmental resources and cultural resources • Registered & Proposed Historic Districts/Areas |
| Rapid Development/Land Use Change | With the exception of the southeastern portion of the area, development in the Central East Planning Area is more evenly spread out throughout the area relative to the rest of the county. |
| Development has/will Outpace Facilities/Transportation | Refer to Congested Corridor Map |
| Improvement to Aesthetics / Attractiveness / Re-development | <p>Older, aesthetically unattractive, underutilized or vacant strip commercial centers:</p> <ul style="list-style-type: none"> • Lawrenceville Highway • Memorial Drive • Chamblee Tucker & I-285 • Pleasantdale Road from Chamblee Tucker Road to Shadow Walk Lane |
| Large Abandoned Structures | <p>Older/Underutilized Strip Commercial Centers</p> <ul style="list-style-type: none"> • Centers Identified in Improvements to Aesthetics/Attractiveness/Redevelopment common especially when a major retailer leaves due to market conditions |
| Significant Infill Development Opportunities | <p>Commercial/Residential Infill Development</p> <ul style="list-style-type: none"> • Centers Identified in Improvements to Aesthetics/Attractiveness/Redevelopment & Large Abandoned Structures that contain substantially under utilized or vacant structures. • Encouraged around commercial/employment centers/transit stations • The downtown Tucker area located around the convergence of La Vista Road and Lawrenceville Highway has commercial, residential and mixed use infill development potential that could take advantage of its pedestrian friendly street network and potential for higher density development. <p>Residential Infill Development</p> <ul style="list-style-type: none"> • Currently scattered around the planning area and not as prevalent as the Central west and Northern Planning Areas. The areas have the potential to increase in residential infill development as the activity expands from the Central East Planning Area. |
| Significant Disinvestment / Poverty / Levels and/or Unemployment | Refer to Areas of Special Attention Map |

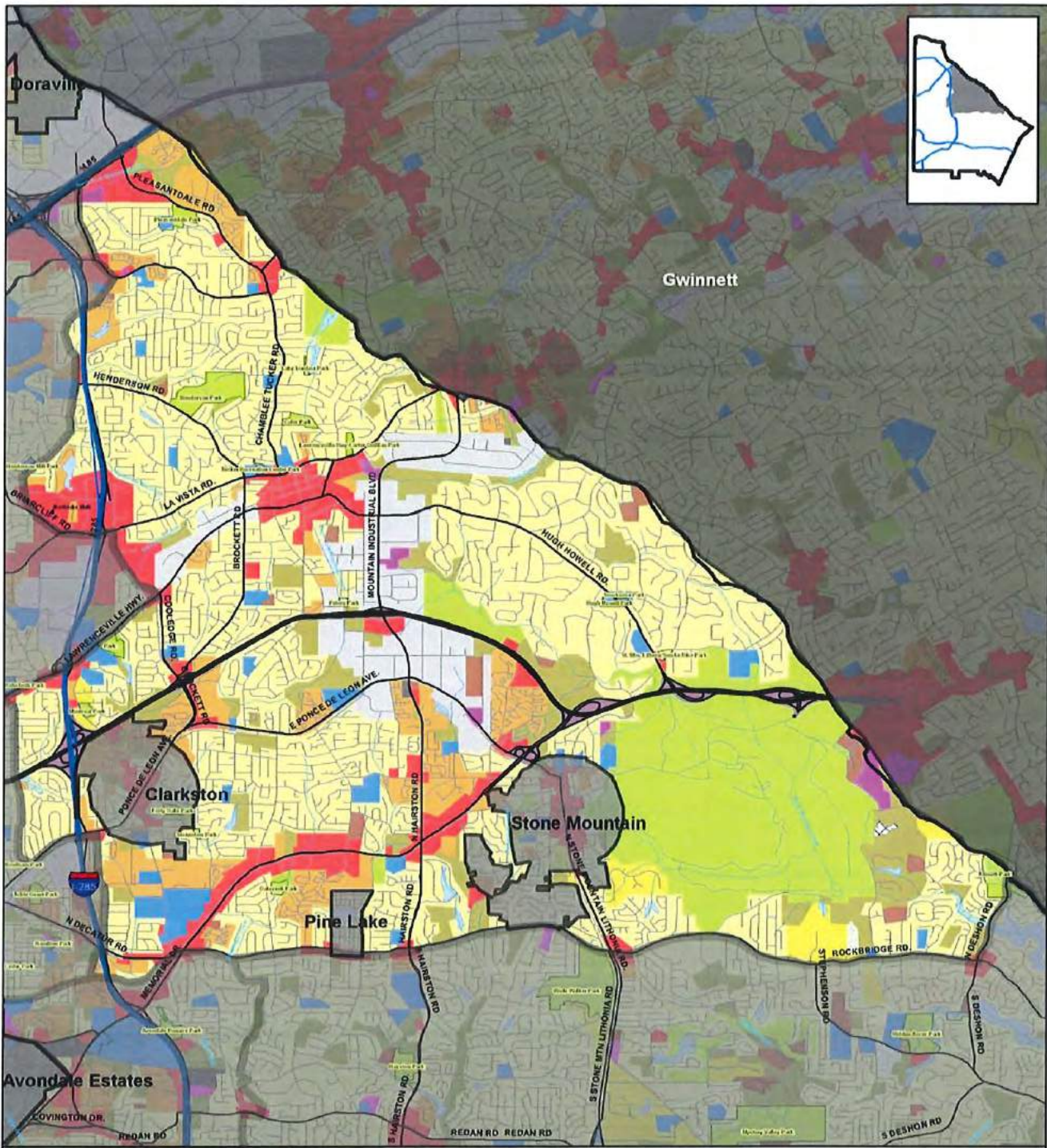


ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

| Recommended Character Area | Central East Planning Area 4 Location/Description |
|--|---|
| Conservation/Greenspace | Includes all parks, floodplains, wetlands and other environmentally sensitive areas. |
| Linear Greenspace, Trail & Pedestrian/Bike Network | Refer to Central East Planning Area Character Area Map |
| Suburban | Most residential sections within planning area |
| Neighborhood Center | <ul style="list-style-type: none"> ◇ Chamblee Tucker & Tucker Norcross Road ◇ DeKalb Technical College Area (Memorial Drive & N Decatur Road), Village Square Shopping Center Area and Hairston Road & Central Drive <ul style="list-style-type: none"> • Supports proposed Bus Rapid Transit Station as part of the MARTA Memorial Drive BRT Study . • Supports Memorial Drive Economic Development Strategic Action Plan. ◇ Rockbridge Road & Stone Mountain Lithonia Road |
| Town Center | <ul style="list-style-type: none"> ◇ The downtown Tucker area has been recommended for this designation in order to support the Tucker Livable Center Initiative small area study that will be discussed in further detail in the Community Agenda. ◇ I-285 & Chamblee Tucker Road |
| Regional Activity Center | Northlake Mall and surrounding area. This recommendation also supports the Northlake Livable Center Initiative small area study that will be discussed in further detail in the Community Agenda. |
| Corridors | Refer to Central East Planning Area Character Area Map |
| Light Industrial | <p>Light Industrial areas mixed in with warehouse and distribution uses:</p> <ul style="list-style-type: none"> • Stone Mountain Industrial Park - along Mountain Industrial Boulevard • Intersection of I-85 & I-285 • Lawrenceville Highway Corridor |



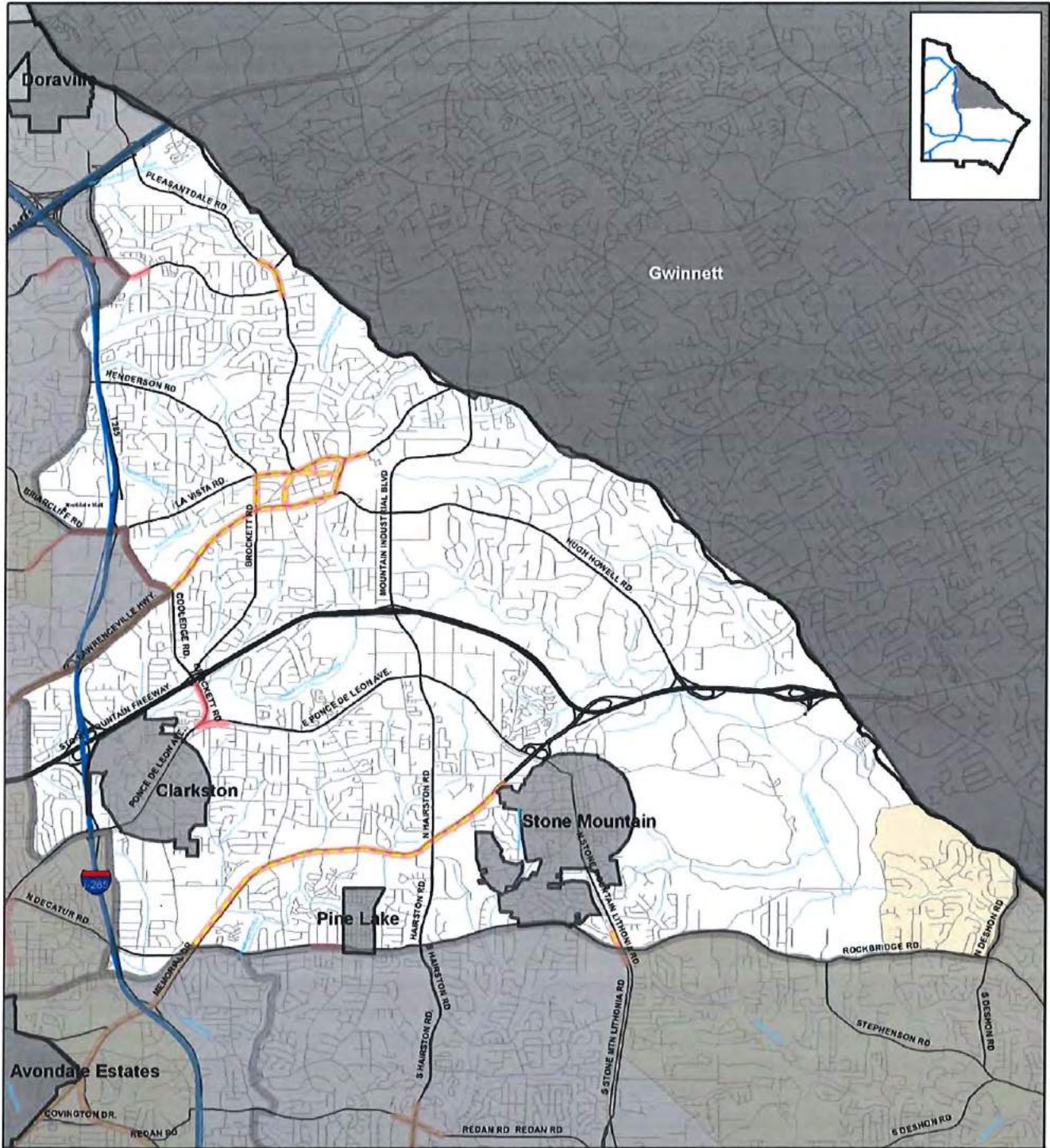
ANALYSIS OF EXISTING DEVELOPMENT PATTERNS



DeKalb County Existing Land Use - Central East Planning Area

| | | | | |
|--|--|--|---|--|
| | <ul style="list-style-type: none"> Railroads MARTA Stations Parks MARTA Rail | Land Use Classification <ul style="list-style-type: none"> Residential - High Density (Lot < 1/4 Acre) Residential - Medium Density (1/4 to 2 Acre Lots) Residential - Low Density (2 to 5 Acre Lots) Commercial Industrial/Commercial Industrial/Quarries | <ul style="list-style-type: none"> Institutional Highway Right-of-Way Transportation/Communication/Utility Golf Courses Parks Other Urban Agricultural | <ul style="list-style-type: none"> Transitional Forest/Undeveloped Rivers/Lakes Wetlands Exposed Rock |
| | <p>Created: 4/17/06 Source: DeKalb County Planning & Development Dept/GIS Dept (Atlanta Regional Commission) *Land Use based on ARC 2003 Land Pro data</p> | | | |

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

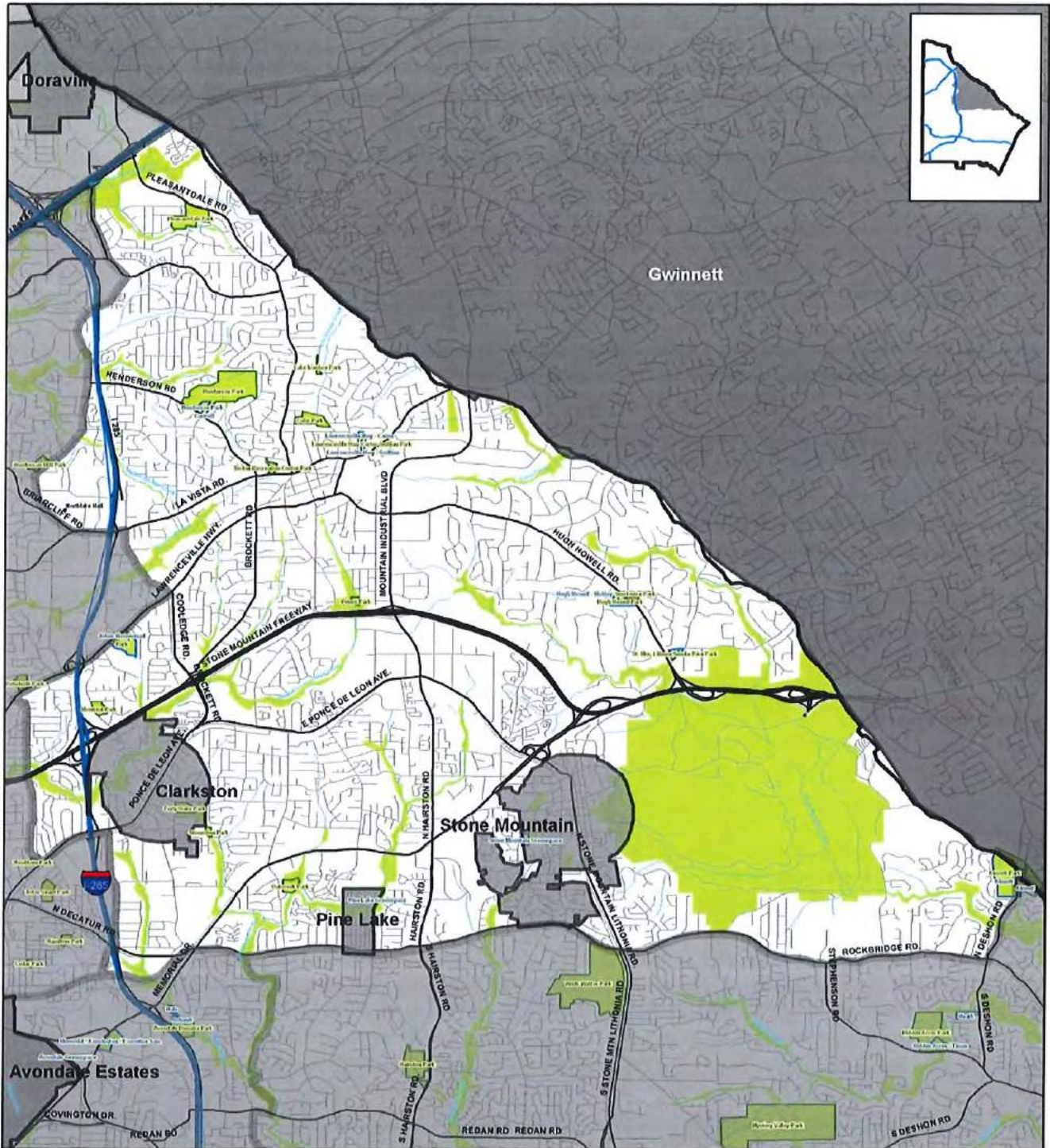


DeKalb County Areas Requiring Special Attention - Central East Planning Area

| | | |
|--|--|---|
| | | <ul style="list-style-type: none"> - Railroads ● MARTA Stations — MARTA Rail ■ Areas Requiring Special Attention ■ Infill Development Opportunities (commercial corridors) ■ Aesthetics/Redevelopment (commercial corridors) ■ Rapid Development/Land Use Change |
| | <p>Created: 4/17/08 Source: DeKalb County Planning & Development Dept/GIS Dept Atlanta Regional Commission</p> | |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

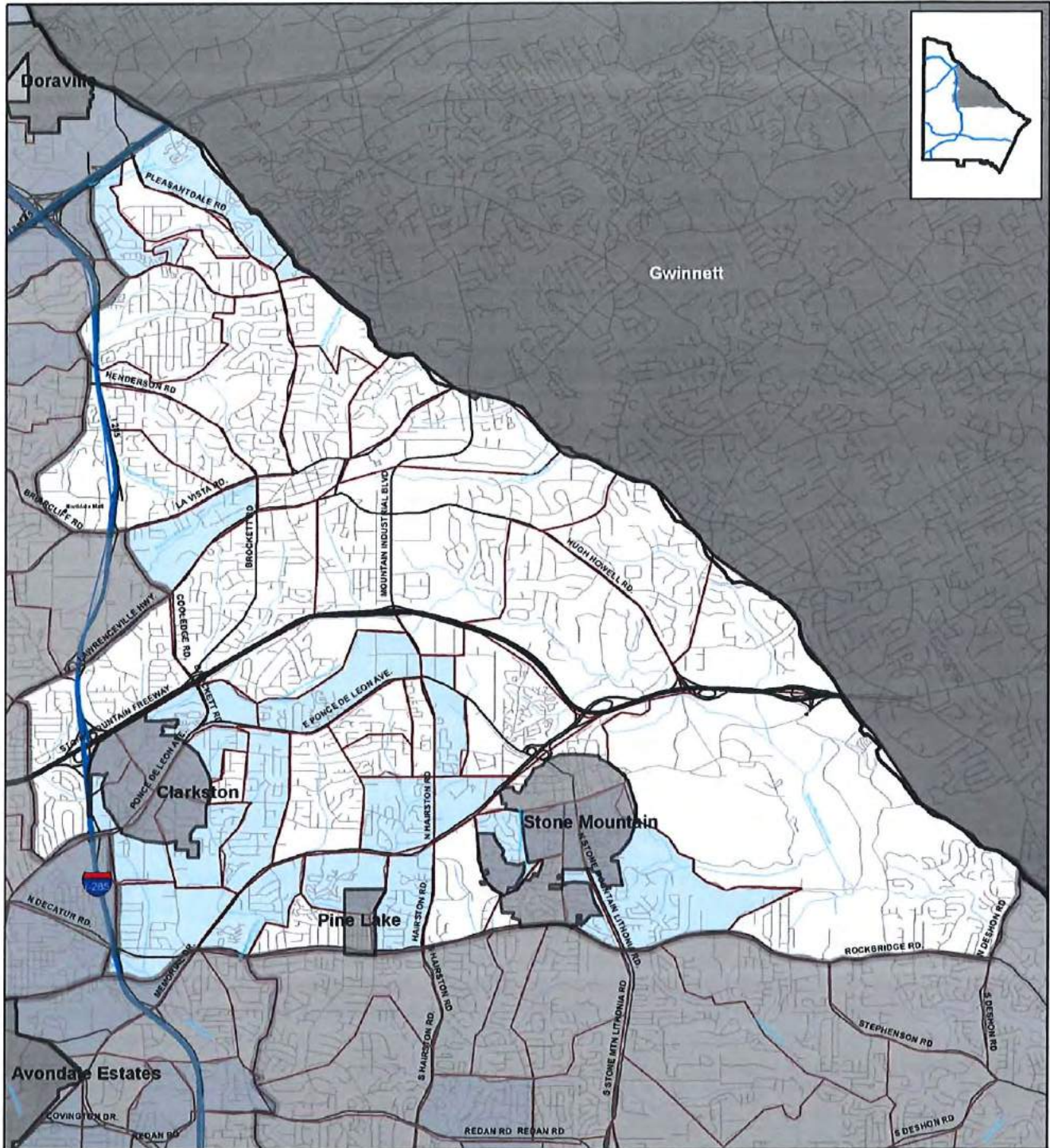


DeKalb County Areas Requiring Special Attention - Central East Planning Area

| | | | |
|--|---|--|--|
| | | <ul style="list-style-type: none"> — Rollroads ● MARTA Stations ■ MARTA Rail □ Parks □ Greenspace or Park Bond Aquisition | <p>Areas Requiring Special Attention</p> <ul style="list-style-type: none"> ■ Natural/Cultural Resources ■ Historic Districts/Areas ● Nationally & Locally Registered Historic Sites |
| | <p>Created: 4/17/06 Source: DeKalb County Planning & Development Dept./GIS Dept Atlanta Regional Commission</p> | | |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

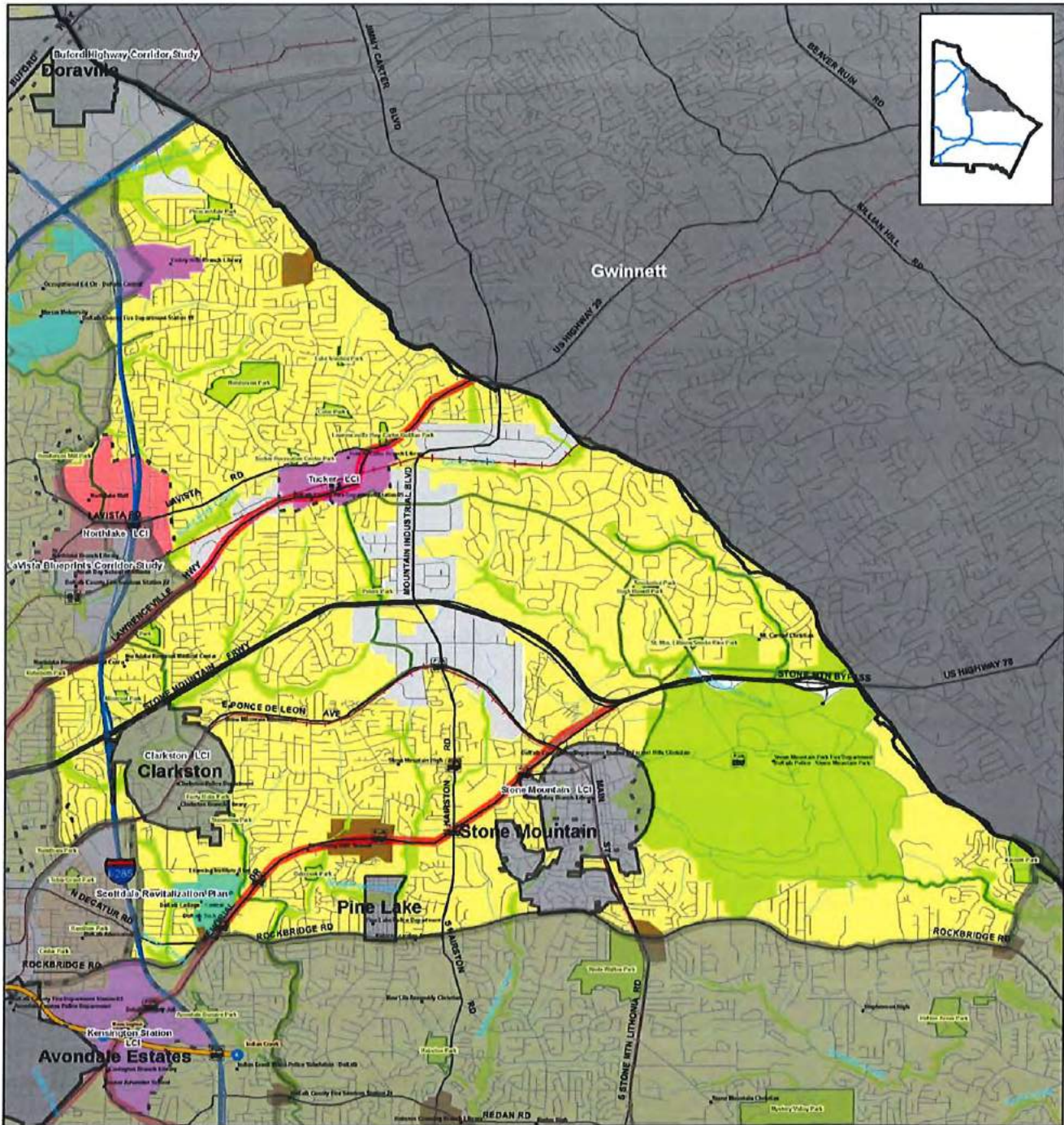


DeKalb County Areas Requiring Special Attention - Central East Planning Area

| | | |
|---|--------------------------|--|
| | Railroads | Areas Requiring Special Attention |
| | MARTA Stations | Low-Income Block Groups (CTP Environmental Justice Low Income Pop) |
| MARTA Rail | 2000 Census Block Groups | |
| Created: 4/17/05 Source: DeKalb County Planning & Development Dept/GIS Dept Atlanta Regional Commission | | |



ANALYSIS OF EXISTING DEVELOPMENT PATTERNS



0 0.5 1 Miles
Created: 10/27/06
Source: DeKalb County Planning & Development Dept/GIS Dept (Atlanta Regional Commission)

DeKalb County Recommended Character Areas - Central East Planning Area

| | | | |
|------------------------------------|--|---|-------------------------|
| Recommended Character Areas | Linear/Corridor Character Areas | DeKalb CTP - Proposed Transit Facilities | Studies/Projects |
| Conservation/Greenspace | Commercial Redevelopment Corridor | BRT Station | MARTA Stations |
| Rural Residential | Scenic Corridor | Rail Commuter/Shuttle Station | MARTA Rail |
| Suburban | Linear Green Space (From DeKalb CTP) | Streetcar Station | Parks |
| Traditional Neighborhood | | Transit Center | |
| Neighborhood Center | | | |