

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 02 Super District 06

**Application of NDM EDENS LLC c/o Dennis J. Webb, Jr. to rezone property from C-1 (Local Commercial) to MU-4 (Mixed Use-4) to allow mixed retail, office, and residential development with a grocery store and movie theater, at 2050 Lawrenceville Highway.**

**PETITION NO:** N8. Z-22-1245595 (2022-1476)

**PROPOSED USE:** Mixed retail, office, and residential development.

**LOCATION:** 2050 Lawrenceville Highway, Kiosk 1101, Decatur, Georgia 30033

**PARCEL NO. :** 18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-049, 18-100-02-057, 18-100-04-014

**INFO. CONTACT:** Melora Furman, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of NDM EDENS LLC c/o Dennis J. Webb, Jr. to rezone property from C-1 (Local Commercial) to MU-4 (Mixed Use-4) to allow mixed retail, office, and residential development with a grocery store and movie theater. The property is located on approximately 92 feet south of Lawrenceville Highway and North Druid Hills Road 2050, 2144, and 2038 Lawrenceville Highway, 1086 Birch Road, and 2692 Sweet Briar Road, Decatur, Georgia. The property has approximately 145 feet of frontage on the west side of Lawrenceville Highway, 25 feet of frontage on the terminus of Mistletoe Road, and 802 feet of frontage on the south side of Sweet Briar Road, and contains 78.09 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Deferral.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** Redevelopment of the Mall to include a more diverse mix of uses is consistent with the intent of the TC (Town Center) character area, which is to “promote the concentration of residential and commercial structures which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage.” It is compatible with the Comprehensive Plan Update policy for Town Center character areas to: “Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.” The mixture of uses and density and intensity of development is consistent with the following policy: “Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.” The land uses within the mall are connected by a system of sidewalks and street crossings, and street trees will provide shade to encourage the use of the sidewalks. Thus, the development is consistent with the Town Center policy that states, “Design shall be pedestrian-oriented with walkable connections between different uses.” The ARC has commented, “The project density is appropriate to its location and provides substantial new households to support exiting and new businesses as well as retail and commercial destinations for surrounding neighborhoods.” Adjacent and nearby commercial properties are expected to continue to support the mall as a regional shopping and entertainment destination and will, in turn, continue to be supported by the mall after redevelopment. The site plan and the requested conditions incorporate

protections for the single-family homes that adjoin the west side of the mall property by limiting the height and proximity of residential buildings at the western edge of the site. As detailed in the recommended conditions, the developer has agreed to implement aspects of the development that were identified at the outset of the community engagement process as priorities by neighborhood representatives. In addition, the developer has agreed to contribute towards public improvements identified by the ARC and conditions to their approval, including the construction of a Shared-Use Trail on Mistletoe Road extending from the project site to North Druid Hills Road. The developer has also agreed to contribute funding to improvements for the Community Garden located in the floodplain in the south portion of the subject property. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

**PLANNING COMMISSION VOTE:** Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Deferral 8-2-0.** The community wants to wait for the final ARC decision resulting from the DRI review, and there are outstanding questions related to issues such as height and available workforce housing.

## CONDITIONS

Z-22-1245595

C-1 (Local Commercial) to MU-4 (Mixed Use-4)

### I. **Zoning District, Master Development Plan and Exhibits:**

The property consists of +/- 73.11 acres and has been proposed for a mixed-use development (the "Subject Property"). The Subject Property shall be rezoned to the MU-4 (Mixed-Use High Density) district. A Master Development Plan, prepared by Kimley-Horn and dated 04/25/2022, is attached hereto as Exhibit "A" (the "Master Plan"). The Master Plan is hereby approved as the long-term planning document that will provide a guide for future growth and development. It is expressly recognized that the Master Plan is intended to be dynamic and to allow for future flexibility in both the design of the project and its development and reasonable modifications are both anticipated and authorized, as provided for in Article 27-7.3.10 of the Zoning Ordinance. However, the street layout and percentage mix of land uses, maximum square footages of land use types, and minimum square footage of open space in the development shall be substantially the same as those shown on the Master Plan. Similarly, the cross-hatched areas on the Master Plan are intended as flexible areas limited to the following uses: commercial, commercial and townhomes or townhomes only in Block C and commercial, townhouses, or multi-family residential in Block F. A DeKalb Master Sign Program, prepared pursuant to Section 2.19.4.B.4.b. and attached as Exhibit "B" (the "Sign Package"), is incorporated herein as a condition of this rezoning. The architecture standards for shopfront commercial buildings, prepared pursuant to Section 2.19.4.B.4.a., are attached as Exhibit "C" and incorporated herein as a condition of this rezoning. In addition, the Subject Property will be subdivided in the future and a subdivision map is attached hereto as Exhibit "D" (the "Subdivision Plan") and incorporated herein as a condition of this rezoning.

### II. **Phasing:**

- a. Developer shall build no more than 750 multi-family units until 140,000 square feet of non-office commercial space (to include existing non-office commercial space proposed for renovation) has been constructed or renovated.

### III. **Uses and Building Heights:**

- a. Non-Office Commercial:
  1. Non-Office Commercial uses, to include Retail, Restaurant, and/or Entertainment uses, shall be developed for up to 320,000 square feet of combined space and any square footage not used under this commercial threshold may be transferred to other uses,

subject to these conditions, provided that non-commercial uses together with the office and hotel uses shall comprise a minimum of 20% of total building square footage.

2. Non-Office Commercial building heights shall be limited to a maximum of two stories or 50 feet, whichever is less, unless incorporated into a mixed-use building.

b. Office and Hotel:

1. Office uses shall be developed for up to 180,000 square feet, except that unused commercial square footage may be transferred to office uses, which shall increase this threshold proportionately (but not the DRI threshold for office uses)
2. Up to 150 hotel rooms are allowed. Additional hotel rooms may be added, but only if the amount of allowable commercial space is reduced by 500 square feet for each additional room (but not the DRI threshold for hotel rooms).
3. Office and hotel building heights shall be limited to a maximum of eight stories (100 feet).
4. Owner shall be allowed to locate office and/or hotel uses on the areas shown on the Site Plan interchangeably. Further, Owner shall be allowed to locate office uses above any retail building, so long as the square footage thresholds and maximum building heights herein are not exceeded.

c. Residential:

1. Residential uses shall consist of a combination of multi-family units and townhome units (for-sale and/or for-rent) and shall not exceed 1,800 total units. Further, multi-family units shall not exceed 1,700 units.
2. Multi-family building heights shall not exceed six-stories (75 feet) unless ground floor commercial is incorporated, in which case the maximum building height shall be seven-stories (85 feet). The height of Residential Building D3 shall not exceed six-stories (75 feet) within 100 feet of the townhouses located in Block E.
3. Townhome building heights shall be a maximum of three stories (45 feet). Rooftop structures on townhomes that do not exceed 50% of the total area of the roof deck surface shall not be considered as a building story, but shall be subject to the 45-foot height limitations herein.

d. Prohibited Uses:

1. The following use shall be prohibited in all portions of the development: Any use related to adult entertainment or adult service facility; pawn shop, title loan, check cashing, convenience store, gas station, and funeral home/crematorium.

IV. **Building Locations and Orientation:**

- a. The final location, size, and use of buildings and parking shown on the plan may vary as provided for in Article 27-7.3.10 of the Zoning Ordinance, but the overall density cannot exceed the proposed development program summary, except as may be allowed by these conditions.

- b. Block A shall have the following limitations:
1. The primary entrance to tenants in Building A20 shall be on Road A and its facade shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. The primary entrance to tenants in Buildings A50 and A60 shall be on Road A, Road E and/or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  3. The primary entrance to tenants in Buildings A65, A70, and A80 shall be on Mistletoe Extension or Road E. The facades facing Mistletoe Extension and Road E shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  4. A minimum of one (1) fifteen (15) foot wide breezeway shall be provided from the lower level of the parking structure in Residential Building A1 to Road E. The breezeway shall be well-lit at all times, shall be surveilled with security monitors, and shall be open, accessible, and ungated at all times.
  5. The openings in Residential Building A1 for vehicular ingress and egress shall be high enough to accommodate sanitation and recycling vehicles.
  6. In the areas of Residential Building A1 which do not have ground floor retail, the ground floor residential units shall provide doorways to Road C. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units.
  7. The rear of Building A10 and the service areas for A10 and A20 shall be screened from Road A with a combination of decorative walls and/or landscaping, subject to approval by the Director of Planning and Sustainability or designee.
- c. Block B shall have the following limitations:
1. The primary entrance to tenants in Building B30 shall be on Road A or the Mews and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. The primary entrance to tenants in Buildings B70 and B80 shall be on Road A or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  3. The side of Building B70 that faces Road A shall either have windows that comprise at least 50% of the façade; be decorated with a mural or painting; be a green wall; or have a comparable design treatment, subject to approval by the Director of Planning and Sustainability or designee.
  4. The primary lobby to Building B10 shall be on Road A or the Office Plaza adjacent to Road A and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the façade.
  5. The primary lobby to Building B75 shall be on Road C or the Mews and the facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  6. A minimum of one (1) fifteen (15) foot wide breezeway shall be provided from the lower level of the parking structure in Residential Building B1 to Road A. "Breezeways" shall be provided on each side of the vehicular entrance to the parking structure. The

breezeways shall be well-lit at all times, shall be surveilled with security monitors, and shall be open, accessible, and ungated at all times.

7. The openings in the liner building around the structured parking in Block B for vehicular ingress and egress shall be high enough to accommodate sanitation and recycling vehicles.
  8. The primary entrance to tenants in Building B90 shall be on Road C. The façade facing Road C shall have windows and/or doorways that occupy at least fifty (50) percent of the façade.
- d. Block C shall have the following limitations:
1. The primary entrance to tenants in Buildings C5, C10, C30, and C40 shall be on Road A, Road C or Lemon Park and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. The primary entrance to Building C50 (Existing Marshall's) shall remain in the existing store entrance location.
  3. The primary entrance to tenants in Buildings C90 and C110 shall be on Road A and Wild Honey Park, respectively, and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  4. The primary entrance to tenants in Buildings C60 and C80 shall face Road C. The façade facing Road C shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade for building C80 and thirty-five (35) percent of the width of the first-floor street-level façade for building C60.
  5. The Flexible Area hatched location indicated on the Site Plan can be Commercial Uses only like shown on the Site Plan, Townhouses only with fronts facing on Wild Honey Park, or Townhouses facing on Wild Honey Park with a Commercial Building located to the south behind the townhouses.
- e. Block D shall have the following limitations:
1. The primary entrance to tenants in Buildings D5 and D10 shall be on Road A or Road C and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. In the areas of Residential Building D1 which do not have ground floor retail, the ground floor residential units shall provide doorways to the adjacent roads. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units.
  3. Ground floor retail can be constructed anywhere in Building D5 and in Residential Building D1 along Road A.
  4. Ground floor retail in Buildings D2 and D3 shall not be required. If ground floor retail is constructed in Buildings D2 and/or D3 it shall be limited to 5,000 SF in each location and shall be located along the parks adjacent to Road D. The primary entrance to tenants in these retail spaces shall be on the adjacent roads or parks and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade. At least thirty (30) percent of the facades of stories above the ground floor, and of the ground floor if the ground floor is residential, shall be comprised of window and door openings.
  5. The openings in Residential Building D1 for vehicular ingress and egress shall be high enough to accommodate sanitation and recycling vehicles if sanitation/recycling is

located in the parking structure, otherwise sanitation and recycling areas shall be screened.

6. Townhouses may be incorporated into Block D and the building locations may vary from those shown including the addition of internal streets as long the Shared-Use Path connecting Road B and Road C remains and a multi-use park and dog park at similar sizes to those shown on the Master Plan are constructed adjacent to the path.
  7. In the areas of Residential Building D2 and D3 which do not have ground floor retail, the ground floor residential units shall provide doorways to the adjacent streets. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units. in all locations where adjacent sidewalk grades allow.
- f. Block E shall have the following limitations:
1. Only Residential Dwellings as allowed in Table 4.1 Use Table of the DeKalb County Zoning code shall be permitted in Block E.
  2. Where adjacent to single-family residential, building heights shall be limited by the transitional height plane as required by the DeKalb County code.
  3. Residential units adjacent to Road B and the shared-use path shall provide doorways to Road B or the shared-use path. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units.
- g. Block F shall have the following limitations:
1. Uses shall consist of commercial buildings or residential buildings consisting either of townhouses or a multi-family building limited to 6 stories in height.
  2. Due to the elevation change across the site, street facing doorways may not be possible in all locations but a connection to the street from all entry doors shall be required.
- h. Block G – Open Space shall have the following limitations:
1. The area shall be limited to open space to include paved or unpaved trails, community gardens, and an existing detention pond by Orion Drive.

V. **Open Space:**

- a. Developer agrees to (a) contribute \$25,000 to DeKalb County (or other appropriate entity) towards improvements to the Community Garden, (b) construct a gravel driveway ramp to provide access to said Community Garden and (c) install piping between the existing storm drainage system and/or a detention pond to a 5,000-gallon cistern for use of the Community Garden. Developer shall make the funds in (a) above available within thirty (30) days of demand but in no case prior to the issuance of the first Certificate of Occupancy and shall complete items (b) and (c) as part of the first Land Development Permit issued for the project subject to all other necessary governmental approvals.
- b. A 12' wide Shared-Use Path and linear park shall be constructed between Wild Honey Park and Promenade Park in the general location shown on the Master Development Plan. An 8' wide sidewalk and linear park shall be constructed north of Promenade Park, a portion of which is located in the already cleared portion of the 50' transitional buffer, in the general location as shown on the Master Development Plan. These paths/sidewalks shall be located within a public

access easement and shall not be gated, although reasonable restrictions can be placed on the hours such paths are open to the general public.

- c. Lemon Park shall be built in the first phase of the project and shall consist of a combination of turf, grass, landscaping, hardscaping, seating and/or play areas. Outside dining and events shall be allowed if such dining and/or events remain inside the Park and do not obstruct pedestrian access to buildings via sidewalks and hardscaping around the buildings.
- d. A dog park and multi-use park shall be constructed in Block D adjacent to the Shared-Use Path. The multi-use park shall consist at a minimum of some turf or grass play areas as well as passive recreational areas. A dog waste disposal station shall be provided in the dog park.
- e. Promenade Park shall consist of the Shared-Use Path and seating and landscape areas, creating an entry/transition from the future Block G PATH trail into the site.
- f. Wild Honey Park shall consist of a mixture of hard surfaces, landscaped areas, and casual seating that can be activated by a variety of events.
- g. The Entrance Plaza on Mistletoe Extension shall be a pedestrian orientated park integrated into the area between the shared-use path and the retail uses to create an inviting activated entrance from Mistletoe Road into the project site. Outside dining may be provided in portions of the entrance plaza as long as pedestrian access is maintained through the park area. An entrance sign may be added in compliance with the Master Sign Program.

VI. **PATH Trail Connection:**

- a. The Developer(s) and/or Owners shall allow construction of a future PATH trail in Block G as shown on the Master Plan.

VII. **Infrastructure:**

- a. Contingent upon any necessary approvals, Developer agrees to contribute \$750,000 to DeKalb County (or other appropriate entity) to be exclusively applied towards the following improvements, which are public improvements: (a) the improvements to the intersection of Birch Road and North Druid Hills Road and (b) the improvements to the intersection of Orion Drive and Lawrenceville Highway, all as outlined in the GRTA Notice of Decision dated April 14, 2022, as well as (c) the construction of a Shared-Use Trail on Mistletoe Road extending from the project site to North Druid Hills Road (hereafter collectively the "Improvements"). Developer shall have no obligation to provide funding for the Improvements except as specified in this condition. Developer shall make said funds available within thirty (30) days of demand but in no case prior to the date Developer makes application for a Land Disturbance Permit. Further, Dekalb County shall cause the improvements identified in (a) and (b) above to be completed within 24 months of approval of this rezoning. In the event that a Tax Allocation District (TAD) capable of funding the above-referenced Improvements is created, Developer's obligation to fund said improvements and this condition shall immediately and automatically become null and void and, to the extent that Developer has already provided some or all of the funding for the Improvements identified herein, Developer shall be entitled to seek reimbursement for same from the TAD proceeds.
- b. The Developer will work with MARTA to develop the best design for a bus/transit stop on Sweetbriar Road.



- c. Unless noted otherwise, all “internal roads” shown on the plan are to be privately owned and maintained with a public access easement granted for vehicular and pedestrian traffic; internal roads will not be Private Streets as defined in the DeKalb County code. All lots will have frontage on internal roads or in the case of townhouses onto alleys which connect to internal roads.
- d. Road A, Road B, Road C, Road E, and Mistletoe Extension shall be built at locations that are substantially the same as the locations in the general location shown on the Master Plan and shall be built as part of the first phase of the Project.
- e. Road D may be built as part of a future phase and the exact location may vary as long as the shared-use path connection is maintained from the Future PATH trail to Road C. Additional “internal roads” may be constructed in Block D depending on the final building layout on this block.
- f. Streetscape dimensions for all internal road sections shall be as shown on Sheets C2-50 to C2-52, prepared by Kimley Horn, dated 02/21/22. Further, block and lot requirements shall be as shown on the Master Plan and the Subdivision Plan.
- g. Designated areas of internal roads may be periodically closed to vehicles to provide for street fairs, farmers markets, events, etc. as long as vehicular and pedestrian traffic routes are maintained to provide access to all parts of the site.
- h. The shared-use path shown on the Master Plan as connecting the Future PATH trail with Mistletoe Road shall be built in the first phase of the project. A temporary paved path may be provided from Road B to Road C until the permanent path is built when Road D is constructed.
- i. Bike Nodes consisting of a combination of bike racks, information kiosks, and/or bike maintenance stands shall be constructed at key points along the shared-use path in the general location shown on the Site Plan.
- j. Parking structures in Blocks A and D shall be screened with the use of liner buildings or other buildings to not be visible from public or internal roads.

VIII. **Architecture:**

- a. The architecture for the shopfront (stand-alone) commercial buildings such as Building A40, A30, A70, A80, C10, C5, etc. shall be substantially consistent with the architectural standards in Exhibit “B.”
- b. The front façade design of the ground floor of Buildings B50 and B60 shall be substantially consistent with that shown in the elevations titled, “Architectural Elevations (Sheet A-1.02), prepared by EDENS, and dated 1/18/22, except that the vehicular and pedestrian entrance to the parking garage shall be no wider than 48 feet, including two vehicular lanes of at least 12 feet each.
- c. West facades of Residential Buildings D1 and D3 shall be articulated with design features that shall echo or be compatible with the scale of the front facades of the townhomes on the opposite side of Road B.
- d. Ground floor retail uses, as well as stand-alone retail buildings, shall have functional door and window openings in the facades that face the sidewalks along the interior roads. Doors in the sidewalk-facing facades shall be unlocked and usable by customers during business hours. Windows in the sidewalk-facing facades shall be transparent and shall allow views into the interiors of the retail spaces.

IX. **Townhome Construction:**

- a. Townhouses shall be designed such that purchasers shall have the option to purchase a solar energy system.
- b. Townhouses shall be designed such that purchasers shall have the option to purchase and build an accessory dwelling unit, to be located on the lowest level of the unit.

X. **Signage:**

- a. Signage for the development shall be consistent with the standards in Exhibit "C."
- b. Flashing, animated, sound emitting, rotating and inflatable signs are prohibited.

XI. **Common Area Maintenance:**

- a. The common areas within the Development shall be kept and maintained in first class order and repair as compared to any other first class mixed-use development similar to the caliber, type and character of the Development and located in the Atlanta, Georgia metropolitan area.

XII. **Subdivision:**

- a. The Subject Property may be subdivided in general accordance with Exhibit D and parts of the Subject Property may be owned separately and/or conveyed as separate tracts and to separate owners with different ownership structures.
- b. Should there be separate ownership of parts of the Subject Property and/or a conveyance of part of the Subject Property to different owners, all conditions and variances, if any, shall remain applicable to any portion of the Subject Property, regardless of what person or entity owns the property. A true copy of the approved conditions and zoning agreement shall be attached to any and all legal documents transferring ownership of any part of the development.
- c. Separate ownership of parts of the Subject Property and/or conveyance of part of the Subject Property to different owners shall not create non-conforming lots or uses and shall not require any changes to the Site Plan for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer or other zoning requirements, except as may be reflected on the Site Plan.

**XIII. Housing Affordability**

- a. Developer agrees to provide 3 Affordable Housing Units (AHU) per multi-family building (15 total), defined as housing that is affordable to households earning no more than 60 percent of Area Median Income (AMI). In addition, the Developer agrees to provide 21 Workforce Housing Units (WHU), as defined by the Urban Land Institute, per multi-family building (105 total); for a total of 120 Affordable and Workforce Housing Units (7.1%). Subject to applicable laws, each multi-family building owner/operator shall establish a program to give a preference for rental of the AHU and WHU to individuals who work within the Project site.

**XIV. Miscellaneous:**

- a. Food trucks, shipping container stores, and similar structures shall be allowed in all locations except Blocks E and G as long as adequate pedestrian access is maintained. Food trucks and shipping container stores shall comply with all applicable State and County regulations.
- b. Outdoor dining associated with a restaurant or other commercial establishment shall be allowed throughout all Blocks except Blocks E and G.
- c. Temporary outdoor events may be held in all Blocks except Block E. The following temporary outdoor events are not subject to the Special Administrative Requirements of section 27-7.6 and/or 27-4.1.3, Table 1: temporary outdoor events, festivals, concerts, farmers markets, produce stands, Christmas tree sales, pumpkin and Halloween sales, ping pong or similar tournaments, ice skating rink, art shows, magic shows, athletic events (e.g., 5K races), yoga, meditation, antique car shows, etc. This list is intended to be representative, not exclusive.
- d. Information and advertising kiosks shall be allowed throughout all Blocks except Blocks E and G.
- e. Walk-up ATMs shall be allowed either integrated into buildings or free-standing. A Drive-up ATM shall be allowed subject to a Special Land Use Permit.
- f. Murals shall be allowed except in Block E and G.
- g. A drive-through pharmacy shall be allowed as indicated at Building A10 subject to a Special Land Use Permit.
- h. On all buildings in the development, roof mounted mechanical equipment and appurtenances shall be located so that they are not visible from the ground immediately adjacent to the building. Said equipment shall also be screened with screening materials that are compatible with the surrounding building materials and architectural design.
- i. The development shall provide a minimum of 1 bicycle/moped parking spaces per twenty (20) parking spaces in surface parking lots and parking structures (this provision shall not apply to townhouse garages) in accordance with Section 27-6.1.17. Parking structures shall provide covered bicycle park spaces at the above ratio.
- j. A minimum of 3 percent of all surface parking lots and non-residential portions of parking structures shall be striped and signed for alternative fuel vehicle parking. EV charging station parking spaces may be used toward this total.
- k. A minimum of two percent parking spaces in surface parking lots and parking structures shall have electric vehicle charging stations.
- l. All parking structures shall be designed to provide the infrastructure for future conversion to allow for electric vehicle charging stations for a minimum five (5) percent of the parking spaces.

- m. The site shall be provided with underground utilities for electricity, phone, cable and internet services.
- n. Developer shall employ pest and rodent abatement measures during demolition.
- o. Developer shall employ dust abatement measures during demolition.
- p. Setbacks shall be measured by existing right-of-way, versus any future right-of-way that County may demand incidental to development.
- q. No cell towers/structures/monopoles shall be permitted anywhere on project property, but non-tower-mounted flat antennas may be located on roof tops or parking structures.
- r. A Sustainability Program shall be developed and implemented for the overall development.
- s. Before County issuance of a land disturbance permit, the Developer shall submit a framework plan for refuse disposal. The framework plan shall outline the method of recycling that will be used in the development. Recycling bins shall be provided in all multi-tenant buildings in locations convenient for use by residents. Storage areas for construction materials and/or equipment shall be screened from view from residential properties and structures with opaque construction fencing.
- t. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
- u. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



**DeKalb County Department of Planning & Sustainability**

**178 Sams Street, 3<sup>rd</sup> Floor**

**Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: May 5, 2022, 5:30 P.M.**

**Board of Commissioners Hearing Date: May 26, 2022, 5:30 P.M.**

**STAFF ANALYSIS**

**Parcel ID(s):** 18-100-02-005, -040, -041, -049 & -057 and 18-100-04-014

**Request:** To rezone property from C-1 (Local Commercial) to MU-4 (Mixed-use-4) for redevelopment of the North DeKalb Mall into a mixed-use development with retail, multifamily residential, entertainment, and grocery land uses. The property is located on the west side of Lawrenceville Highway, approximately 92 feet south of the southwest corner of Lawrenceville Highway and North Druid Hills Road, at 2144, 2054, 2050, and 2038 Lawrenceville Highway, 1086 Birch Road, and 2692 Sweet Briar Road, Decatur.

**Property Owner(s):** NDM Edens, LLC

**Applicant/Agent:** NDM Edens, LLC c/o Dennis J. Webb

**Acreage:** 73.11 acres

**Existing Land Use:** The North DeKalb Mall

**Surrounding Properties:** To the north, northeast, east, and southeast: commercial and office uses (zoned NS, and C-1); to the south and southwest: undeveloped floodplain (zoned R-75); to the west and northwest: single-family residential (zoned R-75 and RSM).

**Comprehensive Plan:** TC (Town Center) and COS (Conservation Open Space)  Consistent

<b>Proposed Density:</b> maximum /acre	<b>Existing Density:</b> No residential
<b>Proposed Units/Square Ft.:</b> 1,800 units maximum/500,000 s.f.	<b>Existing Square Feet:</b> 550,630 s.f.
<b>Proposed Lot Coverage:</b> approx. 67% (no discernable increase over existing lot coverage)	<b>Existing Lot Coverage:</b> (estimate) 67%

**Zoning History**

The property was zoned to C-1 (Local Commercial) in 1973 pursuant to CZ-73054. In 1985, a 25.176-acre parcel to the south of the proposed development was rezoned from R-75 (Single-Family Residential) to C-1 pursuant to CZ-85160 to allow for renovations to the Mall. In 2008, a parcel at the northwest corner of the Mall property was rezoned from NS (Neighborhood Shopping) to C-1 to allow for construction of a Costco gas station (which was not constructed). In 2018, an application (Z-18-22310) was made to rezone the property from C-1 to MU-4 for a mixed-use development anchored by a Costco retail store; the application was withdrawn.

**SITE AND PROJECT ANALYSIS**

The subject property is a 73.11-acre site that is developed with the North DeKalb Mall, a regional shopping center. The Mall was constructed 1965 with 54 stores including a Rich's department store and a Woolworth dime store. In 1986, North DeKalb Mall was expanded and renovated with two new anchor stores and renamed Market Square at North DeKalb. A movie theater was added in the mid- 1990s. In 2016, the anchor store Macy's closed, and a number of smaller retailers have subsequently left the mall. Two large retail stores (Marshall's and the Burlington Coat Factory) have remained, along with an AMC Theater. The mall has also been used, for the past few years, as a storage space for movie production equipment.

The site of the mall is approximately 20 feet lower in grade than Lawrenceville Highway and is located behind the commercial uses that front on North Druid Hills Road, so that the buildings of the mall currently cannot be seen from either street. The floodplain of the South Fork Peachtree Creek is located along the southwest and south borders of the property.

The Mall is located at the southwestern corner of North Druid Hills Road, a four-lane major arterial, and Lawrenceville Highway, a five-lane major arterial and State highway (Route 29). The site is approximately 1,000 feet from the on- and off-ramps of Interstate 285. Land uses at this intersection form an intensive commercial node. Shamrock Plaza, a shopping center anchored by a Publix grocery store, is located approximately 200 feet west of the northwest corner of the intersection, and North DeKalb Square, anchored by Goodwill Industries Store and Career Center, is located approximately 400 feet north of the northeast corner. The southeast corner of the intersection is occupied by an auto repair shop. A Home Depot store is located approximately 1,000 feet to the north of the intersection. Other nearby properties are developed with fast food restaurants, gas stations, and assorted commercial establishments.

### **Project Description**

The spatial framework of the proposed development is established by an east-west street (Road A) and a north-south street (Road C) that intersect at approximately the center of the development site and divide the site into four quadrants. Road A extends from the existing main entrance of the mall property at Lawrenceville Highway, on the east border of the development site, to a north-south street (Road B) at the western edge of the development site. Road C effectively extends Oak Tree Road, which currently dead ends at Sweet Briar Road, through the site to Orion Drive and the south border of the development site. The site plan shows a potential PATH multi-purpose bike/walk trail through the floodplain with connections to the PATH trail along South Fork Peachtree Creek at the western edge of the site at Promenade Park, and a connection to Lawrenceville Highway at the south edge of the site via Orion Drive.

The proposal to redevelop the Mall would involve the demolition of the existing buildings and construction of the following:

- 320,000 square feet of retail, restaurant, and entertainment space, including a grocery store, the existing AMC movie theater, and ground floor retail/restaurants in the buildings located on the major streets
- A maximum of 1,700 multifamily residential units
- A maximum of 100 townhome units
- 180,000 square feet of office space; and
- A 150-room hotel

Usable open space would be provided in three pocket parks and in open spaces around the multifamily residential buildings. In addition, the floodplain that borders the southern edge of the development site would be improved with a PATH foundation multiuse trail, and the existing community garden located near Orion Drive at the south of the development site would continue. The PATH trail would connect with a shared use bicycle/pedestrian path that would circulate through the northwestern quadrant of the site (Block D) and could be linked with the single-family residential neighborhood to the north of North Druid Hills Road via Birch Road or Mistletoe Road, which

have signalized intersections at North Druid Hills Road. A linear park with a multipurpose path is proposed to be located along the west side of the property.

Required residential parking would be provided in parking decks for the multifamily units and in garages for the townhomes. The residential component of the development will be constructed by a residential development partner who hasn't been selected yet; thus, unit maximums are provided and the exact number of residential units are to be determined by the residential development partner. Non-residential Parking would be provided in decks, in surface lots next to the proposed grocery store and the building in which the AMC theater is housed, and on the internal streets. A shared parking calculation, as shown below, has reduced the total number of required parking spaces by 382 spaces at times of highest non-residential parking demand. The applicant proposes to provide 1,532 non-residential parking spaces, which, the calculations show, should be more than sufficient to accommodate peak demand.

SHARED PARKING REDUCTION (MINIMUM REQUIRED)					
LAND USE	WEEKDAYS		OVERNIGHT	WEEKENDS	
	6 AM - 5 PM	5 PM - 1 AM	1 AM - 6 AM	6 AM - 5 PM	5 PM - 1 AM
RETAIL & GROCERY	260.7	391.1	43.5	434.6	304.2
RESTAURANT	120.0	240.0	24.0	240.0	240.0
THEATER	260.0	650.0	65.0	520.0	650.0
OFFICE	360.0	36.0	18.0	36.0	18.0
HOTEL	112.5	135.0	150.0	112.5	135.0
<b>TOTAL</b>	<b>1,113.2</b>	<b>1,452.1</b>	<b>300.5</b>	<b>1,343.1</b>	<b>1,347.2</b>

PROVIDED NON-RESIDENTIAL PARKING SUMMARY	
<b>SITE SUMMARY:</b>	
SURFACE PARKING PROVIDED	859
STREET PARKING PROVIDED	216
MINIMUM STRUCTURED PARKING PROVIDED:	457
<b>TOTAL PARKING PROVIDED:</b>	<b>1,532</b>
<p><u>NOTE:</u> Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.</p>	

**Compliance with District Standards:**

MU-4 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE, W/BONUSES)	Base: 24 d.u.s/acre; w/bonuses: 40 d.u.s/ac.	24.6 units/acre	Yes, with bonus

MU-4 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
DENSITY BONUSES	<ul style="list-style-type: none"> <li>Public improvements = add'l. 20% of base</li> <li>Non-residential uses occupy more than 20% of total bldg. s.f. = add'l. 20% of base</li> <li>Amenity is located w/in ¼ mile from site</li> </ul>	<p>MARTA bus stop(s), structured parking, PATH trail</p> <p>Non-residential uses occupy 24.95% of total building s.f.</p> <p>Grocery store is located on site</p>	<p>Yes – used for additional .6 units/acre</p> <p>Not used</p> <p>Not used</p>
MIN. STREET FRONTAGE	50 feet	145 feet on Lawrenceville Hwy	Yes
OVERALL SITE SETBACK	Front, Side: None; Rear (west side of property): Min. 10 ft.	Rear: Superseded by 50-foot transitional buffer	Yes
MIN. OPEN SPACE	10% of total parcel acreage	.26% (including floodplain)	Yes
MIN. TRANSITIONAL BUFFER	50 feet next to R district	35-50 feet next to R-75 on west side	A variance to reduce the buffer will be necessary.
MIX OF USES (SQUARE FOOTAGE OF BUILDING(S))	Min. 20% non-residential	24%	Yes
MINIMUM UNIT SIZE	1 brm. – 500 s.f.; 2 brm. – 650 s.f.; 3-brm. – 800 s.f.	Minimums will be met.	Yes
MAX. BLDG. HEIGHT (w/out bonuses)	8 stories or 100 ft., whichever is less	2 – 8 stories	Yes
TRANS'L HEIGHT PLANE	Required for townhomes on west side of site	See Building Height Profiles Section, A – AA, attached	Yes
<b>PARKING</b> <b>Retail</b> – Min. 1/500 sf.; Max. 1/200 s.f. <b>Theater</b> – Min. 1 space/4 seats.; Max. 1 space/2 seats. <b>Hotel</b> – Min. 1/unit + 1/150 s.f. banquet or assembly area; Max. 1.2/unit + 1/100 s.f. banquet or assembly area <b>Office</b> – Min. 1/500 sf; Max 1/200 s.f. = min. 360; max. 720 <b>Multifamily residential</b> – Min. 1.5/d.u.; Max. 3/d.u	<p>See shared parking calculation</p> <p>See shared parking calculations</p> <p>See shared parking calculations</p> <p>See shared parking calculations</p>	<p>See shared parking calculations</p> <p>See shared parking calculations</p> <p>See shared parking calculations</p> <p>See shared parking calculations</p> <p>To be determined, based on actual number of units constructed</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>TBD</p>



MU-4 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
PARKING (continued) <b>Attached s-f townhomes</b> – Min. 1.75/d.u.;Max. 3.25/d.u.  <b>Bicycle parking:</b> 1 space/20 non-residential vehicular parking spaces = 98 spaces	(assuming 100 units) Min. 175 spaces; max. 325 spaces  76.6 bicycle spaces	To be determined, based on actual number of units built  Information not provided	TBD  Site must comply or variance will be necessary

**LAND USE AND ZONING ANALYSIS**

**Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

Redevelopment of the Mall to include a more diverse mix of uses is consistent with the intent of the TC (Town Center) character area, which is to “promote the concentration of residential and commercial structures which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage.” It is compatible with the Comprehensive Plan Update policy for Town Center character areas to: “Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.” The mixture of uses and density and intensity of development is consistent with the following policy: “Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.” The land uses within the mall are connected by a system of sidewalks and street crossings, and street trees will provide shade to encourage the use of the sidewalks. Thus, the development is consistent with the Town Center policy that states, “Design shall be pedestrian-oriented with walkable connections between different uses.”

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

The ARC has commented, “The project density is appropriate to its location and provides substantial new households to support exiting and new businesses as well as retail and commercial destinations for surrounding neighborhoods.” Adjacent and nearby commercial properties are expected to continue to support the mall as a regional shopping and entertainment destination and will, in turn, continue to be supported by the mall after redevelopment. The site plan and the requested conditions incorporate protections for the single-family homes that adjoin the west side of the mall property: relatively low buildings, in the form of townhomes, are located on the west edge of the development site. Townhomes have a maximum height of 45 feet and cannot encroach into the required 50-foot transitional buffer. In addition, the recommended conditions impose a transitional height plane on the townhomes, which would not be otherwise required by the development standards of the zoning ordinance.

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

The property has reasonable economic use as currently zoned; however, the proposed zoning category of MU-4 is much more desirable as it would allow the kind of mixture of non-residential and residential uses that has the potential to reduce automobile trips and create a community with a range of integrated land uses.

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

The mall will continue to be separated from single-family residential neighborhoods to the southwest and south by the floodplain of the South Fork Peachtree Creek. A 50-foot buffer is proposed along the west property line to reduce impacts on the residential neighborhood to the west.

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

The DeKalb County Lawrenceville Highway Corridor study (November 2016) identified the commercial area around the North DeKalb Mall as “needing re-tenanting”. It stated that, in other words, “. . . the retailers present no longer fit the service area demographics adequately.” It did not identify the mall itself as obsolete, although its vacancies indicate that obsolescent may be an issue. It is possible that redevelopment of the mall would spur a revitalization of the area around the mall.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

The Atlanta Regional Commission (ARC) estimates that the proposed development would generate 15,000 new daily car trips. The ARC has commented, “While the project will generate a significant number of new vehicular trips, its mixed use and highly walkable design as well as immediate adjacency to several MARTA bus lines offer meaningful multi-modal alternatives to driving.” The ARC has recommended a number of on- and off-site improvements. The off-site improvements include streets and intersections at North Druid Hills Road, Lawrenceville Highway, Church Street, Frazier Street, and McClendon Avenue, and are assumed to be completed before the estimated five-year build-out period for the proposed project, in order to bring the surrounding road system to an acceptable level of service.

None of the comments from the DeKalb County Transportation and Traffic Engineering Divisions, the School District, and the Board of Health indicate that the zoning proposal will overburden surrounding street, utilities, or schools. It is assumed that the developer will install necessary on-site water and sewer infrastructure improvements. The Board of Education notes that Druid Hills High School currently has capacity to accommodate the high school students who are expected to be generated by the proposed development, although the high school is nearing capacity.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The existing mall is almost completely paved, so there is little natural area on the property. Redevelopment of the site will increase the amount of landscaping in the parking lots and will add three pocket parks to a property that doesn't currently have any parks or open green spaces. The floodplain to the south of the developed area would be preserved in its natural state except for construction of a PATH Foundation multipurpose trail through the floodplain. After completion, the development will exceed the required number of tree units, either through the planting of new trees, or the preservation of existing trees.

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS.

Redevelopment of the Mall to include a more diverse mix of uses is consistent with the intent of the TC (Town Center) character area, which is to “promote the concentration of residential and commercial structures which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage.” It is compatible with the Comprehensive Plan Update policy for Town Center character areas to: “Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.” The mixture of uses and density and intensity of development is consistent with the following policy: “Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.” The land uses within the mall are connected by a system of sidewalks and street crossings, and street trees will provide shade to encourage the use of the sidewalks. Thus, the development is consistent with the Town Center policy that states, “Design shall be pedestrian-oriented with walkable connections between different uses.”

The ARC has commented, “The project density is appropriate to its location and provides substantial new households to support exiting and new businesses as well as retail and commercial destinations for surrounding neighborhoods.” Adjacent and nearby commercial properties are expected to continue to support the mall as a regional shopping and entertainment destination and will, in turn, continue to be supported by the mall after redevelopment. The site plan and the requested conditions incorporate protections for the single-family homes that adjoin the west side of the mall property by limiting the height and proximity of residential buildings at the western edge of the site

As detailed in the recommended conditions, the developer has agreed to implement aspects of the development that were identified at the outset of the community engagement process as priorities by neighborhood representatives. In addition, the developer has agreed to contribute towards public improvements identified by the ARC and conditions to their approval, including the construction of a Shared-Use Trail on Mistletoe Road extending from the project site to North Druid Hills Road. The developer has also agreed to contribute funding to improvements for the Community Garden located in the floodplain in the south portion of the subject property.

Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

**I. Zoning District, Master Development Plan and Exhibits:**

The property consists of +/- 73.11 acres and has been proposed for a mixed-use development (the “Subject Property”). The Subject Property shall be rezoned to the MU-4 (Mixed-Use High Density) district. A Master Development Plan, prepared by Kimley-Horn and dated 04/25/2022, is attached hereto as Exhibit “A” (the “Master Plan”). The Master Plan is hereby approved as the long-term planning document that will provide a guide for future growth and development. It is expressly recognized that the Master Plan is intended to be dynamic and to allow for future flexibility in both the design of the project and its development and reasonable modifications are both anticipated and authorized, as provided for in Article 27-7.3.10 of the Zoning Ordinance. However, the street layout and percentage mix of land uses, maximum square footages of land use types, and minimum square footage of open space in the development shall be substantially the same as those shown on the Master Plan. Similarly, the cross-hatched areas on the Master Plan are intended as flexible areas limited to the following uses: commercial, commercial and townhomes or townhomes only in Block C and commercial, townhouses, or multi-family residential in Block F. A DeKalb Master Sign Program, prepared pursuant to Section 2.19.4.B.4.b. and attached as Exhibit “B” (the “Sign Package”), is incorporated herein as a condition of this rezoning. The architecture standards for shopfront commercial

buildings, prepared pursuant to Section 2.19.4.B.4.a., are attached as Exhibit “C” and incorporated herein as a condition of this rezoning. In addition, the Subject Property will be subdivided in the future and a subdivision map is attached hereto as Exhibit “D” (the “Subdivision Plan”) and incorporated herein as a condition of this rezoning.

II. **Phasing:**

- a. Developer shall build no more than 750 multi-family units until 140,000 square feet of non-office commercial space (to include existing non-office commercial space proposed for renovation) has been constructed or renovated.

III. **Uses and Building Heights:**

a. Non-Office Commercial:

1. Non-Office Commercial uses, to include Retail, Restaurant, and/or Entertainment uses, shall be developed for up to 320,000 square feet of combined space and any square footage not used under this commercial threshold may be transferred to other uses, subject to these conditions, provided that non-commercial uses together with the office and hotel uses shall comprise a minimum of 20% of total building square footage.
2. Non-Office Commercial building heights shall be limited to a maximum of two stories or 50 feet, whichever is less, unless incorporated into a mixed-use building.

b. Office and Hotel:

1. Office uses shall be developed for up to 180,000 square feet, except that unused commercial square footage may be transferred to office uses, which shall increase this threshold proportionately (but not the DRI threshold for office uses)
2. Up to 150 hotel rooms are allowed. Additional hotel rooms may be added, but only if the amount of allowable commercial space is reduced by 500 square feet for each additional room (but not the DRI threshold for hotel rooms).
3. Office and hotel building heights shall be limited to a maximum of eight stories (100 feet).
4. Owner shall be allowed to locate office and/or hotel uses on the areas shown on the Site Plan interchangeably. Further, Owner shall be allowed to locate office uses above any retail building, so long as the square footage thresholds and maximum building heights herein are not exceeded.

c. Residential:

1. Residential uses shall consist of a combination of multi-family units and townhome units (for-sale and/or for-rent) and shall not exceed 1,800 total units. Further, multi-family units shall not exceed 1,700 units.
2. Multi-family building heights shall not exceed six-stories (75 feet) unless ground floor commercial is incorporated, in which case the maximum building height shall be seven-stories (85 feet). The height of Residential Building D3 shall not exceed six-stories (75 feet) within 100 feet of the townhouses located in Block E.
3. Townhome building heights shall be a maximum of three stories (45 feet). Rooftop structures on townhomes that do not exceed 50% of the total area of the roof deck surface shall not be considered as a building story, but shall be subject to the 45-foot height limitations herein.

d. Prohibited Uses:

1. The following use shall be prohibited in all portions of the development: Any use related to adult entertainment or adult service facility; pawn shop, title loan, check cashing, convenience store, gas station, and funeral home/crematorium.

IV. **Building Locations and Orientation:**

- a. The final location, size, and use of buildings and parking shown on the plan may vary as provided for in Article 27-7.3.10 of the Zoning Ordinance, but the overall density cannot exceed the proposed development program summary, except as may be allowed by these conditions.
- b. Block A shall have the following limitations:
  1. The primary entrance to tenants in Building A20 shall be on Road A and its facade shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. The primary entrance to tenants in Buildings A50 and A60 shall be on Road A, Road E and/or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  3. The primary entrance to tenants in Buildings A65, A70, and A80 shall be on Mistletoe Extension or Road E. The facades facing Mistletoe Extension and Road E shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  4. A minimum of one (1) fifteen (15) foot wide breezeway shall be provided from the lower level of the parking structure in Residential Building A1 to Road E. The breezeway shall be well-lit at all times, shall be surveilled with security monitors, and shall be open, accessible, and ungated at all times.
  5. The openings in Residential Building A1 for vehicular ingress and egress shall be high enough to accommodate sanitation and recycling vehicles.
  6. In the areas of Residential Building A1 which do not have ground floor retail, the ground floor residential units shall provide doorways to Road C. Such doorways can be secondary entrances, but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units.
  7. The rear of Building A10 and the service areas for A10 and A20 shall be screened from Road A with a combination of decorative walls and/or landscaping, subject to approval by the Director of Planning and Sustainability or designee.
- c. Block B shall have the following limitations:
  1. The primary entrance to tenants in Building B30 shall be on Road A or the Mews and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. The primary entrance to tenants in Buildings B70 and B80 shall be on Road A or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  3. The side of Building B70 that faces Road A shall either have windows that comprise at least 50% of the façade; be decorated with a mural or painting; be a green wall; or have a comparable design treatment, subject to approval by the Director of Planning and Sustainability or designee.
  4. The primary lobby to Building B10 shall be on Road A or the Office Plaza adjacent to Road A and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the façade.

5. The primary lobby to Building B75 shall be on Road C or the Mews and the facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  6. A minimum of one (1) fifteen (15) foot wide breezeway shall be provided from the lower level of the parking structure in Residential Building B1 to Road A. "Breezeways" shall be provided on each side of the vehicular entrance to the parking structure. The breezeways shall be well-lit at all times, shall be surveilled with security monitors, and shall be open, accessible, and ungated at all times.
  7. The openings in the liner building around the structured parking in Block B for vehicular ingress and egress shall be high enough to accommodate sanitation and recycling vehicles.
  8. The primary entrance to tenants in Building B90 shall be on Road C. The façade facing Road C shall have windows and/or doorways that occupy at least fifty (50) percent of the façade.
- d. Block C shall have the following limitations:
1. The primary entrance to tenants in Buildings C5, C10, C30, and C40 shall be on Road A, Road C or Lemon Park and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. The primary entrance to Building C50 (Existing Marshall's) shall remain in the existing store entrance location.
  3. The primary entrance to tenants in Buildings C90 and C110 shall be on Road A and Wild Honey Park, respectively, and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  4. The primary entrance to tenants in Buildings C60 and C80 shall face Road C. The façade facing Road C shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade for building C80 and thirty-five (35) percent of the width of the first-floor street-level façade for building C60.
  5. The Flexible Area hatched location indicated on the Site Plan can be Commercial Uses only like shown on the Site Plan, Townhouses only with fronts facing on Wild Honey Park, or Townhouses facing on Wild Honey Park with a Commercial Building located to the south behind the townhouses.
- e. Block D shall have the following limitations:
1. The primary entrance to tenants in Buildings D5 and D10 shall be on Road A or Road C and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade.
  2. In the areas of Residential Building D1 which do not have ground floor retail, the ground floor residential units shall provide doorways to the adjacent roads. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units.
  3. Ground floor retail can be constructed anywhere in Building D5 and in Residential Building D1 along Road A.
  4. Ground floor retail in Buildings D2 and D3 shall not be required. If ground floor retail is constructed in Buildings D2 and/or D3 it shall be limited to 5,000 SF in each location and shall be located along the parks adjacent to Road D. The primary entrance to tenants in these retail spaces shall be on the adjacent roads or parks and these facades shall have windows and/or doorways that occupy at least fifty (50) percent of the width of the first-floor street-level façade. At least thirty (30) percent of the facades of stories above the ground floor, and of the ground floor if the ground floor is residential, shall be comprised of window and door openings.
  5. The openings in Residential Building D1 for vehicular ingress and egress shall be high enough to accommodate sanitation and recycling vehicles if sanitation/recycling is located in the parking structure, otherwise sanitation and recycling areas shall be screened.

6. Townhouses may be incorporated into Block D and the building locations may vary from those shown including the addition of internal streets as long the Shared-Use Path connecting Road B and Road C remains and a multi-use park and dog park at similar sizes to those shown on the Master Plan are constructed adjacent to the path.
  7. In the areas of Residential Building D2 and D3 which do not have ground floor retail, the ground floor residential units shall provide doorways to the adjacent streets. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units. in all locations where adjacent sidewalk grades allow.
- f. Block E shall have the following limitations:
    1. Only Residential Dwellings as allowed in Table 4.1 Use Table of the DeKalb County Zoning code shall be permitted in Block E.
    2. Where adjacent to single-family residential, building heights shall be limited by the transitional height plane as required by the DeKalb County code.
    3. Residential units adjacent to Road B and the shared-use path shall provide doorways to Road B or the shared-use path. Such doorways can be secondary entrances but shall imitate front doors. The doorways and windows of said ground floor residential units shall comprise at least 30% of the front facades of the ground floor residential units.
  - g. Block F shall have the following limitations:
    1. Uses shall consist of commercial buildings or residential buildings consisting either of townhouses or a multi-family building limited to 6 stories in height.
    2. Due to the elevation change across the site, street facing doorways may not be possible in all locations but a connection to the street from all entry doors shall be required.
  - h. Block G – Open Space shall have the following limitations:
    1. The area shall be limited to open space to include paved or unpaved trails, community gardens, and an existing detention pond by Orion Drive.

V. **Open Space:**

- a. Developer agrees to (a) contribute \$25,000 to DeKalb County (or other appropriate entity) towards improvements to the Community Garden, (b) construct a gravel driveway ramp to provide access to said Community Garden and (c) install piping between the existing storm drainage system and/or a detention pond to a 5,000 gallon cistern for use of the Community Garden. Developer shall make the funds in (a) above available within thirty (30) days of demand but in no case prior to the issuance of the first Certificate of Occupancy and shall complete items (b) and (c) as part of the first Land Development Permit issued for the project subject to all other necessary governmental approvals.
- b. A 12' wide Shared-Use Path and linear park shall be constructed between Wild Honey Park and Promenade Park in the general location shown on the Master Development Plan. An 8' wide sidewalk and linear park shall be constructed north of Promenade Park, a portion of which is located in the already cleared portion of the 50' transitional buffer, in the general location as shown on the Master Development Plan. These paths/sidewalks shall be located within a public access easement and shall not be gated, although reasonable restrictions can be placed on the hours such paths are open to the general public.
- c. Lemon Park shall be built in the first phase of the project and shall consist of a combination of turf, grass, landscaping, hardscaping, seating and/or play areas. Outside dining and events shall be allowed if such dining and/or events remain inside the Park and do not obstruct pedestrian access to buildings via sidewalks and hardscaping around the buildings.
- d. A dog park and multi-use park shall be constructed in Block D adjacent to the Shared-Use Path. The multi-use park shall consist at a minimum of some turf or grass play areas as well as passive recreational areas. A dog waste disposal station shall be provided in the dog park.

- e. Promenade Park shall consist of the Shared-Use Path and seating and landscape areas, creating an entry/transition from the future Block G PATH trail into the site.
- f. Wild Honey Park shall consist of a mixture of hard surfaces, landscaped areas, and casual seating that can be activated by a variety of events.
- g. The Entrance Plaza on Mistletoe Extension shall be a pedestrian orientated park integrated into the area between the shared-use path and the retail uses to create an inviting activated entrance from Mistletoe Road into the project site. Outside dining may be provided in portions of the entrance plaza as long as pedestrian access is maintained through the park area. An entrance sign may be added in compliance with the Master Sign Program.

**VI. PATH Trail Connection:**

- a. The Developer(s) and/or Owners shall allow construction of a future PATH trail in Block G as shown on the Master Plan.

**VII. Infrastructure:**

- a. Contingent upon any necessary approvals, Developer agrees to contribute \$750,000 to DeKalb County (or other appropriate entity) to be exclusively applied towards the following improvements, which are public improvements: (a) the improvements to the intersection of Birch Road and North Druid Hills Road and (b) the improvements to the intersection of Orion Drive and Lawrenceville Highway, all as outlined in the GRTA Notice of Decision dated April 14, 2022, as well as (c) the construction of a Shared-Use Trail on Mistletoe Road extending from the project site to North Druid Hills Road (hereafter collectively the "Improvements"). Developer shall have no obligation to provide funding for the Improvements except as specified in this condition. Developer shall make said funds available within thirty (30) days of demand but in no case prior to the date Developer makes application for a Land Disturbance Permit. Further, Dekalb County shall cause the improvements identified in (a) and (b) above to be completed within 24 months of approval of this rezoning. In the event that a Tax Allocation District (TAD) capable of funding the above-referenced Improvements is created, Developer's obligation to fund said improvements and this condition shall immediately and automatically become null and void and, to the extent that Developer has already provided some or all of the funding for the Improvements identified herein, Developer shall be entitled to seek reimbursement for same from the TAD proceeds.
- b. The Developer will work with MARTA to develop the best design for a bus/transit stop on Sweetbriar Road.
- c. Unless noted otherwise, all "internal roads" shown on the plan are to be privately owned and maintained with a public access easement granted for vehicular and pedestrian traffic; internal roads will not be Private Streets as defined in the DeKalb County code. All lots will have frontage on internal roads or in the case of townhouses onto alleys which connect to internal roads.
- d. Road A, Road B, Road C, Road E, and Mistletoe Extension shall be built at locations that are substantially the same as the locations in the general location shown on the Master Plan and shall be built as part of the first phase of the Project.
- e. Road D may be built as part of a future phase and the exact location may vary as long as the shared-use path connection is maintained from the Future PATH trail to Road C. Additional "internal roads" may be constructed in Block D depending on the final building layout on this block.
- f. Streetscape dimensions for all internal road sections shall be as shown on Sheets C2-50 to C2-52, prepared by Kimley Horn, dated 02/21/22. Further, block and lot requirements shall be as shown on the Master Plan and the Subdivision Plan.
- g. Designated areas of internal roads may be periodically closed to vehicles to provide for street fairs, farmers markets, events, etc. as long as vehicular and pedestrian traffic routes are maintained to provide access to all parts of the site.



- h. The shared-use path shown on the Master Plan as connecting the Future PATH trail with Mistletoe Road shall be built in the first phase of the project. A temporary paved path may be provided from Road B to Road C until the permanent path is built when Road D is constructed.
- i. Bike Nodes consisting of a combination of bike racks, information kiosks, and/or bike maintenance stands shall be constructed at key points along the shared-use path in the general location shown on the Site Plan.
- j. Parking structures in Blocks A and D shall be screened with the use of liner buildings or other buildings to not be visible from public or internal roads.

**VIII. Architecture:**

- a. The architecture for the shopfront (stand-alone) commercial buildings such as Building A40, A30, A70, A80, C10, C5, etc. shall be substantially consistent with the architectural standards in Exhibit "B."
- b. The front façade design of the ground floor of Buildings B50 and B60 shall be substantially consistent with that shown in the elevations titled, "Architectural Elevations (Sheet A-1.02), prepared by EDENS, and dated 1/18/22, except that the vehicular and pedestrian entrance to the parking garage shall be no wider than 48 feet, including two vehicular lanes of at least 12 feet each.
- c. West facades of Residential Buildings D1 and D3 shall be articulated with design features that shall echo or be compatible with the scale of the front facades of the townhomes on the opposite side of Road B.
- d. Ground floor retail uses, as well as stand-alone retail buildings, shall have functional door and window openings in the facades that face the sidewalks along the interior roads. Doors in the sidewalk-facing facades shall be unlocked and usable by customers during business hours. Windows in the sidewalk-facing facades shall be transparent and shall allow views into the interiors of the retail spaces.

**IX. Townhome Construction:**

- a. Townhouses shall be designed such that purchasers shall have the option to purchase a solar energy system.
- b. Townhouses shall be designed such that purchasers shall have the option to purchase and build an accessory dwelling unit, to be located on the lowest level of the unit.

**X. Signage:**

- a. Signage for the development shall be consistent with the standards in Exhibit "C."
- b. Flashing, animated, sound emitting, rotating and inflatable signs are prohibited.

**XI. Common Area Maintenance:**

- a. The common areas within the Development shall be kept and maintained in first class order and repair as compared to any other first class mixed-use development similar to the caliber, type and character of the Development and located in the Atlanta, Georgia metropolitan area.

**XII. Subdivision:**

- a. The Subject Property may be subdivided in general accordance with Exhibit D and parts of the Subject Property may be owned separately and/or conveyed as separate tracts and to separate owners with different ownership structures.
- b. Should there be separate ownership of parts of the Subject Property and/or a conveyance of part of the Subject Property to different owners, all conditions and variances, if any, shall remain applicable to any portion of the Subject Property, regardless of what person or entity owns the property. A true copy of

the approved conditions and zoning agreement shall be attached to any and all legal documents transferring ownership of any part of the development.

- c. Separate ownership of parts of the Subject Property and/or conveyance of part of the Subject Property to different owners shall not create non-conforming lots or uses and shall not require any changes to the Site Plan for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer or other zoning requirements, except as may be reflected on the Site Plan.

### **XIII. Housing Affordability**

- a. Developer agrees to provide 3 Affordable Housing Units (AHU) per multi-family building (15 total), defined as housing that is affordable to households earning no more than 60 percent of Area Median Income (AMI). In addition, the Developer agrees to provide 21 Workforce Housing Units (WHU), as defined by the Urban Land Institute, per multi-family building (105 total); for a total of 120 Affordable and Workforce Housing Units (7.1%). Subject to applicable laws, each multi-family building owner/operator shall establish a program to give a preference for rental of the AHU and WHU to individuals who work within the Project site.

### **XIV. Miscellaneous:**

- a. Food trucks, shipping container stores, and similar structures shall be allowed in all locations except Blocks E and G as long as adequate pedestrian access is maintained. Food trucks and shipping container stores shall comply with all applicable State and County regulations.
- b. Outdoor dining associated with a restaurant or other commercial establishment shall be allowed throughout all Blocks except Blocks E and G.
- c. Temporary outdoor events may be held in all Blocks except Block E. The following temporary outdoor events are not subject to the Special Administrative Requirements of section 27-7.6 and/or 27-4.1.3, Table 1: temporary outdoor events, festivals, concerts, farmers markets, produce stands, Christmas tree sales, pumpkin and Halloween sales, ping pong or similar tournaments, ice skating rink, art shows, magic shows, athletic events (e.g., 5K races), yoga, meditation, antique car shows, etc. This list is intended to be representative, not exclusive.
- d. Information and advertising kiosks shall be allowed throughout all Blocks except Blocks E and G.
- e. Walk-up ATMs shall be allowed either integrated into buildings or free-standing. A Drive-up ATM shall be allowed subject to a Special Land Use Permit.
- f. Murals shall be allowed except in Block E and G.
- g. A drive-through pharmacy shall be allowed as indicated at Building A10 subject to a Special Land Use Permit.
- h. On all buildings in the development, roof mounted mechanical equipment and appurtenances shall be located so that they are not visible from the ground immediately adjacent to the building. Said equipment shall also be screened with screening materials that are compatible with the surrounding building materials and architectural design.
- i. The development shall provide a minimum of 1 bicycle/moped parking spaces per twenty (20) parking spaces in surface parking lots and parking structures (this provision shall not apply to townhouse garages) in accordance with Section 27-6.1.17. Parking structures shall provide covered bicycle park spaces at the above ratio.
- j. A minimum of 3 percent of all surface parking lots and non-residential portions of parking structures shall be striped and signed for alternative fuel vehicle parking. EV charging station parking spaces may be used toward this total.
- k. A minimum of two percent parking spaces in surface parking lots and parking structures shall have electric vehicle charging stations.

- l. All parking structures shall be designed to provide the infrastructure for future conversion to allow for electric vehicle charging stations for a minimum five (5) percent of the parking spaces.
- m. The site shall be provided with underground utilities for electricity, phone, cable and internet services.
- n. Developer shall employ pest and rodent abatement measures during demolition.
- o. Developer shall employ dust abatement measures during demolition.
- p. Setbacks shall be measured by existing right-of-way, versus any future right-of-way that County may demand incidental to development.
- q. No cell towers/structures/monopoles shall be permitted anywhere on project property, but non-tower-mounted flat antennas may be located on roof tops or parking structures.
- r. A Sustainability Program shall be developed and implemented for the overall development.
- s. Before County issuance of a land disturbance permit, the Developer shall submit a framework plan for refuse disposal. The framework plan shall outline the method of recycling that will be used in the development. Recycling bins shall be provided in all multi-tenant buildings in locations convenient for use by residents. Storage areas for construction materials and/or equipment shall be screened from view from residential properties and structures with opaque construction fencing.
- t. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
- u. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

**Attachments:**

- 1. Department and Division Comments
- 2. Board of Health Comments
- 3. Board of Education Comments
- 4. Application
- 5. Site Plan
- 6. Zoning Map
- 7. Land Use Plan Map
- 8. Aerial Photograph
- 9. Site Photographs

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



**NOTICE OF DECISION**

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**To:** Doug Hooker, ARC  
**(via electronic mail)** Bob Voyles, GRTA  
Dick Anderson, GRTA  
Kathryn Zickert, GRTA  
Sharon Mason, GRTA  
Sonny Deriso, GRTA

**To:** Jim McKenney  
**(via electronic mail and certified mail)** Dekalb County

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Andrew Smith, ARC  
**(via electronic mail)** Aries Little, ARC  
Donald Shockey, ARC  
Shawanna Qawiy, City of Clarkston  
Jessica Echols, City of Tucker  
Kylie Thomas, City of Tucker  
Eric Meyer, Dekalb County Commissioner  
Patrece Keeter, Dekalb County DOT  
Cedric Hudson, Dekalb County Planning  
Larry Washington, Dekalb County Planning  
Sylvia Smith, Dekalb County Planning  
Justin Hatch, GDOT  
Landon Perry, GDOT  
Megan Wilson, GDOT  
December Weir, GRTA/ATL  
Charles Rosa, MARTA  
Natavis Harris, MARTA  
Matthew Lee, Tucker-Northlake CID

Alex Hensley, Kimley-Horn  
Emily Flood, Kimley-Horn  
Harrison Forder, Kimley-Horn  
John Walker, Kimley-Horn  
Den Webb, Smith, Gambrell & Russell Law  
Kathy Zickert, Smith, Gambrell & Russell Law  
Jim Lamey, NDM Edens, LLC  
Jim McKenney, NDM Edens, LLC

**Date:** April 14, 2022

**Notice of Decision for  
Request for Non-Expedited Review of  
DRI 3582 DRI North Dekalb Mall Redevelopment**

The purpose of this notice is to inform Jim McKenney (the Applicant) and Dekalb County (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 3582 DRI North Dekalb Mall Redevelopment (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on January 26, 2022. The review package includes: the site development plan (Site Plan) dated December 25, 2021 titled "North Dekalb Mall" prepared by Edens, the Transportation Study dated March 17, 2022 prepared by Kimley-Horn received by GRTA on March 18, 2022, and the DCA Initial and Additional forms filed on January 24, 2022 and March 14, 2022.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:



5409E9A65D48478  
Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

## **Attachment A – General Conditions**

### **General Conditions of Approval to GRTA Notice of Decision:**

#### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with DeKalb County to provide connections between internal bicycle and pedestrian infrastructure and existing bicycle and pedestrian infrastructure external to the site.
- Coordinate with DeKalb County to ensure connections to planned bicycle and pedestrian infrastructure are not precluded by the use or configuration of any public right-of-way.
- In coordination with DeKalb County and the PATH Foundation, construct a shared-use path on Mistletoe Road south of North Druid Hills Road to connect to the multi-use path internal to the site
- Work with MARTA to determine the best bus facilities on Sweetbriar Road.

### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

#### North Druid Hills Road at Birch Road (Intersection 3)

- Restripe North Druid Hills Road to provide an exclusive westbound left-turn lane into the site. The eastbound approach would be shifted right, and the exclusive eastbound right-turn lane would be converted to a shared through/right-turn lane.

#### Lawrenceville Highway (US 29/SR 8) at Orion Drive (Intersection 10)

- Restripe and widen Orion Drive to provide an exclusive southbound left-turn lane along Orion Dr. onto Lawrenceville Highway

## **Attachment B – Required Elements of the DRI Plan of Development**

### **Conditions Related to Altering Site Plan after GRTA Notice of Decision:**

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.



## **Attachment C – Required Improvements to Serve the DRI**

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

### **Section 1:**

#### **General Conditions of Approval to GRTA Notice of Decision:**

##### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with DeKalb County to provide connections between internal bicycle and pedestrian infrastructure and existing bicycle and pedestrian infrastructure external to the site.
- Coordinate with DeKalb County to ensure connections to planned bicycle and pedestrian infrastructure are not precluded by the use or configuration of any public right-of-way.
- In coordination with DeKalb County and the PATH Foundation, construct a shared-use path on Mistletoe Road south of North Druid Hills Road to connect to the multi-use path internal to the site
- Work with MARTA to determine the best bus facilities on Sweetbriar Road.

#### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

##### North Druid Hills Road at Birch Road (Intersection 3)

- Restripe North Druid Hills Road to provide an exclusive westbound left-turn lane into the site. The eastbound approach would be shifted right, and the exclusive eastbound right-turn lane would be converted to a shared through/right-turn lane.

##### Lawrenceville Highway (US 29/SR 8) at Orion Drive (Intersection 10)

- Restripe and widen Orion Drive to provide an exclusive southbound left-turn lane along Orion Dr. onto Lawrenceville Highway

## Section 2:

### Roadway Improvement Conditions to GRTA Notice of Decision:

#### Bicycle, Pedestrian and Transit Facilities

- Remove parking on one side of road C to accommodate bicycle facilities to allow for connection to planned PATH trail that crosses at Lawrenceville Rd.

#### Clairmont Road (US 23/SR 155) at North Druid Hills Road (Intersection 1)

- Provide an additional westbound through lane (creating three throughs) along North Druid Hills Road.
- Provide an additional southbound through lane (creating three throughs) along Clairmont Road (US 23/SR 155).
- Provide an additional northbound left-turn lane (creating triple lefts) along Clairmont Road (US 23/SR 155).
- Provide an exclusive northbound right-turn lane along Clairmont Road (US 23/SR 155).
- Coordinate with DeKalb County to determine the appropriate pedestrian infrastructure treatments at this intersection such as median refuge islands in conjunction with any roadway widenings that may occur.

#### North Druid Hills Road at Oak Tree Road (Intersection 4)

- Work with DeKalb County to determine the appropriate intersection configuration at this intersection with particular attention to bicycle, pedestrian, and transit connectivity.

#### North Druid Hills Road at Mistletoe Road (Intersection 5)

- Restripe Mistletoe Road to provide an exclusive northbound right-turn lane onto North Druid Hills Road.

#### Lawrenceville Highway (US 29/SR 8) at North Druid Hills Road (Intersection 6)

- Provide an additional northbound through lane (creating three throughs) along Lawrenceville Highway (US 29/SR 8).
- Provide an additional southbound through lane (creating three throughs) along Lawrenceville Highway (US 29/SR 8).
- Per PI #0018284, provide an additional eastbound through lane (creating three throughs) along North Druid Hills Road and provide an exclusive westbound right-turn lane along North Druid Hills Road.

#### Lawrenceville Highway (US 29/SR 8) at Orion Drive (Intersection 10)

- Provide an additional westbound through lane (creating four throughs) along Lawrenceville Highway (US 29/US 78/SR 8)
- Provide an exclusive northbound left-turn lane along Orion Drive.

#### Scott Boulevard (US 29/US 78/SR 8) at Church Street (Intersection 12)

- Provide an additional northbound right-turn lane (creating triple rights) along Church Street.

#### Lawrenceville Highway (US 29/SR 8) at Frazier Road/McLendon Drive (Intersection 13)

- Construct an exclusive eastbound right-turn lane along Frazier Road  
Construct an exclusive westbound right-turn lane along McLendon Drive

## **Comments – Public Works Transportation Division Z-22-1245595, 2050 Lawrenceville Hwy Kiosk 1101**

(Note: These comments were made before Notice of Decision was released from the Atlanta Regional Commission and the Georgia Regional Transportation Authority.)

- Lawrenceville Hwy is SR 8. GDOT review and approval required prior to land development permits. Both Lawrenceville Hwy and North Druid Hills are classified as major arterials.
- Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).
- Contribute \$500,000 towards a future project to add a left turn lane at the intersection of Birch Road and North Druid Hills.
- Add a second left turn lane SB on Orion Dr at the intersection of Lawrenceville Hwy and Orion Drive.
- Sweet Briar Road, Birch Road, Mistletoe Road and Oaktree Road are all classified as local roads. Required right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Pedestrian scale lights and a 10-foot multiuse path required on all roads or as directed by the Transportation Division of Public Works.
- Multiuse path connection required to the South Fork Peachtree Creek Trail and along Orion Drive. No left turns allowed out of access point on Lawrenceville Hwy, unless signalized. No poles can remain within the limits of the sidewalk or multiuse path.
- Intersection and stopping sight distance must be met for all access points based on AASHTO.
- Reserve the right to alter comments after the Notice of Decision is released from the Atlanta Regional Commission and the Georgia Regional Transportation Authority.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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

Case No.: Z-22-1245595

Parcel I.D. #: 18-100-02-005, -040, -041, -049 & -057 and 18-100-04-014

Address: 2144, 2054, 2050, and 2038 Lawrenceville Highway  
1086 Birch Road and 2692 Sweet Briar Road,  
Decatur GA

**WATER:**

Size of existing water main: 8" adequacy unknown (adequate/inadequate)  
~80 ft.

Distance from property to nearest main: \_\_\_\_\_

Size of line required, if inadequate: unknown

**SEWER:**

Outfall Servicing Project: South Fork Peachtree

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

Water Treatment Facility: City of Atlanta IGA ( adequate ( ) inadequate)

Sewage Capacity: 36.3 (MGPD) Current Flow: 40 (MGPD)

**COMMENTS:**

Will need sewer capacity approval.

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

4/13/2022

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

## DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

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N.5

SLUP-22-1245550 2022-1473 18-103-03-017, 18-103-03-018

1799 Clairmont Road, Decatur, GA 30033

Amendment

- Please review general comments.
- Note: Several properties in the area operate on septic system.

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N.6

SLUP-22-1245546 2022-1474 18-018-01-093

518 Lake Michele Court, Stone Mountain, GA 30088

Amendment

- Please review general comments.
- Septic system installed on October 27, 1975.

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N.7

Z-22-1245577 2022-1475 15-173-07-002, 15-173-07-018, 15-173-07-048

1847 2nd Ave, Decatur, GA 30032

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

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N.8

Z-22-1245595 2022-1476 18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-057, 18-100-04-014

2050 Lawrenceville Highway Kiosk 1101, Decatur, GA 30033

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 4/15/2022

**Submitted to:** DeKalb County

**Case #:** Z-22-1245595

**Parcel #:** 18-100-02-005/-040/-041/-057/  
18-100-04-014

**Name of Development:** North DeKalb Mall Redevelopment (EDENS)  
**Location:** 2050 Lawrenceville Hwy

**Description:** Rezoning request to redevelop the North DeKalb Mall site as mixed-use with a maximum of 1800 dwelling units.

**Impact of Development:** When fully constructed, this development would be expected to generate 130 students: 62 at Laurel Ridge Elementary, 24 at Druid Hills Middle School, 22 at Druid Hills High School, 16 at other DCSD schools, and 6 at private school. Although all three neighborhood schools have capacity for additional students, enrollment at Druid Hills HS is approaching capacity and an increase of students may put additional strain on the facility and staff.

<b>Current Condition of Schools</b>	<b>Laurel Ridge Elementary</b>	<b>Druid Hills Middle School</b>	<b>Druid Hills High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	504	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct. 2021)	398	940	1,339			
Seats Available	106	230	56			
Utilization (%)	79.0%	80.3%	96.0%			
<b>New students from development</b>	62	24	22	16	6	130

New Enrollment	460	964	1,361			
New Seats Available	44	206	34			
New Utilization	91.3%	82.4%	97.6%			

	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
<b>Yield Rates</b>				
Elementary	0.0346	0.0054	0.0013	0.0413
Middle	0.0131	0.0016	0.0007	0.0154
High	0.0122	0.0016	0.0016	0.0154
<b>Total</b>	<b>0.0600</b>	<b>0.0086</b>	<b>0.0036</b>	<b>0.0722</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	1800			
<b>Unit Type</b>	APT			
<b>Cluster</b>	Druid Hills High School			
	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
<b>Units x Yield</b>				
Elementary	62.34	9.67	2.42	74.43
Middle	23.59	2.88	1.21	27.68
High	22.04	2.88	2.88	27.80
<b>Total</b>	<b>107.97</b>	<b>15.43</b>	<b>6.51</b>	<b>129.91</b>
	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
<b>Anticipated Students</b>				
Laurel Ridge Elementary	62	10	2	74
Druid Hills Middle School	24	3	1	28
Druid Hills High School	22	3	3	28
<b>Total</b>	<b>108</b>	<b>16</b>	<b>6</b>	<b>130</b>

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

---

Applicant Name: NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

Applicant E-Mail Address: dwebb@sgrlaw.com

Applicant Mailing Address: 1105 W. Peachtree Street, NE, Suite 1000, Atlanta, Georgia 30309

---

Applicant Daytime Phone: 404.815.3620 Fax: 404.685.6920

---

Owner Name: NDM (EDENS), LLC, a South Carolina limited liability company,

If more than one owner, attach list of owners.

Owner Mailing Address: 3050 Peachtree Road, NW, Suite 580, Atlanta, Georgia 30305

Owner Daytime Phone: 678.527.0418

---

Address of Subject Property: See Attachment A

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Parcel ID#: See Attachment A

Acreage: ±73.11 Commission District: 2/6

Present Zoning District(s): C-1

Proposed Zoning District: MU-4

Present Land Use Designation: TC & COS

Proposed Land Use Designation (if applicable): N/A



**ATTACHMENT A To  
NDM (EDENS), LLC's  
Rezone Application**

18-100-02-040; 2144 Lawrenceville Hwy.  
18-100-02-041; 2054 Lawrenceville Hwy.  
18-100-02-005; 2050 Lawrenceville Hwy.  
18-100-02-057; 2038 Lawrenceville Hwy.  
18-100-02-049; 1086 Birch Road  
18-100-04-014; 2692 Sweet Briar Road  
18-100-02-055; 3777 North Druid Hills Road

**SMITH GAMBRELL & RUSSELL, LLP**  
 CLIENT DISBURSEMENT ACCOUNT  
 1105 W PEACHTREE ST, NE  
 SUITE 1000  
 ATLANTA, GA 30309-3608

WELLS FARGO BANK, N.A.  
 64-975/612

100820

PAY SEVEN HUNDRED FIFTY AND 00/100 Dollars

TO  
 THE  
 ORDER  
 OF

DEKALB COUNTY, GEORGIA

02-23-22

\$\*\*\*\*\*750.00

DATE

AMOUNT

SMITH GAMBRELL & RUSSELL, LLP

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈00100820⑈ ⑆061209756⑆ 2079900514162⑈

SMITH GAMBRELL & RUSSELL, LLP

DETACH AND RETAIN THIS STATEMENT  
 THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.  
 IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

100820

100820		DEKALB COUNTY, GEORGIA		02-23-22	
REF. #	INV. #	DATE	P.O. #	INVOICE DESCRIPTION	AMOUNT PAID
534709	022222	02-22-22	060354.002	FEES FOR FILING ZONING APPLICATION	750.00
TOTAL AMOUNT PAID:					750.00

# Community Meeting Notice and Sign-In

Dear Neighbors of 2050, 2054, and 2144 Lawrenceville Hwy., Decatur, Georgia

EDENS is interested in redeveloping the North DeKalb Mall property and proposes an application to rezone the property, located at 2050, 2054, and 2144 Lawrenceville Highway, Decatur from C-1 to MU-4 to allow for a mixed use development. As indicated below, EDENS plans to host a virtual community meeting to provide more information.

**What is a Community Rezoning Meeting?** Community rezoning meetings are designed to inform the surrounding communities of current rezoning applications. It's an opportunity for the community to learn about the proposed project, ask questions, present concerns, and make suggestions. You are receiving this letter as you own property within 500' of our project. We hope you will be able to meet with us at the following date/time:

**Meeting Date/Time: February 15, 2022 at 7:00 pm**

**Meeting Location: <https://sgrlaw.zoom.us/join>**

**Webinar ID: 984 3418 0720 / Passcode: 642663**

**Or join by phone: 646.558.8656 or 301.715.8592**

We look forward to discussing the project with you and getting feedback on February 15, 2022. If you are unable to attend or wish to reach out beforehand, please contact Den Webb at [dwebb@sgrlaw.com](mailto:dwebb@sgrlaw.com) or 404.815.3620.

Sincerely,  
EDENS  
[www.EDENS.com](http://www.EDENS.com)

## NOTICE OF DATE CHANGE

Dear Neighbors of 2050, 2054, and 2144 Lawrenceville Hwy., Decatur, Georgia

EDENS is interested in redeveloping the North DeKalb Mall property and proposes an application to rezone the property, located at 2050, 2054, and 2144 Lawrenceville Highway, Decatur from C-1 to MU-4 to allow for a mixed use development. As indicated below, EDENS plans to host a virtual community meeting to provide more information.

**Due to scheduling conflicts of certain stakeholders, EDENS is rescheduling the meeting from the original date of February 15<sup>th</sup> to February 22<sup>nd</sup>.**

**What is a Community Rezoning Meeting?** Community rezoning meetings are designed to inform the surrounding communities of current rezoning applications. It's an opportunity for the community to learn about the proposed project, ask questions, present concerns, and make suggestions. You are receiving this letter as you own property within 500' of our project. We hope you will be able to meet with us at the following date/time:

**Revised Meeting Date/Time: February 22, 2022 at 7:00 pm**

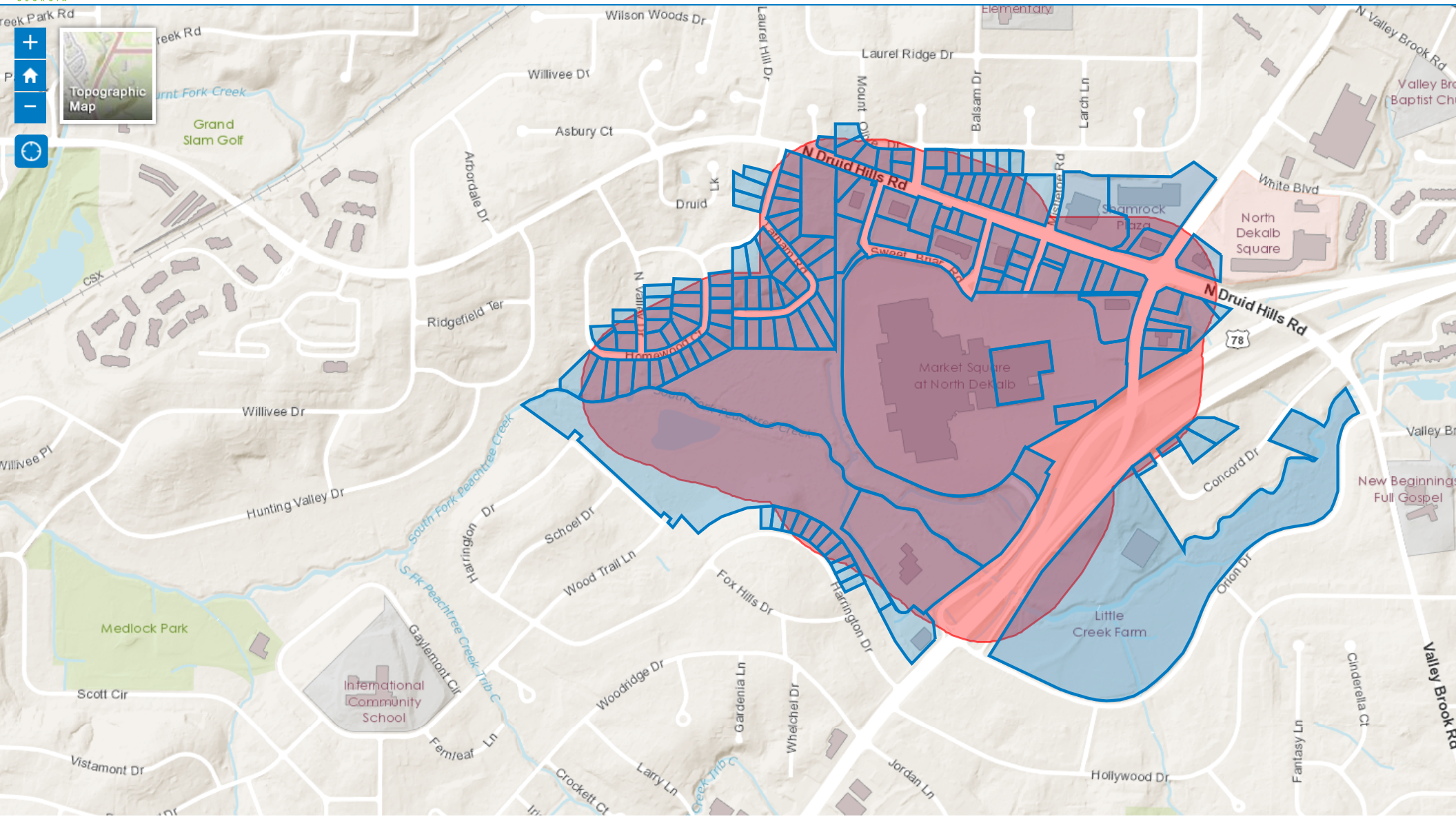
**Meeting Location: <https://sgrlaw.zoom.us/join>**

**Webinar ID: 984 3418 0720 / Passcode: 642663**

**Or join by phone: 646.558.8656 or 301.715.8592**

We look forward to discussing the project with you and getting feedback on February 22, 2022. If you are unable to attend or wish to reach out beforehand, please contact Den Webb at [dwebb@sgrlaw.com](mailto:dwebb@sgrlaw.com) or 404.815.3620.

Sincerely,  
EDENS  
[www.EDENS.com](http://www.EDENS.com)





Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**Cathy Ellington**  
 1105 W. Peachtree St.  
 NW

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- Adult Signature Required  Priority Mail Express
  - Adult Signature Restricted Delivery  Registered Mail
  - Certified Mail  Return Receipt for Merchandise
  - Certified Mail Restricted Delivery  Signature Confirmation
  - Collect on Delivery (COD)  Signature Confirmation Restricted Delivery
  - Insured Mail
  - Priority Mail



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1.	3814 NORTH DRUID HILLS LLC 412 CONVENTRY RD DECATUR GA 30033	.53	.47											
2.	ALL AMERICAN SPECIALTIES INC 5156 CARSON CT BUFORD GA 30518	.53	.47											
3.	ANGEL AMY K 1001 LATHAM RD DECATUR GA 30033	.53	.47											
4.	ARTIKOV SHUKHRAT 2199 THORNCLIFF DR NE ATLANTA GA 30345	.53	.47											
5.	BEITZEL LORRIE L 970 HOMEWOOD CT DECATUR GA 30033	.53	.47											
6.	BHINDI BROTHERS GEORGIA LLC 1070 OAKTREE RD DECATUR GA 30033	.53	.47											
7.	BHINDI BROTHERS GEORGIA LLC 18508 PIONEER BLVD ARTESIA CA 90701	.53	.47											
8.	BIBISI LUCY S 2817 MOUNT OLIVE DR DECATUR GA 30033	.53	.47											

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9.	BLANCHARD BERTHA S 4500 RED CEDAR CV SW LILBURN GA 30047	.53	.47																	
10.	BOATRIGHT MICHAEL 1013 LATHAM RD DECATUR GA 30033	.53	.47																	
11.	BOHACS BRAD 1118 N DRIUD HILL CIR DECATUR GA 30033	.53	.47																	
12.	BRADSHAW WILLIAM D 1041 LATHAM RD DECATUR GA 30033	.53	.47																	
13.	BRANCH BANKING AND TRUST P O BOX 167 WINSTON-SALEM NC 27102	.53	.47																	
14.	BRAWNER JEFFREY 1106 N DRUID HILLS CIR DECATUR GA 30033	.53	.47																	
15.	BRIESKE THOMAS J 2700 HARRINGTON DR DECATUR GA 30033	.53	.47																	
16.	BUETTNER LAWRENCE J 934 HOMEWOOD CT DECATUR GA 30033	.53	.47																	
17.	BUI AND LE REAL ESTATE CORP 2221 SEVER RD LAWRENCEVILLE GA 30043	.53	.47																	
18.	CARROLL CHERYL L 1113 N DRUID HILLS CIR DECATUR GA 30033	.53	.47																	
19.	CARTER BARBARA HANEVOLD 2682 HARRINGTON DR DECATUR GA 30033	.53	.47																	





20.	CHO CHAE HWAN 3648 CREEKSTONE DR NORCROSS GA 30092	.53	.47																
21.	CITIZENS & SOUTHERN NAT BANK 101 N TRYON ST CHARLOTTE NC 28255	.53	.47																
22.	CLARK CAROLYN S 1722 FOX VALLEY PITTSBURGH PA 15203	.53	.47																
23.	CUI SHUFANG 3834 N DRUID HILLS RD DECATUR GA 30033	.53	.47																
24.	DEEDAR ALIHEE M SHEIK 985 HOMEWOOD CT DECATUR GA 30033	.53	.47																
25.	DEGUE SARAH A 1065 N VALLEY DR DECATUR GA 30033	.53	.47																
26.	DEKALB COUNTY 1300 COMMERCE DR # 6THF DECATUR GA 30030	.53	.47																
27.	DEMERY NELSON III 1095 LATHAM RD DECATUR GA 30033	.53	.47																
28.	DOSETAREH RYAN 1268 ARBORVISTA DR NE ATLANTA GA 30029	.53	.47																
29.	EDWARDS KYLA A 2821 CONCORD DR DECATUR GA 30033	.53	.47																
30.	EXECUTIVE LENSING CO 5197 STONE MOUNTAIN HWY STONE MOUNTAIN GA 30087	.53	.47																



31.	FAYNE JOHN C 4720 NUTMEG WAY SW LILBURN GA 30047.	.53	.47																	
32.	FENG SI J 950 HOMEWOOD CT DECATUR GA 30033	.53	.47																	
33.	FIELDS ANTHONY W 553 GRIST MILL DR ACWORTH GA 30101	.53	.47																	
34.	FIFTH MAN GROUP LLC 315 W PONCE DE LEON AVE # 100 DECATUR GA 30030	.53	.47																	
35.	FLUKER AND VOYLES REVOCABLE LIVING TRUST 1006 LATHAM RD DECATUR GA 30033	.53	.47																	
36.	FULTON REALTY HOLDING LLC 1833 LAWRENCEVILLE HWY DECATUR GA 30033	.53	.47																	
37.	GARRETT MARY 984 HOMEWOOD CT DECATUR GA 30033	.53	.47																	
38.	GEORGIA ALABAMA COMMERCIAL INV PO BOX 1565 LAWRENCEVILLE GA 30046	.53	.47																	
39.	GEZGIN RECEP 2234 SERPENTINE DR NE ATLANTA GA 30345	.53	.47																	
40.	GRIMAUD HOLDINGS LLC 804 OLD FORGE RD CHAPIN SC 29036	.53	.47																	
41.	GU ZHIPIN 315 PINE ISLE CT ALPHARETTA GA 31106	.53	.47																	



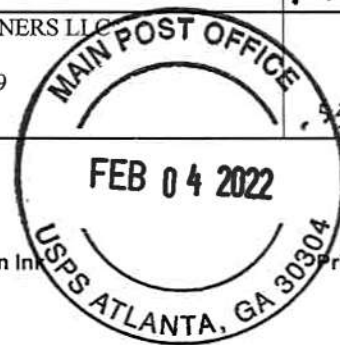
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FEB 04 2022

42.	HARLAN SARAH AMANDA 951 HOMEWOOD CT DECATUR GA 30033	.53	.47																	
43.	HILLIS REBECCA A 988 HOMEWOOD CT DECATUR GA 30033	.53	.47																	
44.	HOOPER HOMES INCORPORATED 2910 AQUITANIA LN CUMMING GA 30040	.53	.47																	
45.	HOPKINS JANE C 1083 N DRUID HILLS CIR DECATUR GA 30033	.53	.47																	
46.	HUGHES JESSIE ROBERT 1052 N VALLEY DR DECATUR GA 30033	.53	.47																	
47.	HUNTER MARTHA 2783 MOUNT OLIVE DR DECATUR GA 30033	.53	.47																	
48.	INGRAM SARA HALL 2755 MOUNT OLIVE DR DECATUR GA 30033	.53	.47																	
49.	ISMAILOVA CHOLPON 2650 HARRINGTON DR DECATUR GA 30033	.53	.47																	
50.	J D HUTCHESON PROPERTIES LLC 1763 TILLING WAY STONE MOUNTAIN GA 30087	.53	.47																	
51.	JACOB LOUIS F III 807 N PARKWOOD RD DECATUR GA 30030	.53	.47																	



52.	JANKE ROBERT MATTHEW 181 AVERY ST DECATUR GA 30030	.53	.47																
53.	JIVANI AABIDA 3786 N DRUID HILLS RD DECATUR GA 30033	.53	.47																
54.	KARABANOV OLEKSANDR G 7030 ALMATY PL DULLES VA 20189	.53	.47																
55.	KARG CHRISTIAN 2733 MOUNT OLIVE DR DECATUR GA 30033	.53	.47																
56.	KEENAN SINEAD T 1007 LATHAM RD DECATUR GA 30033	.53	.47																
57.	KELSO ROBERT W 1119 N DRUID HILLS CIR DECATUR GA 30033	.53	.47																
58.	KIRBY KENNETH O 998 HOMEWOOD CT DECATUR GA 30033	.53	.47																
59.	KOCER IRMA 1035 LATHAM RD DECATUR GA 30033	.53	.47																
60.	KOPSHO MICHAEL 1000 LATHAM RD DECATUR GA 30033	.53	.47																
61.	KSIONZYK BRADY 994 HOMEWOOD CT DECATUR GA 30033	.53	.47																

62.	LERNER STEPHEN M 1505 BILTMORE DR NE ATLANTA GA 30329	.53	.47																	
63.	LIN HEATHER KELSEY 2656 HARRINGTON DR DECATUR GA 30033	.53	.47																	
64.	LUZA JESSICA A 1082 LATHAM RD DECATUR GA 30033	.53	.47																	
65.	MAH BROWN LLC 2805 ROTHERWOOD DR TUCKER GA 30084	.53	.47																	
66.	MALINA CAMILLE J 3826 N DRUID HILLS RD DECATUR GA 30033	.57	.47																	
67.	MARINELLI ABIGAIL 942 HOMEWOOD CT DECATUR GA 30033	.53	.47																	
68.	MAUGHON JANE M 1012 LATHAM RD DECATUR GA 30033	.53	.47																	
69.	MCKINNEY WILLIAM M 1093 N DRUID HILLS CIR DECATUR GA 30033	.53	.47																	
70.	MCNORTH DRUID HILLS LAND LLC 1660 HISTORIC HWY 441 N CLARKESVILLE GA 30523	.53	.47																	
71.	METRO CORRAL PARTNERS LLC 1069 W MORSE BLVD WINTER PARK FL 32789	.53	.47																	



72.	MIDTOWN NATIONAL GROUP LP 9171 TOWNE CENTRE DR STE 335 SAN DIEGO CA 92122	.53	.47																	
73.	MOSS CYNTHIA C 3731 N DRUID HILLS RD DECATUR GA 30033	.53	.47																	
74.	MURDOCK WILLIAM T 2676 HARRINGTON DR DECATUR GA 30033	.53	.47																	
75.	NDM EDENS LLC 1221 MAIN ST STE 1000 COLUMBIA SC 29201	.53	.47																	
76.	NONA LLC 1454 OLDFIELD RD DECATUR GA 30030	.53	.47																	
77.	OAKLEY MEREDITH A 2692 HARRINGTON DR DECATUR GA 30033	.53	.47																	
78.	OLSEN MORGAN 1020 LATHAM RD DECATUR GA 30033	.53								.47										
79.	PARKER ERNEST T 1037 N VALLEY DR DECATUR GA 30033	.53								.47										
80.	PERRY VENETIA 2686 HARRINGTON DR DECATUR GA 30033	.53								.47										
81.	PLANT IMPROVEMENT COMPANY INC 1800 BRIARCLIFF RD NE ATLANTA GA 30329	.53								.47										

82.	PLATINUM FEDERAL CREDIT UNION 4794 LAWRENCEVILLE HWY NW LILBURN GA 30047	.57	.47				
83.	PRINCEWILL ANEKE LLC 1416 GREENRIDGE TRL LITHONIA GA 30058	.53	.47				
84.	PRYOR CHRISTOPHER MICHAEL 968 HOMEWOOD CT DECATUR GA 30033	.57	.47				
85.	PSP DEKALB HOLDINGS LLC 5555 PEACHTREE DUNWOODY RD STE 130 ATLANTA GA 30342	.53	.47				
86.	RAJAVUORI DEREK SCOTT 971 HOMEWOOD CT DECATUR GA 30033	.53	.47				
87.	RICE JAMES WALLACE 1005 HOMEWOOD CT DECATUR GA 30033	.53	.47				
88.	RKR GROUP IV LLC 2929 TURNER HILL RD STE 2280 LITHONIA GA 30038	.53	.47				
89.	ROOSTER AND PIG AP TRUST 2949 HILLBROOK WAY DECATUR GA 30033	.53	.47				
90.	ROSE SHELLEY A 1105 N DRUID HILLS CIR DECATUR GA 30033	.53	.49				
91.	ROYSTER DONNA 421 AVERY ST DECATUR GA 30030	.53	.47				



92.	RUSSELL A V 8060 SW 90TH TER MIAMI FL 33156	.53	.47				
93.	RUTLEDGE JOHN R 962 HOMEWOOD CT DECATUR GA 30033	.53	.47				
94.	SAADEH JANEAH 2775 MT. OLIVE DR DECATUR GA 30033	.53	.47				
95.	SAADEH M JANE 2775 MT OLIVE DR DECATUR GA 30033	.53	.47				
96.	SALVATION ARMY THE 1424 NORTHEAST EXPRESSWAY ATLANTA GA 30329	.53	.47				
97.	SHAFQAT MOHAMMAD HASSAAN 1274 HOLLY ST NW ATLANTA GA 30318	.53	.47				
98.	SHEPHERD JAMES H III PO BOX 15518 ATLANTA GA 30333	.53	.47				
99.	SHEPHERD MERIWETHER 3761 N DRUID HILLS RD DECATUR GA 30033	.53	.47				
100.	SIMMS DEBORAH L 1018 HOMEWOOD CT DECATUR GA 30033	.53	.47				
101.	SITARAS DANIEL C 1012 HOMEWOOD CT DECATUR GA 30033	.53	.47				





102.	SKY SPEED DISTRIBUTORS INC 602 GRASSMEADE WAY SNELLVILLE GA 30078	.53	.47				
103.	STARK CAITLIN H 1006 HOMEWOOD CT DECATUR GA 30033	.53	.47				
104.	STATE HIGHWAY DEPT OF GEORGIA 3736 DURHAM PARK RD DECATUR GA 30032	.53	.47				
105.	STEVENS FREDDIE NAPOLEON III 1068 LATHAM RD DECATUR GA 30033	.53	.47				
106.	STIVERS REALTY LC 1034 BRENTWOOD BLVD 402 ST LOUIS MO 63117	.53	.47				
107.	STRUBLE MARY JANE 943 HOMEWOOD CT DECATUR GA 30033	.53	.47				
108.	SUNNY KIMS CORPORATION 1700 HIGHLAND OAKS WAY LAWRENCEVILLE GA 30043	.53	.47				
109.	T C HOLMES & SONS LLLP 6810 STRINGER LN FLOWERY BRANCH GA 30542	.53	.47				
110.	T C HOLMES & SONS LLLP 5200 BUFFINGTON RD ATLANTA GA 30349	.53	.47				
111.	T C HOLMES & SONS LLLP 6810 STRINGER LN FLOWERY BRANCH GA 30542	.53	.47				



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112.	T C HOLMES & SONS LLLP PO BOX 182571 COLUMBUS OH 43218	.53	.47				
113.	TATHAM CONNOR CHRISTIAN 1089 N DRUID HILLS CIR DECATUR GA 30033	.53	.47				
114.	THOMPSON MOLLY CATHERINE 1033 HOMEWOOD CT DECATUR GA 30033	.53	.47				
115.	TIBBETTS PAMELA W 2803 MOUNT OLIVE DR DECATUR GA 30033	.53	.47				
116.	TODD CHARLES C 2737 MOUNT OLIVE DR DECATUR GA 30033	.53	.47				
117.	TRINITY MANAGEMENT COMPANY LLC PO BOX 505 TUCKER GA 30085	.53	.47				
118.	VANN JOHNATHAN 957 HOMEWOOD CT DECATUR GA 30033	.53	.47				
119.	VER EECKE STEFAAN 455 KENBROOK DR W ATLANTA GA 30327	.53	.47				
120.	WALKER CHADWICK R 2789 MOUNT OLIVE DR DECATUR GA 30033	.53	.47				
121.	WALSH KRISTIN 1076 LATHAM RD DECATUR GA 30033	.53	.47				



122.	WILSON FORREST M 2832 CONCORD DR DECATUR GA 30033	.53	.47				
123.	WRM REAL ESTATE LLC 3826 N DRUID HILLS RD DECATUR GA 30033	.53	.47				
124.	YANG ALEXANDRIA LIN 1047 N VALLEY DR DECATUR GA 30033	.53	.47				
125.	YATES ELIZABETH 1028 LATHAM RD DECATUR GA 30033	.53	.47				
126.	Druid Woods Condominium Assoc. Homeside Properties Inc 2555 Westside Pkwy Ste 600 Alpharetta GA 30004	.53	.47				
127.	Gavin Wood Homeowners Assoc. / Bill Switzer 1140 Gavinwood Place Decatur, GA 30033	.53	.47				



128

Druid Glen Homeowners Assoc.  
Michael Hutton  
3580 N. Druid Hills Rd, Decatur, GA 30033

.53

.47

129.

Druid Lake Homeowners Assoc.  
Sandra Sisson Hightower  
1075 Druid Lake, Decatur GA 30033

.53

.47

130.

Laurel Heights Homeowners Assoc.  
Integrity Assoc. Management Group  
3245 Peachtree Pkwy St. D-242, Suwanee GA

.53

.47



**Attendee Report**  
**Edens North DeKalb Mall - Community Meeting**  
Meeting Date: February 22, 2022; 7:00pm.

Attendee Name	Email
Dennis (Den) Webb	dwebb@sgrlaw.com
Margueritte Norton	mnorton@edens.com
Dustin Quinteros	dquinteros@sgrlaw.com
Jim McKenney	jmckenney@edens.com
Herbert Ames	hames@edens.com
Jim Lamey	jlamey@edens.com
Steven Tai	stai@sgrlaw.com
Janel Green	jgreen@cathedraltowersatlanta.org
Joe Mackey	mackey.joseph@gmail.com
Elizabeth Luke	lukee@gao.gov
Mark Dunbar	markdunbar@aol.com
markd	markdunbar@aol.com
Christopher Beck	cbeck@emory.edu
Alex Hensley	alex.hensley@kimely-horn.com
Dan Whisenhunt	decatrish@gmail.com
Jeanne merriitt	jpmerr27@gmail.com
S & B	biruh.zegeye@gmail.com
Susan	susbailey2003@yahoo.com
Doug Wilson	greenwilson@bellsouth.net
Doug Wilson	greenwilson@bellsouth.net
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# Statement of Intent

**STATEMENT OF INTENT/  
WRITTEN JUSTIFICATION**

and

Other Material Required by  
DeKalb County Zoning Ordinance for the  
Rezoning Application

of

**NDM (EDENS), LLC**

for

± 73.11 Acres of Land  
located in Land Lots 100 and 101, 18th District

**C-1 to MU-4**

Submitted for the Applicant by:

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## I. INTRODUCTION

This Application seeks to rezone  $\pm$  73.11 acres of land located approximately 415 feet south of the intersection of Lawrenceville Highway and North Druid Hills Road (the “Subject Property”) from C-1 (Local Commercial) to MU-4 (Mixed Use High Density). The Subject Property is comprised of seven (7) parcels that form the existing North DeKalb Shopping Mall.

The Applicant is NDM (EDENS), LLC (sometimes referred to as “EDENS”), a pre-eminent real estate owner, operator and developer of a nationally leading portfolio of 110 places. With an office in Atlanta, EDENS enhances communities through purposeful and compelling new development rooted in innovation, integrity, connectivity and sustainability. EDENS hopes to bring each of these attributes to the Subject Property, redeveloping it into metro-Atlanta’s premier walkable, mixed-use community.

Opened in 1965, the existing North DeKalb Mall once served as the principal shopping mall for the central DeKalb region. More recently, however, it has become distressed and underutilized, having experienced the loss of a number of anchor tenants and smaller merchants as customers abandoned the traditional enclosed mall shopping experience for open air malls and mixed-use developments. North Dekalb Mall’s decline is mirrored in other traditional, enclosed shopping malls throughout the country and the Atlanta area, including Gwinnett Place Mall in Duluth, Northpoint Mall in Alpharetta and Northlake Mall in Tucker. Similarly situated, each is also the subject of potential redevelopment plans.

The Subject Property is ideally located for a large-scale mixed-use development. It is near two major roadways and has quick access to Highway 78, a U.S. freeway. It is within quick walking or driving distance of numerous residential neighborhoods. It also is in close proximity to a number of major employers, such as Emory University, the Centers for Disease Control, the

Atlanta Veterans Administration Medical Center, the DeKalb Medical Center and many smaller employers along Lawrenceville Highway and in nearby downtown Decatur. Indeed, it is not the Subject Property's location that has caused its decline, but its outdated, enclosed mall concept and lackluster tenants, a fact that DeKalb County has recognized in several of its planning studies. *See, e.g. DeKalb County Lawrenceville Highway Corridor Existing Conditions and Recommendations*, November 2016 ("In this report, the commercial area around the mall was listed as an area needing Retail Re-Tenancing. That is, the retailers present no longer fit the service area demographics adequately"), *citing DeKalb County Transportation Plan 2014*.

EDENS's vision for the sites rejuvenation includes  $\pm 320,000$  square feet of retail, commercial and restaurant space,  $\pm 180,000$  square feet of office space, a  $\pm 150$ -room hotel and  $\pm 1,800$  residential units, to consist of a mix of apartment and townhome units (the "Proposed Development").<sup>1</sup> The uses will be interspersed along a grid-network street system, highly walkable streetscapes and an active town green. EDENS plans for a curated mix of unique retail, restaurant and entertainment experiences. Combined with intelligent urban design, these hand-selected retailers and restaurants will create an authentic community feel and experience. EDENS has also designed the site to directly engage with the larger community, including a future PATH system connection that will run adjacent to the South Fork of Peachtree Creek and across the site to a signalized intersection on North Druid Hills Road. In addition, a transit stop will be located on the property and the existing community garden will be retained.

Building heights will range from one to eight-stories, with taller uses being located away from the existing residential areas to create an adequate transition. Parking will be provided through a combination of surface street parking and parking lots, multi-level parking structures

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<sup>1</sup> The Applicant also will be preserving and retrofitting a small portion of the mall to accommodate existing tenants AMC Theaters and Marshall's as well as relocating the Dollar Tree on site.

and garages. Finally, the proposed network of internal streets will connect to the existing access points on North Druid Hills Road via Oak Tree Road, Birch Road and Mistletoe Road, as well as maintain access to the signalized intersection at Orion Drive and the unsignalized intersection at Lawrenceville Highway.

EDENS submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a Written Justification for the Application as required by the DeKalb County Zoning Ordinance §27-832, and a Written Statement as required by §27-649.3(2).

## **II. HISTORY**

The Subject Property is zoned C-1 and designated as “Town Center” and “Conservation Open Space” on the County’s Future Land Use Map. The North DeKalb Mall property was zoned subject to ordinances Z-73054, CZ-85160, CZ-08-14806 and CZ-08-14809. The site was rezoned to C-1 under Ordinance Z-73054<sup>2</sup>. The 25.176-acre parcel to the south of the Proposed Development was rezoned from R-75 to C-1 under Ordinance CZ-85160 to allow for renovations to North DeKalb Mall. Ordinances CZ-08-14806 and CZ-08-14809 rezoned a portion of the Subject Property located in its northwest corner, along Sweet Briar Road, from Neighborhood Shopping (NS) to Local Commercial (C-1) to be consistent with the remainder of the North DeKalb Mall property and to allow for the construction of a then anticipated Costco gas station. However, that plan was not approved.

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<sup>2</sup> DeKalb County’s records for Ordinance Z-73054 do not indicate the exact area to be rezoned and a site plan is not attached to the rezoning. Consequently, the Applicant is unable to identify the extent of Z-73054.

### III. IMPACT ANALYSIS

#### A.

#### THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN

The Subject Property is designated as “Town Center” (TC) and “Conservation and Open Space” (COS) by the Dekalb County 2035 Comprehensive Plan (the “Comp Plan”).<sup>3</sup> Both the TC and the COS character areas allow the MU-4 zoning. Further, the TC character area is specifically intended “to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage.” Comp Plan, p. 64. It also is designed to create “focal point[s] for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians.” Comp Plan at 64.

This proposal fosters a number of general policies and strategies for Town Centers in the County’s Comprehensive Plan, including:

- Pedestrian Scale Development - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
- Mixed Use Development - Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.
- Parking - Clearly define road edges by locating buildings near the road-side with parking in the rear.

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<sup>3</sup> The COS character area consists largely of undeveloped land along the south fork of Peachtree Creek. Since the floodplain property in the COS area will not be utilized in the development no additional analysis is required. However, the Applicant’s proposed provision for a future PATH trail is fully consistent with the COS character area.

- Open Space and Linkages - Encourage development and redevelopment in activity centers to provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages, and other design features.
- Healthy Neighborhoods - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity.
- High Density Residential - Residential development shall reinforce the center by locating higher density housing options adjacent to the center.
- Pedestrian Enhancements - Create pedestrian-friendly environment, by adding sidewalks that link neighborhood amenities.
- Traffic Calming - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.
- Pedestrian Oriented Design - Design shall be pedestrian-oriented with walkable connections between different uses.
- Preferred Uses - Each Town Center shall include a high-density mix of residential, retail, office, services, and employment to serve several neighborhoods.

Comp Plan at 66.

B.

THE PROPOSED REZONING PERMITS A USE THAT IS  
SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND  
NEARBY PROPERTY

The Subject Property is immediately adjacent to several commercial uses and in the nearby vicinity of several residential neighborhoods. However, it adjoins only seventeen



residential lots on Homewood Court and Latham Road and only five of which touch that portion of the existing mall which is to be redeveloped. Moreover, the vast majority of the adjoining residential lots, twelve lots, about the Applicant's property within the floodplain and forested areas, which will remain undeveloped. To the north of the Subject Property are various commercial properties along North Druid Hills Road, zoned C-1 and NS; to the east is the right-of-way of Lawrenceville Hwy and US-78; to the south the property is bounded by the South Fork of Peachtree Creek and beyond that are properties owned by the Shepherd Nature Center and one zoned General Commercial (C-2), Stivers Decatur Subaru. To the west are other properties zoned R-75 as referenced above.

The proposed uses will be in harmony with the current character of the property, as well as with the character of the adjacent properties. Redevelopment of North DeKalb Mall will add much needed new commercial, office and retail to support the existing residential in the area and the multi-family component will offer an infusion of upscale housing to support the surrounding businesses.

In addition, DeKalb County has identified North DeKalb Mall as an area for potential redevelopment in several of its studies. The Lawrenceville Highway Corridor Study identifies North DeKalb Mall as an issue area and notes that it is "currently a missed opportunity". See *DeKalb County Lawrenceville Highway Corridor Existing Conditions and Recommendations*, November 2016, pg. 14. Furthermore, the *DeKalb County Transportation Plan 2014* explicitly states the North DeKalb Mall is one of its identified redevelopment opportunities:

"Promote and coordinate the bundling of redevelopment sites and deals for potential developers and investors. This bundling could expedite investment in key redevelopment areas, including the Northlake area, the Buford Highway corridor, the North DeKalb Mall area, the Memorial Drive corridor, and other areas that have aging assets with potential redevelopment market opportunities."

The proposed development is therefore consistent with and suitable in light of the current and future development patterns; in fact, the Applicant hopes that the intended final appearance of this development will serve as a model for future development in the area. Appropriate attention to scale, buffering, setbacks, landscaping, and tree and open space preservation has been given by the Applicant to ensure that this Project will blend harmoniously with its surroundings.

C.

THE SUBJECT PROPERTY DOES NOT HAVE A  
REASONABLE ECONOMIC USE AS PRESENTLY ZONED.

As stated in earlier paragraphs, North DeKalb Mall has failed to remain economically viable as consumer preferences have moved away from smaller, traditional enclosed malls in favor of walkable mixed-use developments. The C-1 zoning would allow redevelopment of the property into a number of commercial automobile dependent developments but prohibits the type of mixed-use redevelopment that the Comprehensive Plan and the Applicant envisions. The development allowed under the C-1 zoning would not spur the growth and revitalization of the area and the Lawrenceville Highway Corridor that DeKalb County has envisioned in its *2035 Comprehensive Plan, DeKalb County Lawrenceville Highway Corridor Existing Conditions and Recommendations*, and *DeKalb County Transportation Plan 2014*. In fact, DeKalb County states as one of its economic development policies that “[t]o ensure economic relevance, DeKalb County must encourage redevelopment.” *See* Comp Plan at 48. There is no better catalyst to the economic growth of the region than to rezone a dysfunctional and underutilized property in a prime location to allow a mixed-use redevelopment.

D.

THE PROPOSED REZONING WILL NOT ADVERSELY AFFECT THE EXISTING  
USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY

In advance of filing this Application, the Applicant has engaged and will continue to engage in discussions with the community in the vicinity to make sure its proposal is acceptable to these neighbors. As stated in earlier paragraphs, the Proposed Development will result in a use that will be compatible and complementary to the existing surrounding uses.

The primary goal of land use planning is to eliminate or minimize the potential adverse effect of the dissimilar uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both "off-site" and "on-site" transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. All of these devices have been utilized in this Application, including notably the use of a 50-foot transitional buffer and transitional height plane adjacent to the single-family residential and the preservation of open space.

E.

THERE ARE OTHER EXISTING OR CHANGING CONDITIONS  
AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY

The Applicant's proposal will result in a practical, useful, and marketable development, revitalizing a deteriorating shopping mall, creating an asset for the immediate area and the

county as a whole. The development will blend in with the commercial and residential sites in the surrounding area. Moreover, this type of mixed-use development should be encouraged so as to create walkability, minimize sprawl and encourage less use of automobiles.

F.

THE ZONING PROPOSAL WILL NOT ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS OR ARCHAEOLOGICAL RESOURCES

No such sites, buildings, or resources are on or near the Parcel.

G.

THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS

This Project, if approved, will not affect existing transportation facilities. Requisite parking is provided incidental to this development. Further, this Application qualifies as a Development of Regional Impact (DRI) and Kimley-Horn and Associates, Inc. has been engaged to perform the traffic study required by the Atlanta Regional Commission and the Georgia Regional Transportation Authority. The trips generated by this development and their impact on the surrounding roadway network will be studied extensively and mitigation efforts, if any are required, will be implemented.

The school children living in the residential portion of the development will attend Laurel Ridge Elementary School; Druid Hills Middle School; and Druid Hills High School.<sup>4</sup> All three schools are listed as under capacity according to DeKalb County Schools' current FTE

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<sup>4</sup> Historically, mixed-use developments like that proposed do not attract many families. They are designed for young professionals and "empty-nesters." The Applicant expects that to be the case on the Subject Property. Hence, any impact on schools should be minimal, at best.

Enrolment Report. As a result, the proposed development is anticipated to have a manageable impact on local schools.<sup>5</sup>

As for utilities, the Subject Property has access to water and sewer.

#### **IV. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The Applicant respectfully submits that the current zoning classification of and rules relative to the Subject Property owner's right to use the Property established in the DeKalb County Zoning Ordinance, to the extent they prohibit this use, are unconstitutional and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The Applicant respectfully submits that the Board of Commissioners' failure to approve the requested rezoning would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of

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<sup>5</sup> It is important to note that the residential component of the proposed development will be constructed in phases and over an 8-10 year time horizon.

similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

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

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

## **V. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 23<sup>rd</sup> day of February, 2022.

Respectfully Submitted,



---

Kathryn M. Zickert  
Dennis J. Webb, Jr.  
J. Alexander Brock  
Smith, Gambrell & Russell, L.L.P.

1105 West Peachtree Street, NE  
Suite 1000  
Atlanta, GA 30309  
404-815-3500

# Owner Authorization



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 2/17/22

TO WHOM IT MAY CONCERN:

(I) (WE) NDM (EDENS), LLC, a South Carolina limited liability company


Name of owner(s)

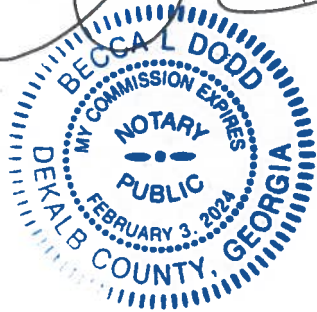
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP,  
1105 W. Peachtree St., Suite 1000, Atlanta, GA 30309  
Phone: 404-815-3620

Name of Agent or Representative

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

  
\_\_\_\_\_  
Notary Public



See Signature Block Below.

Owner

NDM (EDENS), LLC, a South Carolina limited liability company

By: Edens Limited Partnership, a Delaware limited partnership, its sole member

By: Edens GP, LLC, a Delaware limited liability company, its sole general partner

By: 

Its: Se Vice President

**AFTER RECORDING, PLEASE RETURN TO:**

First American Title Insurance Company  
National Commercial Services  
Attention: Karen Kirspel, Senior Title Officer  
3455 Peachtree Road NE, Suite 675  
Atlanta, GA 30326

NCS 1076934

Prepared by: Alexandra Gioseffi, Esq.  
Diamond & Kaplan, P.A.  
302 Datura St., Ste 300  
West Palm Beach, FL 33401

**LIMITED WARRANTY DEED**

**Tax Parcel Numbers:**

18 100 02 005  
18 100 02 057  
18 101 02 093  
18 101 02 094  
18 100 02 055  
18 100 04 014  
18 100 02 049

THIS INDENTURE (herein called the "Limited Warranty Deed"), made as of this 17th day of September, 2021, by LCI-SVAP NDM JV, LP, a Delaware limited partnership (herein called "Grantor"); and NDM (EDENS), LLC, a South Carolina limited liability company (herein called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits);

**WITNESSETH: That,**

IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee that certain tract of real property located in DeKalb County, Georgia and described in Exhibit A, attached hereto and by this reference incorporated herein and made a part hereof (herein called the "Land");

TOGETHER WITH all rights, members, structures, easements, awards, appurtenances, improvements, shrubbery, trees, plants and fixtures located thereon or appertaining to the Land (the foregoing, together with the Land, are herein called the "Property"),

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of Grantee forever in FREE SIMPLE.

SUBJECT TO: any easements, covenants, conditions and restrictions of record in the Clerk of Superior Court, DeKalb County Georgia's recording office as of the date hereof to the extent same currently affect the Property without re-imposing same by this instrument, but free of any deed of trust, mortgage, monetary lien or other monetary encumbrance of a liquidated amount other than the lien for real estate taxes

not yet due and payable.

AND GRANTOR will warrant and forever defend the right and title to the Property, unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise, but subject to the matters set forth above.

*Remainder of page intentionally blank; signature page follows.*

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 17th day of September, 2021.

GRANTOR:

Signed, sealed and delivered in the presence of

**LCI-SVAP NDM JV, LP,**  
a Delaware limited partnership

*Alexandra Gioseffi*  
UNOFFICIAL WITNESS *Alexandra Gioseffi*

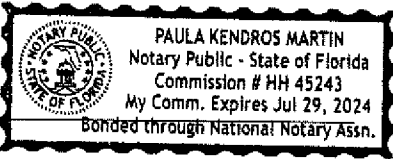
By: **LCI-SVAP NDM GP, LLC,**  
a Delaware limited liability company,  
its General Partner

By: **LCI-SVAP NDM Holdings, LP,**  
a Delaware limited partnership,  
its sole Member

NOTARY PUBLIC

My Commission Expires:

By: **SVAP NDM GP, LLC,**  
a Delaware limited liability company,  
its Managing General Partner



By: **SVAP GP, LLC,**  
a Delaware limited liability company,  
its Manager

[SEAL]

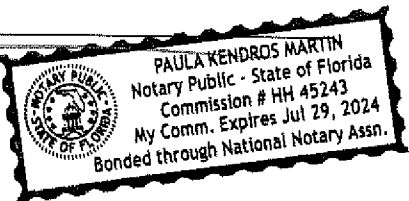


By: *Gregory S. Moross*  
Name: Gregory S. Moross  
Title: President

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of September, 2021, by Gregory S. Moross as President of SVAP GP, LLC, a Delaware limited liability company, the Manager of SVAP NDM GP, LLC, a Delaware limited liability company, which is the Managing General Partner of LCI-SVAP NDM Holdings, LP, a Delaware limited partnership, which is the sole Member of LCI-SVAP NDM GP, LLC, a Delaware limited liability company, which is the General Partner of LCI-SVAP NDM JV, LP, a Delaware limited partnership, on behalf of such entities, and such person  is personally known to me or  has produced a \_\_\_\_\_ as identification.

*Paula Kendros Martin*  
Notary Public



## EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

## PARCEL I:

All that tract or parcel of land lying and being in Land Lots 100 and 101 of the 18th District of DeKalb County, Georgia and more particularly described as follows:

Beginning at an iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway (also known as State Route #8 and U.S. Highway #29) (100 foot Right-of-Way at this point), which iron pin is located 112 feet southwesterly (as measured along said northwestern Right-of-Way line of Lawrenceville Highway) from the intersection of said northwestern Right-of-Way line of Lawrenceville Highway with the southwestern Right-of-Way line of North Druid Hills Road (100 foot Right-of-Way); and a running thence in a generally southwesterly direction along the northwestern Right-of-Way line of Lawrenceville Highway the following courses and distances: South 21 degrees 50 minutes 00 seconds West 120.0 feet to a point; along the arc of a 1,203.92 foot radius curve an arc distance of 267.56 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 08 degrees 47 minutes 21 seconds West 267.01 feet); and South 03 degrees 54 minutes 00 seconds West 101.29 feet to a point; running thence South 86 degrees 06 minutes 00 seconds East along an offset in the northwestern Right-of-Way line of Lawrenceville Highway 8.00 feet to a point; running thence South 03 degrees 54 minutes 00 seconds West along said Right-of-Way line of Lawrenceville Highway 145.53 feet to a concrete monument at the intersection of said Right-of-Way line with the northwestern Right-of-Way line of Stone Mountain Parkway (also known as State Route #410 and U.S. Highway #78) (variable Right-of-Way); running thence in a southwesterly direction along said northwestern Right-of-Way line of Stone Mountain Parkway the following courses and distances: South 52 degrees 51 minutes 59 seconds West 231.11 feet to a concrete monument; South 57 degrees 35 minutes 43 seconds West 154.88 feet to a concrete monument, and South 57 degrees 26 minutes 26 seconds West 375.90 feet to a point; thence leaving said northwestern Right-of-Way line of Stone Mountain Parkway and running North 49 degrees 45 minutes 51 seconds West 13.77 feet to a point; running thence in a southwesterly direction along the arc of a 131.39 foot radius curve an arc distance of 27.85 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 34 degrees 09 minutes 05 seconds West 27.80 feet); running thence South 28 degrees 04 minutes 41 seconds West 141.13 feet to a point; running thence in a southwesterly direction the following two courses and distances; along the slight arc of a 303.36 foot radius curve an arc distance of 17.02 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 29 degrees 41 minutes 07 seconds West 17.02 feet), and along the arc of a 27.00 foot radius curve an arc distance of 6.29 feet (said arc being subtended by a chord lying to the Southeast thereof and bearing South 24 degrees 37 minutes 26 seconds West 6.27 feet); running thence South 54 degrees 48 minutes 39 seconds East 113.92 feet to a point; running thence in a southeasterly direction along the arc of a 240.00 foot radius curve an arc distance of 138.55 feet to a point on the northwestern Right-of-Way line of Stone Mountain Parkway (said arc being subtended by a chord lying to the Southwest thereof and bearing South 38 degrees 16 minutes 24 seconds East 136.63 feet) running thence in a southwesterly direction along the northwestern Right-of-Way line of Stone Mountain Parkway the following three courses and distances: South 28 degrees 43 minutes 36 seconds West 243.86 feet to a point; South 39 degrees 20 minutes 39 seconds West 200.01 feet to a point, and South 51 degrees 12 minutes 45 seconds West 153.58 feet to a point in the center line of the South Fork of Peachtree Creek (said point hereinafter referred to a "Point A"); running thence in a northwesterly direction along the center line of the South Fork of Peachtree Creek and following the meandering thereof 658.12 feet, more or less, to a point (said point hereinafter referred to as Point "B"); said Point A and Point B being connected by traverse lines commencing at Point A and terminating at Point B as follows: North 51 degrees 26 minutes 36 seconds West 146.06 feet; North 54 degrees 43 minutes 18 seconds West 194.09 feet; North 46 degrees 25 minutes 57 seconds West 204.54 feet, and North 61 degrees

42 minutes 30 seconds West 113.43 feet; and continuing thence in a generally northwesterly direction along the center line of said Creek, and the following meandering thereof, 1965.00 feet, more or less to an iron pin found; (said point hereinafter referred to as Point "C"); said Point B and Point C being connected by traverse line commencing at Point B and terminating at Point C as follows: North 66 degrees 01 minute 29 seconds West 1,827.06 feet; thence leaving the center line of said creek and running North 60 degrees 42 minutes 04 seconds East 574.8 feet to a point; running thence North 89 degrees 00 minutes 04 seconds East 678.00 feet to an axle on the Land Lot line common to said Land Lots 100 and 101; running thence North 01 degree 10 minutes 31 seconds West along said Land Lot line 382.26 feet to an iron pin found; running thence North 00 degrees 01 minute 12 seconds West along said Land Lot line 109.05 feet to a point; running thence North 89 degrees 58 minutes 00 seconds East 52.54 feet to a point; running thence in a northeasterly direction the following two courses and distances; along the arc of a 233.00 foot radius curve an arc distance of 197.94 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing North 35 degrees 27 minutes 47 seconds East 192.04 feet), and along the arc of a 27.00 foot radius curve an arc distance of 13.45 feet to a point (said arc being subtended by a chord lying to the Northwest thereof and bearing North 45 degrees 32 minutes 09 seconds East 13.31 feet); running thence South 22 degrees 17 minutes 33 seconds East 54.88 feet to a point; running thence in a northeasterly direction along the arc of an 182.00 foot radius curve an arc distance of 118.33 feet to a point (said arc being subtended by a chord lying to the South thereof and bearing North 80 degrees 06 minutes 37 seconds East 116.26 feet); running thence South 81 degrees 15 minutes 48 seconds East 344.04 feet to a point; running thence in a southeasterly direction along the arc of a 219.00 foot radius curve an arc distance of 186.09 feet to a point said arc being subtended by a chord lying to the Southeast thereof and bearing South 56 degrees 55 minutes 12 seconds East 180.55 feet); running thence South 32 degrees 34 minutes 37 seconds East 67.78 feet to a point; running thence in a southeasterly direction along the arc of a 217.00 foot radius curve an arc distance of 102.26 feet to a point (said arc being subtended by a chord lying to the Northeast thereof and bearing South 46 degrees 04 minutes 34 seconds East 101.31 feet); running thence North 39 degrees 02 minutes 55 seconds East 60.81 feet to an iron pin found; running thence North 89 degrees 12 minutes 26 seconds East 1,086.71 feet to the iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway at the Point of Beginning.

Said tract contains 75.858 acres and is depicted on that certain ALTA/ACSM Land Title Survey for Hendon North DeKalb, LLC, First American Title Insurance Company, SouthTrust Bank, N.A., and CF Georgia North DeKalb, L.P., prepared by Harkleroad and Associates, certified by Donald W. Harkleroad, GRLS No. 1578, dated October 25, 1996, last revised October 14, 2003 (the "Survey").

Less and Except from the above described property:

All that tract or parcel of land lying and being in Land Lot 100 of the 18th District of DeKalb County, Georgia, and more particularly described as follows:

To find the true point of beginning, begin at an iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway (also known as State Route #8, and U.S. Highway #29) (100 foot Right-of-Way at this point), which iron pin is located 112 feet southwesterly (as measured along said northwestern Right-of-Way line of Lawrenceville Highway from the intersection of said northwestern Right-of-Way line of Lawrenceville Highway with the southwestern Right-of-Way line of North Druid Hills Road (100 foot Right-of-Way)); run thence in a generally southwesterly direction along the northwestern Right-of-Way line of Lawrenceville Highway the following courses and distances: South 21 degrees 50 minutes 00 seconds West 120.0 feet to a point; along the arc of a 1,203.92 foot radius curve an arc distance of 267.56 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 08 degrees 47 minutes 21 seconds West 267.01 feet); and South 03 degrees 54 minutes 00 seconds West 101.29 feet to a point; run thence South 86 degrees 06 minutes 00 seconds East along an offset in the northwestern Right-of-Way line of Lawrenceville Highway 8.00 feet to a point; run thence South 03 degrees 54 minutes 00

seconds West along said Right-of-Way line of Lawrenceville Highway 145.53 feet to a concrete monument at the intersection of said Right-of-Way line with the northwestern Right-of-Way line of Stone Mountain Parkway (also known as State Route #410 and U.S. Highway #78) (variable Right-of-Way); run thence along said northwestern Right-of-Way line of Stone Mountain Parkway South 52 degrees 51 minutes 59 seconds West 231.11 feet to a concrete monument; continue thence South 57 degrees 35 minutes 43 seconds West along said right-of-way line 0.71 feet to a point; thence leave said Right-of-Way line and run North 09 degrees 49 minutes 00 seconds West 49.5 feet to a point; run thence South 80 degrees 11 minutes 00 seconds West 335.15 feet to a point, and run thence North 09 degrees 49 minutes 00 seconds West 55.00 feet to a point which marks the Point of Beginning; from the Point of Beginning as thus established, running thence South 80 degrees 11 minutes 00 seconds West 304.00 feet to a point; running thence North 09 degrees 49 minutes 00 seconds West 368.00 feet to a point; running thence North 80 degrees 11 minutes 00 seconds East 398.04 feet to a point; running thence South 09 degrees 49 minutes 00 seconds East 200.00 feet to a point; running thence South 80 degrees 11 minutes 00 seconds West 94.04 feet to a point; and running thence South 09 degrees 49 minutes 00 seconds East 168.00 feet to the Point of Beginning.

Said tract contains 3.000 acres, and is designated as "Rich's (Out)" on the Survey.

And Less and Except:

All that tract or parcel of land lying and being in Land Lot 100 of the 18th District of DeKalb County, Georgia and more particularly described as follows:

To find the true point of beginning, begin at an iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway (also known as State Route #8, and U.S. Highway #29) (100 foot Right-of-Way at this point), which iron pin is located 112 feet southwesterly (as measured along said northwestern Right-of-Way line of Lawrenceville Highway from the intersection of said northwestern Right-of-Way line of North Druid Hills Road (100 foot a right-of-way); run thence in a generally southwesterly direction along the northwestern Right-of-Way line of Lawrenceville Highway the following courses and distances; South 21 degrees 50 minutes 00 seconds West 120.0 feet to a point; along the arc of a 1,203.92 foot radius curve an arc distance of 267.56 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 08 degrees 47 minutes 21 seconds West 267.01 feet); and South 03 degrees 54 minutes 00 seconds West 101.29 feet to a point; run thence South 86 degrees 06 minutes 00 seconds East along an offset in the northwestern Right-of-Way line of Lawrenceville Highway 8.00 feet to a point; run thence South 03 degrees 54 minutes 00 seconds West along said Right-of-Way line of Lawrenceville Highway 145.53 feet to a concrete monument at the intersection of said Right-of-Way line with the northwestern Right-of-Way line of Stone Mountain Parkway (also known as State Route #410 and U.S. Highway #78) (variable Right-of-Way); run thence along said northwestern Right-of-Way line of Stone Mountain Parkway South 52 degrees 51 minutes 59 seconds West 231.11 feet to a concrete monument; continue thence South 57 degrees 35 minutes 43 seconds West along said Right-of-Way line 0.71 feet to a point which marks the Point of Beginning; from the Point of Beginning as thus established, and continue thence South 57 degrees, 35 minutes 43 seconds West along said Right-of-Way line 154.17 feet to a concrete monument; continuing thence South 57 degrees 26 minutes 26 seconds West along said right-of-way line 2.92 feet to a point; thence leaving said Right-of-Way line and running South 80 degrees 11 minutes 00 seconds West 125.17 feet to a point; running thence North 09 degrees 49 minutes 00 seconds West 110.0 feet to a point; running thence North 80 degrees 11 minutes 00 seconds East 270.15 feet to a point; running thence South 09 degrees 49 minutes 00 seconds East 49.50 feet to the northwestern Right-of-Way line of Stone Mountain Parkway and the Point of Beginning.

Said tract contains 0.582 acre and is designated as "Rich's Accessory Area (Out)" on the Survey.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE PROPERTY CONVEYED TO HENDON RING ROAD, LLC, by virtue of Limited Warranty Deed from Hendon North DeKalb, LLC, dated October 7, 2004, filed October 13, 2004, and recorded in Deed Book 16698, page 711, DeKalb County, Georgia Records; and as corrected by that certain Corrective Limited Warranty Deed, dated June 26, 2012, filed July 20, 2012, and recorded in Deed Book 23151, page 602, aforesaid records.

PARCEL II:

All that tract or parcel of land lying and being in Land Lots 100 and 101 at the 18th District of DeKalb County, Georgia and more particularly described as follows:

Hendon Ring Road

To find the Point of Beginning commence at an iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway (also known as State Route #8 and U.S. Highway #29) (100 foot Right-of-Way at this point), which iron pin is located 112 feet southwesterly (as measured along said northwestern Right-of-Way line of Lawrenceville Highway) from the intersection of said northwestern Right-of-Way line of Lawrenceville Highway with the southwestern Right-of-Way line of North Druid Hills Road (100 foot a Right-of-Way); and a running thence in a generally southwesterly direction along the northwestern Right-of-Way line of Lawrenceville Highway the following courses and distances: South 21 degrees 50 minutes 00 seconds West 120.00 feet to a point; along the arc of a 1,203.92 foot radius curve an arc distance of 267.56 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 08 degrees 47 minutes 21 seconds West 267.01 feet); and South 03 degrees 54 minutes 00 seconds West 101.29 feet to a point; running thence South 86 degrees 06 minutes 00 seconds East along an offset in a northwestern Right-of-Way line of Lawrenceville Highway 8.00 feet to a point; running thence South 03 degrees 54 minutes 00 seconds West along said Right-of-Way line of Lawrenceville Highway 145.53 feet to a concrete monument at the intersection of said Right-of-Way line with the northwestern Right-of-Way line of Stone Mountain Parkway (also known as State Route #410 and U.S. Highway #78) (variable Right-of-Way); running thence in a southwesterly direction along said northwestern Right-of-Way line of Stone Mountain Parkway the following courses and distances: South 52 degrees 51 minutes 59 seconds West 231.11 feet to a concrete monument; South 57 degrees 35 minutes 43 seconds West 154.88 feet to a concrete monument, and South 57 degrees 26 minutes 26 seconds West 375.90 feet to a point; thence leaving said northwestern Right-of-Way line of Stone Mountain Parkway and running North 49 degrees 45 minutes 51 seconds West 13.77 feet to a point; running thence in a southwesterly direction along the arc of a 131.39 foot radius curve an arc distance of 27.85 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and being South 34 degrees 09 minutes 05 seconds West 27.80 feet); running thence South 28 degrees 04 minutes 41 seconds West 141.13 feet to a point; running thence in a southwesterly direction along the arc of a 303.36 foot radius curve an arc distance of 17.02 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 29 degrees 41 minutes 07 seconds West 17.02 feet), running thence in a southwesterly direction along the arc of a 27.00 foot radius curve an arc distance of 6.29 feet to the Point of Beginning (said arc being subtended by a chord lying to line Southeast thereof and bearing South 24 degrees 37 minutes 26 seconds West 6.27 feet); running thence South 54 degrees 48 minutes 39 seconds East 113.92 feet to a point; running thence in a southeasterly direction along the arc of a 240.00 foot radius curve an arc distance of 138.55 feet to a point on line northwestern Right-of-Way line of Stone Mountain Parkway (said arc being subtended by a chord lying to the Southwest thereof and bearing South 38 degrees 16 minutes 24 seconds East 136.63 feet) running thence in a southwesterly direction along the northwestern Right-of-Way line of Stone Mountain Parkway the following three courses and distances: South 28 degrees 43 minutes 36 seconds West 243.86 feet to a point; South 39 degrees 20 minutes 39 seconds West 200.01 feet to a point, and South 51 degrees 12 minutes 45 seconds West 153.58 feet to a point in the center line of the South Fork of Peachtree Creek (said point hereinafter referred to as "Point A"); running thence in a northwesterly direction along the center line of the



South Fork of Peachtree Creek and following the meandering thereof 658.12 feet, more or less to a point (said point hereinafter referred to as Point "B"); said Point A and Point B being connected by traverse lines commencing at Point A and terminating at Point B as follows: North 51 degrees 26 minutes 36 seconds West 146.08 feet; North 54 degrees 43 minutes 18 seconds West 194.09 feet; North 46 degrees 25 minutes 57 seconds West 204.54 feet and North 61 degrees 42 minutes 30 seconds West 113.43 feet; and continuing thence in a generally northwesterly direction along the center line at said Creek, and the following meandering thereof, 1965.00 feet, more or less to an iron pin found. (Said point hereinafter referred to as Point "C"); said Point B and Point C being connected by traverse line commencing at Point B and terminating at Point C as follows: North 66 degrees 01 minute 29 seconds West 1,827.06 feet; thence leaving the center line of said creek and running North 60 degrees 42 minutes 04 seconds East 574.8 feet to a point; running thence North 89 degrees 00 minutes 04 seconds East 293.00 feet to a point; thence North 06 degrees 39 minutes 43 seconds West 201.36 feet to a point on the southerly Right of Way of Latham Road (60 foot right of way); thence along the southerly Right of Way line of Latham Road the following 2 calls: North 78 degrees 26 minutes 50 seconds East 89.55 feet; North 61 degrees 46 minutes 15 seconds East 90.13 feet; thence leaving said Right of Way South 28 degrees 02 minutes 46 seconds East 289.62 feet to a point; running thence North 89 degrees 00 minutes 04 seconds East 105.00 feet to an axle on the Land Lot line common to said Land Lots 100 and 101; running thence North 01 degree 10 minutes 31 seconds West along said Land Lot line 382.26 feet to an iron pin found; running thence North 00 degrees 01 minute 12 seconds West along said Land Lot line 109.05 feet to a nail places in root of beech tree; running thence North 89 degrees 58 minutes 00 seconds East 52.54 feet to a point; running thence South 00 degrees 25 minutes 26 seconds East 390.67 feet to a point; running thence in a southeasterly direction along the arc of a 7018.44-foot radius curve an arc distance of 99.80 feet to a point (said arc being subtended by a chord lying to the East thereof and bearing South 00 degrees 48 minutes 36 seconds East 99.80 feet); running thence South 00 degrees 24 minutes 09 seconds East 38.92 feet to a point; running thence in a southeasterly direction along the arc of a 2283.00-foot radius curve an arc distance of 116.77 feet to a point (said arc being subtended by a chord lying to the East thereof and bearing South 01 degree 52 minutes 04 seconds East 116.76 feet); running thence South 03 degrees 19 minutes 59 seconds East 216.68 feet to a point; running thence in a southeasterly direction along the arc of a 296.99-foot radius curve an arc distance of 111.40 feet to a point (said arc being subtended by a chord lying to the Northeast thereof and bearing South 14 degrees 04 minutes 43 seconds East 110.75 feet); running thence South 24 degrees 49 minutes 27 seconds East 139.17 feet to a point; running thence in a southeasterly direction along the arc of a 311.00-foot radius curve an arc distance of 218.92 feet to a point (said arc being subtended by a chord lying to the Northeast thereof and bearing South 44 degrees 59 minutes 25 seconds East 214.43 feet); running thence South 65 degrees 09 minutes 22 seconds East 332.34 feet to a point; running thence in a southeasterly direction along the arc of a 623.13-foot radius curve an arc distance of 323.03 feet to a point (said arc being subtended by a chord lying to the North thereof and bearing South 80 degrees 00 minutes 26 seconds East 319.43 feet); running thence in a northeasterly direction along the arc of a 347.00-foot radius curve an arc distance of 115.53 feet to a point (said arc being subtended by a chord lying to the Northwest thereof and bearing North 75 degrees 36 minutes 13 seconds East 115.00 feet); running thence North 66 degrees 03 minutes 56 seconds East 34.86 feet to a point; running thence in a northeasterly direction along the arc of a 302.36-foot radius curve an arc distance of 81.21 feet to a point (said arc being subtended by a chord lying to the Northwest thereof and bearing North 58 degrees 22 minutes 19 seconds East 80.97 feet); running thence in a northeasterly direction along the arc of a 350.00-foot radius curve an arc distance of 96.99 feet to a point at the Point of Beginning, (said arc being subtended by a chord lying to the Northwest thereof and bearing North 43 degrees 04 minutes 08 seconds East 96.68 feet), containing 25.18 Acres.

Together with the following described property:

Outlot

All that tract or parcel of land lying and being in Land Lot 100 of the 18th District of DeKalb County, Georgia and more particularly described as follows:

Beginning at an iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway (also known as State Route #8 and U.S. Highway #29) (100 foot Right-of-Way at this point), which iron pin is located 112 feet southwesterly (as measured along said northwestern Right-of-Way line of Lawrenceville Highway) from the intersection of said northwestern Right-of-Way line of Lawrenceville Highway with the southwestern Right-of-Way of North Druid Hills Road (100 foot a Right-of-Way); and a running thence in a generally southwesterly direction along the northwestern Right-of-Way line of Lawrenceville Highway South 21 degrees 50 minutes 00 seconds West 120.00 feet to a point; thence continue along the northwestern Right-of-Way line of Lawrenceville Highway along the arc of a 1,203.92 foot radius curve an arc distance of 189.07 feet to a point, said arc being subtended by a chord lying to the Southeast thereof and bearing South 10 degrees 39 minutes 19 seconds West 188.88 feet; thence leaving the northwestern Right-of-Way line of Lawrenceville Highway along the arc of a 48.00 foot radius curve an arc distance of 39.19 feet to a point, said arc being subtended by a chord lying to the Northwest thereof and bearing South 65 degrees 11 minutes 05 seconds West 38.11 feet; thence along the arc of a 441.76 foot radius curve an arc distance of 64.64 feet to a point, said arc being subtended by a chord lying to the Southeast thereof and bearing South 84 degrees 22 minutes 48 seconds West 64.58 feet; thence South 80 degrees 11 minutes 20 seconds West 48.81 feet to a point; thence along the arc of a 33.00 foot radius curve an arc distance of 51.84 feet to a point, said arc being subtended by a chord lying to the Northeast thereof and bearing North 54 degrees 48 minutes 40 seconds West 46.67 feet; thence North 09 degrees 48 minutes 40 seconds West 175.86 feet to a point; thence along the arc of a 114.00 foot radius curve an arc distance of 161.29 feet to a point, said arc being subtended by a chord lying to the Southwest thereof and bearing North 50 degrees 20 minutes 34 seconds West 148.17 feet; thence North 00 degrees 47 minutes 34 seconds West, 27.25 feet to a point; thence North 89 degrees 12 minutes 26 seconds East 409.11 feet to the iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway at The Point of Beginning, containing 1.83 acres.

Together With:

Beginning at the intersection of the southerly Right of Way line of North Druid Hills Road (100 foot Right of Way) and the westerly Right of Way line of Birch Road (60 foot Right of Way); thence along the westerly Right of Way line of Birch Road South 16 degrees 31 minutes 00 seconds West, 11.94 feet to a point; thence leaving the westerly Right of Way line of Birch Road North 27 degrees 26 minutes 59 seconds West, 27.36 feet to a point; thence North 16 degrees 31 minutes 00 seconds East, 11.94 feet to a point on the southerly Right of Way line of North Druid Hills Road; thence along the southerly Right of Way line of North Druid Hills Road South 27 degrees 26 minutes 59 seconds East, 27.36 feet to The Point of Beginning containing 0.01 Acres.

Less and Except:

All that tract or parcel of land lying and being in Land Lots 100 of the 18th District of DeKalb County, Georgia and more particularly described as follows:

To find The Point of Beginning commence at an iron pin found on the northwestern Right-of-Way line of Lawrenceville Highway (also known as State Route #8 and U.S. Highway #29) (100 foot Right-of-Way at this point), which iron pin is located 112 feet southwesterly (as measured along said northwestern Right-of-Way line of Lawrenceville Highway) from the intersection of said northwestern Right-of-Way line of Lawrenceville Highway with the southwestern Right-of-Way line of North Druid Hills Road (100 foot a Right-of-Way); thence along the northwestern Right-of-Way line of Lawrenceville Highway South 21 degrees 50 minutes 00 seconds West 26.81 feet to a point and The Point of Beginning; and a running thence in a generally southwesterly direction along the northwestern Right-of-Way line of Lawrenceville Highway

the following courses and distances; South 21 degrees 50 minutes 00 seconds West 93.19 feet to a point; along the arc of a 1,203.92 foot radius curve an arc distance of 189.07 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 10 degrees 39 minutes 19 seconds West 188.88 feet); thence leaving the northwestern Right-of-Way line of Lawrenceville Highway along the arc of a 48.00 foot radius curve to the right an arc distance of 39.19 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 65 degrees 11 minutes 05 seconds West 38.11 feet); thence along the arc of a 441.76 foot radius curve to the left an arc distance of 64.64 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing South 84 degrees 22 minutes 48 seconds West 64.58 feet); thence South 80 degrees 11 minutes 20 seconds West 48.81 feet to a point; thence along the arc of a 33.00 foot radius curve to the right an arc distance of 51.84 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing North 54 degrees 48 minutes 40 seconds West 46.67 feet); thence North 09 degrees 48 minutes 40 seconds East 175.86 feet to a point; thence along the arc of a 114.00 foot radius curve to the left an arc distance of 161.29 feet to a point (said arc being subtended by a chord lying to the Southeast thereof and bearing North 50 degrees 20 minutes 34 seconds West 148.17 feet); thence North 00 degrees 12 minutes 34 seconds West 24.25 feet to a point; thence North 89 degrees 12 minutes 26 seconds East 346.11 feet to a point; thence South 68 degrees 10 minutes 00 seconds East 56.53 feet to The Point of Beginning containing 1.78 Acres.

### PARCEL III:

#### Tract 1:

All that tract or parcel of land lying and being in Land Lot 100 of the 18th District of DeKalb County Georgia being more particularly described as Parcel "B", a 1.437 acre tract as depicted on that certain plat recorded in Plat Book 221, Page 52, DeKalb County, Georgia records, and also described as follows:

All that tract or parcel of land lying and being in Land Lot 100 of the 18th District of DeKalb County, Georgia and more particularly described as follows:

To find the Point of beginning commence at the intersection of the southerly Right of Way line of North Druid Hills Road (100' Right of Way) and the easterly Right of Way line of Birch Road (60' Right of Way); thence along the easterly Right of Way line of Birch Road South 16 Degrees 56 Minutes 09 Seconds West, 79.78 feet to a point; thence continue along the easterly Right of Way line of Birch Road South 16 Degrees 32 Minutes 47 Seconds West, 119.73 feet to a point and The Point of Beginning; thence leaving the easterly Right of Way line of Birch Road South 73 Degrees 36 Minutes 03 Seconds East, 236.20 feet to a point; thence South 10 Degrees 59 Minutes 14 Seconds West, 30.67 feet to a point; thence South 72 Degrees 55 Minutes 55 Seconds East, 160.00 feet to a point; thence South 10 Degrees 34 Minutes 49 Seconds West, 109.33 feet to a point on the northerly Right of Way line of Sweet Briar Road (60' Right of Way); thence along the northerly Right of Way line of Sweet Briar Road North 81 Degrees 14 Minutes 23 Seconds West, 160.00 feet to a point; thence continue along the northerly Right of Way line of Sweet Briar Road North 81 Degrees 22 Minutes 09 Seconds West, 240.29 feet to a point located at the intersection of the northerly Right of Way line of Sweet Briar Road and the easterly Right of Way line of Birch Road; thence along the easterly Right of Way line of Birch Road North 07 Degrees 50 Minutes 46 Seconds East, 86.02 feet to a point; thence continue along the easterly Right of Way line of Birch Road North 16 Degrees 01 Minutes 44 Seconds East, 109.85 feet to The Point of Beginning containing 1.44 Acres.

#### Tract 2:

All that tract or parcel of land lying and being in Land Lots 100 of the 18th District of DeKalb County, Georgia and more particularly described as follows:

To find The Point of Beginning commence at the intersection of the southerly Right of Way line of North Druid Hills Road (100 foot Right of Way) and the westerly Right of Way line of Birch Road (60 foot Right of Way); thence along the westerly Right of Way line of Birch Road South 16 Degrees 31 Minutes 00 Seconds West, 11.94 feet to a point; thence continue along the westerly Right of Way line of Birch Road South 16 Degrees 31 Minutes 00 Seconds West, 177.58 feet to a point; thence continue along the westerly Right of Way line of Birch Road South 16 Degrees 34 Minutes 33 Seconds West, 74.93 feet to a point; thence continue along the westerly Right of Way line of Birch Road South 13 Degrees 44 Minutes 04 Seconds West, 9.23 feet to a point and The Point of Beginning; thence continue along the westerly Right of Way line of Birch Road South 13 Degrees 44 Minutes 04 Seconds West, 55.21 feet to a point; thence continue along the westerly Right of Way line of Birch Road South 07 Degrees 21 Minutes 03 Seconds West, 86.12 feet to a point; thence continue along the westerly Right of Way line of Birch Road South 18 Degrees 30 Minutes 57 Seconds East, 43.28 feet to a point on the northerly Right of Way line of Sweet Briar Road (60 foot Right of Way); thence along the northerly Right of Way line of Sweet Briar Road following the curvature thereof to the right an arc distance of 13.45 feet, said curvature having a chord bearing and distance of South 45 Degrees 32 Minutes 09 Seconds West, 13.31 feet and having a radius of 27.00 feet; thence along the northwesterly Right of Way line of Birch Road following the curvature thereof to the left an arc distance of 197.94 feet, said curvature having a chord bearing and distance of South 35 Degrees 27 Minutes 47 Seconds West, 192.04 feet and having a radius of 233.00 feet; thence leaving the northwesterly Right of Way line of Sweet Briar Road South 89 Degrees 58 Minutes 00 Seconds West, 52.54 feet to a point on the Land Lot Line separating land Lots 100 and 101; thence in a northerly direction along said Land Lot Line North 00 Degrees 37 Minutes 46 Seconds West, 401.24 feet to a point; thence leaving said Land Lot Line South 73 Degrees 36 Minutes 36 Seconds East, 196.22 feet to The Point of Beginning containing 1.20 Acres.

# Campaign Disclosures

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

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

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

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

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

See Signature Block Below

Signature of Applicant /Date

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

Notary

NDM (EDENS), LLC, a South Carolina limited liability company

By: Edens Limited Partnership, a Delaware limited partnership, its sole member

Expiration Date/ Seal

By: Edens GP, LLC, a Delaware limited liability company, its sole general partner

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

By:   
Its: SR Via Perich

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

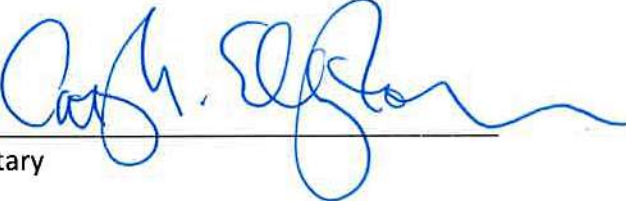
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

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

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

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

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

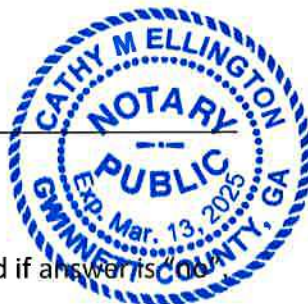
  
\_\_\_\_\_  
Notary

  
\_\_\_\_\_  
Signature of Applicant /Date

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

Kathryn M. Zickert  
Smith, Gambrell & Russell, LLP

03.13.2025  
\_\_\_\_\_  
Expiration Date/ Seal



\*Notary seal not needed if answers to

1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com



Kathryn M. Zickert  
Direct Tel: 404-815-3704  
Direct Fax: 404-685-7004  
kzickert@sgrlaw.com

February 23, 2022

**Via Email:** [bhsander@dekalbcountyga.gov](mailto:bhsander@dekalbcountyga.gov)

Ms. Barbara Sanders  
DeKalb County Clerk to Commission and CEO  
1300 Commerce Drive  
Decatur, Georgia 30030

Re: Campaign Contribution Disclosure – February 2020 through February 28, 2022

Dear Ms. Sanders:

This letter is intended to provide campaign contributions as required by state law for Kathryn M. Zickert, Dennis, J. Webb, Jr., J. Alexander Brock and Smith, Gambrell & Russell, LLP. Please be advised that over the past two years our total contributions have been as follows:

CANDIDATE	AMOUNT	DATE	CONTRIBUTOR
Robert Patrick	\$500	Nov. 2020	Kathryn M. Zickert

Please do not hesitate to contact me if you require any further information.

Sincerely,

A handwritten signature in blue ink that reads "Kathryn M. Zickert".

Kathryn M. Zickert  
Attorney

KMZ/cme

cc: DeKalb County Planning Director (*via hand delivery*)





**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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


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

\_\_\_\_\_  
Notary

  
\_\_\_\_\_  
Signature of Applicant /Date

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

Dennis J. Webb, Jr.  
Smith, Gambrell & Russell, LLP

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

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

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

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\_\_\_\_\_  
Notary

  
\_\_\_\_\_  
Signature of Applicant /Date

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

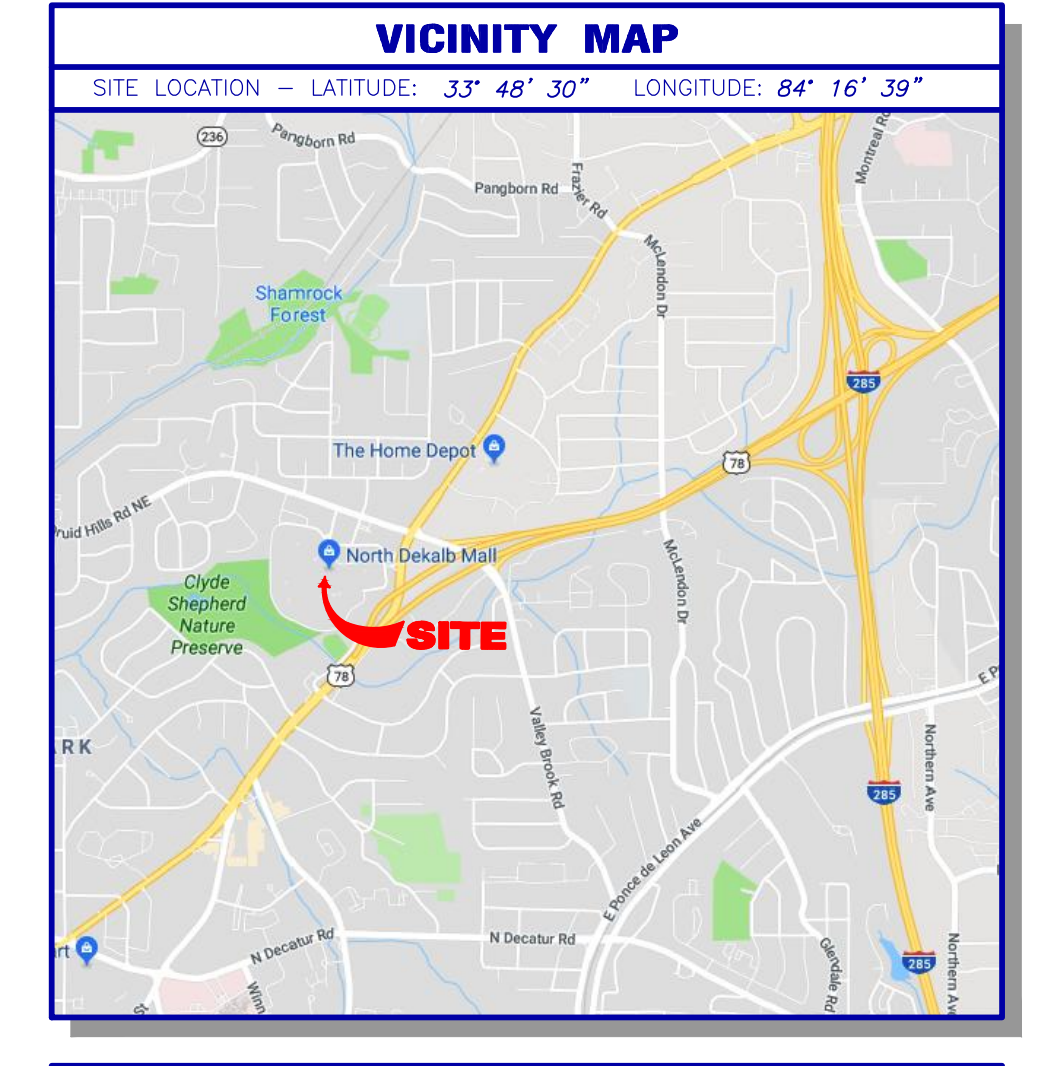
J. Alexander Brock  
Smith, Gambrell & Russell, LLP

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

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

# Survey

GRID NORTH - GA. WEST ZONE



GENERAL NOTES

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

A PORTION OF THIS SITE IS LOCATED IN FLOOD ZONE "AE" BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 33080B000K, AND THE DATE OF SAID MAP IS AUGUST 15, 2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

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

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

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

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

**SURVEY REFERENCES**  
 1- ALTA/NPS LAND TITLE SURVEY OF NORTH DEKALB MALL, PREPARED BY GEOSURVEY, LTD., DATED DECEMBER 15, 2017 (JOB NO. 20175643-01).  
 2- ALTA/NPS LAND TITLE SURVEY OF NORTH DEKALB MALL, PREPARED BY GEOSURVEY, LTD., DATED AUGUST 4, 2021, LAST REVISED NOVEMBER 30, 2021 (JOB NO. 20175643-04).



LEGEND

- | STANDARD ABBREVIATIONS |                             | STANDARD SYMBOLS |                                |
|------------------------|-----------------------------|------------------|--------------------------------|
| AC                     | AIR CONDITIONER             | ⊕                | POWER POLE                     |
| BH                     | BURE HOLE                   | —                | GUY WIRE                       |
| CBX                    | COMMUNICATION BOX           | —                | POWER LINE                     |
| CI                     | CURB INLET                  | ⊕                | LIGHT POLE                     |
| CMP                    | CORRUGATED METAL PIPE       | ⊕                | ELECTRIC TRANSFORMER           |
| CMF                    | CONCRETE MONUMENT FND       | ⊕                | WATER VAULT                    |
| CD                     | SANITARY CLEANOUT           | ⊕                | GAS VALVE                      |
| CPED                   | COMMUNICATION PEDESTAL      | ⊕                | GAS METER                      |
| CPED                   | COMPRIED TOP PIPE           | ⊕                | WATER VALVE                    |
| DI                     | DROP INLET                  | ⊕                | WATER METER                    |
| DIP                    | DUCTILE IRON PIPE           | ⊕                | FIRE HYDRANT                   |
| DWCB                   | DOUBLE WING CATCH BASIN     | ⊕                | UNDERGROUND ELECTRIC LINE      |
| FND                    | FOUND                       | ⊕                | UNDERGROUND GAS LINE           |
| GM                     | GAS METER                   | ⊕                | UNDERGROUND COMMUNICATION LINE |
| INV                    | INVERT                      | ⊕                | UNDERGROUND WATER LINE         |
| JB                     | JUNCTION BOX                | ⊕                | PHOTO POSITION INDICATOR       |
| MH                     | MANHOLE                     | ⊕                | REGULAR PARKING SPACE COUNT    |
| OCS                    | OUTLET CONTROL STRUCTURE    | ⊕                | HANDICAP PARKING SPACE         |
| OPR                    | OPEN TOP PIPE               | ⊕                | TREE POSITION INDICATOR        |
| PM                     | POWER METER                 | ⊕                |                                |
| POB                    | POINT OF BEGINNING          | ⊕                |                                |
| POC                    | POINT OF COMMENCEMENT       | ⊕                |                                |
| RCP                    | REINFORCED CONCRETE PIPE    | ⊕                |                                |
| RIR                    | IRON REINFORCING BAR        | ⊕                |                                |
| RIS                    | 5/8" RIB SET CAPPED LSF 621 | ⊕                |                                |
| SS                     | SANITARY SEWER              | ⊕                |                                |
| SWCB                   | SINGLE WING CATCH BASIN     | ⊕                |                                |
| TRANS                  | ELECTRIC TRANSFORMER        | ⊕                |                                |

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 488,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

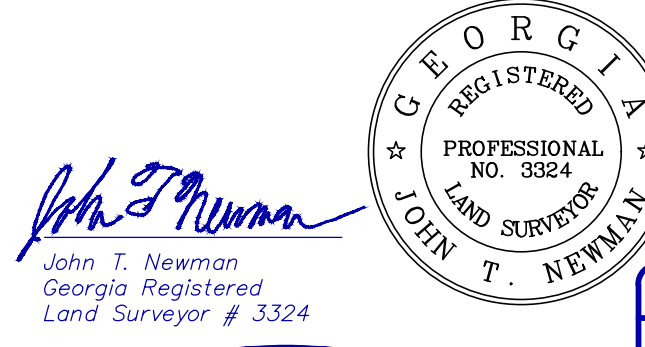
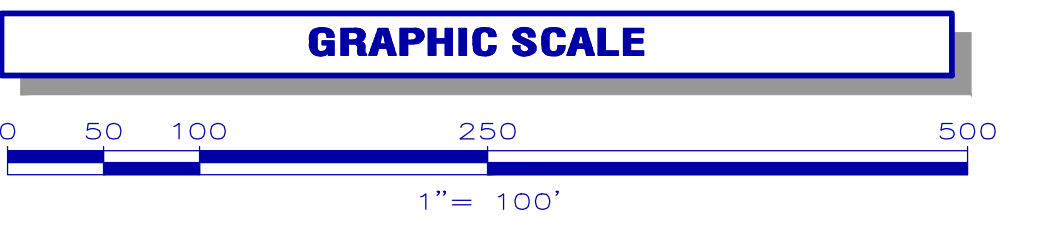
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 589,282 FEET. JDL, INT.

IF YOU DIG

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

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	131.39'	27.85'	27.79'
C2	301.96'	12.02'	12.02'
C3	27.00'	6.28'	6.27'
C4	240.00'	158.57'	156.65'
C5	156.73'	67.56'	67.04'
C6	178.74'	107.51'	105.89'
C7	396.99'	29.75'	29.74'
C8	351.75'	94.25'	93.97'
C9	393.99'	131.87'	131.26'
C10	672.11'	348.51'	344.62'
C11	359.99'	251.47'	246.28'
C12	343.98'	129.81'	129.05'
C13	2331.99'	119.31'	119.29'
C14	182.00'	116.13'	116.26'
C15	219.00'	186.10'	180.55'
C16	212.00'	102.25'	101.31'
C17	114.00'	161.15'	149.19'
C18	33.00'	51.69'	46.56'
C19	441.76'	64.87'	64.32'
C20	48.00'	39.15'	38.07'
C21	1203.92'	78.21'	78.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°31'39"W	13.69'
L2	S73°09'08"W	41.42'
L3	S20°54'10"E	54.88'
L4	N40°23'58"E	60.81'
L5	S22°49'07"W	28.21'
L6	N65°23'44"W	56.53'
L7	S00°17'10"W	24.24'
L8	N81°33'14"E	46.82'
L9	S84°45'52"E	8.00'
L10	S23°16'27"W	49.11'
L11	N89°29'12"W	34.21'
L12	S87°21'59"W	40.77'
L13	N71°35'51"W	56.42'
L14	S12°23'11"W	36.67'
L15	S17°52'15"W	11.94'
L16	N71°05'44"W	27.36'
L17	N72°32'15"E	11.94'
L18	S71°05'44"E	27.36'



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road  
 Marietta, Georgia 30062

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

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

PLEASE NOTE: THIS IS A SPECIAL-PURPOSE EXHIBIT AND IS NOT AN ASBUILT SURVEY. IT HAS BEEN PREPARED FOR THE PURPOSE OF REVIEW AND APPROVAL, IS NOT TO BE RECORDED, AND IS NOT TO BE USED FOR THE CONVEYANCE OF REAL PROPERTY.

ZONING EXHIBIT OF

**North Dekalb Mall**

FOR

**Edens Limited Partnership**

**Edens Realty, Inc**

SS JOB NO:	20175643	DRAWING SCALE:	1" = 100'	SURVEY DATE:	08-04-2021
FIELD WORK:	ZM/WG	CITY:	UNINCORPORATED	REVISIONS	
PROJ MGR:	JTN	COUNTY:	DEKALB	No.	Date
REVIEWED:	DLH	STATE:	GA	1.	3/15/2022
DATE:	08-04-2021	Address:	0.007 ac tract (Tract Four)		
LAND LOT:	100 & 101	DISTRICT:	18TH		

# Site Plan

### DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY	
<b>SITE SUMMARY:</b>	
CURRENT ZONING:	C-1
PROPOSED ZONING:	MU-4
SITE AREA (AC.):	73.11
REQ. OPEN SPACE (10%) (AC.):	7.31
<b>BUILDING SETBACKS:</b>	
FRONT (FT):	0
SIDE (FT):	0
BACK (FT):	10
<b>TRANSITIONAL BUFFERS:</b>	
ABUTTING RESIDENTIAL (FT)	50
<b>ADDITIONAL INFORMATION:</b>	
BASE DENSITY ALLOWED	24 DWELLING UNITS/ ACRE
<b>BONUSES:</b>	
PUBLIC IMPROVEMENTS	20%
MIXED-USE	20%
AMENITY PROXIMITY	20%

DEVELOPMENT SUMMARY	
<b>PROPOSED LAND USES &amp; DENSITIES:</b>	
RESIDENTIAL (TOTAL COMBINED):	1,800 DU MAXIMUM
MULTI-FAMILY:	1,700 DU MAXIMUM
TOWNHOMES:	200 DU MAXIMUM
RETAIL/RESTAURANT/ENTERTAINMENT:	320,000 SF
HOTEL:	150 ROOMS
OFFICE:	180,000 SF
<b>NON-RESIDENTIAL USE PERCENTAGE:</b>	
	20% MINIMUM
<b>PROPOSED BUILDING HEIGHTS:</b>	
RETAIL:	2-STORY (50FT) MAX
MULTI-FAMILY:	6-STORY (75FT) MAX
MULTI-FAMILY + RETAIL:	7-STORY (85FT) MAX
TOWNHOMES:	3-STORY (45FT) MAX
OFFICE:	8-STORY (100FT) MAX
HOTEL:	8-STORY (100FT) MAX

### PARKING SUMMARY:

NON-RESIDENTIAL PARKING SUMMARY					
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MINIMUM SPACES REQUIRED	MAXIMUM PARKING RATIO	MAXIMUM SPACES ALLOWED
RETAIL & GROCERY	217,275	1 SPACE/500 SF	434.6	1 SPACE/200 SF	1086.4
RESTAURANT	36,000 SF	1 SPACE/150 SF	240.0	1 SPACE/75 SF	480.0
THEATER	2,600 SEATS	1 SPACE/4 SEATS	650.0	1 SPACE/2 SEATS	1300.0
OFFICE	180,000 SF	1 SPACE/500 SF	360.0	1 SPACE/250 SF	720.0
HOTEL	150 ROOMS	1 SPACE/ROOM	150.0	1.2 SPACES/ROOM	180.0
<b>TOTAL MINIMUM PARKING REQUIRED:</b>			<b>1834.6</b>	<b>TOTAL MAXIMUM PARKING ALLOWED:</b>	<b>3766.4</b>

RESIDENTIAL PARKING SUMMARY			
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MAXIMUM PARKING RATIO
TOWNHOMES (SINGLE FAMILY ATTACHED)*	200 DU (MAX.)	1.5 SPACES/DU + 0.25 SPACE/DU	3 SPACES/DU + 0.25 SPACE/DU
MULTI-FAMILY*	1,700 DU (MAX.)	1.5 SPACES/DU	3 SPACES/DU

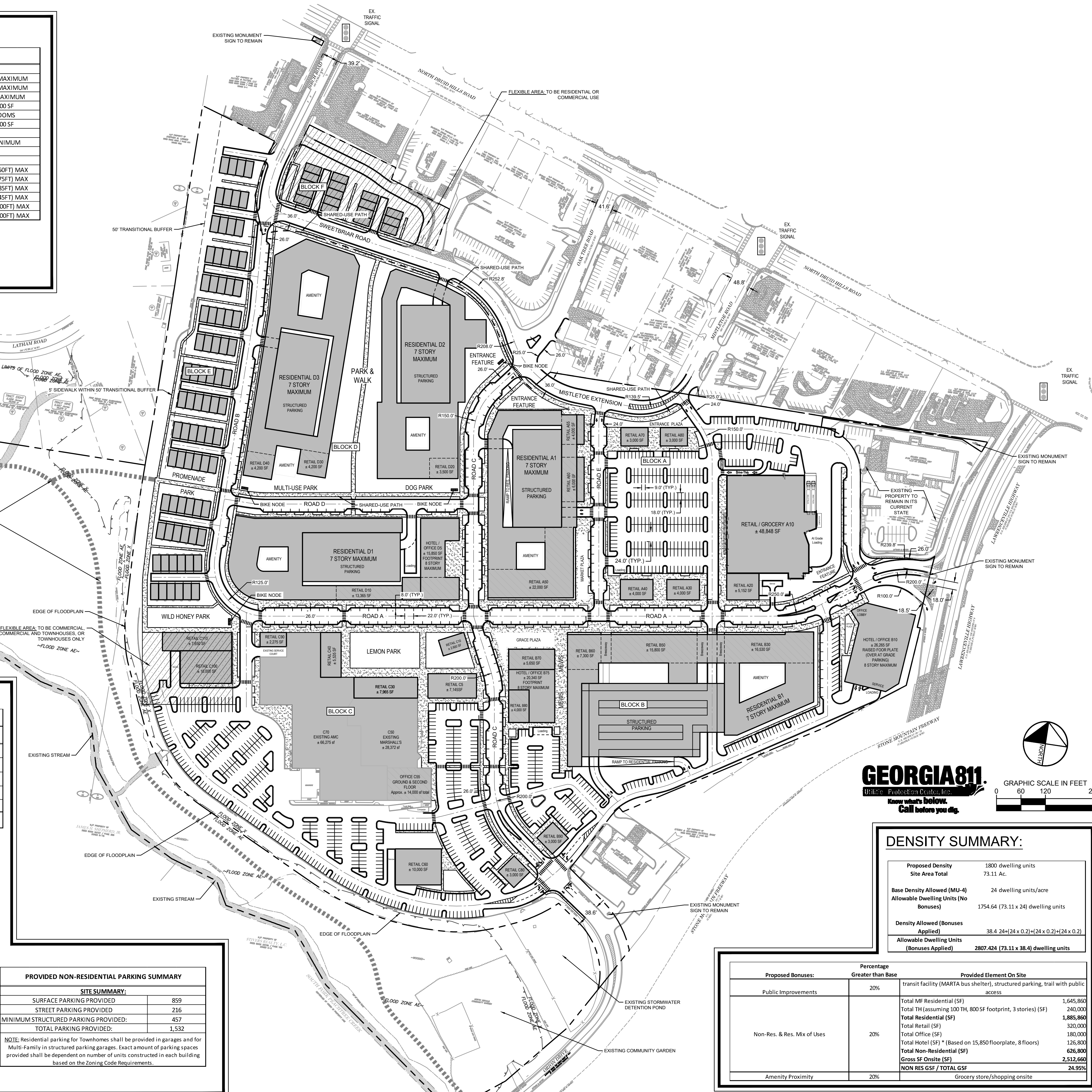
\* Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.

LAND USE	SHARED PARKING REDUCTION (MINIMUM REQUIRED)				
	WEEKDAYS 6 AM - 5 PM	5 PM - 1 AM	1 AM - 6 AM	6 AM - 5 PM	5 PM - 1 AM
RETAIL & GROCERY	260.7	391.1	43.5	434.6	304.2
RESTAURANT	120.0	240.0	24.0	240.0	240.0
THEATER	260.0	650.0	65.0	520.0	650.0
OFFICE	360.0	36.0	18.0	36.0	18.0
HOTEL	112.5	135.0	150.0	112.5	135.0
<b>TOTAL</b>	<b>1,113.2</b>	<b>1,452.1</b>	<b>300.5</b>	<b>1,343.1</b>	<b>1,347.2</b>

### PROVIDED NON-RESIDENTIAL PARKING SUMMARY

SITE SUMMARY:	
SURFACE PARKING PROVIDED	859
STREET PARKING PROVIDED	216
MINIMUM STRUCTURED PARKING PROVIDED:	457
<b>TOTAL PARKING PROVIDED:</b>	<b>1,532</b>

NOTE: Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.



**GEORGIA811**  
 What's Below. Call before you dig.  
 GRAPHIC SCALE IN FEET  
 0 60 120 240

### DENSITY SUMMARY:

Proposed Density	1800 dwelling units
Site Area Total	73.11 Ac.
Base Density Allowed (MU-4)	24 dwelling units/acre
Allowable Dwelling Units (No Bonuses)	1754.64 (73.11 x 24) dwelling units
Density Allowed (Bonuses Applied)	38.4 24+(24 x 0.2)+(24 x 0.2)+(24 x 0.2)
Allowable Dwelling Units (Bonuses Applied)	<b>2807.424 (73.11 x 38.4) dwelling units</b>

Proposed Bonuses:	Percentage Greater than Base	Provided Element On Site	
		Public Improvements	Non-Res. & Res. Mix of Uses
	20%	transit facility (MARTA bus shelter), structured parking, trail with public access	1,645,890
		Total MF Residential (SF)	240,000
		Total TH (assuming 100 TH, 800SF footprint, 3 stories) (SF)	1,885,860
		<b>Total Residential (SF)</b>	<b>320,000</b>
		Total Retail (SF)	180,000
		Total Office (SF)	126,800
		Total Hotel (SF) * (Based on 15,850 floorplate, 8 floors)	626,800
		<b>Total Non-Residential (SF)</b>	<b>2,512,660</b>
		<b>Gross SF Onsite (SF)</b>	<b>24,950</b>
Amenity Proximity	20%	Grocery store/shopping onsite	

Drawing name: K:\ALP\_PRJ\01838\014\_North Dekalb Mall\CAD\Plansheets\C1-50 - REZONING SITE PLAN.dwg C1-50 REZONING SITE PLAN Feb 23, 2022 8:40am by Emily Flood

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**NDM (EDENS), LLC**  
 3050 PEACHTREE ROAD, NW SUITE 580  
 ATLANTA, GA 30305

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

PROJECT: GEORGIA REGISTERED PROFESSIONAL ENGINEER EMILY R. FLOOD

GSWCC NO. (LEVEL II) 00000XXXX  
 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014  
 TITLE **ZONING SITE PLAN**  
 SHEET NUMBER **C1-50**

I. Infrastructure:

1. Unless noted otherwise, all "internal streets" shown on the plan are to be privately owned and maintained with a public access easement granted for vehicular and pedestrian traffic; internal streets will not be Private Streets as defined in the DeKalb County code. All lots will have frontage on internal streets or in the case of townhouses onto alleys which connect to internal streets.
2. Road A, Road B, Road C, Road E, and Mistletoe Extension shall be built in the general location shown on the plan and shall be built as part of the first phase of the Project.
3. Road D may be built as part of a future phase and the exact location may vary as long as the shared-use path connection is maintained from Promenade Park to Road C. Additional "internal streets" may be constructed in Block D depending on the final building layout on this block.
4. Notes regarding internal street sections are provided on Sheets C2-50 to C2-52.
5. Designated areas of internal streets may be periodically closed to vehicles to provide for street fairs, farmers markets, events, etc. as long as vehicular and pedestrian traffic routes are maintained to provide access to all parts of the site.
6. The shared-use path shown on the site shall be built in the first phase of the project connecting Promenade Park to Mistletoe Road. A temporary paved path may be provided from Road B to Road C until the permanent path is built when Road D is constructed.
7. Bike Nodes consisting of a combination of bike racks, information kiosks, and/or bike maintenance stands shall be constructed at key points along the shared-use path in the general location shown on the Site Plan.
8. Parking structures in Blocks A and D shall be screened with the use of liner buildings or other buildings to not be visible from public or internal streets.

II. Building Locations and Orientation:

1. The final location, size, and use of buildings and parking shown on the plan may vary but the overall density cannot exceed the Proposed Development Program Summary.
2. Block A shall have the following limitations:
  - a. The primary entrance to tenants in Buildings A20, A30, and A40 shall be on Road A and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - b. The primary entrance to tenants in Buildings A50 and A60 shall be on Road A, Road E or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - c. The primary entrance to tenants in Buildings A65, A70, and A80 shall be on Mistletoe Extension or Road E. The facades facing Mistletoe Extension and Road E shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - d. A minimum of one (1) fifteen (15) foot wide breezeway shall be provided from the lower level of the parking structure in Residential Building A1 to Road E.
  - e. In the areas of Residential Building A1 which do not have ground floor retail, the ground floor residential units shall provide doorways to Road C (such doorways can be secondary entrances).
  - f. The rear of Building A10 and the service areas for A10 and A20 shall be screened from Road A with a combination of decorative walls and/or landscaping.
3. Block B shall have the following limitations:
  - a. The primary entrance to tenants in Buildings B30, B50, and B60 shall be on Road A and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - b. The primary entrance to tenants in Buildings B70 and B80 shall be on Road A or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - c. The primary lobby to Building B10 shall be on Road A or the Office Plaza adjacent to Road A and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - d. The primary lobby to Building B75 shall be on Road C or the Mews and the facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - e. A minimum of one (1) fifteen (15) foot wide breezeway shall be provided from the lower level of the parking structure in Residential Building B1 to Road A.
  - f. The primary entrance to tenants in Building B90 shall be on Road C. The façade facing Road C shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
4. Block C shall have the following limitations:
  - a. The primary entrance to tenants in Buildings C5, C10, C30, and C40 shall be on Road A, Road C or Lemon Park and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - b. The primary entrance to Building C50 (Existing Marshall's) shall remain in the existing store entrance location.
  - c. The primary entrance to tenants in Buildings C90 and C110 shall be on Road A and Wild Honey Park, respectively, and these facades shall

have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.

- d. The primary entrance to tenants in Buildings C60 and C80 shall face Road C. The façade facing Road C shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
  - e. The Flexible Area hatched location indicated on the Site Plan can be Commercial Uses only like shown on the Site Plan, Townhouses only with fronts facing on Wild Honey Park, or Townhouses facing on Wild Honey Park with a Commercial Building located to the south behind the townhouses.
5. Block D shall have the following limitations:
    - a. The primary entrance to tenants in Buildings D5 and D10 shall be on Road A or Road C and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
    - b. In the areas of Residential Building D1 which do not have ground floor retail, the ground floor residential units shall provide doorways to the adjacent streets (such doorways can be secondary entrances).
    - c. Ground floor retail can be constructed anywhere in Building D5 and Residential Building D1 along Road A.
    - d. Ground floor retail in Buildings D2 and D3 shall not be required. If ground floor retail is constructed in Buildings D2 and/or D3 it shall be limited to 5,000 SF in each location and shall be located along the parks adjacent to Road D. The primary entrance to tenants in these retail spaces shall be on the adjacent roads or parks and these facades shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first-floor street-level façade.
    - e. Townhouses may be incorporated into Block D and the building locations may vary from those shown including the addition of internal streets as long as the shared use path connecting Road B and Road C remains and a multi-use park and dog park are incorporated adjacent to the path.
    - f. In the areas of Residential Building D2 and D3 which do not have ground floor retail, the ground floor residential units shall provide doorways to the adjacent streets (such doorways can be secondary entrances) in all locations where adjacent sidewalk grades allow.
  6. Block E shall have the following limitations:
    - a. Only Residential Dwellings as allowed in Table 4.1 Use Table of the DeKalb County Zoning code shall be permitted in Block E.
    - b. Where adjacent to single-family residential, building heights shall be limited based on the transitional height plane as required by the DeKalb County code.
    - c. Residential units adjacent to Road B and the shared-use path shall provide doorways to Road B or the shared-use path (such doorways can be secondary entrances) and shall have windows facing Road B or the shared-use path to make these facades appear to be the front of the units.
  7. Block F shall have the following limitations:
    - a. Uses shall consist of commercial buildings or residential buildings consisting either of townhouses or a multi-family building limited to 6 stories in height.
    - b. Due to the elevation change across the site, street facing doorways may not be possible in all locations but a connection to the street from all entry doors shall be required.
  8. Block G – Open Space shall have the following limitations:
    - a. The area shall be limited to open space to include paved or unpaved trails, community gardens, and an existing detention pond by Orion Drive.

III. Open Space:

1. Lemon Park shall be built in the first phase of the project and shall consist of a combination of turf, grass, landscaping, seating and/or play areas. Outside dining shall be allowed if such dining does not obstruct pedestrian access.
2. A dog park and multi-use park shall be constructed in Block D adjacent to the shared-use path. The multi-use park shall consist of a minimum of some turf or grass play areas as well as passive recreational areas.
3. Promenade Park shall consist of a shared-use path and seating and landscape areas creating an entry/transition from the future Block G PATH trail into the site.
4. Wild Honey Park shall consist of a mixture of hard surfaces, and landscaped areas, and casual seating that can be activated by a variety of events.
5. The Entrance Plaza on Mistletoe Extension shall be a pedestrian orientated park integrated into the area between the shared-use path and the retail uses to create an inviting activated entrance from Mistletoe Road into the project site. Outside dining may be provided in portions of the entrance plaza as long as pedestrian access is maintained through the park area. An entrance sign may be added in compliance with the Master Sign Program.

IV. Additional Uses and Limitations:

1. Food trucks, shipping container stores, and similar structures shall be allowed in all locations except Blocks E and G as long as adequate pedestrian access is maintained.
2. Outdoor dining shall be allowed throughout all Blocks except Blocks E and G.
3. Temporary outdoor events may be held in all Blocks except Block E.
4. Information and Advertising Kiosks shall be allowed throughout all Blocks except Blocks E and G.
5. Walk-up ATMs shall be allowed either integrated into buildings or free-standing. A Drive-up ATMs shall be allowed subject to receiving a Special Land Use Permit.
6. Murals shall be allowed except in Block E and G. See Architectural drawings for additional notes.

7. A drive-through pharmacy shall be allowed as indicated at Building A10 subject to receiving a Special Land Use Permit.

V. Architecture

1. See Architectural Elevations Sheets A-1.01 and A-1.02 and Storefronts, Canopies and Materials Sheet A-2.01 for architectural standards to be used on the project.

VI. Signage

1. See North DeKalb Master Sign Program for signage standards to be used on the project.

PREPARED FOR  
**NDM (EDENS), LLC**  
3050 PEACHTREE ROAD, NW SUITE 980  
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PREPARED BY  
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT  
**NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033



GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014

TITLE

**ZONING NOTES**

SHEET NUMBER  
**C1-55**



**SUMMARY:**

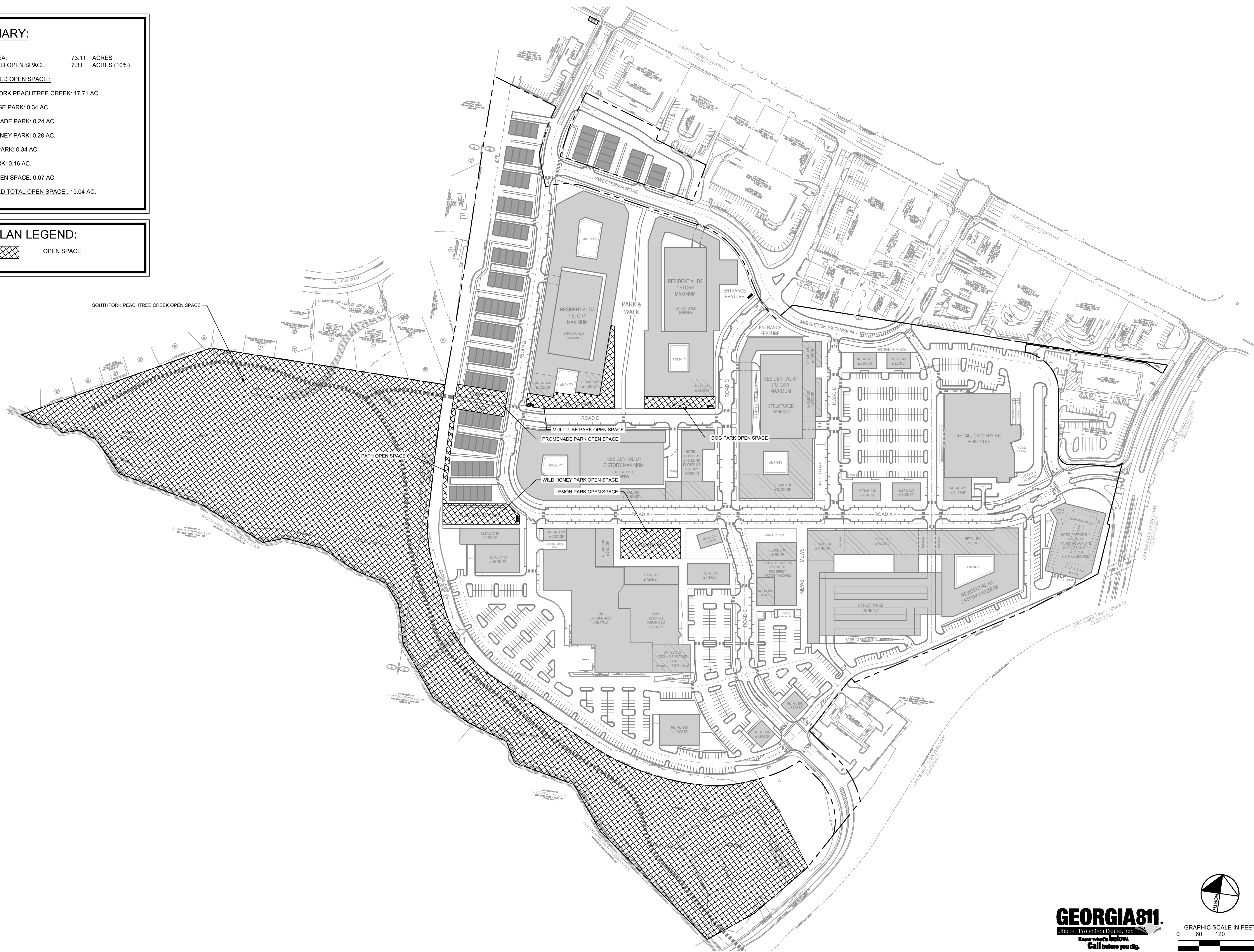
SITE AREA: 73.11 ACRES  
 REQUIRED OPEN SPACE: 7.31 ACRES (10%)

**PROPOSED OPEN SPACE:**

SOUTHFORK PEACHTREE CREEK: 17.71 AC.  
 MULTI-USE PARK: 0.34 AC.  
 PROMENADE PARK: 0.24 AC.  
 WILD HONEY PARK: 0.28 AC.  
 LEMON PARK: 0.34 AC.  
 DOG PARK: 0.16 AC.  
 PATH OPEN SPACE: 0.07 AC.  
**PROVIDED TOTAL OPEN SPACE: 19.04 AC.**

**SITE PLAN LEGEND:**

 OPEN SPACE



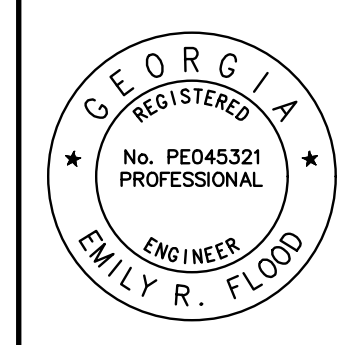
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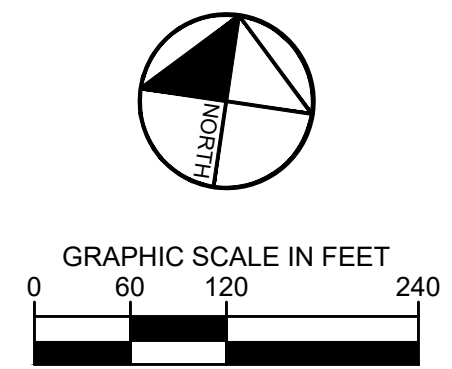
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**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033



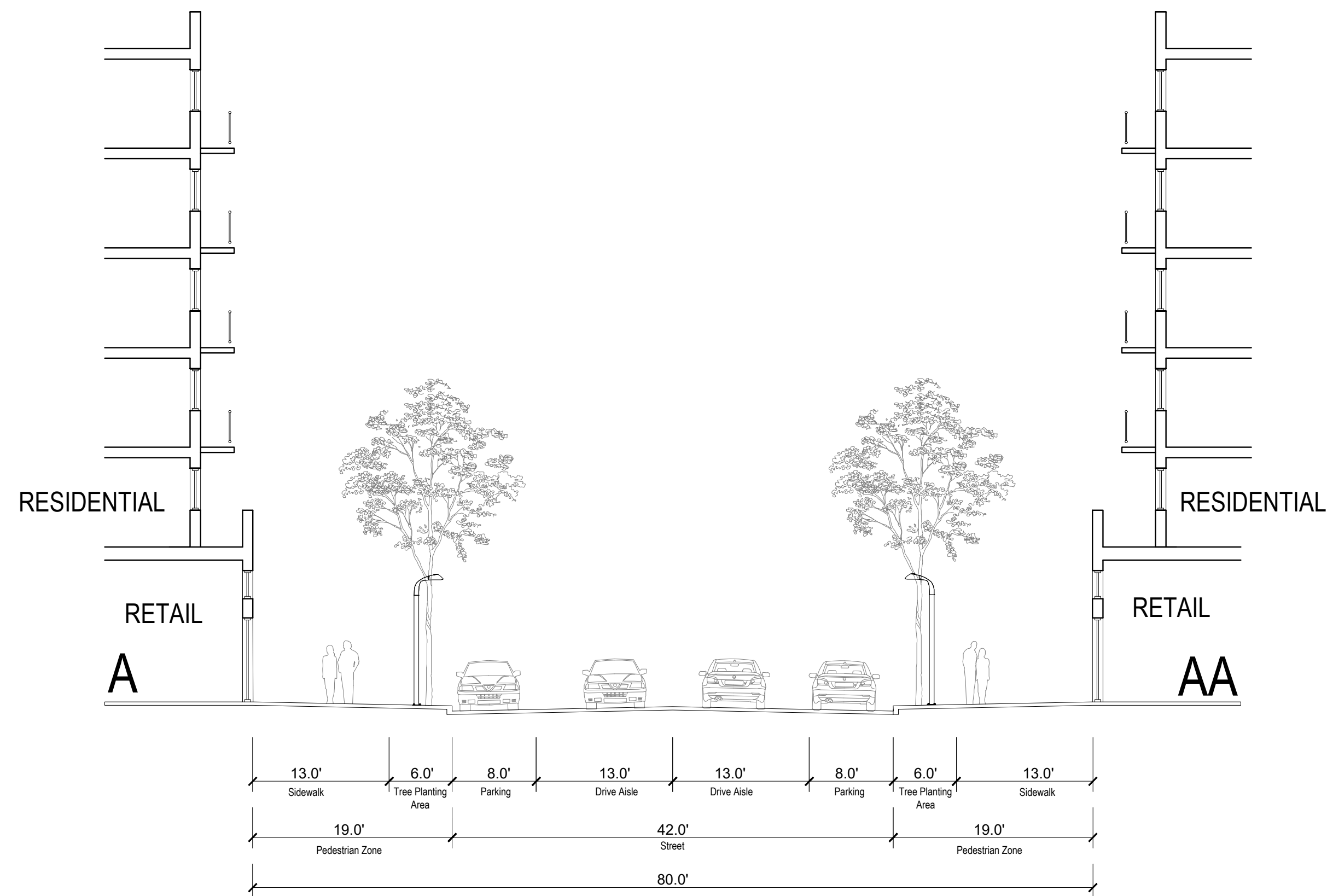
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 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014

TITLE  
**OPEN SPACE PLAN**  
 SHEET NUMBER  
**C1-60**

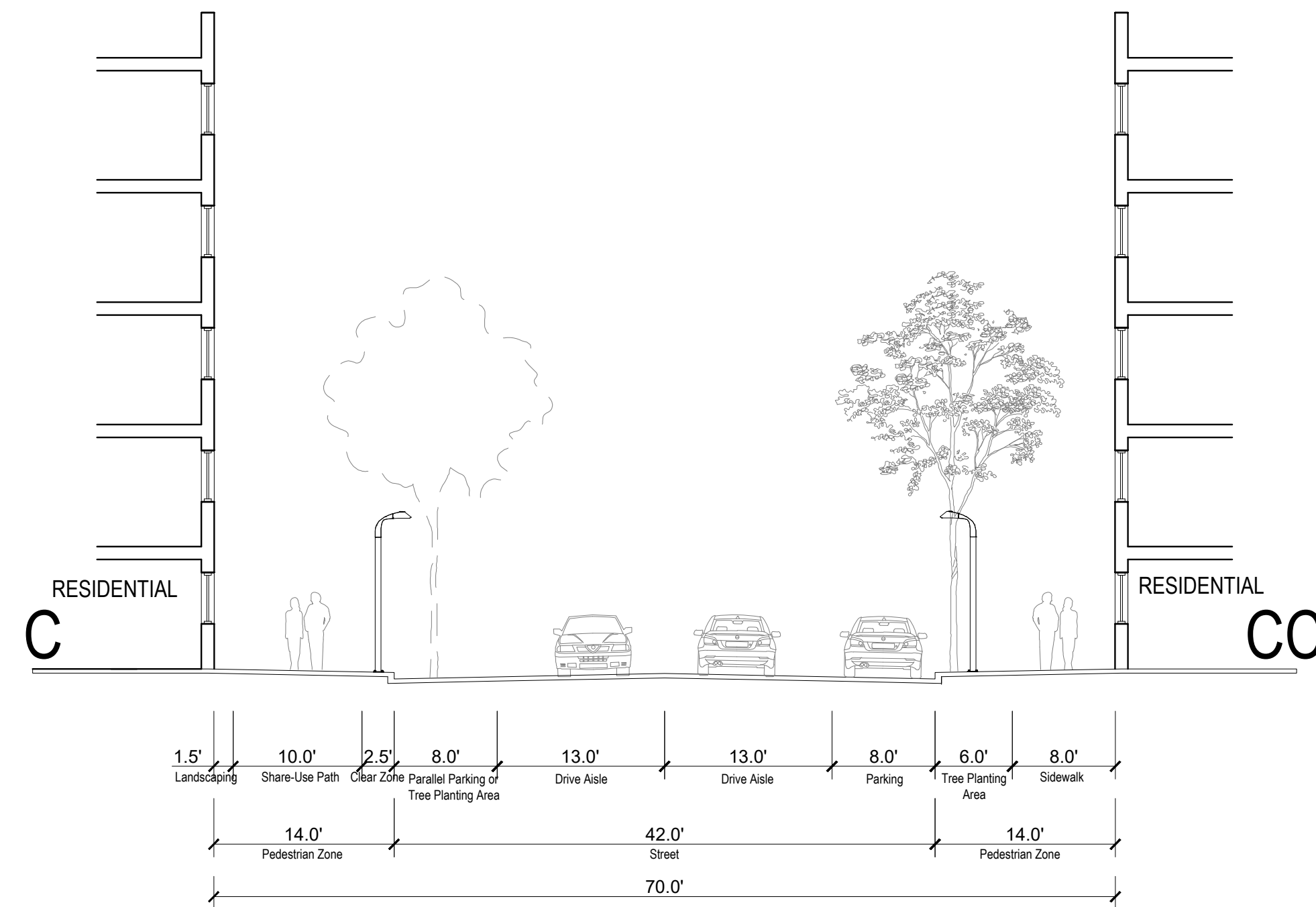


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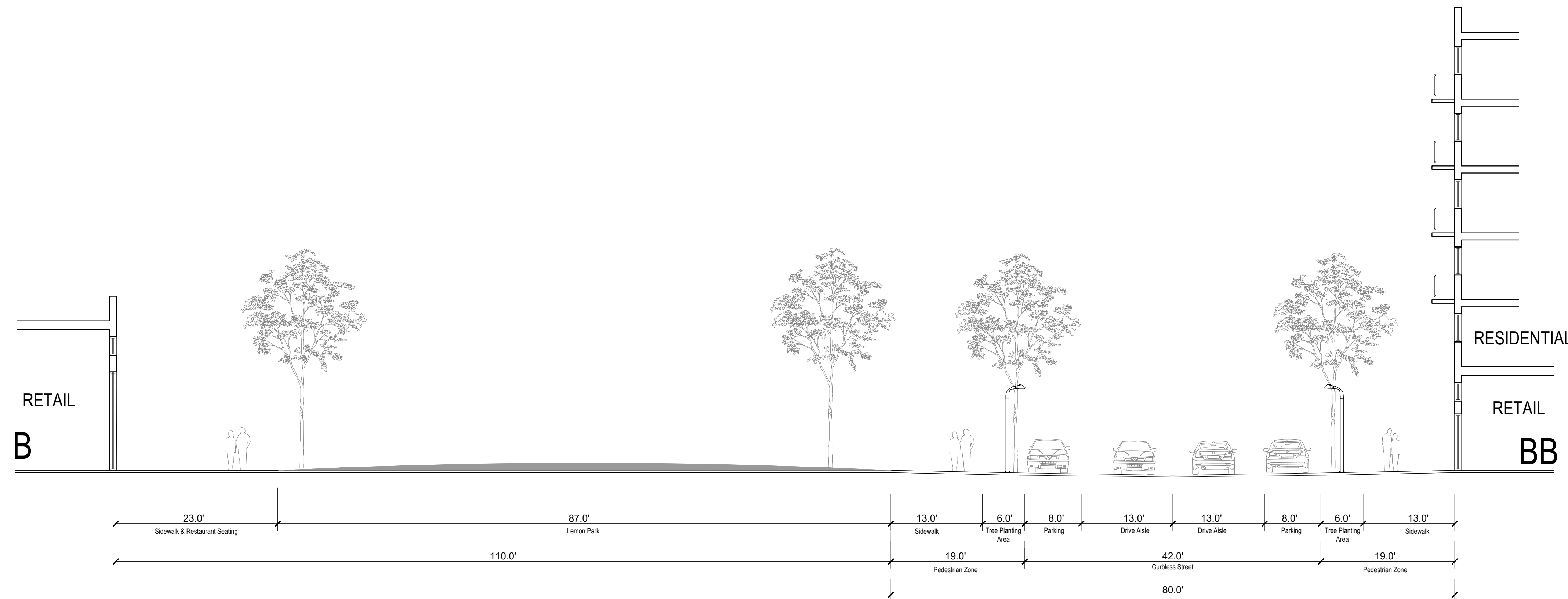
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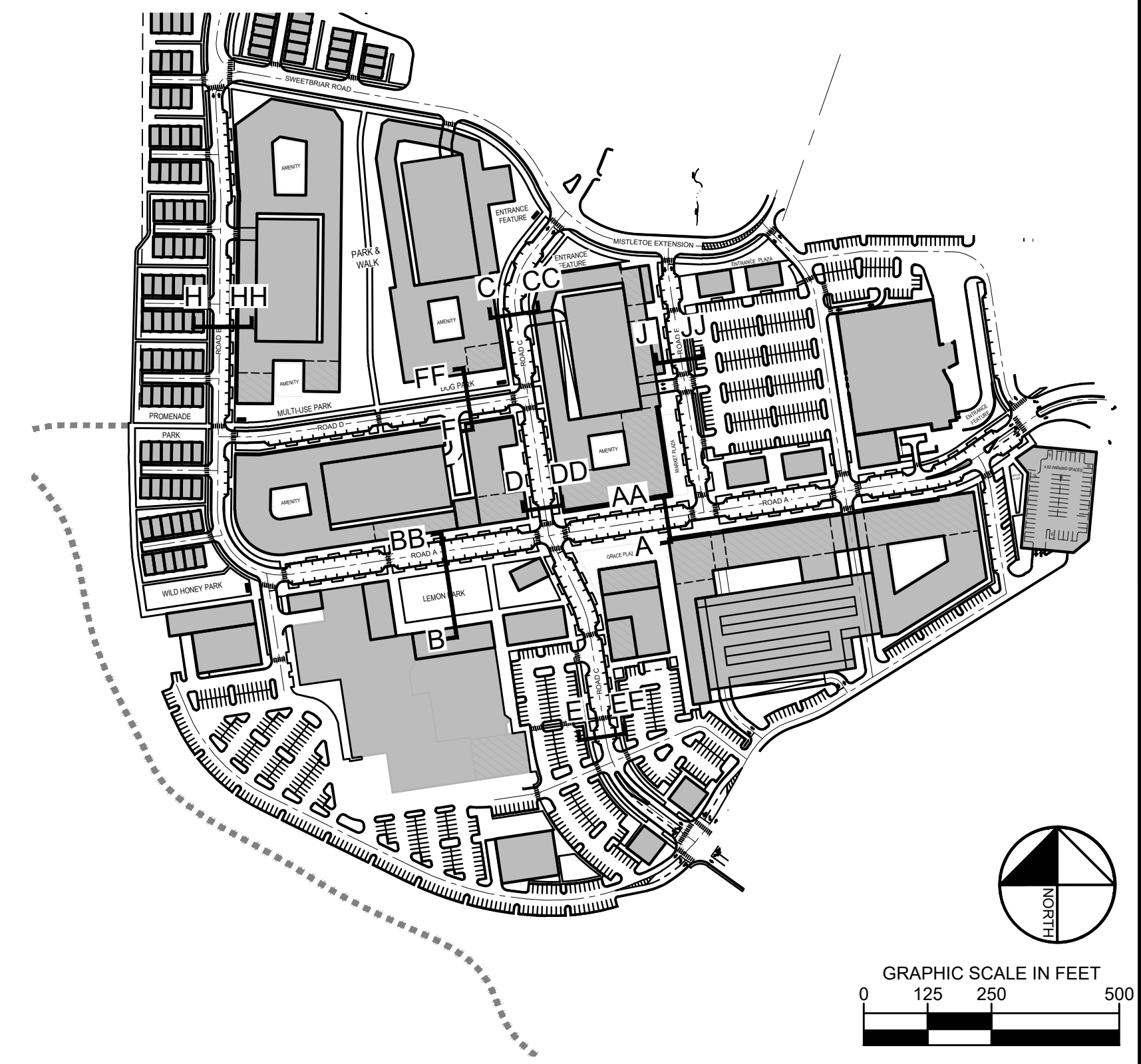
Section A - AA: Road A  
Scale 1" = 10'



Section C - CC: Road C  
Scale 1" = 10'



Section B - BB: Road A & Lemon Park  
Scale 1" = 10'



- GENERAL NOTES:**
1. SECTIONS SHOWN ARE TYPICAL AND TREE PLANTING AREA AND SIDEWALK WIDTHS MAY VARY IN ORDER TO CREATE A VARIED WALKWAY EXPERIENCE AS LONG AS THE BELOW CRITERIA ARE MET.
  2. BUILDINGS SHOWN ARE ILLUSTRATIVE, SEE SITE PLAN FOR BUILDING USES AND NUMBER OF STORIES.
  3. STREET FURNITURE, OUTSIDE DINING, KIOSKS, FOOD TRUCKS, AND SIMILAR ITEMS MAY BE PLACED IN THE PEDESTRIAN ZONE AS LONG AS THE MINIMUM SIDEWALK WIDTH ALONG ROAD A IS 8' AND IN ALL OTHER LOCATIONS IS A MINIMUM OF 5'.
  4. BUILDING CANOPIES, AWNINGS, ARCADES, AND BAY WINDOWS MAY PROJECT INTO PEDESTRIAN ZONE SUBJECT TO THE MINIMUM SIDEWALK WIDTHS NOTED ABOVE.
  5. STREET TREES WILL BE PROVIDED ON AN AVERAGE OF 40' ON CENTER OVER EACH BLOCK FRONTAGE BUT EXACT SPACING WILL VARY IN ORDER TO CREATE A MORE VARIED DESIGN.
  6. STREET LIGHTS WILL BE PROVIDED ALONG BOTH SIDE OF THE STREETS AT AN AVERAGE OF 80' ON CENTER.

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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
EMILY R. FLOOD

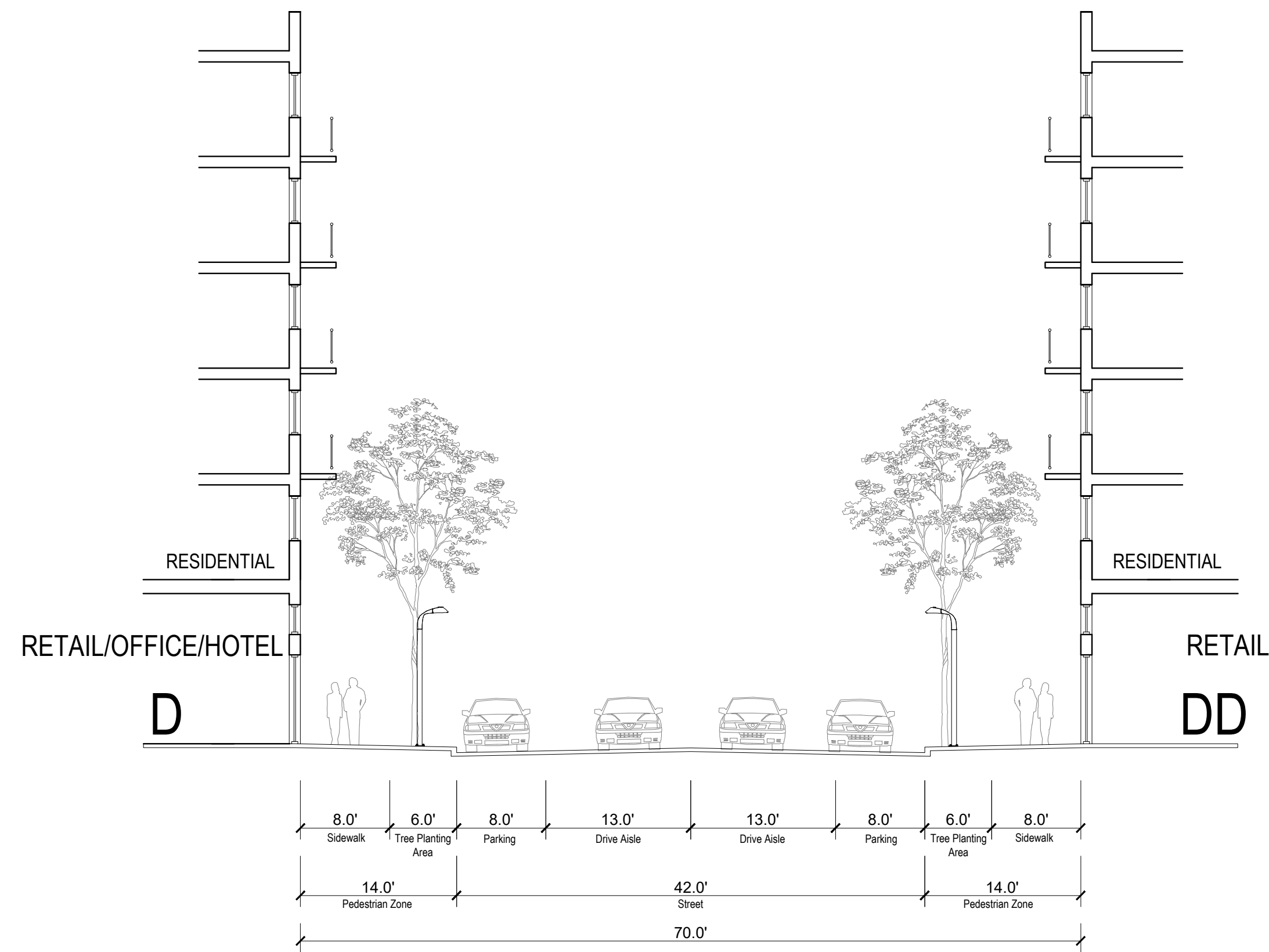
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DRAWN BY CLH  
DESIGNED BY CLH  
REVIEWED BY TML  
DATE 02/21/2022  
PROJECT NO. 018381014

**STREET SECTIONS**

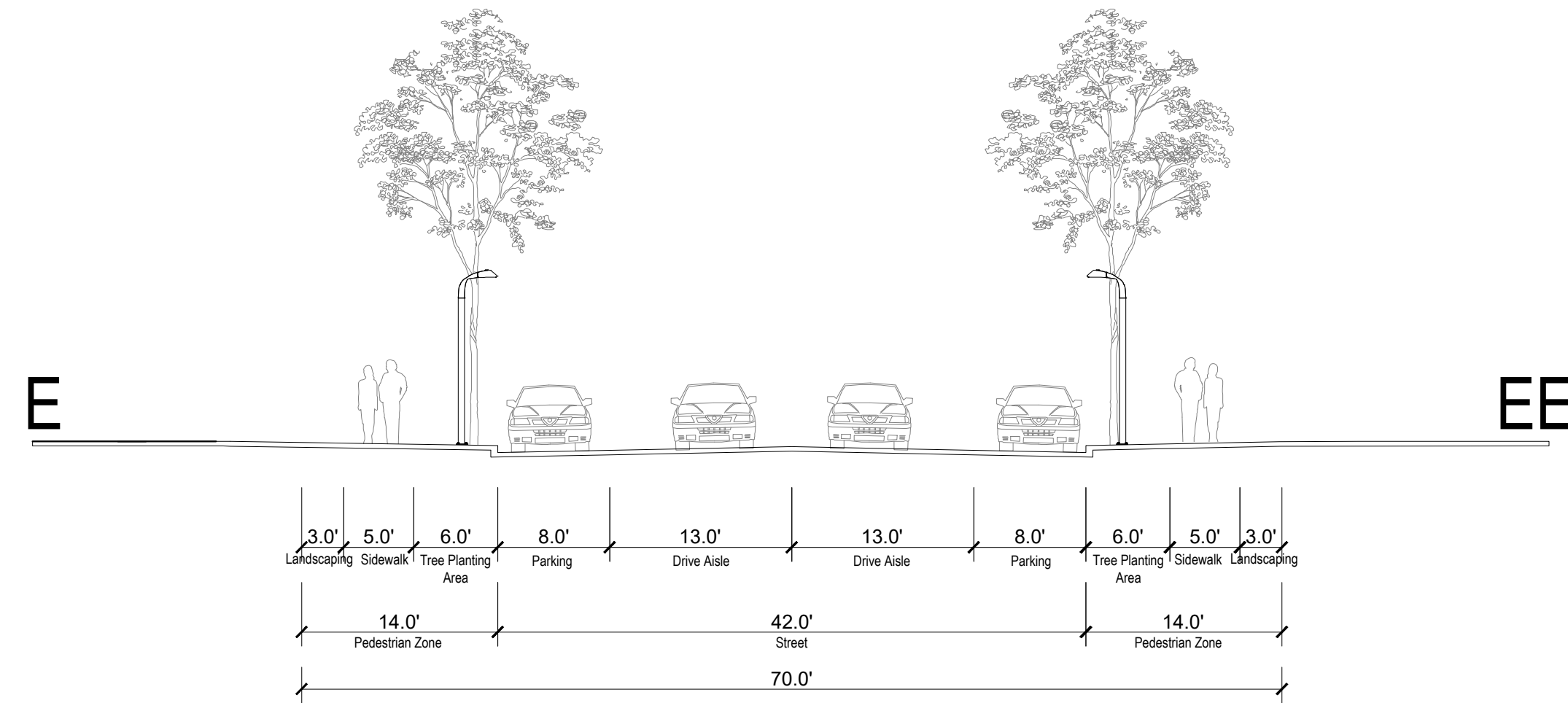
SHEET NUMBER **C2-50**



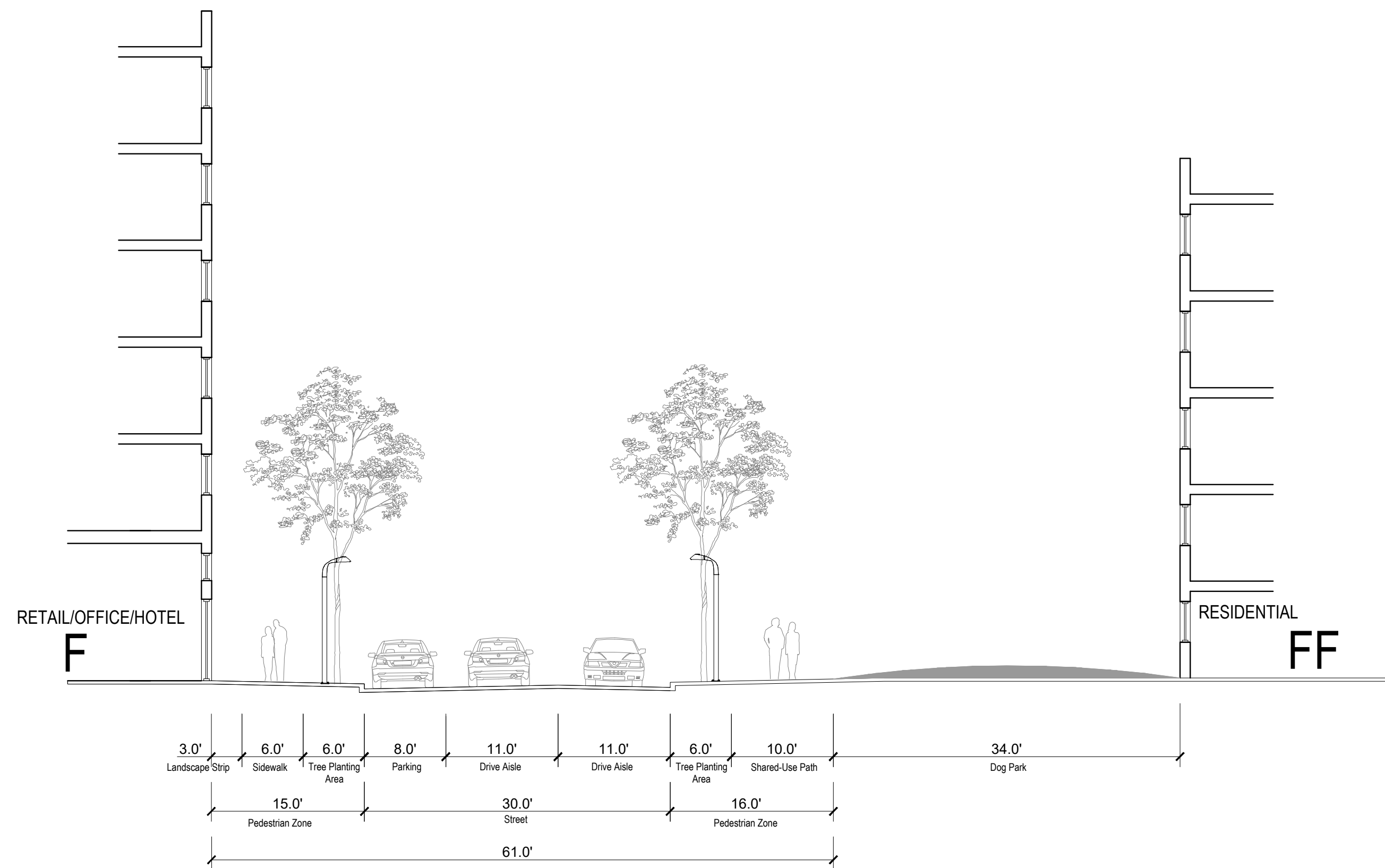
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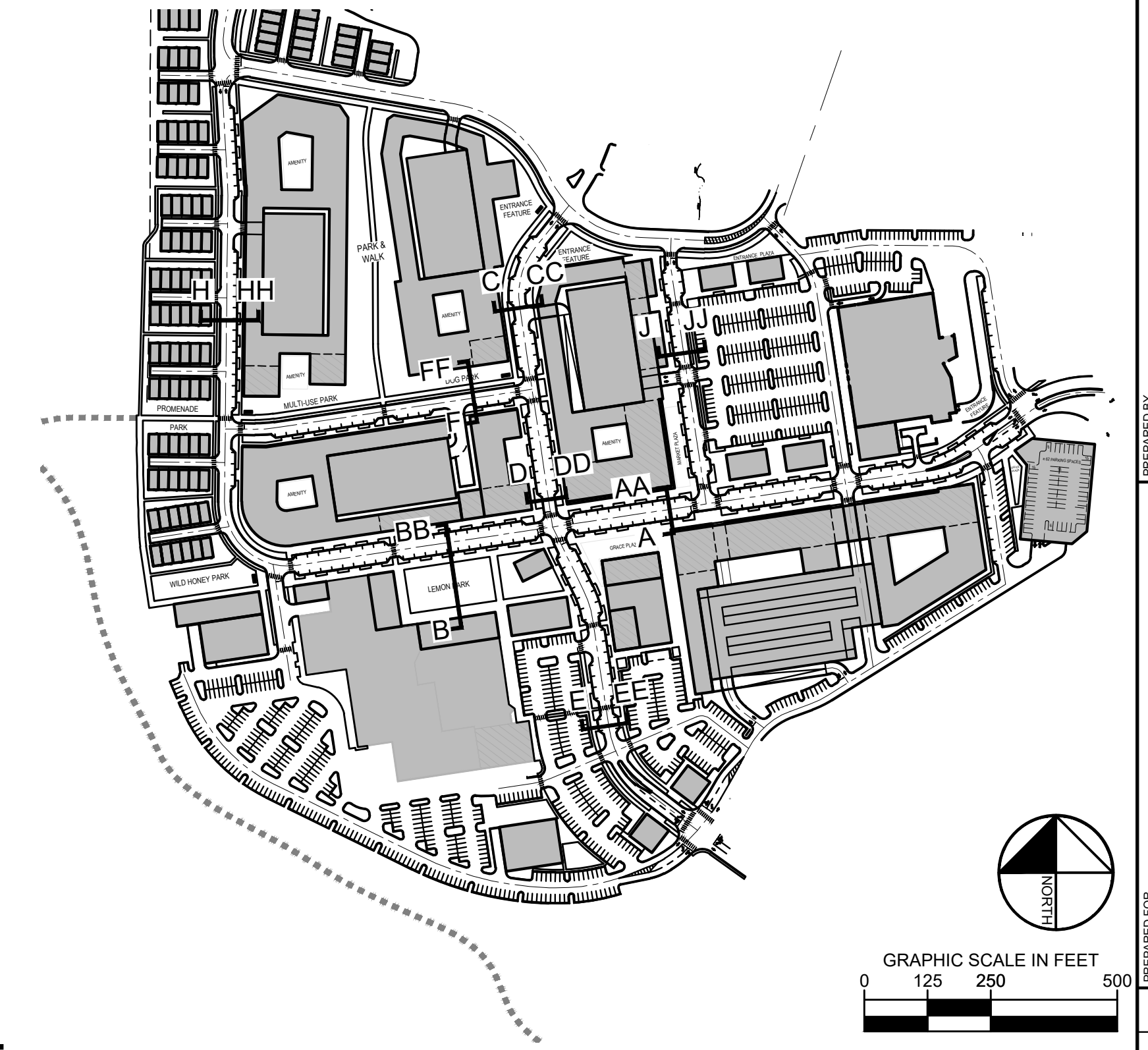
Section D - DD: Road C  
Scale 1" = 10'



Section E - EE: Road C  
Scale 1" = 10'



Section F - FF: Road D & Dog Park  
Scale 1" = 10'



**GENERAL NOTES:**

1. SECTIONS SHOWN ARE TYPICAL AND TREE PLANTING AREA AND SIDEWALK WIDTHS MAY VARY IN ORDER TO CREATE A VARIED WALKWAY EXPERIENCE AS LONG AS THE BELOW CRITERIA ARE MET.
2. BUILDINGS SHOWN ARE ILLUSTRATIVE, SEE SITE PLAN FOR BUILDING USES AND NUMBER OF STORIES.
3. STREET FURNITURE, OUTSIDE DINING, KIOSKS, FOOD TRUCKS, AND SIMILAR ITEMS MAY BE PLACED IN THE PEDESTRIAN ZONE AS LONG AS THE MINIMUM SIDEWALK WIDTH ALONG ROAD A IS 8.0' AND IN ALL OTHER LOCATIONS IS A MINIMUM OF 5.0'.
4. BUILDING CANOPIES, AWNINGS, ARCADES, AND BAY WINDOWS MAY PROJECT INTO PEDESTRIAN ZONE SUBJECT TO THE MINIMUM SIDEWALK WIDTHS NOTED ABOVE.
5. STREET TREES WILL BE PROVIDED ON AN AVERAGE OF 40' ON CENTER OVER EACH BLOCK FRONTAGE BUT EXACT SPACING WILL VARY IN ORDER TO CREATE A MORE VARIED DESIGN.
6. STREET LIGHTS WILL BE PROVIDED ALONG BOTH SIDE OF THE STREETS AT AN AVERAGE OF 80' ON CENTER.

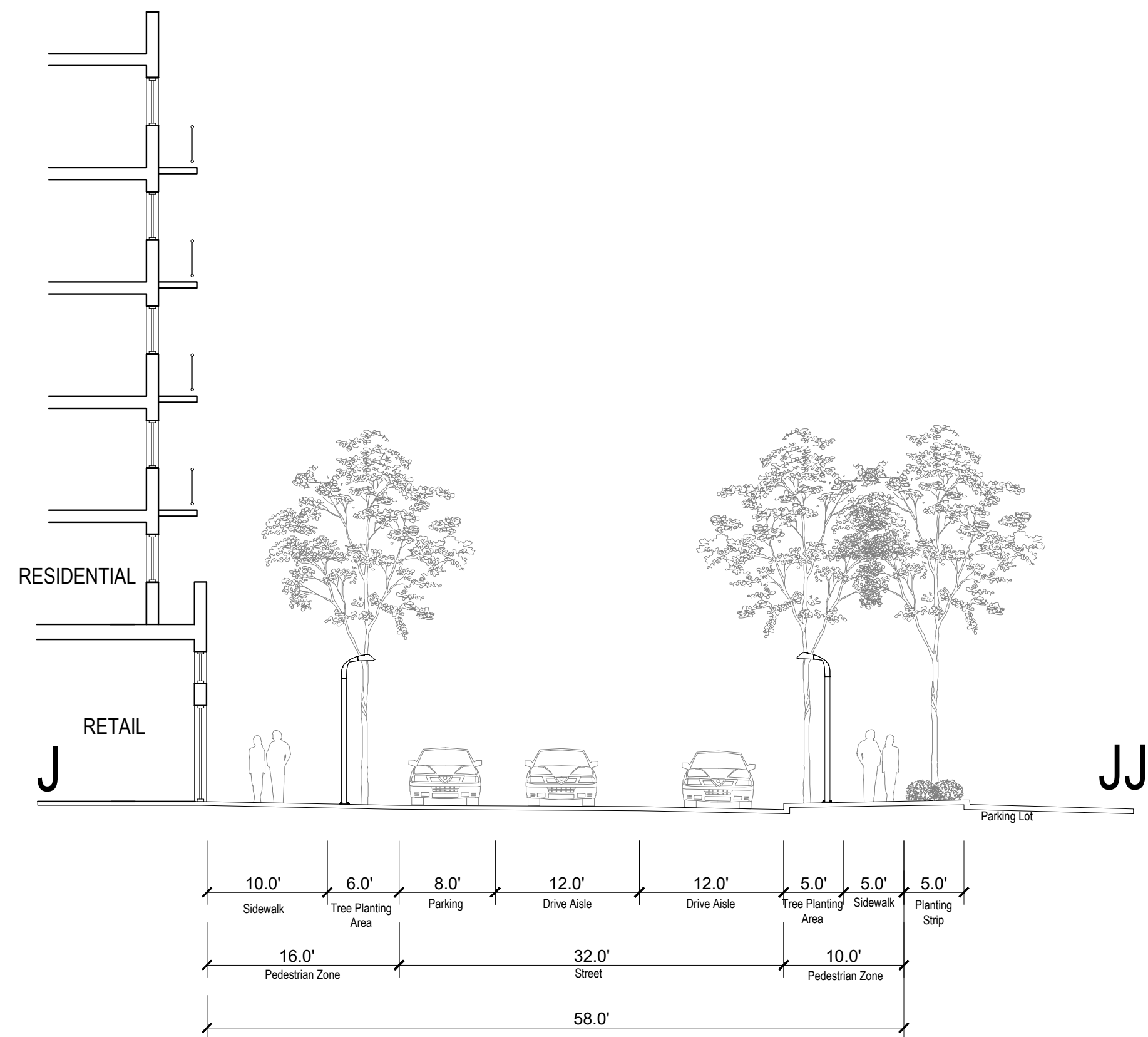
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY



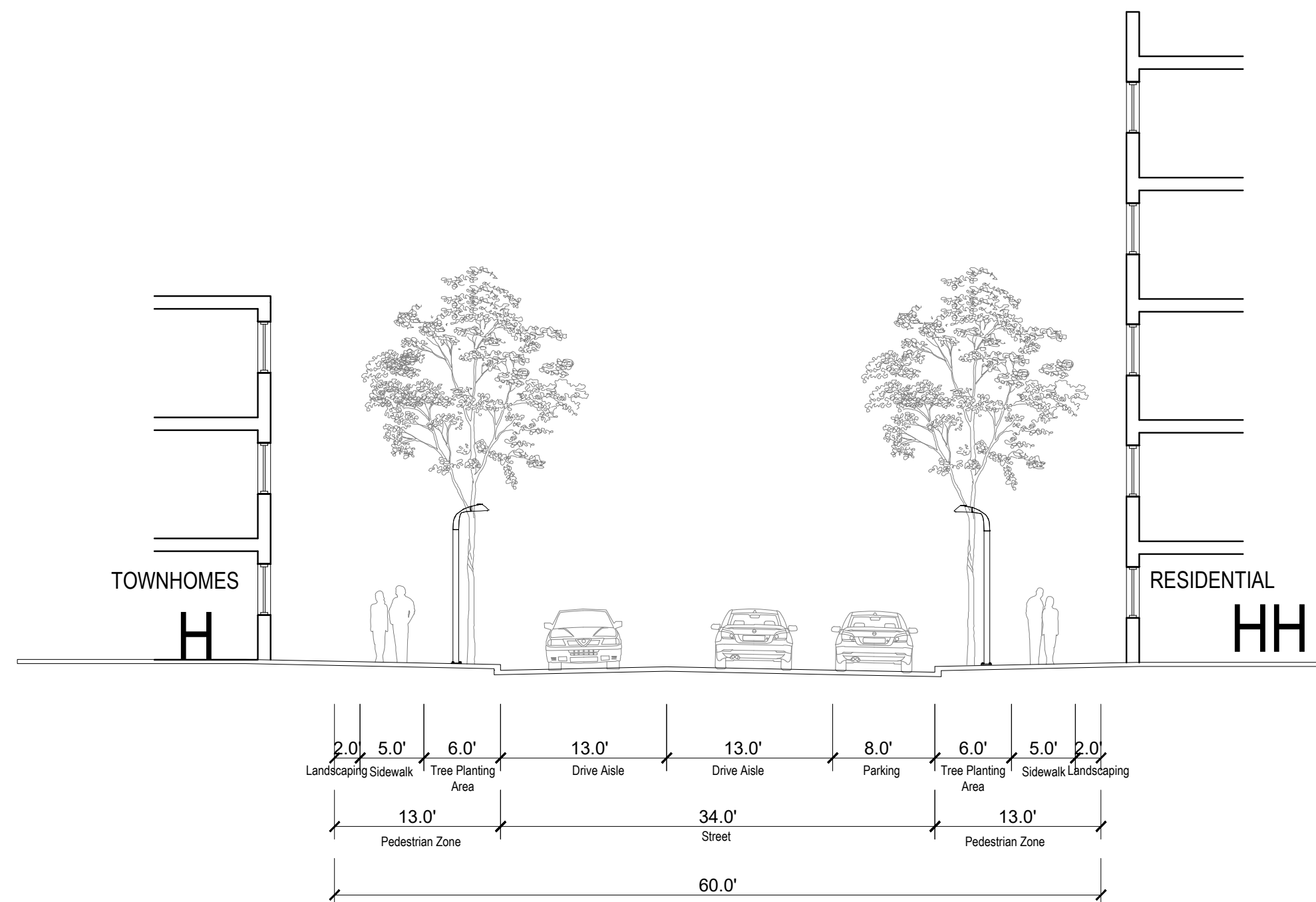
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DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014



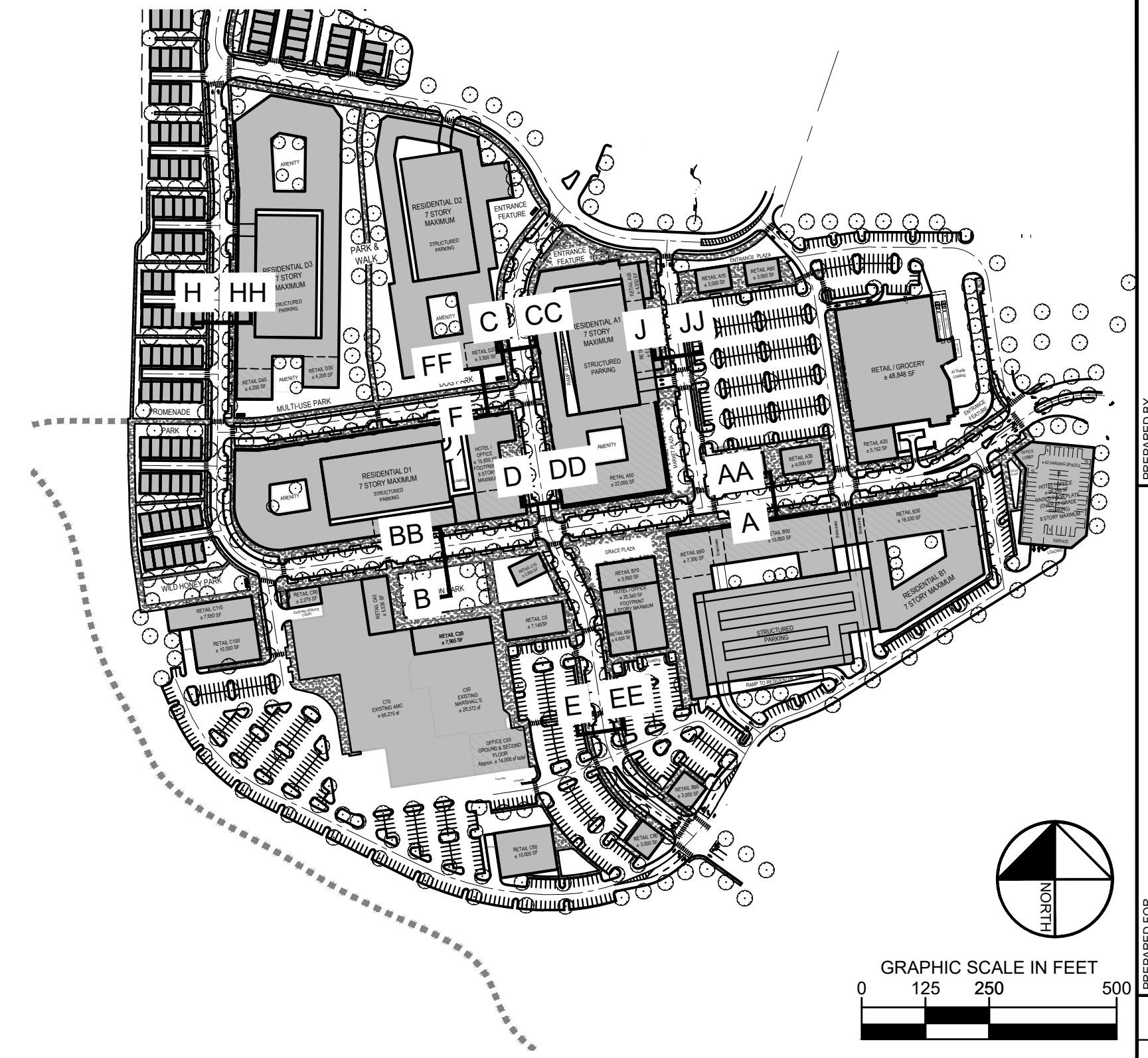
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Section J - JJ: Road E  
Scale 1" = 10'



Section H - HH: Road B  
Scale 1" = 10'



**GENERAL NOTES:**

1. SECTIONS SHOWN ARE TYPICAL AND TREE PLANTING AREA AND SIDEWALK WIDTHS MAY VARY IN ORDER TO CREATE A VARIED WALKWAY EXPERIENCE AS LONG AS THE BELOW CRITERIA ARE MET.
2. BUILDINGS SHOWN ARE ILLUSTRATIVE, SEE SITE PLAN FOR BUILDING USES AND NUMBER OF STORIES.
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4. BUILDING CANOPIES, AWNINGS, ARCADES, AND BAY WINDOWS MAY PROJECT INTO PEDESTRIAN ZONE SUBJECT TO THE MINIMUM SIDEWALK WIDTHS NOTED ABOVE.
5. STREET TREES WILL BE PROVIDED ON AN AVERAGE OF 40' ON CENTER OVER EACH BLOCK FRONTAGE BUT EXACT SPACING WILL VARY IN ORDER TO CREATE A MORE VARIED DESIGN.
6. STREET LIGHTS WILL BE PROVIDED ALONG BOTH SIDE OF THE STREETS AT AN AVERAGE OF 80' ON CENTER.

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**NDM (EDENS), LLC**  
3050 PEACHTREE ROAD, NW SUITE 580  
ATLANTA, GA 30305

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033



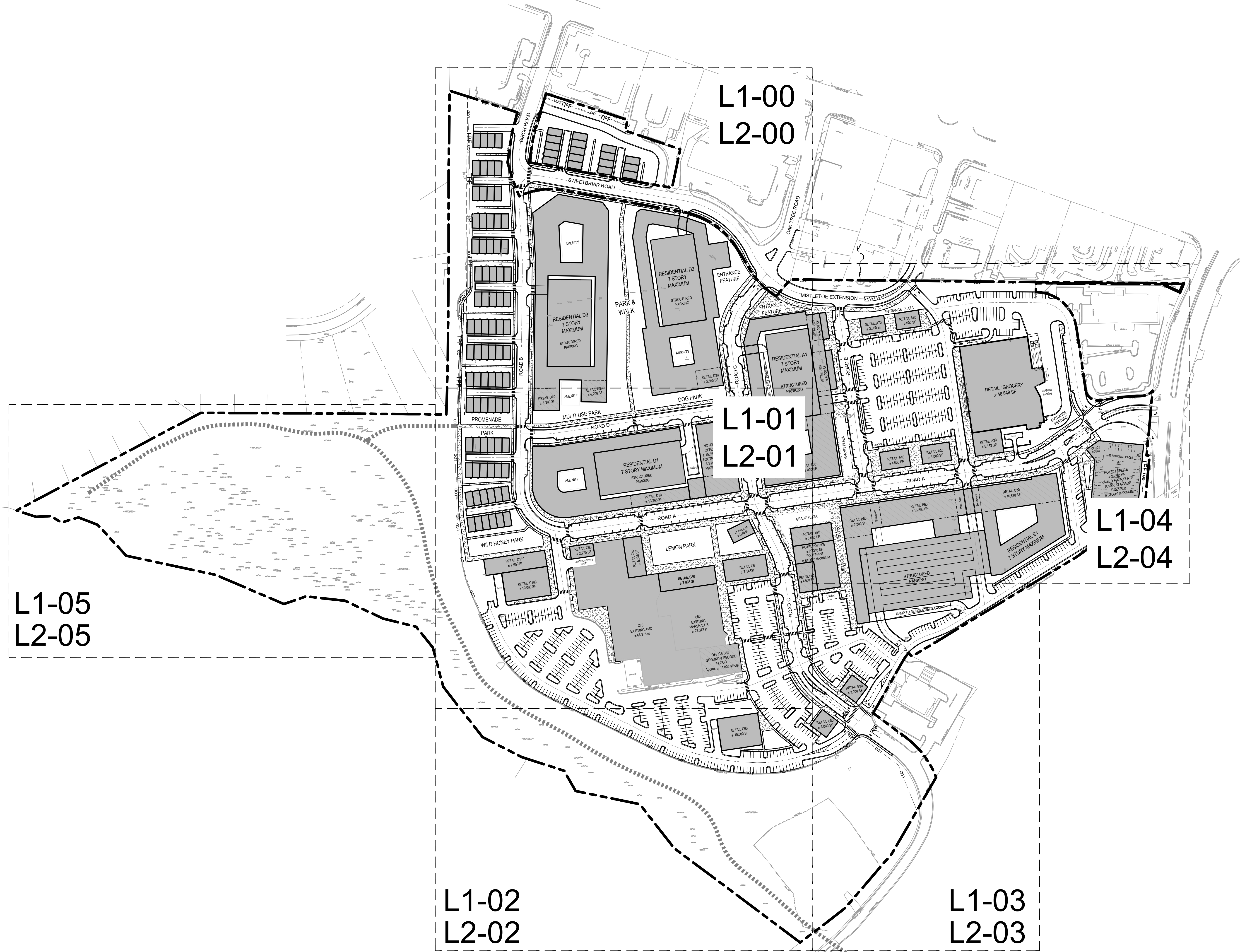
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DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014

TITLE  
**STREET SECTIONS**

SHEET NUMBER  
**C2-52**



Drawing name: K:\ALP\_PR\018381014\_North Dekalb Mall\CAD\Plansheets\L1-00 TRP\_recover.dwg LD-00 OVERALL PLAN Feb 21, 2022 5:04pm by Catherine Henderson



L1-05  
L2-05

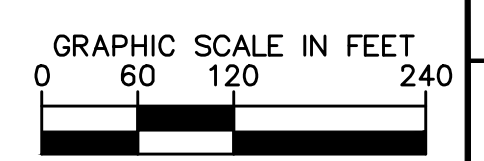
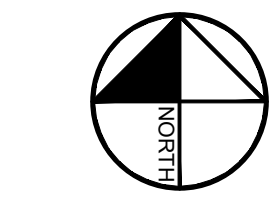
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L2-00

L1-01  
L2-01

L1-04  
L2-04

L1-02  
L2-02

L1-03  
L2-03



No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY



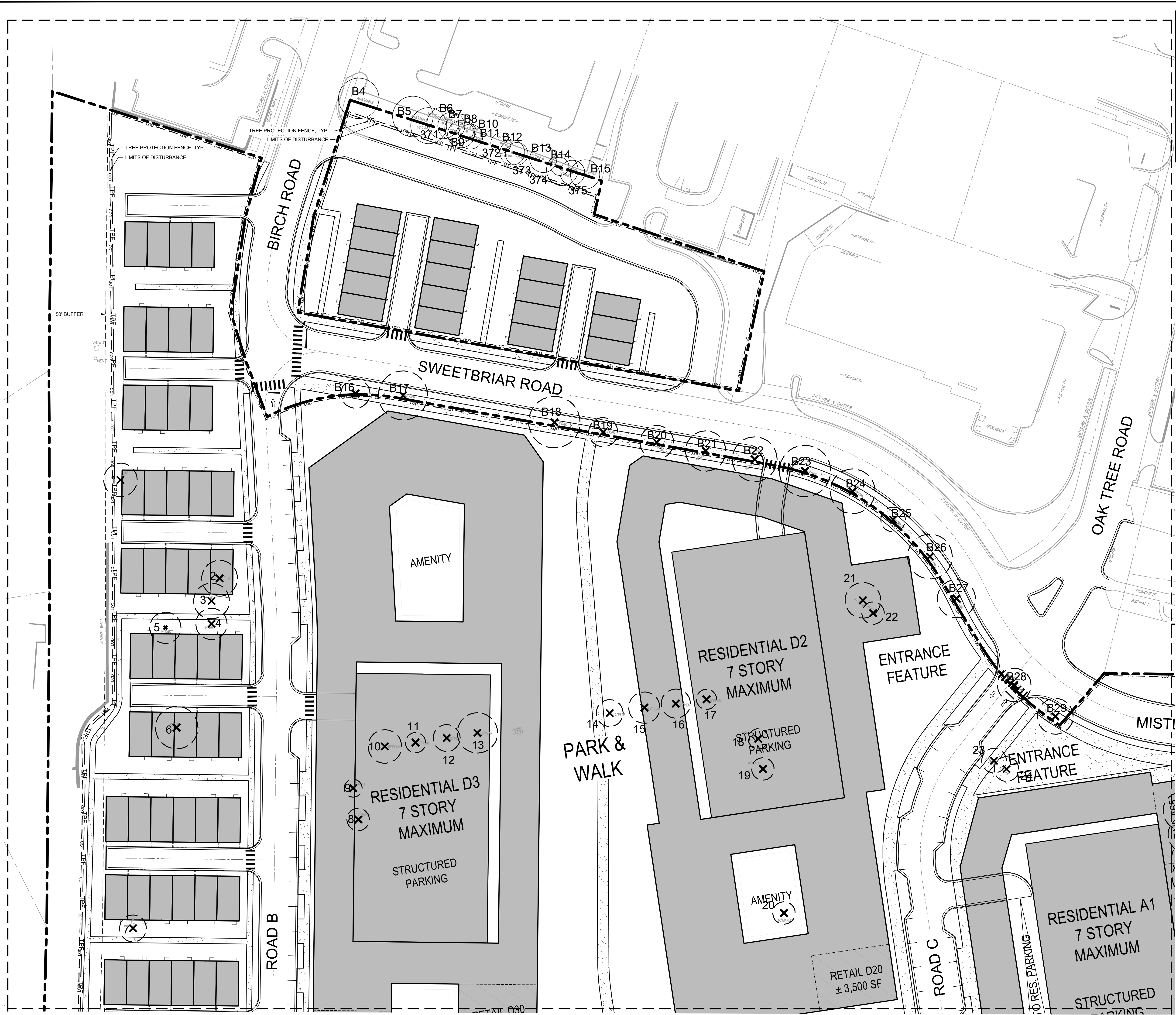
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 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014

TITLE  
**OVERALL PLAN**

SHEET NUMBER  
**L0-00**

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Drawing name: K:\ALP\_PR\018381014\_North Dekalb Mall\CAD\Plans\sheet\1-00 TRP\_recover.dwg L-00 TREE PROTECTION PLAN Feb 21, 2022 5:04pm by Catherine Henderson



**PRESERVATION REQUIREMENTS:**

TOTAL SITE: 73.11 ACRES  
 120" DBH PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES REQUIRED TO BE PRESERVED

73.11 x 120 = 8,773.2 EXISTING INCHES REQUIRED TO BE PRESERVED  
 OR  
 TOTAL EXISTING SPECIMEN INCHES: 411.6 INCHES  
 411.6 x 25% = 102.9 INCHES REQUIRED TO BE PRESERVED

TOTAL EXISTING INCHES (INCLUDING SPECIMEN) TO BE PRESERVED: 7,865"  
 TOTAL EXISTING SPECIMEN INCHES TO BE PRESERVED: 411.6"  
 REQUIREMENT SATISFIED

**SITE DENSITY:**

TOTAL SITE 73.11 ACRES  
 REQUIRED UNITS PER ACRE: 30 UNITS


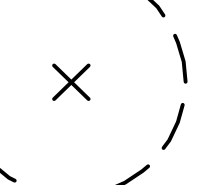
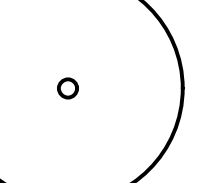
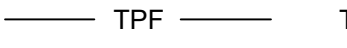
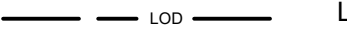
73.11 ACRES \* 30 UNITS = 2,193.3 DENSITY UNITS REQUIRED

PRESERVED TREE UNITS: 1,580.2 INCHES  
 PRESERVED SPECIMEN UNITS: 411.6 INCHES

PROPOSED UNITS: 258.5 INCHES  
 TOTAL PROPOSED ON SITE: 2,250.3

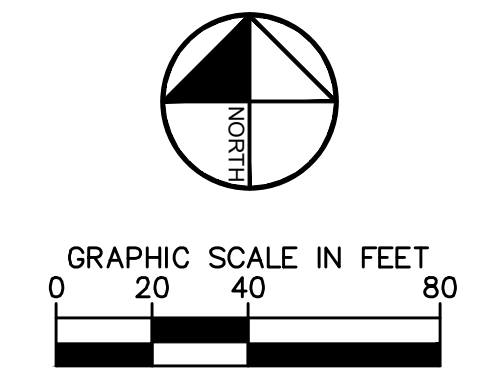
57 TOTAL EXCESS INCHES TO REMAIN  
 SITE DENSITY SATISFIED

**TREE PROTECTION LEGEND**

-  TREE TO BE REMOVED
-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO REMAIN
-  TPF TREE PROTECTION FENCE
-  LIMITS OF DISTURBANCE

**NOTES:**

- EXACT LOCATION AND TYPE OF TREES TO BE USED MAY VARY BASED ON FINAL DESIGN.
- OVERALL TREE DENSITY AND PLANTING MUST MEET SITE DENSITY REQUIREMENTS AS STATED PER CODE.



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---

**NDM (EDENS), LLC**  
 3050 PEACHTREE ROAD, NW SUITE 580  
 ATLANTA, GA 30305

---

**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

---

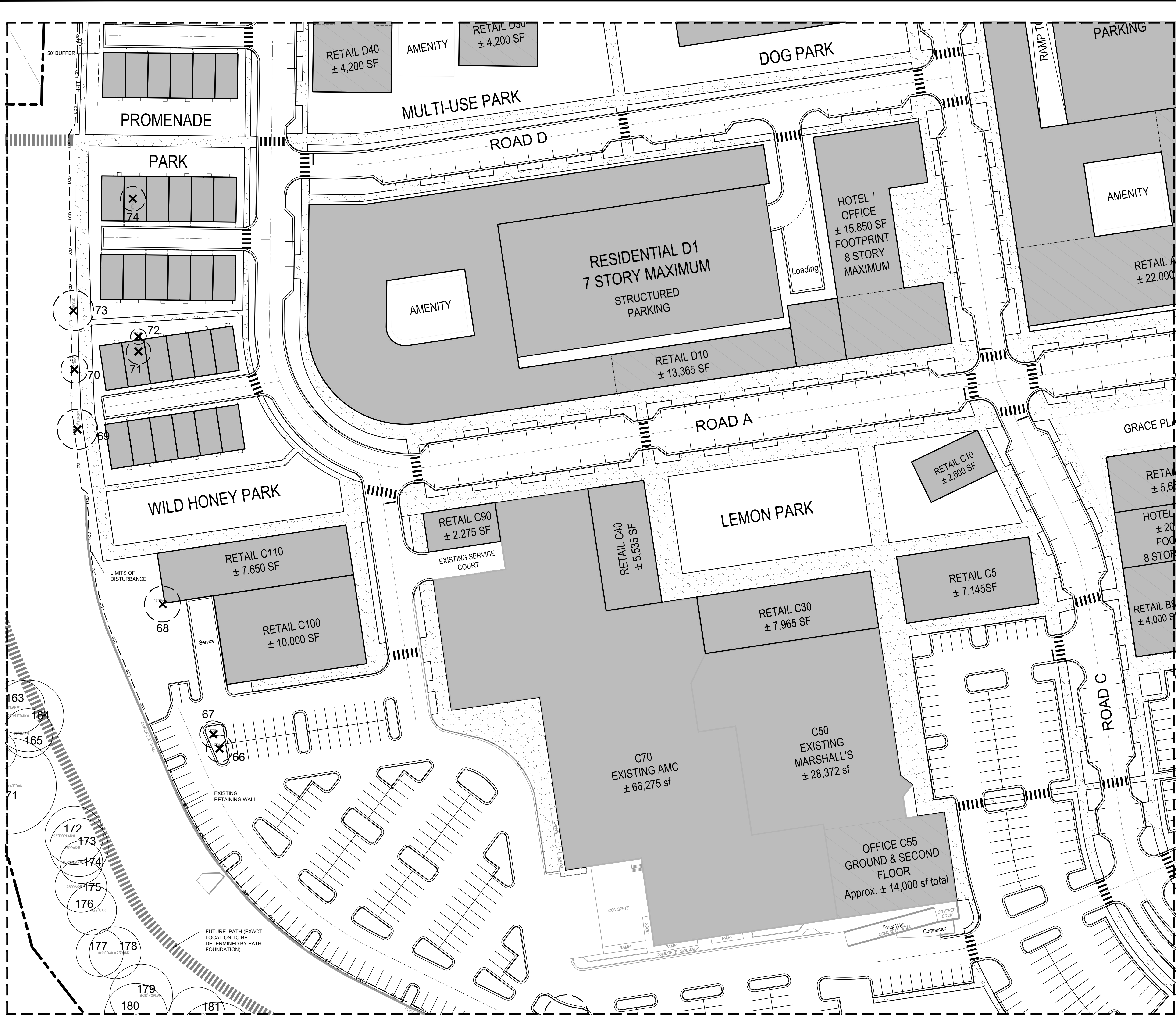


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GSWCC NO. (LEVEL II) 00000XXXXX  
 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014  
 TITLE **TREE PROTECTION PLAN**  
 SHEET NUMBER **L1-00**

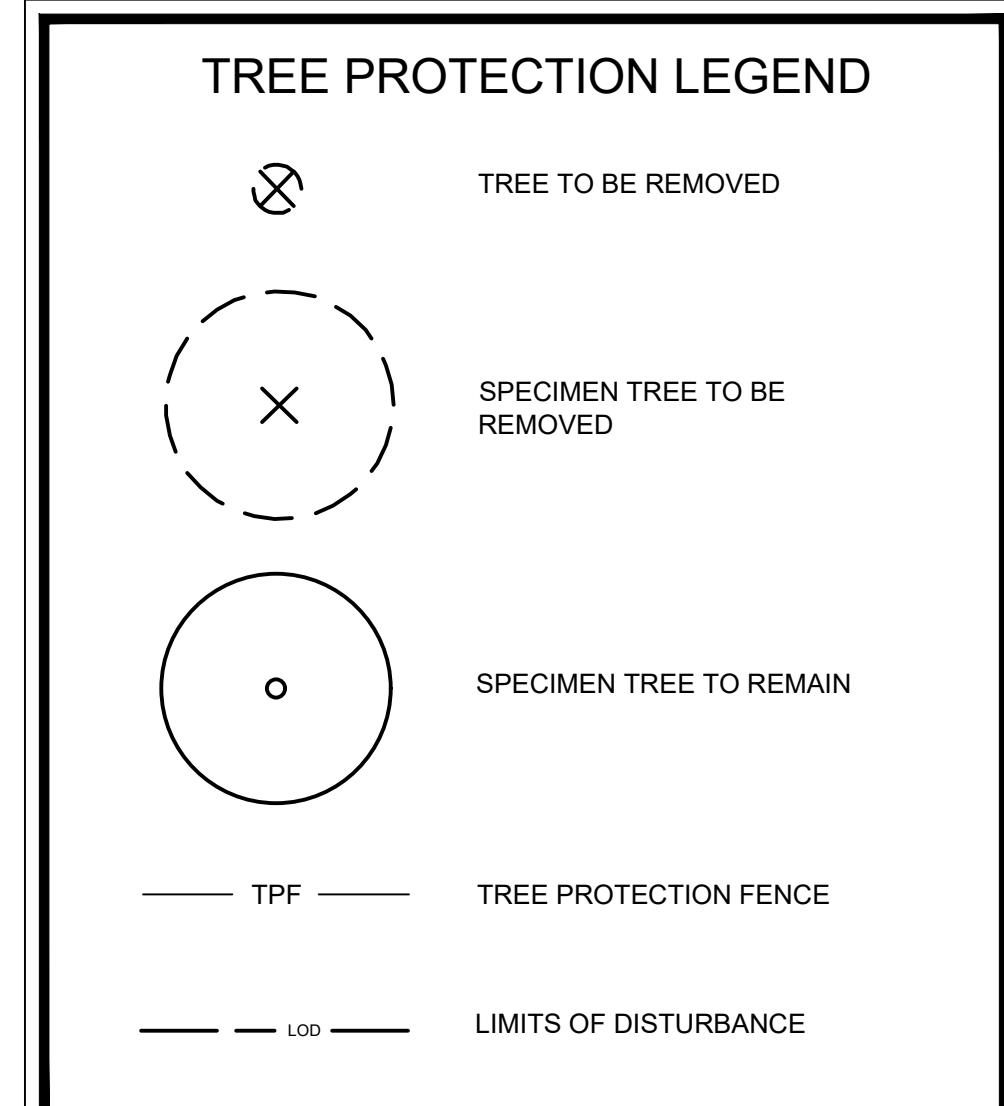
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Drawing name: K:\ALP\_PR\018381014\_North Dekalb Mall\CAD\Plans\sheet\1-00 TRP\_recover.dwg Feb 21, 2022 5:04pm by Catherine Henderson

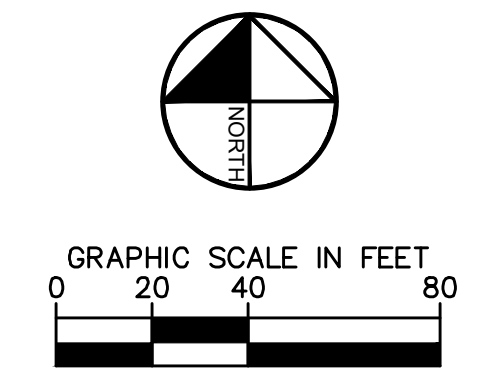


**PRESERVATION REQUIREMENTS:**  
 TOTAL SITE: 73.11 ACRES  
 120" DBH PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES REQUIRED TO BE PRESERVED  
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 TOTAL EXISTING SPECIMEN INCHES TO BE PRESERVED: 411.6"  
 REQUIREMENT SATISFIED

**SITE DENSITY:**  
 TOTAL SITE 73.11 ACRES  
 REQUIRED UNITS PER ACRE: 30 UNITS  
 73.11 ACRES \* 30 UNITS = 2,193.3 DENSITY UNITS REQUIRED  
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 PRESERVED SPECIMEN UNITS: 411.6 INCHES  
 PROPOSED UNITS: 258.5 INCHES  
 TOTAL PROPOSED ON SITE: 2,250.3  
 57 TOTAL EXCESS INCHES TO REMAIN  
 SITE DENSITY SATISFIED



**NOTES:**  
 1. EXACT LOCATION AND TYPE OF TREES TO BE REMOVED MAY VARY BASED ON FINAL DESIGN.  
 2. OVERALL TREE DENSITY AND PLANTING MUST MEET SITE DENSITY REQUIREMENTS AS STATED PER CODE.



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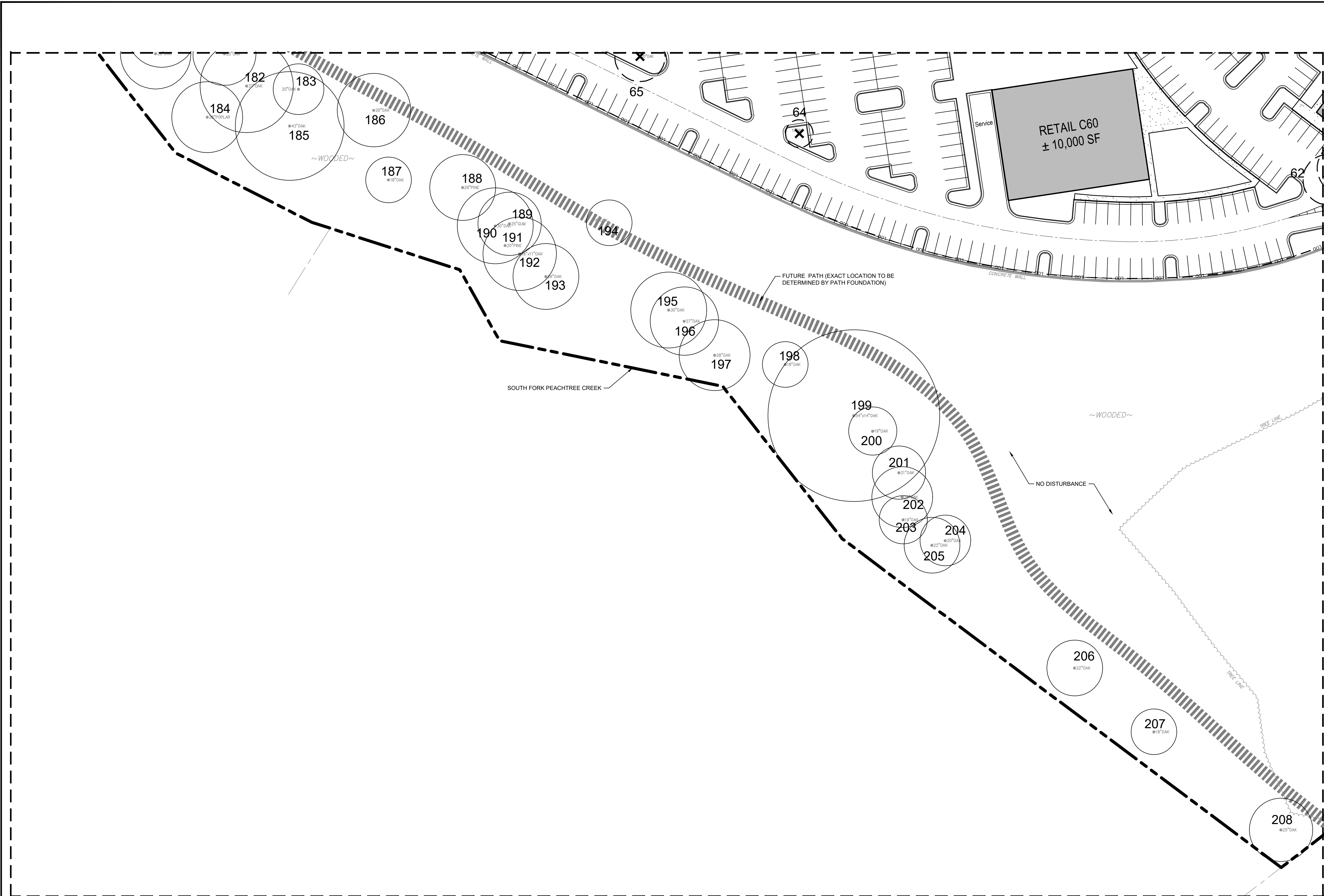
No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

GSWCC NO. (LEVEL II) 00000XXXXX  
 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014  
 TITLE **TREE PROTECTION PLAN**  
 SHEET NUMBER **L1-01**

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Drawing name: K:\ALP\_PRJ\018381014\_North\_Dekalb\_Mall\CAD\Plansheets\L-00 TRP\_recover.dwg L-02 TREE PROTECTION PLAN Feb 21, 2022 5:04pm by Catharine Henderson



**PRESERVATION REQUIREMENTS:**

TOTAL SITE: 73.11 ACRES  
 120" DBH PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES REQUIRED TO BE PRESERVED

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**REQUIREMENT SATISFIED**

**SITE DENSITY:**

TOTAL SITE 73.11 ACRES  
 REQUIRED UNITS PER ACRE: 30 UNITS

73.11 ACRES \* 30 UNITS = 2,193.3 DENSITY UNITS REQUIRED


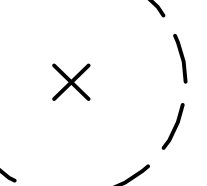
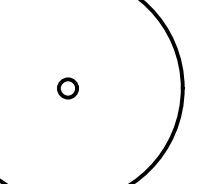
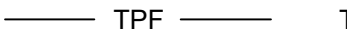
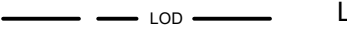
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 PRESERVED SPECIMEN UNITS: 411.6 INCHES

PROPOSED UNITS: 258.5 INCHES  
 TOTAL PROPOSED ON SITE: 2,250.3

57 TOTAL EXCESS INCHES TO REMAIN

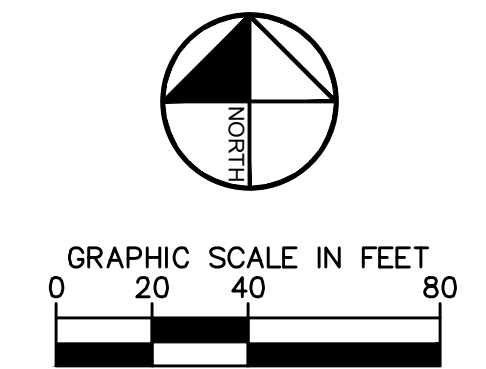
**SITE DENSITY SATISFIED**

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-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO REMAIN
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**NOTES:**

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**NDM (EDENS), LLC**  
 3050 PEACHTREE ROAD, NW SUITE 580  
 ATLANTA, GA 30305

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033



GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014
TITLE	<b>TREE PROTECTION PLAN</b>
SHEET NUMBER	<b>L1-02</b>



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**PRESERVATION REQUIREMENTS:**

TOTAL SITE: 73.11 ACRES  
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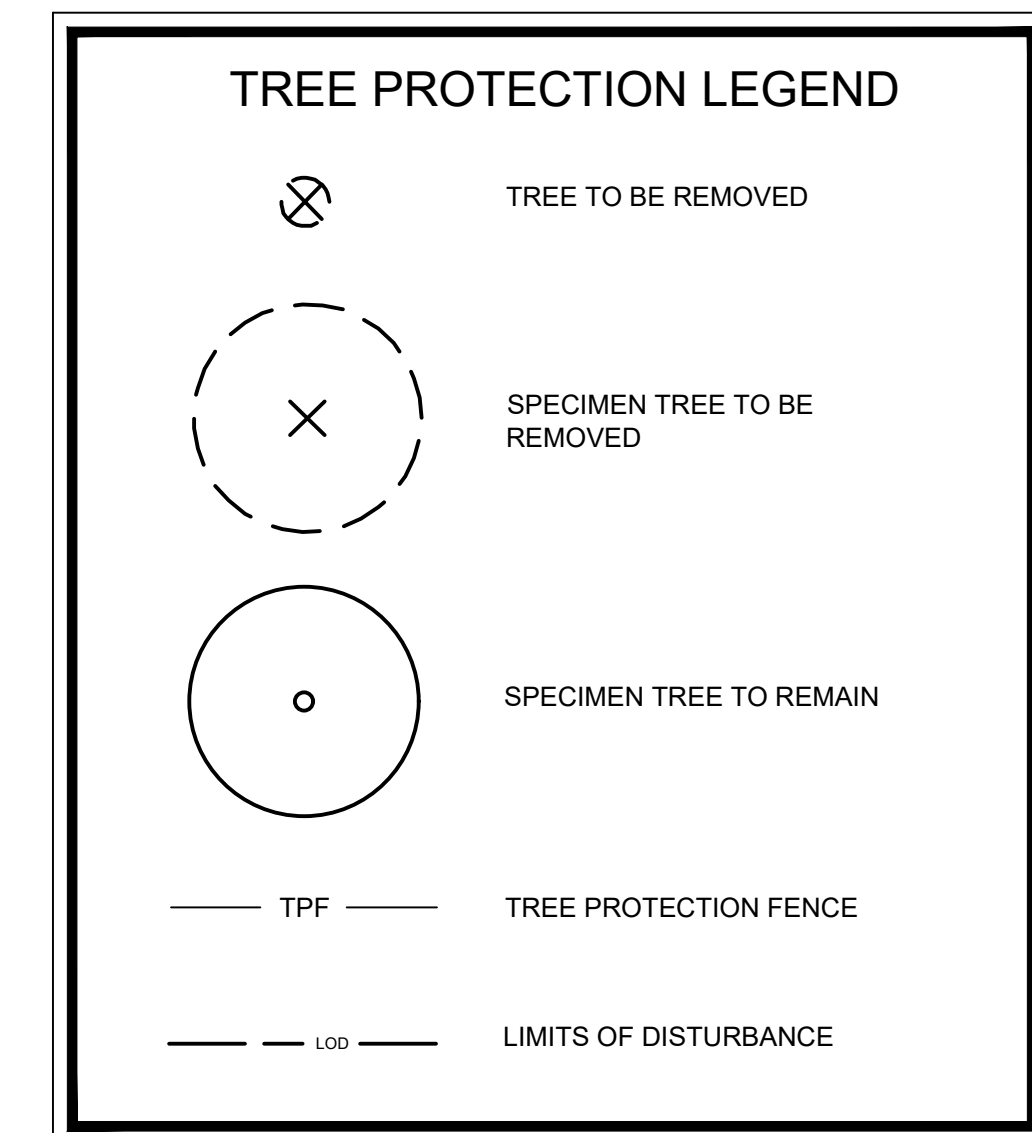
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 TOTAL PROPOSED ON SITE: 2,250.3

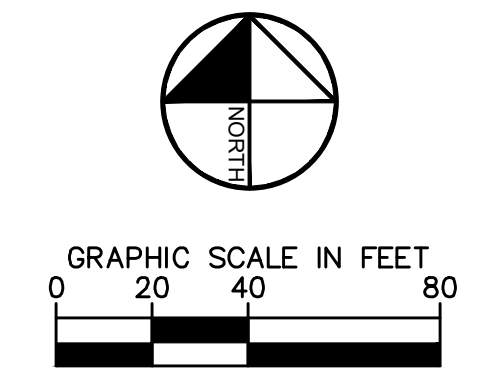
57 TOTAL EXCESS INCHES TO REMAIN

**SITE DENSITY SATISFIED**



**NOTES:**

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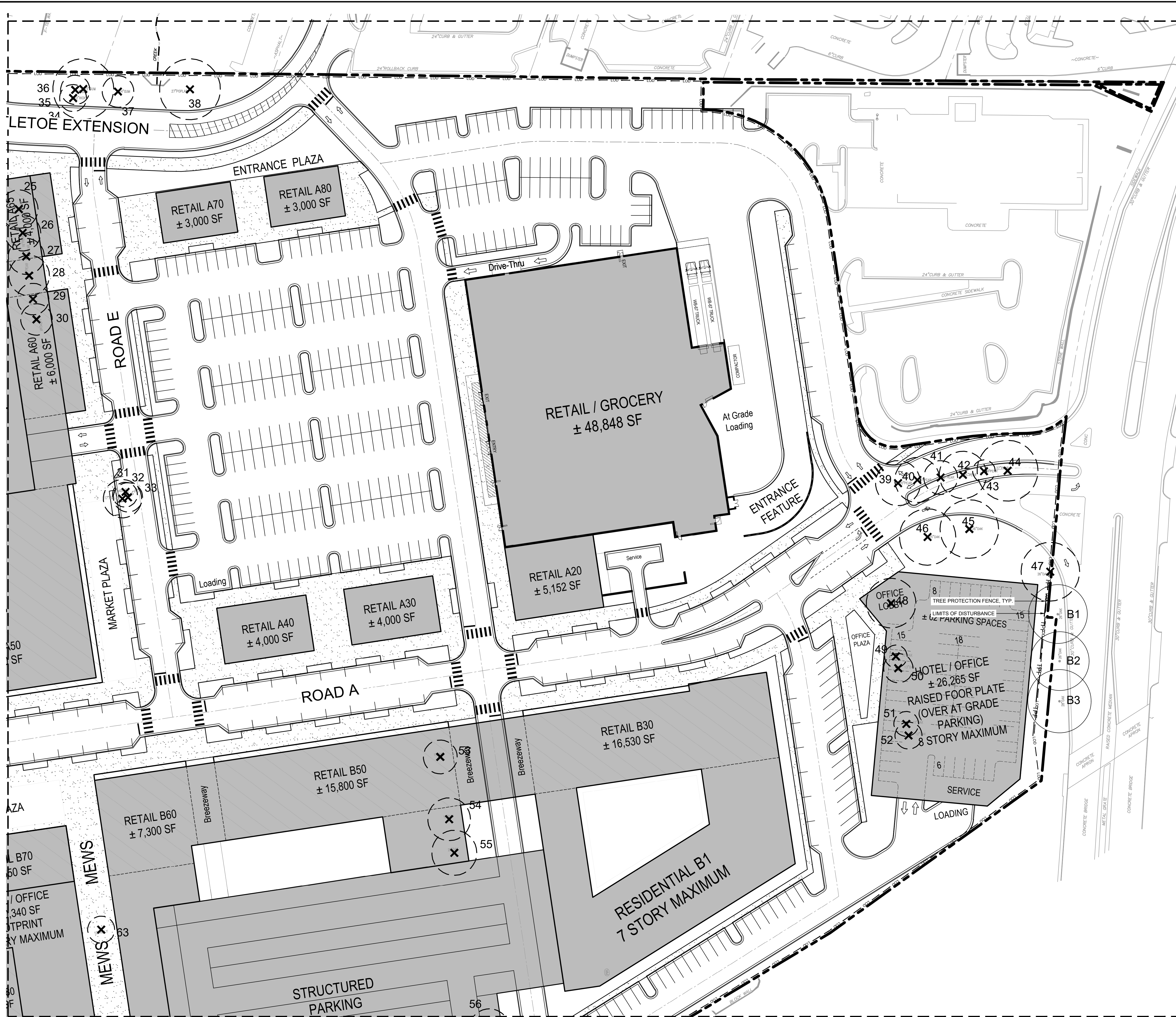
ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014
TITLE	<b>TREE PROTECTION PLAN</b>
SHEET NUMBER	<b>L1-03</b>

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REQUIREMENT SATISFIED

**SITE DENSITY:**

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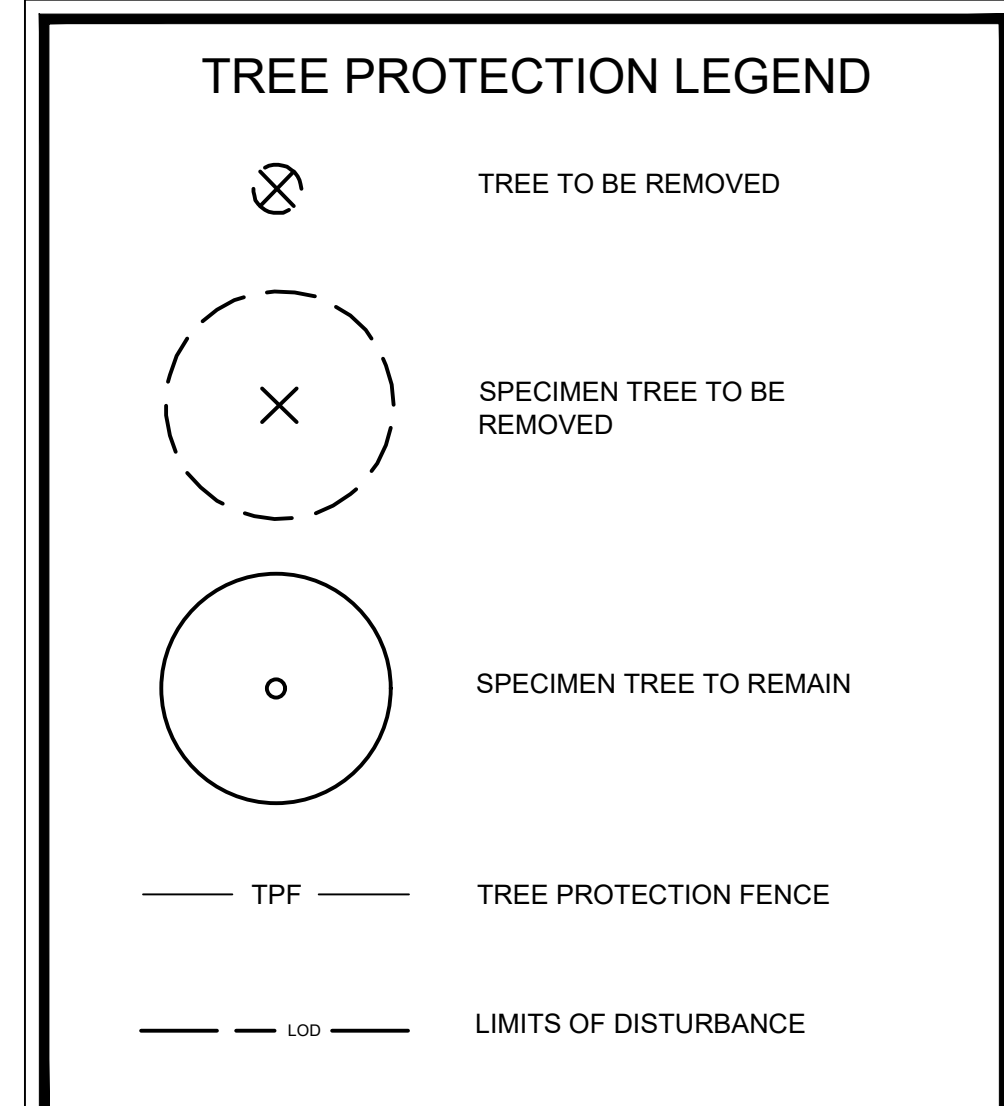
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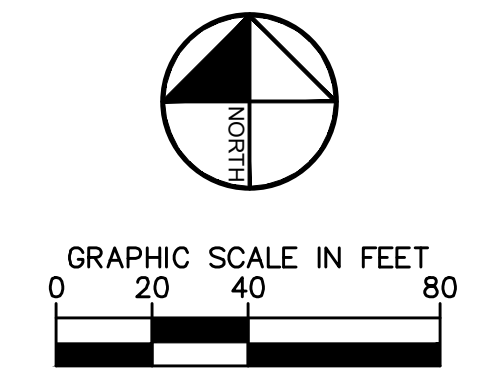
57 TOTAL EXCESS INCHES TO REMAIN

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**NOTES:**

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PREPARED BY

**Kimley-Horn**

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PROJECT

**NDM (EDENS), LLC**

3050 PEACHTREE ROAD, NW SUITE 980  
 ATLANTA, GA 30305

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

**NORTH DEKALB MALL REDEVELOPMENT**

2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

PROJECT

GSWCC NO. (LEVEL II) 00000XXXXX

DRAWN BY CLH

DESIGNED BY CLH

REVIEWED BY TML

DATE 02/21/2022

PROJECT NO. 018381014

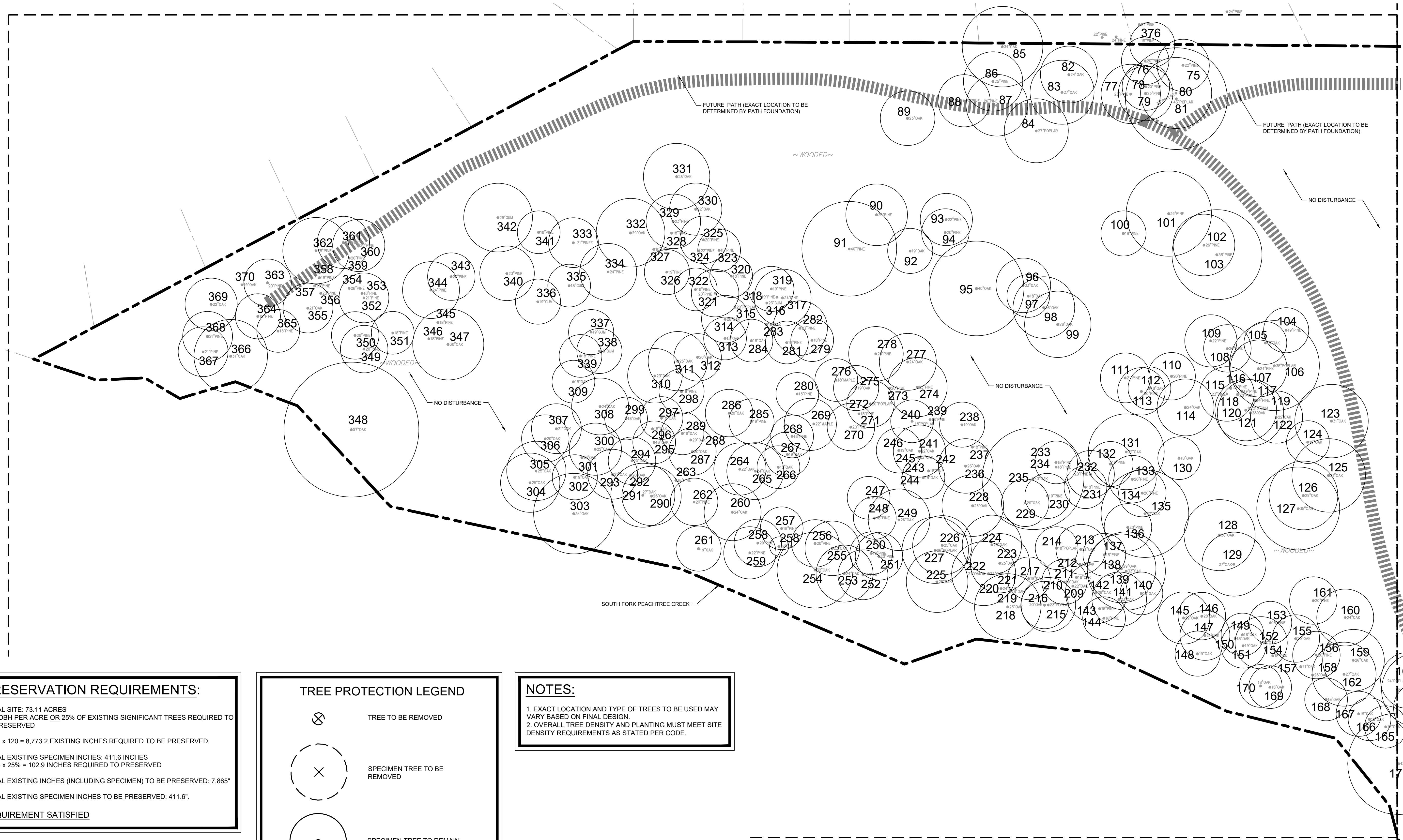
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**TREE PROTECTION PLAN**

SHEET NUMBER

**L1-04**

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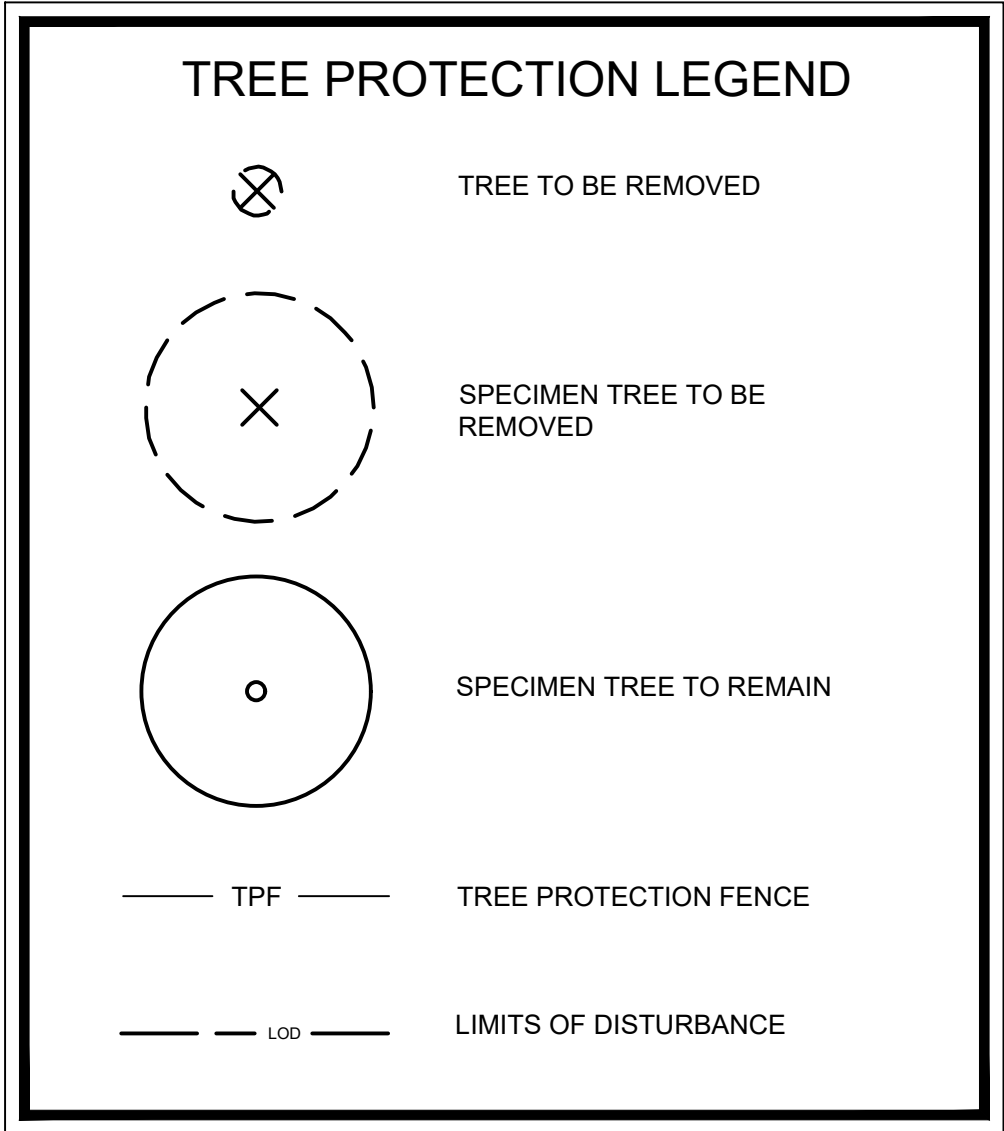
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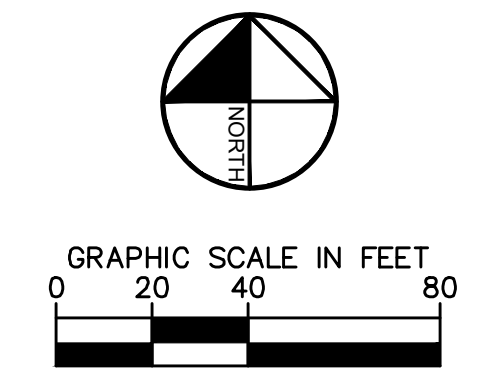
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**SITE DENSITY SATISFIED**



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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 No. 011517  
 ROY M. LANDRY

GSWCC NO. (LEVEL II) 00000XXXXX  
 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014

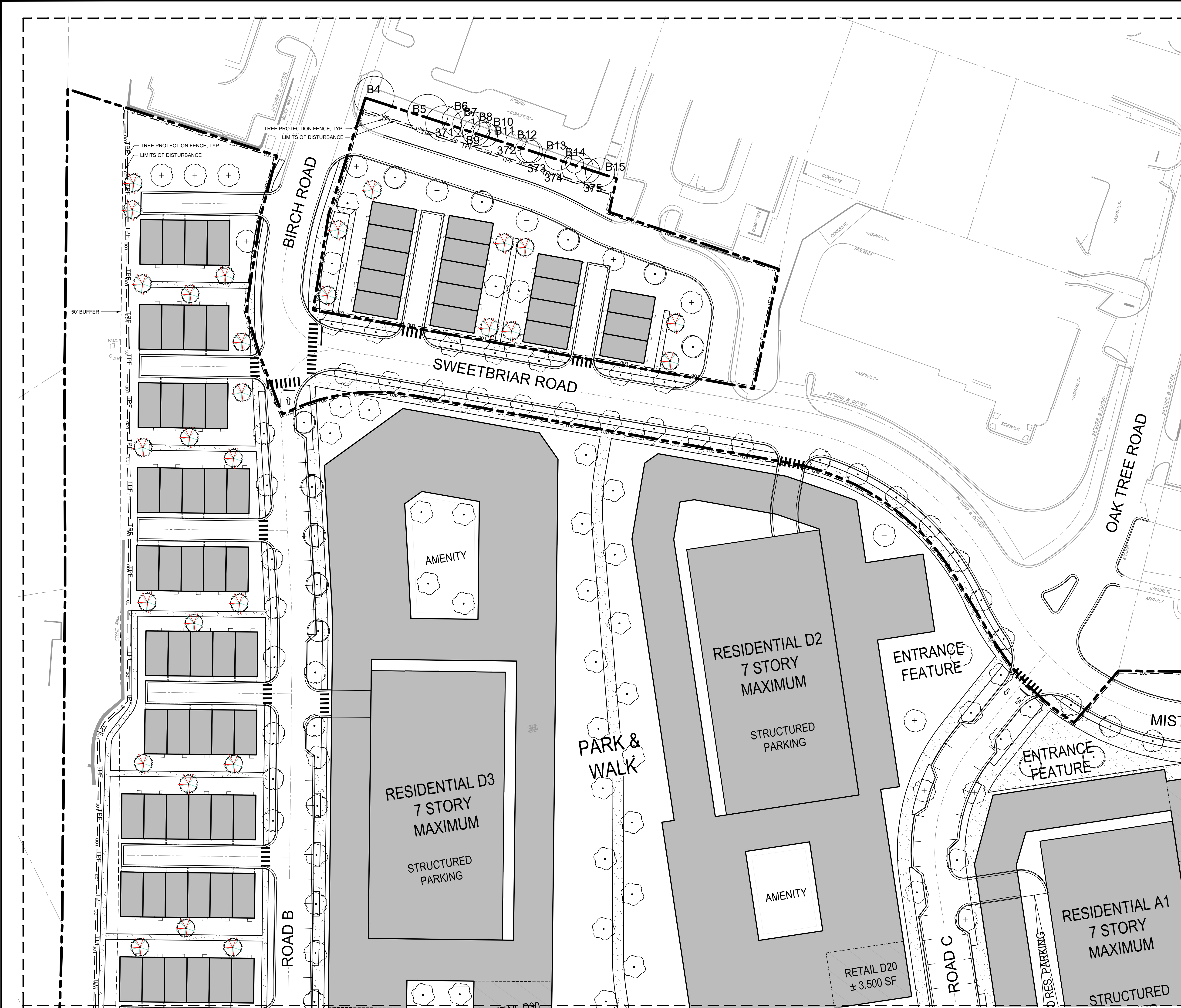
TITLE **TREE PROTECTION PLAN**  
 SHEET NUMBER **L1-05**

EXISTING TREE DATA TABLE						
TREE #	DBH	SPECIES	STATUS	RCMP. DBH	DENSITY INCHES	
1	15	PINE	DESTROYED	4	4	
2	16	HARDWOOD	DESTROYED	4.8	4.8	
3	16	HARDWOOD	DESTROYED	4.8	4.8	
4	14	HARDWOOD	DESTROYED	4	4	
5	14	OAK	DESTROYED	4	4	
6	19	OAK	DESTROYED	5.4	5.4	
7	12	OAK	DESTROYED	3.2	3.2	
8	10	MAPLE	DESTROYED	3.2	3.2	
9	8	MAPLE	DESTROYED	2.4	2.4	
10	15	PEAR	DESTROYED	4	4	
11	9	PEAR	DESTROYED	2.4	2.4	
12	12	PEAR	DESTROYED	3.2	3.2	
13	18	PEAR	DESTROYED	4.8	4.8	
14	12	PEAR	DESTROYED	3.2	3.2	
15	14	PEAR	DESTROYED	4	4	
16	13	PEAR	DESTROYED	4	4	
17	9	PEAR	DESTROYED	2.4	2.4	
18	9	MAPLE	DESTROYED	2.4	2.4	
19	10	MAPLE	DESTROYED	3.2	3.2	
20	10	MAPLE	DESTROYED	3.2	3.2	
21	16	PEAR	DESTROYED	4.8	4.8	
22	10	PEAR	DESTROYED	3.2	3.2	
23	11	PEAR	DESTROYED	3.2	3.2	
24	11	PEAR	DESTROYED	3.2	3.2	
25	17	PEAR	DESTROYED	4.8	4.8	
26	16	PEAR	DESTROYED	4.8	4.8	
27	16	PEAR	DESTROYED	4.8	4.8	
28	18	PEAR	DESTROYED	4.8	4.8	
29	14	PEAR	DESTROYED	4	4	
30	14	PEAR	DESTROYED	4	4	
31	17	HOLLY	DESTROYED	4.8	4.8	
32	11	HOLLY	DESTROYED	3.2	3.2	
33	13	HOLLY	DESTROYED	4	4	
34	27	SWEETGUM	DESTROYED	8	8	
35	12	HICKORY	DESTROYED	3.2	3.2	
36	13	SWEETGUM	DESTROYED	4	4	
37	14	SWEETGUM	DESTROYED	4	4	
38	27	POPLAR	DESTROYED	8	8	
39	20	PEAR	DESTROYED	5.4	5.4	
40	20	PEAR	DESTROYED	5.4	5.4	
41	15	PEAR	DESTROYED	4	4	
42	21	PEAR	DESTROYED	5.4	5.4	
43	10	PEAR	DESTROYED	3.2	3.2	
44	27	PEAR	DESTROYED	8	8	
45	26	OAK	DESTROYED	7.4	7.4	
46	25	OAK	DESTROYED	6.8	6.8	
47	26	OAK	DESTROYED	7.4	7.4	
48	22	OAK	DESTROYED	6	6	
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50	13	OAK	DESTROYED	4	4	
51	11	OAK	DESTROYED	3.2	3.2	
52	12	OAK	DESTROYED	3.2	3.2	
53	15	OAK	DESTROYED	4	4	
54	19	OAK	DESTROYED	5.4	5.4	
55	20	OAK	DESTROYED	5.4	5.4	
56	18	OAK	DESTROYED	4.8	4.8	
57	18	OAK	DESTROYED	4.8	4.8	
58	19	OAK	DESTROYED	5.4	5.4	
59	20	OAK	DESTROYED	5.4	5.4	
60	19	OAK	DESTROYED	5.4	5.4	
61	21	OAK	DESTROYED	5.4	5.4	
62	20	OAK	DESTROYED	5.4	5.4	
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64	11	OAK	DESTROYED	3.2	3.2	
65	20	OAK	DESTROYED	5.4	5.4	
66	12	OAK	DESTROYED	3.2	3.2	
67	12	OAK	DESTROYED	3.2	3.2	
68	16	OAK	DESTROYED	4.8	4.8	
69	18	HICKORY	DESTROYED	4.8	4.8	
70	12	OAK	DESTROYED	3.2	3.2	
71	11	OAK	DESTROYED	3.2	3.2	
72	7	OAK	DESTROYED	2.4	2.4	
73	18	OAK	DESTROYED	4.8	4.8	
74	11	OAK	DESTROYED	3.2	3.2	
75	22	PINE	SAVED	6	6	
76	20	PINE	SAVED	5.4	5.4	
77	25	PINE	SAVED	6.8	6.8	
78	20	PINE	SAVED	5.4	5.4	
79	23	PINE	SAVED	6	6	
80	30	POPLAR	SAVED	9.8	9.8	SPECIMEN
81	43	POPLAR	SAVED	20.2	20.2	SPECIMEN
82	24	OAK	SAVED	6	6	
83	27	OAK	SAVED	8	8	
84	27	POPLAR	SAVED	8	8	SPECIMEN
85	34	OAK	SAVED	12.6	12.6	
86	25	PINE	SAVED	6.8	6.8	
87	26	PINE	SAVED	7.4	7.4	
88	22	PINE	SAVED	6	6	
89	23	OAK	SAVED	6	6	
90	26	PINE	SAVED	7.4	7.4	
91	40	PINE	SAVED	17.4	17.4	SPECIMEN
92	19	OAK	SAVED	5.4	5.4	
93	22	PINE	SAVED	6	6	
94	20	PINE	SAVED	5.4	5.4	
95	40	OAK	SAVED	17.4	17.4	SPECIMEN
96	23	OAK	SAVED	6	6	
97	18	OAK	SAVED	6	6	
98	26	OAK	SAVED	7.4	7.4	
99	28	OAK	SAVED	8.6	8.6	
100	19	PINE	SAVED	5.4	5.4	


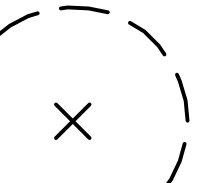
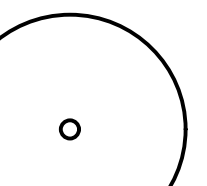
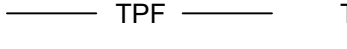
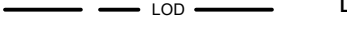
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SPECIMEN	103	38	PINE	SAVED		15.8
	104	19	PINE	SAVED		5.4
	105	18	OAK	SAVED		4.8
SPECIMEN	106	38	POPLAR	SAVED		15.8
	107	24	PINE	SAVED		6
	108	20	PINE	SAVED		5.4
	109	22	PINE	SAVED		6
	110	20	PINE	SAVED		5.4
	111	21	PINE	SAVED		5.4
	112	18	OAK	SAVED		4.8
	113	20	PINE	SAVED		5.4
	114	24	OAK	SAVED		6
	115	23	PINE	SAVED		6
	116	24	PINE	SAVED		6
	117	19	PINE	SAVED		5.4
	118	20	PINE	SAVED		5.4
	119	24	PINE	SAVED		6
	120	26	SWEETGUM	SAVED		7.4
	121	28	OAK	SAVED		8.6
	122	22	OAK	SAVED		6
SPECIMEN	123	31	OAK	SAVED		10.4
	124	18	OAK	SAVED		4.8
SPECIMEN	125	31	OAK	SAVED		10.4
	126	29	OAK	SAVED		9.2
SPECIMEN	127	35	OAK	SAVED		13.4
SPECIMEN	128	30	OAK	SAVED		9.8
	129	27	OAK	SAVED		8
	130	18	OAK	SAVED		4.8
SPECIMEN	131	32	OAK	SAVED		11.2
	132	19	PINE	SAVED		5.4
	133	20	PINE	SAVED		5.4
	134	20	PINE	SAVED		5.4
SPECIMEN	135	37	OAK	SAVED		15
	136	20	PINE	SAVED		5.4
	137	18	PINE	SAVED		4.8
	138	28	OAK	SAVED		9.2
SPECIMEN	139	33	OAK	SAVED		11.8
	140	18	OAK	SAVED		4.8
	141	23	OAK	SAVED		6
	142	26	OAK	SAVED		7.4
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	154	18	OAK	SAVED		4.8
	155	20	PINE	SAVED		5.4
	156	20	PINE	SAVED		5.4
	157	21	OAK	SAVED		5.4
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	159	26	OAK	SAVED		7.4
	160	24	OAK	SAVED		6
	161	20	PINE	SAVED		5.4
	162	27	OAK	SAVED		8
SPECIMEN	163	32	POPLAR	SAVED		11.2
	164	32	OAK	SAVED		11.2
	165	18	OAK	SAVED		4.8
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	168	18	OAK	SAVED		4.8
	169	18	OAK	SAVED		4.8
SPECIMEN	170	18	OAK	SAVED		4.8
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	172	26	POPLAR	SAVED		7.4
	173	26	OAK	SAVED		7.4
	174	19	POPLAR	SAVED		5.4
	175	23	OAK	SAVED		6
	176	22	OAK	SAVED		6
	177	21	OAK	SAVED		5.4
	178	23	OAK	SAVED		6
	179	28	POPLAR	SAVED		8.6
	180	28	OAK	SAVED		8.6
SPECIMEN	181	25	OAK	SAVED		6.8
	182	37	OAK	SAVED		15
	183	20	OAK	SAVED		5.4
SPECIMEN	184	28	POPLAR	SAVED		8.6
	185	43	OAK	SAVED		20.2
	186	29	OAK	SAVED		9.2
	187	18	OAK	SAVED		4.8
	188	26	PINE	SAVED		7.4
	189	25	SWEETGUM	SAVED		6.8
SPECIMEN	190	30	OAK	SAVED		9.8
	191	20	PINE	SAVED		5.4
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	200	19	OAK	SAVED		5.4

	201	21	OAK	SAVED		5.4
	202	24	OAK	SAVED		6
	203	19	OAK	SAVED		5.4
	204	20	OAK	SAVED		5.4
	205	22	OAK	SAVED		6
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	207	18	OAK	SAVED		4.8
	208	25	OAK	SAVED		6.8
	209	22	OAK	SAVED		6
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	211	18	OAK	SAVED		4.8
	212	19	OAK	SAVED		5.4
	213	21	OAK	SAVED		5.4
	214	18	POPLAR	SAVED		4.8
	215	23	POPLAR	SAVED		6
	216	20	OAK	SAVED		6
	217	18	OAK	SAVED		4.8
	218	18	OAK	SAVED		4.8
	219	18	OAK	SAVED		4.8
	220	24	OAK	SAVED		6
	221	22	SWEETGUM	SAVED		6
	222	27	OAK	SAVED		8
	223	25	OAK	SAVED		6.8
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	231	18	PINE	SAVED		4.8
	232	20	PINE	SAVED		5.4
	233	18	PINE	SAVED		4.8
	234	18	PINE	SAVED		4.8
SPECIMEN	235	43	OAK	SAVED		20.2
	236	23	OAK	SAVED		6
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	239	18	PINE	SAVED	</	







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### TREE PROTECTION LEGEND

-  TREE TO BE REMOVED
-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO REMAIN
-  TPF TREE PROTECTION FENCE
-  L.O.D. LIMITS OF DISTURBANCE

### PLANT SCHEDULE

TREES	CODE	QTY
	MAP-OG	93
	TUL-TT	81
	RED-DR	48
	OAK-NT	96
	OAK-HWO	92
	ELM-BOS	107

### NOTES:

- EXACT LOCATION AND TYPE OF TREES TO BE USED MAY VARY BASED ON FINAL DESIGN.
- OVERALL TREE DENSITY AND PLANTING MUST MEET SITE DENSITY REQUIREMENTS AS STATED PER CODE.

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 11720 AMBER PARK DRIVE, SUITE 600  
 ATLANTA, GA 30309  
 PHONE (770) 619-4282  
 WWW.KIMLEY-HORN.COM

PREPARED BY  
**NDM (EDENS), LLC**  
 3050 PEACHTREE ROAD, NW SUITE 580  
 ATLANTA, GA 30305

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

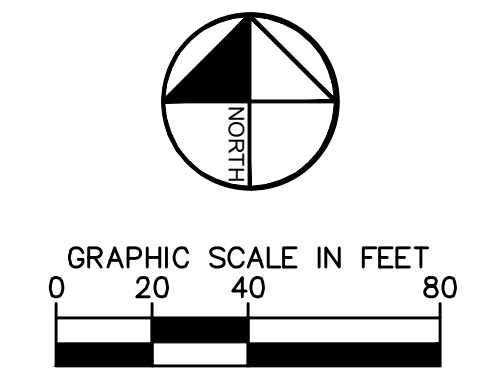
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**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033



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 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014

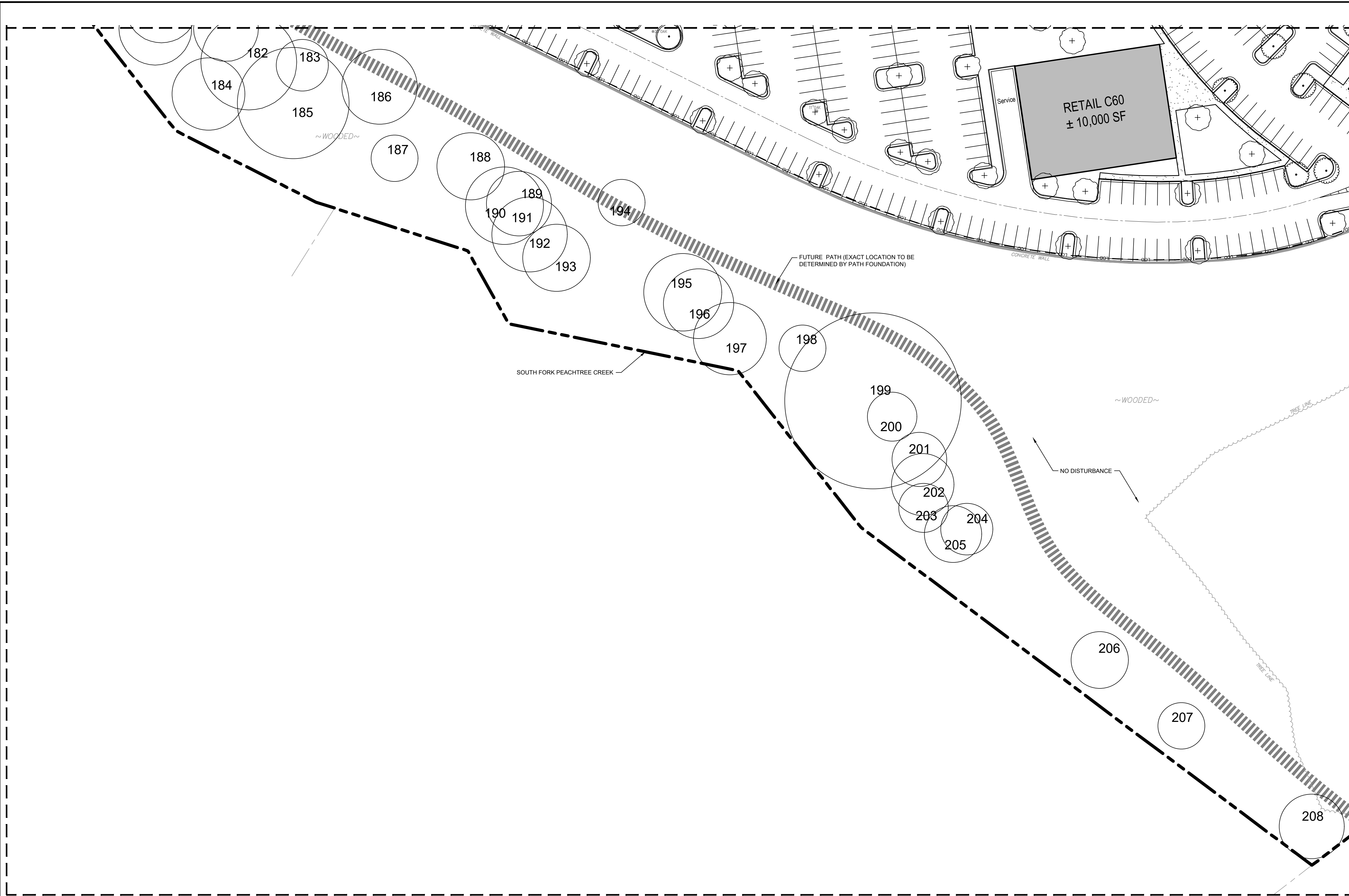
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SHEET NUMBER  
**L2-00**


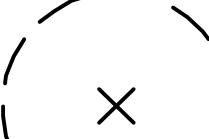
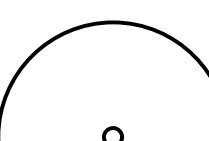

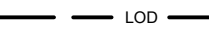






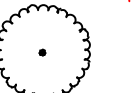

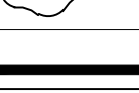

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### TREE PROTECTION LEGEND

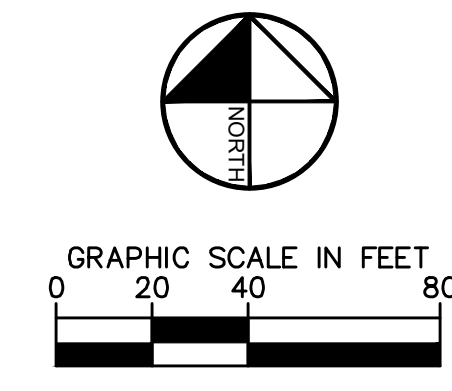
-  TREE TO BE REMOVED
-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO REMAIN
-  TPF TREE PROTECTION FENCE
-  LIMITS OF DISTURBANCE


### PLANT SCHEDULE

TREES	CODE	QTY
	MAP-OG	93
	TUL-TT	81
	RED-DR	48
	OAK-NT	96
	OAK-HWO	92
	ELM-BOS	107

### NOTES:

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PREPARED FOR

**NDM (EDENS), LLC**  
3050 PEACHTREE ROAD, NW SUITE 580  
ATLANTA, GA 30305


PROJECT

**NORTH DEKALB MALL  
REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

ISSUANCE AND REVISION DESCRIPTIONS

No.	DESCRIPTION	DATE	BY

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT



GSWCC NO. (LEVEL II)

00000XXXXX

DRAWN BY

CLH

DESIGNED BY

CLH

REVIEWED BY

TML

DATE

02/21/2022

PROJECT NO.

018381014

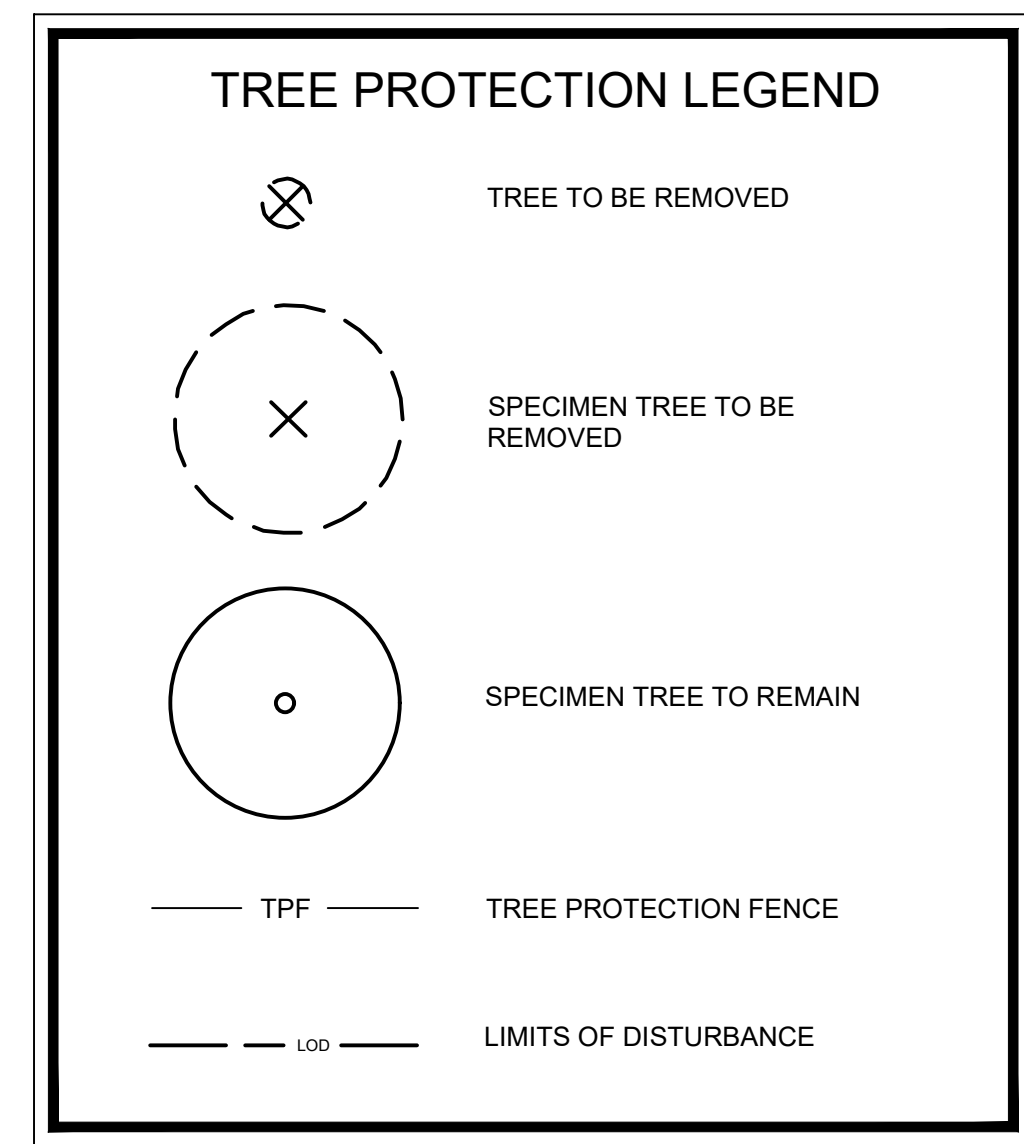
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**REPLACEMENT  
PLAN**

SHEET NUMBER

L2-02

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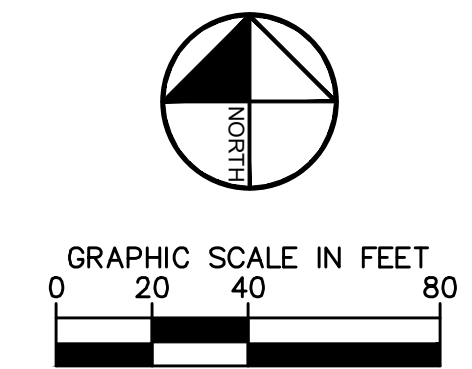


### PLANT SCHEDULE

TREES	CODE	QTY
	MAP-OG	93
	TUL-TT	81
	RED-DR	48
	OAK-NT	96
	OAK-HWO	92
	ELM-BOS	107

### NOTES:

- EXACT LOCATION AND TYPE OF TREES TO BE USED MAY VARY BASED ON FINAL DESIGN.
- OVERALL TREE DENSITY AND PLANTING MUST MEET SITE DENSITY REQUIREMENTS AS STATED PER CODE.



PREPARED BY: **Kimley»Horn**

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**NDM (EDENS), LLC**  
3050 PEACHTREE ROAD, NW SUITE 580  
ATLANTA, GA 30305

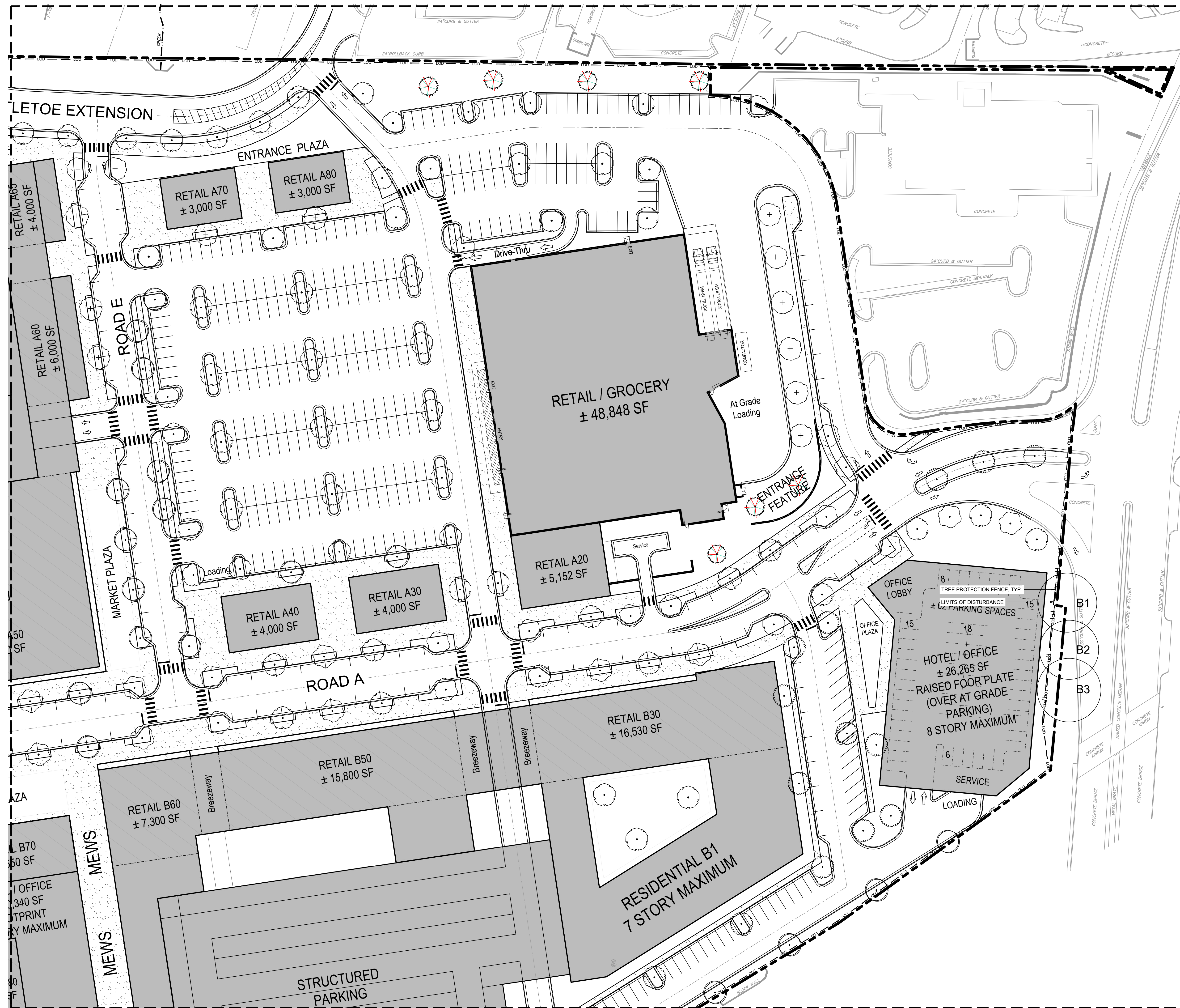
No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT: **NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033


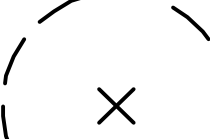
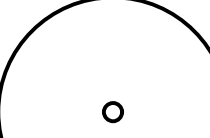

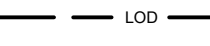
GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014
TITLE	<b>REPLACEMENT PLAN</b>
SHEET NUMBER	<b>L2-03</b>





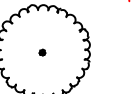



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### TREE PROTECTION LEGEND

-  TREE TO BE REMOVED
-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO REMAIN
-  TREE PROTECTION FENCE
-  LIMITS OF DISTURBANCE

### PLANT SCHEDULE

TREES	CODE	QTY
	MAP-OG	93
	TUL-TT	81
	RED-DR	48
	OAK-NT	96
	OAK-HWO	92
	ELM-BOS	107

### NOTES:

- EXACT LOCATION AND TYPE OF TREES TO BE USED MAY VARY BASED ON FINAL DESIGN.
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 3050 PEACHTREE ROAD, NW SUITE 580  
 ATLANTA, GA 30305

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

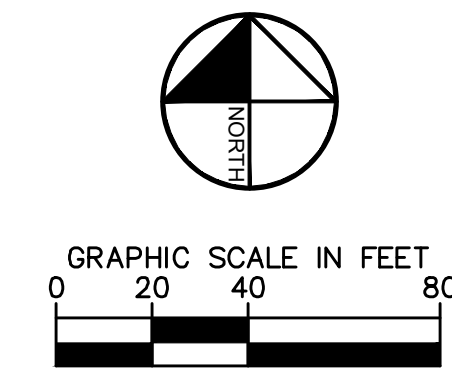
PROJECT  
**NORTH DEKALB MALL REDEVELOPMENT**  
 2050 LAWRENCEVILLE HWY, DECATUR, GA 30033



GSWCC NO. (LEVEL II) 00000XXXXX  
 DRAWN BY CLH  
 DESIGNED BY CLH  
 REVIEWED BY TML  
 DATE 02/21/2022  
 PROJECT NO. 018381014

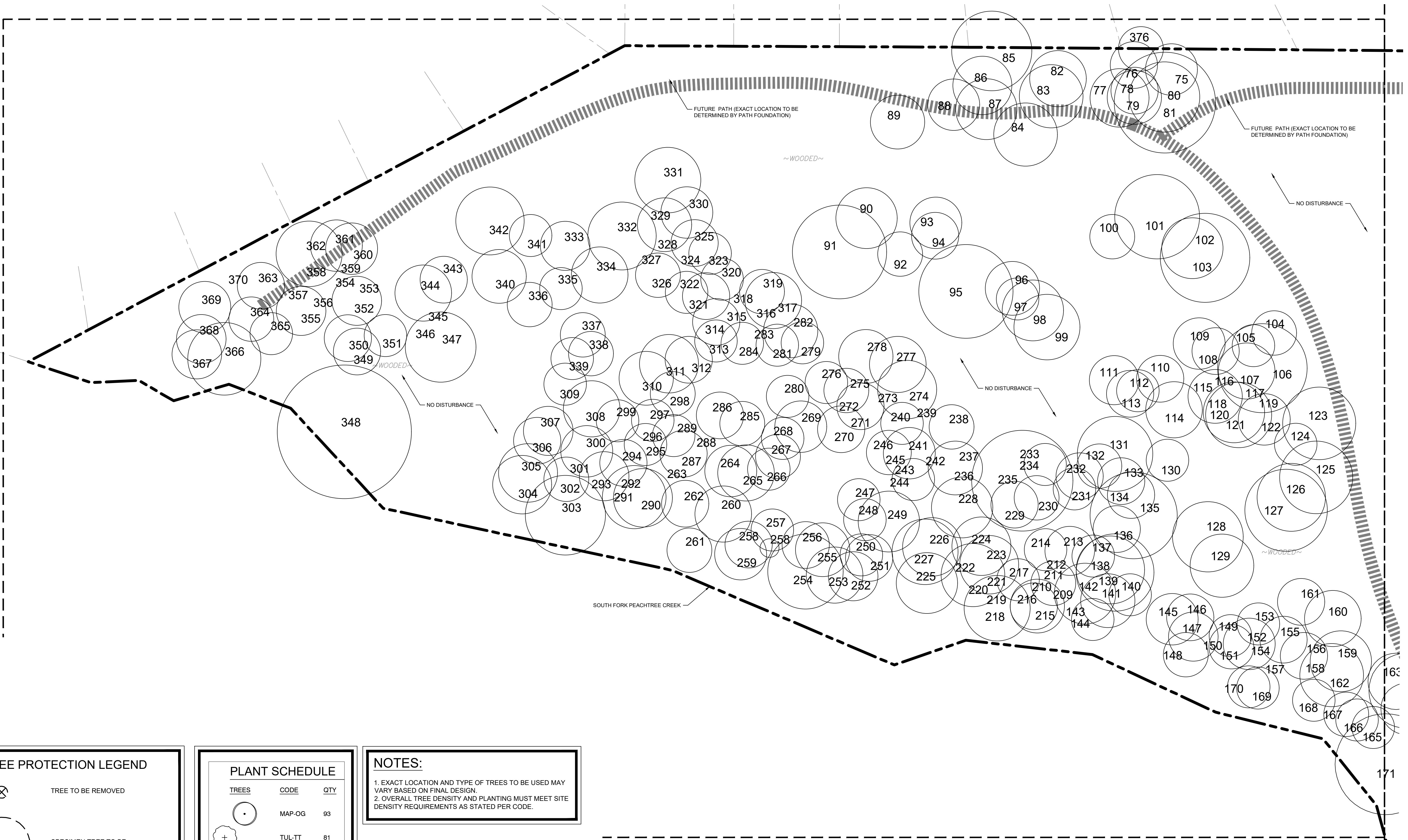
TITLE  
**REPLACEMENT PLAN**

SHEET NUMBER  
**L2-04**



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Drawing name: K:\ALP\_PR\018381014\_North Dekalb Mall\CAD\Plansheets\L-00 TRP\_recover.dwg L2-05 REPLACEMENT PLAN Feb 21, 2022 5:05pm by: Catherine Henderson



**TREE PROTECTION LEGEND**

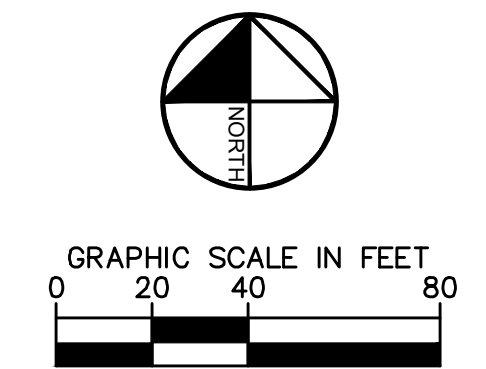
- TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- TPF TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE

**PLANT SCHEDULE**

TREES	CODE	QTY
	MAP-OG	93
	TUL-TT	81
	RED-DR	48
	OAK-NT	96
	OAK-HWO	92
	ELM-BOS	107

**NOTES:**

- EXACT LOCATION AND TYPE OF TREES TO BE USED MAY VARY BASED ON FINAL DESIGN.
- OVERALL TREE DENSITY AND PLANTING MUST MEET SITE DENSITY REQUIREMENTS AS STATED PER CODE.



No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY



GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014



# Master Sign Program

# **NORTH DEKALB**

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**MASTER SIGN PROGRAM**

# north dekalb sign criteria

## INTRODUCTION

The purpose of this Master Sign Program is to set criteria for the overall Property Signage as well as for all Tenants to follow concerning the design aesthetic of their identification signage. Tenants will be obligated to comply with the following criteria. The Landlord may have additional signage criteria stipulated in the lease. The more restrictive of the two criterias (this Sign Program or the Landlord's criteria) will govern.

All Tenants are required to secure both a permit from DeKalb County and from the Landlord. Tenants should obtain written Landlord approval before submitting for Dekalb County permit and before installation.

Tenant sign vendors must be properly credentialed to work at North Dekalb Mall. All licenses and insurances shall be submitted to the Landlord for approval prior to any work commencing.

## EDENS TENANT CRITERIA

- All Tenant signage must be approved by EDENS.
- After reviewing the Signage Criteria, Tenant shall submit their sign concept proposal or final sign proposal to Landlord's Tenant Construction Manager for approval.
- Sign packages must include a building elevation with the proposed sign drawn to scale, a cut sheet detailing the proposed sign construction, as well as a call out of colors, all dimensions, and method of lighting.
- Incomplete proposals will be rejected.
- Proposals must be submitted in a legible PDF format for comments and approval.

# i. property sign criteria

## GROUND SIGNS

- Existing Ground Signs #1-4 indicated on the Sign Plan shall be permitted to remain and be rebuilt/refaced as long as the height or size is not increased. If existing ground signs need to be removed based on road widening (or other County imposed reasons), then the signs shall be permitted to be re-built to the same size and height as existing.
- New Ground Signs shall be limited to 25 feet in height, 15 feet in width and 200 SF.

## ENTRANCE SIGNS

- Entrance Signs may be constructed in locations indicated on the Sign Plan and sign area shall be limited to 8' in height, 32' in width and 150 SF.
- Entrance Signage text shall be limited to the name of the Center and shall not include tenant signage.
- Entrance Signs may be freestanding or mounted on a building, wall, or similar element.

## DIRECTIONAL SIGNS

- Directional Signs shall be permitted outside public right-of-way within the development and shall be limited to 5 feet in height, 5 feet in width and 25 SF.
- Directional Signage may include names of streets, parks, and/or tenants.

## ARTISTIC SIGNS

- Artistic Signs may be located throughout the project, except Block E, as long as outside of internal streets.
- The intent of artistic signs is to create unique visual moments to make the property more inspiring for residents and visitors.
- Artistic Signs may include the name of the project and other text or images but may not include the name of tenants unless treated as tenant signage.
- Artistic Signs may be ground mounted, mounted or painted on buildings or parking structures, or mounted on the roof tops of buildings or parking structures.





# property sign types

## ENTRANCE SIGNAGE



# property sign types

## ARTISTIC SIGNAGE



# ii. tenant sign criteria

## FAÇADE/PRIMARY IDENTIFICATION SIGNAGE CRITERIA

- In general, all building-mounted Tenant signs shall be individually-mounted halo-lit channel letter forms. Tenants over 5,000 SF or occupying an entire building can have face-lit individual letters. Face illumination must only consist of day/night type (dulite/dual-lite) face materials so that the face reads as a solid element during the day and illuminates at night. Deviation from these standards must be approved in writing by the Landlord.
- Panel or cabinet style signs are prohibited on all buildings.
- In areas where the building's structural elements do not allow for the use of individual letters, Tenants will be permitted to mount the individual letters to a backplate which may be no more than 3" deep. In general, the backplate must be painted to match the façade except if the Tenant has a nationally registered signage design that includes a background color, in which case the backplate may be painted that color (subject to Landlord written approval); however, in that case the size of the sign will be based on the size of the backplate.
- Signage is prohibited from encroaching on any architectural feature of the building.
- Façade signs must have a minimum clearance of 10" from upper and lower edges of the sign band, and 12" clearance from the demising wall center line. Façade signs and other sign elements may not be installed outside of Tenant frontage without prior Landlord approval.
- Tenant Façade Signs shall be limited to 30 SF or 4 SF per lineal feet of tenant wall, whichever is greater, up to a maximum of 150 SF.

### FONT

- Nationally registered font styles and/or logos are permitted in their natural font.

### COLORS

- Tenants with nationally-registered colors may use their colors on building-mounted signage.

### ELECTRICAL REQUIREMENTS

- Industry standards apply, and each electrical component must be U. L. listed and properly labeled. All power supplies must be concealed behind the wall and must be accessible for inspections and service.
- Disconnect switches need to be installed as required by code and the switch must be painted to match the wall.

### PROHIBITED ELEMENTS

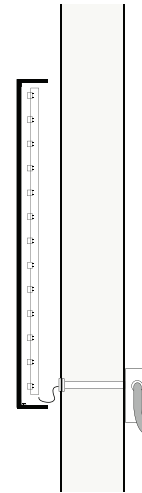
- Sign raceways
- Cabinet signs
- Flashing lights
- Animated components
- Window graphics that exceed 25% of window area and block visibility into Tenant space
- Generic Tenant identity (ex: "Nails")
- **RED, GREEN, or YELLOW** as a primary or majority color of Tenant signage (without prior Landlord approval). This includes material finish as well as illumination.

# tenant façade sign types



OPTION 1: Halo-Lit Reverse Channel Letter Forms

SECTION



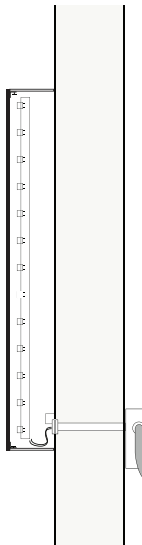
ELEVATION

TENANT STORE



OPTION 2: Internally-Illuminated White Acrylic Lettering with Opaque Veneer

SECTION



ELEVATION

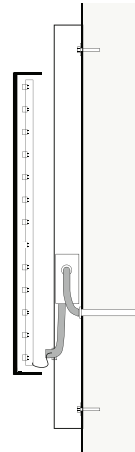
TENANT STORE



### OPTION 3A: Halo-Lit Reverse Channel Letter Forms with Back Plate

- Back plate must receive prior Landlord approval
- Matching back plate color to façade color is encouraged

SECTION



ELEVATION

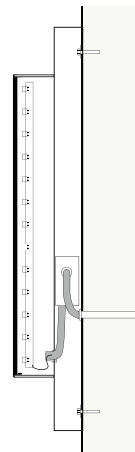
TENANT STORE



### OPTION 3B: Internally-Illuminated Push-Through White Acrylic Lettering with Opaque Veneer and Back Plate

- Back plate must receive prior Landlord approval
- Matching back plate color to façade color is encouraged

SECTION



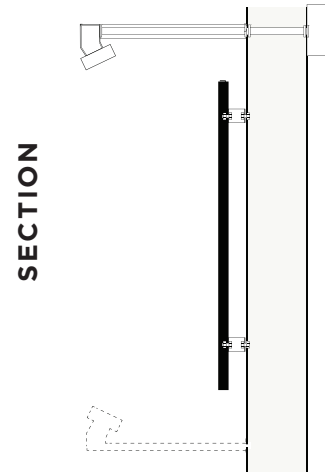
ELEVATION

TENANT STORE

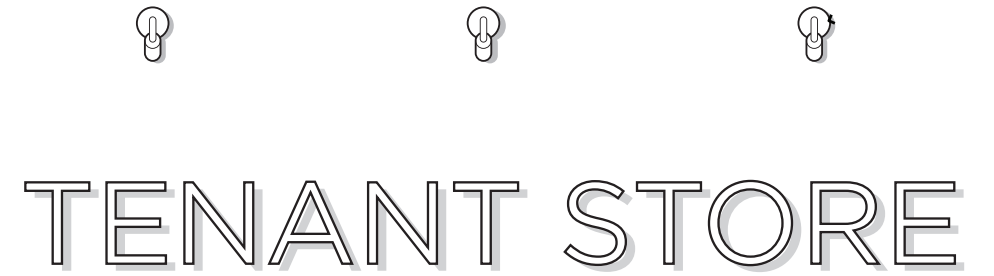
\* THIS OPTION IS ONLY AVAILABLE IF FAÇADE CONCEALED RACEWAY IS NOT POSSIBLE. REQUIRES LANDLORD APPROVAL FOR CLASSIFICATION. EXPOSED RACEWAY IS NOT PERMITTED.



### OPTION 4A: Individual Dimensional Letter Forms with Gooseneck External Illumination



ELEVATION



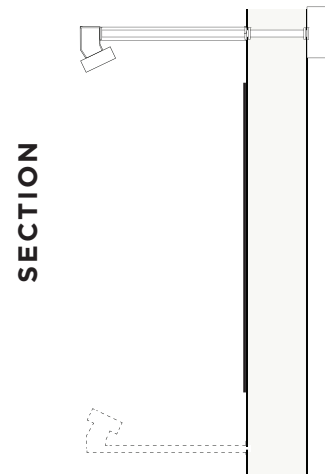
**EDENS STANDARD SPEC FOR GOOSENECK LIGHT FIXTURE:**

COOPER LIGHTING CAMBRIA 922  
PAR20 BULLET SIGN LIGHTER

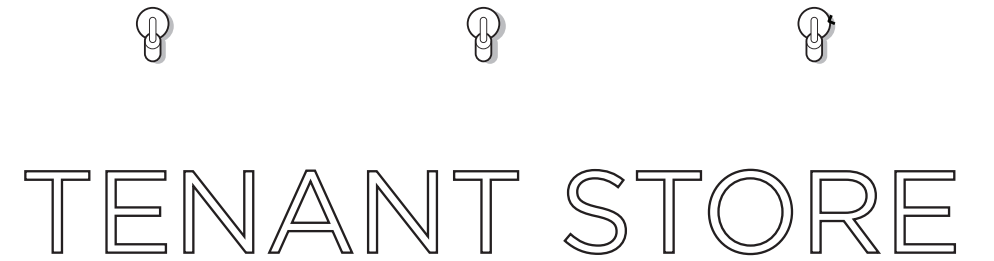
- Recommended 1-LED2741 light source (this is wide angle) with OSL lens option
- Lights mounted with O.C. spacing, approx. 24" (28" max.)



### OPTION 4B: Painted Lettering with Gooseneck External Illumination



ELEVATION

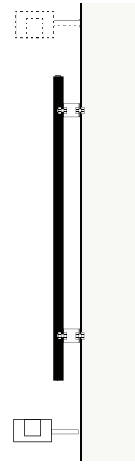


\* DIRECT PAINTED SIGNAGE MAX HEIGHT IS 1.25 X THE STANDARD APPROVED SIGN HEIGHT

### OPTION 5A: Individual Dimensional Letter Forms with LED Strip Light External Illumination



SECTION



ELEVATION

TENANT STORE

EDENS STANDARD SPEC FOR LED STRIP LIGHT:  
12SYSTEMS V-LINE V321

### OPTION 5B: Painted Lettering with LED Strip Light External Illumination



SECTION



ELEVATION

TENANT STORE

\* DIRECT PAINTED SIGNAGE MAX HEIGHT IS 1.25 X  
THE STANDARD APPROVED SIGN HEIGHT

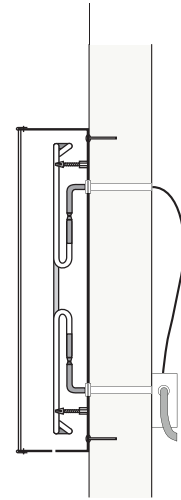


**OPTION 6A: Traditional Neon in a Channel with a Clear Acrylic Face Plate**

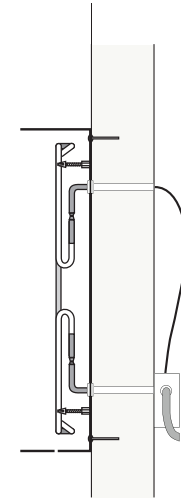
**OPTION 6B: Traditional Neon in a Channel**



SECTION 6A



SECTION 6B



ELEVATION

TENANT STORE

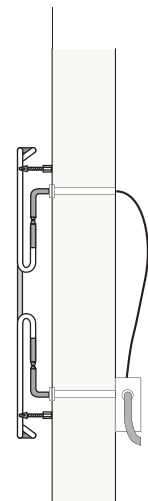


**OPTION 7A: Exposed Neon Mounted Directly to Façade**

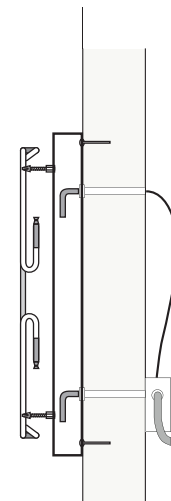
**OPTION 7B: Exposed Neon Mounted on Solid Letter Forms**



SECTION 7A



SECTION 7B



ELEVATION

TENANT STORE

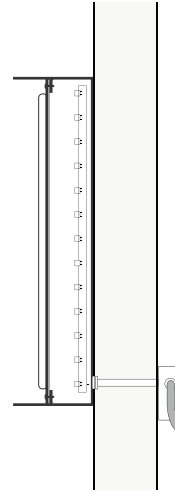




### OPTION 8: Neon Look Push-Through Acrylic Lettering

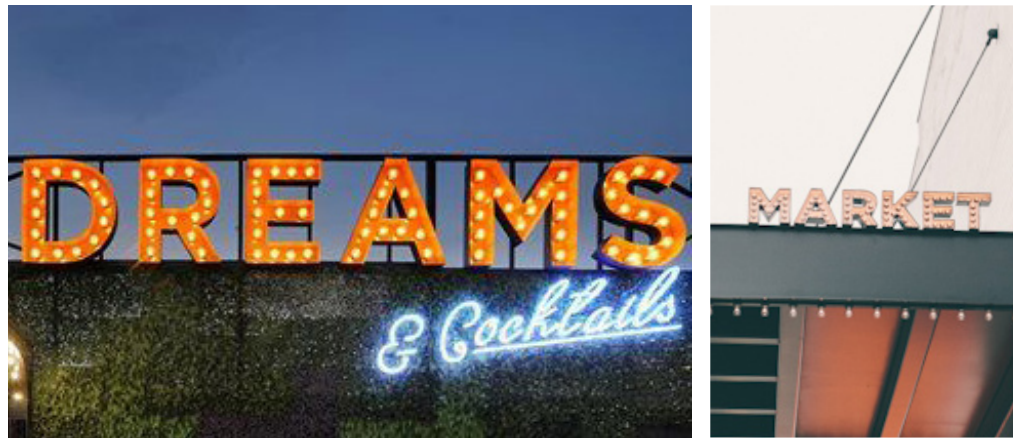
- 1/2" clear acrylic push-through double line, 1/2" wide letter strokes with routed, polished, bullnose-face for faux neon look

SECTION



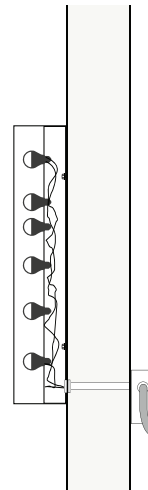
ELEVATION

TENANT STORE



### OPTION 9: Individual Channel Letters with Marquee Illumination

SECTION



ELEVATION

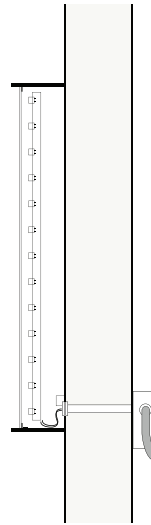
TENANT STORE



**OPTION 10: JR/ANCHOR ONLY (GREATER THAN 5,000 SF)**  
LED Internally Face-Lit Channel Letter Forms

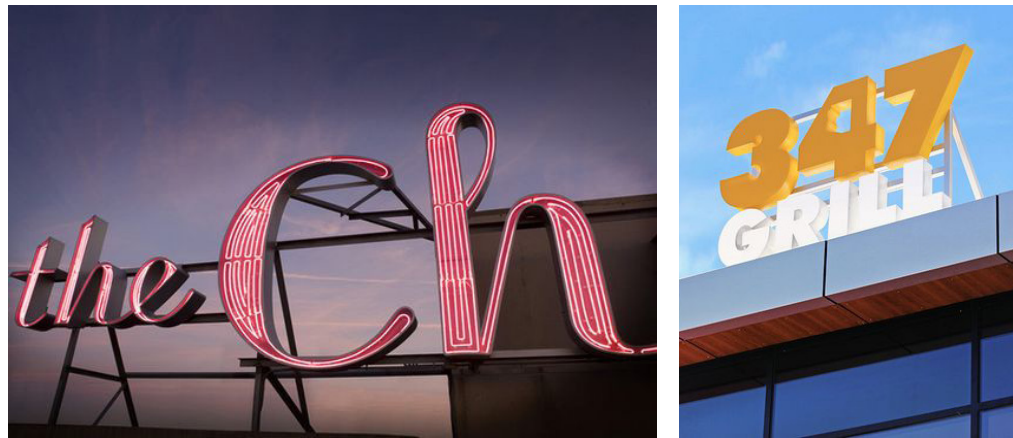


SECTION



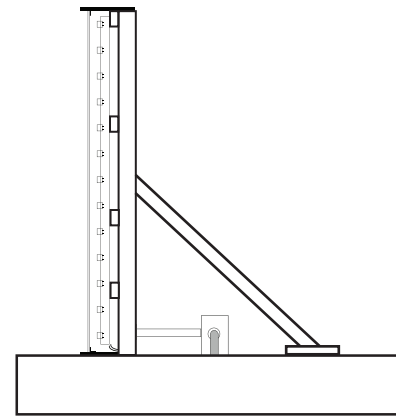
ELEVATION

TENANT STORE



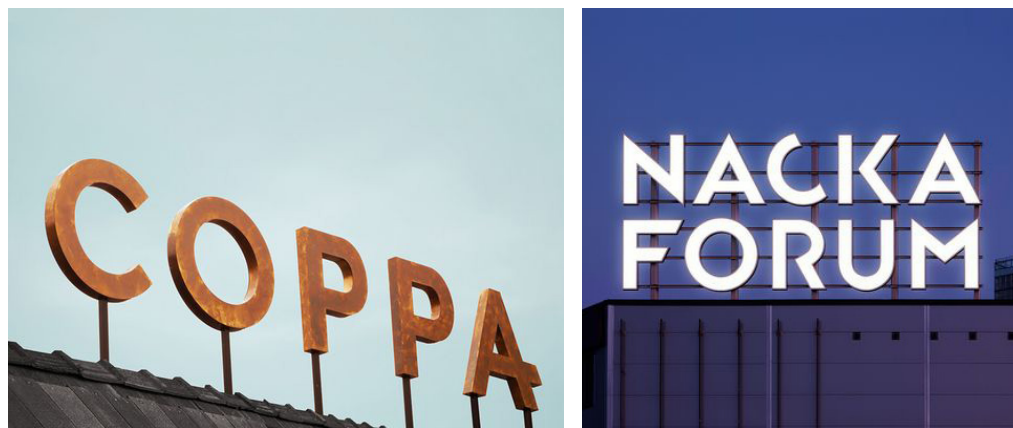
**OPTION 11: Roof-Mounted Signs: JR/ANCHOR ONLY (GREATER THAN 5,000 SF)**

SECTION



ELEVATION

TENANT STORE



**GENERAL NOTES**

DIAGRAMS ARE SHOWN FOR REFERENCE ONLY. ACTUAL TENANT SIGN WILL REFLECT INDIVIDUAL IDENTITY THROUGH SHAPE, FONT, ETC.

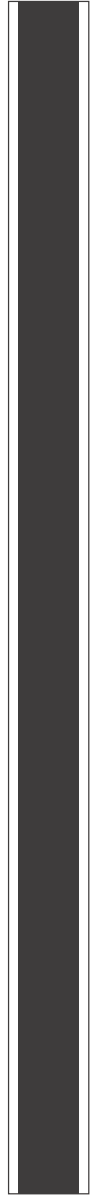
ALL ELECTRICAL MUST BE HIDDEN UNLESS REQUIRED BY CODE.

(FOR EX: A PHOTO CALL OR MANUAL ON-OFF SWITCH)

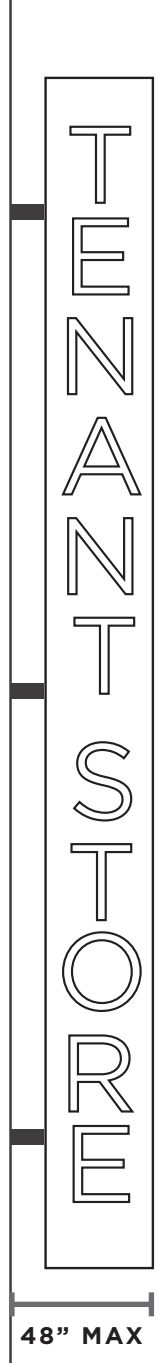


### OPTION 12: VERTICAL SIGNS

SECTION



ELEVATION



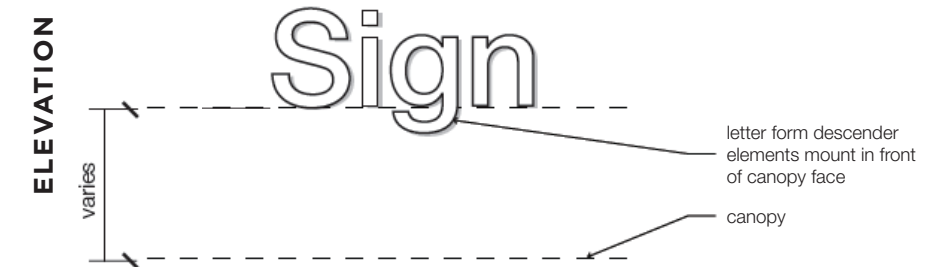
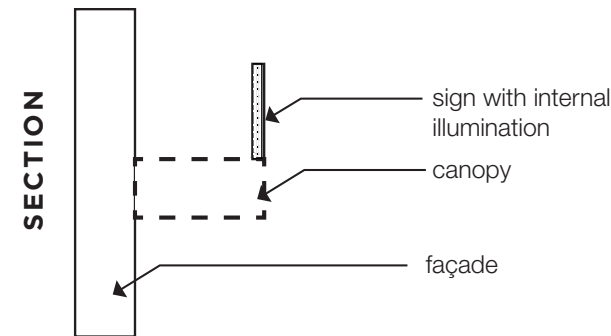


### OPTION 13: Canopy Signs

Depending on the architecture of the shopping center, applicable Tenants may, with Landlord approval, use a canopy mounted sign. Approved Tenants shall be allowed one (1) canopy sign; however, a Tenant whose storefront turns a corner may have one (1) sign on each façade thereof, providing the arrangement meets the approval of the Landlord and is within the restrictions of the local sign code. A canopy sign cannot be used as primary retail identification if a Tenant also has a façade sign.

Three kinds of canopy signs are allowed:

- Internally-Lit Canopy Sign
- Back-Lit Canopy Sign with LED Strip Light
- Up-Lit Canopy Sign with LED Strip Light



### OPTION 14: Awning Signs

- Use approved lighting from options 4 & 5

#### PLACEMENT

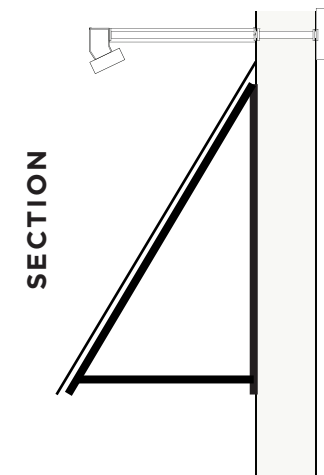
- Use of awnings must be approved by Landlord unless specified in lease
- Awning placement & design shall be prior approved by Landlord
- Placement of awning must coordinate with façade signage & architectural elements of façade

#### PROFILE

- Awning shop drawings must be reviewed & approved by Landlord prior to installation
- Awning frame should be structurally sound
- Awning should have open sides.
- Valences are prohibited unless approved by Landlord.

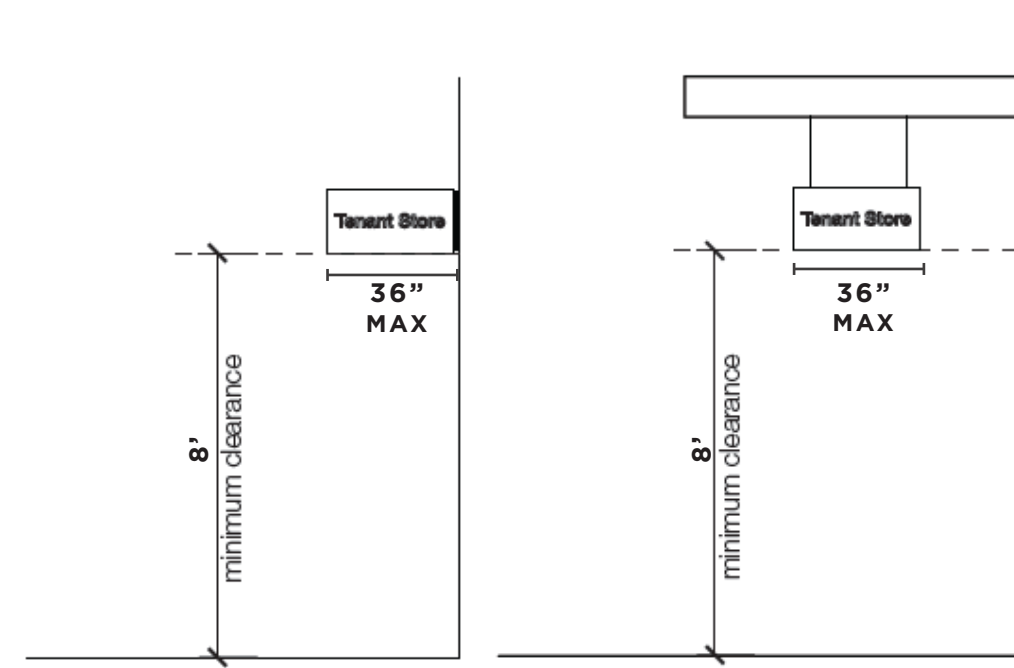
#### COLOR

- Only solid colors allowed (no stripes, printed graphics, logos, etc.), unless approved by Landlord. Fabric color must be reviewed by Landlord.



# blade signs

- Tenant's may have blade signs in addition to the permitted tenant facade signs. Blade signs shall be limited to 6 SF per side.
- All blade signs must allow a 8' clearance between the sidewalk and the sign.
- Blade sign graphics must be submitted to the Landlord for approval before installation.
- Blade signs may project from the building up to three (3) feet, when attached to the face of the building; provided that no projecting sign shall be maintained less than eight 8' above the ground level when erected over pedestrian walkways or driveways and no less than fourteen 14' above vehicle access.



Projecting

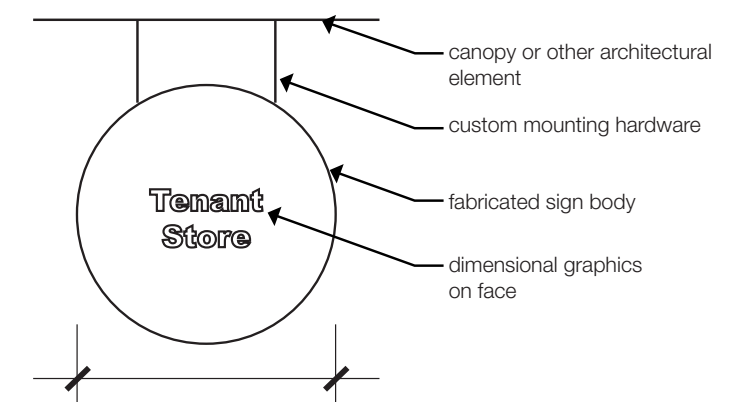
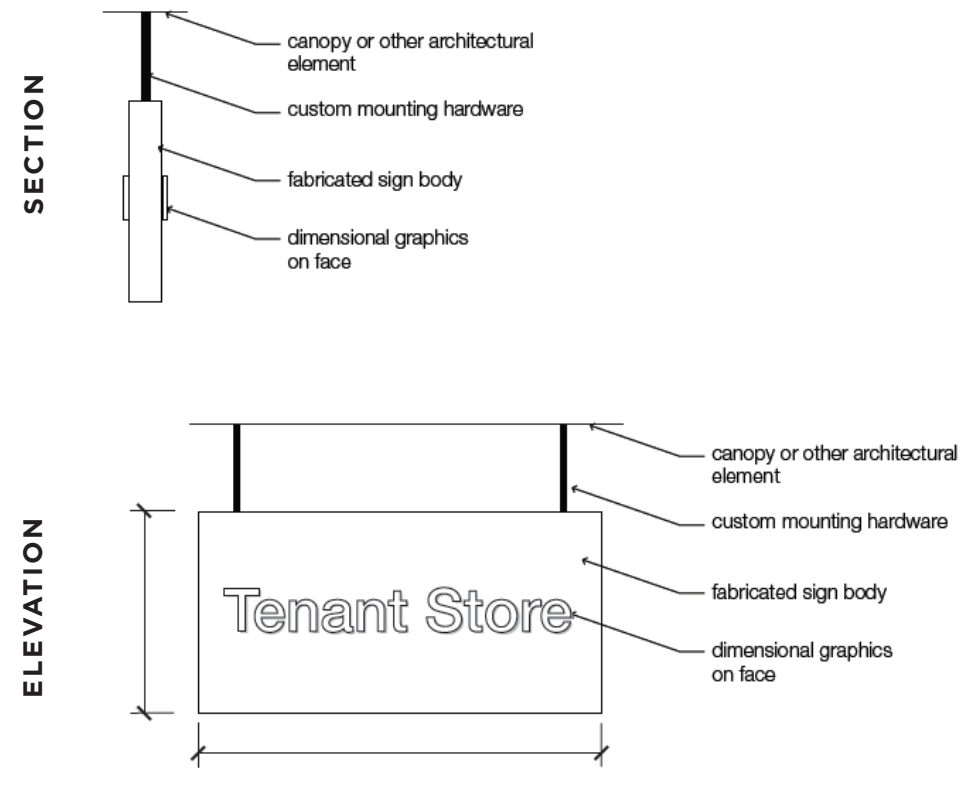
## PROJECTING SIGN

A sign attached to and extending outward from the face of a building

Suspended

## SUSPENDED SIGN

A sign hanging down from a marquee, awning, canopy.



# Reduced Site Plan

**DEVELOPMENT SUMMARY:**

DEVELOPMENT SUMMARY	
<b>SITE SUMMARY:</b>	
CURRENT ZONING:	C-1
PROPOSED ZONING:	MFR-8
SITE AREA (AC.):	72.11
DEVELOPABLE AREA (AC.):	5.8
<b>BUILDING SETBACKS:</b>	
FRONT (FT):	0
SIDE (FT):	0
BACK (FT):	10
<b>TRANSITIONAL BUFFER:</b>	
EXISTING RESIDENTIAL (FT):	30
<b>ADDITIONAL INFORMATION:</b>	
BASE DENSITY ALLOWED:	24 UNITS/ACRE
RENTALS:	20%
PUBLIC AMENITIES:	20%
MIXED USE:	20%
AMENITY PROGRAMS:	20%

DEVELOPMENT SUMMARY	
<b>PROPOSED LAND USES &amp; DENSITIES:</b>	
RECREATION (TOTAL COMPLEX):	1,800 SQ. FT./ACRE
RETAIL (TOTAL):	1,000 SQ. FT./ACRE
RESTAURANT/ENTERTAINMENT:	100,000 SQ. FT.
OFFICE:	100,000 SQ. FT.
<b>NON-RESIDENTIAL USE PERCENTAGE:</b>	
20% MINIMUM	
<b>PROPOSED BUILDING HEIGHTS:</b>	
RETAIL:	2 STORY (10 FT) MAX
OFFICE:	6 STORY (21 FT) MAX
RECREATION:	7 STORY (24 FT) MAX
RESTAURANT/ENTERTAINMENT:	8 STORY (27 FT) MAX
OFFICE:	8 STORY (27 FT) MAX
RECREATION:	8 STORY (27 FT) MAX

**PARKING SUMMARY:**

NON-RESIDENTIAL PARKING SUMMARY				
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
RETAIL & GROCERY	212,275	1 SPACE/100 SF	2,123	4,246
RESTAURANT	10,000 SF	1 SPACE/100 SF	100	200
THEATER	3,000 SEATS	1 SPACE/SEAT	3,000	1,500
OFFICE	100,000 SF	1 SPACE/100 SF	1,000	2,000
HOTEL	100 ROOMS	1 SPACE/ROOM	100	200
<b>TOTAL MINIMUM PARKING REQUIRED:</b>			<b>6,223</b>	<b>12,446</b>

RESIDENTIAL PARKING SUMMARY			
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MAXIMUM PARKING BANDS
TOWNHOUSES (SINGLE FAMILY ATTACHED)*	200 UNITS	1 SPACE/UNIT	100 SPACES
MULTI-FAMILY**	1,000 UNITS	1 SPACE/UNIT	500 SPACES

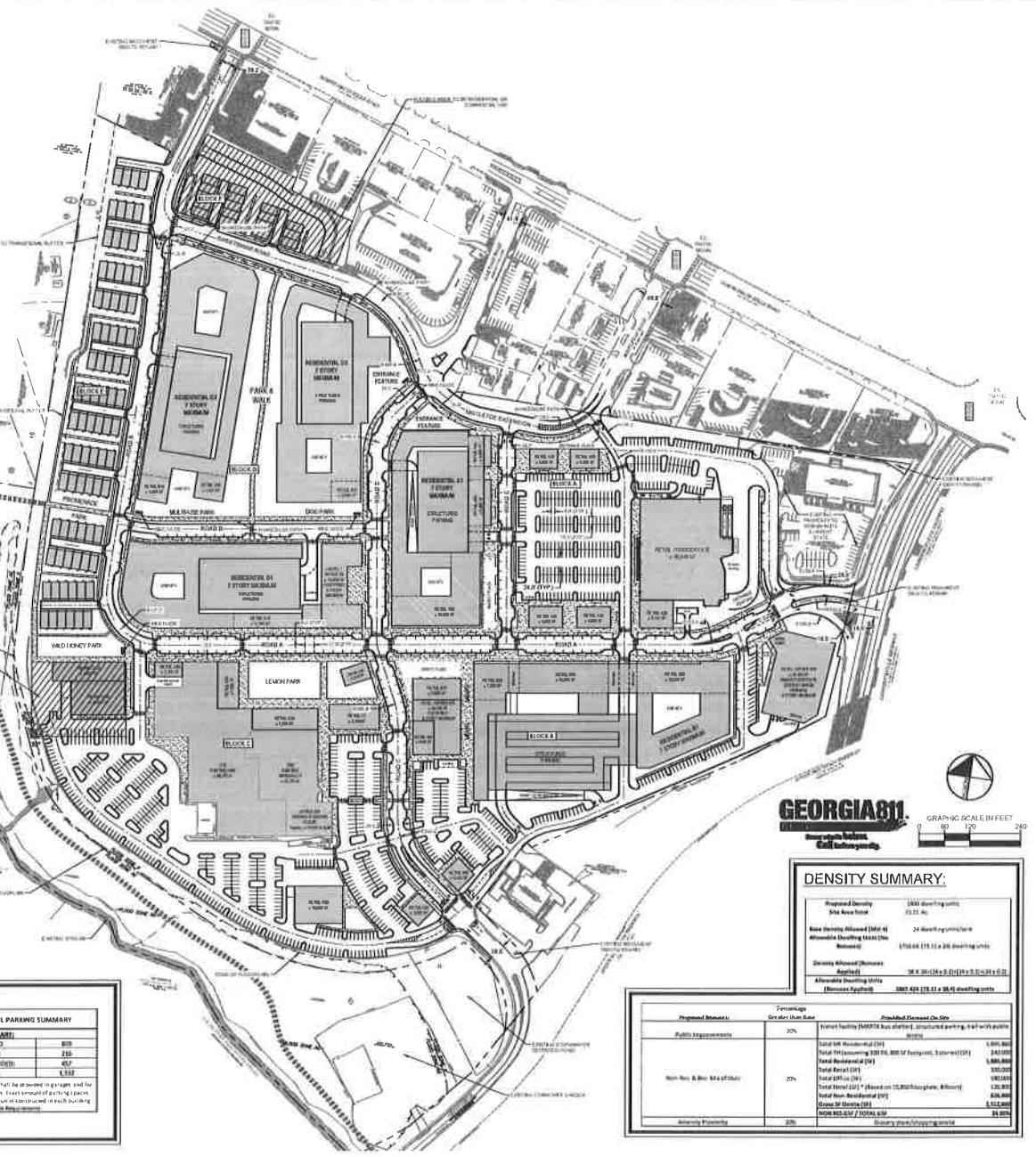
LAND USE	SHARED PARKING REDUCTION (MINIMUM REQUIREMENTS)					
	WALKWAY	BIKEWAY	OVINGHILL	WALKWAY	BIKEWAY	OVINGHILL
RETAIL & GROCERY	20%	10%	5%	20%	10%	5%
RESTAURANT	20%	10%	5%	20%	10%	5%
THEATER	20%	10%	5%	20%	10%	5%
OFFICE	20%	10%	5%	20%	10%	5%
HOTEL	20%	10%	5%	20%	10%	5%
MIXED	1,000	1,000	300	1,000	1,000	300

PROVIDED NON-RESIDENTIAL PARKING SUMMARY	
<b>SITE SUMMARY:</b>	
RETAIL PARKING PROVIDED:	4,246
OFFICE PARKING PROVIDED:	2,000
RECREATION PARKING PROVIDED:	600
<b>TOTAL PARKING PROVIDED:</b>	<b>6,846</b>



DENSITY SUMMARY:	
Proposed Density:	1000 dwelling units
Site Area (Ac):	72.11 Ac
Base Density Allowed (2014):	24 dwelling units/acre
Maximum Density Allowed (2014):	1000 dwelling units/acre
Density Allowed (2014):	1000 dwelling units/acre
Allowable Dwelling Units (2014):	1000 dwelling units

Percentage		
Proposed Density	Site Area (Ac)	Proposed Density On Site
Public Improvements	20%	200 dwelling units
Non-Residential	20%	200 dwelling units
Residential	60%	600 dwelling units
<b>Total</b>	<b>100%</b>	<b>1000 dwelling units</b>



**Kimley»Horn**  
 1702 AMER BANK CENTER SUITE 800  
 4000 WILSON PARK WALK  
 WILSONVILLE, OR 97150

**NDM (EDENS), LLC**  
 3555 PACIFIC ROAD, SUITE 300  
 ATLANTA, GA 30305

**NORTH DEKALB MALL REDEVELOPMENT**  
 3555 LAWRENCEVILLE HWY, DECATUR, GA 30032



PROJECT NO: 20140000000000000000  
 SHEET NO: 11  
 DATE: 03/15/2014  
 PROJECT: 04-101814  
 TITLE: ZONING SITE PLAN  
 SHEET NUMBER: C1-50

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## Legal Description



Tract One  
53.146 Acres

All that tract or parcel of land lying or being in Land Lot 100, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Westerly right-of-way of Lawrenceville Highway (U.S. Highway 29, Georgia Highway 8) (variable right-of-way) with the Northerly right-of-way of Stone Mountain Freeway (U.S. Highway 29/78) (variable right-of-way); thence along said right-of-way of Stone Mountain Freeway, South 54 degrees 13 minutes 44 seconds West a distance of 231.11 feet to a concrete monument found; thence South 58 degrees 57 minutes 28 seconds West a distance of 154.88 feet to a concrete monument found; thence South 58 degrees 48 minutes 20 seconds West a distance of 375.91 feet to a 1/2 inch rebar found; thence leaving said right-of-way North 48 degrees 31 minutes 39 seconds West, a distance of 13.69 feet to a 1/2 inch rebar found; thence along a curve to the left, said curve having an arc length of 27.85 feet with a radius of 131.39 feet, being subtended by a chord bearing of South 35 degrees 30 minutes 32 seconds West, a distance of 27.79 feet to a nail found; thence South 29 degrees 26 minutes 08 seconds West, a distance of 141.10 feet to a nail found; thence along a curve to the left, said curve having an arc length of 17.02 feet with a radius of 303.36 feet, being subtended by a chord bearing of South 31 degrees 02 minutes 34 seconds West, a distance of 17.02 feet to a nail found; thence along a curve to the left, said curve having an arc length of 6.28 feet with a radius of 27.00 feet, being subtended by a chord bearing of South 25 degrees 58 minutes 53 seconds West, a distance of 6.27 feet to a nail found; thence South 53 degrees 25 minutes 58 seconds East, a distance of 113.93 feet to a 1/2 inch rebar found; thence along a curve to the right, said curve having an arc length of 138.57 feet with a radius of 240.00 feet, being subtended by a chord bearing of South 36 degrees 53 minutes 41 seconds East, a distance of 136.65 feet to a 1/2 inch rebar found on the Westerly right-of-way of Stone Mountain Freeway; thence along said right-of-way South 30 degrees 08 minutes 39 seconds West, a distance of 123.27 feet to a point; thence leaving said right-of-way, along a curve to the left, said curve having an arc length of 67.56 feet with a radius of 156.73 feet, being subtended by a chord bearing of North 06 degrees 04 minutes 55 seconds West, a distance of 67.04 feet to a point; thence along a curve to the left, said curve having an arc length of 107.51 feet with a radius of 178.74 feet, being subtended by a chord bearing of North 35 degrees 14 minutes 10 seconds West, a distance of 105.89 feet to a point; thence North 54 degrees 18 minutes 37 seconds West, a distance of 71.77 feet to a point; thence along a curve to the right, said curve having an arc length of 29.75 feet with a radius of 398.99 feet, being subtended by a chord bearing of South 50 degrees 14 minutes 10 seconds West, a distance of 29.74 feet to a point; thence along a curve to the right, said curve having an arc length of 94.25 feet with a radius of 351.35 feet, being subtended by a chord bearing of South 59 degrees 46 minutes 00 seconds West, a distance of 93.97 feet to a point; thence South 67 degrees 26 minutes 54 seconds West, a distance of 34.87 feet to a point; thence along a curve to the right, said curve having an arc length of 131.87 feet with a radius of 395.99 feet, being subtended by a chord bearing of South 76 degrees 59 minutes 12 seconds West, a distance of 131.26 feet to a point; thence along a curve to the right, said curve having an arc length of 348.51 feet with a radius of 672.11 feet, being subtended by a chord bearing of North 78 degrees 37 minutes 27 seconds West, a distance of 344.62 feet to a point; thence North 63 degrees 46 minutes 24 seconds West, a distance of 332.41 feet to a point; thence along a curve to the right, said curve having an arc length of 253.47 feet with a radius of 359.99 feet, being subtended by a chord bearing of North 43 degrees 36 minutes 25 seconds West, a distance of 248.26 feet to a point; thence North 23 degrees 26 minutes 29 seconds West, a distance of 139.20 feet to a point; thence along a curve to the right, said curve having an arc length of 129.81 feet with a radius of 345.98 feet, being subtended by a chord bearing of North 12 degrees 41 minutes 44 seconds West, a distance of 129.05 feet to a point; thence North 01 degrees 57

minutes 01 seconds West, a distance of 216.73 feet to a point; thence along a curve to the right, said curve having an arc length of 119.31 feet with a radius of 2331.99 feet, being subtended by a chord bearing of North 00 degrees 29 minutes 06 seconds West, a distance of 119.29 feet to a point; thence North 00 degrees 58 minutes 49 seconds East, a distance of 38.05 feet to a 1 inch axle found; thence North 00 degrees 54 minutes 58 seconds East, a distance of 15.01 feet to a 1 inch crimp top pipe found; thence North 01 degrees 35 minutes 58 seconds East, a distance of 130.76 feet to a 1 inch crimp top pipe found; thence North 00 degrees 30 minutes 17 seconds East, a distance of 300.09 feet to a 1/2 inch rebar found; thence North 00 degrees 08 minutes 04 seconds West, a distance of 197.50 feet to a 1 inch crimp top pipe found; thence North 00 degrees 39 minutes 29 seconds East, a distance of 249.77 feet to a 1/2 inch rebar found; thence South 72 degrees 19 minutes 41 seconds East, a distance of 196.38 feet to a 5/8 inch rebar set on the Westerly right-of-way of Birch Road (60 foot right-of-way); thence along said right-of-way South 15 degrees 05 minutes 19 seconds West, a distance of 55.15 feet to a 1/2 inch rebar found; thence South 08 degrees 42 minutes 52 seconds West, a distance of 86.40 feet to a 5/8 inch rebar set; thence South 17 degrees 09 minutes 08 seconds East, a distance of 43.42 feet to a 5/8 inch rebar found; thence South 20 degrees 54 minutes 10 seconds East, a distance of 54.88 feet to a nail found on the Southerly right-of-way of Sweetbriar Road (variable right-of-way); thence along said right-of-way; thence along a curve to the right, said curve having an arc length of 118.33 feet with a radius of 182.00 feet, being subtended by a chord bearing of North 81 degrees 31 minutes 39 seconds East, a distance of 116.26 feet to a 5/8 inch rebar found; thence South 79 degrees 50 minutes 46 seconds East, a distance of 344.04 feet to a 5/8 inch rebar found; thence along a curve to the right, said curve having an arc length of 186.10 feet with a radius of 219.00 feet, being subtended by a chord bearing of South 55 degrees 30 minutes 10 seconds East, a distance of 180.55 feet to a 5/8 inch rebar found; thence South 31 degrees 09 minutes 35 seconds East, a distance of 67.78 feet to a 5/8 inch rebar found; thence along a curve to the left, said curve having an arc length of 102.25 feet with a radius of 217.00 feet, being subtended by a chord bearing of South 44 degrees 39 minutes 28 seconds East, a distance of 101.31 feet to a 5/8 inch rebar found; thence North 40 degrees 25 minutes 58 seconds East, a distance of 60.81 feet to a 3/4 inch rebar found; thence leaving said right-of-way South 89 degrees 24 minutes 31 seconds East, a distance of 295.17 feet to a 1/2 inch rebar found; thence South 89 degrees 22 minutes 16 seconds East, a distance of 227.46 feet to a 3/4 inch crimp top pipe found; thence South 89 degrees 18 minutes 45 seconds East, a distance of 172.42 feet to a 1/2 inch rebar found; thence South 89 degrees 35 minutes 34 seconds East, a distance of 197.03 feet to a 1/2 inch rebar found; thence South 89 degrees 35 minutes 34 seconds East, a distance of 194.13 feet to a 5/8 inch rebar found on the Westerly right-of-way of Lawrenceville Highway; thence along said right-of-way South 22 degrees 48 minutes 07 seconds West, a distance of 28.21 feet to a 1/2 inch rebar found; thence leaving said right-of-way North 65 degrees 23 minutes 44 seconds West, a distance of 56.53 feet to a 5/8 inch rebar found; thence North 89 degrees 35 minutes 34 seconds West, a distance of 346.32 feet to a 1/2 inch rebar found; thence South 00 degrees 17 minutes 10 seconds West, a distance of 24.24 feet to a nail found; thence along a curve to the right, said curve having an arc length of 161.32 feet with a radius of 114.00 feet, being subtended by a chord bearing of South 48 degrees 56 minutes 11 seconds East, a distance of 148.19 feet to a nail found; thence South 08 degrees 24 minutes 17 seconds East, a distance of 175.89 feet to a nail found; thence along a curve to the left, said curve having an arc length of 51.69 feet with a radius of 33.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 16 seconds East, a distance of 46.56 feet to a nail found; thence North 81 degrees 33 minutes 14 seconds East, a distance of 48.82 feet to a nail found; thence along a curve to the right, said curve having an arc length of 64.57 feet with a radius of 441.76 feet, being subtended by a chord bearing of North 85 degrees 52 minutes 43 seconds East, a distance of 64.52 feet to a nail found; thence along a curve to the left, said curve having an arc length of 39.15 feet with a radius of 48.00 feet, being subtended by a chord bearing of North 66 degrees 41 minutes 00 seconds East, a distance of 38.07 feet to a nail found on the Westerly right-of-way of Lawrenceville Highway; thence along said right-of-way, along a curve to the left, said curve

having an arc length of 78.21 feet with a radius of 1203.92 feet, being subtended by a chord bearing of South 05 degrees 39 minutes 35 seconds West, a distance of 78.20 feet to a nail found; thence South 05 degrees 14 minutes 03 seconds West, a distance of 100.92 feet to a 5/8 inch rebar found; thence South 84 degrees 45 minutes 57 seconds East, a distance of 8.00 feet to a 5/8 inch rebar found; thence South 05 degrees 14 minutes 44 seconds West, a distance of 145.00 feet to a concrete monument found, said point being the True Point of Beginning.

Said tract of land contains 53.146 Acres.

Tract Two  
18.521 Acres

All that tract or parcel of land lying or being in Land Lots 100 and 101, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

COMMENCING at a concrete monument found at the intersection of the Westerly right-of-way of Lawrenceville Highway (U.S. Highway 29, Georgia Highway 8) (variable right-of-way) with the Northerly right-of-way of Stone Mountain Freeway (U.S. Highway 29/78) (variable right-of-way); thence along said right-of-way of Stone Mountain Freeway, South 54 degrees 13 minutes 44 seconds West a distance of 231.11 feet to a concrete monument found; thence South 58 degrees 57 minutes 28 seconds West a distance of 154.88 feet to a concrete monument found; thence South 58 degrees 48 minutes 20 seconds West a distance of 375.91 feet to a 1/2 inch rebar found; thence leaving said right-of-way North 48 degrees 31 minutes 39 seconds West, a distance of 13.69 feet to a 1/2 inch rebar found; thence along a curve to the left, said curve having an arc length of 27.85 feet with a radius of 131.39 feet, being subtended by a chord bearing of South 35 degrees 30 minutes 32 seconds West, a distance of 27.79 feet to a nail found; thence South 29 degrees 26 minutes 08 seconds West, a distance of 141.10 feet to a nail found; thence along a curve to the left, said curve having an arc length of 17.02 feet with a radius of 303.36 feet, being subtended by a chord bearing of South 31 degrees 02 minutes 34 seconds West, a distance of 17.02 feet to a nail found; thence along a curve to the left, said curve having an arc length of 6.28 feet with a radius of 27.00 feet, being subtended by a chord bearing of South 25 degrees 58 minutes 53 seconds West, a distance of 6.27 feet to a nail found; thence South 53 degrees 25 minutes 58 seconds East, a distance of 113.93 feet to a 1/2 inch rebar found; thence along a curve to the right, said curve having an arc length of 138.57 feet with a radius of 240.00 feet, being subtended by a chord bearing of South 36 degrees 53 minutes 41 seconds East, a distance of 136.65 feet to a 1/2 inch rebar found on the Westerly right-of-way of Stone Mountain Freeway; thence along said right-of-way South 30 degrees 08 minutes 39 seconds West, a distance of 123.27 feet to a point, said point being the True Point of Beginning;

thence continuing along said right-of-way South 30 degrees 08 minutes 39 seconds West, a distance of 120.70 feet to a 1/2 inch rebar found; thence South 40 degrees 44 minutes 02 seconds West, a distance of 199.85 feet to a 1/2 inch rebar found; thence South 52 degrees 36 minutes 08 seconds West, a distance of 153.58 feet to a point in the center of South Fork of Peachtree Creek; thence leaving said right-of-way, along the center of said creek, the following courses and distances:

North 53 degrees 09 minutes 35 seconds West, a distance of 434.97 feet to a point; North 38 degrees 04 minutes 08 seconds West, a distance of 153.48 feet to a point; North 78 degrees 26 minutes 02 seconds West, a distance of 180.67 feet to a point; North 29 degrees 16 minutes 48 seconds West, a distance of 64.55 feet to a point; North 72 degrees 13 minutes 24 seconds West, a distance of 123.12 feet to a point; North 62 degrees 58 minutes 32 seconds West, a distance of 121.41 feet to a point; North 37 degrees 52 minutes 15 seconds West, a distance of 176.23 feet to a point; North 15 degrees 02 minutes 20 seconds West, a distance of 112.11 feet to a point; North 38 degrees 43 minutes 09 seconds West, a distance of 73.00 feet to a point; North 76 degrees 08 minutes 37 seconds West, a distance of 94.20 feet to a point; North 64 degrees 52 minutes 52 seconds West, a distance of 115.76 feet to a point; North 83 degrees 34 minutes 40 seconds West, a distance of 108.47 feet to a point; South 70 degrees 53 minutes 40 seconds West, a distance of 64.33 feet to a point; North 66 degrees 56 minutes 16 seconds West, a distance of 205.88 feet to a point; North 77 degrees 52 minutes 31 seconds West, a distance of 251.45 feet to a point; North 42 degrees 43 minutes 34 seconds West, a distance of 115.89 feet to a point; North 68 degrees 44 minutes 26 seconds West, a distance of 56.55 feet to a point; South 73 degrees 16 minutes 21 seconds

West, a distance of 49.11 feet to a point; North 59 degrees 29 minutes 32 seconds West, a distance of 34.21 feet to a point; South 87 degrees 21 minutes 59 seconds West, a distance of 40.77 feet to a point; North 71 degrees 35 minutes 51 seconds West, a distance of 56.42 feet to a point;

Thence leaving the center of said creek North 62 degrees 04 minutes 40 seconds East, a distance of 574.80 feet to a 1 inch open top pipe found; thence South 89 degrees 44 minutes 44 seconds East, a distance of 292.63 feet to a 5/8 inch rebar set; thence South 89 degrees 34 minutes 27 seconds East, a distance of 130.30 feet to a 1 inch crimp top pipe found; thence South 89 degrees 32 minutes 28 seconds East, a distance of 149.71 feet to a 1 inch crimp top pipe found; thence South 89 degrees 27 minutes 16 seconds East, a distance of 105.03 feet to a 1 inch axle found; thence South 00 degrees 58 minutes 49 seconds West, a distance of 38.05 feet to a point; thence along a curve to the left, said curve having an arc length of 119.31 feet with a radius of 2331.99 feet, being subtended by a chord bearing of South 00 degrees 29 minutes 06 seconds East, a distance of 119.29 feet to a point; thence South 01 degrees 57 minutes 01 seconds East, a distance of 216.73 feet to a point; thence along a curve to the left, said curve having an arc length of 129.81 feet with a radius of 345.98 feet, being subtended by a chord bearing of South 12 degrees 41 minutes 44 seconds East, a distance of 129.05 feet to a point; thence South 23 degrees 26 minutes 29 seconds East, a distance of 139.20 feet to a point; thence along a curve to the left, said curve having an arc length of 253.47 feet with a radius of 359.99 feet, being subtended by a chord bearing of South 43 degrees 36 minutes 25 seconds East, a distance of 248.26 feet to a point; thence South 63 degrees 46 minutes 24 seconds East, a distance of 332.41 feet to a point; thence along a curve to the left, said curve having an arc length of 348.51 feet with a radius of 672.11 feet, being subtended by a chord bearing of South 78 degrees 37 minutes 27 seconds East, a distance of 344.62 feet to a point; thence along a curve to the left, said curve having an arc length of 131.87 feet with a radius of 395.99 feet, being subtended by a chord bearing of North 76 degrees 59 minutes 12 seconds East, a distance of 131.26 feet to a point; thence North 67 degrees 26 minutes 54 seconds East, a distance of 34.87 feet to a point; thence along a curve to the left, said curve having an arc length of 94.25 feet with a radius of 351.35 feet, being subtended by a chord bearing of North 59 degrees 46 minutes 00 seconds East, a distance of 93.97 feet to a point; thence along a curve to the left, said curve having an arc length of 29.75 feet with a radius of 398.99 feet, being subtended by a chord bearing of North 50 degrees 14 minutes 10 seconds East, a distance of 29.74 feet to a point; thence South 54 degrees 18 minutes 37 seconds East, a distance of 71.77 feet to a point; thence along a curve to the right, said curve having an arc length of 107.51 feet with a radius of 178.74 feet, being subtended by a chord bearing of South 35 degrees 14 minutes 10 seconds East, a distance of 105.89 feet to a point; thence along a curve to the right, said curve having an arc length of 67.56 feet with a radius of 156.73 feet, being subtended by a chord bearing of South 06 degrees 04 minutes 55 seconds East, a distance of 67.04 feet to a point, said point being the True Point of Beginning.

Said tract of land contains 18.521 Acres.

Tract Three  
1.439 Acres

All that tract or parcel of land lying or being in Land Lot 100, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the Northerly right-of-way of Sweet Briar Road (variable right-of-way) with the Easterly right-of-way of Birch Road (60 foot right-of-way); thence along said right-of-way of Birch Road North 09 degrees 14 minutes 08 seconds East, a distance of 86.03 feet to a 5/8 inch rebar found; thence North 17 degrees 25 minutes 03 seconds East, a distance of 109.86 feet to a 1/2 inch rebar found; thence leaving said right-of-way South 72 degrees 13 minutes 06 seconds East, a distance of 236.14 feet to a 1/2 inch rebar found; thence South 12 degrees 22 minutes 11 seconds West, a distance of 30.67 feet to a 5/8 inch rebar found; thence South 71 degrees 24 minutes 15 seconds East, a distance of 160.12 feet to a 5/8 inch rebar found; thence South 11 degrees 56 minutes 08 seconds West, a distance of 109.33 feet to a 1/2 inch rebar found on the Northerly right-of-way of Sweet Briar Road; thence along said right-of-way North 79 degrees 52 minutes 39 seconds West, a distance of 400.37 feet to a 1/2 inch rebar found, said point being the True Point of Beginning.

Said tract of land contains 1.439 Acres.

Tract Four  
0.007 Acre

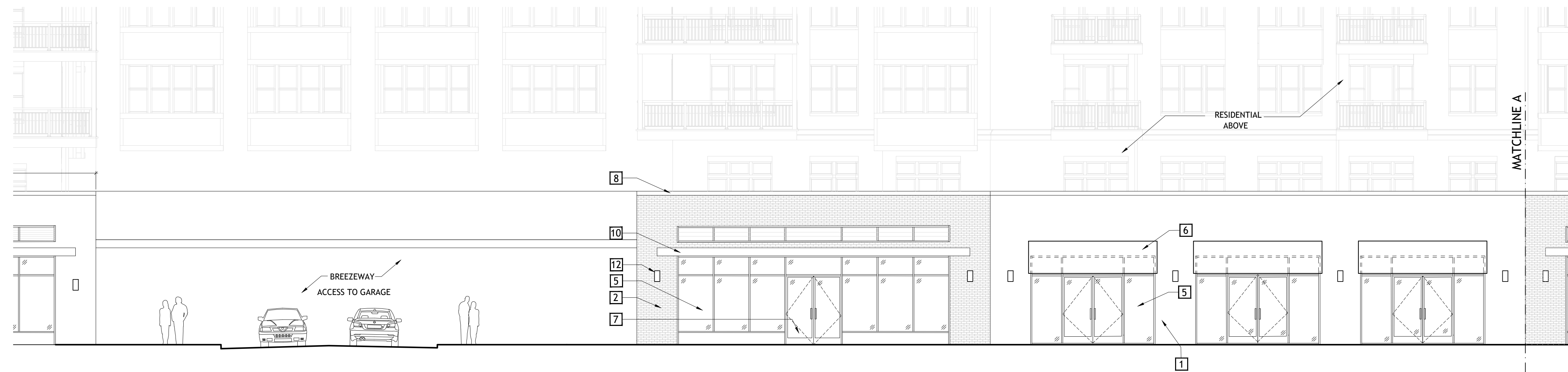
All that tract or parcel of land lying or being in Land Lot 100, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the Southerly right-of-way of North Druid Hills Road (100 foot right-of-way) with the Westerly right-of-way of Birch Road 60 foot right-of-way); thence along said right-of-way of Birch Road South 17 degrees 52 minutes 15 seconds West, a distance of 11.94 feet to a 5/8 inch rebar found; thence leaving said right-of-way North 71 degrees 05 minutes 44 seconds West, a distance of 27.36 feet to a 5/8 inch rebar found; thence North 17 degrees 52 minutes 15 seconds East, a distance of 11.94 feet to a 5/8 inch rebar found on the Southerly right-of-way of North Druid Hills Road; thence along said right-of-way South 71 degrees 05 minutes 44 seconds East, a distance of 27.36 feet to a 1/2 inch rebar found, said point being the True Point of Beginning.

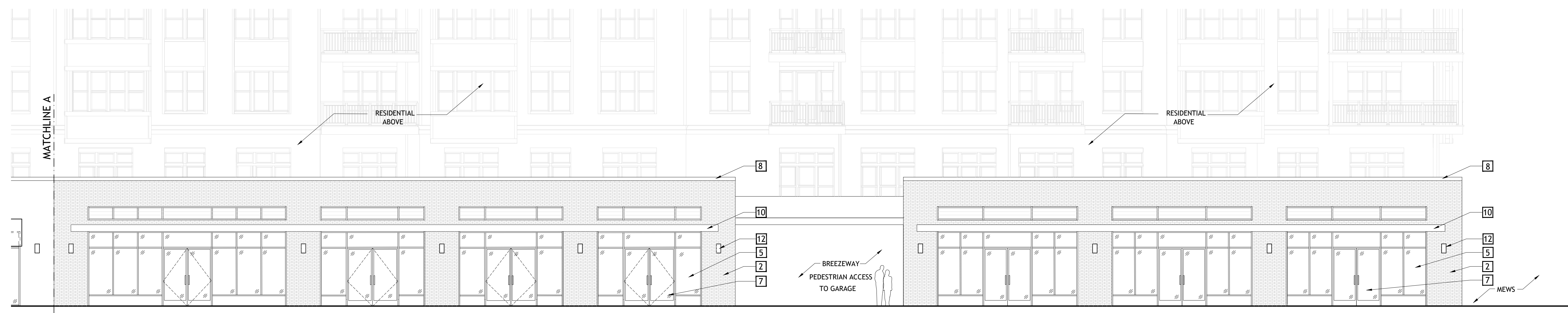
Said tract of land contains 0.007 Acre.

# Elevations





**1** BUILDING B-50/B-60 NORTH ELEVATION  
1/8" = 1'-0"



**2** BUILDING B-50/B-60 NORTH ELEVATION  
1/8" = 1'-0"

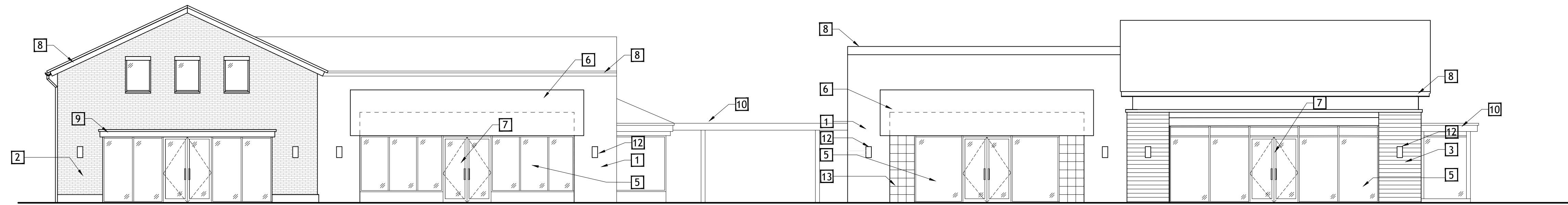
**Standard notes**

1. Retail storefronts shown are illustrative and subject to change based on tenant design.
2. Windows and/or doorways shall occupy at least twenty-five (25) percent of the width of the first floor street-level facade.
3. Final location and quantity of doors will vary based on the number of tenants. The style and type of door will vary based on the tenant's design but will generally be consistent with the types shown on Sheet A-2.01.
4. Materials and colors are representative of the types and the quality of materials to be used. Actual materials may vary but will in general be consistent with the types of materials shown on Sheet A-2.01.
5. Canopy types may vary from what is shown based on tenant standards.
6. New buildings fronting on Public and Internal Streets shall in general be articulated every sixty (60) feet with change of materials, change of colors, pilasters, projections, recesses, murals or other architectural features; however a single occupancy tenant shall be able to have a consistent facade the width of their building.
7. Murals and/or artwork may be used to break up expanses of blank walls or on parking structures.

# Material of design elements call outs shown on Sheet A-2.01

PROJECT #	--	DRAWN BY	JB
DATE	01.19.2022	SCALE	1/8"=1'
Architecture Elevations		North Dekalb Mall	
		Decatur, GA	

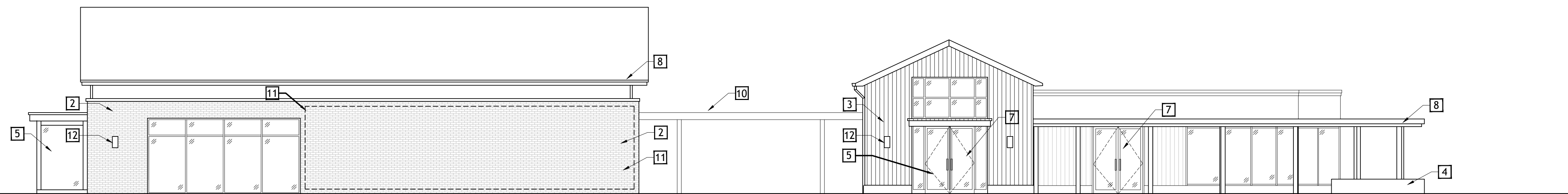
**EDENS™**  
 3050 Peachtree Road, NW Suite 580 Atlanta, GA 30305 Phone/Fax 678.527.0418



1 BUILDING A-40/ A-30 SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING A-40

BUILDING A-30



2 BUILDING A-70/ A-80 NORTH ELEVATION  
1/8" = 1'-0"

BUILDING A-80

BUILDING A-70

Standard notes

1. Retail storefronts shown are illustrative and subject to change based on tenant design.
2. Windows and/or doorways shall occupy at least twenty-five (25) percent of the width of the first floor street-level facade.
3. Final location and quantity of doors will vary based on the number of tenants. The style and type of door will vary based on the tenant's design but will generally be consistent with the types shown on Sheet A-2.01.
4. Materials and colors are representative of the types and the quality of materials to be used. Actual materials may vary but will in general be consistent with the types of materials shown on Sheet A-2.01.
5. Canopy types may vary from what is shown based on tenant standards.
6. New buildings fronting on Public and Internal Streets shall in general be articulated every sixty (60) feet with change of materials, change of colors, pilasters, projections, recesses, murals or other architectural features; however a single occupancy tenant shall be able to have a consistent facade the width of their building.
7. Murals and/or artwork may be used to break up expanses of blank walls or on parking structures.

# Material of design elements call outs shown on Sheet A-2.01

PROJECT # --  
DRAWN BY JB

DATE 01.19.2022  
SCALE 1/8"=1'

Architecture Elevations  
North Dekalb Mall  
Decatur, GA

EDENS™  
3050 Peachtree Road, NW Suite 580 Atlanta, GA 30305 Phone/Fax 678.527.0418

SHEET NO.  
A-1.02

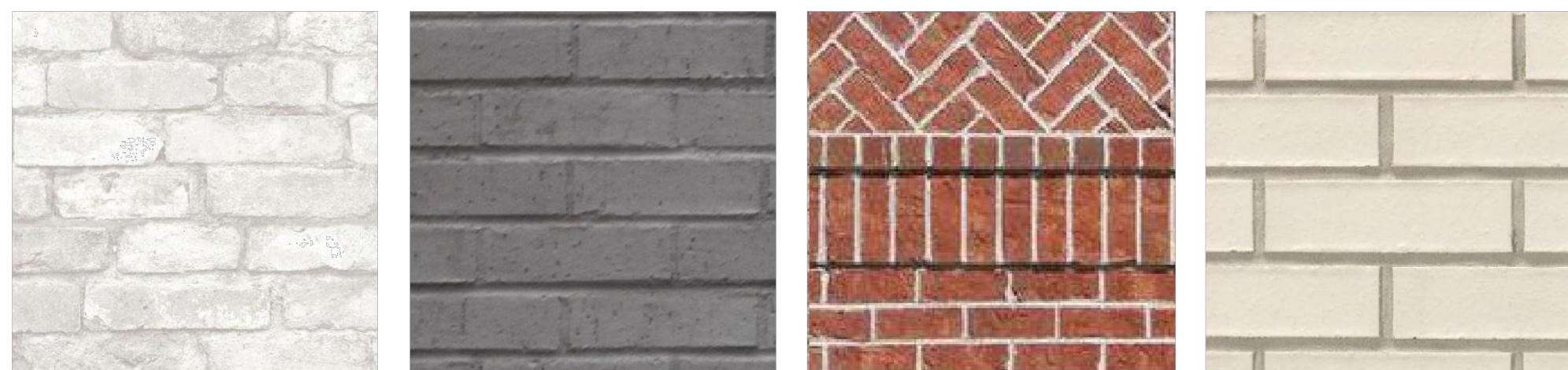
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EIFS & STUCCO



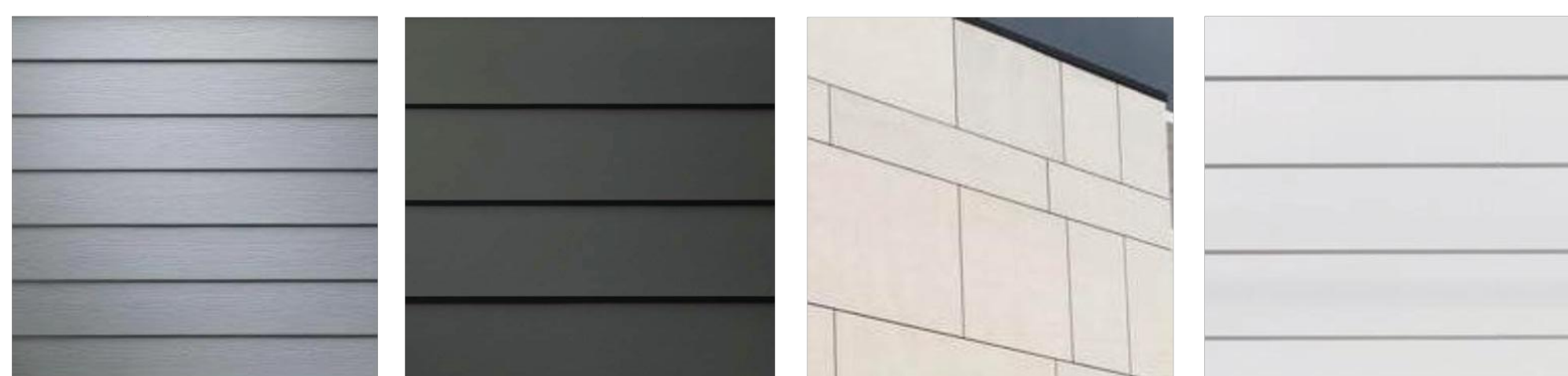
2

Modular Brick  
Brick Veneer  
Painted & Integral  
Color



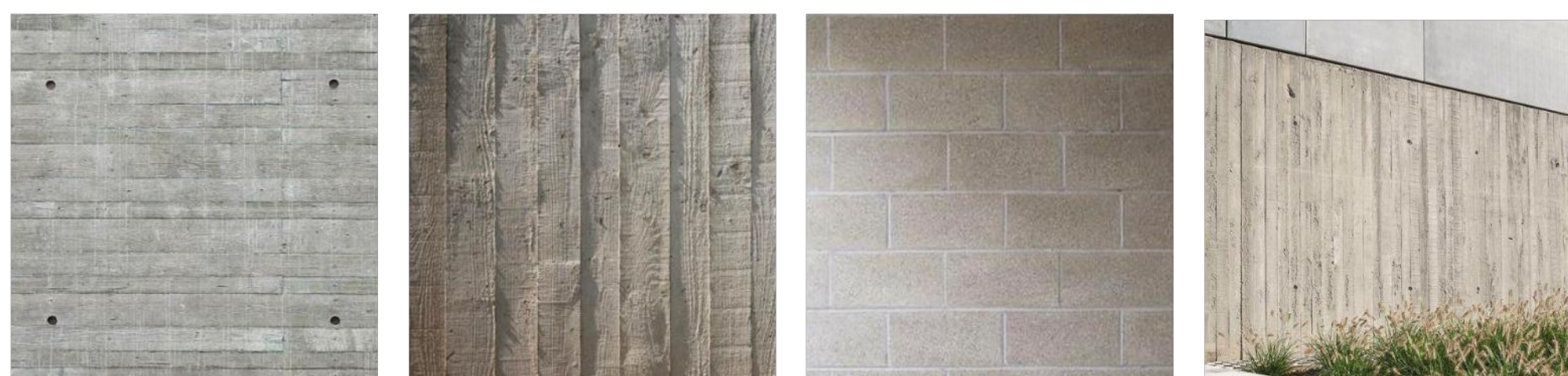
3

Plank Siding  
Hardie Board, Fiber  
Cement ; Shiplap  
Siding



4

Cast in Place  
Concrete &  
Ground Face Block



5

Storefront: Wood,  
Aluminum & Steel



6

Fabric Awnings



7

Doors: Wood,  
Aluminum & Steel



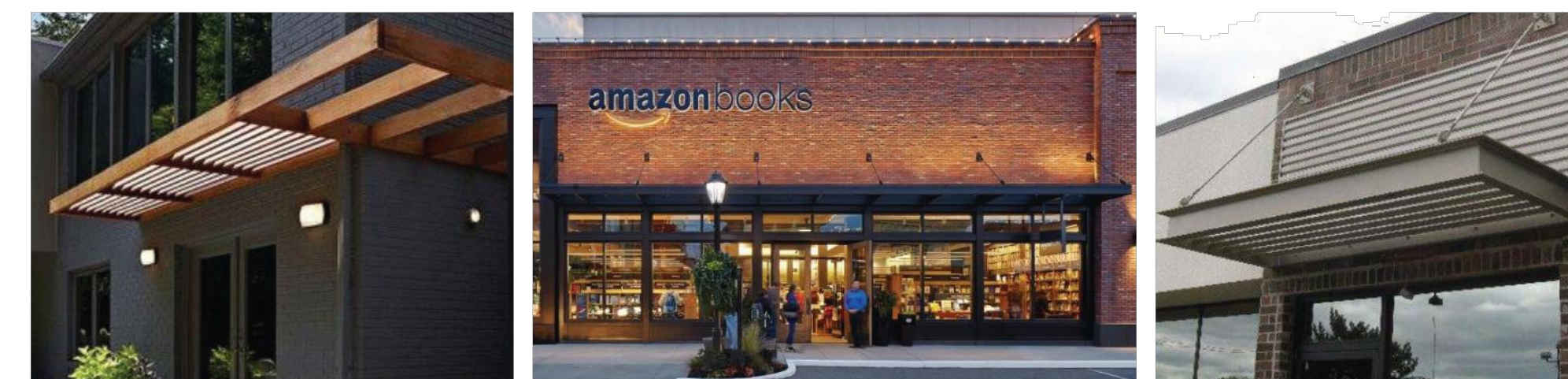
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Pre Finished Metal ;  
Metal Panels & Coping



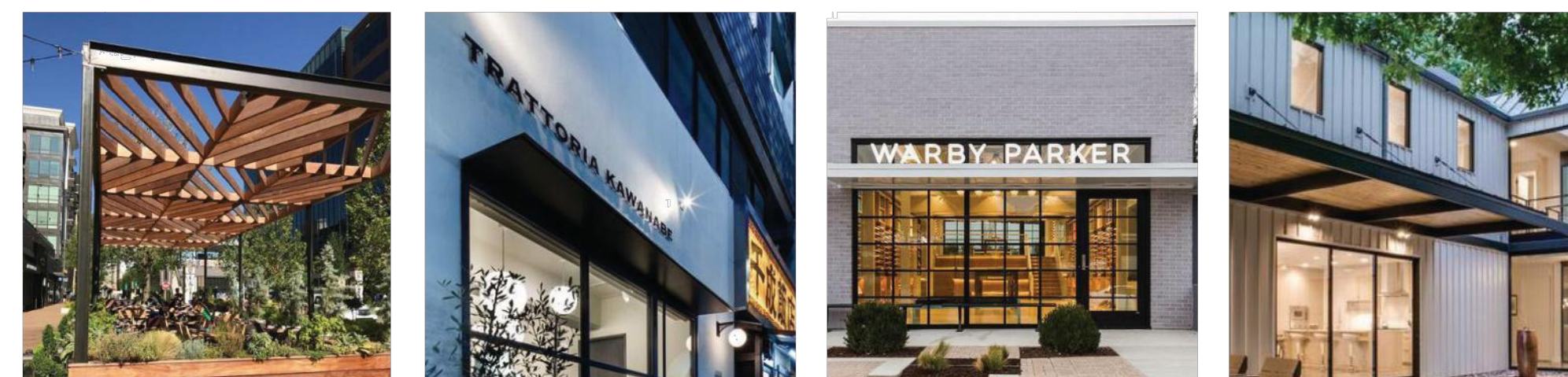
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Prefab Canopy  
System



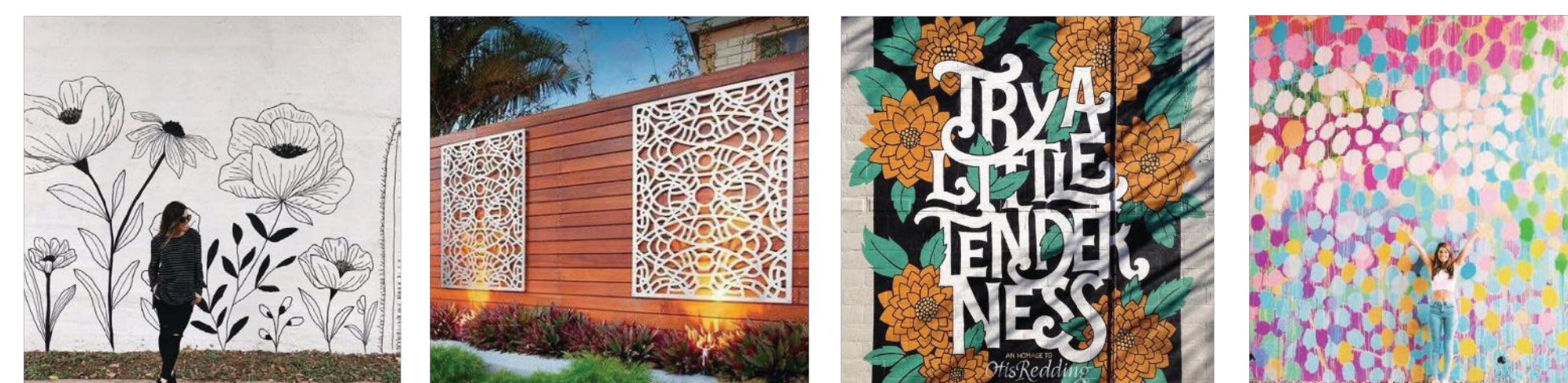
10

Metal Canopy  
or Trellis



11

Mural / Art Work



12

Decorative Light  
Fixtures



13

Tile



Standard notes

1. See Standard Notes on Sheets A-1.01 & A-1.02
2. Materials shown are representative of the quality of materials to be used and do not represent all materials which may be incorporated. In addition to materials shown on this sheet, all materials listed in DeKalb County Zoning Code Section 27-5.7.4. shall be permitted except that vinyl siding shall be prohibited in addition to other prohibited materials.

PROJECT # --  
DRAWN BY JB

DATE 01.19.2022  
SCALE 1/8"=1'

Storefronts, Canopies and Materials  
North Dekalb Mall  
Decatur, GA

EDENS<sup>TM</sup>  
3050 Peachtree Road, NW Suite 560 Atlanta, GA 30305 Phone/Fax 678.527.0418

SHEET NO.  
A-2.01

# Pre-Application Form

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

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

Applicant Name(s): DEN WEBB / EDENS LLC

Phone: 4/815 - 3620 Email: dwebb@sqrlaw.com

Property Address: 2050 Lawrenceville Hwy. (North DeKalb Mall)

Tax Parcel ID: 18-100-02-005 Comm. District(s): 2 & 6 Acreage: \_\_\_\_\_  
18-100-02-040, -041, 058(?)

Existing Use: SHOPPING CENTER Proposed Use SHOPPING CENTER

Supplemental Regs: \_\_\_\_\_ Overlay District: NO DRI: yes

Rezoning: Yes  No \_\_\_\_\_

Existing Zoning: C-1 Proposed Zoning: MU-5 Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: Redevelopment project - mixed residential, retail, office

Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: TC Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No

Special Land Use Request(s) \_\_\_\_\_

Major Modification: Yes \_\_\_\_\_ No \_\_\_\_\_

Existing Case Number(s): C2-08-14806, Z-73054

Condition(s) to be modified:

Rezoning will supplant existing conditions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan *Conceptual Site Plan has been reviewed by Task Force*

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

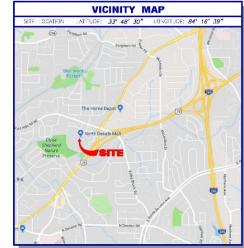
Possible Variances: *None identified at this time - MU-5 is site plan specific and few variances, if any, are anticipated*

Comments: \_\_\_\_\_

Planner: *Melora Furman* Date: *2/3/22*

Filing Fees

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



**GENERAL NOTES**

THE SURVEY WAS MADE PURSUANT TO THE EXCLUSIVE USE OF THE METHOD OF TRIANGULATION AND THE METHOD OF MEASUREMENTS WITH REFERENCE TO THE ADJACENT PUBLIC HIGHWAY, IT IS TO BE UNDERSTOOD THAT ANY ERRORS OR OMISSIONS IN THIS SURVEY SHALL BE THE RESPONSIBILITY OF THE SURVEYOR AND NOT OF THE CLIENT.

A PORTION OF THIS SITE IS LOCATED IN A FLOOD ZONE "AE" BASED ON THE FLOOD INSURANCE RATE MAP OF THE STATE OF GEORGIA. THE FLOOD ZONE IS INDICATED BY A RED LINE ON THE MAP. THE CLIENT IS ADVISED THAT ANY CONSTRUCTION OR DEVELOPMENT IN THIS AREA MAY BE SUBJECT TO FLOOD DAMAGE MITIGATION REQUIREMENTS.

ADDITIONAL NOTES: THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE METHOD OF MEASUREMENTS WITH REFERENCE TO THE ADJACENT PUBLIC HIGHWAY, IT IS TO BE UNDERSTOOD THAT ANY ERRORS OR OMISSIONS IN THIS SURVEY SHALL BE THE RESPONSIBILITY OF THE SURVEYOR AND NOT OF THE CLIENT.

**SURVEY RESERVES**

THE SURVEYOR RESERVES THE RIGHT TO RE-ENTER THE PROPERTY AT ANY TIME TO CORRECT OR VERIFY ANY PART OF THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**LEGEND**

STANDARD ABBREVIATIONS: AC, AL, AN, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**CLOSURE STATEMENT**

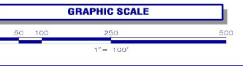
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PUBLIC HIGHWAY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

**CURVE TABLE**

CURVE	START	END	CHORD	CHORD BEARING
C1	100.00	100.00	100.00	90.0000°
C2	100.00	100.00	100.00	90.0000°
C3	100.00	100.00	100.00	90.0000°
C4	100.00	100.00	100.00	90.0000°
C5	100.00	100.00	100.00	90.0000°
C6	100.00	100.00	100.00	90.0000°
C7	100.00	100.00	100.00	90.0000°
C8	100.00	100.00	100.00	90.0000°
C9	100.00	100.00	100.00	90.0000°
C10	100.00	100.00	100.00	90.0000°
C11	100.00	100.00	100.00	90.0000°
C12	100.00	100.00	100.00	90.0000°
C13	100.00	100.00	100.00	90.0000°
C14	100.00	100.00	100.00	90.0000°
C15	100.00	100.00	100.00	90.0000°
C16	100.00	100.00	100.00	90.0000°
C17	100.00	100.00	100.00	90.0000°
C18	100.00	100.00	100.00	90.0000°
C19	100.00	100.00	100.00	90.0000°
C20	100.00	100.00	100.00	90.0000°

**LINE TABLE**

LINE	START	END	LENGTH	BEARING
L1	100.00	100.00	100.00	90.0000°
L2	100.00	100.00	100.00	90.0000°
L3	100.00	100.00	100.00	90.0000°
L4	100.00	100.00	100.00	90.0000°
L5	100.00	100.00	100.00	90.0000°
L6	100.00	100.00	100.00	90.0000°
L7	100.00	100.00	100.00	90.0000°
L8	100.00	100.00	100.00	90.0000°
L9	100.00	100.00	100.00	90.0000°
L10	100.00	100.00	100.00	90.0000°
L11	100.00	100.00	100.00	90.0000°
L12	100.00	100.00	100.00	90.0000°
L13	100.00	100.00	100.00	90.0000°
L14	100.00	100.00	100.00	90.0000°
L15	100.00	100.00	100.00	90.0000°
L16	100.00	100.00	100.00	90.0000°
L17	100.00	100.00	100.00	90.0000°
L18	100.00	100.00	100.00	90.0000°
L19	100.00	100.00	100.00	90.0000°
L20	100.00	100.00	100.00	90.0000°



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EMAIL: info@geosurvey.com  
Certificate of Authorization KLS-000621

**Edens Limited Partnership**  
**Edens Realty, Inc.**

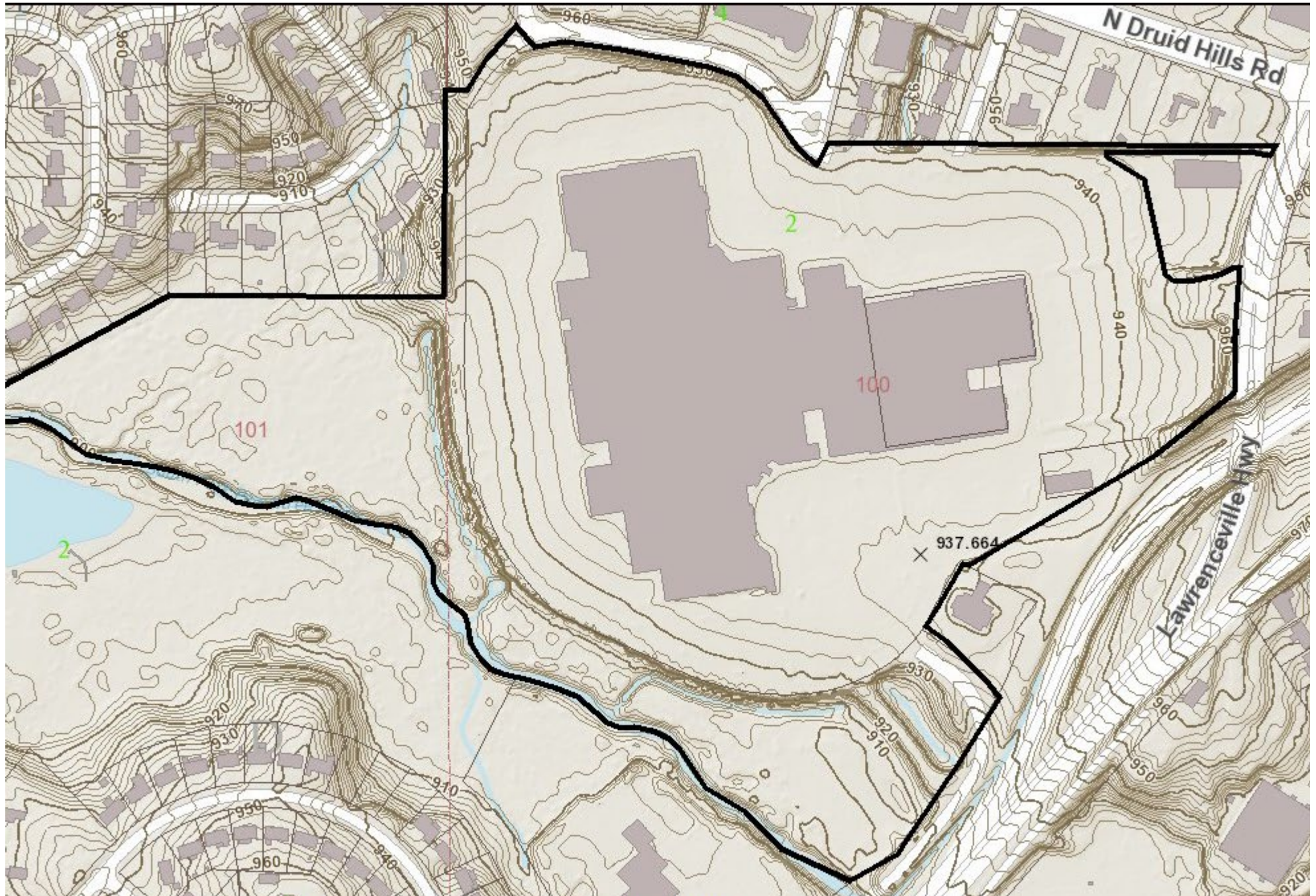
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Phone: (770) 795-8900  
Fax: (770) 795-8880

www.edensrealty.com  
EMAIL: info@edensrealty.com  
Certificate of Authorization KLS-000621

**ZONING EXHIBIT OF**  
**North Dekalb Mall**  
FOR  
**Edens Limited Partnership**  
**Edens Realty, Inc.**

DATE: 08-04-2023  
SCALE: 1" = 100'





DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY		DEVELOPMENT SUMMARY	
<b>SITE SUMMARY:</b>			
CURRENT ZONING:	C-1	PROPOSED LAND USES & DENSITIES:	
PROPOSED ZONING:	MU-4	RESIDENTIAL (TOTAL COMBINED):	1,800 DU MAXIMUM
		MULTI-FAMILY:	1,700 DU MAXIMUM
		TOWNHOMES:	300 DU MAXIMUM
<b>SITE AREA (AC.):</b>			
TOTAL OPEN SPACE (AC.):	73.11	RETAIL/RESTAURANT/ENTERTAINMENT:	320,000 SF
REQ. OPEN SPACE (BON) (AC.):	19.04	HOTEL:	150 ROOMS
	7.31	OFFICE:	180,000 SF
<b>BUILDING SETBACKS:</b>			
FRONT (FT):	0	NDN-RESIDENTIAL USE PERCENTAGE:	20% MINIMUM
SIDE (FT):	0		
BACK (FT):	10	<b>PROPOSED BUILDING HEIGHTS:</b>	
<b>TRANSITIONAL BUFFERS:</b>			
ABUTTING RESIDENTIAL (FT):	50	RETAIL:	2-STORY (50FT) MAX
		MULTI-FAMILY:	6-STORY (75FT) MAX
		MULTI-FAMILY + RETAIL:	7-STORY (85FT) MAX
		TOWNHOMES:	3-STORY (45FT) MAX
		OFFICE:	8-STORY (100FT) MAX
		HOTEL:	8-STORY (100FT) MAX
<b>ADDITIONAL INFORMATION:</b>			
BASE DENSITY ALLOWED:	24 DWELLING UNITS/ ACRE		
<b>BONUSES:</b>			
PUBLIC IMPROVEMENTS:	20%		
MIXED-USE:	20%		
AMENITY PROXIMITY:	20%		

PARKING SUMMARY:

NON-RESIDENTIAL PARKING SUMMARY					
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING REQUIRED	MINIMUM SPACES REQUIRED	MAXIMUM PARKING ALLOWED	MAXIMUM SPACES ALLOWED
RETAIL & GROCERY	237,275	1 SPACE/200 SF	434.6	1 SPACE/250 SF	356.4
RESTAURANT	36,000 SF	1 SPACE/250 SF	240.0	1 SPACE/75 SF	480.0
THEATER	2,600 SEATS	1 SPACE/4 SEATS	650.0	1 SPACE/2 SEATS	1300.0
OFFICE	180,000 SF	1 SPACE/300 SF	360.0	1 SPACE/250 SF	720.0
HOTEL	150 ROOMS	1 SPACE/ROOM	150.0	1.5 SPACES/ROOM	180.0
		<b>TOTAL MINIMUM PARKING REQUIRED:</b>	<b>1834.6</b>	<b>TOTAL MAXIMUM PARKING ALLOWED:</b>	<b>3766.4</b>

RESIDENTIAL PARKING SUMMARY			
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MAXIMUM PARKING RATIO
TOWNHOMES (SINGLE FAMILY ATTACHED)*	100 DU (MAX.)	1.2 SPACES/DU + 0.2 SPACES/4U	3 SPACES/DU + 0.2 SPACES/4U
MULTI-FAMILY*	1,700 DU (MAX.)	1.5 SPACES/DU	3 SPACES/DU

\*See Section 16.01 for Townhomes shall be provided in garages and for Multi-Family, it is assumed on-site parking. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the zoning code requirements.

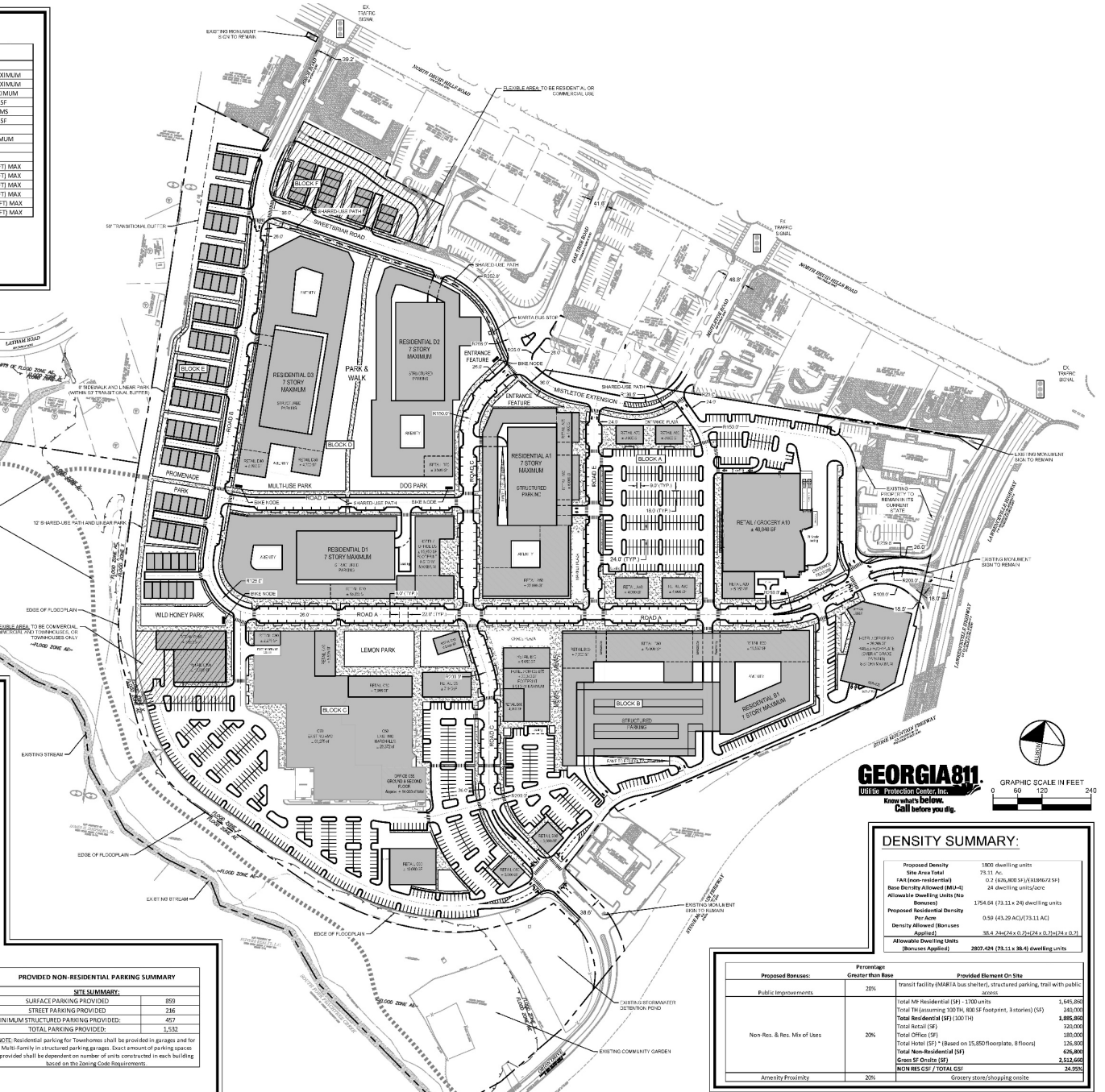
  

LAND USE	SHARED PARKING REDUCTION (MINIMUM REQUIRED)			
	WEEKDAYS 8AM - 3PM	WEEKDAYS 3PM - 1AM	OVERNIGHT 1AM - 6AM	WEEKENDS 6AM - 5PM
RETAIL & GROCERY	267.7	391.1	63.5	491.6
RESTAURANT	120.0	240.0	24.0	360.0
THEATER	360.0	650.0	65.0	520.0
OFFICE	360.0	36.0	38.0	18.0
HOTEL	112.5	135.0	150.0	112.5
<b>TOTAL</b>	<b>1,113.2</b>	<b>1,452.1</b>	<b>306.5</b>	<b>1,302.1</b>

PROVIDED NON-RESIDENTIAL PARKING SUMMARY	
SITE SUMMARY:	
SURFACE PARKING PROVIDED	859
STREET PARKING PROVIDED	236
MINIMUM STRUCTURED PARKING PROVIDED	457
<b>TOTAL PARKING PROVIDED:</b>	<b>1,532</b>

NOTE: Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking bays. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the zoning code requirements.



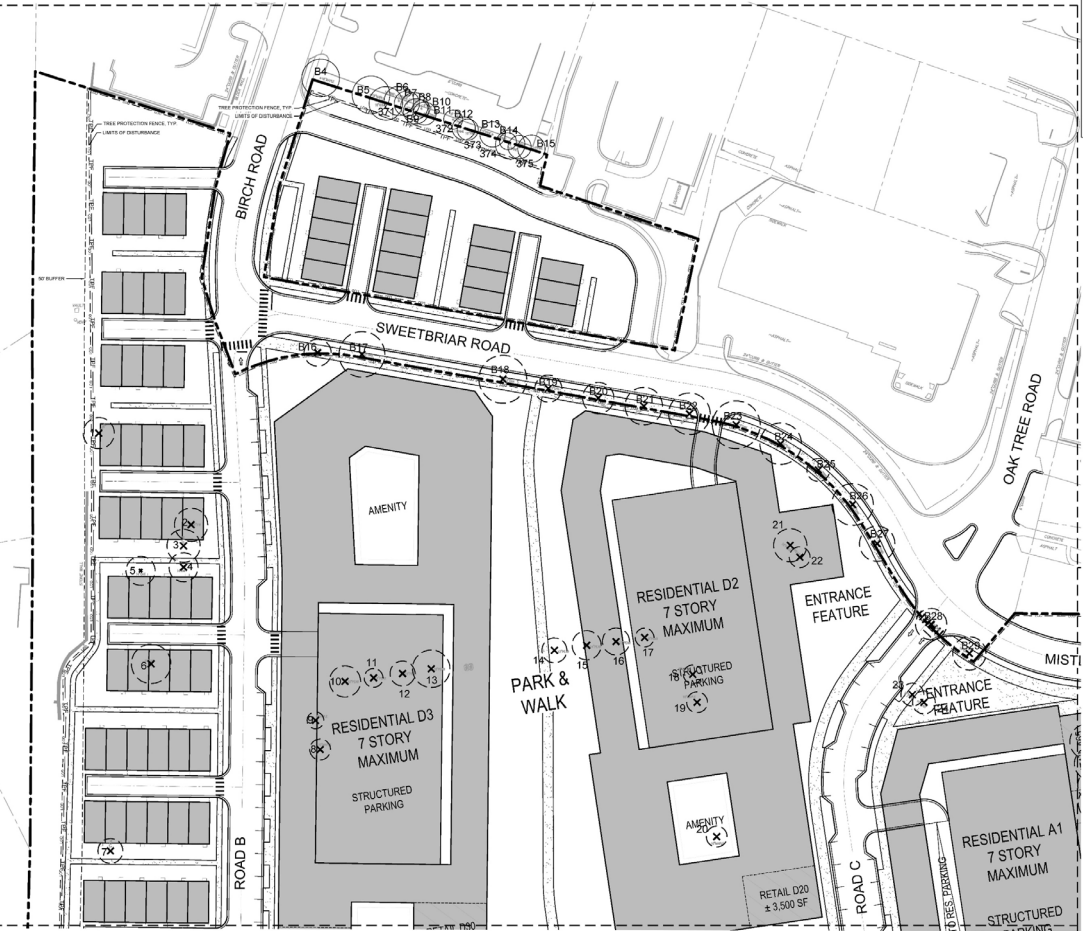
**GEORGIA811**  
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 Keep what's below. Call before you dig.  
 GRAPHIC SCALE IN FEET  
 0 60 120 240

**DENSITY SUMMARY:**

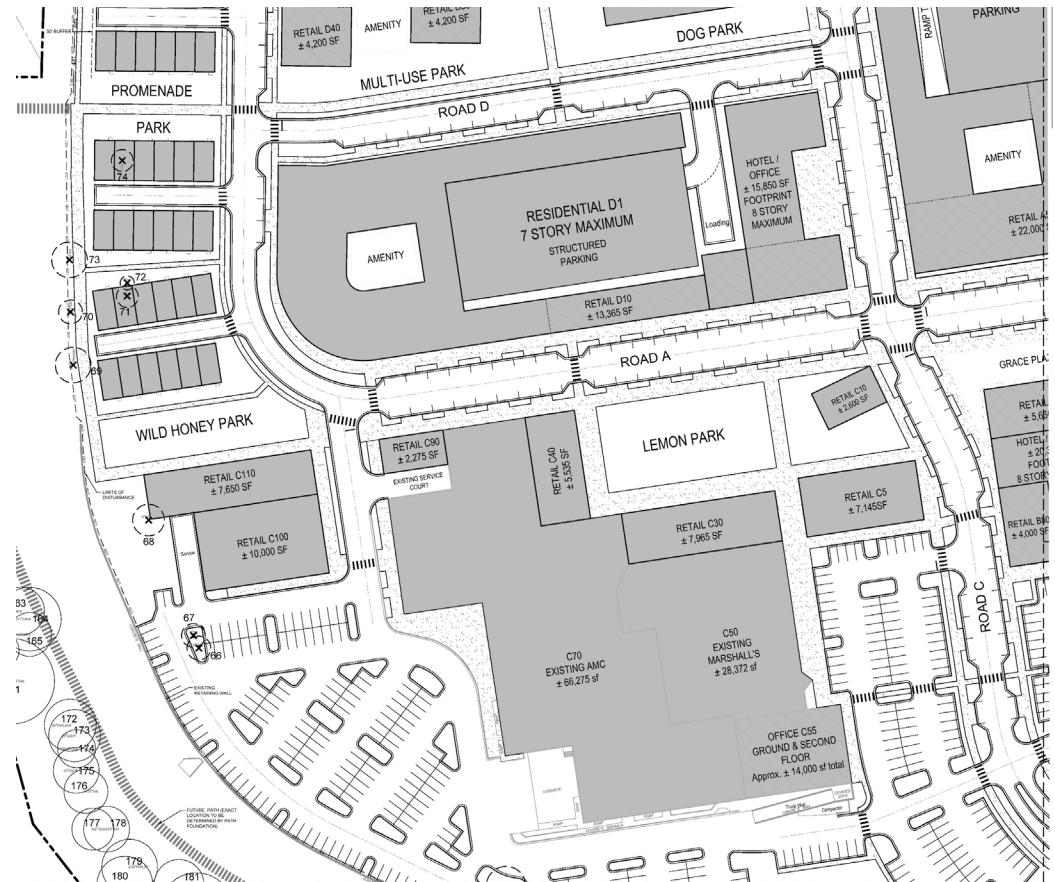
Proposed Density	1300 dwelling units
Site Area Total	71.11 AC.
Site Area (non-residential)	0.72 AC. (100% of 0.72 AC.)
Base Density Allowed (MU-4)	24 dwelling units/acre
Allowable Dwelling Units (No Bonus)	1704.64 (73.11 x 24) dw/ing units
Proposed Residential Density (No Bonus)	0.59 (43,29 AC)/(73.11 AC)
Density Allowed (Bonuses Applied)	25.6 (44/24 x 0.71/24 x 0.71/24 x 0.71/24)
Allowable Dwelling Units (Bonuses Applied)	2807.49 (73.11 x 38.4) dwelling units

Proposed Bonuses:	Percentage Greater than Base	Provided Element on Site	
		Percentage	Provided Element on Site
Public Improvements	20%	20%	transit facility (MARIA bus shelter), structured parking, trail with public art
Non-Res. & Res. Mix of Uses	20%	100%	Total MF Residential (34) - 1700 units Total TR (Existing 100 TR, 400 SF Footprint, 1 story) (34) Total Office (34) Total Residential (34) (100 TR) Total Retail (34) Total Office (34) Total Hotel (34) * (Based on 15,000 sq. ft. floors, 8 floors) Total Non-Residential (34) Office SF (34) Non-Res. GSP / Retail GSP
Amenity Proximity	20%	100%	Grocery store/shopping center

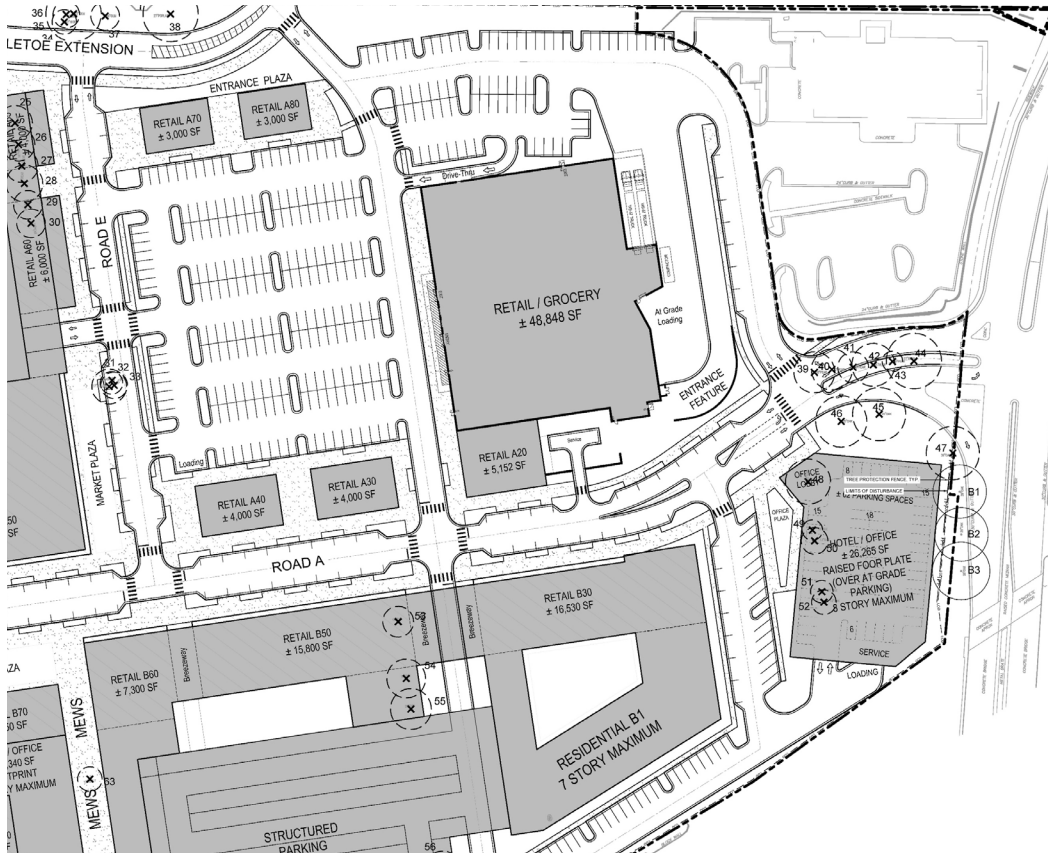
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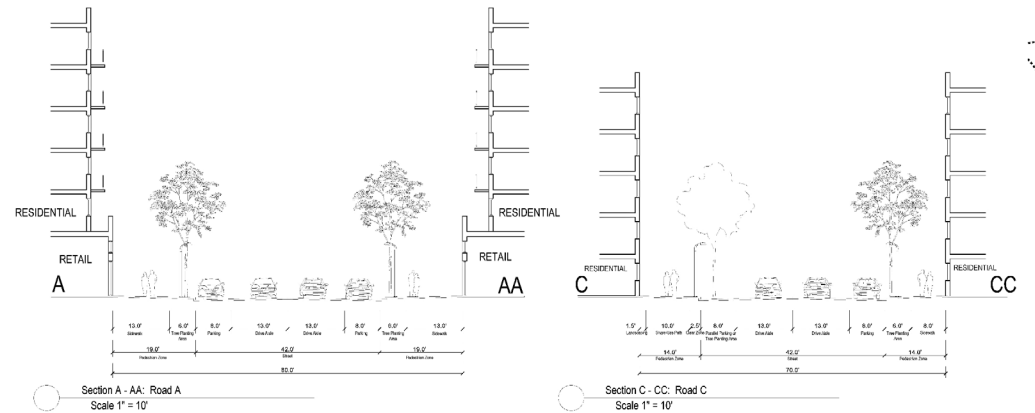
(left) Northwest corner of site.



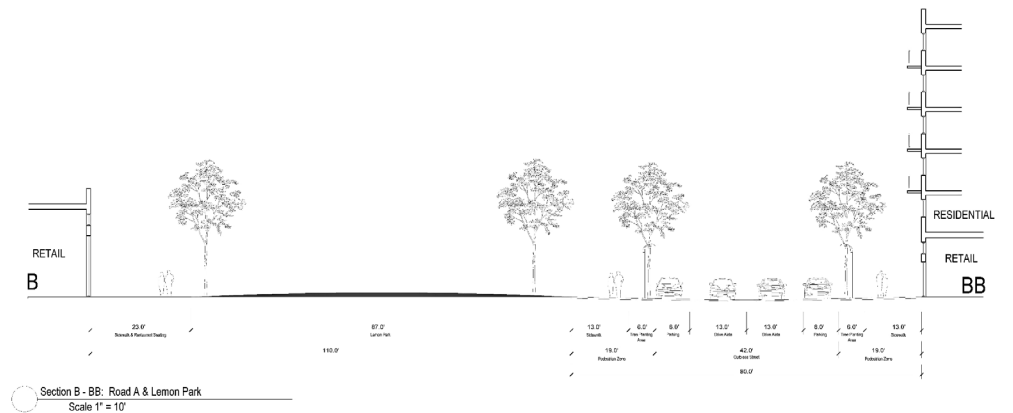
(right) Southwest corner of site.



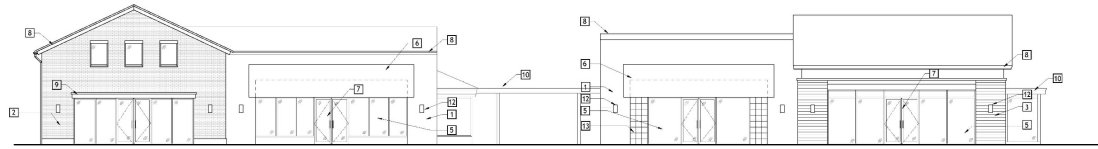
(left) Main Entrance on Lawrenceville Hwy., Grocery Store



(right) Proposed Streetscaping



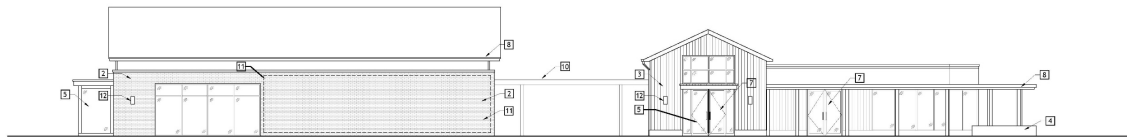




1 BUILDING A-40/ A-30 SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING A-40

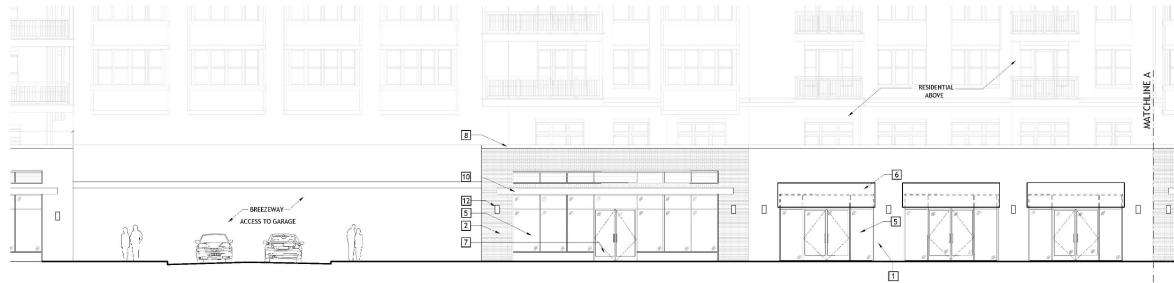
BUILDING A-30



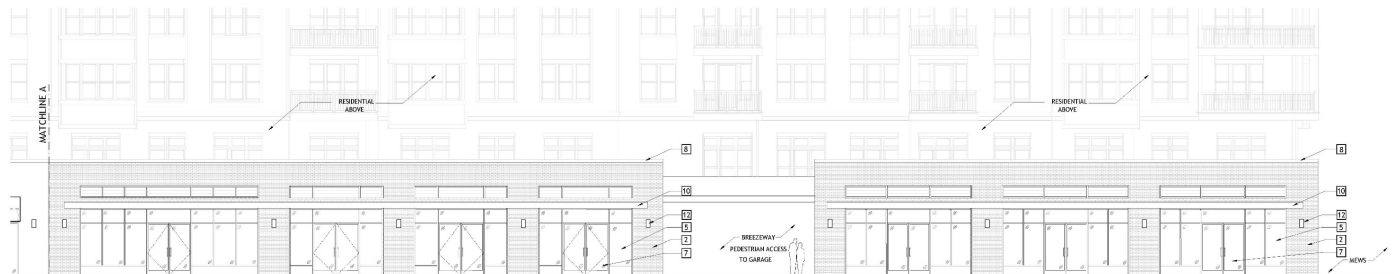
2 BUILDING A-70/ A-80 NORTH ELEVATION  
1/8" = 1'-0"

BUILDING A-80

BUILDING A-70



1 BUILDING B-50/B-60 NORTH ELEVATION  
1/8" = 1'-0"



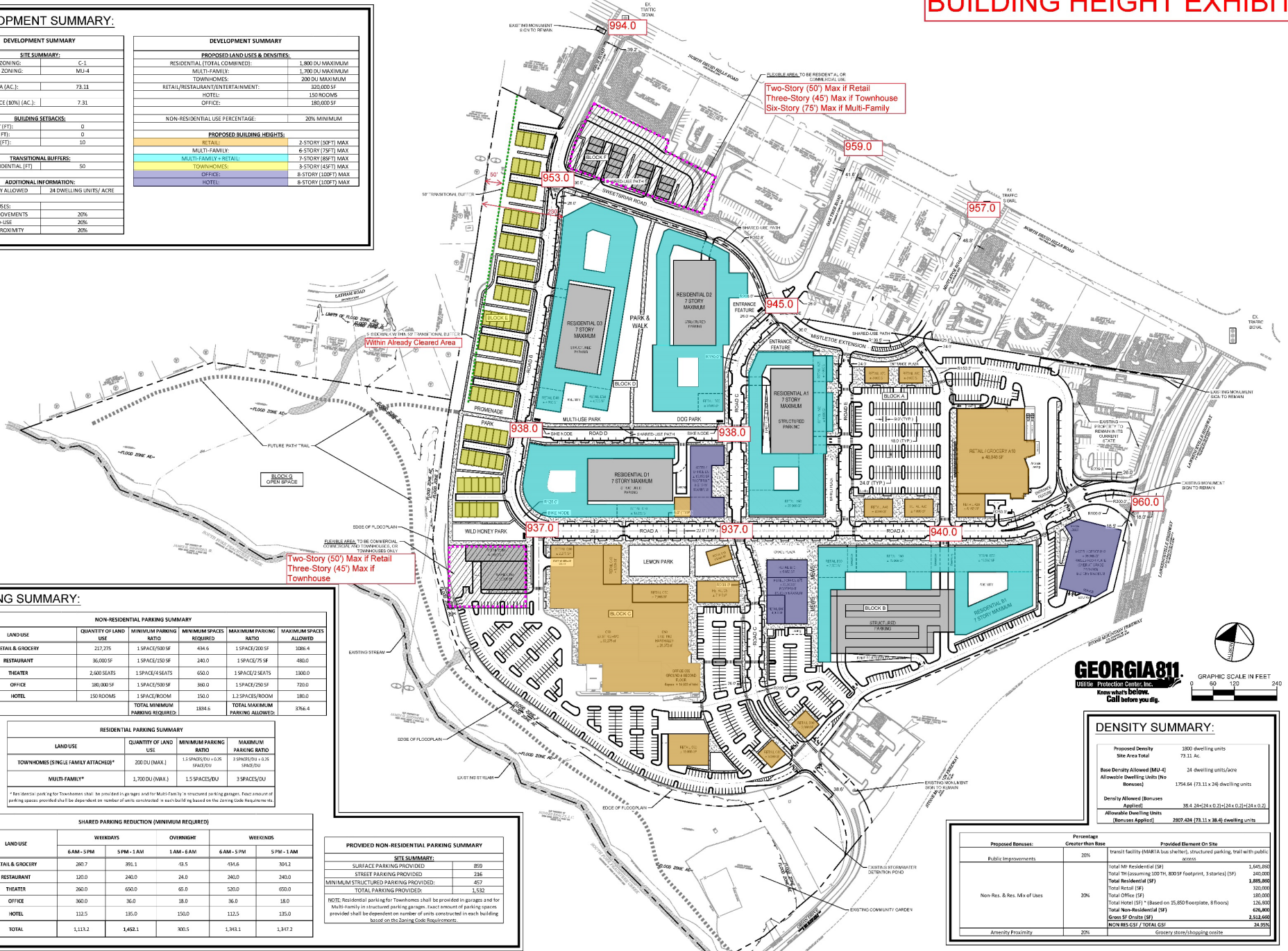
2 BUILDING B-50/B-60 NORTH ELEVATION  
1/8" = 1'-0"

## BUILDING HEIGHT EXHIBIT

### DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY	
<b>SITE SUMMARY:</b>	
CURRENT ZONING:	C-1
PROPOSED ZONING:	MU-4
SITE AREA (AC.):	73.11
REQ. OPEN SPACE (80% (AC.):	7.31
<b>BUILDING SETBACKS:</b>	
FRONT (FT):	0
SIDE (FT):	10
BACK (FT):	10
<b>TRANSITIONAL BUFFERS:</b>	
ABUTTING RESIDENTIAL (FT)	50
<b>ADDITIONAL INFORMATION:</b>	
BASE DENSITY ALLOWED	24 DWELLING UNITS/ACRE
<b>NOTES:</b>	
PUBLIC IMPROVEMENTS	20%
MIXED USE	20%
AMENITY PROXIMITY	20%

DEVELOPMENT SUMMARY	
<b>PROPOSED LAND USES &amp; DENSITIES:</b>	
RESIDENTIAL (TOTAL COMBINED):	1,800 DU MAXIMUM
MULTI-FAMILY:	1,700 DU MAXIMUM
TOWNHOMES:	200 DU MAXIMUM
RETAIL/RESTAURANT/ENTERTAINMENT:	320,000 SF
HOTEL:	150 ROOMS
OFFICE:	180,000 SF
<b>NON-RESIDENTIAL USE PERCENTAGE:</b>	
	20% MINIMUM
<b>PROPOSED BUILDING HEIGHTS:</b>	
RETAIL:	2-STORY (50FT) MAX
MULTI-FAMILY:	6-STORY (75FT) MAX
MULTI-FAMILY + RETAIL:	7-STORY (80FT) MAX
TOWNHOMES:	3-STORY (45FT) MAX
OFFICE:	8-STORY (100FT) MAX
HOTEL:	8-STORY (100FT) MAX



### PARKING SUMMARY:

NON-RESIDENTIAL PARKING SUMMARY					
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MINIMUM SPACES REQUIRED	MAXIMUM PARKING RATIO	MAXIMUM SPACES ALLOWED
RETAIL & GROCERY	217,275	1 SPACE/500 SF	434.6	1 SPACE/200 SF	1,086.4
RESTAURANT	36,000 SF	1 SPACE/250 SF	144.0	1 SPACE/75 SF	480.0
THEATER	2,640 SEATS	1 SPACE/4 SEATS	660.0	1 SPACE/2 SEATS	1,320.0
OFFICE	180,000 SF	1 SPACE/500 SF	360.0	1 SPACE/250 SF	720.0
HOTEL	150 ROOMS	1 SPACE/ROOM	150.0	1.2 SPACES/ROOM	180.0
<b>TOTAL MINIMUM PARKING REQUIREMENTS</b>			<b>1,834.6</b>	<b>TOTAL MAXIMUM PARKING ALLOWED:</b>	<b>3,766.4</b>

RESIDENTIAL PARKING SUMMARY			
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MAXIMUM PARKING RATIO
TOWNHOMES (SINGLE FAMILY ATTACHED)*	200 DU (MAX.)	1.1 SPACES/DU + 0.25	3 SPACES/DU + 0.25
MULTI-FAMILY*	1,700 DU (MAX.)	1.5 SPACES/DU	3 SPACES/DU

\* See details for parking for Townhomes shall be provided in garages and for Multi-Family, it is reserved on King garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the zoning code requirements.

LAND USE	WEEKDAYS		OVERNIGHT		WEEKENDS	
	6 AM - 5 PM	5 PM - 1 AM	1 AM - 6 AM	6 AM - 5 PM	5 PM - 1 AM	
RETAIL & GROCERY	260.7	391.1	43.5	494.6	304.2	
RESTAURANT	120.0	240.0	24.0	240.0	240.0	
THEATER	240.0	650.0	65.0	520.0	650.0	
OFFICE	360.0	36.0	36.0	36.0	18.0	
HOTEL	112.5	185.0	150.0	112.5	115.0	
<b>TOTAL</b>	<b>1,113.2</b>	<b>1,492.1</b>	<b>300.5</b>	<b>1,383.1</b>	<b>1,347.2</b>	

PROVIDED NON-RESIDENTIAL PARKING SUMMARY	
<b>SITE SUMMARY:</b>	
SURFACE PARKING PROVIDED:	859
STREET PARKING PROVIDED:	216
MINIMUM STRUCTURED PARKING PROVIDED:	457
<b>TOTAL PARKING PROVIDED:</b>	<b>1,532</b>

NOTE: Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the zoning code requirements.

**GEORGIA811**  
Utility Protection Center, Inc.  
Know what's below. Call before you dig.

DENSITY SUMMARY:		
Proposed Density	Site Area Total	3800 dwelling units
	73.11 ac.	
Base Density Allowed (MU-4)		24 dwelling units/acre
Allowable Dwelling Units (No Bonus)	1754.64 (73.11 x 24) dwelling units	
Density Allowed (Bonuses Applied)	35.4 (24 x 0.2) + (24 x 0.2) x (24 x 0.2)	
Allowable Dwelling Units (Bonuses Applied)	2807.434 (73.11 x 38.4) dwelling units	

Proposed Bonuses	Percentage Greater than Base	Provided Elements On Site
Public Improvements	20%	transit facility (MARTA bus shelter), structured parking, trail with public access
Non-Res. & Res. Mix of Uses	20%	Total MH Residential (SF) 1,645,000 Total TH (assuming 100 TH, 800 SF footprint, 3 stories) (SF) 240,000 Total Residential (SF) 1,885,000 Total Retail (SF) 300,000 Total Office (SF) 180,000 Total Hotel (SF) 150,000 Total Non-Residential (SF) 670,000 Gross SF On-site (SF) 2,525,000 NON RES GSF / TOTAL GSF 24.95%
Amenity Proximity	20%	grocery store/hopping onsite

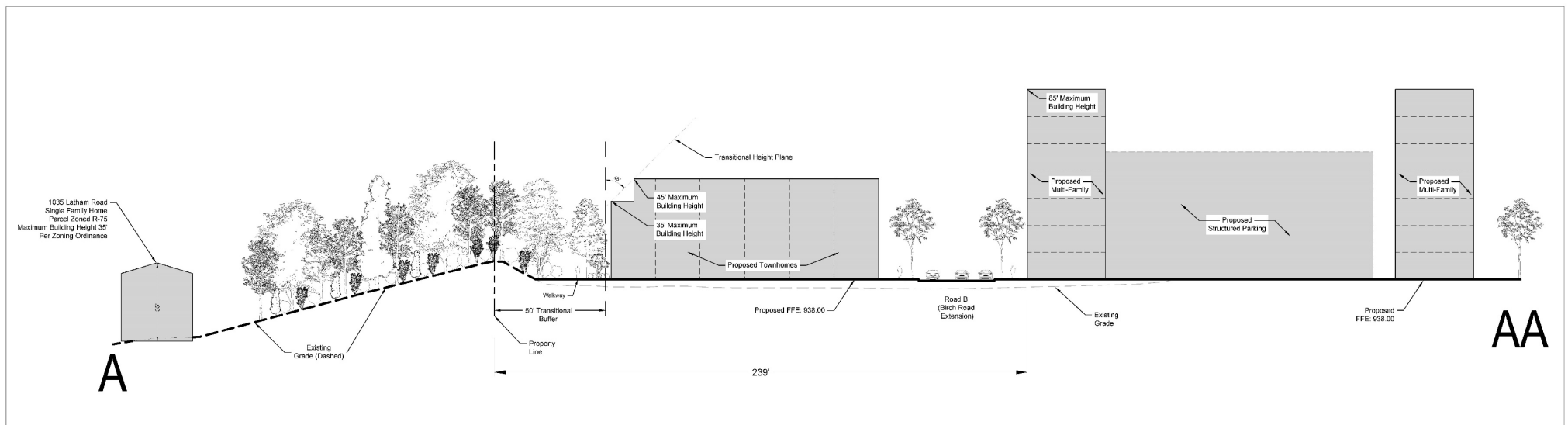
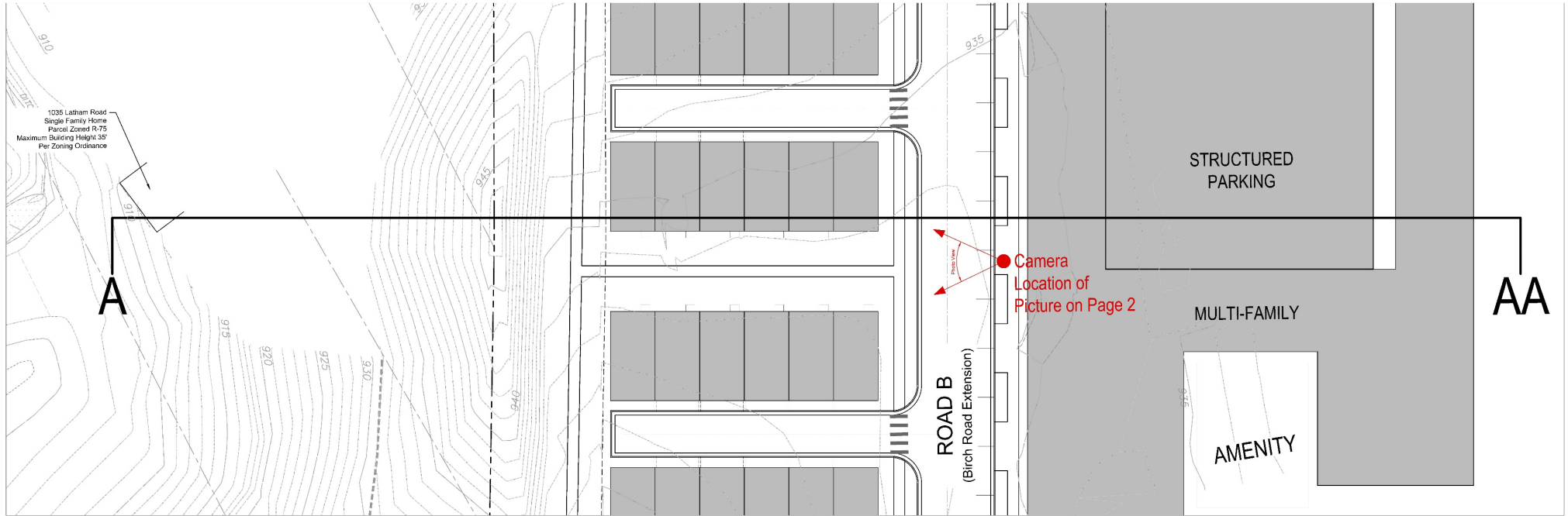
PREPARED BY  
**Kimley Horn**

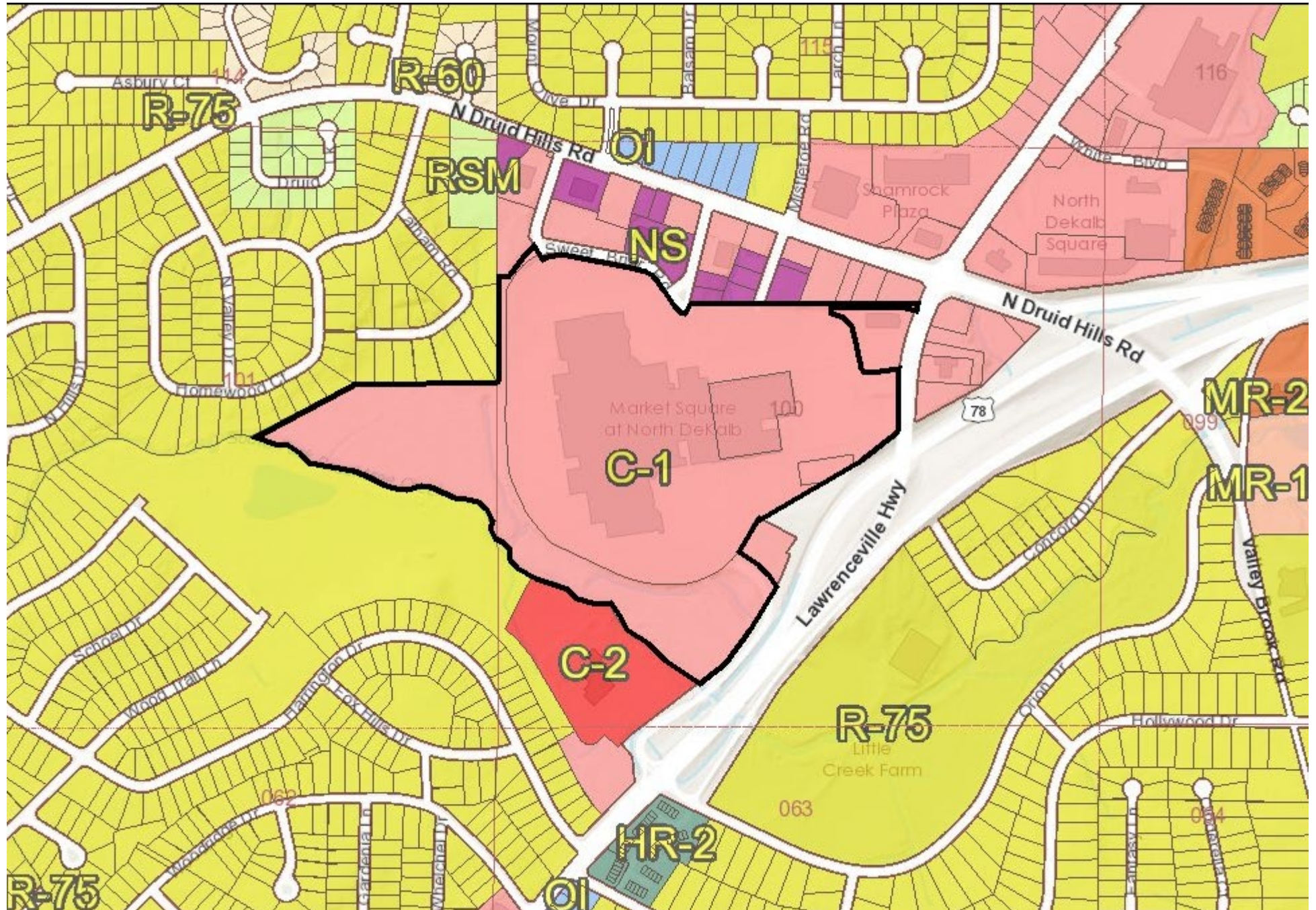
PREPARED BY  
**NDM (EDENS), LLC**  
3035 PEACOCKREE FLOOR 3000 SUITE 800  
ATLANTA, GA 30309

PROJECT  
**NORTH DEKALB MALL REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY. DECATUR, GA 30033

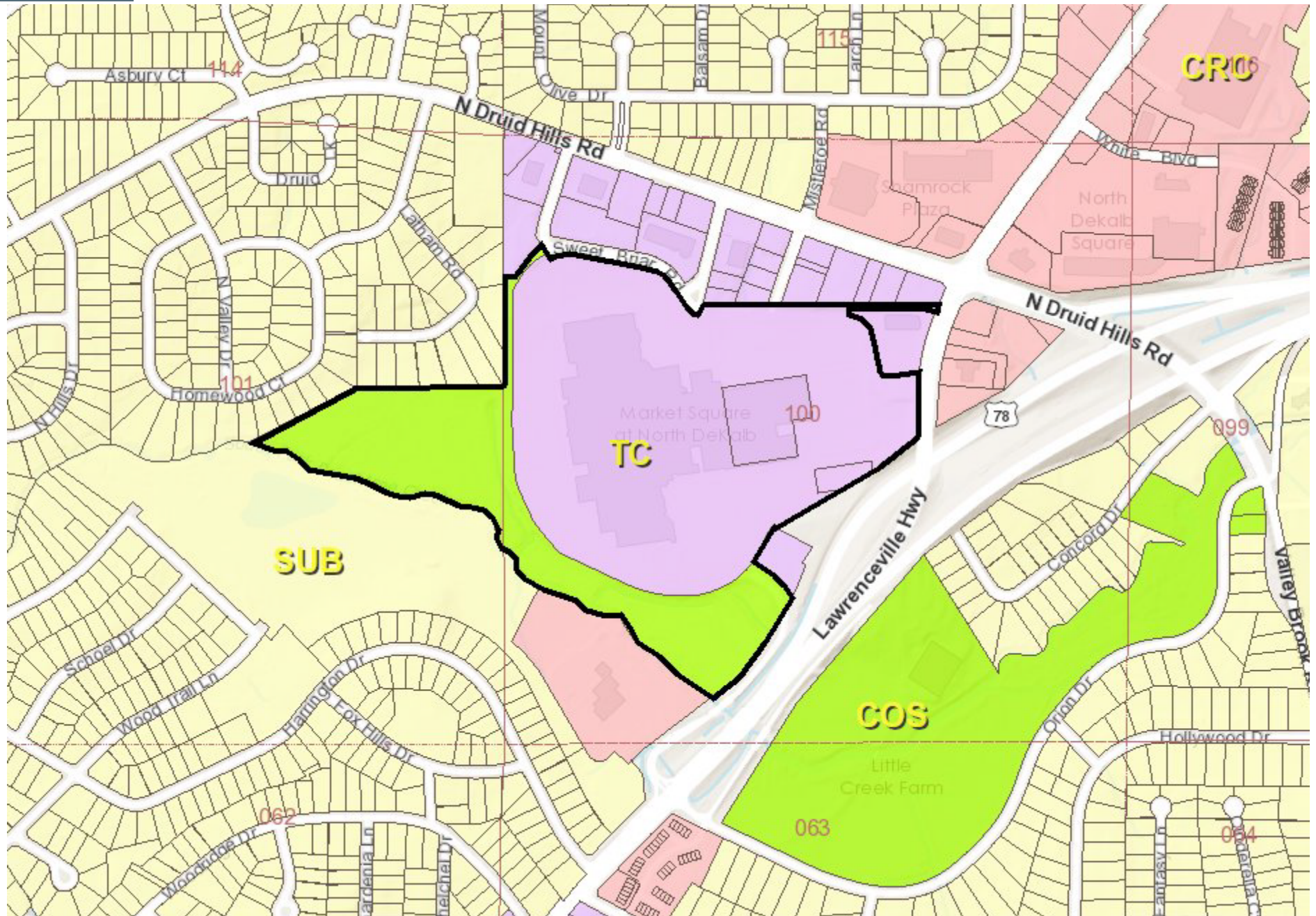


GSWCC NO. 0000000000  
DRAWN BY C  
DESIGNED BY T  
REVIEWED BY C  
DATE 02/21/20  
PROJECT NO. 0183811  
TITLE  
**ZONING SITE PLAN**  
SHEET NUMBER  
**C1-50**













Subject Property -- Main Entrance on Lawrenceville Highway



Subject Property -- View from North Druid Hills Road