

From: [Georgia Ashbaugh](#)
To: [Angela Threadgill](#)
Subject: May Planning Meeting Request
Date: Monday, May 8, 2023 4:55:37 PM

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5/8/23

Dear Angela Threadgill and the City of Decatur Planning Commissioners,

I found out on April 25, 2023 that the property next door to us is to be annexed and rezoned as Commercial by the City of Decatur. I was contacted by email by Anamaria Hazard, the lawyer who represents the owner, Emory Heights, LLC on May 1, 2023 by email asking if our community wished to set up a meeting. This has all happened within ten days which is not enough time to get a meeting together and hire legal representation. Emory Heights, LLC is putting themselves in a very good position to do what Stein Properties wanted to do a few years ago which was to build a giant, sun blocking, warehouse that would take up the whole footprint of land with impermeable concrete. Although, as Ms. Hazard, explains, the current plan to consolidate all three parcels and add much more paving, is only to facilitate the current tenant's needs, Humanly company. Should Humanly fall on bad times or need to relocate in a few months or so, then their needs would no longer matter, but the developer/land owner would have already been allowed to have more paved land, more flexible zoning, and a new municipality who has stated in the past, their desires to add the commercial property leading to the N. Decatur/Clairmont shopping intersection to their commercial tax digest. I think it was called pushing the 'Gateway' to Decatur further down the road into incorporated Dekalb county.

For these reasons above, I am not in favor of any of the proposed annexations and rezonings. The primary reason is an increased potential loss of greenspace and huge future runoff issues for this condo property of 110 families. These runoff systems built on hills as steep as what is in front of us would most likely put two of our buildings in a flood plain! If this whole area basically becomes impermeable, we most likely would face constant bills from obtaining legal council compelling our neighbors to maintain their drainage control systems. We have rebuilt one of our underground drain pipes coming from the back of 1105, 1119, 1121, and 1123 three times since 2019!

This current proposal to add more parking to the 1119, 1121 and 1123 land lots adds much more than seven parking spaces, it also adds much more paved areas for connecting drives at two places and space for the maneuverability of vehicles. The architect shows no square footage of this additional proposed paved area and the chart show it is N/A. I don't know what the Georgia Stormwater Management Manual or the City of Decatur requires to add more parking, but this

land slopes 25 feet from the front at Clairemont to their back property line where there is a swale. Emory Garden Condominiums already get extreme amounts of runoff in hard rains. I will be happy to send you our engineers surveys showing underground drains and controls we are constantly maintaining. We have a creek that begins about a 100 yards distance from this swale that runs the length of 1119, 1121, and 1123 on their back property line. I would like to see the hydrology plans that Emory Heights, LLC may have from Steins work on their previously proposed project. I also would like to know why they plan to build their new parking lot right up to the very inch of our shared property line. I realize we have a sidewalk that was built in 1963, that also almost touches their property, but surely *commercial* developers have different standards today that I have been reading about on-line. In one spot on the parking request map diagram, it shows the removal of a wall at the end of a slope on the side of the house at 1119 that would most definitely increase storm water runoff and probably was put there by the original house's architect for that very reason. The wall most likely prevented runoff that would have damaged the home's foundation and back yard.

At the very least, I would ask they not build a parking lot so close to our property line and driveway, and use interlocking permeable pavers with vegetation between the tiles to help control their additional stormwater runoff. Also, there should be curbing and walls placed to slow the runoff dropping downhill, as there is now. Please forgive me if I have misspoken and did not see a stormwater control plan on the proposal.

Thank you for your attention,

Georgia Spivey Ashbaugh, President,
Emory Garden Condominium Association, Inc.
1111, 1125-1135 Clairemont Ave. Decatur, Ga 30030

From: [Judy Newman](#)
To: [Angela Threadgill](#)
Subject: 1121 and 1123 Clairmont Ave
Date: Wednesday, April 26, 2023 11:18:14 AM

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Dear Ms. Threadgill,

I am a resident of Emory Garden Condos, located at 1111 Clairemont Avenue, Decatur, GA 30030. I have owned and lived in unit D3 for 25 years.

The Emory Garden driveway is adjacent to the properties at 1121 and 1123 Clairemont Avenues, which are being considered to be rezoned as Commercial / High Residential.

I am writing to respectfully ask you not to support the rezoning of these properties. Rezoning as Commercial and / or High Residential would create a large paving footprint and increase traffic, noise, and contribute to canopy destruction. It will also impact creek swale areas in our complex.

Rezoning will have a negative impact on Emory Garden and decrease the value of our homes.

Please do not support the rezoning of 1121 and 1123 Clairemont Avenue, Decatur, GA 30030.

Thank you.

Judy Newman
Emory Garden Resident since 1998
1111 Clairemont Avenue, D3
Decatur, GA 30030
404-728-9856