



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Sonny Deriso, GRTA
Bob Voyles, GRTA

Dick Anderson, GRTA
Al Nash, GRTA

To: DeKalb County
(via electronic mail and certified mail) Chris Kapper, Sterling Organization

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Jon Tuley, ARC
Annie Gillespie, GRTA
Emily Estes, GRTA
Parker Martin, GRTA
Renaud Marshall, GRTA
Paul DeNard, GDOT District 7
Larry Washington, DeKalb County
Patrece Keeter, DeKalb County
Sylvia Smith, DeKalb County
Greg Floyd, MARTA

John Walker, Kimley-Horn and Associates
Elizabeth Johnson, Kimley-Horn and Associates
Olivia Zuvanich, Kimley-Horn and Associates
Emily Flood, Kimley-Horn and Associates
Alex Brook, Smith
Erich Brann, Costco
Julie Miller, AEC, Inc.

Date: September 5, 2018

Re: DRI 2820 Decatur Landing

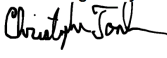
Notice of Decision for Request for Expedited Review of DRI 2820 Decatur Landing

The purpose of this notice is to inform Sterling Organization (the Applicant), DeKalb County (the local government), the 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 DRI 2820 Decatur Landing (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. 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 the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 2, 2018. The review package includes: (1) the site development plan (Site Plan) dated July 18, 2018 titled "Decatur Landing" prepared by Kimley-Horn and Associates, received by GRTA on August 2, 2018, and (2) the transportation analysis dated July 2018 prepared by Kimley-Horn and Associates, received by GRTA on July 30, 2018.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working 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 Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 14, 2018 meeting.

DocuSigned by:


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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

- Provide sidewalks along the property frontage along Lawrenceville Highway
- Provide sidewalks on both sides the east-west shopping center roadway
- Provide sidewalks on at least one side of Sweetbriar Road
- Provide pedestrian crosswalks along all driveways on Sweetbriar Road
- Provide a pedestrian crosswalk across Sweetbriar Road at the stairwell to Tract 2
- Provide direct pedestrian connections between all uses
- Provide a bus shelter along Sweetbriar Road, as coordinated and approved by MARTA

Roadway Improvement Conditions to GRTA Notice of Decision:

- Intersection 8: North Druid Hills Road at Oak Tree Road
 - Northbound: Restrict existing driveway to restrict left-turns out
- Intersection 10: Lawrenceville Highway (US 29/SR 8) at Shopping Center
 - Eastbound: Restrict existing driveway to restrict left-turns out

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.
- All of the “Roadway Improvements as Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] 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:

- Intersection 8: North Druid Hills Road at Oak Tree Road
 - Northbound: Restrict existing driveway to restrict left-turns out
- Intersection 10: Lawrenceville Highway (US 29/SR 8) at Shopping Center
 - Eastbound: Restrict existing driveway to restrict left-turns out

Section 2:

None.