



Question from Mr. Daniel Edgerton, who lives on Conway Rd on Sat, Aug 25, 2020 at 12:58 PM:

Julian needs to be widened and repaved. The county doesn't seem interested in making this happen. In the event of overflow parking ending up on Julian, it will render it blocked for the homeowners on Julian and any emergency vehicles that need access to it. Regardless of the proposed overflow parking *inside* the property, the plans needs to include resurfacing Julian while construction is already underway.

Answer: , I have the pleasure of being able to inform you that after having spoken with several neighbors about this matter and seeing that it is something that can really collaborate in the improvement of the neighborhood and that all neighbors can enjoy, we have decided to study the possibility of doing something about it, at this moment I cannot tell you anything in particular, because we are at the stage of putting everything together, to present a concrete plan to the community.

Question from Mr. Daniel Edgerton, who lives on Conway Rd on Sat, Aug 25, 2020 at 12:58 PM:

DeKalb County refuses to acknowledge the speed and volume of cut-thru traffic along Conway Rd. They will not put in speed tables out of some misplaced concern that the speeders will be put at harm. I want to know that the development will implement speed tables along Conway (north of Julian) and, potentially, all of the surrounding streets. Conway will see potential traffic hazards when you combine an entrance (which can also be used as an exit) and the option for drivers to turn left onto Memorial. People use Conway to bypass the light at Line St both ways. Your homeowners will most likely travel down Conway, thereby increasing the traffic we already have to contend with. Please add speed tables.

Answer: As developers we are permitted to install traffic calming measures inside our development, not on public roads outside the development. The good news is that DeKalb County has a community led program that you can request for traffic calming measures in your community.

DeKalb County developed a Traffic Calming Program to address the concerns of the citizens regarding the speed of traffic on residential streets. For a street to be eligible for the traffic calming program, it must be classified as local residential on the DeKalb County Thoroughfare Plan and have a posted speed limit of 30 mph or less. For more information, please get in touch with the transportation department at (770) 492-5206.

You may visit the link below to find all information about the process for requesting traffic control measures. You are eligible to request for this process at this time.

<https://www.dekalbcountyga.gov/transportation/traffic-calming-program>



Question from Mr. Daniel Edgerton, who lives on Conway Rd on Sat, Aug 25, 2020 at 12:58 PM:

Regarding the detention, what will this look like while standing at the corner of Conway and Julian? Our living room windows look out onto this area. Are we going to be seeing trees that block the view of the pond, or will we be forced to see the fence/wall from our living room? Will there be any attempts to mask/camouflage the appearance of the pond?

Answer: Having listened to the neighbors in their deep interest in the environmental aspect of the project, we have decided to act on it and we have made the following decisions:

- We are going to build an underground water detention system, instead of the detention pond, that way we can offer more green space to the project.

We are also working with an arborist, to find the best solution for the existing and future vegetation in the project and in what way we can achieve the least negative impact.

Question from Mr. Kevin, who lives on Glenwood Rd on Sat, Aug 15, 2020 at 4:42 PM: "How many feet from the curb on Memorial will the front stoop of the units be?"

Answer: the answer is 25 feet.

The following are the community concerns sent by Wayne Powell, District 3 Community Council Member on August 8, 2020

This property has a very steep slope that has the potential for storm water to drain onto properties that are South of the townhomes on Julian Street?

The new development is planning on abiding by Dekalb County stormwater ordinance and maintain the same or less pre-development storm water peak flow by the installation of a detention storage area. The main detention storage area will be installed on the center of the development, and outflow routed through the southwest corner of the property.

The detention storage to be provided shall be calculated on the basis of the one hundred-year frequency rainfall as published in the Georgia Stormwater Management Manual. The detention system required will handle the runoff of a one hundred-year rainfall, for any and all durations from the post-development, with a release rate that does not exceed the pre-development release rate during the same duration storm.

So, we anticipate the amount of storm water to flow on Julian St to be equal or less than prior the development of the townhomes.

□ Julian Street on the south side of the proposed townhomes is very narrow. What type of traffic impact will the townhomes cause in our community?



The new development will have a main entry on Conway Rd and two exits on Thomas Rd. Since most traffic is susceptible to come from the main road which is Memorial Dr., and exit towards Memorial Dr., we anticipate minimal traffic impact on Julian St. Therefore, we do not anticipate the proposed development to result in a use that will cause an excessive or burdensome use of existing streets. The development has addressed this concern by establishing an optimum traffic pattern. To enter the development from Memorial Drive, residents will use Thomas Road, and to exit they will utilize Conway Road. At no time, the residents of this development will need to transit on Julian Street.

□ Some neighbors are concerned that this townhome development will not be a positive influence in our community. What positive influences on the surrounding communities can you describe?

We believe the proposed development will have many positive influences in the community.

1. New housing developments built on un-maintained, derelict, and overgrown land will be an asset to the community in several ways: it will clean up an area that has been vacant and un-kept for years; creating attractive new housing will produce new tax revenue that (the government) could utilize to support community programs such as parks and schools. Without additional tax revenues, the government can't invest or improve the schools, parks and other programs to benefit the community.
2. The increase in upscale housing will bring about additional spending and investment in local shops and services such as groceries, home improvement, pet food, gasoline, car repairs, beauty salons, clothing, fitness centers, and so on. A household moving into a new housing situation generally spends about three-fifths of its income on goods and services sold in the local economy, causing an economic ripple that permanently increases the level of economic activity for local business owners.
3. Housing developments create new jobs for citizens, they provide desired housing options that attract new residents, who in turn attract new business, creating a balanced economy. If the new development is well designed and complements existing housing, it will bring the possibility of increased property values for existing homes in the area and perhaps, attract other investors to finally tackle the aging and unsafe retail around the area.

□ These are very expensive townhomes. What will be the anticipated increase in property taxes to the homes that surround this proposed development?

Our development has been carefully priced in such a way that they are very competitive with the prices per square foot that is currently selling in the neighborhood. However, we cannot answer the question on what the anticipated increase in property taxes to the surrounding homes is; that is something only the County Tax Assessor has the answer.



□ Will there be a mandatory Homeowner's Association for this proposed townhome development? If there is an association, then how will the Association assure that all common areas and the townhome infrastructure will be maintained in good order?

The Entire development will be managed by an assigned Homeowners Association that will maintain its shared public spaces and maintain the grounds. The HOA will be funded by its residents and will establish and maintain budgets and enforce rules and regulation. The fees paid by the residents will pay for the upkeep of the community common areas, such as the walkways, the park, lighting and the landscaping in the entrances.