



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

**DATE:** 8/18/2006

**ARC REVIEW CODE:** L608181

**TO:** Potentially Affected Local Governments and Other Interested Parties  
**FROM:** Charles Krautler, Director 

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** LWCF: City of Decatur- Dearborn Park Expansion  
**Review Type:** Parks and Recreation

**Description:** Dearburn Park expansion through land acquisition.

**Submitting Local Government:** City of Decatur

**Date Opened:** 8/18/2006

**Deadline for Comments:** 8/30/2006

**Earliest the Regional Review can be Completed:** 8/30/2006

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
DEKALB COUNTY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
NATIONAL PARK SERVICE  
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA CONSERVANCY  
CITY OF AVONDALE ESTATES

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 2006-08-30 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: 2006-08-18 00:00:00

ARC REVIEW CODE: L608181

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Mike Alexander, Review Coordinator, Extension: 3-3302

### Reviewing staff by Jurisdiction:

Land Use: Calvert, Brad

Transportation: Chovan, Chris

Environmental: Sachs, Elena

Research: Skinner, Jim

Aging: N/A

Name of Proposal: LWCF: City of Decatur- Dearborn Park Expansion

Review Type: Parks and Recreation

Description: Dearburn Park expansion through land acquisition.

Submitting Local Government: City of Decatur

Date Opened: 2006-08-18

*Deadline for Comments: 2006-08-30*

Earliest the Regional Review can be Completed: 2006-08-30

### **Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### **COMMENTS:**


**GEORGIA STATE CLEARINGHOUSE MEMORANDUM  
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: MR. MIKE ALEXANDER  
ATLANTA REGIONAL COMMISSION  
40 COURTLAND STREET, NE  
ATLANTA, GA 30303

FROM: Barbara Jackson  
Georgia State Clearinghouse

DATE: 8/9/2006

SUBJECT: Executive Order 12372 Review

APPLICANT: Georgia Dept. of Natural Resources

PROJECT: LWCF: City of Decatur - Dearborn Park Expansion through land acquisition  
(DeKalb County, GA) (amended project scope) [089-1610]

CFDA NO.: 15.916

STATE ID: GA060809002

**IMPORTANT! REVIEW COMMENTS DUE BY OR BEFORE: 8/30/2006**

A copy of the Standard Federal Application package, Environmental Information, or Direct Federal Development project is enclosed for your review and comment. Your review should focus on the projects compatibility with those state or regional goals, policies, plans, fiscal resources, criteria for Developments of Regional Impact (DRI), environmental impacts, or inconsistencies with federal executive orders, acts and/or rules and regulations with which your agency is concerned. Negative environmental impacts or provision for protection of the environment and possible duplication of the proposed project with programs presently in place should be pointed out.

Any major points of conflict identified by you during the review process immediately should be brought to the attention of the Administrator, Georgia State Clearinghouse. The Administrator will attempt to mediate these concerns prior to completing the review of the project. The Clearinghouse telephone number is (404) 656-3855.

Please have your comments typed (or hand-printed) and dated on the enclosed Form SC-3. An additional sheet may be used if additional space is needed. Your comments will be summarized in a single state position or a composite that reflects both the state and regional recommendations and be returned to the applicant/sponr. They in turn will forward a copy to the federal agency if necessary.

# APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>		Applicant Identifier	
<b>Pre-application</b> <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>		State Application Identifier	
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>		Federal Identifier 13-00827	
<b>5. APPLICANT INFORMATION</b>					
Legal Name: GEORGIA			Organizational Unit: Department: DEPARTMENT OF NATURAL RESOURCES		
Organizational DUNS: 084005730			Division: PARKS & HISTORIC SITES		
Address: Street: 2 MARTIN LUTHER KING JR. DRIVE, SUITE 1352			Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: ATLANTA			Prefix: MS.		
Country: FULTON			First Name: ANTOINETTE		
State: GEORIGIA			Middle Name C.		
Zip Code 30334			Last Name NORFLEET		
Country: USA			Suffix:		
			Email:		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 58-1130945			Phone Number (give area code) 404-656-6534		Fax Number (give area code) 404-651-5871
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> Amend project scope <input type="checkbox"/>			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) A. STATE Other (specify)		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 15-916 TITLE (Name of Program): OUTDOOR RECREATION ACQUISITION, DEVELOPMENT & PLANNING			<b>9. NAME OF FEDERAL AGENCY:</b> U.S. DEPARTMENT OF INTERIOR- NATIONAL PARK SERVICE		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Decatur, DeKalb County, Georgia			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Dearborn Park Expansion City of Decatur Post Office Box 220 Decatur, Georgia 30031 089-1610		
<b>13. PROPOSED PROJECT</b> Start Date: 9/17/02 Ending Date: 12/31/07			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 05 b. Project 04		
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$	00	a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$	00	DATE:		
c. State	\$	00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$	00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$	00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
f. Program Income	\$	00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No		
g. TOTAL	\$	00			
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>					
<b>a. Authorized Representative</b>					
Prefix MS.		First Name ANTOINETTE		Middle Name C.	
Last Name NORFLEET		Suffix			
b. Title ASLO		c. Telephone Number (give area code) 404-656-3830			
d. Signature of Authorized Representative		e. Date Signed 8/7/06			



July 21, 2006

**City Manager's Office**

509 North McDonough Street

P.O. Box 220

Decatur, Georgia 30031

404-370-4102 ■ Fax 404-378-2678

info@decatur-ga.com ■ <http://www.decatur-ga.com>

Ms. Antoinette Norfleet  
Director of Grants  
Georgia Department of Natural Resources  
2 Martin Luther King, Jr. Drive, SE, Suite 1352  
Atlanta, Georgia 30334

Dear Ms. Norfleet:

The City of Decatur received a Land, Water and Conservation Fund grant to purchase 10 acres adjacent to Dearborn Park in 2003. Despite numerous efforts to locate and negotiate with property owners for the tracts of land included in the grant contract, the city has not identified any willing sellers. To complete this project as outlined in the grant contract would require the use of eminent domain. The city has a long history of planning and working in collaboration with the community. It does not want to pursue an acquisition policy including eminent domain at this time.

With that in mind, the city would like to request approval to spend the grant money on one or more of the following new tracts:

Address	Plat Number	Estimated Value
924 South Candler*	15 214B06 001	\$150,000
351 Hillcrest Avenue*	18 007B03 001	\$25,000
0 North Parkwood Road	18 004A01 014	\$55,000
0 North Parkwood Road	18 004A01 013	\$30,000
<i>Total Estimated Value</i>		<i>\$260,000</i>

\* Only a portion of the entire lot would be purchased

I have already spoken or met with each of these property owners and they are willing to sell for the appraised value of their property. Each lot is adjacent to an existing park and will be used for passive recreational purposes. The enclosed maps and descriptions explain the environmental features of the property and their connection to the city's greenspace acquisition master plan. The city will have an appraisal that meets federal standards completed for each of these lots. Based on current tax assessments and the sale of other unbuildable lots, the value of this project is estimated at \$260,000. I request your approval to change the grant contract and will be happy to answer any questions about this request.

Sincerely,

Amanda Thompson  
Planning Services Officer

## **Project Description**

The Preservation Corridor Master Plan identifies the city's existing greenspaces and outlines a plan to enhance those greenspaces and connect them through a citywide greenway. The following four lots were chosen to redirect the grant funds to because they are important connection pieces for the greenway or will enhance existing parks. Once purchased, they will be used for trails and other forms of passive recreation.

## **Lot Descriptions**

### **924 South Candler**

This is a nine-acre piece of property that is currently developed with a single-family house and a horse farm. It is primarily flood plain with buildable portions on the southwest and southeast corner. The city would like to purchase between 3-5 acres on the east side of the lot adjacent to Dearborn Park to expand the park.

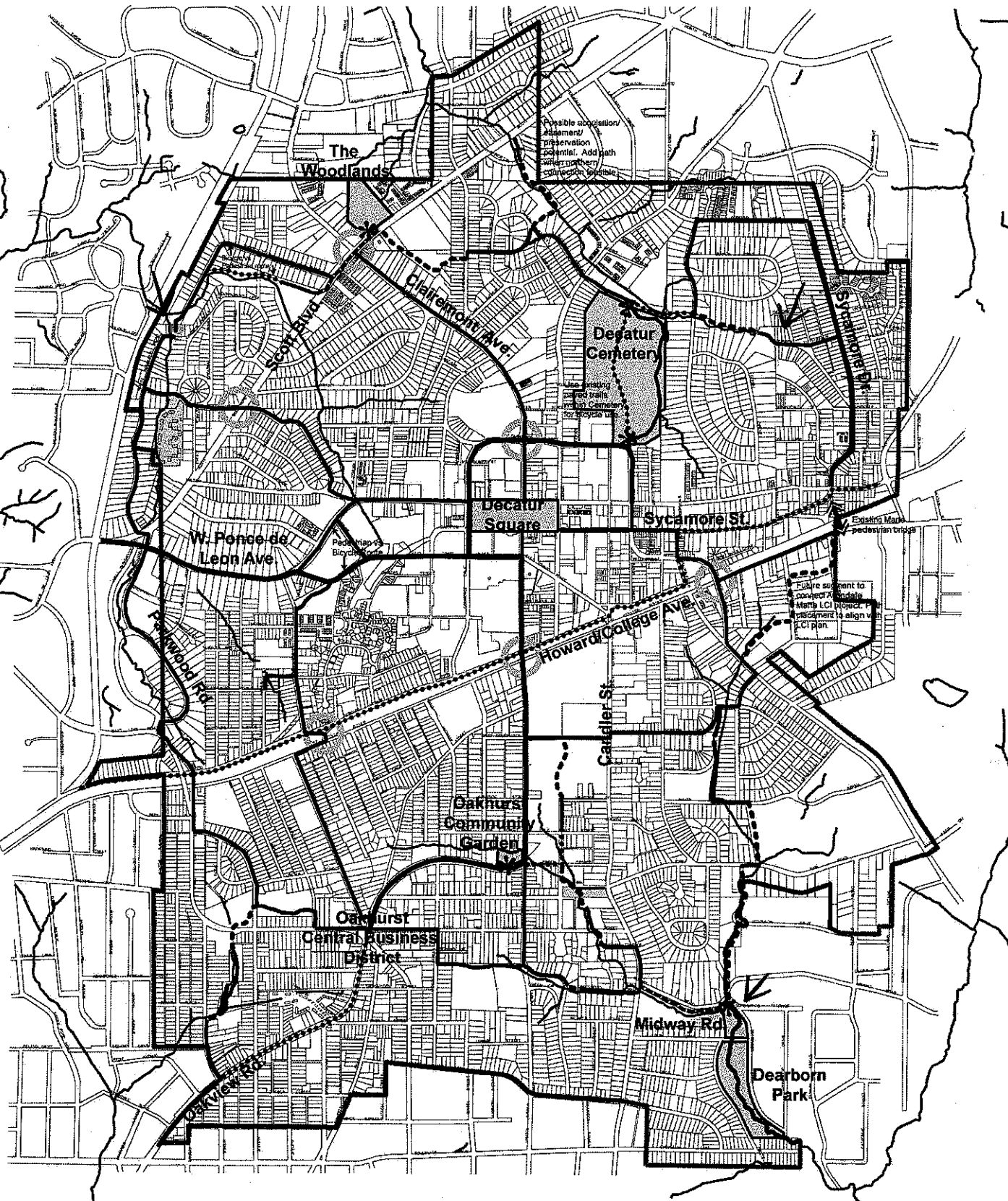
### **351 Hillcrest Avenue**

This is an apartment complex with a long, rectangular piece of land in the rear of the property that is undeveloped. This piece is adjacent to Fairview Avenue and the Glenn Creek Nature Preserve. The city would like to purchase the undeveloped piece to serve as an entrance to the Glenn Creek Nature Preserve.

### **0 North Parkwood Avenue (2 lots)**

Both of these parcels are undeveloped lots with a stream running through them and in the floodplain. The city would purchase them to serve as a greenway connection piece to Hidden Cove Park.

# Decatur Preservation Corridor Master Plan



- \* ANCHOR NODE ENTRY
- INTERSECTION IMPROVEMENT

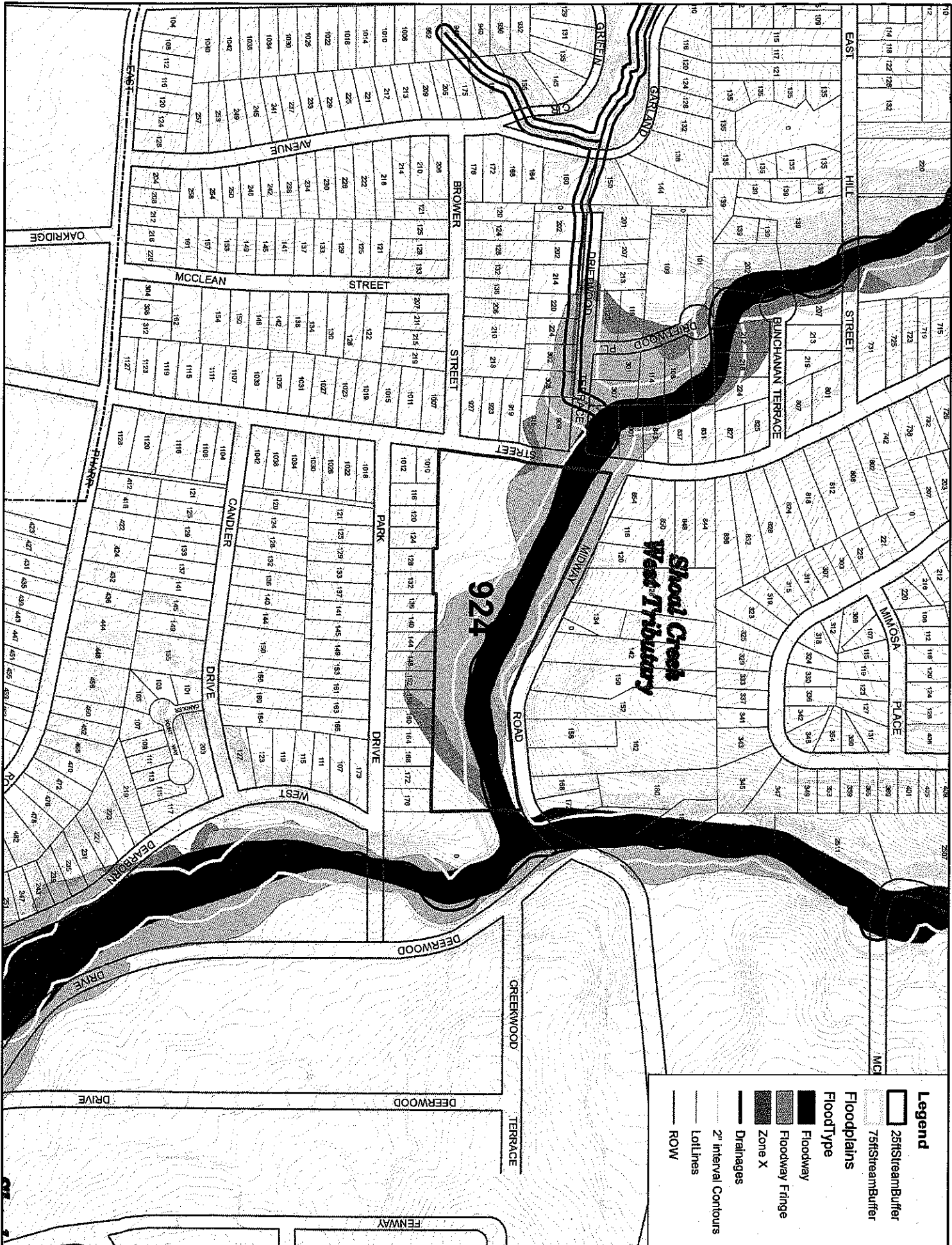
- SHARED LANE: Signage with pedestrian improvements
- DEDICATED LANE: Bike lanes + pedestrian improvements
- MULTI-USE PATH: Bicyclists + pedestrians, min. 10' wide trail
- GREENWAY: Paved
- GREENWAY: Unpaved

- Existing Trails
- Possible only if easement granted by owner
- Decatur City Limits
- Creeks

Project Area

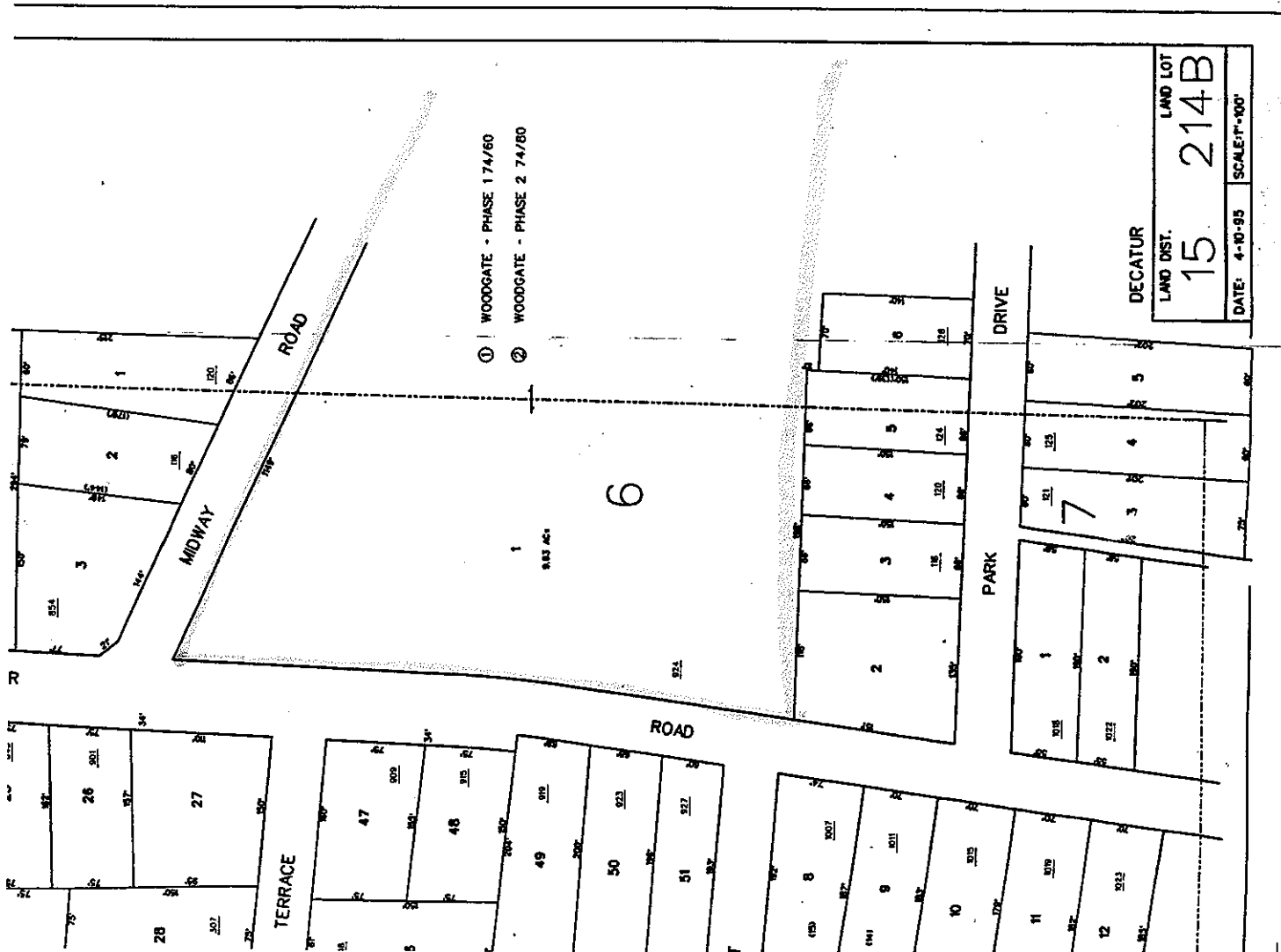


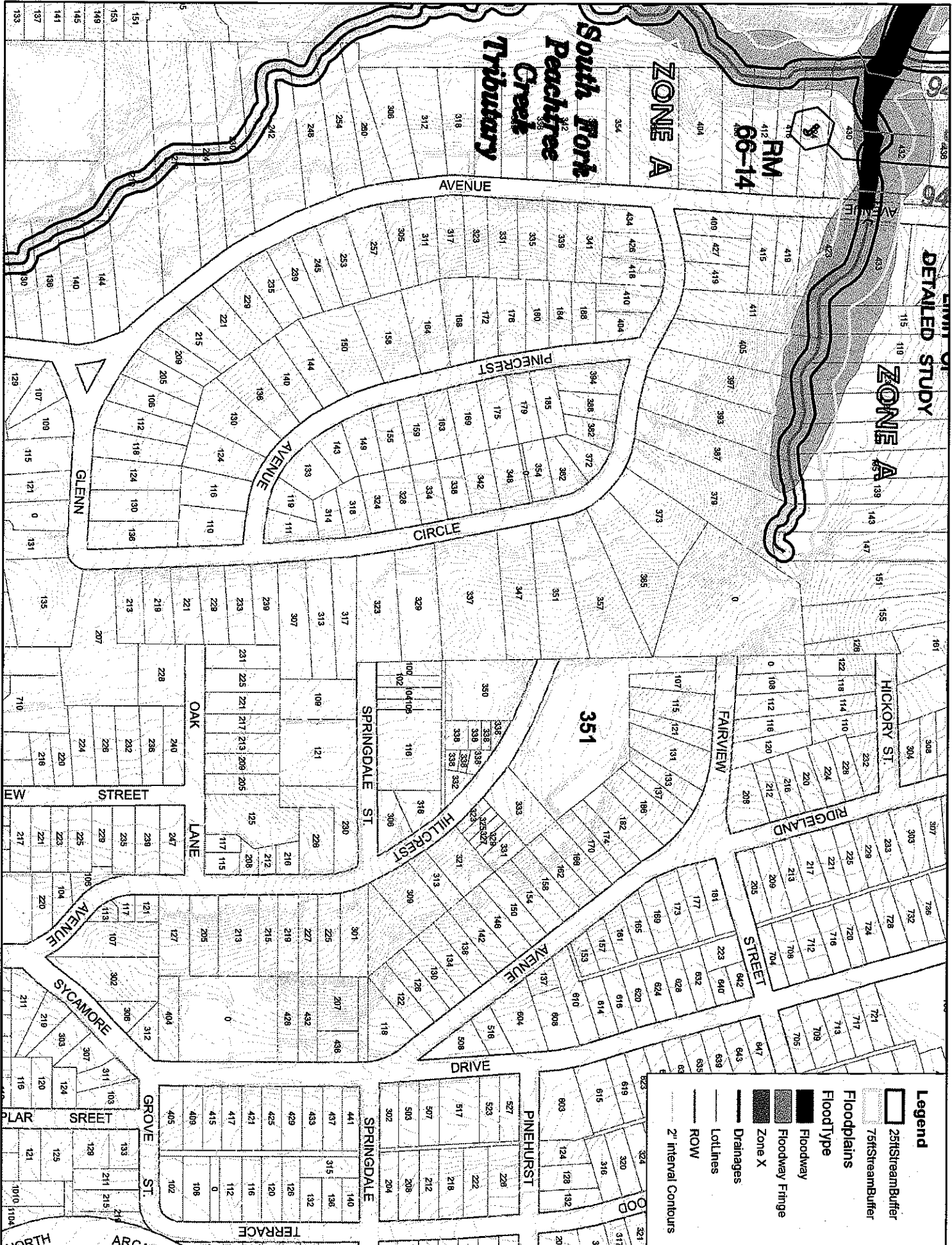
0 900 1,800 3,600 5,400 7,200 Feet



- Legend**
- 25ftStreamBuffer
  - 75ftStreamBuffer
  - Floodplains
  - FloodType
  - Floodway
  - Floodway Fringe
  - Zone X
  - Drainages
  - 2" Interval Contours
  - Lottines
  - ROW







DETAILED STUDY

ZONE A

RM 66-14

ZONE A

South Fork  
Peachtree  
Creek  
Tributary

AVENUE

PINECREST

CIRCLE

SPRINGDALE ST.

OAK LANE

AVENUE

GLENDALE

STREET

SYCAMORE

EW

PLAR SREET

GROVE ST.

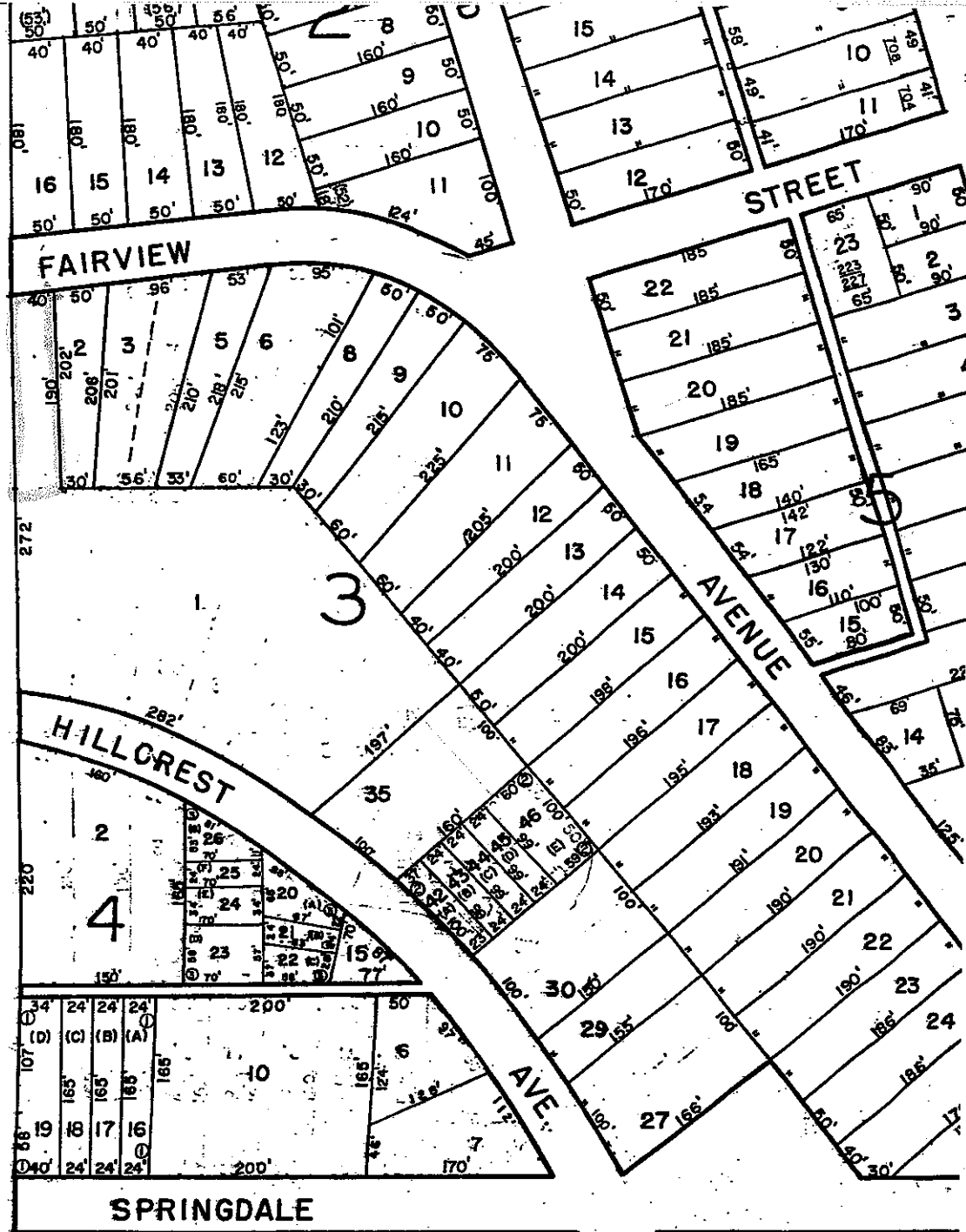
DRIVE

PINEHURST

TERRACE

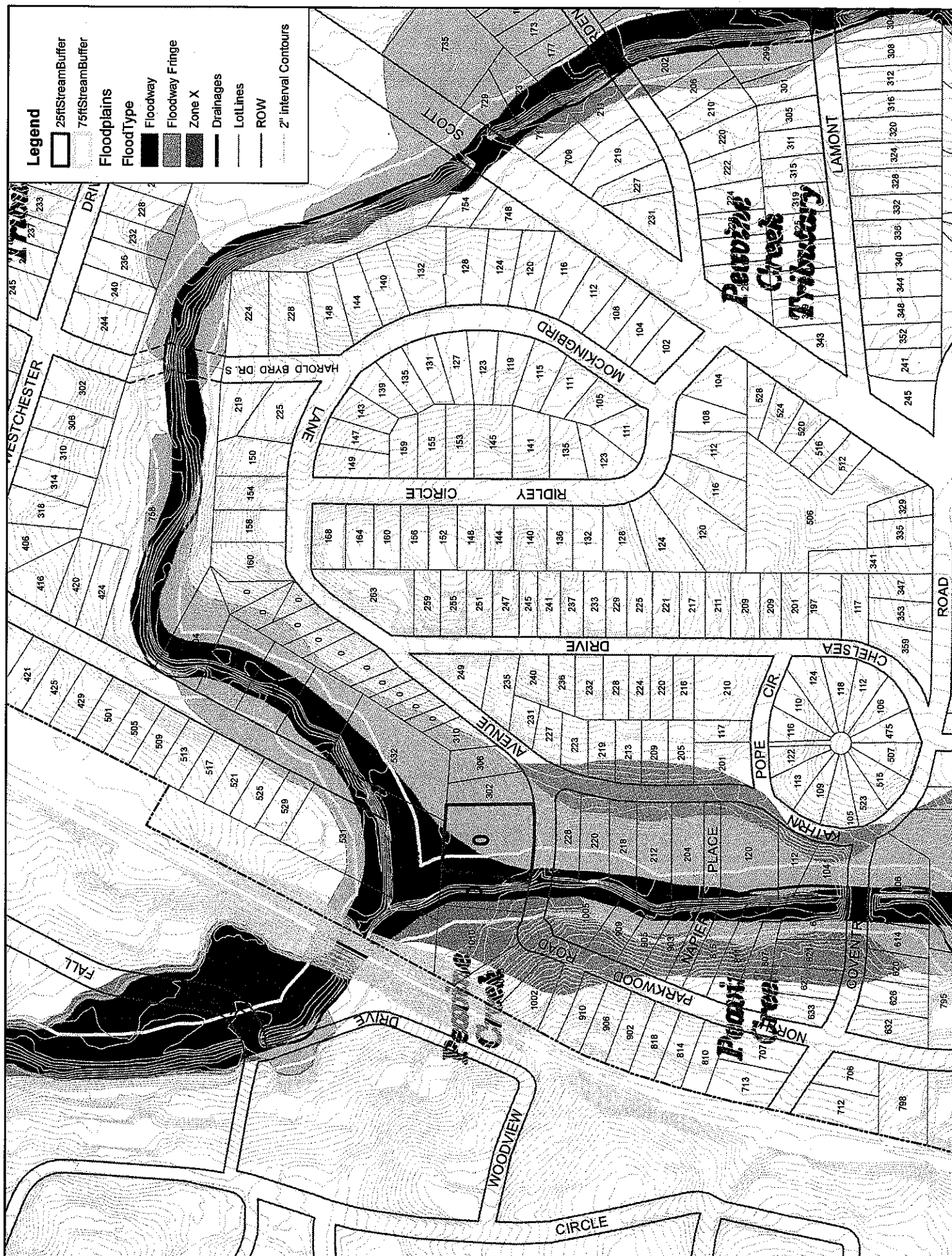
- Legend**
- 25ftStreamBuffer
  - 75ftStreamBuffer
  - Floodplains
  - FloodType
  - Floodway
  - Floodway Fringe
  - Zone X
  - Drainages
  - Lotlines
  - ROW
  - 2' interval Contours

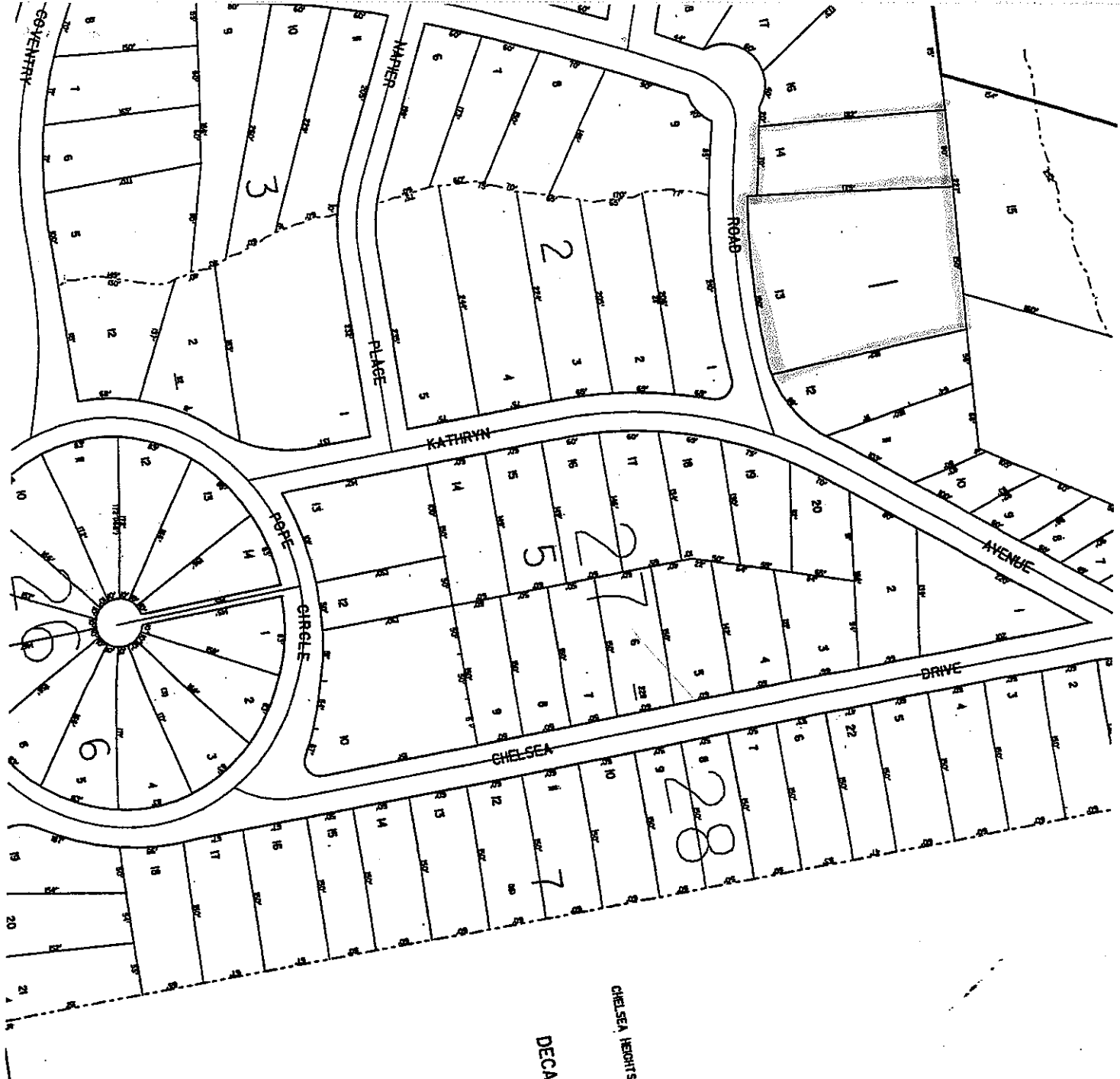
SEE 18-7C



This Map was compiled from an aerial survey. It is to be used for tax purposes only. De Kalb County assumes no responsibility for the accuracy of information contained herein.

DE KALB





CHelsea HEIGHTS S/O - P.B. & P.L.B.  
DECATUR CITY

DECATUR	
LAND DIST.	LAND LOT
18	4A
SCALE: 1"=100'	