



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: May 10 2007

ARC REVIEW CODE: L705101

TO: Potentially Affected Local Governments and Other Interested Parties

FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Land and Water Conservation Fund Blackburn Park DeKalb County

Review Type: Parks and Recreation

Description: Replacement park development for a portion of Blackburn Park off of Durden Drive. DeKalb County received a Land Water Conservation Fund grant previously for construction of Blackburn Park. Under the program the land is to be used for outdoor recreation purposes only. The county is looking to change a portion of the park's use to something other than outdoor recreation, therefore the county must replace the property.

Submitting Local Government: DeKalb County

Action Under Consideration: Comments

Date Opened: May 10 2007

Deadline for Comments: May 21 2007

Earliest the Regional Review can be Completed: May 21 2007

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

ARC LAND USE PLANNING

ARC ENVIRONMENTAL PLANNING

ARC DATA RESEARCH

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by May 21 2007, 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> .

April 27, 2007

MEMORANDUM

TO: Barbara Jackson
State Clearinghouse

FROM: Antoinette Norfleet *AN*
Georgia State Parks

SUBJECT: State Clearinghouse Review
Land and Water Conservation Fund (LWCF)
Project #: 13-00242; 13-00284; 13-00535 Blackburn Park; DeKalb County

DeKalb County received a Land and Water Conservation Fund (LWCF) grant many years ago. Under the program, the land is to be used for outdoor recreation purposes only. It is our understanding that the County is looking to change a portion of the park's use to something other than outdoor recreation. The County must replace the property. Under the program the replacement property must go thru the clearinghouse review process.

The replacement land is a 2.2+/-acre tract located near Blackburn Park off of Durden Drive. The County has indicated that the future use of the replacement property will be passive recreation.

As always, we will coordinate directly with the Historic Preservation Division. Therefore only 4 copies of maps, project narratives, SF424, etc are enclosed. If additional information is needed, do not hesitate to call me at 404/656-6534.

RECEIVED

APR 30 2007

GEORGIA
STATE CLEARINGHOUSE

DeKalb County

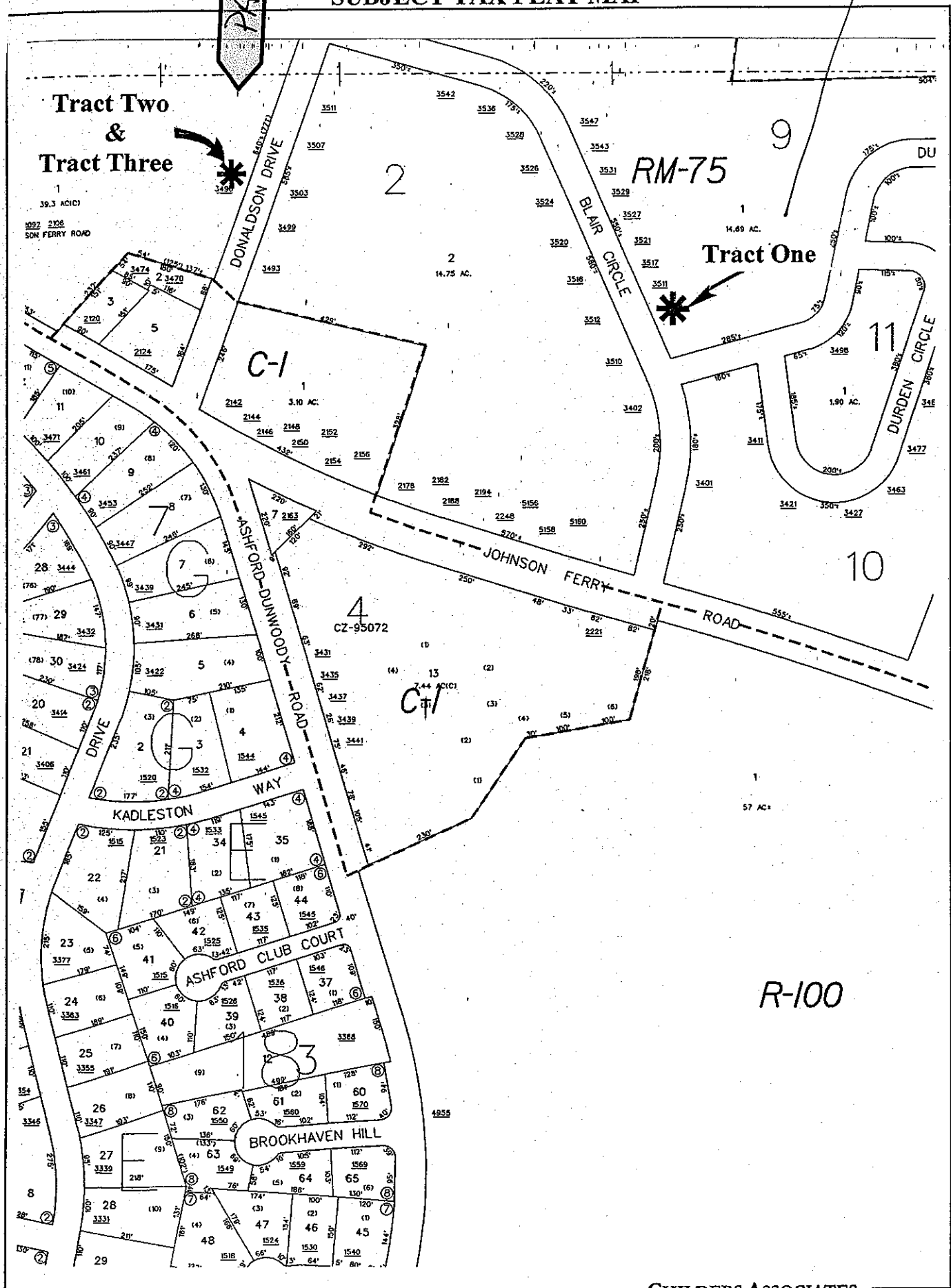
Blackburn Park

LWCF Project #: 13-00242; 13-00284; 13-00535

The current use of the land is a four unit apartment complex, which is a part of a larger development. As a part of a redevelopment plan by the County, the complex will be demolished and replaced with a passive park. This park will be centrally located within the redeveloped area.

SUBJECT TAX PLAT MAP

Replacement



18. Property Data**A. Site Description****Tract One***H. Auth*

Tract One has a slightly irregular, L-shape as shown in the survey in Exhibit A. The tract is situated along the northeast side of Blair Circle and the Blair Circle cul-de-sac, 813.49 feet southeast of the intersection with Donaldson Drive. According to the survey, the property fronts 211.68 feet along the northeast side of Blair Circle and then an additional 43.52 feet along the northeast side of the Blair Circle cul-de-sac. The size of the tract is stated as 2.292 acres.

Topographically, the tract is generally on grade along Blair Circle. The land then declines in elevation to the northeast toward the center of the tract. The property then slopes gently upward to the east toward Durden Drive. The center of the property is fairly bowl shaped, but appears to drain toward the north toward the Bubbling Creek drainage basin. No portion of the property is encumbered with flood plain and drainage appears adequate.

No established vehicular access is available to the property with no drives in place to either Blair Circle on the west or Durden Drive to east. Pedestrian access is available along the sidewalk on Blair Circle. Vehicular access could be established along Blair Circle, or along the anticipated Durden Drive frontage with the redevelopment of the surrounding complex.

A storm drainage inlet was observed toward the center of the tract and the property is likely encumbered with some drainage easements not identified on the survey provided. Other typical utility easements may also be present as required for the surrounding improvements, but specifics on these encumbrances are not available.

The proposed redevelopment plan for the property presented in the previous neighborhood analysis depicts a different shape and size for Subject Tract One as the proposed central park for the redevelopment. The development plan does indicate that the central park would have frontage along both Blair Circle and a revised Durden Drive to the east. The plan also indicates that Blair Circle will be extended to the south to intersect with Johnson Ferry Road, as previously discussed. For this appraisal, we will assume that Tract One will be a part of this planned redevelopment with dual road frontage and direct access to Johnson Ferry Road. As such, the property is judged physically suitable for intensive multi-family residential development in accordance with the proposed reuse of surrounding properties to the east, northwest and west.

Tract Two*DeHalla Co*

Tract Two has a slightly irregular, rectangular shape as shown on the survey in Exhibit A. According to the survey, the tract has 343.14 feet along the western side of Donaldson Drive. The depth of the property ranges from 125.67 feet along the southern end to 175.28 feet at the northern end. The size of the tract is stated as 1.140 acres.

Topographically, the tract is on grade with Donaldson Drive and slopes slightly upward toward the west. No portion of the property is encumbered with flood plain and drainage appears adequate. The property is now served by all available utilities including public water, public sewer, power and natural gas.