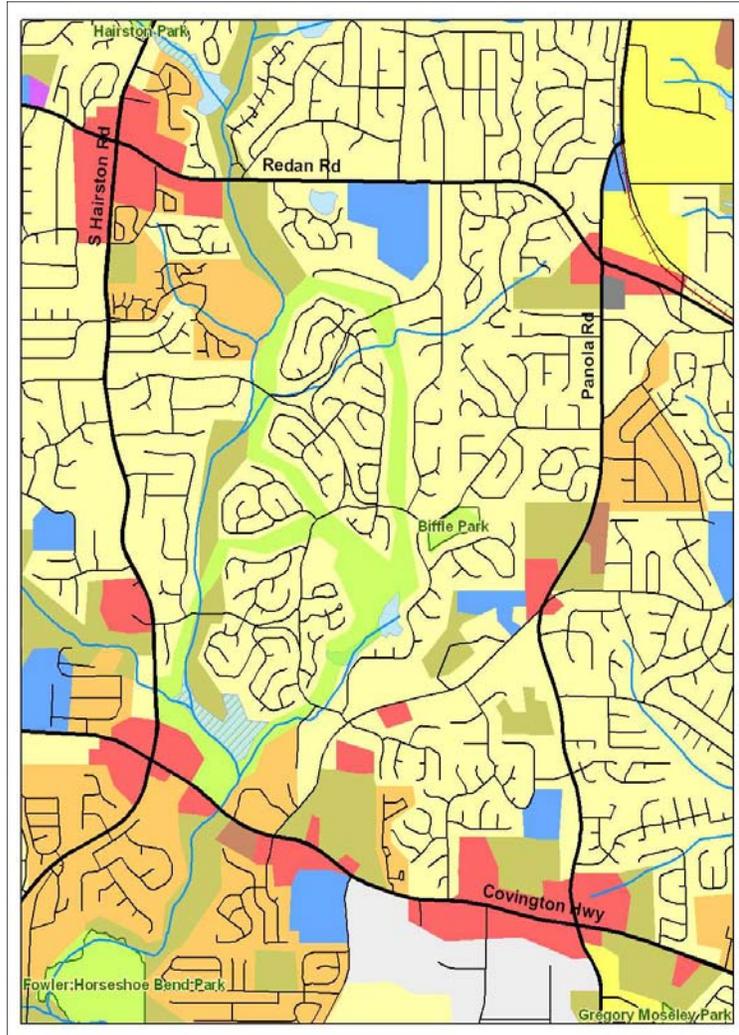
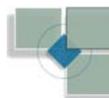


# Greater Hidden Hills Community Overlay Study 2009



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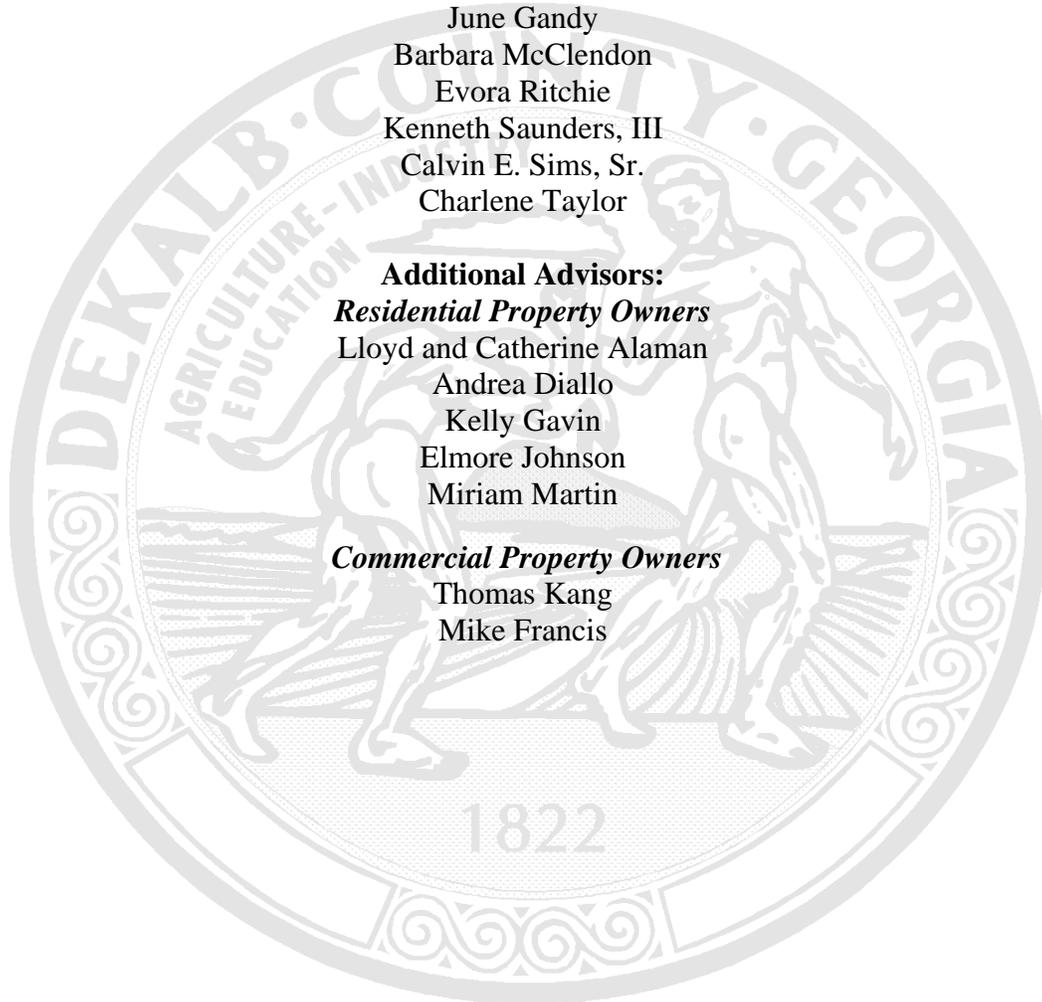
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## 1 ~ Introduction

This chapter provides a brief introduction of the Greater Hidden Hills Community Overlay Study. It discusses the composition and boundaries of the study area. The chapter also presents an overview of the planning study, detailing the reasons behind the Overlay Study and the expected outcomes. Lastly, the chapter describes how the project was approached and formulated, with a discussion of the techniques and methods utilized.

### 1.1 Study Area

The Greater Hidden Hills Community is located within the south eastern portion of DeKalb County and covers approximately four (4) square miles of land area. The study area is bounded by Redan Road on the North, Panola Road on the East, Covington Highway on the South, and South Hairston on the West.

The general character of the study area is residential with commercial businesses and shopping centers located primary along the arterial corridors and major intersections.

### 1.2 Study Overview

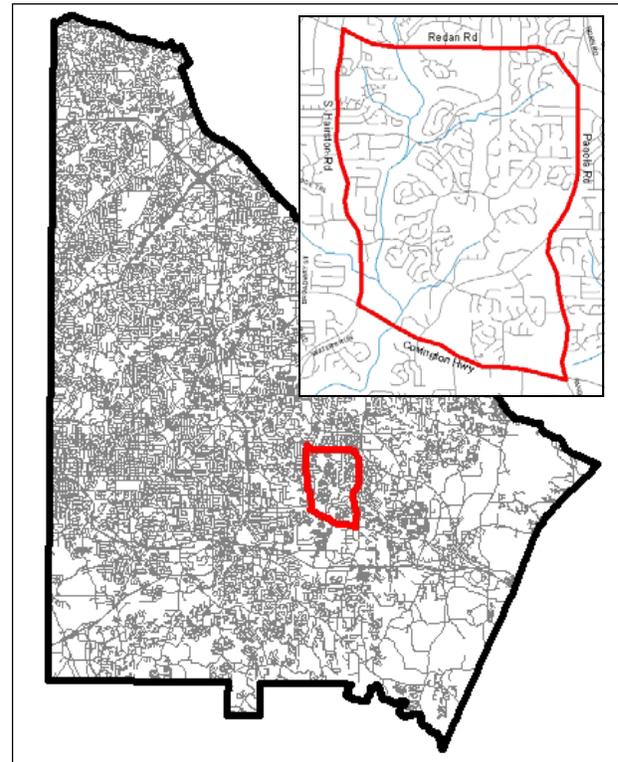
Similar to other suburban areas in the County, the Greater Hidden Hills Community is faced with many challenges, such as an aging infrastructure, declining housing conditions, an increasing rate of home foreclosures, and economic development concerns, among others.

In December 2007, the DeKalb County Planning and Development Department was contacted by members of the Greater Hidden Hills Community with hopes of creating an Overlay District to help preserve and enhance their community. It was expressed by the Department that a study would need to be performed prior to the creation of an Overlay District, to demonstrate that an Overlay is needed.

An Overlay District is a regulatory tool that creates criteria superimposed over existing and conventional zoning districts. The overlay district may share common boundaries with the original zoning or may cross and encompass the boundaries of several zones. The purpose and intent of overlay districts is to preserve, protect and enhance the existing character of DeKalb County neighborhoods; implement the policies and objectives of the Comprehensive Plan; enhance long term economic viability; encourage new development in appropriate areas; and protect established areas from encroachment of incompatible uses within the County.

The Planning and Development Department in efforts to facilitate public participation as a planning tool and to focus on neighborhoods and communities as building blocks, has taken on the task of drafting this report in support of the Greater Hidden Hill Community's efforts to maintain a high quality of life for all its citizens.

Figure 1: Study Area



### 1.3 Study Approach

The overall objective of the Greater Hidden Hill's Community Overlay Study is to address the specific community concerns and identify areas in need of protection, revitalization and redevelopment. The Greater Hidden Hills Overlay Study aims to:

- Inventory and analyze physical and socio-economic conditions
- Identify, issues and opportunities
- Provide recommendations to achieve long term goals
- Provide implementation strategies and capital improvement projects related to redevelopment

The Greater Hidden Hills Overlay Study was a collaborative effort among all parties involved. The steering committee and community members representing various neighborhoods, organizations and ideas participated in the planning process to create a consensus for the overall benefit of the community.

Beginning in April 2008, meetings were held monthly with either the Steering Committee or members of the community to gather crucial information to identify both issues and opportunities relating to land use and transportation, community facilities, parks and recreation, and housing among others. A variety of public involvement techniques were utilized, including a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise, a Visual Preference Survey (VPS) and various other community planning activities to discover the desired future development patterns of the community.

Utilizing the information gathered, goals and strategies for land use, housing, community facilities, recreation and public safety were recommended to assist the community in implementing their vision. The recommendations were approved by the steering committee and can begin to be implemented after the approval of the final study.

### 1.4 Document Organization

The study is divided into the following sections, with supporting documentation provided in the appendices section of the document.

Chapter 2: Study Development - Outlines the planning process and the public involvements that occurred during study development.

Chapter 3: Existing Conditions - Provides an overview of the demographics, natural resources, community facilities, land use and zoning characteristics, housing conditions, economic development transportation, and issues and opportunities within the study area.

Chapter 4: Concept Study - Depicts the overall concept for redevelopment within the study area including, the community vision, gateways, residential preservation, primary corridors, activity centers, and greenspace.

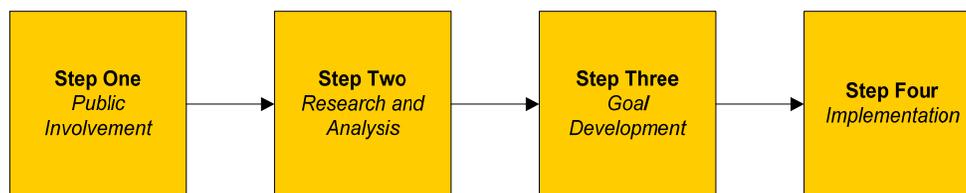
Chapter 5: Implementation Strategy - Details goals strategies and recommendations needed to achieve the goals and desires of the community.

## 2 ~ Study Development

This chapter depicts how the study was developed. It describes the public involvement process and the methods used to garner support and enthusiasm for the study. It details the steering committee and community meetings held and the roles of the Greater Hidden Hills Community citizens in the planning process. In addition, it discusses the research and analysis performed during study development.

The Greater Hidden Hills Community Overlay Study is based on a four (4) step comprehensive planning process (see Figure 2), resulting in an action oriented development concept plan.

**Figure 2: Study Development**



### 2.1 Public Involvement

Public Involvement is at the heart of every great plan or study. The Greater Hidden Hills Community Overlay Study process incorporated participation by community members, business owners and staff from various DeKalb County Departments.

It is ideal to involve the public in the planning process since, those who best know the community and what is typically best for the community, are those who live and work in the community. The Greater Hidden Hills Community consists of citizens with a sincere pride and affection for the area and are genuinely concerned about the future. As a result many of them have been active regarding issues that affect their community and in this planning process. Public participation for the Greater Hidden Hills Community was achieved through the following methods:

- *Public Education* - numerous presentations were made by county staff to the steering committee and general public that updated and educated participants on the study, the planning process, zoning, and the land use and development process.
- *Public Input and Interaction* - public input and interaction consisted of a visioning exercise to help the community define their vision; a strengths, weaknesses, opportunities, and threats (SWOT) activity, a visual preference survey and a community planning exercise to define their goals and strategies for the implementation of the study and concept study.
- *Public Partnership* - a steering committee was formed that involved County staff and members of the Greater Hidden Hills Community to develop a solid partnership with those that would determine the success of the study.

Throughout the public participation process, issues and opportunities were identified by the steering committee and general public. This information along with the results from the public input and interaction techniques formed the Overlay Study, written by staff from the Planning and Development Department Strategic Planning section. The community and steering committee reviewed the draft and final documents at community meetings, where comments were taken and the appropriate revisions were made by County staff.

## 2.1.1 Meeting Summary

### *Preliminary Meetings*

Beginning December 2007, several meetings were held for the Greater Hidden Hills Community Overlay Study prior to engaging the general community and steering committee. These meetings were attended by DeKalb County staff and community members whom initially contacted the County about creating an Overlay District. The purpose of the meetings was to strategize on the study, stakeholder identification and expected outcomes. The meetings continued through March 2008.

### *Steering Committee Meetings*

Invaluable assistance and information was provided by the steering committee throughout the Overlay Study. The steering committee was comprised of the residential community and business owners. Their role was to provide guidance and direction during study development. They were also tasked with spreading the word about the study and distributing flyers and providing announcements in area newspapers and bulletins, etc.

### *Community Meetings*

While the steering committee provides guidance for the planning of a project, it is also important that a larger audience is also involved, to assure that community concerns and desires are considered and incorporated into the study. The participation of both old and new community members was a vital component of the study. A range of efforts and methods were initiated to involve and inform the community. Community meetings were held during the months of April, May, June, August, September, October, and November 2008. Meetings were also held in December 2008 and April 2009 to present the draft and final documents to the community. In addition, various meetings were held by the Steering Committee with various neighborhood associations to discuss the study.

Meeting minutes and/or agendas for the steering committee and community meetings can be found in Appendices A-1 and A-3.

**Table 1: Meeting Summary**

Date	Description
April 3, 2008	Community Meeting - Study Kick off
May 15, 2008	Community Meeting - Existing Conditions
May 21, 2008	Steering Committee Meeting
June 19, 2008	Community Meeting - SWOT Exercise
July 16, 2008	Steering Committee Meeting
August 21, 2008	Community Meeting - Visioning Exercise
September 3, 2008	Community Meeting - Business Owners/Stakeholders
September 17, 2008	Steering Committee Meeting
September 25, 2008	Visual Preference Survey
October 30, 2008	Community Meeting - Planning Exercise
November 13, 2008	Community Meeting - Planning Exercise Results and Next Steps
December 10, 2008	Steering Committee Meeting
December 18, 2008	Community Meeting - First Draft Study Review
April 9, 2009	Community Meeting - Final Study Review

## 2.2 Research and Analysis

The study was developed through a detailed inventory and analysis of existing conditions in the Greater Hidden Hills Community. The inventory discussed in Chapter 3 was a review of population and demographic characteristics, an evaluation of past, current and proposed land uses as outlined in previous County plans and studies, as well as zoning, and transportation issues. An inventory analysis was undertaken of data as well as site observations. The analysis discerns the assets and liabilities of the community to be addressed in the planning process.

The analysis also noted several issues including, a deteriorating housing stock, public safety concerns, recreational deficiencies, and traffic and pedestrian circulation. While there are several issues to be addressed, the analysis also found many opportunities for improvements to the public realm in the form of streetscapes, gateways, and trails, among others.

## 2.3 Goal Development

Goals provide a framework for the identification and support of specific strategies and projects that will achieve the overall vision of a community. The goals stated in the study were developed through exercises emphasizing community character and preferences, and based on the issues and opportunities identified by the steering committee and general public.

## 2.4 Study Implementation

The success of any plan or study is dependent upon public support and how effectively it is implemented. Several basic implementation tools are described below:

- The study can become a tool in carrying out its policies and recommendations. The study should be a usable document that is continually updated and used as a guide for public and private decision making.
- The provision of public facilities through capital improvement programming and/or the acquisition of future public lands and rights of way. The use of capital improvements programming and land acquisition for future use can play a significant role in implementing the strategies and recommendations presented in the study.
- Leadership and coordination between citizens, developers and political leaders is an important implementation tool. The goals, strategies and recommendations presented in this document cannot be realized without the continued support and cooperation of all parties involved, especially the decision makers.

## 3 ~ Existing Conditions

This chapter describes the existing conditions of the Greater Hidden Hills Community. The preparation of the study required an detailed understanding of both the physical and socioeconomic conditions of the area supported by the inventory and analysis of the community's issues and opportunities, as well as history. Inventory information was collected from previous planning studies, discussions with residents and business owners during steering committee and community meetings, field investigations, windshield surveys as well as the U.S. Census Bureau and other web resources.

The results of the inventory and analysis provided the framework for the formation of clear goals and strategies for the overlay study. The following pages outline this inventory and assessment of existing conditions and are intended as a guide for stakeholders, allowing them to become more familiar with the diverse characteristics of the Greater Hidden Hills Community.

### 3.1 Community History

The Greater Hidden Hills Community Overlay Study area is located on land that was used primarily for agriculture for most of DeKalb County's first 150 years. Several dairy farms in the area helped DeKalb earn its rank as one of the largest milk producers in the southeast. Large truck farms supplied vegetables throughout the region.

The area is located within close proximity to DeKalb's first three cities: Decatur, Stone Mountain and Lithonia. It is also five miles east of I-285, which opened in 1969 and four miles north of I-20. These highways made it easier for Atlanta's sprawl to cascade through DeKalb County. The establishment of MARTA in 1971 and the opening in 1979 of the East-West rail line ending at Indian Creek, which is five miles from Hidden Hills, also helped transform the county from rural to urban.

Many subdivisions began sprouting up in this portion of the county to meet the demands of metro Atlanta's rapidly growing population. The growth was astonishing. According to the U.S. Census, DeKalb entered 1960 with 256,782 people. Forty-six years later, the county had nearly 700,000 people.

*DeKalb population increase by decade:*

- 1960s - 158,000 people
- 1970s - 68,000 people
- 1980s - 63,000 people
- 1990s - 120,000 people

As the population grew through the latter half of the last century, the demographics of the county also changed. In 1969, five percent of the population of DeKalb County was African-American and the rest was predominantly white. Currently, about 55 percent of the population is African American, 10 percent is Hispanic, and 4 percent is Asian.

#### **Subdivisions Sprawl across the Farmland**

In 1970, Cousins Properties purchased a 1,200-acre tract of dense forest for a 1,200-home master planned community with a former golf course. The subdivision was to be built in the "new town" design (similar to the concept of Reston, Virginia.), with a pedestrian-friendly community anchored by recreational greenspace and serviced by a mix of essential and desirable businesses.

The Cousins Properties' plan was that a series of shops be developed and accessible from two directions – Covington Highway and the former golf course paths – and the businesses would provide retail and professional services. Garden apartments were to be erected where Hidden Pointe Apartments are now to provide home for teachers, police officers and other public servants.

The company broke ground on the Hidden Hills subdivision in 1971. (Cousins Property built Indian Hills, another enormous subdivision anchored by a former golf course, in east Cobb County during the same period.) In the early phases of development, homes mirrored architecture of the 1970s: split level, ranch and cedar contemporary houses. As time passed, other phases reflected preferences for brick traditional and European stucco homes. Most homes have four bedrooms and are on one-fourth to one-half acre lots. The housing style contrasts sharply with Biffle Cabin, one of the earliest existing structures found on the Hidden Hills site; the cabin is now owned by the DeKalb History Center and is located on Swanton Way in Decatur.

The Hidden Hills subdivision was created as a “Planned Urban Development,” a planned community within a municipality that has comprehensive mixed-use development such as residential, commercial, institutional and park space within its design. In Hidden Hills, several types of development were meant to be included on one large parcel of land including single family residential homes, a golf course, and commercial construction (the last was not realized). Hidden Hills was geared toward different family types that included a section for townhomes (the Highlands); hence, the initial zoning was requested to be RM-100.

Many other subdivisions in the area were also developed during this time, including Chapman Mills, Kemper Place, Kingsgate, Kings Ridge, Laurel Plantation, Mainstreet, Mountain Oaks, Redan Park, and Scarbrough Square. In the 1990s, the Southlands and the Meadows were developed. At the turn of this century, Meadows Creek was built.

### **Seismic Changes in the School System**

In the late 1990s, the last dairy farm in the area closed, and now, Freedom Middle School is on the site. This lost farm represents the final shift from agricultural to suburban sprawl in the area. During the period of rapid population growth, the DeKalb County Public Schools struggled to keep pace. The school system grew dramatically to keep up with the growth of the county, and it did so under the supervision of the federal courts. In 1969, just as the first waves of new families were settling in south DeKalb, a lawsuit was filed charging that the DeKalb School System had not been desegregated. For the next 27 years, the school system adopted various tactics of voluntary desegregation, including the establishment of magnet schools. The result was that many neighborhoods no longer experienced the unifying culture of a common school.

When the subdivisions in and around the Greater Hidden Hills Community were built, students in the area attended schools well outside the neighborhood, as far as Atherton Elementary School, Stone Mountain Middle School and Lithonia High School. In the developer's master plan, Hidden Hills was to have its own elementary, middle and high schools, but the schools were never built. Today, almost a dozen elementary, middle and high schools serve young people in the Greater Hidden Hills Community. Redan High School is the only secondary school within the study area.

### **Commercial Property Failures Distress Community**

The rapid growth, changing demographics, and disillusionment with public schools distressed the community. Many of the effects can be seen in the Hidden Hills subdivision. The master study for

the community fell by the wayside. The community experienced “white flight” in the 1980s. By 1993, land that had been set aside for parks was developed and the Hidden Hills subdivision had 1,400 homes. Currently, there are 1,640 homes in the subdivision.

During this time, the Greater Hidden Hills Community lost many desirable businesses. Much of the commercial real estate is now underutilized or vacant. The mix of businesses does not meet the diverse desires of the residents. Since the mid-1990s, the following businesses have left the neighborhood and have not been replaced: Pike’s Nursery, several family-friendly restaurants, a Baskin Robbins Ice Cream Shop, Hallmark Cards, an art gallery, a gift shop, a jewelry store, a furniture store, and several professional services firms.

The most visible and troubling failure in the neighborhood was the closing of the former Hidden Hills golf course and Country Club in August 2005. The club was the focal point of the neighborhood, with many activities taking place in the club, including the local civic association meetings, book and bridge clubs, professional association meetings and receptions. At one time, there were two restaurants, an outdoor swimming pool, a tennis center, and, of course, the 18-hole former golf course (one of the era’s rare “links” design – it forms a figure eight through the community).

The Hidden Hills Golf Course and Country Club has a long history in the community. There have been six owners of the former golf course, three of whom filed for bankruptcy. When the first homes opened in the subdivision, membership in the Hidden Hills Golf and Country Club was included with home ownership in the subdivision. But, in 1974, the developer sold the club, and the club and home ownership were no longer linked. This decision and the lack of mandatory dues in the subdivision proved to be detrimental to the health of the country club and the neighborhood.

In 1996, the pool, which had been home to several county swim team champions, began to fall into disrepair. The Hidden Hills Civic Association entered into an agreement with the owner to pay for and supervise all pool operations in 1997. The neighborhood raised \$22,000 in cash. On the night before the deal was to be completed, the owner changed his mind and the next day, the pool was filled in and turned it into a putting green.

In July 2003, the 184-acre former golf course and country club was purchased again and the new owner proposed to build a 200-plus unit townhome community on the country club parking lot, to the opposition of the neighborhood. The owner filed for bankruptcy and closed the course in August 2005. It has not been operated since. In July 2008, the former golf course was acquired through foreclosure. The current owner has no plans to re-open the former golf course.

### **Greenspace and Development Challenges**

The fundamental obstacle to protecting one of DeKalb’s last large tracts of old growth forests and greenspace is that the zoning code is inconsistent with the county Land Use Plan and with the land’s historic use. On the DeKalb County Land Use Plan, the 184-acre defunct former golf course is designated as “Parks and Open Space.” Under the zoning code, it is designated as “RM-100,” which allows for medium density housing. However, about half of the former golf course is protected from development, because it lies in flood plains and watersheds.

In late 2005 and many times thereafter, the Hidden Hills Civic Association asked the county to purchase the former golf course through the DeKalb County Park and Greenspace program. The county’s overtures to the previous owner were rejected as insufficiently funded.

One of the critical obstacles to redeveloping the aging and half-empty strip malls at key intersections is that the zoning does not encourage investment in smart growth developments. In addition, a planning process is not in place to smooth the way for the integration of a mixed-use development with the existing residential stock.

### **Efforts to Reinvigorate the Community**

During the slow decline and eventual failure of the country club and the deterioration of commercial property in the area, the Hidden Hills Civic Association began to look for ways to improve the community. To deal with cut-through traffic racing at a breakneck pace through the neighborhood, the Hidden Hills Civic Association launched a successful drive to have speed humps installed. The effort required majority approval of homeowners in the affected area. Residents collected 15 percent more signatures than needed, getting approval from the owners of 1,346 homes in August 2001.

In 2004, the residents began working to strengthen the civic association by crafting a new mission statement and creating new bylaws. In 2006, the neighborhood underwent a visioning process with the goal of determining how we could protect the undeveloped acreage of the former golf course and reinvigorate the country club. This vision resulted in acceptance of plans that would allow concentrated commercial activity on a small footprint while restoring the recreational amenities to the rest of the acreage.

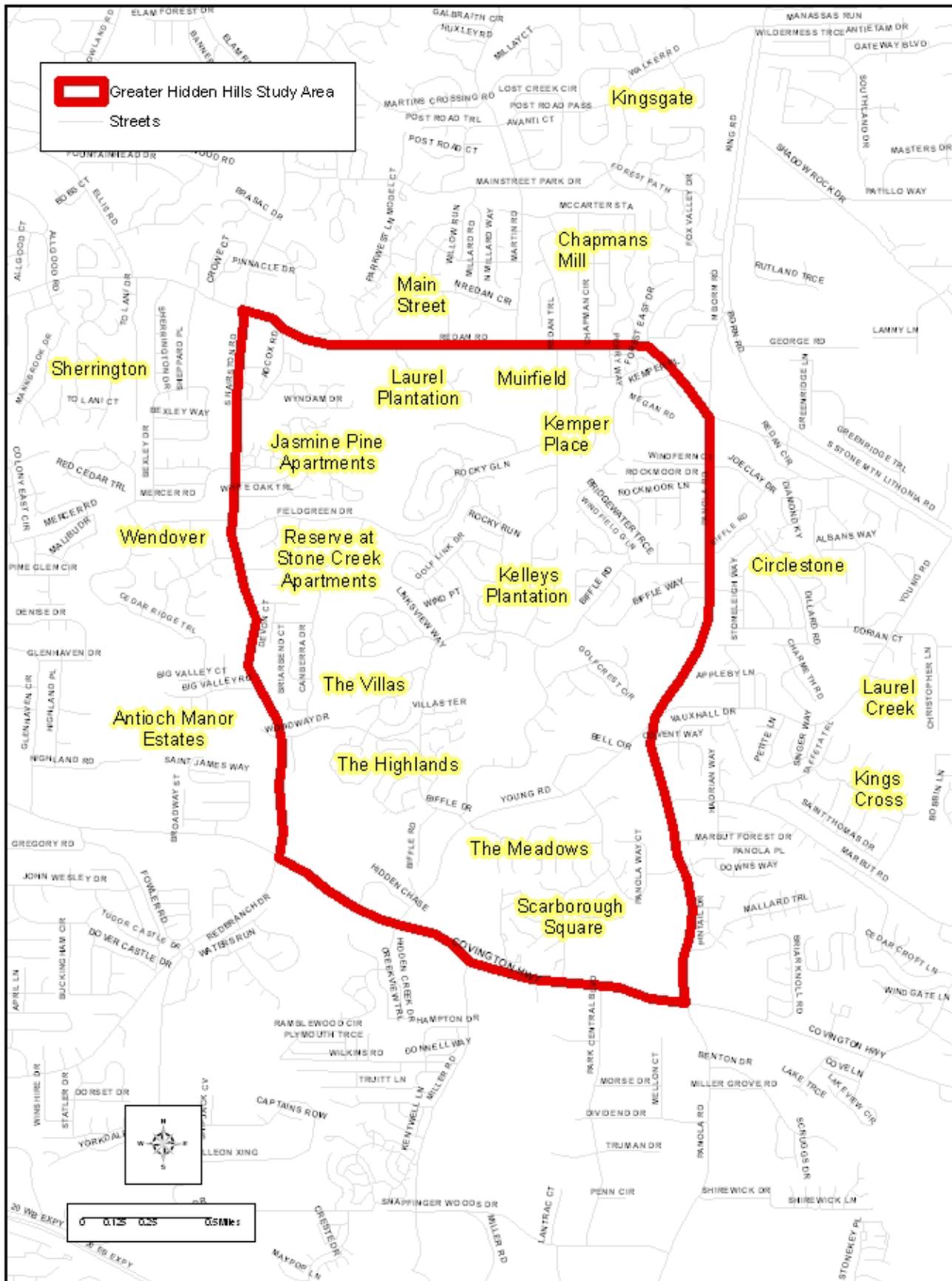
Other neighborhoods have also reinvigorated their civic associations. Kingsgate, King's Ridge, Mainstreet, Scarbrough Square, the Meadows, and Chapman's Mill/Redan Park hold regularly scheduled monthly meetings and work on a variety of security and quality of life issues. Mainstreet has re-introduced the Neighborhood Watch program with a positive impact on crime. Chapman's Mill/Redan Park is working to create a nature center on a block of undeveloped land at 5354 Redan Road. Fernbank Science Center has issued a letter of support for the educational initiative.

In 2007, many residents took part in Wesley Chapel's successful overlay district process, which became part of the I-20 Overlay. The Hidden Hills neighborhood began advocating for similar work in this area. In early 2008, the DeKalb County Planning and Development Department was given Board approval to work with the community on the overlay.

The neighborhood also initiated a successful drive to institute mandatory dues to sustain the Hidden Hills Civic Association. Mandatory dues-paying associations are now required of any new subdivisions in DeKalb County because they are a proven institution for maintaining and improving a neighborhood. Support of the Hidden Hills Civic Association waxed and waned, with fewer than 15 percent of homeowners paying dues in recent years (dues are \$150, currently). In November 2008, the community was finally successful in converting to a mandatory dues-paying association. Close to 300 homeowners have signed the necessary paperwork, and the effort continues to get the rest of the homeowners to accept the change.

Currently, the Hidden Hills Civic Association is working closely with neighborhood representatives from adjacent subdivisions and with the Wesley Chapel Community Overlay Coalition to strengthen and combine local efforts to reinvigorate the greater community. The effort to create an overlay district is fueled by the property owners' desires to create a vibrant, economically healthy, pedestrian-friendly, sustainable, and green community.

Figure 3.0 Residential Areas





### 3.2.1 Population Growth

In 2007, the estimated population of the study area of the Greater Hidden Hills Community was 14,452, comprising 2.1% of DeKalb County's total population of 665,865. Over the next five years the population for this area is forecasted to be 14,342. The Atlanta Regional Commission (ARC) projected the 2030 population to be 15,668. The 2000 Census revealed a population of 14,949, and in 1990 it was 11,727 representing a 27.5% growth. Although the five year forecast shows a slight decline the forecast also shows the population will eventually grow in 2030.

**Table: 3.0 Population Growth**

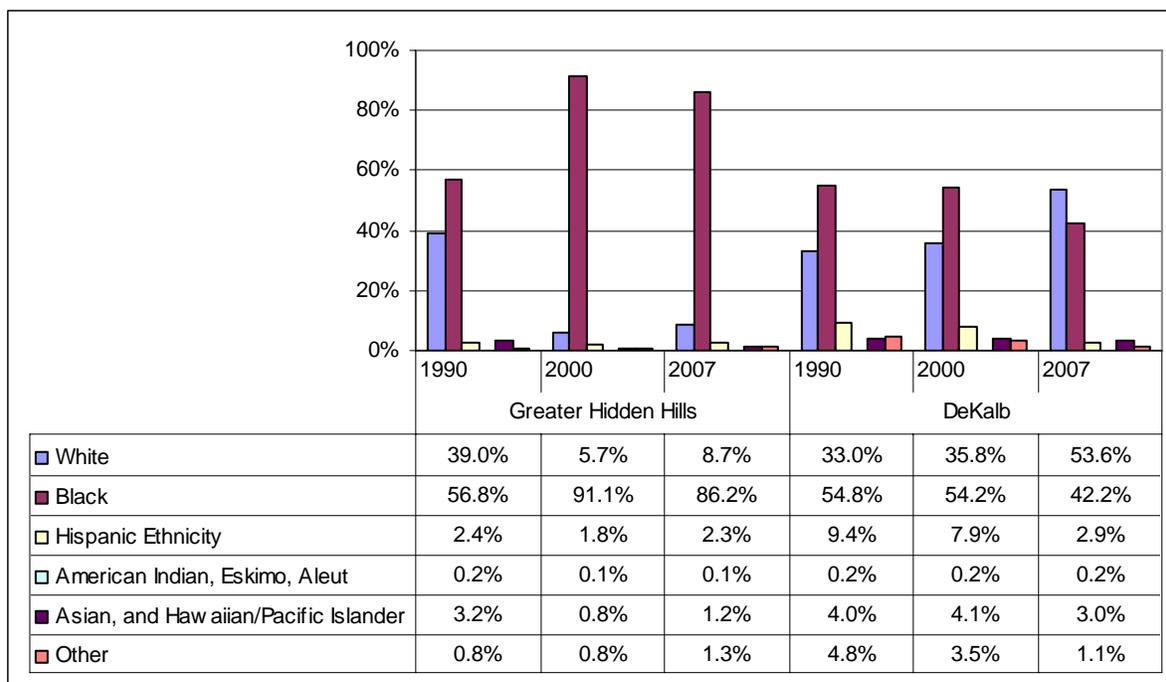
Census Tract	2000	2015	2030
232.10	7,276	6,940	7,358
232.11	3,795	3,384	3,958
232.12	3,878	3,872	4,352
Community Total	14,949	14,196	15,668
DeKalb Total	665,865	742,469	819,073

Source: US Census, ARC, and DCA

### 3.2.2 Race and Ethnicity

The Greater Hidden Hills Community study area reflects the diversity that has become characteristic of DeKalb County as a whole. According to the U.S. Census Bureau the majority of residents in the study area in 2007 were Black (86.2%) followed by White (8.8%); people of Hispanic origin (2.4%); Asian/Pacific Islander (1.2%); other (1.3%) and Native American (0.1%). The DeKalb County racial makeup, was comprised of 54.8% Black, 33.0% White; people of Hispanic origin (9.4%); Asian/Pacific Islander (4.0%); other (4.8%) and Native American (0.2%). People of Hispanic ethnicity are counted independently of race.

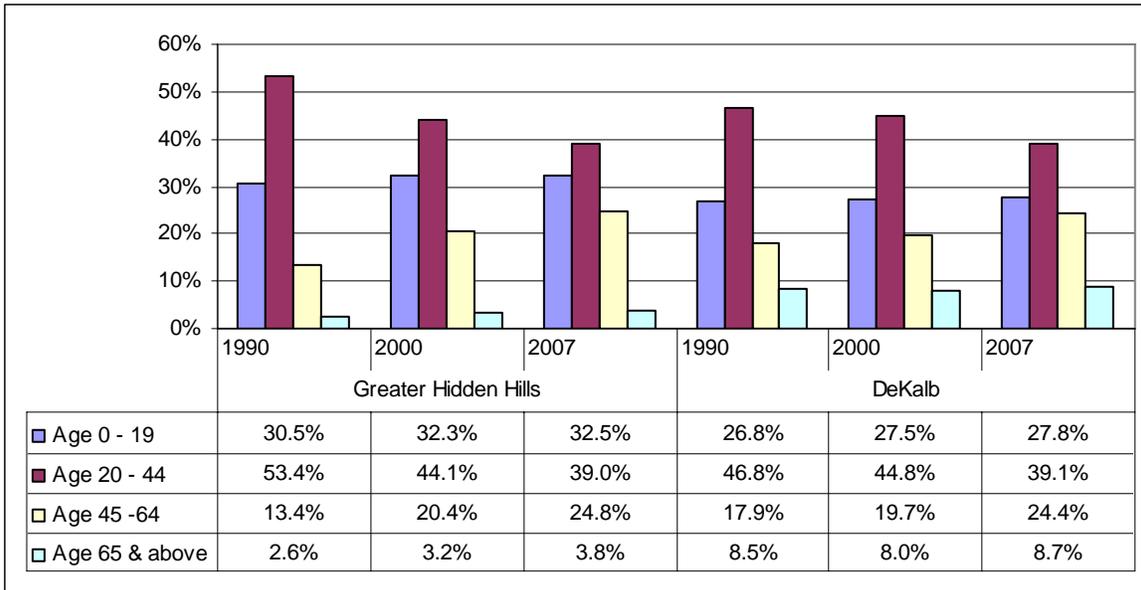
**Figure 3.1 Race and Ethnicity**



### 3.2.3 Age

The Greater Hidden Hills Community is a relatively young community with a median age of its residents being 33.6 years versus 35.2 in DeKalb County. The population of age 19 years and under is 32.4% compared to 27.8% of DeKalb County in general. The senior citizen population of age 65 and above is only 3.8% compared to 8.7 of DeKalb County in general.

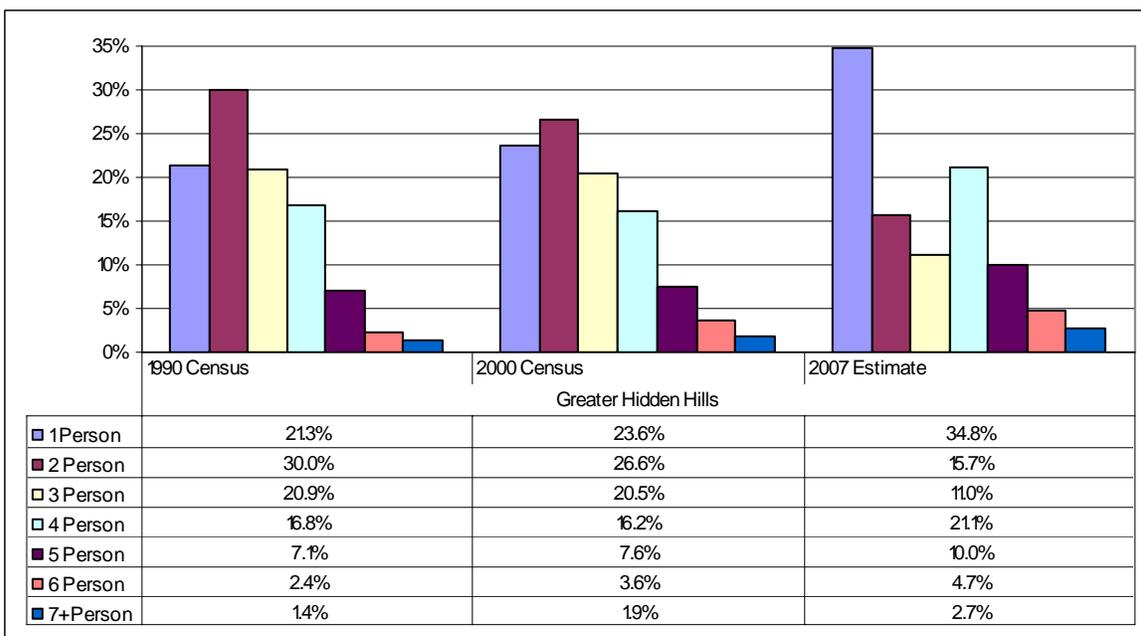
**Figure 3.2 Population by Age**



### 3.2.4 Household Growth and Size

In 2007, there were 5,426 households in the Greater Hidden Hills Community. The Census revealed household counts of 5,372 in 2000, up from 4,312 in 1990, a change of 24.6%. The Atlanta Regional Commission projected the 2015 and 2030 household projections at 5,338 and 6,113 respectively. The average household size in this area was 2.7 people and the average family size was 3.7 people.

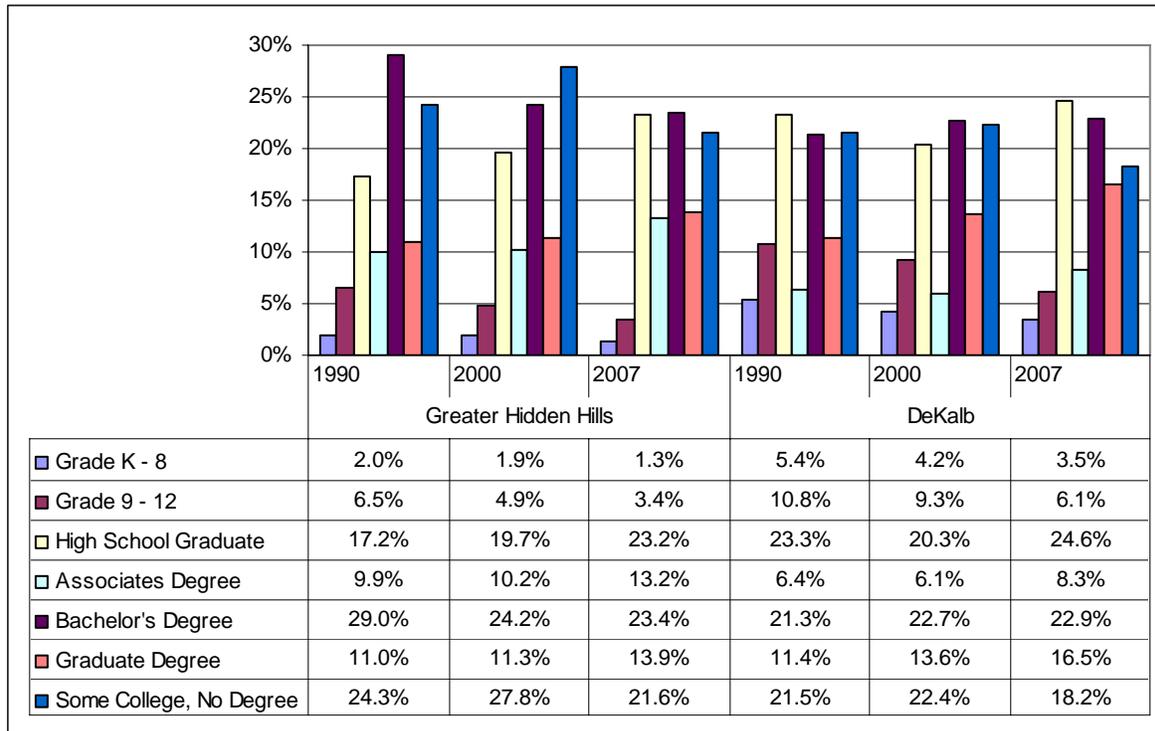
**Figure 3.3 Household Growth and Size**



### 3.2.5 Educational Attainment

In 2007, 37.3% of residents in the Greater Hidden Hills Community over the age of 25 years had Bachelor and Graduate Degrees versus 39.4% in DeKalb County. Thus, higher educational attainment of residents basically reflects the patterns of DeKalb County. The study area has only 4.7% of residents over the age of 25 years with less than a high school education, but 9.6% in DeKalb County.

**Figure 3.4 Educational Attainment Residents 25 and Older**



### 3.2.6 Employment

In 2007, there were 8,159 people over the age of 16 in the labor force in the study area. Of these 87.3% were employed, 12.5% were unemployed, 23.0% were not in the labor force and 0.1% were in the Armed Forces. In 1990, unemployment in this area was 4.0% and in 2000 it was 6.6%. There were also 1,556 employees in this selected area (daytime population) and there were 243 establishments.

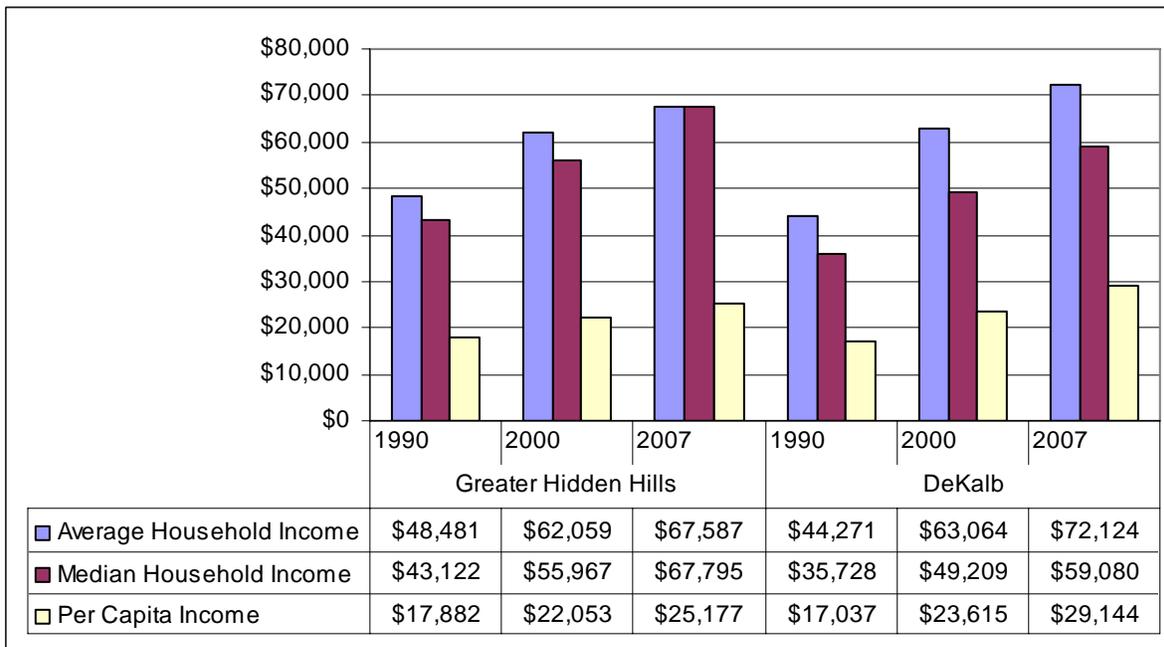
For this area in 1990, 78.3% of employees were employed in white-collar occupations and 21.7% were employed in blue-collar occupations. In 2000, white collar workers made up 72.5% of the population, and those employed in blue collar occupations made up 27.5%. In 1990, the average time traveled to work was 25 minutes and in 2000 it was 33 minutes.

### 3.2.7 Income

In 2007, the median household income for the study area is \$67,795, compared to DeKalb which was \$59,080, and Georgia \$52,637. The Census revealed median household incomes of \$55,967 (DeKalb \$49,209; Georgia \$42,783) in 2000, and \$43,122 (DeKalb \$35,728; Georgia \$29,074) in 1990 representing a change of 22.8% in the study area. It is estimated that the median household income this will grow to \$72,822 in 2012, which would represent a change of 11.2% from 2007.

In addition, 3.9% of all households in the study area have a less than \$10,000 annual income as compared to 5.8% in DeKalb County. Households with income over \$150,000 are about 7.5% in the study area, compare this with 10% in DeKalb County over all.

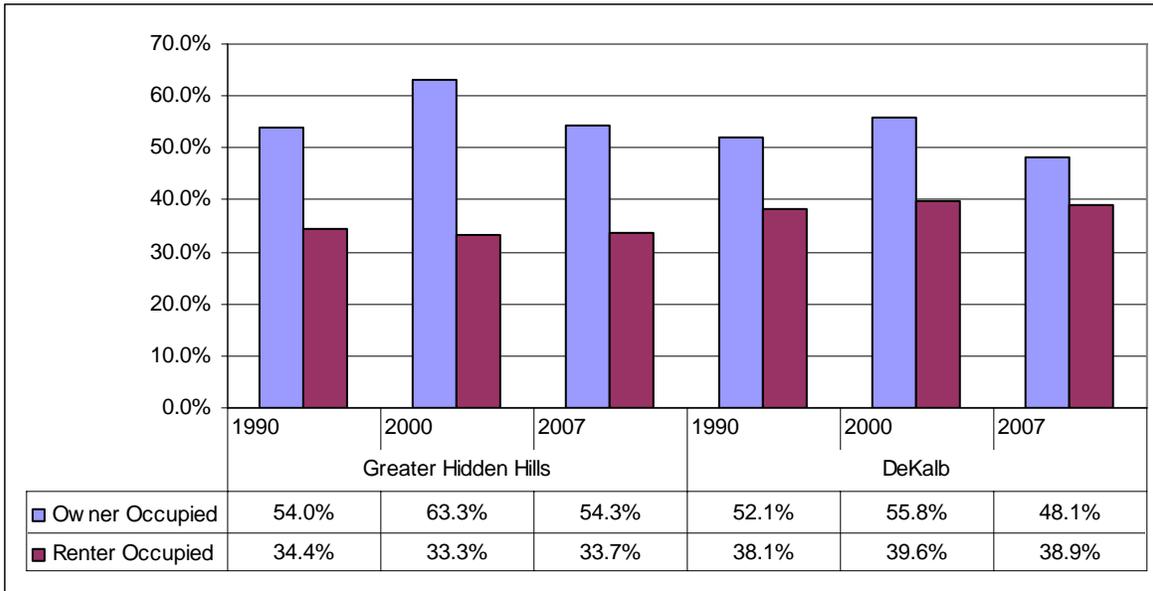
**Figure 3.5 Income**



### 3.2.8 Housing

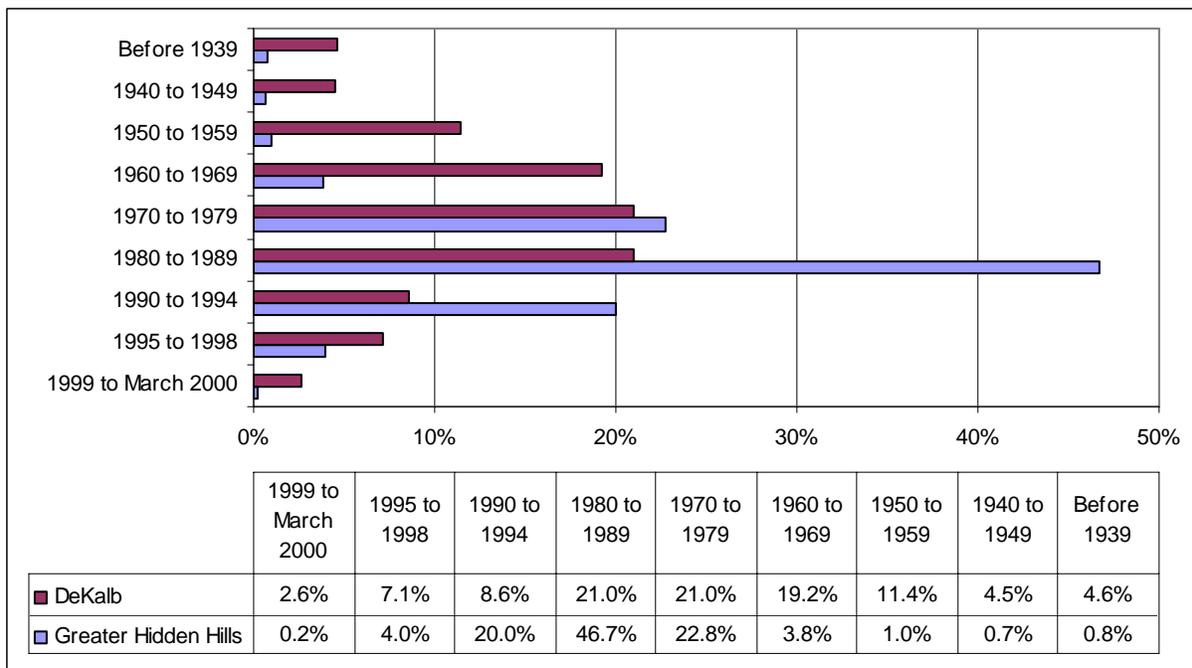
According to the U.S. Census Bureau the median housing value was \$93,540 in 1990. The 2000 median housing value was \$117,553, compared to DeKalb County whose median value of \$129,919. This is a 25.7% change from 1990. In 1990, there were 2,669 owner occupied housing units in this area vs. 3,387 in 2000. Also in 1990, there were 1,644 renter occupied housing units in this area versus 1,985 in 2000.

**Figure 3.6 Owner and Renter Housing**



As shown on the chart below most structures (over 70%) in the study area were built in 1980 and after. They are relatively new when compared to DeKalb County with less than 5% of all structures are considered old – built in 1960 and before.

**Figure 3.7 Housing Tenure**



## Foreclosures

During 2008, there were more than 3 million default notices, foreclosure filings, and bank repossessions in the United States. This was a more than 80% increase from 2007 and a 225% increase in the number of total properties reported in 2006, according to RealtyTrac in a 2008 U.S. Foreclosure Market Report.

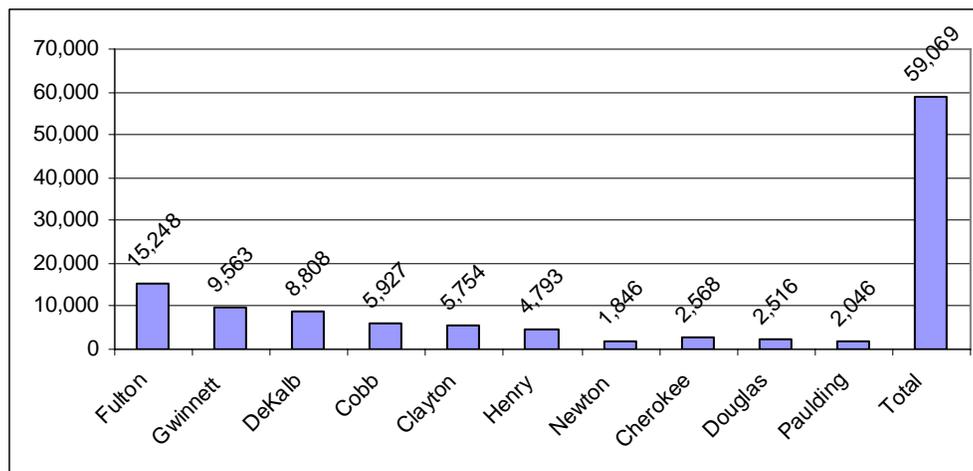
RealtyTrac publishes the largest national database of foreclosure and bank owned properties, “with over 1.5 million properties from over 2,200 counties across the country, which represent more than 90% of the U.S. population and is the foreclosure data provider to MSN Real Estate, Yahoo Real Estate and the *Wall Street Journal’s* Real Estate Journal.” (www.RealtyTrac.com, 2/25/09)



According to RealtyTrac the top five (5) foreclosure states for 2008 the U.S were California (407,684), Florida (270,614), Illinois (101,519), Arizona (96,783), and Nevada (66,221). Other states within the top ten (10) foreclosure states were Michigan, Georgia, Ohio, Colorado, and New Jersey. The State of Georgia ranked seventh in the top ten list with 65,537 foreclosures on record.

During the month of January 2009, Georgia had more than 9,000 new foreclosure filings. As of January 2009, there were nearly 60,000 foreclosed properties within the ten county metro Atlanta region. DeKalb County ranks third, with 8,808 properties preceded by Gwinnett and Fulton Counties with 9,563 and 15,248 foreclosed properties respectively. Figure 3.8 below depicts the Foreclosures within the metro Atlanta region.

**Figure 3.8 Regional Foreclosures**



Source: RealtyTrac (February 2009)

Within DeKalb County, many areas greatly affected by foreclosures have been those located within or in the immediate vicinity of the Greater Hidden Hills Community Study area. Zip Codes 30058, 30083, 30088, and 30035 have had considerable foreclosures with 2,018; 1,380; 979; and 978 respective properties listed with RealtyTrac. The foreclosure rates will have considerable impact on the revitalization of the area, as it has the potential to alter statistics gathered during the performance of the market study for the area.

### 3.3 Land Use and Zoning

#### 3.3.1 Existing Land Use

Existing land use describes the actual use of land regardless of the zoning or future land use designation. A parcel may be zoned for industrial use, but still have a single family home on the land. Existing land use represents what you would actually see if you went to an area at the time the existing land use was recorded. The Atlanta Regional Commission (ARC) records the existing land use for the 13 county region on a bi-annual basis. Because of the large area covered by the ARC, the existing land use data is not always accurate to the parcel level, but gives a fairly accurate description for an overall area. The existing land use used for this study was recorded in 2007 and is used to describe the overall development patterns and types within the Greater Hidden Hills Community.

**Table 3.1 Existing Land Use**

Land Use Category	Description
Residential - Low Density (2 to 5 Acres)	Very low density housing such as estates and rural housing often with mixes of rural or forested land.
Residential – Medium Density (1/4 to 2 Acres)	Typical single family residential use common to urban and suburban areas (includes townhomes).
Residential - High Density (Less than 1/4 Acre)	Smaller single family residential uses and multi-family residential uses
Commercial	Central business districts, shopping centers, commercial strips, office building and warehouses.
Industrial/Commercial	Warehousing, distribution, some retail and most industrial parks.
Industrial/Quarries	Light or heavy industrial uses such as manufacturing, processing, assembly and quarries.
Public/Institutional	Large educational, religious, health, military and government uses.
Highway Right-of-Way	Right-of-ways, interchanges and ramps associated with limited access highways.
Transportation /Communication / Utility (TCU)	Large facilities and land used for transportation, communication and other utilities such as, gas, electrical and transportation. (does not include highway right-of ways)
Former golf courses	Facilities and green space areas associated with former golf courses.
Parks	Lands dedicated to recreation, preservation and conservation.

Other Urban	Open land without structures within developed areas such as landfills, and recreation areas not counted as parks.
Agricultural	Land used for crop growth and animal pasture with a minimum size of 25 acres.
Transitional	Land recently cleared/altered for transition from one land use to another. Mostly includes lands cleared for new development.
Forest/Undeveloped	Forested or natural land that has not been developed.
Rivers/Lakes	Natural and manmade waterways.
Exposed Rock	Natural areas with significant amounts of exposed bedrock.
Wetlands	Undeveloped land where the water table is at or above the land surface for the majority of the time.

Source: DeKalb County Comprehensive Plan

The Greater Hidden Hills Community has developed in a suburban pattern that is common to DeKalb County and the Atlanta Region. The majority of the area is comprised of single-family detached subdivisions with shopping centers at key intersections and multifamily developments along the area's major roads. A former golf course is located within the center of the study area and is a part of the Hidden Hills former golf course community.

The primary existing land use within the study area is single family residential. Most of these uses are single-family detached subdivisions with single or multiple entrances along the study area's major roads. Most of these subdivisions appear to be built between the 1970's and the 1990's. Single-family detached homes that are not a part of subdivisions are located mostly along the study area's major roads, especially along South Hairston Road, Covington Highway and Panola Road. Based on their architecture and lot configuration, many of these homes appear to have been built prior to 1950 when much of the study area was still rural or rural-residential. Others appear to have been built after 1950 and are ranch and split level homes. Most of these are located along Redan Road and Young Road.

Multi-family uses, including apartments and townhomes, are located along the study area's major roads mostly around the commercial nodes (intersections) and along Covington Highway. Most are garden style flat apartments ranging between 3 and 4 stories. Townhomes are located off Redan, behind the commercial node at Redan and Hairston Road, and along Covington Highway, west of South Hairston Road and east of Panola Road. New multi-family development is under construction southwest of the intersection of Young Road and Covington Highway. This development is a proposed mixed-use development that will also include commercial development. New multi-family development is also proposed by Berean Christian Church at the intersection of Young Road and Panola Road as a part of a larger mixed-use development.

Institutional uses are located throughout the study area. The largest are Redan High, located on the south side of Redan Road; Berean Christian Church, located west of the intersection of Panola and Young Road; Bethune Middle School and Miller Grove Middle School, off Covington Highway; and Panola Way Elementary School off of Panola Court.

Commercial development is located at the following intersections (nodes):

- Covington Highway and South Hairston Road;
- Covington Highway and Panola Road;
- Redan Road and South Hairston Road; and
- Redan Road and Panola Road

Also, significant commercial development is found along Covington Highway, which is the study area's commercial corridor where the most intense uses are found. A smaller commercial use is located southeast of the intersection of Young Road and Panola Road across from Berean Christian Church. As mentioned above, Berean Christian Church has proposed to construct additional commercial development as a part of the larger mixed-use development. Light Industrial uses are located on the south side of Covington Highway between Miller Road and Panola Road. These uses are a part of the Snapfinger Woods Industrial Park which continues south to Interstate 20.

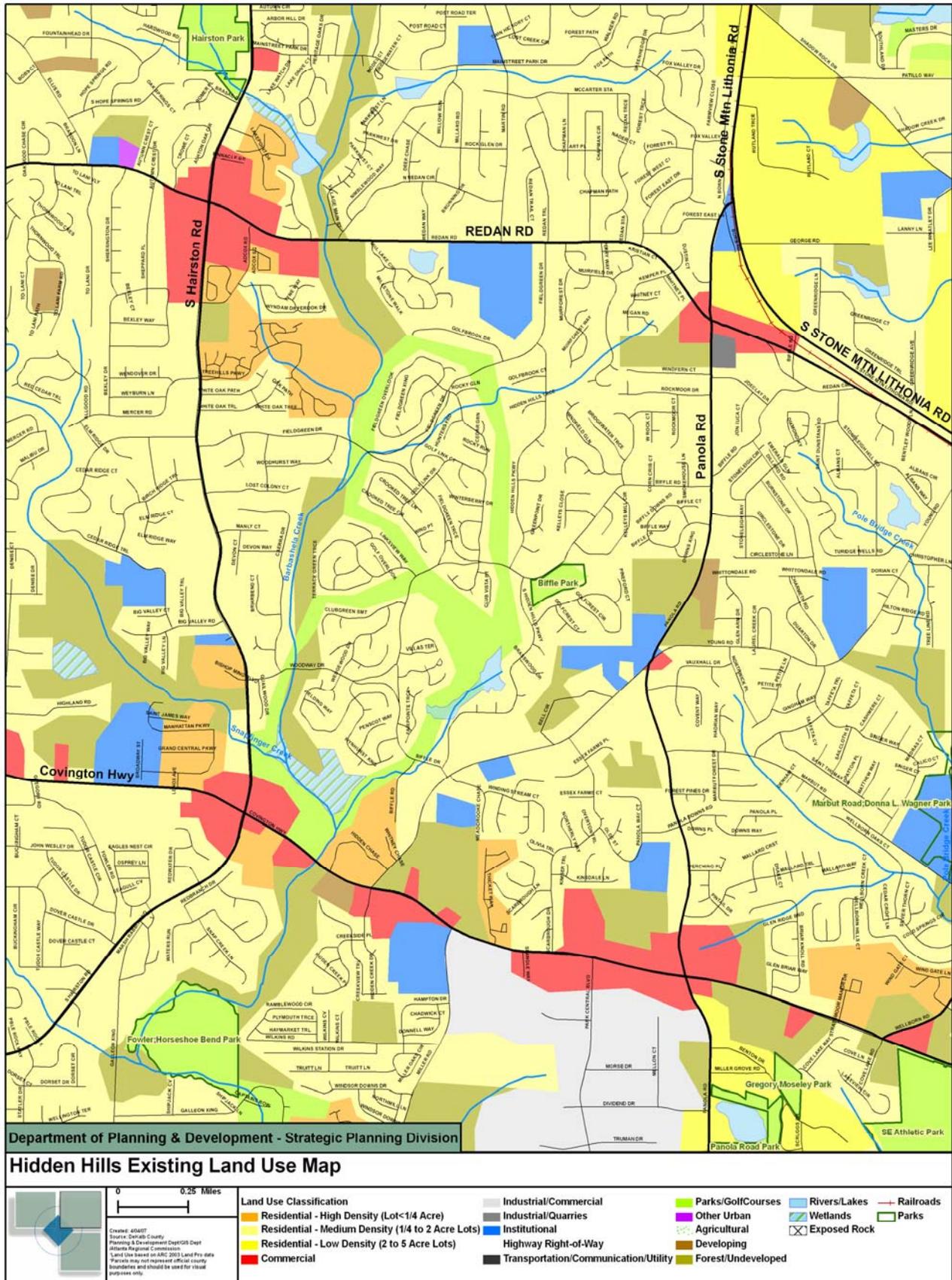
The area's largest greenspace is the Hidden Hills former golf course, a portion of which lies in a designated floodplain. The course is a part of the Hidden Hills Community which is built around the course. The course is located entirely with the community's residential uses except for the southwest part of the study area where it abuts South Hairston Road and Covington Highway on both sides of the Hidden Hills Village shopping center. East of the former golf course along Biffle Road is Biffle Park which is the only other green space with the study area.

Large tracts of undeveloped land are found at the following locations:

- Along Barbashela Creek, off the northeast corner the former golf course following the creek, north across Redan Road; and between the former golf course east of Canberra Drive;
- Along Snapfinger Creek, east of South Hairston Road and south of Covington Highway following the creek south;
- On the northeast side of the intersection of Young Road and Covington Highway;
- In between Panola Way Elementary and Covington Highway;
- Along Covington Highway east of the Panola Road and Covington Highway commercial node;
- At the end Bell Circle; and
- Off Panola Road, north of Windeern Court, north of the intersection of Young Road and between Essex Farms Place.

A large tract of wetlands is located along Barbashela Creek and the former golf course behind Hairston Village shopping Center.

Figure 3.9 Existing Land Use



### 3.3.2 Future Land Use (Character Areas)

With the adoption of the DeKalb County 2005-2025 Comprehensive Plan, future land use within DeKalb County changed to a new set of designations called Character Areas. The Georgia Department of Community Affairs, who enforces the state mandated comprehensive studies, has encouraged all jurisdictions to use the Character Areas for future land use maps and policies. Where the previous comprehensive plans designated future land use on a parcel by parcel basis, Character Areas define future land use based on an areas overall development patterns, use, density and how an area functions. Though some parcel specific designations still exist, most Character Area designations apply to larger areas. As mentioned in the Zoning section, each Character Area only permits rezoning to the zoning designations that best fit its policies and intent. Below is a summary of each Community Character Area:

#### Suburban

The Hidden Hills Study Area is mostly designated as Suburban, reflecting the large amount of single-family detached homes. The suburban character areas consist of areas where pressures for the typical suburban residential subdivision development have occurred and where such pressures are greatest. They are characterized (or without intervention likely to be characterized) by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, and predominantly residential with scattered civic buildings and varied street patterns that are often curvilinear. The primary land uses include: Single Family Detached Residential, Townhomes, Apartments, Assisted Living Facilities, Neighborhood retail, Schools, Libraries, Health Care Facilities, Parks and Recreational Facilities, Public and Civic Facilities, and Religious Institutions with a density of 0 to 8 dwelling units per acre.

#### Neighborhood Center

Each node (major intersection) within the study area is designated a Neighborhood Center. The neighborhood center character areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The primary land uses include: Townhomes, Condominiums, Apartments, Retail and Commercial, Office, Parks and Recreational Facilities, Public and Civic Facilities, and Institutional Uses at a density of up to 24 dwelling units per acre.

#### Commercial Redevelopment Corridor

Most of Covington Highway is designated as a Commercial Redevelopment Corridor except for the residentially zoned properties and the Snapfinger Woods Industrial area, located between Miller Road and Panola Road, which is designated as Light Industrial. The commercial redevelopment corridor character areas consist of declining, unattractive, vacant or underutilized strip-style shopping centers. They are often characterized by a high degree of vehicular traffic and transit (if applicable), on site parking, a low degree of open space, moderate floor to area ratio, large tracks of land and campus or unified development. The primary land uses include: Commercial and Retail, Offices, Condominiums, Townhomes, Mixed Use and Institutional at a density of up to 18 dwelling units per acre.

## **Conservation/Greenspace**

The former golf course and Biffle Park are designated as Conservation/Greenspace. The conservation and open space character areas consist of undeveloped natural lands and environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities and amenities. The Primary Land Uses include: Passive Parks and Nature Trails, Flood Plains, Wetlands, Watersheds, Natural and Conservation Areas, Golf Courses, Athletic Fields and Courts, Bike and Pedestrian Paths, Picnic Areas, Playgrounds and Amphitheatres.

## **Light Industrial**

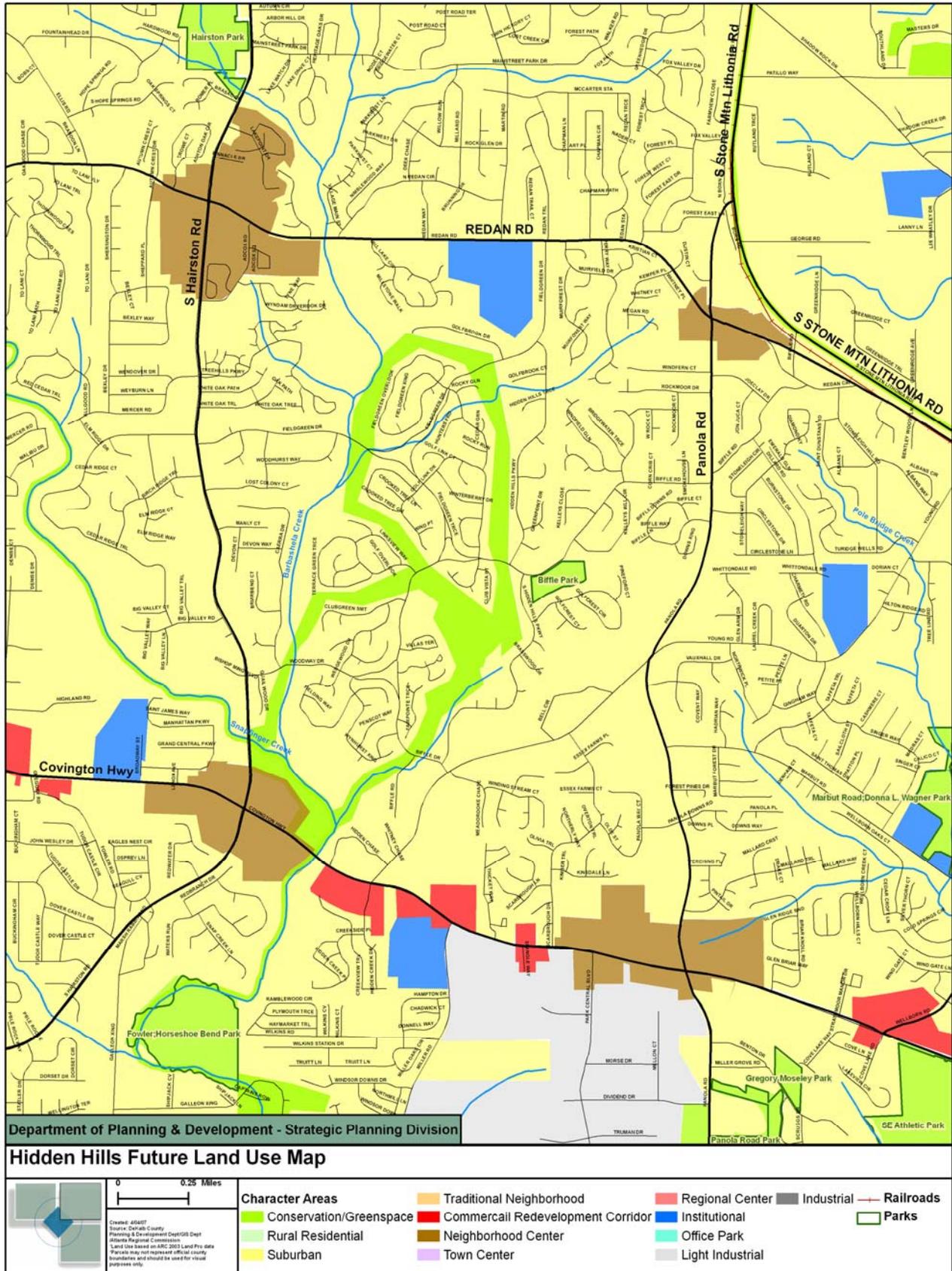
The light industrial character areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics as well as land used in higher intensity manufacturing, assembly, processing activities where noise, vibration and air pollution or other nuisance characteristics not contained on-site. The primary land uses for light industrial include: Manufacturing, Warehouse/Distribution, Wholesale/Trade Automotive, Accessory Commercial, Educational Institutions and Community Facilities.

## **Institutional**

The institutional character areas consist of areas used for institutional and public purposes with a land mass of 10 acres or greater. Primary land uses include: colleges and universities, hospitals, health care and rehabilitation centers, churches, government buildings, civic facilities, emergency service centers and post offices.

Overall, the policies for the Character Areas within the study area promote the preservation of the single-family detached neighborhoods that make up the Suburban Character Area while promoting more intense commercial, multi-family and mixed-use development within the Neighborhood Centers and the Covington Highway Commercial Redevelopment Corridor. Industrial/ distribution uses should be preserved and encouraged within the Light Industrial Character Area that makes up the Snapfinger Woods Industrial Park.

Figure 3.10 Future Land Use



### 3.3.3 Zoning

Zoning is defined as “A police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.” - American Planning Association

Land use is legally controlled through DeKalb County’s zoning ordinance. Zoning provides the legal regulation to control the use of land within designated zones or districts. Each designation usually controls the following:

- Permitted use of land and building type (e.g. commercial, residential or industrial);
- Intensity or density of each use; and
- Size (bulk) of building on the land (e.g. lot coverage , front setbacks ,side setbacks and height limitations)

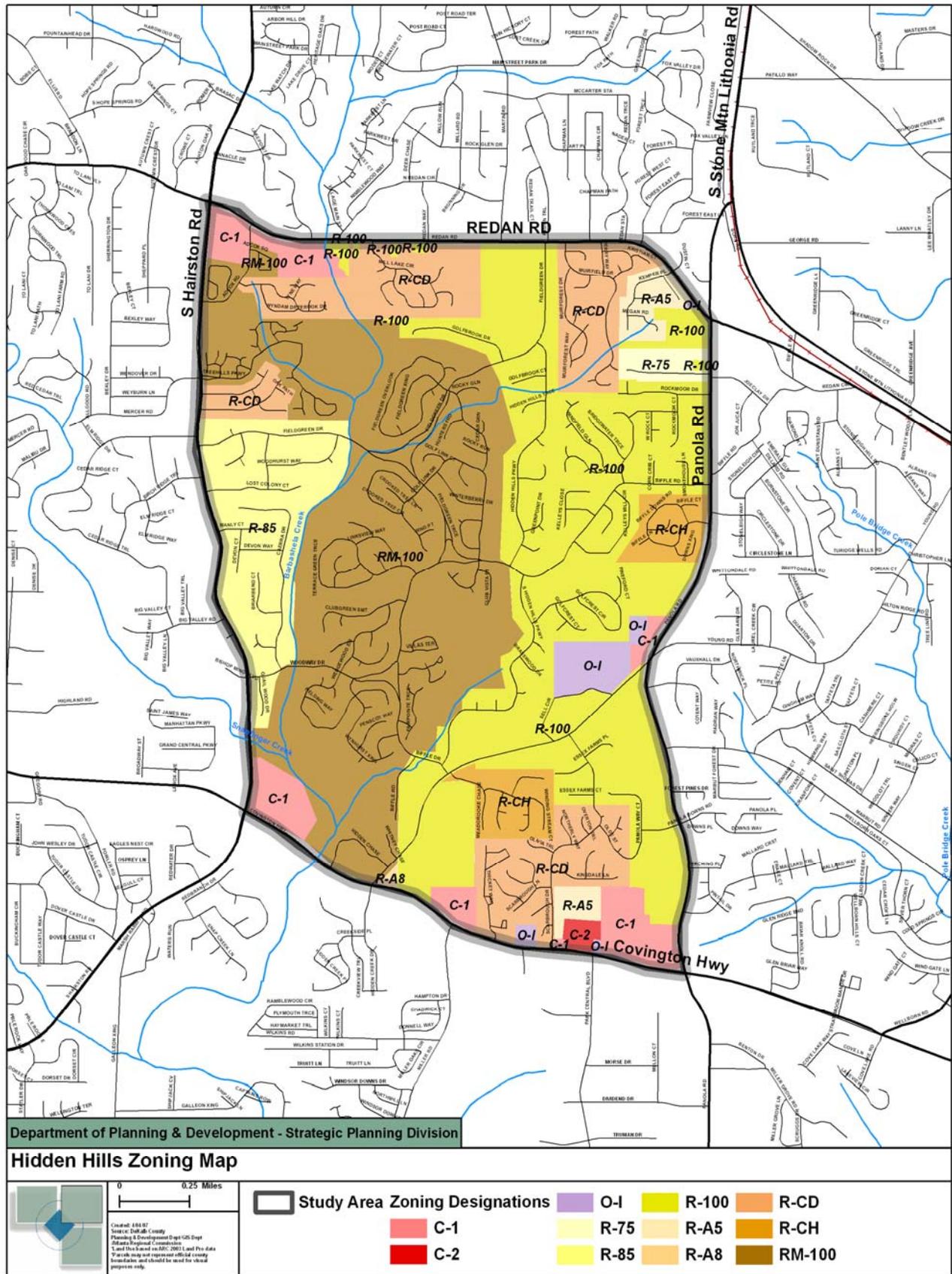
The DeKalb County 1999 Zoning Ordinance as amended has thirty-four (34) zoning designations that are generally separated land use by residential, commercial, industrial, office/institutional and mixed-use. The Greater Hidden Hills Community study area has mostly single-family detached zoning designations. Multi-family zoning designations are found along Covington Highway and near the major nodes (intersections). Covington Highway also has some industrial zoning designations on the south side near Panola Road. One inconsistency is found within the Greater Hidden Hills Community. About half of the community, including the former golf course is zoned for residential multi-family development (RM-100, 12 units/acre), but most of the single-family detached subdivisions within the RM-100 designation are built to R-100 or R-85 regulations.

**Figure 3.2 Zoning**

Zoning Category	Description
R-75	Allow for 4.3 units per acre lot sizes of 10,000 sq. ft.
R-85	Allow for 3.5 units per acre lot sizes of 12,000 sq. ft.
R-100	Allow for 2.8 units per acre lot sizes of 15,000 sq. ft.
R-A5	Intent to provide for infill development with densities of up to 5 per units per acre; allow both single-family detached housing and single-family attached housing
R-A8	Intent to provide for infill development with densities of up to 8 per units per acre; allow both single-family detached housing and single-family attached housing
RM-100	Allow 12 units per acre; multifamily, single family detached/attached and supportive living units.
R-CD	<u>Residential Community Development</u> (Repealed); no property can be re-zoned to this district
C-1	<u>Local Commercial</u> – allows retail shopping and services; serve the needs of groups of neighborhoods, as well as shopping centers
NS	<u>Neighborhood Shopping</u> – allows shopping activities, as well as services and office uses designed for the convenience of the immediate neighborhood area.
O-I	<u>Office Institutional</u> - allows for lower intensity offices, institutions, and health service activities where building heights are two stories or less.

Zoning is one of the major regulatory tools that implements future land use. The DeKalb County 2025 Comprehensive Study permits certain zoning designations within each Character Area (future land use) designation which in turn regulates which land use types are permitted within certain areas. When a new land use study or study change is adopted, existing zoning designations are “grandfathered” in. It does not automatically change previously permitted zonings, but establishes county policy for what property should be zoned to in the future.

Figure 3.11 Zoning



### 3.4 Natural Resources

The Greater Hidden Hills Community is rich with environmental resources. Often times, residents think of the major parks such as Stone Mountain or Arabia Mountain Preserve and large forest lands as such resources. However, some residents overlook the natural resources in the immediate community that provides home to a variety of animal species and insects. These resources can include naturally occurring streams, creeks, wetlands, effective tree canopies, lakes/ponds that attract migrating birds, and even rolling hills and topography.

As we all move toward a more eco-friendly environment, these features will become more important as part of DeKalb County's natural heritage. According to the Department of Natural Resources, "We protect our natural heritage, because its economic and ecologic values and scenic beauty are irreplaceable. Once a species is lost, it cannot be recreated." As a community the focus needs to be on conservation and restoration programs help to ensure the health of landscapes for the benefit of the people, plants, and animals that live here. The residents of the Greater Hidden Hills Community have shown a strong desire to maintain or restore ecological quality and to prevent greenspace and other native landscapes from conversion to other uses.

With the advent of the drought over the last few years, there is a need to conserve water not just during times of a water shortage. Sound water use practices reduce the amount of stress that we place on our resources, both by limiting water withdrawals and by decreasing wastewater discharges. and can postpone or eliminate the need for making major investments in new infrastructure. Conserving water is simple and relatively inexpensive. Using less water helps us to become more flexible during times when there is a water shortage.

#### 3.4.1 Wetlands

According to maps prepared by the U.S Department of Fish and Wildlife Service, there are numerous wetlands in DeKalb County. The majority of wetland are located in flood prone areas of perennial creeks. Section 404 of the Clean Water Act requires that any development activity in or near wetlands must receive a permit from the Army Corps of Engineers. However, prior to permit issuance a field visit is made and a determinacy as to the role of the wetland in the overall ecosystem. Wetlands within or near the Study area are located along or adjacent to Barbashela and Snapfinger Creeks, along the South East and North portions of the study area. See Figure 4 Existing Land Use Map on for the location of these wetlands.

#### 3.4.2 Floodplains

Floodplains are the channel and relatively flat areas adjoining the stream or riverbed which have been or may be covered by flood water. They are typically narrow, and prior to the drought frequently flooded during winter and spring. The flood areas often result from heavy rain, significant run-off, and effects of erosion along the banks of creeks and streams. There are several flood plain areas located within the Greater Hidden Hills Community. It traverses through the Hidden Hills Former golf course along Barbashela and Snapfinger Creeks. The creek areas are an identifiable FEMA floodplain, which indicates the possibility of a flood occurring once every 100 years. However, the occurrence of a 100 year floor does not mean a flood will not happen for another 100 years.

The flood prone areas throughout the County should continue to be restricted from urban development. Decisions to alter flood plains especially floodways and streams within flood plains should be the result of careful planning, which evaluates resource conditions and human needs. See Figure 4 Existing Land Use Map on for the location of floodplains in the study area.

## 3.5 Community Facilities and Services

### 3.5.1 Schools

The DeKalb County School System oversees the public schools, which serve all of unincorporated DeKalb County and a majority of the municipalities. It is the official policy making body of the DeKalb County schools. As of January 2005 there are nine (9) members on the school board, elected from individual districts; seven district representatives and two at-large representatives elected to four year terms.

There are currently thirteen (13) public schools located within or near the study area. These schools have a combined enrollment of 13,376 students. According to the results from the SWOT analysis and community planning exercise, many of the schools in the area are in need of improvement. The schools are listed in the table below:

**Table 3.3 : Greater Hidden Hills Community Schools**

School Name	Location	Enrollment
E.L Miller Elementary	919 Martin Road	560 Students
Marbut Elementary	5776 Marbut Road	991 Students
Panola Way Elementary	2170 Panola Way Court	860 Students
Woodridge Elementary	4120 Cedar Ridge Trail	670 Students
Redan Elementary	1914 Stone Mountain-Lithonia Road	704 Students
Shadow Rock Elementary	1040 Kingway Drive	832 Students
Mary McLeod-Bethune Middle	5200 Covington Highway	1,332 Students
Champion Middle Theme	5265 Mimosa Drive	808 Students
Freedom Middle	505 South Hairston	979 Students
Miller Grove Middle	2215 Miller Road	1,347 Students
Redan Middle	1775 Young Road	998 Students
Miller Grove High	2645 DeKalb Medical Parkway	1,795 Students
Redan High	5247 Redan Road	1,500 Students

Source: DeKalb County School System and greatschools.net

The Georgia Department of Education evaluated and reported on the above schools during the 2007-2008 school year. The Department indicated that among the elementary and middle schools in the study area, nearly all scored below state averages in the Criterion-Referenced Competency Tests (CRCT), which is a standards-based assessment, measuring how well students are mastering specific skills defined for each grade by the State of Georgia.

Redan High School tested above the state average in the Georgia High School Graduation Test (GHSGT), which is a standards-based assessment, that measures how well students are mastering specific skills defined by the State of Georgia. Miller Grove High School scored above state averages in Social Studies and Science, but below average in English Language Arts and Math. All students must pass all parts of the GHSGT in order to graduate from high school.

### 3.5.2 Libraries

There are three (3) County libraries that serve the residents of the Greater Hidden Hills Community, Hairston Crossing, Redan-Trotti, and Stone Mountain-Sue Kellogg. Hairston Crossing library is located at 4911 Redan Road. Redan-Trotti library is located at 1569 Wellborn Road, and has been in operation since 1991. The Stone Mountain-Sue Kellogg library is located at 952 Leon Street and has been in operation since 1964.

The Hairston Crossing and Stone Mountain-Sue Kellogg libraries have large circulation and reference collections. The collections include: audio books, books for all ages, newspapers & magazines, DVDs, music CDs and videocassettes.

The libraries have several public access computers equipped with the DeKalb County Public Library catalog, the GALILEO periodical system, internet access, Microsoft Office software and reference databases. Redan-Trotti and Stone Mountain-Sue Kellogg libraries also have meeting rooms that are available for public, non-commercial use during libraries hours and are fee based. In addition, the facilities have seminar and study rooms available for use.

### 3.5.3 Public Safety

*Police* - The DeKalb County Police Department provides a broad range of services to the public. The Department is comprised of three (3) primary divisions; Uniform, Criminal Investigation and Special Services. The primary activities of the department include: programs for the prevention, detection and reduction of crime; identification and apprehension of criminals; enforcement of laws and ordinances; and specialized and support services. The Greater Hidden Hills Community is serviced by the Tucker Police Precinct located at 4451 Lawrenceville Highway.

*Fire and Emergency Management* - The DeKalb County Fire and Rescue Department provides fire and emergency management service to all of unincorporated DeKalb County and provides primary service to most of its municipalities. DeKalb Fire and Rescue Department provides the following services: Fire Suppression, Emergency Medical Services, Community Education, and Fire Investigation, Hazardous Material mitigation, Technical Rescue, Dive/Swift Water Rescue, Canine Search and Rescue, Fire Prevention, Plan Review and Building Inspections. The Greater Hidden Hills Community is serviced by Fire Rescue Station #13 located at 5619 Redan Road near the intersection of Panola and Redan Roads.

### 3.5.4 Local Churches

Within and near the Greater Hidden Hills Study area are a variety of churches and religious facilities including Baptist, Catholic, Lutheran, Methodist and Presbyterian churches; a Mosque; Sikh Temple; and non-denominational Christian churches. The religious facilities are instrumental in the community, as many of them are used as meeting spaces, while others have meeting facilities available for public use.

### 3.5.5 Community Centers

The only publicly owned centers within close proximity of the study area is the Lou Walker Senior Center located at 2538 Panola Road. The center serves county residents 55 years or older. There is a membership waiting period of four years.

Some churches in the area allow residents to hold community meetings. The Berean Community Center located at 2440 Young Road rents out its facility for public meetings and other functions. The hours for public use are limited as the center provides afterschool care. It is a private facility owned and operated by the Berean Christian Church. The Crossroads Church and other churches occasionally make space available for public meetings when they do not conflict with church activities.

### 3.5.6 Parks and Recreation

DeKalb County provides recreational opportunities through a number of park and recreation facilities. As a result of the County Parks and Recreation Department Strategic Study (2000). It was found that the supply of the parks and recreation does not meet the demand of County residents. New acquisitions whether used as active parkland or passive greenspace, will be a tremendous resource for DeKalb County. The parks and recreational facilities available to citizens in the Greater Hidden Hills Community include the following:

**Table 3.4: Parks and Recreation Facilities**

Park	Acres	Amenities
Biffle Park	10	Multi-use field, playground, picnic area and trails
Hairston Park	33	Multi-use field, playground, lake and trails
Emmie Smith Park	8	Multi-use field, basketball court, multi-use court, playground and picnic area
Redan Park	65	Disc golf course, baseball, softball, football, multi-use field, tennis court, playground, picnic area and trails
Wade Walker Park	177	Street hockey, baseball, softball, football, soccer, multi-use field, tennis courts, swimming pool, playground, picnic area, lake and trails

Source: DeKalb County Parks and Recreation

### 3.6 Transportation

Growth in Metropolitan Atlanta and DeKalb County has placed an increased demand on transportation services. While the scope of the Greater Hidden Hills Community Overlay Study did not include a comprehensive transportation study, it was important to get feedback from the community regarding the issues they encounter when trying to move through the community either as a pedestrian or a driver.

The transportation network in the study area includes roadways, pedestrian facilities and bus service provided by MARTA. The road system consists of major and minor thoroughfares and local roads. The major thoroughfares include Redan Road, Panola Road, Covington Highway and South Hairston Road; Young Road is the minor thoroughfare and the remaining are local roads.

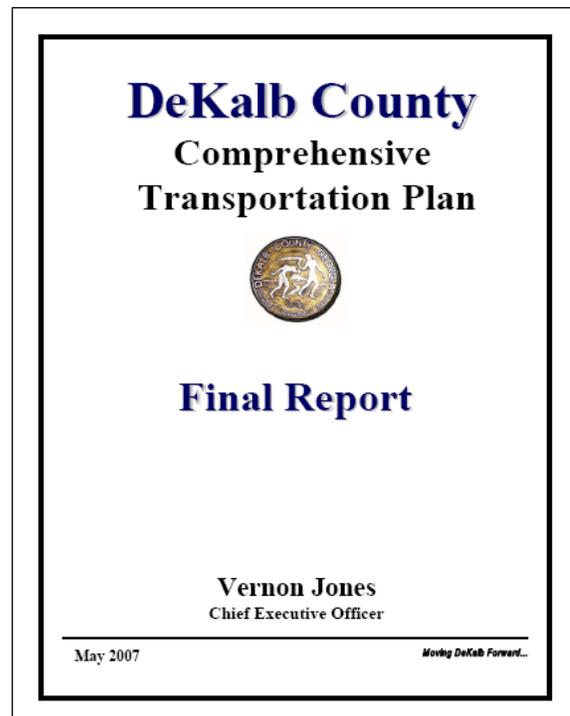
DeKalb County completed a DRAFT multi-modal Comprehensive Transportation Study (CTP) in May 2007, that includes projects and strategies that may impact residents in the Greater Hidden Hills Community. According to the DRAFT transportation study, Redan Road is a small sub-quadrant that is densely populated towards the north and has limited access to the south. Trips to I-20 funnel through Covington Highway and Panola Road contributing to congestion and safety deficiencies. Redan Road from Covington Highway to Stone Mountain Lithonia Road is forecasted to experience a 23 % increase of daily traffic by 2030.

According to the DeKalb County Functional Classification System Study, Covington Highway from south Hairston to Hidden Creek Road is listed as a most congested road by 2030. Covington Highway is forecasted to experience a 29% increase in daily traffic by 2030. The southwest quadrant which includes Covington Highway is predominately low density residential with smaller pockets of commercial uses. Large areas of open space and industrial land lie in the southern half of this Quadrant.

The Georgia Department of Transportation (GDOT) administers the Surface Transportation Assistance Act of 1982 (STAA), a federal highway program that designates routes for oversized trucks to move freight. Panola Road between Covington Highway/ US 278 and I-20. The DeKalb County Truck Route Study designates Panola Road between Stone Mountain-Lithonia Road and Browns Mill Road and Redan Road between Covington Highway and Stone Mountain Lithonia Road are designated as Truck Routes.

DeKalb County is working to improve pedestrian friendliness and connectivity and has been active in constructing sidewalks and paths throughout the County. Existing sidewalks within the study area are located along portions of the major corridors including, Young Road, Covington Highway, Panola Road, Redan Road, and South Hairston. However, most residential subdivisions are without sidewalks. New subdivision regulations will require sidewalks with new developments.

According to the SWOT exercise related to transportation, the community saw a strength in interstate and transportation accessibility, but a weakness with the lack of median maintenance. However there was reference to improve walkways and sidewalks or natural walking trails by adding lightning and extra security to enhance these other modes of transportation and mobility.



### 3.7 Preliminary Market Study

At the request of the Planning and Development Department and the Greater Hidden Hills Community the following market summary has been prepared to bring an economic development perspective; provide “real time data” of the immediate area of Greater Hidden Hills; give a general overview of the economic trends impacting the community; and suggest specific strategies to stabilize and eventually grow the area by attracting quality businesses.

The methodology used in preparing the market summary were as follows:

- Driving and walking tours of the Greater Hidden Hills Community;
- Interviews with retail decision makers;
- On-line data analysis using Demographics Now;
- An active business listing request with BusinessWise;
- Interviews with bankers and members of the DeKalb County Development Authority regarding services now available; and
- Initial meetings with the Planning and Development Department and members of the Greater Hidden Hills Steering Committee

#### 3.7.1 Executive Summary

Late in 2007, a request was made by the Planning Department to examine the market capability for commercial development around the single family subdivision of Hidden Hills. Hidden Hills is characterized by older single family homes on large lots. This enclave was designed in the 1960s and early 1970s and is similar to the Indian Hills subdivision in Cobb County, both were developed by Cousins Properties. It also resembles a project in North Atlanta known as Martins Landing. The Hidden Hills location remains a tiered environment of multi-level neighborhoods that surround a large and hilly golf course.

Currently, visual tours show pockets of deterioration within specific neighborhoods that reflect a lack of uniform covenants. Although the housing stock seems stable with a limited amount of ‘for sale’ signs, there is obviously more transitional and rental housing mixed in between some more elegant and high end homes. The general quality of the housing is traditional with siding on three sides and brick front facing the street. The lots are a quarter to half an acre and most homes have large decks and two car attached garages. The presentation of the neighborhood is elevated due to the wide boulevards and mature trees.

Addressing the issue of the golf course, it is important to note that the residents within Hidden Hills have purchased homes surrounding a golf course property that they have never owned. The current owner of the golf property has retired and is living in North Carolina. The functional golf course has been abandoned for a number of years and there continues to be discussion about the development of that property for other uses. The initial tour of the Hidden Hills enclave revealed the critical need for the golf course and housing to be tied together with a use that would act as an amenity to stabilize the pricing in the neighborhood. A second and third tour occurred approximately 90 days after the first and supported the premise that the economic decline is beginning to be visible within the certain residential sections of this subdivision.

### 3.7.2 Basic Demographic Trends

Details attached (see Appendix C).

1. Area property values stable to slight decline
2. Disposable income statistics (currently in decline) show strength in food, apparel, and household goods.
3. Median age is mid to late 30s
4. Majority African American and female
5. Well educated population – some college and above, over 50% of the population

### 3.7.3 Preliminary General Recommendations

The Hidden Hills Community has an incredible opportunity to stabilize and protect their property investment through strong covenants and codes.

1. The homeowners / renters need clear visual standards with a support or enforcement mechanism to encourage residents of Hidden Hills to maintain the paint and siding and meet all current County codes.
2. Through this community process, it is critical that a strong “community knitting together” begin to occur. This will strengthen the character and the quality of life throughout the Hidden Hills Community.
3. As financial and credit markets continue to deteriorate at this time, it is of critical importance that the community deal with the issue of the golf course.

Ideas for the redevelopment of the golf course are limited due to the large amount of wetlands and floodplains that lie within the property. After reviewing the situation, it is suggested that the citizens and the property owner have discussions about the sale or disposition of that property by summer of 2009. Suggested uses would be as a sale to a private developer for an amenity function. Such functions would include a fitness center, pool, miniature golf, executive 9-hole golf, an equestrian facility( such as the one at Chastain Park), or other pay-to play recreational amenities.

Another function would be a community gathering hub, with intimate outdoor seating to host arts and cultural events, weddings, small music festivals or theatre. Another use of the golf course property would be to suggest a public/private partnership with either the DeKalb County Parks and Recreation as a passive park or with the DeKalb County Public School System as a potential site for a new Charter school or targeted educational model.

### 3.7.4 Business Data Recommendations

Approximately 22 large companies currently exist, employing over 3,000 persons. The business diversity will help sustain the area as certain segments, such as printing and automotive, weaken due to the economy. Basic commercial services currently exist in the nodes identified by the Planning and Development Department. Surrounding shopping places are not regularly supported by the Hidden Hills Community and therefore are vulnerable to business failure as the economy continues to constrict.

The Hidden Hills Community has consistently requested quality retail establishments, for example:

White Table Restaurants:

- Parkers on Ponce
- Garrison's Steak House
- Seasons 52
- Petite Auberge
- Ted's Montana Grill
- Watershed
- Dailey's
- Oceanic

Other requested amenities include:

1. Borders / Walden Books
2. High end cultural centers / galleries
3. Music / concert / performance centers (community playhouse / events facility)
4. Activity centers for youth
5. Entertainment venues, such as, "Dave & Busters" model
6. Health and workout facilities, such as, Gold's Gym / Curves
7. Branch of existing College or University offering career courses in the evening and weekends

Recommendation is that the Greater Hidden Hills Community engage in active and long term strategies to target these business sectors. Working together with the DeKalb County Office of Economic Development over a five (5) year time table, it is probable to add these economic enhancements to the existing five-mile radius around Hidden Hills.

### 3.8 Issues and Opportunities

One of the first steps for a community to take in order to begin any study is to identify the issues and opportunities. For the residents of the greater Hidden Hills Community, the identification of community issues and opportunities was not a difficult task. During the SWOT exercise, community members were asked to identify the Strengths Weaknesses Opportunities and Threats in their Community. Listed below are the commonalities of the strengths and opportunities listed as opportunities and weaknesses and threats listed as issues:

**Table 3.5 Issues and Opportunities**

Issues	Opportunities
Foreclosures	Affordable Housing
Median Maintenance	Diverse Housing
Lack of Community Centers	Interstate and Transportation Accessibility
Street Vendors	Greenspace and Trees
Architectural Controls	Schools
Crime and Gangs	Former golf course Redevelopment
Lack of Police Presence	Community Recreation Centers
Idle Unsupervised Youth	Recreation Opportunities
Code Enforcement	Restaurants
Speeding	Shopping

It was apparent from the compilation of the issues and opportunities there were several issues that are in need of attention. These issues and opportunities were used in another exercise where the community members were asked to take these items and development key vision elements that would help in the development of their vision statement. Detailed information from the SWOT exercise can be found in the Appendix A-3.

In addition, these items allowed the Planning and Development staff to gain some valued insight into community conditions and perceptions from the perspective of those that live there. These insights allowed staff to further define their concept study, which can be found in Chapter 4.

## 4 ~ Concept Plan

This chapter presents those elements that comprise the Concept Plan for the Greater Hidden Hills Community. The elements were conceived based on the priority issues and opportunities identified during the community meetings, activities and exercises held throughout the planning process. The study provides a general outline of the elements followed by a brief description of some the strategies to achieve them. More detailed strategies can be found in Chapter 5. The proposed concept study was developed with consideration of other plans and studies, including the DeKalb County 2005-2025 Comprehensive Plan.

### 4.1 Community Vision

Any community study should be guided by a comprehensive vision of the future, created and approved by the citizens of the community. The vision will act as guide for future development decisions made by both the county and community. Once the study is adopted, the vision will assist in regulation formation to ensure the success of study implementation. The Greater Hidden Hills Community created the following vision statement through a process of community visioning.

#### ***Greater Hidden Hills Community Vision Statement***

*The Vision of the Greater Hidden Hills Community is an area comprised of many neighborhoods where all citizens are welcomed and want to invest, live, work and play. It will continue to be an aesthetically pleasing community with quality homes and accessible greenspace, dedicated recreational areas with easy access to thriving, pedestrian shopping areas all linked by tree lined, pedestrian connections, bike paths, and well lit roads.*

*The Greater Hidden Hills Community will enhance schools and recreational facilities with programmed activities for all ages. It will be a secure and safe environment that is well patrolled with active law enforcement and constant code enforcement to help sustain a high quality life for all citizens.*

#### **4.1.1 Visioning Process**

##### ***Visioning Exercise***

Prior to the visioning exercise members of the community participated in a Strengths Weaknesses, Opportunities, and Threats (SWOT) exercise, where meeting attendees were separated into four (4) groups and asked to identify these items in their community. The outcomes of this exercise were summarized by County staff. The summary depicted several “commonalities” or items continually repeated among the groups.

As part of the visioning exercise the commonalities were presented to the community. They were asked to identify *key vision elements* using verbs or action words, based on the commonalities. They were given examples to help them get started, these included:

- Promote Redevelopment
- Develop a Community Center
- Foster Community Involvement
- Reduce Crime

The community members were then instructed to develop a “preliminary vision statement” for their community using their key vision elements.

Each group developed separate vision statements for the Greater Hidden Hills Community. These statements were then edited to eliminate redundancies and combined by County staff into one preliminary vision statement.

*Visual Preference Survey*

A Visual Preference Survey (VPS) was used to help further define the vision of the Greater Hidden Hills Community. The VPS uses pictures of different development types to assist participants in comparing housing types, commercial centers, streetscaping, and signage among other design elements. Participants were asked to rank photos numerically from the most to least desirable. Each category had a variety of photos; there were a total of forty-eight (48) pictures shown to the participants. The following table summarizes the results of the VPS survey. The VPS presentation can be found in Appendix A-3 of this document.

**Table 4.0: Visual Preference Survey Results**

Category	Most Votes	Least Votes
Residential	Single Family Residential	Multi-Story Apartments
Density	5 to 8 dwelling units/acre	60 to 80 dwelling units/acre
Building Height	1 to 3 stories	20 plus stories
Retail Areas	Small scale, mixed use	Large scale, mixed use
Office	2 to 3 story, small scale	Multi-story, office park
Streetscapes	Pedestrian oriented, natural features	Auto oriented, no natural features
Public/Open Space	Bike and walking paths	Large mixed use gathering spaces
Parking	Angled on-street	Traditional on-street
Building Sign	Flush with structure	Protruding, hanging
Pylon Signs	More monumental in appearance	Tall, fast food restaurant type
Street Furniture (benches)	Metal	Wooden
Street Furniture (receptacles)	Metal	Wooden
Street Furniture (planters)	Metal	Wooden
Pedestrian Lighting	More ornate, pedestrian friendly	Less ornate, less pedestrian friendly

## 4.2 Gateways

The Greater Hidden Hills Community has recognized the importance of preserving community character. The use of gateways can be quite instrumental in achieving that goal. Gateways are important visual landmarks that reinforce the entrance into a geographic area; employing a combination of man-made and natural elements such as landscaping, signage, lighting and or other structures.

They often provide a first impression of a community. Perceptions regarding value, investment and amenities are often formed upon immediate entry into a community. Gateways should be focal points that communicate a message about the community, as well as its self image. Within minutes visitors will decide whether they are interested in learning more about a community and may decide whether to exit the community and discover treasures elsewhere.

Gateways can also be used to help establish an identity for the community. The Greater Hidden Hills Community can benefit by creating a brand that connects with people, shared values and perception. The brand is not a tagline, but a statement of a central idea about the identity of the community. Posting the brand at gateway locations is a useful method of communicating its message or story to visitors and the community as a whole.

The objective of this section of the concept study is to establish gateways within the study area at critical intersections to create a sense of arrival and neighborhood identity for the Greater Hidden Hills Community. The Concept Plan identifies several opportunities for the creation of Gateways to in the community. These opportunities include major gateways at the intersections of:

- Redan Road and South Hairston Road;
- Redan Road and Panola Road;
- Panola Road and Young Road;
- Panola and Covington Highway;
- Covington Highway and Young Road; and
- Covington Highway and South Hairston

Currently, many of these intersections are characterized by blighted commercial centers, trash and poor signage. Where possible these landmarks and entryways should be enhanced and preserved. The images below depict examples of gateway signage and Figure 4.0 on the following page depicts proposed gateway locations .



Hidden Hills Subdivision Gateway

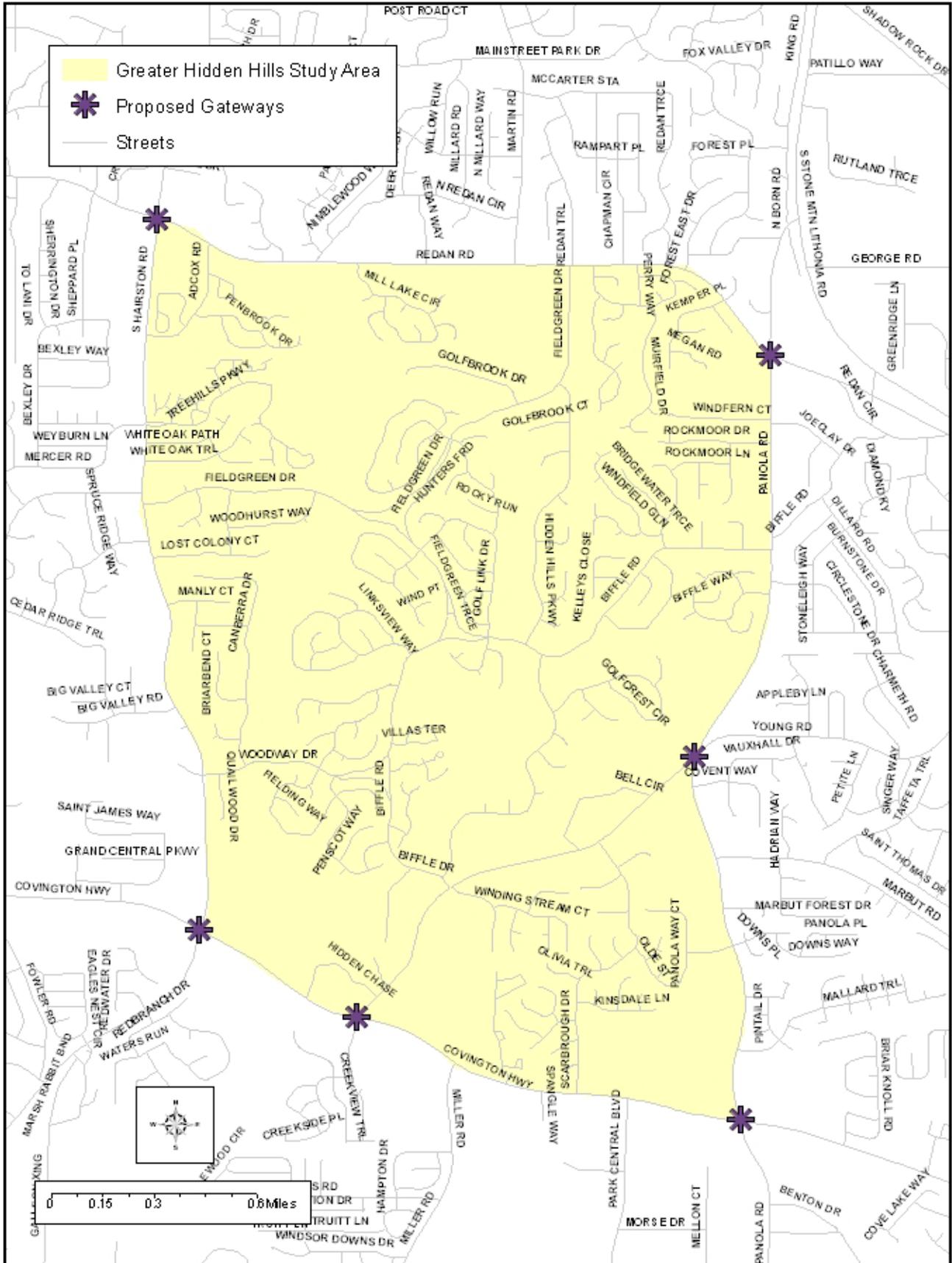


Georgia Welcome Sign/ Gateway



Typical Neighborhood Welcome Sign/ Gateway

Figure 4.0: Community Gateways



### 4.3 Primary Corridors

The primary corridors in the Greater Hidden Hills Community serve as major access routes for vehicular and pedestrian circulation. Highly visible and easily accessible locations are critical to future development, thus the integration of transportation and land use requires a specific approach to establish an attractive, safe and efficient traffic circulation and pedestrian mobility system.

The objective of this section of the concept study is to transform the visual character and function of primary corridors in the community that will help stimulate quality development and economic development opportunities. The Concept Study identifies three (3) primary corridor types within the community that could act as catalysts for redevelopment. The proposed corridor types are:

- **Residential Street** - roadways that provide low to moderate levels of travel mobility; characteristic of *local and collector roads* found within subdivisions and that often lead traffic from local roads, neighborhoods and subdivisions. Some examples of these roads within the study area are Hidden Hills Parkway, Scarborough Drive, Woodway Drive, Young Road, Biffle Road and Fieldgreen Drive, among others.
- **Major Roadway** - roadways that provide moderate to high levels of travel mobility, carrying traffic from one area to another; many with intersections at residential streets and are characteristic of *arterial roads*. Some examples of these roads within the study area are Redan Road, Panola Road and South Hairston Road.
- **Commercial Corridor** - a roadway that provides a high level of travel mobility, often carrying traffic from one area to another and have intersections with residential streets. These roads also support a variety of commercial and office uses; characteristic of *arterial roads* found in many communities. This corridor is Covington Highway, which corresponds to the future land designation of Commercial Redevelopment Corridor in the 2005- 2025 Comprehensive Plan.

Traffic calming measures would be an important attribute. Within the Hidden Hills subdivision there are grassy medians located along many of the local roadways that narrow the street and slow traffic. In addition there are speed bumps that also slow traffic. These measures should also be located in appropriate locations throughout the Greater Hidden Hills Community to slow and calm traffic and improve safety. Streetscaping elements such as increased sidewalk widths, signage, street furniture, lighting and landscaping help to create a pedestrian friendly environment. Although many of the primary corridors in the Greater Hidden Hills Community should be slated for streetscaping improvements, it is recommended that streetscaping along the commercial corridor and major roadways be intensive and implemented first.

The images below illustrate examples of these corridors and improvements while the figure on the following page depicts the primary corridors.



Hidden Hills Residential Street  
Median and Speed Bump

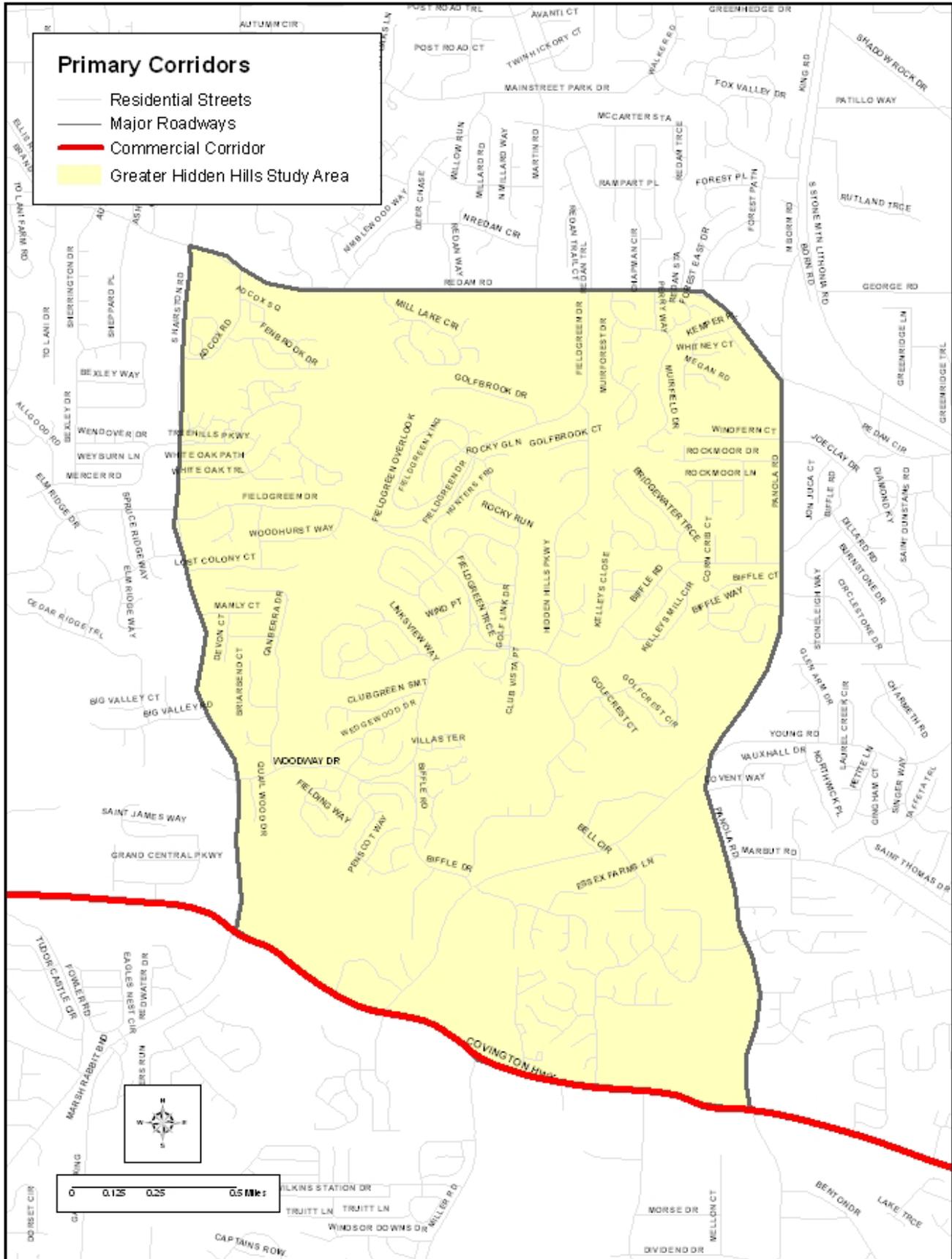


Covington Highway  
Commercial Corridor



Potential Streetscaping

Figure 4.1 : Primary Corridors



## 4.4 Residential Preservation

Most of the Greater Hidden Hills Community is residential, with the majority of the homes and apartment complexes built within the last 20-30 years. As a result, there are many homes in need of repair. The objective of this section of the concept study is to preserve and enhance the residential character of the community in order to help maintain property values and an affordable housing stock. One of the major issues in the community concerns future residential development.

The residential landscape in the community represents typical suburban development patterns and style with curvilinear streets. The residential structures consist primarily of low density, single family homes on lots of varying size, with small pockets of multi-family apartments along the periphery. The remaining available land in the Greater Hills Community is characterized by the former Hidden Hills Golf and Country Club lands, wetland and floodplain areas.

Many community residents would prefer that there is no new development in these areas with the exception of the most southern parts near Covington Highway, but if development were to occur, that development be kept at lower densities and clustered to preserve open space and to avoid excessive grading on sensitive slopes.

To ensure that changes in the residential areas of the community harmonize with the existing character and by ensuring the long-term attractiveness and economic integrity of the community, there are several policies and recommendations listed in the study that accentuate the preservation of the residential integrity of the community. These can be found in Chapter 5 of this study.

The recommendations are being made to enhance the community and establish new, integrated environments that relate to surrounding residential neighborhoods and uses. While the majority of new development in the community will likely be residential, there is also a need to provide small-scaled commercial and office developments that support the daily needs of adjacent and nearby residents. Development should emphasize compatible uses, public spaces, and a mix of residential housing.

In addition, emphasis should focus on connectivity by establishing street networks and interconnected pathways that link residential and neighborhood-oriented non-residential uses. Development should promote a neighborhood scale that provides an appropriate balance between pedestrian and vehicular accommodations.

The images below depict residential home types and the figure on the following page illustrates areas identified for residential preservation.



Single Family Homes to be Preserved



Single Family Home to be Enhanced



Apartments to be Preserved



## 4.5 Activity Centers

Activity Centers are the nodal development areas in the Greater Hidden Hills Community that accommodate the commercial and service needs of area residents. The activity centers for the study area are located as follows:

- South Hairston and Redan;
- Redan and Panola;
- Panola and Young;
- Panola and Covington; and
- Covington and South Hairston.

The DeKalb County (2005-2025) Comprehensive Plan has defined the five activity centers designated in the future development or land use map as Neighborhood Center Character Areas. The Neighborhood Centers as defined in the Comprehensive Plan consist as neighborhood focal points with a concentration of activities that are easily accessible by pedestrians. The objective of this section of the concept study is to further define the activity centers of the Greater Hidden Hills Community.

The activity centers should include a mix of uses to meet the day-to-day needs of area residents. Residential development should help to reinforce the activity center through the location higher density housing options, that are targeted to a wide-range of incomes. The aim of the center is to provide commercial services that typically do not attract vehicle trips from outside the immediate service area. A grocery store may be the principle anchor tenant along with other neighborhood services, such as a drugstore, hardware store, self-service laundry, and bank. Other uses within the center may include a church, community center, and bank.

The design of the activity centers should be pedestrian oriented with walkable connections between land uses and direct connections to greenspace and trails. The road edges should be clearly defined, with the location of buildings up the street with designated parking in the rear. They should be aesthetically pleasing and inviting, where people would want to spend time. A variety of design guidelines, such as building heights, setbacks and buffering, etc. can be utilized to achieve this goal.

The images below depict existing and potential activity centers and the figure on the following page illustrates the activity centers as part of the character area or land use designations of the 2025 Comprehensive Plan.



Hairston and Covington  
Activity Center



Hairston and Covington  
Activity Center



Potential Activity Center



## 4.6 Greenspace

Greenspace, is an essential element of any vibrant community. It is commonly defined as “land in natural or un-built condition that provides environmental, recreational and other benefits.” The accessibility of safe and attractive recreational facilities influences the desirability of a community. In communities throughout DeKalb County residents rely on greenspace for its many benefits, including health and fitness, a connection with nature as well as sense of belonging. It often encourages individuals and groups to connect with each other, creating open, diverse and welcoming open spaces and environments.

As stated, there is considerable greenspace in the Greater Hidden Hills Community, but much of it is privately held. The Overlay Study has identified several heavily used parks and recreational facilities available for public use (see Community Services Chapter/ Section 3.5).

An additional tract of land consisting of eight (8) acres of land at 5354 Redan Road, is one of the few remaining properties that reflect the county’s rural and agricultural history. The DeKalb County School system has expressed interest in preserving this tract for the study of botany, history, earth science and land conservation. The Georgia Historic Preservation Division and Fernbank Science Center have visited the property and noted the late 19<sup>th</sup>- early 20<sup>th</sup> century farmhouse and outbuildings and the diversity of flora and fauna. Perhaps, there is a possibility of attaining this property for public use.

The objective for this section of the concept study is to strengthen and enhance the greenspace in the community by providing recreational opportunities for residents that are easily accessible and will improve the overall quality of life. It incorporates principles of “Smart Growth,” which according to the Smart Growth Network is planned growth that balances the need for economic development with the desire to enhance the natural and built environments.

One of the principles of smart growth is the creation of walkable communities. In this, communities make pedestrian activity possible by mixing land uses, that leads to an expansion of transportation options that ultimately creates a streetscape that serves a range of users, including pedestrians, bicyclists, bus riders, and drivers of automobiles.

The greenspace concept includes bike and pedestrian trails that traverse along the floodplain and wetland areas, as well as connectivity with activity centers and parks at the north and south of the study area. In addition, there are proposed bike paths, “share the road” features along Covington Highway, Panola Road, Redan Road and South Hairston Road.

The images below depict existing and potential greenspace and the figure on the following page illustrates the existing and potential greenspace in the Greater Hidden Hills Community



Biffle Park



Hidden Hills Former golf course



Potential Bike and Pedestrian Trail

Figure 4.4 Greenspace

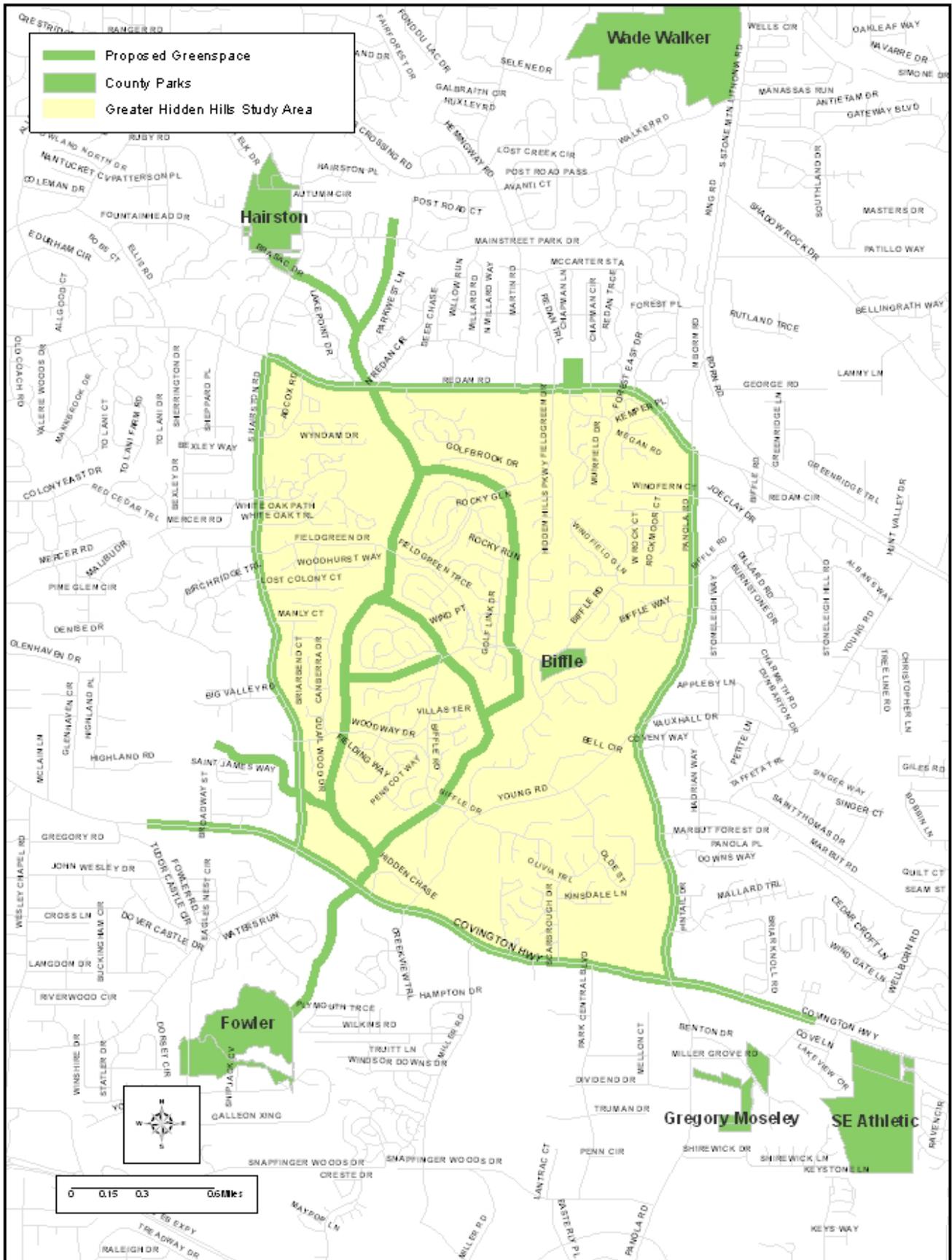
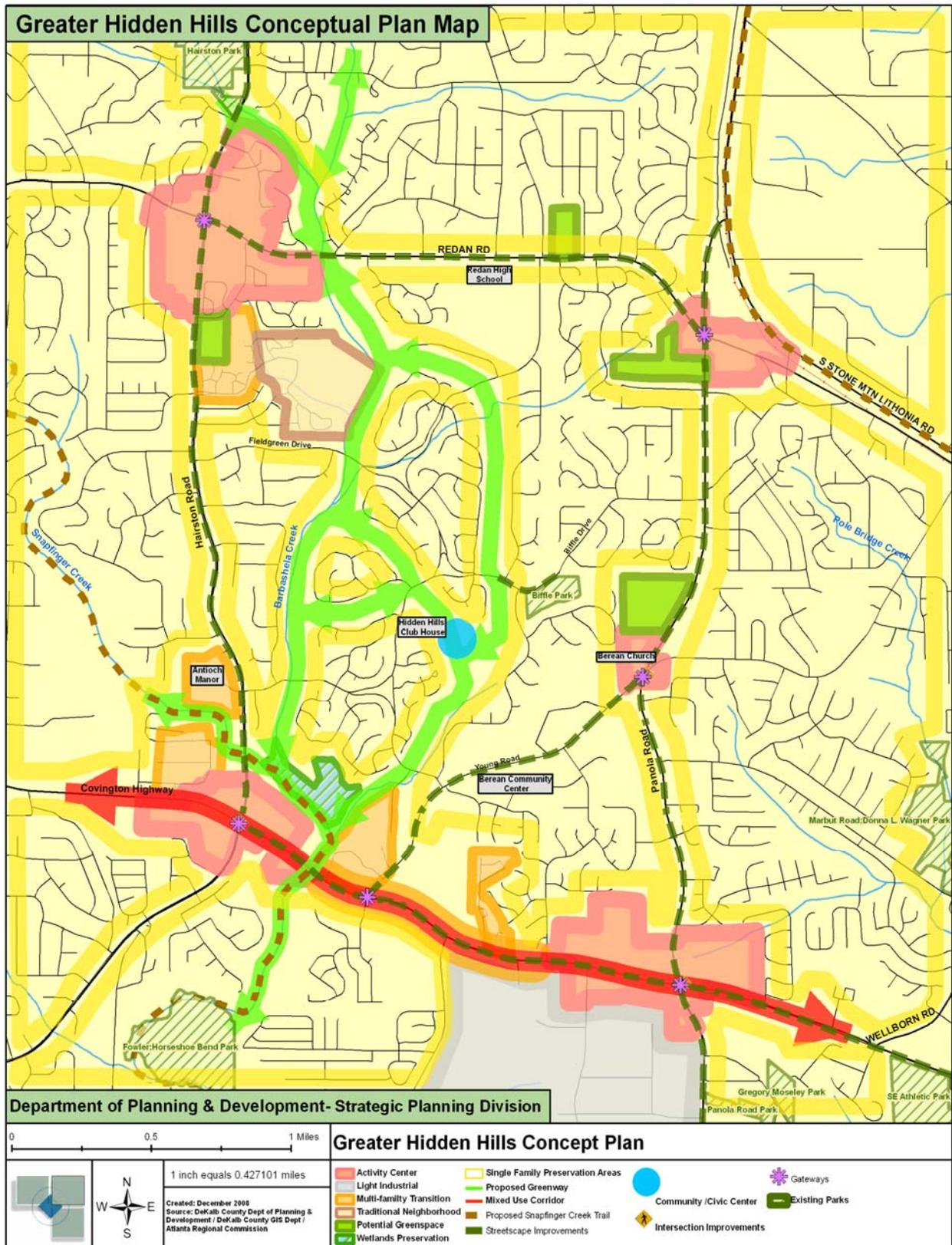


Figure 4.5 Conceptual Plan Map



## 5 ~ Implementation Strategy

The Greater Hidden Hills Overlay Study process was conducted over the course of several months and during that time the steering committee and community members contributed their time and efforts to examine issues and opportunities in the area. Many activities took place, allowing the community to express their desires for the future, and from this input a community vision was created. The community vision, goals, and strategies were developed by the community and recommendations were made by the Planning and Development Department. The aforementioned goals, strategies and recommendations for the Overlay Study have been outlined in this chapter.

### 5.1 Goals and Strategies

#### *Goal 1: Preserve and Enhance Greenspace*

##### *Strategies:*

- 1.1 Create walking and bike trails
- 1.2 Maintain the existing greenspace
- 1.3 Encourage the county to purchase the former golf course for greenspace conservation
- 1.4 Find investors that will purchase and preserve the former golf course
- 1.5 Draft and adopt an Overlay Ordinance to include language on greenspace conservation
- 1.6 Develop a nature center near environmental areas for educational purposes
- 1.7 Utilize greenspace to develop a community garden
- 1.8 Encourage the County to purchase the 8 acres of land at 5338 Redan Road

#### *Goal 2: Develop Architectural Guidelines*

##### *Strategies:*

- 2.1 Draft and adopt an Overlay district ordinance that will include architectural standards for new and transitioning property
- 2.2 Create landscaping requirements
- 2.3 Develop uniform signage
- 2.4 Implement lighting requirements

#### *Goal 3: Increase Code Enforcement*

##### *Strategies:*

- 3.1 Improve the customer service process of complaints and inquiries
- 3.2 Draft and adopt an Overlay ordinance that will address code enforcement
- 3.3 Implement policies that will shorten the compliance time for violators

#### *Goal 4: Create Recreation and Community Centers*

##### *Strategies:*

- 4.1 Develop joint partnerships with area schools for community use
- 4.2 Work with area churches for the use of facilities and development of new centers
- 4.3 Increase funding for community facilities and services
- 4.4 Extend library hours for meeting room usage
- 4.5 Development new facilities to meet the needs of the elderly and young

**Goal 5: Develop and Redevelop Commercial Areas***Strategies:*

- 5.1 Improve the code enforcement regulations to boost commercial areas
- 5.2 Develop architectural standards
- 5.3 Identify areas for commercial development and redevelopment

**Goal 6: Promote Community Involvement and Cooperation***Strategies:*

- 6.1 Create neighborhood coalitions and committees
- 6.2 Extend library hours for meeting room usage
- 6.3 Establish a relationship and network with local churches
- 6.4 Encourage and enhance residents' communication with elected representatives at all levels of government

**Goal 7: Improve Schools***Strategies:*

- 7.1 Reduce the student-to-teacher ratio
- 7.2 Increase the involvement of parents and the community
- 7.3 Create partnerships with the business community
- 7.4 Increase funding to improve and expand facilities
- 7.5 Foster community utilization of school facilities, when not in use for school activities

**Goal 8: Increase Security and Police Presence***Strategies:*

- 8.1 Establish police substations
- 8.2 Create neighborhood watch organizations
- 8.3 Increase the number of police officers
- 8.4 Install security cameras
- 8.5 Increase and improve lighting
- 8.6 Increase security at commercial centers

**5.2 Recommendations**

The Greater Hidden Hills Community has public and private opportunities to revitalize the area while preserving its character. The redevelopment of the community will be dependent on number of critical partners working together to create a united and sustainable community. The community with assistance from DeKalb County will be responsible for the implementation of many of the goals, strategies and recommendations provided in this study. This will be done through the dedication of time, implementation of policy initiatives, support for changes in land use and zoning, and the provision of funding for projects and community improvements.

Recommendations are listed under the concept study headings and have been outlined in this section of the chapter and often expand upon the existing strategies developed by the community and describe additional strategies for community redevelopment. These recommendations, which are based on substantial public involvement and a detailed analysis of the study area, should be initiated within the next five years and are designed to provide a foundation for the community's ongoing success. In addition, those recommendations made by the Office of Economic Development in Section 3.7, which detail the Preliminary Market Study, should also be implemented in the near future.

### **5.2.1 Recommendations:**

#### *Gateways*

- Establish identification and directional signage programs with the various subdivisions announcing the entrance to the Greater Hidden Hills Community.
- Create a coherent, high quality design for the proposed gateways with unified signage and landscaping.
- Develop a brand for placement on community gateways and signage, one example could be, "Greater Hidden Hills – a Greenspace Community." This brand could also allow the community to market itself, while identifying its unifying features.
- Install unique landscaping elements, lighting and/or signage at designated gateway locations, that will help direct and orient residents and visitors in the Greater Hidden Hills Community.
- Work with the Planning and Development Department to require that utility lines are buried underground during new construction where feasible to provide for a more safe pedestrian environment and improve visual quality.

#### *Primary Corridors*

- Promote the adaptive reuse of vacant parcels and underutilized buildings to accommodate desired facilities and activities of the community.
- Incorporate the use of crime prevention and pedestrian safety methods in construction by orienting buildings towards the street, widening sidewalks and minimizing alleyways.
- Establish design guidelines for building renovations and infill development.
- Encourage the restoration of deteriorating structures and façade improvements.
- Pursue the placement of streetscape improvements such where appropriate to create more pedestrian environments and support neighborhood activity, including but not limited to:
  - Street Trees - shade trees, native to the Community
  - Sidewalks - wide and concrete, with colors and/ or patterns at or near activity centers
  - Streetlights - historic character, black iron with acorn globe (as shown in VPS)
  - Street Furnishings - black iron to match lighting
  - Bicycle Racks - black iron to match street lights and street furniture
  - Bus Shelters - per MARTA guidelines
- Implement traffic calming measures and intersection improvements along primary corridors to reduce speeding and improve safety.

- Apply for a Livable Centers Initiative (LCI) grant to undertake an additional study that will examine land use and transportation in the study area. An LCI study could assist in upgrading the transportation infrastructure.

### ***Residential Preservation***

- Work with the County to draft, adopt and implement an Overlay District to help preserve and enhance the community.
- Work with the County and its consultants during the Zoning Code update to help reconcile zoning and land use inconsistencies that may impact the community.
- Encourage the maintenance, repair or renovation of existing residential areas and the upgrade of existing housing.
- Contact the Housing Authority of DeKalb County about existing homeownership and rehabilitation programs to better educate area residents about available programs.
- Consider the future development of multi-family housing for incorporation into and/or connection to existing activity centers for mixed-use development.
- Establish quality design standards for future developments in the community that incorporate appropriate design features and characteristics found in surrounding development.
- Work to protect residential neighborhoods from incompatible development by staying informed about potential development and voicing concerns at appropriate venues.
- Develop a positive relationship with Code Enforcement to help alleviate code enforcement issues in the Community.

### ***Activity Centers***

- Identify priority sites for the development of retail centers, restaurants and entertainment venues to address the needs and desires of area residents.
- Work with the office of Economic Development to create business incubators and business support services to encourage increased business investment in the community.
- Contact the office of Economic Development about the feasibility of establishing a Tax Allocation District (TAD) to make redevelopment sites more attractive to business investors.
- Take advantage of existing opportunities to link residential and commercial uses through the use of existing and future sidewalks and paths.
- Work with the County to engage developers currently working in the County and the Greater Hidden Hills community to explore development opportunities.
- In accordance with the DeKalb County Comprehensive study, work to improve land use compatibility by encouraging staggered heights, greater setback and increase screening and buffers to help mitigate compatibility issues between existing residential property and activity centers.
- Create an unified Community Group to represent the greater Hidden Hills Community in regards to development in the community; the group will consider the vision defined in this study as it relates to the future of the community.

- Implement intersection improvements within activity centers to improve vehicular and pedestrian safety.

### *Greenspace*

- Encourage the owner to dedicate a portion of the former golf course for greenspace for the incorporation of bike and pedestrian trails that link to activity centers and other greenways in the Community.
- Encourage the County and or the State of Georgia to purchase available greenspace for use as conservation, education, and recreational purposes.
- If the former golf course is purchased by the County and designated as greenspace; work to redevelop the Club House as community center, that could also become a focal point in the community incorporating passive recreational uses.
- Work with Community Leaders to find investors willing to purchase and revive the former golf course for its original recreational purpose.
- Work with the County to enforce the interim guidelines of the Comprehensive Study as they relate to environmental areas, which state that proposed developments shall be allowed only in areas where environmental damages will not occur and mitigation measures are to be approved by the Environmental Protection Division (EPD).
- Utilize wetland and floodplain areas for public education programs to educate the public about environmental conservation in the community.
- Utilize natural features, such as rocks and plants to expand upon the aesthetic appearance of the community.
- Work with the Parks and Recreation Department to enhance Biffle Park, with particular emphasis on continued maintenance of the park and rejuvenation of the nature trail.

## *6 ~ Conclusion*

After an approximate sixteen (16) month process the Planning and Development Department study for the Greater Hidden Hills Community has been completed. The objective of the study was to address the specific community concerns and identify areas in need of protection, revitalization and redevelopment with particular emphasis on the feasibility of creating an Overlay ordinance.

Utilizing the information gathered, goals, strategies and recommendations for land use, housing, community facilities, recreation and public safety were developed to assist the community in implementing their vision. The recommendations were approved by the steering committee and can begin to be implemented after the approval of the final study. In addition, it has been determined that an Overlay would be beneficial to the community.

The next steps in the process are to have this study accepted by the Board of Commissioners, making it an official County document. The Community has recently been awarded a Community Choices Grant from the Atlanta Regional Commission providing technical assistance in the drafting of the Overlay Ordinance. The County and Community will need to work extensively with the ARC staff to complete the Overlay. Lastly, there needs to be considerable coordination with the consultants performing the county-wide Zoning Code Update project to ensure capability been the Overlay



**Appendix A-1: Public Input  
Community Meeting Agendas**

# **Hidden Hills Civic Association Monthly Meeting Agenda**

Thursday, April 3, 2008 ~ 7 pm  
Berean Community Center

1. Registration and Refreshments
2. Neighborhood Business
3. Overlay District Presentation
  - Welcome and Introductions
  - Rules of Conduct
  - History of Overlay conception
  - What an Overlay is/isn't
  - Goals of the Overlay
  - Roles and Responsibilities
  - Project Approach
  - Recap and Closing Remarks
4. Questions and Comments

# **Hidden Hills Overlay District Meeting Agenda**

Thursday, May 15, 2008 ~ 7 pm  
Berean Community Center

1. Welcome, Introduction and Ground Rules
2. Overlay District Presentation
  - ❖ Recap of April 3<sup>rd</sup> kick-off meeting
  - ❖ Preliminary Boundary
  - ❖ Demographics
    - Population
    - Age
    - Households
    - Income
    - Housing
  - ❖ Existing Conditions
    - Zoning
    - Land Use/Comprehensive Plan Analysis
    - Transportation
  - ❖ Issues and Opportunities
  - ❖ Boundary Development
  - ❖ Closing Remarks and Next Steps
3. Questions and Comments

## **Hidden Hills Overlay District Meeting Agenda**

Thursday, June 19, 2008 ~ 7 pm  
Berean Community Center

1. Welcome and Introduction (5 min.)
2. SWOT Exercise (40 min.)
  - Strengths (10 min.)
  - Weaknesses (10 min.)
  - Opportunities (10 min.)
  - Threats (10 min.)
3. Group presentations (15 min.) ~ 5 minutes each group
4. Questions and Comments (10 min.)
5. Closing Remarks and Next Steps (5 min.)
  - Homework assignment ~ think about community vision  
“My vision for the Hidden Hills Community is...”
  - Visioning exercise, Visual Preference Survey (August)

## **Hidden Hills Overlay Study Meeting Agenda**

Thursday, August 21, 2008 ~ 7 pm  
Berean Community Center

1. Welcome, Introductions and Agenda (5 min.)
2. Overlay Clarification (5 min.)
3. Steering Committee Presentation (10 min.)
4. SWOT Exercise Summary (10 min.)
5. Questions and Comments (10 min.)
6. Visioning Exercise – 4 groups (30 min.)
  - Part A – 15 min.
  - Part B – 15 min.
7. Group presentations (20 min.) ~ 5 minutes each group
8. Closing Remarks and Next Steps (5 min.)
9. Questions and Comments (10 min.)

## **Hidden Hills Overlay Study Meeting Agenda**

Wednesday, September 3, 2008 ~ 10 am until noon  
Wesley Chapel Library

1. Welcome and Introductions
2. Purpose of the Meeting
3. Study Background
4. What is an Overlay? / Goals
5. "Pros and Cons" of an Overlay
6. Community and County Roles and Responsibilities
7. Project Approach
8. Project Progress to Date
9. Tentative Tasks Remaining
10. Closing Remarks
11. Questions and Comments

## **Hidden Hills Overlay Study Meeting Agenda**

Thursday, October 30, 2008 ~ 7pm to 9pm  
Crossroads Presbyterian Church

- I. Welcome, Introductions, and Agenda (5 min.)
- II. Community Vision & VPS Results (10 min.)
- III. Questions and Comments (10 min.)
- IV. Community Planning Exercises:
  - A. VPS Mapping Exercise (30 min.)
  - B. Goals and Strategies Exercises:
    1. Developing G&S (30 min.)
    2. G&S Mapping (30 min.)
- V. Closing Remarks and Next Steps (5 min.)
  - Next Meeting (11/13) – results from VPS and G&S Exercises

# **Hidden Hills Overlay Study Meeting Agenda**

Thursday, November 13, 2008 ~ 7pm to 9pm  
Crossroads Presbyterian Church

- I. Welcome, Introductions, and Agenda
- II. Community Planning Exercise Results
  - A) VPS Mapping
  - B) Goals and Strategies
    - 1) Strategy Development
    - 2) Strategy Mapping
- III. Next Steps
  - o Next Meeting (Tentative 12/18) – study draft
- IV. Questions and Comments



**Appendix A-2: Public Input**  
Community Meeting Sign in Sheets

# Hidden Hills Overlay District Sign-up Sheet

Kick off meeting Nov-11 3, 2008  
P 1/6

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

NAME	E-MAIL ADDRESS	MAILING ADDRESS
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Kenneth Saunders III	kmeister2076@mac.com	1558 Acorn Forest
Mel Ernest Cortright	Terahes post@aol.com	5044 Clubside Prstmsl Cir
Robert Montgomery		8132 Gold Brook Dr. St. Matthews
Gregory D. Ramsey	greg@ramsey@bellsouth.net	5147 Lakeshoreway Dr

# Hidden Hills Overlay District Sign-up Sheet

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

April 3, 2008

P. 2/6

NAME	E-MAIL ADDRESS	MAILING ADDRESS
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✓ Bill Kimber	wkimber@comcast.net	4822 TREE CENTER
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Juanita Byrd		1443 Skellan Falls Pkwy Stone mt, GA 30088
✓ Joyce Fortson	jafortson@aol.com	1618 Golf Overlook Stone mtn, 30088
Paul Robinson	jitnet@rolsaski.net <small>NOFF</small>	5141 Rocky Run Stone mtn 30088

# Hidden Hills Overlay District Sign-up Sheet

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

April 3, 2008  
1.3/6

NAME	E-MAIL ADDRESS	MAILING ADDRESS
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Kawrate Jackson	hetiejack1@bellsouth.net	"
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LEE DAVIS	melba@windspings.com	5044 FIRDGREEN KINGS
Gray Heroin		

# Hidden Hills Overlay District Sign-up Sheet

April 3, 2008

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

1.4/2

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Shelia Johnson	JOHNSONKB@bellsouth.net	---
Mirta T. Johnson	---	4991 Stoney Point Circle
Wendy Euviv		

# Hidden Hills Overlay District Sign-up Sheet

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

April 3, 2008  
p. 5/6

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Bill Bucklen + Kamona Bon Jan	Bill@NicholasSoftware.com <del>1559 <del>Fieldgreen</del> Street</del>	1539 Fieldgreen Street Stone Mtn, GA 30088
Walter E. Siny, Sr	absims@bellsouth.net	1062 Chapman Lane Stone Mtn, GA 30088
Martha Clouse		

# Hidden Hills Overlay District Sign-up Sheet

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

April 3, 2008  
p. 6/16

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Arthur Duncan	DeKalb County St Planning	—
Eric Hansen	DEKALB COUNTY PLANNING & DEV.	—
MARK Austin	Mark@a30313@yahoo.com	5901 Kentway Blvd Stone Mtn, GA 30087
Rick & Sally O'HARRON	1674 South Hidden Hills Parkway, Stone Mtn, GA 5084 GolfLink Ct Stone Mtn, GA 30088	—
Musey Musey	—	—
Joel Miles	jmiles03@aol.com	4672 Battle Rd 30088
Robert & Bonita Davis	robodavis@msn.com	4974 Wadgewood Pl Stone Mt 30088
Jane Gandy	—	—

# Hidden Hills Overlay District Sign-up Sheet

May 13 2008 3:14

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

NAME	E-MAIL ADDRESS	MAILING ADDRESS
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Wormell Jones	1928 Widge Wood Dr	→
MENDALL EVIN	emendall@bellsouth.net	4864 Clibgreen St

May 15 2008

# Hidden Hills Overlay District Sign-up Sheet

May 15, 2008 p. 2/4

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

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Miguel Harris	Miguel1493@yahoo.com	
Kathryn Bruce	kathbruce@comcast.net	
Lara Talbot		5739 Highland Hill Dr Shelby

May 15, 2008

# Hidden Hills Overlay District Sign-up Sheet

May 15, 2008 8:30/4

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

NAME	E-MAIL ADDRESS	MAILING ADDRESS
Andrea B Barnes		Saw Bedding for Cui Shu Mh, Cao 30082
Kup John WATSON	POLITICS FOR THE PEOPLE	
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May 15 2008

# Hidden Hills Overlay District Sign-up Sheet

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

May 15, 2008

p. 4/14

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Paul Robinson		5141 Rocky View

May 15, 2008

# Greater Hidden Hills Overlay District Sign-up Sheet

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

Jane 19, wedding  
2018  
p. 11/14

NAME	E-MAIL ADDRESS (if you are not receiving e-mail reminders but would like to)	MAILING ADDRESS
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John O'Hannan		
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Kyrise Smith	smithk@bellsouth.net	
Curt Collins	CurtCollins@bellsouth.net	
Robert Davis	robo Davis@msu.com	
Linda Johnson		
Lene Gandy		
Margaret Barrett	mrb@hills.com, delcaba@ga.us	

# Greater Hidden Hills Overlay District Sign-up Sheet

June 19, 2008

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

P. 2/14

NAME	E-MAIL ADDRESS (if you are not receiving e-mail reminders but would like to)	MAILING ADDRESS
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CARRIE STOKES		
CARRIE STOKES		
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KEITH DOW	ADDA	

# Greater Hidden Hills Overlay District Sign-up Sheet

June 19, 2008

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

1.3/4

NAME	E-MAIL ADDRESS (if you are not receiving e-mail reminders but would like to)	MAILING ADDRESS
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Jan Lester		

# Greater Hidden Hills Overlay District Sign-up Sheet

June 19, 2008

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

7/2/08

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# Greater Hidden Hills Overlay District Sign-up Sheet – Aug. 21, 2008 Meeting

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

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Daria Delaney		
VERNON HARPS	VTCNSTRCT@MINDSPRING.COM	
Ray Callender		4879 Clagreen Swt 30088
Lowell NAGEE		1591 Golf Link Dr 30088
Domenic Nye	mm - norton@allstate.com	1797 Wedgewood Dr. Norton, GA 30088

# Greater Hidden Hills Overlay District Sign-up Sheet – Aug. 21, 2008 Meeting

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

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Nina + Jim Valle		
Wendy Fungua Riccardi		
Mirita T. Johnson		
Robin Griffith		1099 Mt. Airy Road Stone Mtn, GA 30088
June Gandy		
Kathryn Bruce		

# Greater Hidden Hills Overlay District Sign-up Sheet – Aug. 21, 2008 Meeting

Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

NAME	E-MAIL ADDRESS (if you are not receiving e-mail reminders but would like to)	MAILING ADDRESS
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Ken & Sophie Allen	allen1269@bellsouth.net	
Jayce Fortson		
Joseph Bennett		
Phillips Campbell		5357 Golfcrest Cir 30088
Robert + Britta Davis	robdavis@msn.com	4974 Waldgarden Pl SMT 30088
Bill Pryde	billpryde@bellsouth.net	

# Greater Hidden Hills Overlay District Sign-up Sheet – Aug. 21, 2008 Meeting

P. U / S

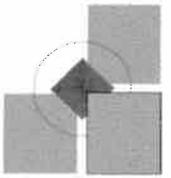
Thank you for coming!  
Please sign in. If you give us an e-mail address, we'll put you on the mailing list.

NAME	E-MAIL ADDRESS (if you are not receiving e-mail reminders but would like to)	MAILING ADDRESS
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PHYLLIS FRIERSON	frieronph@bellsouth.com	1530 HIDDEN HILLS PKWY STONE MOUNTAIN, GA 30088

# Greater Hidden Hills Overlay District Sign-up Sheet – Aug. 21, 2008 Meeting

**Thank you for coming!**  
**Please sign in. If you give us an e-mail address, we'll put you on the mailing list.**

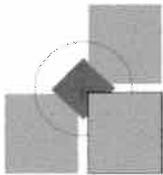
NAME	E-MAIL ADDRESS (if you are not receiving e-mail reminders but would like to)	MAILING ADDRESS
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Kelly Gail	LVA@aol.com	1609 Golf Club Dr 30058
Jan Vostell		



HIDDEN HILLS OVERLAY STUDY  
 COMMUNITY MEETING  
 SIGN-IN SHEET  
 DATE: SEPTEMBER 3, 2008

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Mike Henry	Advance Auto Parts	2201 Penole Rd	770-518-2796	Henryath@aol.com
Kelly Goin	Hidden Hills	1669 Golf Link Dr	770 335 5448	LGoin@aol.com
Cliff Mackenzie Action Construction	Bmy/Comm Dev.	5684 REDAN RD STN. HWY. 30088	678 300 1732	CHUCKMACKENZIE@MACKENZIE.COM
Paul Kusella	Hidden Hills	183 S Hidden Hills Summit 30088	770 805 0003	
William Gary	THE DRUGS of God	9557 Redan Rd	(770)-754-1913	william.gary@thedrugs.org
Mike Francis	Maple Ridge Nursery	5801 Conington Hwy	770-2-4011	Mike@MapleRidgeNursery.com

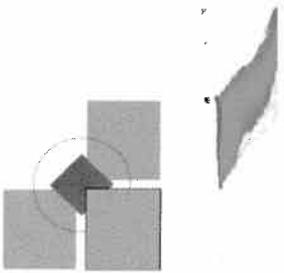
William Logge  
 Gary  
 Mackenzie



HIDDEN HILLS OVERLAY STUDY  
 COMMUNITY MEETING  
 SIGN-IN SHEET

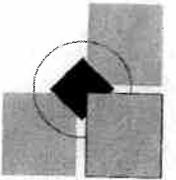
DATE: SEPTEMBER 3, 2008

Name	Neighborhood /Affiliation	Address	Telephone Number	E-mail
Nancy Furry Lawrence	Code Enforcement Police Dept.	1950 W. Exchange Place Tucker, GA	(770) 724 7940	lsbrown@e co.dekalb.ga.us
LEDBETS Brown	DeKalb County Transportation	1550 W. Exchange Place Tucker	770-492 5206	Chosrone7@ yahoo.com
Rod Roberts	Resident	PO Box 362060 Decatur, GA 30036	(404) 288 9887	Chosrone7@ yahoo.com
Andrea Byfield	Resident (Redan Rd.)	PO Box 831205 Stone Mtn. GA 30083	(404) 456-5937	
Diana Melonzi	Resident	5702 Redan Rd	678-618-1063	



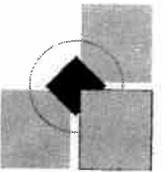
HIDDEN HILLS OVERLAY STUDY  
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Name	Neighborhood /Affiliation	Address	Telephone Number	E-mail
Kathryn Brice	HH		770.490.9654	kathbrice@comcast.net



HIDDEN HILLS OVERLAY STUDY  
 COMMUNITY MEETING  
 SIGN-IN SHEET  
 DATE: SEPTEMBER 25, 2008

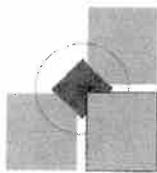
Name	Neighborhood / Affiliation	Address	Telephone Number	E-mail
Sage Fortson	HAUCA	1618 Golf Overlook Shore Mtn 30058	7/805-8073	jafortson@aol.com
Ruena Horne	HAUCA	5402 Gouverneur Circle	7/987-7571	blessed5402@bellsouth.com
PAULUS FLETCHER	HAUCA	1530 AMBERGLEN PRIMARY	7/879-9666	transformation@bellsouth.net
Phyllis P. Smith	HAUCA	5394 Guldensdr	7/593-8614	
Matt [unclear]	live & work	5907 [unclear]	7/987-4064	
Melanie Mundine	Southland Summers team		7-465-1321	mundined@bellsouth.net
Jerry Coles	HAUCA/ highlands	5097 Angler Hills Pkwy	(6) 372-5311	colesjaco404@ yahoo.com
Joe Arrington	PRISM	466 S. Reynolds Rd 5711 Nix 30055	4-292-0544	joea@earthlink.net



HIDDEN HILLS OVERLAY STUDY  
COMMUNITY MEETING  
SIGN-IN SHEET

DATE: SEPTEMBER 25, 2008

Name	Neighborhood /Affiliation	Address	Telephone Number	E-mail
Doris Knott	Brookvale	1997 Wedgewood Dr 5th Mtn, GA	(7) 322-8266	andknott@yahoo.com
Sue (Angie)	HHCA	5027 Fieldgreen Xing	h) 987-3403	
June Gandy	HHCA	1530 Fieldgreen 1538 Acorn Forest 5th Mtn, GA	7/981-9725	
Kolt Saunders		5044 Freedom Crossing	770 987-5353	
Lee Davis	HHCA	1797 Tusculum Dr. Stone Mt, GA	(770) 808-8852	
Marian Martin	HHCA	PO Box 36206 Decatur, GA 30036	(404) 288 9887	Chesepene7@yahoo.com
Rodriguez Roberts				



HIDDEN HILLS OVERLAY STUDY  
 COMMUNITY MEETING  
 SIGN-IN SHEET  
 DATE: SEPTEMBER 25, 2008

Name	Neighborhood / Affiliation	Address	Telephone Number	E-mail
Nicole Blackwell	HACA	5015 Fairbrooke Park Ch. Mtn, Ga 30088		nblackwell@ bellsouth.net
Ruth Collier	HACA			
Lelan Sampson	HACA	5242 Riffle Rd. Stone Mtn, GA		Lesamps@yahoo.com
Thomas Parky		5418 Covington Decatur, Ga 30035	678-478-4603	
Margaret Brown	Paces Atlantic Ave	5313 Winthney Court stone mountain	770-413-6489	Pogue2007@yahoo.com
Robert Davis	HACA	4974 UNDERWOOD 12 STMT GA 30088	770-9871275	robertdavis@msn.com
Robin Long	Dominique's Villas	6600 Governor H. D. GA	770-455-6668	rlong@theGlobeHealth Group.com

rlong@

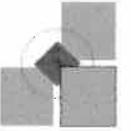
# Overlay Meeting

Oct 30 2008

NAME

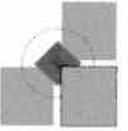
Address

LOVELL MAGEE 6591 GOLF LINK DR STA. Mtn.  
GLORIA GRANNUM 5248 GOLF VALLEY CT.  
ELMORE JOHNSON 1017 Millard Rd Stm. 30058  
Margaret Brown 5393 Whitney Court Stone Mountain, Ga 30088  
Kathryn Bruce 5650 Fieldgreen Crossing Stone Mtn 30088  
Loretta Washington 1950 Greensbrooke Close, Stn. Mtn 30088  
EVORA RITCHIE 1109 REDAN TRAIL, Stn Mtn, 30088  
Ron Nichols Essex Farms Ct  
Robert + Bonita Davis 4924 Wedgewood Pl St Mt GA 30088  
John Chaffin 5712 REDAN ROAD STN. Mtn. 30088  
Kath Collins 1554 Bell Flower Ct Stone Mtn  
Vynne DeClogton 5801 Fieldgreen Dr. 30088  
Erica Weaver 1568 Young Rd Lithonia 30058  
Andrea Diallo 1129 Village Main St; Stn Mtn 30088  
Mirta Johnson 4991 Stone Point Cir, Stn. Mtn. GA 30088  
Ann Howell 5402 GOLFREST CURVE 30088  
Larry Coker 5907 Highland Hills Dr.  
Flora Zabash 5029 Highland Hill 30088  
Beverly Beard 5897 Highland Hill  
Calvin E Sumner 1062 Chapman Lane St Mtn 30088  
Martha Campbell 5357 Daisy Crest Cir St Mtn Ga 30088  
Pauline Darley 1887 Fieldgreen Dr Stn Mtn  
Kent Johnson 1515 Bell Flower Ct Sta Mtn  
Jan Costello 1813 S Sharon Hills Plany



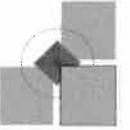
HIDDEN HILLS OVERLAY STUDY  
COMMUNITY MEETING  
SIGN-IN SHEET  
DATE: NOVEMBER 13, 2008

Name	Neighborhood /Affiliation	Address	Telephone Number	E-mail
Jan Kustello	Hidden Hills			
Chae Truyen	Scruboaks			
Ann Brown	Hidden Hills		770 987-7571	
VINA + Jim WATKINS	'' ''		770 987-3863	
Bevoly Glas	Hidden Hills/Hillside	5057 Hillside	770-323-6515	obensatlo@comcast.net
Frank Zerkow	Stone Park	5039 Highland	770-5432897	
Andrea Barnes	Anders	5050 Bellington	770-593-2879	



HIDDEN HILLS OVERLAY STUDY  
COMMUNITY MEETING  
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DATE: NOVEMBER 13, 2008

Name	Neighborhood /Affiliation	Address	Telephone Number	E-mail
LeRoy Sampson	Hidden Hills	5242 Apple Rd, St. Mtn 30088	678-4581654	lesampson@yahoo.com
ROBERT DAVIS	HH	4974 WEDGEWOOD PLACE ST MT GA 30084		
Jane Grundy	HH	1530 Fieldgreen overlook STONE MTN, GA	7/364-7330	Fgrandy@ncol.com
Dore Clayton	HH	4801 Fieldgreen Drive Stone Mountain	678-38558	doe@m411.com doe@red.us
Sherry Walber	HH		770-295-9317	sherryfay2000@yahoo.com
Kate Johnson	HH	1515 Bellefontaine St St. Mtn, GA	7-3239414	Kdjohnson@ajf.com
Colin E. Sims	Chapman Mill	1062 Chapman Mill Lane	678-226-4228	cesims@bellsoathville.com



HIDDEN HILLS OVERLAY STUDY  
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DATE: NOVEMBER 13, 2008

Name	Neighborhood /Affiliation	Address	Telephone Number	E-mail
Sally Giffamer	H, H Hills	1674 S. Hidden Hills Parkway, St. Mt	770-981-0838	oharrow@mindspring.com
Dick & Barbara	HH	1674 Solita HH Parkway	770 981 0838	oharrow@mindspring.com
Eric & Lois Service Drivers		5383 Rock Springs Rd Lithium GA 30558	770-987-9450	lois@serviceofatlanta.com
Joyce Fortson	HH	1618 Golf Overlook Stone Mtn 30088	770-858-8073	jafortson@aol.com
Annette Queen	AH	4746 Tequesta Green Stone Mtn 30088	770-808/6016	abbott@tequesta.com
Andrea Dello	Berean Christian Church	2201 Young Rd Stone Mtn 30088	770-593-9179	andrea.dello@bereanchurchatlanta.org
Susan Hooker	PAWS Atlanta	5287 Longmeyer Hwy	770-593-1155	susanhooker@pawsonatlanta.org





**Appendix A-3: Public Input  
Community Meeting Summaries**

## HIDDEN HILLS OVERLAY MEETING NOTES

(Notes by Shawanna Q. Bowles and Tanya Hedgepeth)

**April 3rd, 2008**

**Attending:**

(DeKalb County Staff) Arthur Duncan, Tanya Hedgepeth, Sidney Douse III, Cedric Hudson, Mekonnen Gessesse, Shawanna Q. Bowles, Nina Hall (Special Assistant to Commissioner Burrell Ellis, Jr.), and Jan Costello and other Members of Hidden Hills Homeowners Association.

The following is a summary of the notes/concerns from the Hidden Hills Homeowners Association about the Hidden Hills Overlay project.

<p>What is the process of adopting the Hidden Hills Overlay?</p>	<p>The process includes:</p> <ul style="list-style-type: none"> <li>• Community Involvement</li> <li>• Inventory and Assessment</li> <li>• Data Analysis</li> <li>• Conceptual Plan</li> <li>• Draft Ordinance</li> <li>• Ordinance Adoption</li> </ul>
<p>What is the Overlay timeframe?</p>	<p>The estimated time frame is about 8 to 12 months, it could be longer or shorter depending on the level of participation and findings, etc.</p>
<p>What is the definition of an overlay?</p>	<p>District Superimposed over Existing Zoning, which establishes standards to protect existing structures and guide new development and rehabilitation in the community. Some of the standards include design and architectural guidelines, building materials, size and location, heights and setbacks, among others.</p>
<p>Clarification on the progress of an entertainment center located at Covington Highway/Young Road/Miller Road</p>	<p>We are unaware of such a project. If you contact our offices we would be more than willing to look into that for you. We will have business cards available to you.</p>
<p>How will the existing businesses conform to the overlay</p>	<p>The properties would be "grandfathered," however; any additions or substantial changes would need to comply with the standards of the Overlay. This is something which needs to be stated in the ordinance.</p>
<p>What is a need assessment survey</p>	<p>It an examination of what things are and the way things should be in the community. You start by determining the current state and identifying the</p>

	desired conditions.
Will there be any limitations on the Hidden Hills Overlay boundaries?	No, we will perform exercises at future meetings to help determine the boundaries of the Overlay. However, you do not want to make the area too large.
Outline the permitted uses for the Hidden Hills Overlay	This is something that will also be determined at future meetings. Some of these may include single family residences, small scale offices and retail uses in specified areas, etc.
Will the Hidden Hills Overlay be amended after adoption? <ul style="list-style-type: none"> <li>▪ How?</li> <li>▪ When?</li> </ul>	Perhaps, but this would be determined based on issues that may emerge from enforcement as well as something the community feels has not been addressed or is too strict, etc.  This would be done as a text amendment to the Overlay ordinance and presented before the community council, planning commission, board of commissioners who have the authority to adopt the amendment.
Will there be tax breaks for existing businesses located in the overlay district?	Nothing is available through Planning and Development; there may be certain incentives available through the office of economic development or other entities.
What is the connection between the Hidden Hills Overlay and the I-20 Overlay?	Location; they met at the intersection of Covington and Panola.
Next Steps	The next steps include: <ul style="list-style-type: none"> <li>• Inventory and analysis</li> <li>• Additional meetings</li> <li>• Next meeting scheduled for May 15<sup>th</sup>, 2008 at Berean Community Center</li> </ul>

## HIDDEN HILLS OVERLAY MEETING NOTES

(Notes by Shawanna Q. Bowles and Tanya Hedgepeth)

**May 15th, 2008**

**Attending:**

(DeKalb County Staff) Andrew Baker, Tanya Hedgepeth, Sidney Douse III, Mekonnen Gessesse, Shawanna Q. Bowles, Nina Hall (Special Assistant to Commissioner Burrell Ellis, Jr.), and Jan Costello and other Members of Hidden Hills Homeowners Association and surrounding neighborhoods.

The following is a summary of the notes/concerns from the Hidden Hills Homeowners Association about the Hidden Hills Overlay project.

Is the owner of the golf course private or public?	There is a private owner, the HH Civic Association has invited him to meetings, but he has yet to attend.
What are plans for the future development of the gold course?	As far as we know there are no "official" development plans, but we have been told by members of the community that there have been talks of building townhomes.
What can be done to prevent the owner from building townhomes?	Because the Golf Course is zoned RM-100 he can construct townhomes on the property. However, there are some floodplain issues that will limit where townhomes can be constructed.
The Golf course is an eyesore, what can be done about it?	According to Ms. Bryce, there is a court order which states that the owner must keep the grass below 8," code enforcement has been notified.
Have any attempts been made to purchase the Golf Course?	The County's Greenspace program made an offer, but the owner wanted more than the County could afford.
There appears to be a conflict between the land use and zoning of the golf course, why is that?	The RM-100 zoning and greenspace land use designation do in fact conflict. However, the land use designation is for how the County would like areas to development in the future in accordance with the 2025 plan.
On the Overlay handout, it shows an I-20/Panola Overlay; how will the HH Overlay be impacted by this?	The I-20 Overlay will be looked at and analyzed to ensure there are consistencies between the two.
What are the boundaries of the I-20 Overlay?	Off the tops of our heads we are not sure of the exact boundaries there is a map on our website or you van call our offices tomorrow and we will let

	you know exactly what they are.
Will the HH Overlay be independent of others?	Yes, it will be independent, but as stated they will be looked at to ensure there are no inconsistencies.
Are the boundaries set in stone? Can the boundaries be increased to include neighborhoods outside HH?	We would prefer not to, because most of the study will focus on the four activity centers on the map. However we can and will look into expanding them.
Why is the emphasis on the 4 corners of the boundary?	Given the current zoning and re-development opportunity most of the study area will remain residential; most redevelopment will occur in the four activity center areas.
Who will enforce the restrictions of the Overlay?	The county, there are certain procedures and checks and balances in place that occur when projects arise in Overlay Districts. On the reverse of the Overlay handout is the process outline.
Is a new name feasible for the Overlay?	Yes, this is something worth looking into since the Overlay will affect communities outside of the Hidden Hills subdivision. Perhaps this is a task for the steering committee.
Next Steps	The next steps include: <ul style="list-style-type: none"> <li>• Steering Committee Meeting - May 21st</li> <li>• Visioning Session - June</li> </ul>

**HIDDEN HILLS OVERLAY MEETING NOTES** (Notes by Tanya Hedgepeth)  
**June 19, 2008**

**Attending:**

(DeKalb County Staff) Patrick Ejike, Andrew Baker, Arthur Duncan, Cedric Hudson, Shawanna Q .Bowles, Mekonnen Gessesse, Commissioner May, Commissioner Stokes, Margaret Britton (Special Assistant to Commissioner Johnson), and Members of Hidden Hills Homeowners Association and surrounding neighborhoods.

There were four groups of community members, each groups was facilitated by the following County staff persons:

Group 1 - Andrew Baker

Group 2 - Mekonnen Gessesse and Arthur Duncan

Group 3 - Shawanna Bowles

Group 4 - Cedric Hudson

Listed below is a summary from the Hidden Hills Community SWOT exercise:

**Strengths**

Group 1:

- People staying a long time (longevity)
- Lawn maintenance (for most part)
- Civic Association (active)
- DeKalb police force participation
- Location of fire station
- Affordable housing
- Commissioner Stokes
- Rep " Coach" Williams
- Diversity of Housing (not cookie cutter)
- Park like setting
- Location to I-285, I-20 and Stone Mountain
- Golf Course
- Schools ( 2 - high school and middle school)
- Different Housing styles and design
- Green space
- Underground utilities
- Seclusion
- Reputation
- Various entry points (accessibility)

Group 2:

- Preserve trees, greenspace
- Publix shopping center "upkeep"
- Business center with mixed use options

- Area transportation (I-20, I-285, etc.)
- Accessibility/connectivity of road systems
- Architectural streetscape diversity (types of homes, condos, townhome design)
- Presence of high quality retail, harmonious architecture
- Traffic Control
- Convenience of schools
- Affordable housing

Group 3:

- MARTA
- Stonecrest
- Instate accessibility
- Trees
- Stone Mountain Park/ Village
- Library
- Housing
- Biffle Park
- Schools (comm. use)
- Senior center
- Wade Walker Park
- 140+ acre greenspace
- Airport
- Downtown Atlanta (close)
- Active Churches
- Art Center (Rainbow Drive)
- Art Station (Stone Mountain)
- GA Perimeter College
- Above average education
- Antioch Active Living Center

Group 4:

- Property Values
- Cooperative community HOA
- Accessibility to Expressways
- Diversity of Businesses (Kroger, Walgreens and Publix)
- Public transportation
- Library
- Park and recreation
- Diverse housing (Apts. and single family)
- Schools
- Greenspace, trees
- Underground utilities
- Lot space (size)

**Weaknesses:**

Group 1:

- Crime
- Foreclosures
- Rental Properties
- Lack of youth center
- Poor shopping
- Lack of maintenance of shopping centers
- Too many bars/ package stores
- Lack of good, sit down restaurants
- Decreasing housing values
- Tax too low, which may limit services
- Under utilization of Gold course
- Decreased community support for association
- Rental property owners not held accountable
- Lack of architectural controls in commercial corridors (i.e. Crab Shack)
- Medians not maintained
- Litter
- Too many dollar stores
- Too many street vendors
- Too many Car dealerships
- Too many Car wash businesses

#### Group 2:

- Surrounded by high traffic streets – rush hour; Covington, Panola, S. Hairston, and Redan
- Street vendors at gas stations - Covington, S. Hairston
- Loitering – S. Hairston, Redan (parking lots); Covington, Young Road (Strip malls)
- Problem getting code enforcement and other public officials
- Crime
- Foreclosed homes
- Section 8 rentals
- Group homes
- Abandoned homes
- Homes for sale and not secured (break-ins)
- Disabled cars in driveways and streets
- Unenforced curfews for children
- Vacant retail space
- Haphazard building development
- Lack of architectural controls

#### Group 3

- Lack of police protection – more police
- Community involvement
- Sidewalks
- Bike paths
- Nature trails
- Youth center

- Code enforcement
- More active people
- Ugly commercial area
- Nasty, dirty parking
- Tree ordinance not enforced
- Schools, community, socially
- Displacement (community school district)
- Speeders (in and out HH)
- Traffic control
- Lack of community center, fitness and general recreation
- Animal control (leash laws, barking)
- Upkeep of medians
- Curb side vendors
- Illegal signage
- Neighborhood appearance
- Litter (recycle more)
- Lack of investment in community
- Poor quality/ no planning involved
- Environment under threat
- Loss of trees
- Trash and debris (leaves) in sewer drains

#### Group 4

- Crime
- Lack of community concerns
- Dine in restaurants
- Too much low end retail
- Too many nail shops
- Too many dry cleaners
- Phase 9 of HH and S. Hairston needs home repairs
- Improved building standards for housing and commercial structures
- Too many auto repair shops
- No sidewalk peddlers
- No signs in median or side of roads
- Better police response and presence
- More recreation for youth
- Street sanitation is poor
- Medians need attention, mow grass more often

#### **Opportunities**

##### Group 1:

- Golf course – restore
- Hotel (traffic?)
- Mixed Use
- Club House- become Coffee shop and mixed use
- Multi-purpose conference center

- Restaurant on greens
- Jazz, movies on the greens
- Dog park
- Update Kroger or a better grocery store
- Putt –Putt golf
- High quality restaurants
- Election season/year
- Health food store
- Shopping (more)
- Hospital related industries
- More mixed use, multi use
- Boarders
- Chuck-E Cheese
- Red Lobster
- Discovery Zone

#### Group 2:

- Need for affordable recreation community center, YMCA (Wade Walker Park Center)
- Improvement of existing parks (Biffle Park)
- Physical programs
- Family oriented activities
- Movies in the Park
- Gold course opportunity for greenspace; biking and wading trails
- Restore gold course (132 acres)
- Club House – swim club
- Quality restaurants
- Police precinct (needed)
- Shopping plaza

#### Group 3

- Involve school system
- Construct school, recreation center together
- Redevelopment of golf course
- Bikeways
- Connection of parks
- Vacant commercial properties for development
- Economic education
- Continuing education at high schools
- Develop existing businesses
- Increase MARTA connectivity
- Upgrade golf course (HH, Snapfinger)
- Recreation
  - Tennis centers
  - Pools
  - Basketball Courts
  - Skateboard parks
  - Baseball

- Skating

#### Group 4

- Parks – improve recreation, with swimming, tennis, and other diverse activities
- Need YMCA, exercise and fitness
- Street sweeping
- Better landscaping and curb appeal
- Uniform signage for everything
- Clean all properties (no trash, rubble and debris)
- Conform to new Overlay codes
- Walkways and sidewalks or natural wading trails with lights and security
- Keep Greenspace and add trees
- Increase mixed use development like Edgewood and Atlantic Station
- Provide more employment within the community

#### Threats

##### Group 1:

- Unkempt businesses
- Gang Activity, Crime, Thefts
- Potential Redevelopment of Golf Course with incompatible Uses
- Idle teenagers
- Need more police protection
- Failing schools
- Resident apathy
- Not patronizing local businesses

##### Group 2:

- Too many nail salons, beauty supply and auto parts stores
- Inadequate/lack of code enforcement
- Vagrants, squatters
- Police precinct station (needed)
- Increased delinquent behavior
- Late night activities of youth
- Noise (boom boxes)
- Speeding (need speed bumps)
- Lack of police visibility

##### Group 3:

- Police (more trained, better pay)
- Crime (gangs)
- Section 8 housing
- Foreclosures
- Code enforcement
- Group homes

- School pressures
- Funding cuts
- Unsupervised youth
- Lack of shops (variety and quantity)
- More live, work, play development
- Better, cleaner medians
- Bus shelters
- Recycling center

#### Group 4

- Impending foreclosures
- Traffic increases
- Crime, due to untimely police response
- Decrease in property values
- Section 8 housing and group homes
- Vacant housing
- Apathetic residents
- Too many renters
- Apathy
- Lack of policing
- Increase in property values, but no viable value
- Lack of volunteers to build community
- Lack of interesting community
- Environment polluted
- No restrictions on speeding violators

**Hidden Hills Community**

**SWOT EXERCISE 6/19/2008**

SWOT Category	Group Comment Summary				Commonalities
	Group 1	Group 2	Group 3	Group 4	
<b>Strengths</b>	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Diversity of Housing (not cookie cutter)</li> <li>Location to I-285, I-20 and Stone Mtn.</li> <li>Schools (2 high/middle)</li> <li>Green space</li> <li>Various entry points (accessibility)</li> </ul>	<ul style="list-style-type: none"> <li>Preserve trees, green space</li> <li>Area transportation (I-20, I-285, etc.)</li> <li>Accessibility streetscape diversity (types of homes, condos, townhome design)</li> <li>Convenience of schools</li> <li>Affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Interstate accessibility</li> <li>Trees</li> <li>Housing</li> <li>Schools (comm. use)</li> <li>140+ acre green space</li> </ul>	<ul style="list-style-type: none"> <li>Accessibility to expressways</li> <li>Diverse housing (apts./single-family)</li> <li>Schools</li> <li>Greenspace, trees</li> </ul>	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Diverse Housing</li> <li>Interstate and Transportation Accessibilities</li> <li>Greenspace/Trees</li> <li>Schools</li> </ul>
<b>Weaknesses</b>	<ul style="list-style-type: none"> <li>Foreclosures</li> <li>Rental properties</li> <li>Lack of youth center</li> <li>Lack of architectural controls in commercial</li> </ul>	<ul style="list-style-type: none"> <li>Street vendors at gas stations- Covington , S. Hairston</li> <li>Foreclosed homes</li> <li>Section 8 rentals</li> <li>Abandoned homes</li> </ul>	<ul style="list-style-type: none"> <li>Youth center</li> <li>Ugly commercial area</li> <li>Lack of community center, fitness and general recreation</li> </ul>	<ul style="list-style-type: none"> <li>Dine in restaurants</li> <li>Improved building standards for housing and commercial structures</li> <li>More recreation</li> </ul>	<ul style="list-style-type: none"> <li>Foreclosures</li> <li>Median Maintenance</li> <li>Lack of Community Centers</li> <li>Street vendors</li> <li>Architectural Controls (Commercial and Residential)</li> </ul>

## Hidden Hills Community

## SWOT EXERCISE 6/19/2008

<p><b>Opportunities</b></p>	<ul style="list-style-type: none"> <li>• corridors (i.e. Crab Shack)</li> <li>• Medians not maintained</li> <li>• Too many street vendors</li> <li>• Golf course-restore</li> <li>• Mixed use</li> <li>• Club house-become coffee shop and mixed use</li> <li>• Jazz movies on the greens</li> <li>• Update Kroger or a better grocery store</li> <li>• Putt-Putt golf</li> <li>• High quality restaurants</li> <li>• Shopping (more)</li> <li>• More mixed use, multi-use</li> <li>• Chuck-e-cheese</li> <li>• Red Lobster</li> <li>• Discovery Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Homes for sale and not secured (break-ins)</li> <li>• Lack of architectural controls</li> <li>• Need for affordable recreation community center, YMCA (Wade Walker Park Center)</li> <li>• Physical programs</li> <li>• Movies in the Park</li> <li>• Golf Course opportunity for green space; biking and walking trails</li> <li>• Restore golf course (132 acres)</li> <li>• Club house-swim club</li> <li>• Quality restaurants</li> <li>• Shopping plaza</li> </ul>	<ul style="list-style-type: none"> <li>• Upkeep of medians</li> <li>• Curb side vendors</li> <li>• Neighborhood appearance</li> <li>• Litter (recycle more)</li> <li>• Involve school system</li> <li>• Redevelopment of golf course</li> <li>• Bikeways</li> <li>• Connection of parks</li> <li>• Develop existing businesses</li> <li>• Upgrade golf course (HH, Snapfinger)</li> <li>• Recreation</li> <li>• Tennis center, pools, basketball courts, skateboard parks, baseball, skating</li> </ul>	<ul style="list-style-type: none"> <li>• Parks-improve recreation, with swimming, tennis, and other diverse activities</li> <li>• Need YMCA, exercise and fitness</li> <li>• Walkways and sidewalks or natural walking trails and lights and security</li> <li>• Increase mixed use development like Edgewood and Atlantic Station</li> </ul>	<ul style="list-style-type: none"> <li>• Golf Course Redevelopment</li> <li>• Community/Recreation Centers</li> <li>• Recreation Areas/Opportunities</li> <li>• Restaurants</li> <li>• Shopping</li> </ul>
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**Hidden Hills Community**

**SWOT EXERCISE 6/19/2008**

<p><b>Threats</b></p>	<ul style="list-style-type: none"> <li>• Gang activity, crime, thefts</li> <li>• Idle teenagers</li> <li>• Need more police protection</li> <li>• Failing schools</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate/lack of code enforcement</li> <li>• Police precinct station (needed)</li> <li>• Increased delinquent behavior</li> <li>• Late night activities of youth</li> <li>• Speeding (need speed bumps)</li> <li>• Lack of police visibility</li> </ul>	<ul style="list-style-type: none"> <li>• Police (more trained, better pay)</li> <li>• Crime (gangs)</li> <li>• Section 8 housing</li> <li>• Foreclosures</li> <li>• Code enforcement</li> <li>• School pressures</li> <li>• Unsupervised youth</li> </ul>	<ul style="list-style-type: none"> <li>• Impeding foreclosures</li> <li>• Traffic increases</li> <li>• Crime, due to untimely police response</li> <li>• Decrease in property value</li> <li>• Section 8 housing and group homes</li> <li>• Vacant housing</li> <li>• Too many renters</li> <li>• Lack of policing</li> <li>• No restrictions on speeding violations</li> </ul>	<ul style="list-style-type: none"> <li>• Crime / Gangs</li> <li>• Foreclosures</li> <li>• Lack of police presence</li> <li>• Idle/ Unsupervised Youth</li> <li>• Code enforcement</li> <li>• Speeding</li> </ul>
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## Hidden Hills Visioning Exercise Summary – August 21, 2008

### *Group Vision Elements:*

#### **Group 1**

- Promote better quality of life
- Building trust with various institutions
- Compatible development
- Better property maintenance
- Adequate code enforcement
- Community mentorship in schools
- Encourage youth involvement

#### **Group 2**

- Increase home ownership
- Enhance greenspace
- Increase the presence of strong schools
- Increase law enforcement
- Create community pride
- Encourage/ promote high level of commercial development
- Develop youth programs and recreation facilities
- Restore existing sidewalks and street lighting
- Encourage cooperation between neighborhood associations

#### **Group 3**

- Uniform facilities
- Promote diverse and affordable housing
- Common streetscapes
- Maintain and improve quality of housing
- Prohibit Street vendors
- Promote upscale community development
- Restrict signage
- Promote timely police presence

#### **Group 4**

- Create secure environment
- Develop bike paths and walking trails
- Reduce and cap the amount of rental property
- Restrict the number of group homes
- Improve the quality of restaurants and retail outlets
- Create architectural controls to improve commercial development
- Limit the types and number of businesses in certain areas
- Reduce litter and improve aesthetics of receptacles
- Require trees and shrubs in streetscapes
- Increase recreational amenities and community centers
- Improve schools
- Preserve and enhance greenspace

## Hidden Hills Visioning Exercise Summary – August 21, 2008

### *Group Vision Statements:*

#### **Group 1**

We are a community of many neighborhoods, seeking to promote a better quality of life for the entire community and greenspace enhancement.

#### **Group 2**

Our Vision is to create community pride and improve the quality of life through economic development, reduction of crime, residential enhancements and community involvement. This can be accomplished through increased law enforcement, greenspace, recreation facilities, youth programs, commercial development code enforcement and cooperation between neighborhood organizations.

#### **Group 3**

The Greater Hidden Hills area will be an aesthetically uniform, thriving sustained economic community, a diverse, family friendly community where citizens are welcomed and want to invest, live, work and play. The Greater Hidden Hills Overlay will promote the quality of life that will include common streetscapes, maintaining clean intersections, and improve the quality of current and future housing. The Hidden Hills area will continue to be a source of green space for DeKalb County. To maintain that, the greater Hidden Hills overlay will include, preservation of green space, promotion of responsible green development and lower the carbon footprint. The greater Hidden Hills area will form partnerships with the schools for children and the youth to participate in constructive activities.

#### **Group 4**

Our Vision for the Greater Hidden Hills Community is a secure environment that is well patrolled, well lit and that restricts group home and rental properties. It is a community that preserves the Golf Course and protects greenspace, preserves and plants tree developments, walking and bike trails as well as attractive streetscapes. The community will have attractive residential and commercial buildings and aesthetically pleasing uniform lighting, signage and streetscapes. Our Community will have excellent schools that are held accountable by the community to meet high standards and serve as active community centers.

### *Items for Consolidation:*

#### **Group 1:**

We are a **community of many neighborhoods**, seeking to promote a better quality of life for the entire community and greenspace enhancement.

#### **Group 2:**

Our Vision is to create community pride and improve the quality of life through economic development, reduction of crime, residential enhancements and community involvement. This can be accomplished through **increased law enforcement**, greenspace, **recreation facilities**, **youth programs**, commercial development **code enforcement** and cooperation between neighborhood organizations.

## Hidden Hills Visioning Exercise Summary – August 21, 2008

### **Group 3:**

The Greater Hidden Hills area will be an **aesthetically** uniform, thriving sustained economic community, a diverse, family friendly community **where citizens are welcomed and want to invest, live, work and play**. The Greater Hidden Hills Overlay will promote the quality of life that will include common streetscapes, maintaining clean intersections, and improve the quality of current and future housing. The Hidden Hills area will continue to be a source of green space for DeKalb County. To maintain that, the greater Hidden Hills overlay will include, preservation of **green space**, promotion of responsible green development and lower the carbon footprint. The greater Hidden Hills area will form partnerships with the schools for children and the youth to participate in constructive activities.

### **Group 4:**

Our Vision for the Greater Hidden Hills Community is a **secure environment** that is **well patrolled, well lit** and that restricts group home and rental properties. It is a community that preserves the Golf Course and protects greenspace, preserves and plants tree developments, **walking and bike trails** as well as attractive streetscapes. The community will have attractive residential and commercial buildings and aesthetically pleasing uniform lighting, signage and streetscapes. Our Community will have **excellent schools** that are held accountable by the community to meet high standards and serve as active community centers.

### ***Consolidated Vision Statement (draft):***

The Vision of the Greater Hills Community is an area comprised of many neighborhoods where all citizens are welcomed and want to invest, live, work and play. It is an aesthetically pleasing community with quality homes and accessible greenspace, dedicated recreational areas and easy access to thriving, pedestrian shopping areas all linked by tree lined, pedestrian connections, bike paths, and well lit roads.

The Greater Hidden Hills Community has excellent schools and recreational facilities with programmed youth activities. It has a secure and safe environment that is well patrolled with active law enforcement and constant code enforcement to help sustain a high quality life for all its citizens.

**Greater Hidden Hills Community Overlay District Study  
Community Planning Exercise  
October 30, 2008**

**Part A - Visual Preference Survey (VPS) Mapping Exercise:**

Using the results of the VPS and the stickers provided, identify areas (where possible) of change or preservation to occur (by means of the various categories):

Category	Location			Commonalities
	Group 1	Group 2	Group 3	
Residential (R)	<ul style="list-style-type: none"> <li><input type="radio"/> Young and Covington – Hidden Chase</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Hidden Hills Subdivision</li> <li><input type="radio"/> Panola Road and Panola Way</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> Covington and Miller Road</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> S. Hairston and Fieldgreen</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> None</li> </ul>
Density (D)	<ul style="list-style-type: none"> <li><input type="radio"/> N/A</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Young and Panola</li> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Covington and Young</li> <li><input type="radio"/> S. Hairston and Woodway Dr.</li> <li><input type="radio"/> Redan and Mill Lake</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Young and Panola</li> <li><input type="radio"/> HH Golf Course and Club House</li> <li><input type="radio"/> Panola and Covington</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Young and Panola</li> <li><input type="radio"/> Panola and Covington</li> </ul>
Building Height (H)	<ul style="list-style-type: none"> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> Biffle and Young</li> <li><input type="radio"/> S. Hairston, S. of Quail Wood Drive</li> <li><input type="radio"/> S. Hairston and Big</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Young and Panola</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> HH Golf Course</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Young and Panola</li> <li><input type="radio"/> HH Golf Course (Central and South)</li> <li><input type="radio"/> Berean Church and Community Center</li> <li><input type="radio"/> Covington and Young</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Redan and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> Young and Panola</li> </ul>

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	<ul style="list-style-type: none"> <li>○ Valley Road</li> <li>○ Young and Panola</li> <li>○ Hidden Hills Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Covington and Young</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Covington and Young</li> </ul>
<b>Retail Areas (C)</b>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Covington and Young</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Covington and Young</li> </ul>
<b>Office (O)</b>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Young and Panola</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Covington</li> <li>○ Young and Panola</li> <li>○ Young and Covington</li> <li>○ Redan and S. Hairston</li> <li>○ HH Golf Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and Young</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Young and Panola</li> <li>○ Young and Covington</li> </ul>
<b>Streetscapes (S)</b>	<ul style="list-style-type: none"> <li>○ Redan</li> <li>○ Panola</li> <li>○ Covington</li> <li>○ S. Hairston</li> <li>○ Young</li> <li>○ Biffle</li> <li>○ Fieldgreen</li> <li>○ Hidden Hills Pkwy</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan</li> <li>○ Panola</li> <li>○ Covington</li> <li>○ S. Hairston</li> <li>○ Woodway Dr</li> <li>○ Biffle</li> <li>○ Fieldgreen</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan</li> <li>○ Covington</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan</li> <li>○ Covington</li> <li>○ Panola</li> <li>○ S. Hairston</li> <li>○ Biffle</li> <li>○ Fieldgreen</li> </ul>
<b>Public Open Space (Q)</b>	<ul style="list-style-type: none"> <li>○ Redan near Mill Lake (Forest/Undeveloped)</li> <li>○ Redan and Redan</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and S. Hairston (HHGC)</li> <li>○ HHGC &amp; Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Young and Covington (Forest/Undeveloped)</li> <li>○ HH Golf Course</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan near Mill Lake (Forest/Undeveloped)</li> <li>○ Redan and Redan</li> </ul>

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	<ul style="list-style-type: none"> <li>Trail</li> <li>o HH Golf Course</li> <li>o Panola and Young (Forest/Undeveloped) – 2 sites</li> <li>o Panola and Covington (Forest/Undeveloped)</li> <li>o Young and Covington (Forest/Undeveloped)</li> </ul>	<ul style="list-style-type: none"> <li>o Redan near Mill Lake (Forest/Undeveloped)</li> <li>o Barbashela Creek (HH)</li> </ul>	<ul style="list-style-type: none"> <li>o Biffle Park</li> <li>o Barbashela Creek (HH)</li> <li>o Redan and Redan Trail</li> </ul>	<ul style="list-style-type: none"> <li>Trail</li> <li>o Young and Covington (Forest/Undeveloped)</li> <li>o HH Golf Course</li> </ul>
Parking (P)	<ul style="list-style-type: none"> <li>o Crossroads Church</li> <li>o Panola and Young</li> </ul>	<ul style="list-style-type: none"> <li>o Covington and Hidden Creek Drive /Young (commercial center)</li> <li>o Redan and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>o Covington and S. Hairston</li> <li>o Covington and Hidden Creek</li> <li>o Panola and Young</li> <li>o Panola and Redan</li> <li>o Redan and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>o Panola and Young</li> <li>o Covington and Hidden Creek</li> <li>o Redan and S. Hairston</li> </ul>
Signage (T)	<ul style="list-style-type: none"> <li>o Redan and S. Hairston</li> <li>o Redan and Panola</li> <li>o Panola and Covington</li> <li>o Covington and S. Hairston</li> <li>o Panola and Young</li> </ul>	<ul style="list-style-type: none"> <li>o Redan and S. Hairston</li> <li>o Panola and Covington</li> <li>o Covington and S. Hairston</li> <li>o Panola and Young</li> </ul>	<ul style="list-style-type: none"> <li>o Redan and S. Hairston</li> <li>o Redan and Panola</li> <li>o Panola and Covington</li> <li>o Covington and S. Hairston</li> <li>o Young and Biffle</li> <li>o S. Hairston and Woodway</li> <li>o S. Hairston and Fieldgreen</li> <li>o Panola and Biffle</li> </ul>	<ul style="list-style-type: none"> <li>o Redan and S. Hairston</li> <li>o Redan and Panola</li> <li>o Panola and Covington</li> <li>o Covington and S. Hairston</li> <li>o Panola and Young</li> </ul>

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<p style="text-align: center;">Street Furniture (F)</p>	<ul style="list-style-type: none"> <li>○ Redan and Elderidge</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and Hidden Creek Drive</li> <li>○ Covington and S. Hairston</li> <li>○ S. Hairston and Woodway Dr.</li> <li>○ HH Golf Course</li> <li>○ Redan and Fieldgreen</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan</li> <li>○ Covington</li> <li>○ S. Hairston</li> </ul>
<p style="text-align: center;">Pedestrian Lighting (L)</p>	<ul style="list-style-type: none"> <li>○ Redan and Mill Lake Circle</li> <li>○ Redan and Perry Way</li> <li>○ Biffle Park</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and Hidden Creek Drive</li> <li>○ S. Hairston and Woodway Dr.</li> <li>○ S. Hairston and Fieldgreen</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Fieldgreen</li> <li>○ Redan and Panola</li> <li>○ Panola and Young</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Covington</li> <li>○ Covington and Young</li> <li>○ Covington and S. Hairston</li> <li>○ S. Hairston and Big Valley</li> <li>○ S. Hairston and Manly</li> <li>○ S. Hairston and Fieldgreen</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Redan and Martin</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ S. Hairston and Fieldgreen</li> </ul>

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**Part B – Goals and Strategies Exercises:**

1) Using the Goals provided, list several strategies to achieve them.

Goal	Strategies			Commonalities
	Group 1	Group 1	Group 1	
Increase Security and Police Presence	<ul style="list-style-type: none"> <li>○ Relationship with precinct</li> <li>○ Police Residence</li> <li>○ Increase Taxes</li> <li>○ Increase Funding</li> <li>○ Neighborhood watch</li> <li>○ Security cameras</li> <li>○ Lighting</li> <li>○ Staff precinct</li> </ul>	<ul style="list-style-type: none"> <li>○ Establish police substation at Redan and S. Hairston and Covington and Young</li> <li>○ Neighborhood Watch</li> <li>○ Create</li> <li>○ Neighborhood interactions (Main Street and other Neighborhoods)</li> <li>○ Closed Circuit Television (monitoring entrances and exits)</li> </ul>	<ul style="list-style-type: none"> <li>○ Increase the County Budget for more officers in the Community</li> <li>○ Install more lights throughout the community</li> <li>○ Improve and/or develop a neighborhood watch organization</li> <li>○ Install security cameras at major intersections and schools</li> <li>○ Enforce teen curfews</li> <li>○ Retail areas should, increase security</li> <li>○ Garner more community volunteers</li> </ul>	<ul style="list-style-type: none"> <li>○ Establish police substations</li> <li>○ Create Neighborhood Watch organizations</li> <li>○ Increase the number of police officers</li> <li>○ Install security cameras</li> <li>○ Increase and improve lighting</li> <li>○ Increase security at commercial centers</li> </ul>
Improve Schools	<ul style="list-style-type: none"> <li>○ Qualified teachers</li> <li>○ PTA</li> <li>○ Truancy reduction</li> <li>○ Adult presence</li> <li>○ Peer mentoring programs</li> <li>○ Better relationship between schools</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan High and Woodridge</li> <li>○ Make schools more accessible during the downtime (after school and summer)</li> <li>○ Schools needs to be enlarged/expanded</li> </ul>	<ul style="list-style-type: none"> <li>○ More teachers</li> <li>○ Improved facilities</li> <li>○ Increase involvement</li> <li>○ More community use available</li> <li>○ Enforce/establish a new dress code</li> </ul>	<ul style="list-style-type: none"> <li>○ Recruit more qualified teachers</li> <li>○ Increase the involvement of parents and the community</li> <li>○ Create partnerships with the business</li> </ul>

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	<p>and the development community</p> <ul style="list-style-type: none"> <li>o Golf course</li> <li>o Bike/Walking trails – connectivity to uses (retail and home, etc.)</li> <li>o Lighting</li> <li>o Amenities</li> <li>o Active amenities for older and younger populations</li> </ul>	<ul style="list-style-type: none"> <li>o Involve schools in use of golf course and tennis courts</li> <li>o Find investors to keep the golf course</li> <li>o HOA should create alternative sources of income to fund the development of the golf course</li> </ul>	<ul style="list-style-type: none"> <li>o More business partnerships with schools</li> <li>o County purchase available Greenspace in HH (Chapman's Redan Nature Center)</li> <li>o Commitment from BOC to purchase greenspace in residential community</li> <li>o Maintain existing greenspace</li> <li>o Tree ordinance should state no clear cutting of trees (if not already)</li> <li>o Add walking trails</li> <li>o Environmental education</li> <li>o Community garden</li> </ul>	<p>community</p> <ul style="list-style-type: none"> <li>o Increase funding to improve and expand facilities</li> <li>o Create walking and bike trails</li> <li>o Maintain the existing greenspace</li> <li>o Encourage the county to purchase the golf course for greenspace conservation</li> <li>o Find investors that will purchase and preserve the golf course</li> </ul>
<p>Preserve and Enhance Greenspace</p>	<ul style="list-style-type: none"> <li>o Lighting</li> <li>o Overlay</li> <li>o Landscaping requirements</li> </ul>	<ul style="list-style-type: none"> <li>o Proper signage</li> <li>o Proper streetscapes</li> <li>o Overlay district</li> </ul>	<ul style="list-style-type: none"> <li>o Sidewalks throughout the neighborhoods</li> <li>o Greener parking lots</li> <li>o Increase standards for exterior development for commercial and mixed use</li> <li>o More environmental</li> </ul>	<ul style="list-style-type: none"> <li>o Draft and adopt an Overlay district ordinance that will include architectural standards</li> <li>o Create landscaping requirements</li> <li>o Develop uniform signage</li> <li>o Implement lighting</li> </ul>
<p>Develop Architectural Guidelines</p>				

**Greater Hidden Hills Community Overlay District Study  
Community Planning Exercise  
October 30, 2008**

			<ul style="list-style-type: none"> <li>o friendly materials</li> <li>o Consistency with lights, design and streetscapes</li> <li>o Underground utilities for new developments</li> <li>o More attractive traffic lights</li> </ul>	<ul style="list-style-type: none"> <li>o Improve the customer service process of complaints and inquiries</li> <li>o Draft and adopt an Overlay ordinance that will address code enforcement</li> <li>o Implement policies that will shorten the compliance time for violators.</li> </ul>	requirements.
			<ul style="list-style-type: none"> <li>o Modify how reports created</li> <li>o Allow responses by e-mail ( web)</li> <li>o More timely turnaround</li> <li>o In-depth department</li> <li>o Amend the code to state all shopping carts to be locked</li> </ul>		
			<ul style="list-style-type: none"> <li>o Implementing local code enforcement within the overlay</li> <li>o Improve signage with cost allotment</li> </ul>		
			<ul style="list-style-type: none"> <li>o Phone responsiveness</li> <li>o Customer Service system improvements</li> <li>o Timeliness</li> <li>o Violations (time span for correction too long)</li> <li>o Public Education (codes, rules, process)</li> </ul>		
Increase Code Enforcement					
			<ul style="list-style-type: none"> <li>o Pools/Outdoor Sports for Public</li> <li>o Churches fill some needs</li> <li>o Improve Accessibility to large center</li> <li>o User friendly/cover more age groups</li> </ul>		
Create Recreation and Community Centers			<ul style="list-style-type: none"> <li>o Determine areas populated with younger population</li> <li>o Determine areas populated with senior population</li> <li>o Continue to explore options for funding to revitalize the HH Country Club and Golf Course</li> </ul>	<ul style="list-style-type: none"> <li>o Partnerships with schools</li> <li>o Create YMCA</li> <li>o Redevelop current vacant shopping areas for use as CC</li> <li>o Establish longer hours for use of community rooms at libraries</li> <li>o Create a dog park</li> <li>o Youth</li> </ul>	
				<ul style="list-style-type: none"> <li>o Development joint partnerships with area schools for community use</li> <li>o Work with areas churches in the use of facilities and development of new centers</li> <li>o Increase funding for community facilities and services</li> <li>o Extend library hours</li> </ul>	

**Greater Hidden Hills Community Overlay District Study  
Community Planning Exercise  
October 30, 2008**

	<ul style="list-style-type: none"> <li>o Planning</li> <li>o Institutional/Commercial Dev – neighborhood impact accessibility</li> <li>o Improve up keep/occupancy of strip centers</li> <li>o Overlay architectural standards</li> <li>o Code enforcement</li> </ul>	<ul style="list-style-type: none"> <li>o Target 3 to 5 specific commercial needs in the area</li> <li>o Have a forum to invite existing and new developers to address concerns (i.e. parking lot)</li> </ul>	<ul style="list-style-type: none"> <li>o Community and Econ Dev. Depts. along with Chamber of Commerce to promote are area</li> <li>o Incubators for businesses and share staff resources</li> </ul>	<p>for meeting room usage</p> <ul style="list-style-type: none"> <li>o Development new facilities to meet the needs of the elderly and young</li> <li>o Improve the code enforcement regulations to boost commercial areas</li> <li>o Develop architectural standards</li> <li>o Identify areas for commercial development and redevelopment</li> </ul>
<p>Develop and Redevelop Commercial Areas</p>	<ul style="list-style-type: none"> <li>o OA/neighborhood coalitions</li> <li>o HOA/neighborhood coalition cooperation on dev/public safety</li> </ul>	<ul style="list-style-type: none"> <li>o Create a communications committee (PR) that will use mailers and newsletters for massive outreach</li> <li>o Define specific communities within the study area and non-participants</li> <li>o Mandatory combined association meetings</li> </ul>	<ul style="list-style-type: none"> <li>o Create townships and allow funds to be used for streetscapes and landscapes etc.</li> <li>o Network with local churches</li> <li>o Create longer library hours</li> </ul>	<ul style="list-style-type: none"> <li>o Create neighborhood coalitions and committees</li> <li>o Extend library hours for meeting room usage</li> <li>o Establish a relationship and network with local churches</li> </ul>
<p>Promote Community Involvement and Cooperation</p>				

**Greater Hidden Hills Community Overlay District Study  
Community Planning Exercise  
October 30, 2008**

2) Given the goals stated and the stickers provided, indicate on the maps provided where you would like to see changes occur (there may be overlaps from the VPS exercise):

Goal	Locations			Commonalities
	Group 1	Group 2	Group 3	
Increase Security and Police Presence (Red)	<ul style="list-style-type: none"> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> Biffle Park</li> <li><input type="radio"/> Tree Hills Pkwy</li> <li><input type="radio"/> Redan High</li> <li><input type="radio"/> Panola Way School</li> <li><input type="radio"/> Biffle and Hidden Meadow</li> <li><input type="radio"/> Parkwest Lane and Bayside Court</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Covington and Young</li> <li><input type="radio"/> S. Hairston and Woodway Dr</li> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> HH Subdivisions</li> <li><input type="radio"/> Panola and Young</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> S. Hairston and Fieldgreen</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> Redan and Fieldgreen (Redan High)</li> <li><input type="radio"/> Miller Grove Middle</li> <li><input type="radio"/> Redan and Mill Lake</li> <li><input type="radio"/> Panola and Young</li> <li><input type="radio"/> Covington and Young</li> <li><input type="radio"/> HH Subdivisions</li> <li><input type="radio"/> HH Golf Course</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Redan and S. Hairston</li> <li><input type="radio"/> Redan and Panola</li> <li><input type="radio"/> Panola and Covington</li> <li><input type="radio"/> Covington and S. Hairston</li> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> Redan High</li> <li><input type="radio"/> Covington and Young</li> <li><input type="radio"/> Panola and Young</li> </ul>
Improve Schools (Yellow)	<ul style="list-style-type: none"> <li><input type="radio"/> Redan High</li> <li><input type="radio"/> Panola Way</li> <li><input type="radio"/> Miller Grove Middle</li> <li><input type="radio"/> Redan School</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Miller Grove Middle</li> <li><input type="radio"/> Redan High</li> <li><input type="radio"/> Woodridge</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Miller Grove Middle</li> <li><input type="radio"/> Redan High</li> <li><input type="radio"/> Bethune Middle</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Miller Grove Middle</li> <li><input type="radio"/> Redan High</li> </ul>
Preserve and Enhance Greenspace (Dark Green)	<ul style="list-style-type: none"> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> Panola and Young (Forest/Undeveloped)</li> <li><input type="radio"/> Panola and Covington (Forest/Undeveloped)</li> <li><input type="radio"/> Young and</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> HH Golf Course</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> Barbashela Creek (HH)</li> <li><input type="radio"/> Snapfinger Creek</li> <li><input type="radio"/> Young and Covington (Forest/Undeveloped)</li> <li><input type="radio"/> Redan and Redan</li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> HH Golf Course</li> <li><input type="radio"/> Young and Covington (Forest/Undeveloped)</li> <li><input type="radio"/> Redan and Redan Trail</li> </ul>

**Greater Hidden Hills Community Overlay District Study  
Community Planning Exercise  
October 30, 2008**

	<ul style="list-style-type: none"> <li>○ Covington (Forest/Undeveloped)</li> <li>○ Redan near Mill Lake (Forest/Undeveloped)</li> <li>○ Crossroad Church (Forest/Undeveloped)</li> <li>○ Berean/Bell Circle (Forest/Undeveloped)</li> <li>○ Redan and Redan Trail</li> </ul>		Trail	
<p style="text-align: center;"><b>Develop Architectural Guidelines (Blue)</b></p>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Young and Panola (Commercial Center)</li> <li>○ S. Hairston and Woodway Dr (Commercial Center)</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Covington</li> <li>○ Young and Panola</li> <li>○ Young and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ S. Hairston and Manly Ct</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Covington</li> <li>○ Covington and Young</li> <li>○ Covington and S. Hairston</li> <li>○ S. Hairston and Woodway</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Young</li> <li>○ HH Golf Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Young and Panola</li> <li>○ Covington and Young</li> <li>○ S. Hairston and Woodway</li> </ul>
<p style="text-align: center;"><b>Increase Code Enforcement (Orange)</b></p>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Young and Panola</li> </ul>	<ul style="list-style-type: none"> <li>○ Hidden Hills Subdivisions</li> <li>○ S. Hairston and Covington</li> <li>○ Redan and S. Hairston</li> <li>○ Apts. along S. Hairston</li> </ul>	<ul style="list-style-type: none"> <li>○ Hidden Hills Subdivisions</li> <li>○ Redan and S. Hairston</li> <li>○ Redan and Redan Way</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Covington and S. Hairston</li> <li>○ Hidden Hills Subdivisions</li> </ul>

**Greater Hidden Hills Community Overlay District Study**  
**Community Planning Exercise**  
**October 30, 2008**

	<ul style="list-style-type: none"> <li>○ Biffie Park</li> <li>○ Golf Course and Club House</li> <li>○ Hidden Hills Subdivisions</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Young</li> <li>○ Covington and Young</li> <li>○ S. Hairston and Big Valley Rd</li> <li>○ S. Hairston and White Oak Trail</li> <li>○ Redan and Mill Lake</li> <li>○ HH Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and Miller</li> <li>○ HHGC (Central and Southern)</li> <li>○ S. Hairston and Redan</li> <li>○ Fieldgreen and Golfbrook</li> <li>○ Young and Hidden Way</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Mill Lake</li> <li>○ HH Golf Club House</li> </ul>
<p>Create Recreation and Community Centers (Medium Green)</p>	<ul style="list-style-type: none"> <li>○ S. Hairston and Manly Court</li> <li>○ S. Hairston and Redan</li> <li>○ Redan and Mill Lake</li> <li>○ Golf Course Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Young</li> <li>○ Covington and Young</li> <li>○ S. Hairston and Big Valley Rd</li> <li>○ S. Hairston and White Oak Trail</li> <li>○ Redan and Mill Lake</li> <li>○ HH Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and Miller</li> <li>○ HHGC (Central and Southern)</li> <li>○ S. Hairston and Redan</li> <li>○ Fieldgreen and Golfbrook</li> <li>○ Young and Hidden Way</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Mill Lake</li> <li>○ HH Golf Club House</li> </ul>
<p>Develop and Redevelop Commercial Areas (Light Green)</p>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Panola</li> <li>○ Panola and Covington</li> <li>○ Covington and S. Hairston</li> <li>○ Young and Panola</li> <li>○ Golf Course Club House</li> <li>○ Redan and Redan Trail</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola and Young</li> <li>○ Covington and Young</li> <li>○ S. Hairston and Big Valley Rd</li> <li>○ S. Hairston and White Oak Trail</li> <li>○ Redan and Mill Lake</li> <li>○ HH Club House</li> </ul>	<ul style="list-style-type: none"> <li>○ Covington and Miller</li> <li>○ HHGC (Central and Southern)</li> <li>○ S. Hairston and Redan</li> <li>○ Fieldgreen and Golfbrook</li> <li>○ Young and Hidden Way</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan and S. Hairston</li> <li>○ Redan and Mill Lake</li> <li>○ HH Golf Club House</li> </ul>
<p>Promote Community Involvement and Cooperation (Pink)</p>	<ul style="list-style-type: none"> <li>○ N/A</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan High</li> <li>○ HH Subdivisions</li> <li>○ Miller Grove Middle</li> <li>○ Covington and S.</li> </ul>	<ul style="list-style-type: none"> <li>○ Panola Way School</li> <li>○ Redan High</li> <li>○ Miller Grove Middle</li> <li>○ Bethune Middle</li> </ul>	<ul style="list-style-type: none"> <li>○ Redan High</li> <li>○ Miller Grove Middle</li> </ul>

**Greater Hidden Hills Community Overlay District Study  
Community Planning Exercise  
October 30, 2008**

		<ul style="list-style-type: none"> <li>○ Hairston</li> <li>○ Redan and Redan Ct</li> <li>○ S. Hairston and Woodway Dr.</li> </ul>	<ul style="list-style-type: none"> <li>○ Woodbridge School</li> <li>○ Berean Church and Community Center</li> <li>○ Covington and Young Hidden) Chase)</li> <li>○ Redan And Panola Crossroads</li> <li>○ Presbyterian HH Golf Club House</li> <li>○ Redan and Redan Way</li> </ul>	
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Appendix A-4: Public Input  
PowerPoint Presentations

## Hidden Hills Overlay District

**Kick-off Meeting**  
 April 3, 2008 - 7 pm  
 Berean Community Center



## Hidden Hills Overlay District

- ❖ **Welcome and Introductions**
  - Hidden Hills Civic Association Members
  - DeKalb County Planning and Development



## Hidden Hills Overlay District

- ❖ **Rules of Conduct "Meeting Pleases"**
  - Turn cell phones off/vibrate
  - Have a positive attitude
  - Be courteous when others are speaking
  - Limit side conversations
  - Save questions to the end
  - Take turns asking questions

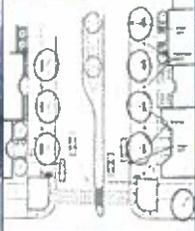
## Hidden Hills Overlay District

- ❖ **History of Overlay Conception**
  - Community Driven
  - Years of Discussion and Study
  - County Contacted
  - County Support and Assistance



## Hidden Hills Overlay District

- ❖ **What an Overlay is:**
  - District Superimposed over Existing Zoning
  - Mapped Boundaries and Text
  - Tool for Growth and Development



## Hidden Hills Overlay District

- ❖ **What an Overlay is not:**
  - A part of the Rezoning Process
  - Method for "Land Taking"
  - A cure for all development issues



## Hidden Hills Overlay District

❖ **Goals of the Overlay**

- Protect Existing Neighborhoods
- Encourage New Commercial and Residential Development
- Enhance Existing and Create New Economic Opportunities




## Hidden Hills Overlay District

❖ **Community Roles and Responsibilities**

- Organize and Attend Community Meetings
- Establish Steering Committee and Stakeholders
- Create a Vision for the Community
- Provide Valuable Input and Support
- Circulate and Share Information
- Improve Project Quality/Legitimacy

## Hidden Hills Overlay District

❖ **County Roles and Responsibilities**

- Manage Project Processes
- Provide Data and Information
- Facilitate Meetings
- Respond to Public Input
- Recognize the Advantages and Limitations of the Process
- Draft the Boundary Map & Overlay Ordinance

## Hidden Hills Overlay District

❖ **Project Approach**

- Community Involvement
- Inventory and Assessment
- Data Analysis
- Conceptual Plan
- Draft Ordinance
- Ordinance Adoption



## Hidden Hills Overlay District

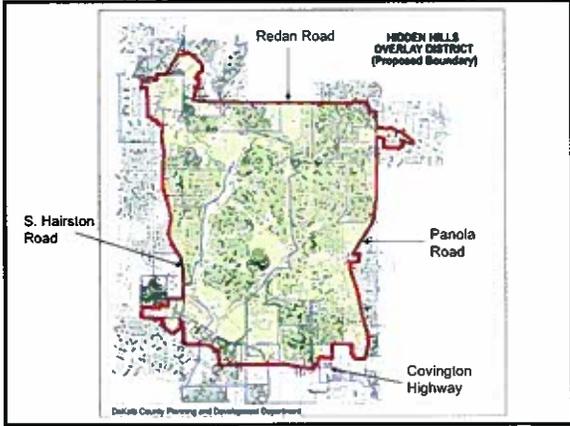
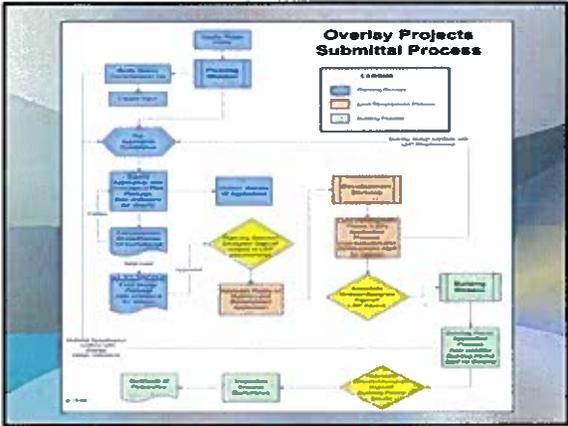
❖ **Recap and Closing Remarks**



## Hidden Hills Overlay District

❖ **Questions and Comments**





## Hidden Hills Overlay District

Community Meeting  
Thursday, May 15, 2008  
7:00 pm

Berean Community Center



## Hidden Hills Overlay District

### Welcome and Introductions

- Hidden Hills Civic Association
- DeKalb County Planning and Development

## Hidden Hills Overlay District

### Rules of Conduct:

- Turn cell phones off/vibrate
- Have a positive attitude
- Be courteous when others are speaking
- Save questions to the end
- Take turns asking questions



## Hidden Hills Overlay District

### Recap of April 3<sup>rd</sup> Kick Off Meeting:

- History of Overlay Conception
- What an Overlay is/isn't
- Goals of Overlay
- Roles and Responsibilities
- Project Approach
- Questions and Answers



## Hidden Hills Overlay District

### Preliminary Overlay Boundary

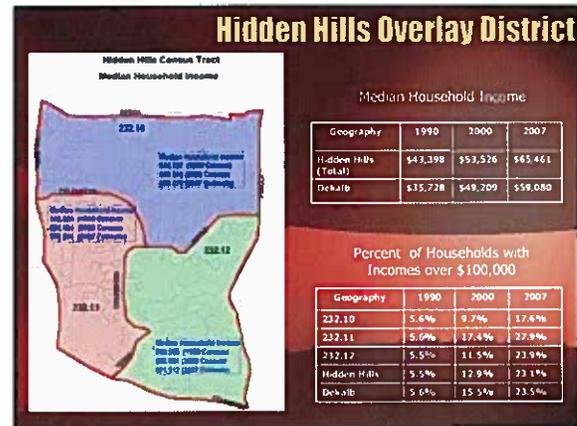
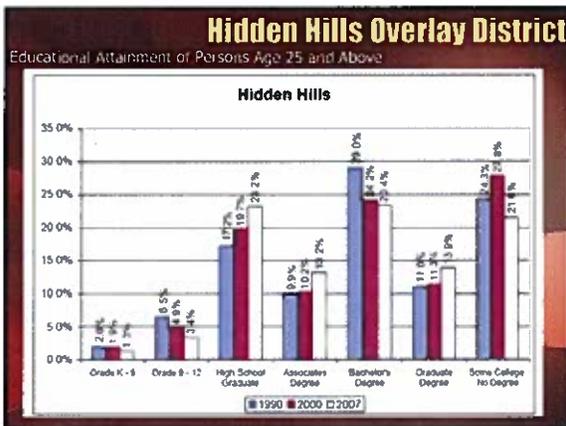
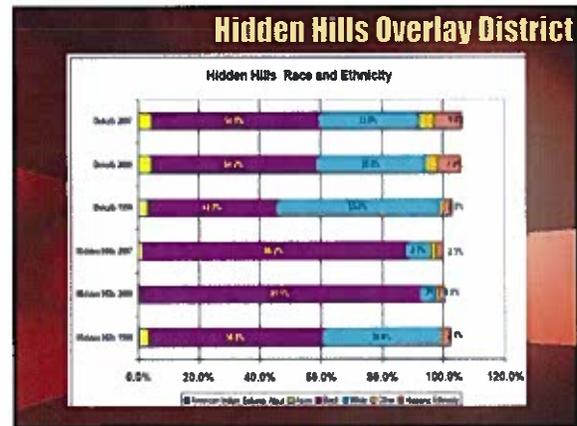
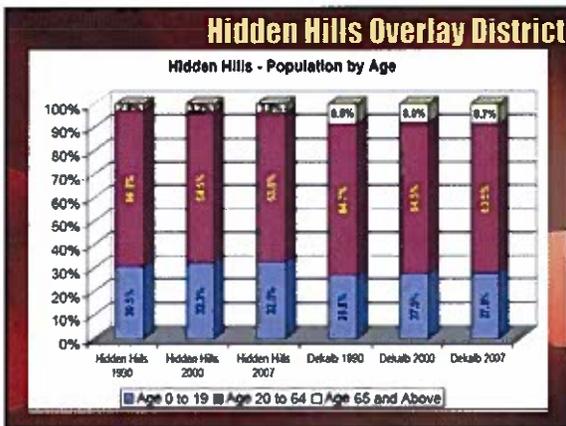
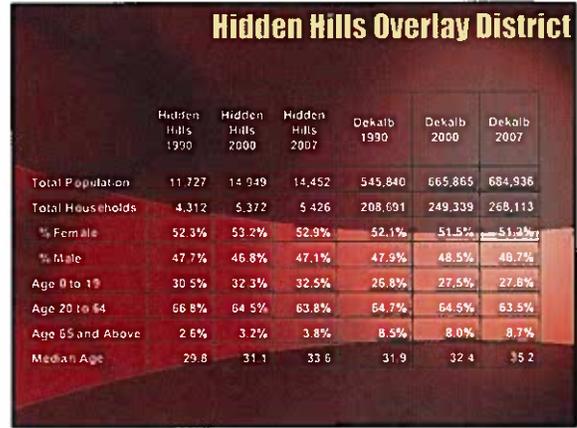
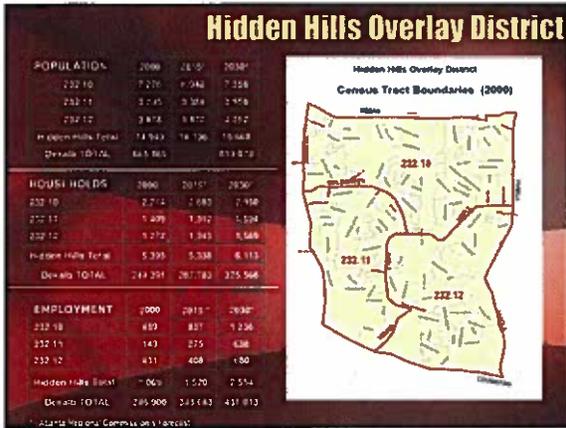


## Hidden Hills Overlay District

### Demographics:

- Population & Households
- Age
- Race and Ethnicity
- Educational Attainment
- Income
- Housing





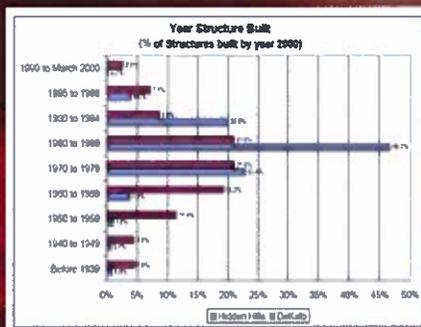
## Hidden Hills Overlay District



## Hidden Hills Overlay District



## Hidden Hills Overlay District



## Hidden Hills Overlay District

### Existing Conditions

- Existing Land Use
- Future Land Use/Comp Plan Analysis
- Zoning
- Transportation



## Hidden Hills Overlay District

### Existing Land Use

- Residential
- Commercial
- Greenspace
- Institutional
- Industrial



## Hidden Hills Overlay District

### Future Land Use/Comp Plan Analysis

- Suburban
- Neighborhood Center
- Conservation/Greenspace



## Hidden Hills Overlay District

### Land Use/Comprehensive Plan Analysis

- Institutional
- Commercial Redevelopment Corridor
- Light Industrial



## Hidden Hills Overlay District

### Existing Conditions:

- Commercial/Retail Services
- Golf Course/Club House
- Stream Buffers
- Gateways
- other



## Hidden Hills Overlay District

### Zoning (Single/Multi Family Residential)

R-75	Allow for 4.3 units per acre lot sizes of 10,000 sq. ft.
R-85	Allow for 3.5 units per acre lot sizes of 12,000 sq. ft.
R-100	Allow for 2.8 units per acre lot sizes of 15,000 sq. ft.
R-A5	Intent to provide for infill development with densities of up to 5 per units per acre; allow both single-family detached housing and single-family attached housing
R-A8	Intent to provide for infill development with densities of up to 8 per units per acre; allow both single-family detached housing and single-family attached housing

## Hidden Hills Overlay District

### Zoning (multi family and other)

RM-100	Allow 12 units per acre; multifamily, single family detached/attached and supportive living units.
R-CD	Residential Community Development (Repealed); no property can be re-zoned to this district
C-1	Local Commercial - allows retail shopping and services; serve the needs of groups of neighborhoods, as well as shopping centers
NS	Neighborhood Shopping - allows shopping activities, as well as services and office uses designed for the convenience of the immediate neighborhood area.
O-I	Office Institutional - allows for lower intensity offices, institutions, and health service activities where building heights are two stories or less.

## Hidden Hills Overlay District

### Transportation

- Congestion
- Designated Truck Routes
- Average Annual Daily Traffic
- Projected Transportation Improvement Projects



## Hidden Hills Overlay District

### Overlay Boundary Development



## Hidden Hills Overlay District

### Closing Remarks and Next Steps

- Steering Committee Meeting
- SWOT Exercise/Analysis
- Vision/Mission Statement



## Hidden Hills Overlay District

### Questions and Comments



# The Hidden Hills Community Overlay District SWOT Analysis

## STRENGTHS

Examples:

- Visual appearance of neighborhoods
- Facilities and services

## WEAKNESSES

Examples:

- Some homes in disrepair
- Lack of community involvement

## OPPORTUNITIES

Examples:

- Neighborhood activity center designations
- Re-development

## THREATS

Examples:

- Impending foreclosures
- Traffic

## Hidden Hills Overlay Study

**Community Meeting  
August 21<sup>st</sup> ~ 7 pm  
Berean Community  
Center**



## Hidden Hills Overlay Study

**Welcome and Meeting Agenda**

- Hidden Hills Civic Association
- DeKalb County Planning and Development Department

## Hidden Hills Overlay Study

**What an Overlay is:**

- District Superimposed over Existing Zoning
- Tool for Growth and Development
- Typically include standards for signage, building materials, landscaping and uses, etc.

## Hidden Hills Overlay Study

**What an Overlay is not:**

- New Zoning
- Part of the Rezoning Process
- Method for "Land Taking"
- A cure for all development issues

**County Overlays:**  
<http://www.co.dekalb.ga.us/planning/mainPage.html>



## Hidden Hills Overlay Study

**Steering Committee  
Presentation**

- Study Area and Name
- Overlays and Accomplishments



## Hidden Hills Overlay Study

### SWOT Exercise Summary/ Commonalities

#### Strengths:

- Affordable Housing
- Diverse Housing
- Transportation Accessibility
- Greenspace/Trees
- Schools



## Hidden Hills Overlay Study

#### Weaknesses:

- Foreclosures
- Median Maintenance
- Lack of Community Centers
- Street Vendors
- Architectural Controls



## Hidden Hills Overlay Study

#### Opportunities:

- Golf Course Redevelopment
- Community/Recreation Centers
- Recreation Areas
- Restaurants
- Shopping



## Hidden Hills Overlay Study

#### Threats:

- Crime / Gangs
- Foreclosures
- Lack of Police Presence
- Unsupervised Youth
- Code enforcement
- Speeding



## Hidden Hills Overlay Study

### Questions and Comments



## Hidden Hills Overlay Study

### Visioning Exercise – Part A

Given the "commonalities" derived from the SWOT analysis, identify key vision elements using action words.

Examples:

- Promote Redevelopment
- Develop a Community Center
- Foster Community Involvement
- Reduce Crime



## Hidden Hills Overlay Study

Non-Residential Property  
Owners Meeting  
September 3rd  
10 AM  
Wesley Chapel Library



## Hidden Hills Overlay Study

### Welcome and Introductions

- DeKalb Planning and Development
- Steering Committee

### Meeting Purpose:

- Discussion with Non-Residential Land Owners
- Progress to Date
- Questions and Comments

## Hidden Hills Overlay Study

### Study Background:

- Community Driven
- Years of Discussion and Study
- County Contacted
- County Support and Assistance



## Hidden Hills Overlay Study

### What is an Overlay?

- District Superimposed over Existing Zoning
- Tool for Growth and Development
- Typically include Standards for Usage, Signage, Building Materials, and Landscaping, etc.

## Hidden Hills Overlay Study

### Goals of the Overlay:

- Protect Existing Neighborhoods
- Encourage New Commercial and Residential Development
- Enhance Existing and Create New Economic Opportunities

## Hidden Hills Overlay Study

### “Pros” of the Overlay:

- Not Part of the Rezoning Process
- Protects Property Owner Interests
- Higher Standards for Future Development
- Capital Investment by Businesses
- Pedestrian Friendly Environments – sense of place

## Hidden Hills Overlay Study

### “Cons” of the Overlay:

- Community Involvement (upfront)
- Require Consistency Review prior to LDP issuance
- Land Use, Size, and Structure Type Restrictions
- Additional expenditures due to design guidelines

## County Overlays:

<http://www.co.dekalb.ga.us/planning/mainPage.html>



## Hidden Hills Overlay Study

### Community Roles and Responsibilities:

- Organize and Attend Community Meetings
- Establish Steering Committee and Stakeholders
- Create a Vision for the Community
- Provide Valuable Input and Support
- Circulate and Share Information
- Improve Project Quality/Legitimacy

## Hidden Hills Overlay Study

### County Roles and Responsibilities:

- Manage Project Processes
- Provide Data and Information
- Facilitate Meetings
- Respond to Public Input
- Recognize Advantages and Limitations of the Process
- Draft Boundary Map & Overlay Ordinance

## Hidden Hills Overlay Study

### Project Approach:

- Community Involvement
- Inventory and Assessment
- Data Analysis
- Conceptual Plan
- Draft Ordinance
- Ordinance Adoption



## Hidden Hills Overlay Study

### Project Progress to Date:

- 6 Meetings – Community (4) and Steering Committee (2)
- Existing Conditions Inventory
- Steering Committee Formation
- Study Area Name & Boundaries
- SWOT Exercise
- Visioning Exercise

## Hidden Hills Overlay Study

### Tentative Tasks Remaining:

- Completing the Community Vision
- Visual Preference Survey
- Community Planning Exercise
- Market Study
- Finalizing Study/Overlay District

## Hidden Hills Overlay Study

### Closing Remarks...



Questions and Comments ?



Community Vision  
 Visual Preference Survey Results  
 Strategic Planning Exercise

**Greater Hidden Hills Community  
 Overlay Study**

October 30, 2008

### Meeting Purpose

- Present the final *Community Vision*;
- Present the results of the *Visual Preference Survey*; and
- Perform a *Strategic Planning Exercise* to further determine what and where changes should occur in the Community.




**Final  
 Community Vision**

### Community Vision

The Vision of the Greater Hills Community is to have an area comprised of many neighborhoods where all citizens are welcomed and want to invest, live, work and play. It will continue to be an aesthetically pleasing community with quality homes and accessible greenspace, dedicated recreational areas and easy access to thriving, pedestrian shopping areas all linked by tree lined, pedestrian connections, bike paths, and well lit roads.

The Greater Hidden Hills Community will enhance schools and recreational facilities with programmed youth activities. It will be a secure and safe environment that is well patrolled with active law enforcement and constant code enforcement to help sustain a high quality life for all its citizens.



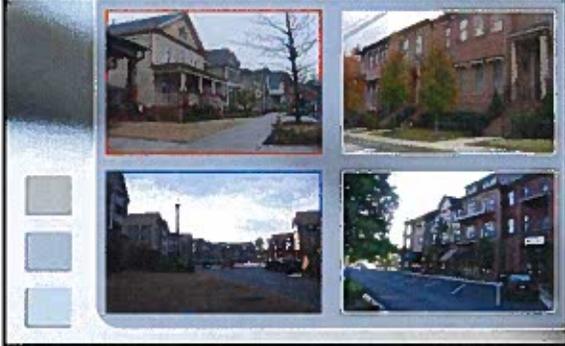

**Visual Preference Survey (VPS)  
 Results**

### VPS Instructions

- Participants viewed and ranked slides as follows:
  - 3 *No Way...You Must Be Kidding*
  - 2 *No, I don't like this*
  - 1 *Its OK, but not for our Community*
  - 0 *No Response*
  - +1 *Its OK*
  - +2 *Yes, It's Good*
  - +3 *Yes, Most Definitely*



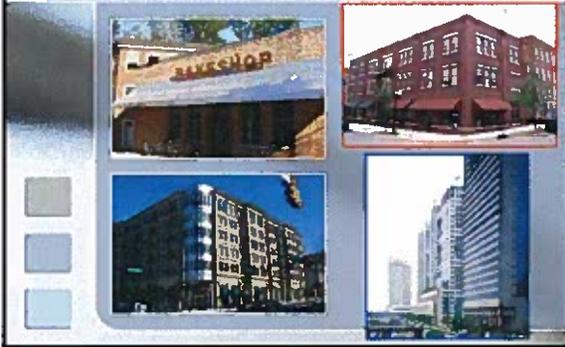
Slides 1-4: Residential



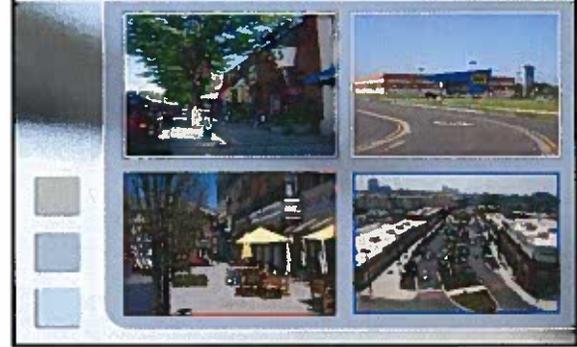
Slides 5-8: Density



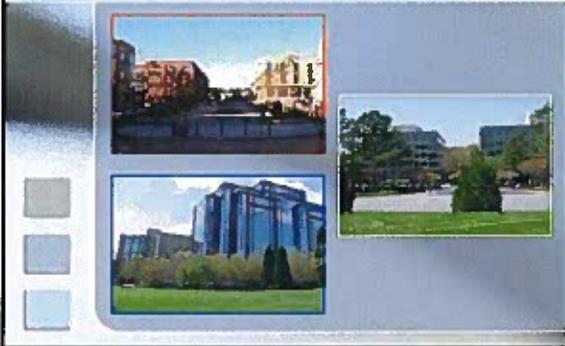
Slides 9-12: Building Height



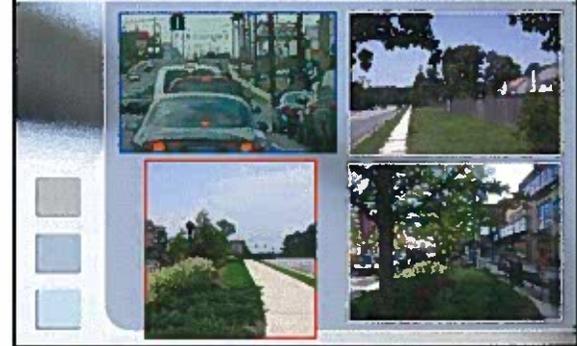
Slides 13-16: Retail Areas



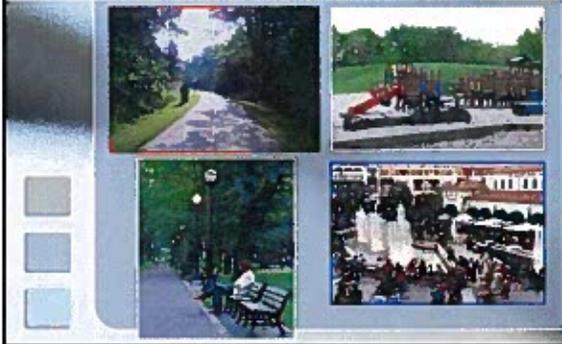
Slides 17-19: Office



Slides 20-23: Streetscapes



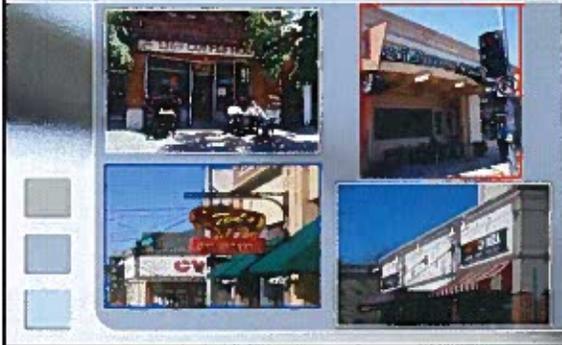
Slides 24 -27: Public Open Space



Slides 28-31: Parking



Slides 32 -35: Building Signs



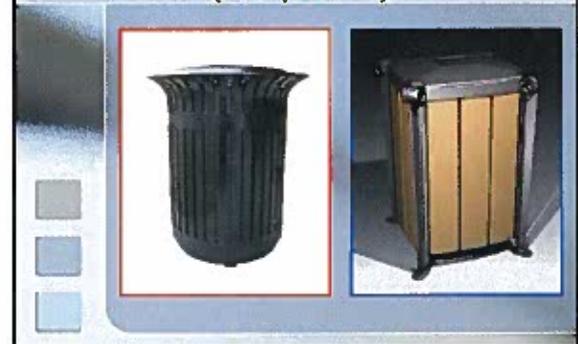
Slides 36-39: Pylon Signs



Slides 40-41 - Street Furniture  
(benches)



Slides 42-43: Street Furniture  
(receptacles)



Slides 44-45: Street Furniture (planters)

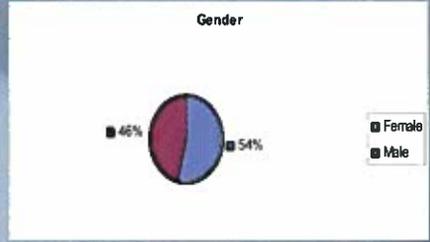


Slides 46-48 - Pedestrian Lighting



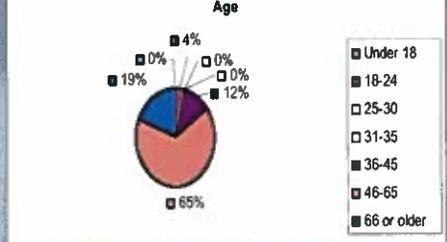
Additional Questions

What is your gender?



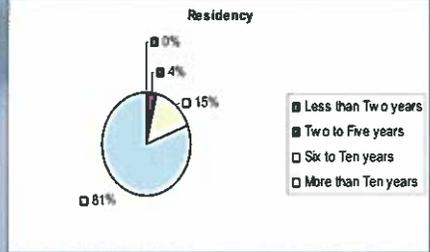
Additional Questions

What is your age?



Additional Questions

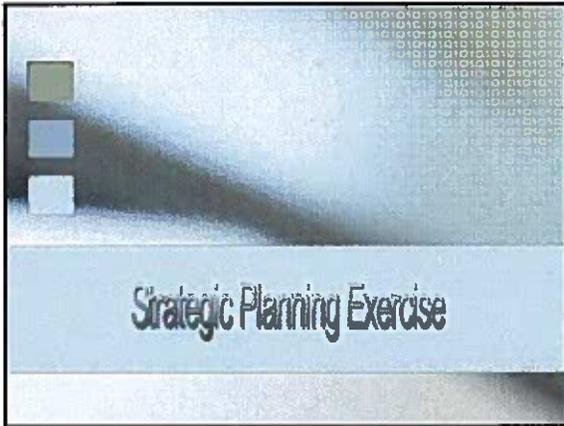
How long have you lived in the Community?



Visual Preference Survey

Comments...  
and  
Questions?





## Strategic Planning Exercise

**Part A: Visual Preference Survey (VPS) Mapping Exercise:**

Using the results of the VPS and the stickers provided, identify areas (where possible) of change or preservation occur (by means of the various categories):

**Examples:**

- Where would you like to see single family residences (preserved or new)?
- What areas are in need of streetscaping?

## VPS Mapping Exercise

Categories	Sticker Letter
Residential	R
Density	D
Building Height	H
Retail Areas	C
Office	O
Streetscapes	S
Public/Open Space	Q
Parking	P
Signage	T
Street Furniture	F
Pedestrian Lighting	L

## Strategic Planning Exercise

**Part B: Goals and Strategies Exercises:**

**Common Vision Elements (Goals):**

- Increase Security/ Police Presence
- Improve Schools
- Preservation/Enhancement of Greenspace
- Develop Architectural Guidelines
- Increase Code Enforcement
- Create Recreational and Community Centers
- Develop/Redevelop Commercial Areas
- Promote Community Involvement/Cooperation

## Strategic Planning Exercise

- How does the Greater Hidden Hills Community plan to achieve these Goals?
- What are the Strategies or Actions to take?
- Where (location – if any) would you like to see the strategies and actions implemented?

## Strategic Planning Exercise

**Community Assignment (1):**

Using the Goals listed, provide several strategies to achieve them.

**Example:**

**Goal:**

- Promote community involvement and cooperation

**Strategies:**

- Develop a community contact list
- Form a community involvement committee
- Hold quarterly events at various venues to foster community cooperation

## Strategic Planning Exercise

### Community Assignment (2):

Given the goals stated above and the stickers provided, indicate on the maps provided where you would like to see changes occur (there may be overlaps from the VPS exercise):

#### Example:

- Community center at the corner of \_\_\_\_ and \_\_\_\_ to hold community events.
- Police patrols near \_\_\_\_ and \_\_\_\_ as there have been increased gang sightings.

## Goals & Strategies Mapping Exercise

Goal	Sticker Color
Increase Security/Police Presence	Red
Improve Schools	Yellow
Preserve/Enhance Greenspace	Dark Green
Develop Architectural Guidelines	Blue
Increase Code Enforcement	Orange
Create Recreation/Community Centers	Medium Green
Develop/Redevelop Commercial Areas	Light Green
Promote Community Involvement/Cooperation	Pink

## Meeting Closing

Next Steps



Comments...

and

Questions?



## Greater Hidden Hills Community Overlay Study

### Community Meeting

November 13th ~ 7 pm  
Crossroads  
Presbyterian Church



## Greater Hidden Hills Community Overlay Study

### Welcome and Meeting Agenda

- Hidden Hills Civic Association
- DeKalb County Planning and Development Department

## Greater Hidden Hills Community Overlay Study

### October 30<sup>th</sup> Meeting

- VPS Results
- Community Planning Exercise

## Community Planning Exercise

### Part A - Visual Preference Survey (VPS) Mapping Exercise:

Using the results of the VPS and the stickers provided, identify areas (where possible) of change or preservation to occur (by means of the various categories)

## Community Planning Exercise

### VPS Mapping - Commonalities (See handout pp.1-2)

- Residential (R)
- Density (D)
- Building Height (H)
- Retail Areas (C)
- Office (O)
- Streetscapes (S)



## Community Planning Exercise

### VPS Mapping - Commonalities (See handout pp. 2-4)

- Public Open Space (Q)
- Parking (P)
- Signage (T)
- Street Furniture (F)
- Pedestrian Lighting (L)



### Community Planning Exercise

**Part B – Goals and Strategies Exercises:**

1) Using the Goals provided, list several strategies to achieve them.

### Community Planning Exercise

**Strategies - Commonalities**  
(See handout pp. 5-6)

- Increase Security and Police Presence
- Improve Schools
- Preserve and Enhance Greenspace
- Develop Architectural Guidelines



### Community Planning Exercise

**Strategies - Commonalities**  
(See handout pp. 7-8)

- Increase Code Enforcement
- Create Recreation and Community Centers
- Develop and Redevelop Commercial Areas
- Promote Community Involvement and Cooperation

### Community Planning Exercise

**Part B – Goals and Strategies Exercises:**

2) Given the goals stated and the stickers provided, indicate on the maps provided where you would like to see changes occur (there may be overlaps from the VPS exercise)

### Community Planning Exercise

**Strategy Mapping - Commonalities**  
(See handout pp. 9-10)

- Increase Security and Police Presence (Red)
- Improve Schools (Yellow)
- Preserve and Enhance Greenspace (Dark Green)
- Develop Architectural Guidelines (Blue)



### Community Planning Exercise

**Strategies - Commonalities**  
(See handout pp. 10-12)

- Increase Code Enforcement (Orange)
- Create Recreation and Community Centers (Medium Green)
- Develop and Redevelop Commercial Areas (Light Green)
- Promote Community Involvement and Cooperation (Pink)

## Hidden Hills Overlay Study

### Next Steps

1. Study Draft (December)
2. Final Draft (January)
3. Overlay Draft (TBD)



## Hidden Hills Overlay Study

### Closing Remarks and Questions





**Appendix B:**  
Market Study Data

## List of Demographics Reports

1. Business Demographics
  - ◆ Data List
  - ◆ International Businesses
  - ◆ Domestic Businesses
  - ◆ Public Businesses
  - ◆ Private Businesses
  - ◆ Property Owners
  - ◆ Renters
2. Housing Demographics
  - ◆ 2000 US Census Housing Value Comparison
  - ◆ Housing Units Summary Report
  - ◆ Housing Units Comparison Report
3. Household Demographics
  - ◆ Household Summary Report
  - ◆ Household Comparison Report
  - ◆ 2000 US Census Household Detail Comparison Report
4. Population Demographics
  - ◆ Population Summary Report
  - ◆ Population Comparison Report
  - ◆ Demographic Snapshot Comparison Report
  - ◆ Census Trend 1980-2000 Comparison Report with Charts
  - ◆ Demographic Snapshot Comparison Report with Charts
5. Age & Race Demographics
  - ◆ Age by Sex Comparison Report
  - ◆ Mature Market Summary Report
  - ◆ 2000 US Census Overview Comparison Report
  - ◆ 2000 Census Race, Ethnicity, Ancestry Comparison Report
  - ◆ Demographic Snapshot Comparison Report
6. Education Demographics
  - ◆ Education Attainment I20 Overlay District
  - ◆ 2000 US Census Employment Comparison Report
  - ◆ Demographic Detail Summary Report
7. Income Demographics
  - ◆ Income Summary Report
  - ◆ Income by Age Comparison Report
  - ◆ Income Comparison Report
8. Consumer Demographics
  - ◆ Consumer Expenditure Summary Report
  - ◆ Consumer Expenditure Comparison Report



**Date:** 02/12/09

**Current Geography Selection:** (6 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30087 Stone Mountain, 30088 Stone Mountain

## Business

30032 Decatur, 30034 Decatur, 30035 Decatur.....

### Business Summary 2008 Employees

Total Employees 70,316

### Business Summary 2008 Establishments

Total Establishments 7,183

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
Demographic data © 2008 by Experian/Applied Geographic Solutions.

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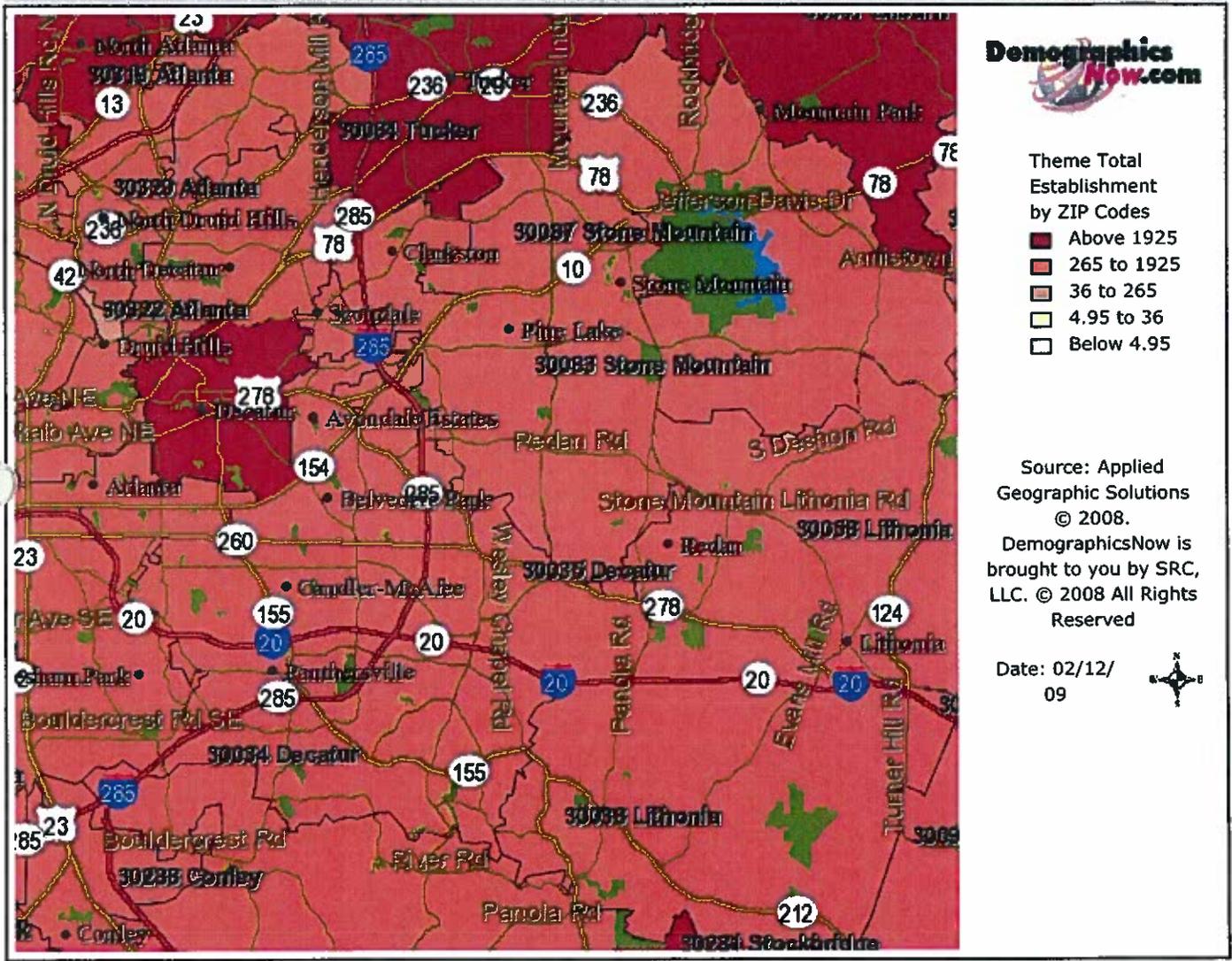
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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Business Establishments



Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
Demographic data © 2008 by Experian/Applied Geographic Solutions.

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Summary	
Total Companies in Current List	34
Total Contacts Listed at these Companies	246
Total Contacts Listed at these Companies with Email Address Available	203
Total Contacts Selected at these Companies	246
Total Contacts Selected at these Companies with Email Address Available	203
Zip	
30032	2
30034	8
30035	11
30083	12
30088	1
TOTAL	34
City	
Decatur	21
Stone Mountain	13
TOTAL	34
County	
DeKalb	34
TOTAL	34
Metro Area	
Atlanta Metro Area	34
TOTAL	34
SIC Sector	
D- Manufacturing	10
E- Transportation and Public Utilities	1
F- Wholesale Trade	3
G- Retail Trade	12
H- Finance, Insurance, and Real Estate	1
I- Services	7
TOTAL	34
SIC Major Group	
20 - D- MFG - Food & Kindred Products	2
27 - D- MFG - Printing & Publishing	2
28 - D- MFG - Chemicals & Allied Products	1
30 - D- MFG - Rubber & Misc Plastics Products	1
32 - D- MFG - Stone, Clay & Glass Products	1
35 - D- MFG - Industrial Machinery & Equipment	3
48 - E- TRANSPORT & UTILS - Communications	1
50 - F- WHOLESale - Durable Goods	1
51 - F- WHOLESale - Nondurable Goods	2

52 - G- RETAIL - Bldg Materials & Garden Supply	1
53 - G- RETAIL - General Merchandise Stores	3
54 - G- RETAIL - Food Stores	7
55 - G- RETAIL - Automotive Dirs, Svc Stations	1
64 - H- INSURANCE - Agents, Brokers & Service	1
72 - I- SERVICES - Personal	1
73 - I- SERVICES - Business	1
80 - I- SERVICES - Health	4
82 - I- SERVICES - Educational	1
<b>TOTAL</b>	<b>34</b>
<b>SIC Code</b>	
2033 - Canned Fruits, Vegetables, Preserves	1
2086 - Bottled & Canned Soft Drinks	1
2711 - Newspapers, Publishing and or Printing	1
2782 - Blankbooks, Looseleaf Binders & Devices	1
2851 - Paints, Varnishes, Lacquers, Enamels/All	1
3086 - Plastics Foam Products	1
3253 - Ceramic Wall & Floor Tile	1
3554 - Paper Industries Machinery	1
3563 - Air & Gas Compressors	1
3565 - Packaging Machinery	1
4841 - Cable & Other Pay Television Services	1
5031 - Lumber, Plywood, Millwork, & Wood Panels	1
5111 - Printing & Writing Paper	1
5181 - Beer & Ale	1
5211 - Lumber & Other Building Materials	1
5311 - Department Stores	3
5411R - Grocery Stores	6
5461 - Bakeries	1
5511 - Motor Vehicles Dealers (New & Used)	1
6411M - Insurance, Misc(Claims Adjust, Appraisr)	1
7218 - Industrial Launderers	1
7389C - Conference Centers & Event Facilities	1
8051 - Nursing Care Facilities	3
8063 - Hospitals, Psychiatric	1
8222 - Colleges, Junior, & Technical Institutes	1
<b>TOTAL</b>	<b>34</b>

Employee Size Site	
O- 100 - 249 Employees	23
P- 250 - 499 Employees	9
Q- 500 - 999 Employees	1
R- 1,000 - 2,499 Employees	1
<b>TOTAL</b>	<b>34</b>
Employee Size All Sites	
O- 100 - 249 Employees	3
P- 250 - 499 Employees	3
R- 1,000 - 2,499 Employees	3
Y- Not Applicable	25
<b>TOTAL</b>	<b>34</b>
Estimated Sales	
\$2- \$2M to \$10M	2
\$3- \$10M to \$25M	2
\$4- \$25M to 50M	1
\$5- \$50M to 100M	2
\$6- \$100 to \$500M	2
NA- Not Applicable	25
<b>TOTAL</b>	<b>34</b>
Site Type	
Branch	24
Headquarters	5
Regional Headquarters	1
Single Site	4
<b>TOTAL</b>	<b>34</b>
Building Type	
Industrial	15
Industrial/Office	3
Miscellaneous	5
Office	2
Retail	9
<b>TOTAL</b>	<b>34</b>

# International Businesses

Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.



Printed by Michelle Jordan, DeKalb C

Economic Development. Printed: 02/11/09

Company	Phone	Street Address	City	St	Zip	Bic	Empl	All	Site	Sales	Year	
Atlanta Journal/Constitution	(404) 244-1570	3070 Lumby Dr 3070 Lumby Drive	Decatur	GA	30034-1650	IN	1	O	Y	B	NA	1868
Mr. Steve Bogdon Carrier Corp	(770) 492-8332	Regional Manager 1440 Rock Mountain Blvd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1506	IO	3	P	Y	B	NA	1900
Mr. Matthew Walker Cintas Corp	(770) 987-3007	Plant Manager 5180 Panola Industrial Blvd Snapfnger Woods Industrial Park	Decatur	GA	30035-4062	IN	3	P	Y	B	NA	1929
Mr. Rich Heise Georgia-Pacific Resins/Chemical Div	(770) 593-6900	General Manager 2883 Miller Rd Snapfnger Woods Industrial Park	Decatur	GA	30035-4088	IN	1	O	Y	B	NA	1960
Mr. Larry Gollob Graphic Packaging International Inc	(770) 469-4111	Director 5853 E Ponce De Leon Ave Stone Mountain Industrial Park	Stone Mountain	GA	30083-1596	IN	4	P	Y	B	NA	1930
Mr. Michael Adkins Home Depot	(770) 981-4953	General Manager 4325 New Snapfnger Woods Dr	Decatur	GA	30035-2920	RT	1	P	Y	B	NA	1978
Mr. Alvin Streeter Kliklok-Woodman	(770) 981-5200	Store Manager 5224 Snapfnger Woods Dr Snapfnger Woods Industrial Park	Decatur	GA	30035-4023	IN	5	O	P	H	\$5	1948
Mr. William L Crist Macy's	(404) 243-2602	Chief Executive Officer 2731 Candler Rd The Gallery at South DeKalb	Decatur	GA	30034-1409	RT	1	O	Y	B	NA	1858
Mr. Larry O'Neal Marriott Evergreen Conference & Resort	(770) 879-9900	Store Manager 4021 Lakeview Dr	Stone Mountain	GA	30083-3099	MI	9C	P	Y	B	NA	1957
Mr. Randy McMichaels Marshalls/Distribution Center	(770) 987-4280	General Manager 2300 Miller Rd	Decatur	GA	30035-3709	IN	1	Q	Y	B	NA	1995
Mr. Kris Brown Piald Enterprises Inc	(678) 291-8100	Vice President 2331 Mellon Ct Snapfnger Woods Industrial Park	Decatur	GA	30035-3808	IN	1	P	Y	B	NA	1975
Mr. Lou Mazzoli Sara Lee Bakery Group	(404) 244-4500	Plant Manager 3310 Panthersville Rd Perimeter East Industrial Park	Decatur	GA	30034-3833	IO	1	P	Y	B	NA	1925
Mr. Mitch Cox State Farm Insurance Co/Claims	(770) 593-6400	Vice President Manager 5301 Snapfnger Park Dr Snapfnger Woods Industrial Park	Decatur	GA	30035-4041	IO	1M	O	Y	B	NA	1922
Ms. Cheri Williams The Pepsi Bottling Group Inc	(770) 510-7300	Branch Manager 1644 Rock Mountain Blvd	Stone Mountain	GA	30083-1531	IN	3	O	Y	B	NA	1999
Mr. Eric Aragon		General Manager										



Company	Phone	Street Address	City	St	Zip	Bld	SIC	Empl	All	Site	Sales	Year
Thermo Pac LLC	(770) 934-3200	1609 Stone Ridge Dr Stone Mountain Industrial Park	Stone Mountain	GA	30083-1109	IN	2033	0	O	S	\$2	2008
Mr. John Stephens		Plant Manager										
Westminster Ceramics Inc	(770) 938-9360	1445 Rock Mountain Blvd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1505	IN	3253	0	P	H	\$5	1987
Mr. Tom McDonald		Chief Executive Officer										
WinCup	(770) 938-5281	4640 Lewis Rd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1004	IN	3086	0	R	H	\$6	1980
Mr. George Wurtz		Chief Executive Officer										

# Domestic Businesses

Data was run on zip codes: 30032, 30033, 30035, 30083 & 30088. All businesses have over 100 employees.



Company	Phone	Street Address	City	St	Zip	Bld	SIC	Empl	All	Site	Sales	Year
Comcast Cable Communications Inc	(404) 266-2278	5200 Panola Industrial Blvd 5200 Panola Industrial Boulevard	Decatur	GA	30035-4011	OF	4841	O	Y	B	NA	1982
Ms. Lisa Dennis		Director										
Eagle Rock Distributing Co	(770) 498-5500	1375 Beverage Dr Stone Mountain Industrial Park	Stone Mountain	GA	30083-2136	IN	5181	O	P	H	\$3	1930
Mr. John Economos		Chief Executive Officer										
Federated Warehouse Distribution Ctr	(770) 491-2211	4401 Sarr Pkwy Stone Mountain Industrial Park	Stone Mountain	GA	30083-1011	IN	5311	P	Y	B	NA	1873
Mr. Robert Ackermann		Vice President Manager										
Georgia Perimeter College	(678) 891-2300	3251 Panthersville Rd	Decatur	GA	30034-3832	MI	8222	O	R	H	\$6	1986
Mr. Anthony Tricoli		President										
Georgia Regional Hospital Atlanta	(404) 243-2100	3073 Panthersville Rd	Decatur	GA	30034-3800	MI	8063	R	R	S	\$3	1978
Ms. Susan Trueblood		Chief Executive Officer										
Golden LivingCenter Glenwood	(404) 284-6414	4115 Glenwood Rd 4115 Glenwood Road	Decatur	GA	30032-4727	OF	8051	O	Y	B	NA	1963
Mr. Greg Davis		Administrator										
Harland Clarke	(770) 593-5050	2939 Miller Rd Snappinger Woods Industrial Park	Decatur	GA	30035-4038	IN	2782	P	Y	R	NA	1912
Mr. Dan Singleton		Senior VP Sales										
Kroger	(770) 413-3232	965 N Hairston Rd Hairston Village	Stone Mountain	GA	30083-2880	RT	5411R	O	Y	B	NA	1883
Mr. Ted Taylor		Store Manager										
Kroger	(404) 286-5780	3479 Memorial Dr Belvedere Plaza Shopping Center	Decatur	GA	30032-2735	RT	5411R	O	Y	B	NA	1883
Ms. Lisa Arnold		Store Manager										
Kroger	(404) 292-6009	1232 S Hairston Rd Crowe's Crossing	Stone Mountain	GA	30088-2715	RT	5411R	O	Y	B	NA	1883
Mr. John Jackson		Store Manager										
Kroger	(770) 322-8984	4919 Flat Shoals Pkwy #100 Chapel Hill Commons	Decatur	GA	30034-5256	RT	5411R	O	Y	B	NA	1883
Mr. Don Barbee		Store Manager										
Laurel Baye Healthcare of Decatur	(404) 212-3400	3200 Panthersville Rd	Decatur	GA	30034-3831	MI	8051	O	Y	B	NA	1975
Dr. Margaret Holt-Lewis		Administrator										
Malcolm Cunningham Ford	(770) 987-9000	4334 Snappinger Woods Dr	Decatur	GA	30035-3007	RT	5511	O	O	S	\$4	2005
Mr. Malcolm Cunningham		Owner										
Publix	(770) 322-1609	2075 S Hairston Rd Hairston Crossing	Decatur	GA	30035-2504	RT	5411R	O	Y	B	NA	1930
Mr. Kyle Caray		Store Manager										



Company	Phone	Street Address	City	St	Zip	Bid	SIC	Empl	All	Site	Sales	Year
Publix	(770) 322-2380	3649 Flakes Mill Rd Flat Shoals Crossing	Decatur	GA	30034-5218	RT	5411R	O	Y	B	NA	1930
Mr. Ken Wright Rosemont at Stone Mountain	(770) 498-4144	Store Manager 5160 Springview Ave	Stone Mountain	GA	30083-1616	MI	8051	O	O	S	\$2	1978
Mr. Mike Ostro xpedx	(678) 937-4700	Administrator 4893 Lewis Rd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1120	IN	5111	O	Y	B	NA	1926
Mr. Tom Rose		Group Vice President										

## Public Businesses

Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.

Printed by Michelle Jordan, DeKalb County Economic Development. Printed: 02/1/109



Company	Phone	Street Address	City	St	Zip	Bid	SIC	Empl	All	Site	Sales	Year
Cintas Corp	(770) 987-3007	5180 Panola Industrial Blvd Snapfinger Woods Industrial Park	Decatur	GA	30035-4062	IN	7218	P	Y	B	NA	1929
Mr. Rich Heise General Manager												
Comcast Cable Communications Inc	(404) 266-2278	5200 Panola Industrial Blvd 5200 Panola Industrial Boulevard	Decatur	GA	30035-4011	OF	4841	O	Y	B	NA	1982
Ms. Lisa Dennis Director												
Federated Warehouse Distribution Ctr	(770) 491-2211	4401 Sarr Pkwy Stone Mountain Industrial Park	Stone Mountain	GA	30083-1011	IN	5311	P	Y	B	NA	1873
Mr. Robert Ackermann Vice President Manager												
Graphic Packaging International Inc	(770) 469-4111	5853 E Ponce De Leon Ave Stone Mountain Industrial Park	Stone Mountain	GA	30083-1596	IN	3554	P	Y	B	NA	1930
Mr. Michael Adkins General Manager												
Harland Clarke	(770) 593-5050	2939 Miller Rd Snapfinger Woods Industrial Park	Decatur	GA	30035-4038	IN	2782	P	Y	R	NA	1912
Mr. Dan Singleton Senior VP Sales												
Home Depot	(770) 981-4553	4325 New Snapfinger Woods Dr	Decatur	GA	30035-2920	RT	5211	P	Y	B	NA	1978
Mr. Alvin Streeter Store Manager												
Kroger	(404) 292-6009	1232 S Hairston Rd Crowe's Crossing	Stone Mountain	GA	30088-2715	RT	5411R	O	Y	B	NA	1883
Mr. John Jackson Store Manager												
Kroger	(770) 322-8984	4919 Flat Shoals Pkwy #100 Chapel Hill Commons	Decatur	GA	30034-6256	RT	5411R	O	Y	B	NA	1883
Mr. Don Barbee Store Manager												
Kroger	(770) 413-3232	965 N Hairston Rd Hairston Village	Stone Mountain	GA	30083-2880	RT	5411R	O	Y	B	NA	1883
Mr. Ted Taylor Store Manager												
Kroger	(404) 286-5780	3479 Memorial Dr Belvedere Plaza Shopping Center	Decatur	GA	30032-2735	RT	5411R	O	Y	B	NA	1883
Ms. Lisa Arnold Store Manager												
Macy's	(404) 243-2602	2731 Candler Rd The Gallery at South DeKalb	Decatur	GA	30034-1409	RT	5311	O	Y	B	NA	1858
Mr. Larry O'Neal Store Manager												
Marriott Evergreen Conference & Resort	(770) 879-9900	4021 Lakeview Dr	Stone Mountain	GA	30083-3099	MI	7389C	P	Y	B	NA	1957
Mr. Randy McMichaels General Manager												
Marshalls/Distribution Center	(770) 987-4280	2300 Miller Rd	Decatur	GA	30035-3709	IN	5311	Q	Y	B	NA	1995
Mr. Kris Brown Vice President												



Company	Phone	Street Address	City	St	Zip	Bid	SIC	Empl	All	Site	Sales	Year
Publix	(770) 322-1609	2075 S Hairston Rd Hairston Crossing	Decatur	GA	30035-2504	RT	5411R	O	Y	B	NA	1930
Mr. Kyle Caray		Store Manager										
Publix	(770) 322-2380	3649 Flakes Mill Rd Flat Shoals Crossing	Decatur	GA	30034-5218	RT	5411R	O	Y	B	NA	1930
Mr. Ken Wright		Store Manager										
Sara Lee Bakery Group	(404) 244-4500	3310 Panthersville Rd Perimeter East Industrial Park	Decatur	GA	30034-3833	IO	5461	P	Y	B	NA	1925
Mr. Mitch Cox		Vice President Manager										
The Pepsi Bottling Group Inc	(770) 510-7300	1644 Rock Mountain Blvd	Stone Mountain	GA	30083-1531	IN	2086	O	Y	B	NA	1999
Mr. Eric Aragon		General Manager										
xpedix	(678) 937-4700	4893 Lewis Rd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1120	IN	5111	O	Y	B	NA	1926
Mr. Tom Rose		Group Vice President										

Company	Phone	Street Address	City	St	Zip	Bld	SIC	Empl	All	Site	Sales	Year
Atlanta Journal/Constitution	(404) 244-1570	3070 Lumby Dr 3070 Lumby Drive	Decatur	GA	30034-1650	IN	2711	O	Y	B	NA	1868
Mr. Steve Bogdon		Regional Manager										
Carrier Corp	(770) 492-8332	1440 Rock Mountain Blvd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1506	IO	3563	P	Y	B	NA	1900
Mr. Matthew Walker		Plant Manager										
Eagle Rock Distributing Co	(770) 498-5500	1375 Beverage Dr Stone Mountain Industrial Park	Stone Mountain	GA	30083-2136	IN	5181	O	P	H	\$3	1930
Mr. John Economos		Chief Executive Officer										
Georgia Perimeter College	(678) 991-2300	3251 Panthersville Rd	Decatur	GA	30034-3832	MI	8222	O	R	H	\$6	1986
Mr. Anthony Tricoli		President										
Georgia Regional Hospital Atlanta	(404) 243-2100	3073 Panthersville Rd	Decatur	GA	30034-3800	MI	8063	R	R	S	\$3	1978
Ms. Susan Trueblood		Chief Executive Officer										
Georgia-Pacific Resins/Chemical Div	(770) 593-6800	2883 Miller Rd Snapfinger Woods Industrial Park	Decatur	GA	30035-4088	IN	5031	O	Y	B	NA	1960
Mr. Larry Gollob		Director										
Golden LivingCenter Glenwood	(404) 284-6414	4115 Glenwood Rd 4115 Glenwood Road	Decatur	GA	30032-4727	OF	8051	O	Y	B	NA	1963
Mr. Greg Davis		Administrator										
Kilikok-Woodman	(770) 981-5200	5224 Snapfinger Woods Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4023	IN	3565	O	P	H	\$5	1948
Mr. William L Crist		Chief Executive Officer										
Laurel Baye Healthcare of Decatur	(404) 212-3400	3200 Panthersville Rd	Decatur	GA	30034-3831	MI	8051	O	Y	B	NA	1975
Dr. Margaret Holt-Lewis		Administrator										
Malcolm Cunningham Ford	(770) 987-9000	4334 Snapfinger Woods Dr	Decatur	GA	30035-3007	RT	5511	O	O	S	\$4	2005
Mr. Malcolm Cunningham		Owner										
Plaid Enterprises Inc	(678) 291-8100	2331 Mellon Ct Snapfinger Woods Industrial Park	Decatur	GA	30035-3808	IN	2851	P	Y	B	NA	1975
Mr. Lou Mazzoli		Plant Manager										
Rosemont at Stone Mountain	(770) 498-4144	5160 Springview Ave	Stone Mountain	GA	30083-1616	MI	8051	O	O	S	\$2	1978
Mr. Mike Ostro		Administrator										
State Farm Insurance Co/Claims	(770) 593-6400	5301 Snapfinger Park Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4041	IO	6411M	O	Y	B	NA	1922
Ms. Cheri Williams		Branch Manager										
Thermo Pac LLC	(770) 934-3200	1609 Stone Ridge Dr Stone Mountain Industrial Park	Stone Mountain	GA	30083-1109	IN	2033	O	O	S	\$2	2008
Mr. John Stephens		Plant Manager										

Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.



Company	Phone	Street Address	City	St	Zip	Bld	SIC	Empl	All	Site	Sales	Year
Atlanta Journal/Constitution	(404) 244-1570	3070 Lumby Dr 3070 Lumby Drive	Decatur	GA	30034-1650	IN	2711	O	Y	B	NA	1868
Mr. Steve Bogdon		Regional Manager										
Carrier Corp	(770) 482-8332	1440 Rock Mountain Blvd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1506	IO	3563	P	Y	B	NA	1900
Mr. Matthew Walker		Plant Manager										
Cintas Corp	(770) 987-3007	5180 Panola Industrial Blvd Snapfinger Woods Industrial Park	Decatur	GA	30035-4062	IN	7218	P	Y	B	NA	1929
Mr. Rich Heise		General Manager										
Eagle Rock Distributing Co	(770) 498-5500	1375 Beverage Dr Stone Mountain Industrial Park	Stone Mountain	GA	30083-2136	IN	5181	O	P	H	\$3	1930
Mr. John Economos		Chief Executive Officer										
Federated Warehouse Distribution Ctr	(770) 491-2211	4401 Sarr Pkwy Stone Mountain Industrial Park	Stone Mountain	GA	30083-1011	IN	5311	P	Y	B	NA	1873
Mr. Robert Ackermann		Vice President Manager										
Georgia Perimeter College	(678) 891-2300	3251 Panthersville Rd President	Decatur	GA	30034-3832	MI	8222	O	R	H	\$6	1986
Mr. Anthony Tricoli		Chief Executive Officer										
Georgia Regional Hospital Atlanta	(404) 243-2100	3073 Panthersville Rd Chief Executive Officer	Decatur	GA	30034-3800	MI	8063	R	R	S	\$3	1978
Ms. Susan Trueblood		Director										
Georgia-Pacific Resins/Chemical Div	(770) 593-6800	2883 Miller Rd Snapfinger Woods Industrial Park	Decatur	GA	30035-4088	IN	5031	O	Y	B	NA	1960
Mr. Larry Gollob		Director										
Golden LivingCenter Glenwood	(404) 284-6414	4115 Glenwood Rd 4115 Glenwood Road	Decatur	GA	30032-4727	OF	8051	O	Y	B	NA	1963
Mr. Greg Davis		Administrator										
Graphic Packaging International Inc	(770) 469-4111	5853 E Ponce De Leon Ave Stone Mountain Industrial Park	Stone Mountain	GA	30083-1596	IN	3554	P	Y	B	NA	1930
Mr. Michael Adkins		General Manager										
Harland Clarke	(770) 593-5050	2939 Miller Rd Snapfinger Woods Industrial Park	Decatur	GA	30035-4038	IN	2782	P	Y	R	NA	1912
Mr. Dan Singleton		Senior VP Sales										
Home Depot	(770) 981-4553	4325 New Snapfinger Woods Dr Store Manager	Decatur	GA	30035-2920	RT	5211	P	Y	B	NA	1978
Mr. Alvin Sireeter		Chief Executive Officer										
Klikok-Woodman	(770) 981-5200	5224 Snapfinger Woods Dr Snapfinger Woods Industrial Park	Decatur	GA	30035-4023	IN	3565	O	P	H	\$5	1948
Mr. William L Crist		Chief Executive Officer										
Laurel Baye Healthcare of Decatur	(404) 212-3400	3200 Panthersville Rd Administrator	Decatur	GA	30034-3831	MI	8051	O	Y	B	NA	1975
Dr. Margaret Holt-Lewis		Administrator										



Company	Phone	Street Address	City	St	Zip	Bld	SIC	Empl	All	Site	Sales	Year
Malcolm Cunningham Ford Mr. Malcolm Cunningham	(770) 987-9000	4334 Snapfinger Woods Dr Owner	Decatur	GA	30035-3007	RT	5511	O	O	S	\$4	2005
Marriott Evergreen Conference & Resort Mr. Randy McMichaels	(770) 879-9900	4021 Lakeview Dr General Manager	Stone Mountain	GA	30083-3099	MI	7389C	P	Y	B	NA	1957
Marshalls/Distribution Center Mr. Kris Brown	(770) 987-4280	2300 Miller Rd Vice President	Decatur	GA	30035-3709	IN	5311	Q	Y	B	NA	1995
Rosemont at Stone Mountain Mr. Mike Ostro	(770) 498-4144	5160 Springview Ave Administrator	Stone Mountain	GA	30083-1616	MI	8051	O	O	S	\$2	1978
Sara Lee Bakery Group Mr. Mitch Cox	(404) 244-4500	3310 Panthersville Rd Perimeter East Industrial Park Vice President Manager	Decatur	GA	30034-3833	IO	5461	P	Y	B	NA	1925
State Farm Insurance Co/Claims Ms. Cheri Williams	(770) 593-6400	5301 Snapfinger Park Dr Snapfinger Woods Industrial Park Branch Manager	Decatur	GA	30035-4041	IO	6411M	O	Y	B	NA	1922
The Pepsi Bottling Group Inc Mr. Eric Aragon	(770) 510-7300	1644 Rock Mountain Blvd General Manager	Stone Mountain	GA	30083-1531	IN	2086	O	Y	B	NA	1999
WinCup Mr. George Wurtz	(770) 938-5281	4640 Lewis Rd Stone Mountain Industrial Park Chief Executive Officer	Stone Mountain	GA	30083-1004	IN	3086	O	R	H	\$6	1980

# Renters

Data was run on zip codes: 30032, 30034, 30035, 30083 & 30088. All businesses have over 100 employees.



Company	Phone	Street Address	City	St	Zip	Bid	SIC	Empl	All	Site	Sales	Year
Comcast Cable Communications Inc	(404) 266-2278	5200 Panola Industrial Blvd 5200 Panola Industrial Boulevard	Decatur	GA	30035-4011	OF	4841	O	Y	B	NA	1982
Ms. Lisa Dennis Kroger	(770) 413-3232	Director 965 N Hairston Rd Hairston Village	Stone Mountain	GA	30083-2880	RT	5411R	O	Y	B	NA	1883
Mr. Ted Taylor Kroger	(404) 286-5780	Store Manager 3478 Memorial Dr Belvedere Plaza Shopping Center	Decatur	GA	30032-2735	RT	5411R	O	Y	B	NA	1883
Ms. Lisa Arnold Kroger	(404) 282-6009	Store Manager 1232 S Hairston Rd Crowe's Crossing	Stone Mountain	GA	30088-2715	RT	5411R	O	Y	B	NA	1883
Mr. John Jackson Kroger	(770) 322-8984	Store Manager 4919 Flat Shoals Pkwy #100 Chapel Hill Commons	Decatur	GA	30034-5256	RT	5411R	O	Y	B	NA	1883
Mr. Don Barbee Macy's	(404) 243-2602	Store Manager 2731 Candler Rd The Gallery at South DeKalb	Decatur	GA	30034-1409	RT	5311	O	Y	B	NA	1858
Mr. Larry O'Neal Plaid Enterprises Inc	(678) 291-8100	Store Manager 2331 Mellon Ct Snapfinger Woods Industrial Park	Decatur	GA	30035-3808	IN	2851	P	Y	B	NA	1975
Mr. Lou Mazzoli Publix	(770) 322-1609	Plant Manager 2075 S Hairston Rd Hairston Crossing	Decatur	GA	30035-2504	RT	5411R	O	Y	B	NA	1930
Mr. Kyle Caray Publix	(770) 322-2380	Store Manager 3649 Fiakes Mill Rd Flat Shoals Crossing	Decatur	GA	30034-5218	RT	5411R	O	Y	B	NA	1930
Mr. Ken Wright Thermo Pac LLC	(770) 934-3200	Store Manager 1609 Stone Ridge Dr Stone Mountain Industrial Park	Stone Mountain	GA	30083-1109	IN	2033	O	O	S	\$2	2008
Mr. John Stephens Westminster Ceramics Inc	(770) 938-8360	Plant Manager 1445 Rock Mountain Blvd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1505	IN	3253	O	P	H	\$5	1987
Mr. Tom McDonald xpedx	(678) 937-4700	Chief Executive Officer 4893 Lewis Rd Stone Mountain Industrial Park	Stone Mountain	GA	30083-1120	IN	5111	O	Y	B	NA	1926
Mr. Tom Rose		Group Vice President										



Date: 03/04/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513

City: Redan Pop: 37,989

County: DeKalb County Pop: 684,936

Zip: 30088 Pop: 28,894

## 2000 US Census Housing Value Comparison

	1 Miles:	3 Miles:	5 Miles:
<b>2000 Housing Units</b>			
Total Housing Units	3,998	27,761	78,018
Owner-Occupied Housing Units	66.3%	72.7%	61.9%
Renter-Occupied Housing Units	30.3%	24.1%	34.3%
Vacant Housing Units	3.4%	3.3%	3.8%
<b>Vacant Housing Units</b>			
For Migrant Workers	0.0%	0.0%	0.0%
For Rent	41.1%	27.8%	39.0%
For Sale Only	31.0%	35.7%	24.4%
For Seasonal, Recreational, or Occasional	3.5%	4.3%	3.2%
Other Vacant	18.8%	22.1%	24.2%
Rented or Sold, Not Occupied	5.7%	10.1%	9.2%
<b>Housing Value: Owner Occupied</b>			
\$ 0 to \$10,000	0.0%	0.1%	0.2%
\$ 10,000 to \$14,999	0.1%	0.1%	0.2%
\$ 15,000 to \$19,999	0.0%	0.0%	0.1%
\$ 20,000 to \$24,999	0.0%	0.0%	0.1%
\$ 25,000 to \$29,999	0.0%	0.1%	0.2%
\$ 30,000 to \$34,999	0.0%	0.2%	0.2%
\$ 35,000 to \$39,999	0.0%	0.1%	0.2%
\$ 40,000 to \$49,999	0.0%	0.1%	0.7%
\$ 50,000 to \$59,999	0.1%	1.2%	2.2%
\$ 60,000 to \$69,999	0.5%	3.1%	4.4%
\$ 70,000 to \$79,999	5.7%	7.4%	7.9%
\$ 80,000 to \$89,999	7.8%	13.6%	12.5%
\$ 90,000 to \$99,999	10.4%	16.2%	14.6%
\$ 100,000 to \$124,999	26.5%	28.0%	25.4%
\$ 125,000 to \$149,999	29.8%	17.0%	16.0%
\$ 150,000 to \$174,999	10.0%	6.4%	7.3%
\$ 175,000 to \$199,999	6.0%	2.7%	3.3%

\$ 200,000 to \$249,999	2.4%	1.9%	2.6%
\$ 250,000 to \$299,999	0.7%	0.9%	0.8%
\$ 300,000 to \$399,999	0.0%	0.6%	0.7%
\$ 400,000 to \$499,999	0.0%	0.1%	0.1%
\$ 500,000 to \$749,999	0.0%	0.1%	0.2%
\$ 750,000 to \$999,999	0.0%	0.1%	0.0%
\$1,000,000 or More	0.0%	0.1%	0.1%

Median Owner-Occupied Housing Value	\$119,609	\$105,104	\$105,273
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**Rent: Cash Rent**

No Cash Rent	1.1%	1.5%	1.7%
\$ 0 to \$99	2.1%	1.6%	1.2%
\$ 100 to \$149	0.0%	0.1%	1.1%
\$ 150 to \$199	0.1%	0.2%	0.5%
\$ 200 to \$249	0.0%	0.3%	0.5%
\$ 250 to \$299	0.0%	0.2%	0.4%
\$ 300 to \$349	1.2%	0.4%	0.8%
\$ 350 to \$399	0.0%	0.4%	1.1%
\$ 400 to \$449	0.0%	1.8%	2.5%
\$ 450 to \$499	0.9%	1.1%	3.5%
\$ 500 to \$549	3.5%	5.2%	8.0%
\$ 550 to \$599	11.9%	11.9%	15.1%
\$ 600 to \$649	14.8%	14.5%	18.5%
\$ 650 to \$699	12.0%	12.1%	13.8%
\$ 700 to \$749	28.4%	18.1%	12.7%
\$ 750 to \$799	10.1%	11.8%	7.6%
\$ 800 to \$899	9.0%	13.2%	7.2%
\$ 900 to \$999	2.1%	3.5%	2.0%
\$1,000 to \$1,250	0.1%	1.6%	1.6%
\$1,250 to \$1,499	0.7%	0.1%	0.1%
\$1,500 to \$1,999	2.0%	0.5%	0.2%
\$2,000 Plus	0.0%	0.0%	0.0%

Average contract rent	\$700	\$686	\$636
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**Units in Structure**

1 - Attached Unit	3.2%	5.4%	5.6%
1 - Detached Unit	70.7%	77.0%	64.7%
2 Units	0.0%	0.5%	1.2%
3 to 4 Units	2.5%	2.3%	5.5%
5 to 9 Units	9.3%	5.2%	9.7%
10 to 19 Units	10.4%	6.3%	8.1%
20 to 49 Units	1.0%	0.9%	2.1%
50 or more Units	2.9%	2.1%	2.8%

Boat, RV, Van, etc.	0.0%	0.0%	0.0%
Mobile home	0.0%	0.2%	0.4%

**Year Moved In**

1969 or earlier	0.9%	2.5%	3.2%
1970 to 1979	2.2%	3.5%	5.6%
1980 to 1989	17.1%	14.9%	13.6%
1990 to 1994	29.1%	22.1%	17.9%
1995 to 1998	29.5%	35.2%	35.9%
1999 to March 2000	21.3%	21.8%	23.8%

Housing Stability (5 Year)	45.3%	40.2%	38.5%
Housing Turnover (1 Year)	21.3%	22.5%	23.9%

**Year Structure Built**

1939 or earlier	0.1%	0.8%	1.7%
1940 to 1949	0.5%	0.9%	1.8%
1950 to 1959	1.0%	2.7%	5.9%
1960 to 1969	3.5%	9.4%	14.6%
1970 to 1979	25.5%	23.7%	25.5%
1980 to 1989	52.9%	37.2%	30.0%
1990 to 1994	15.0%	12.3%	10.1%
1995 to 1998	1.4%	9.0%	7.3%
1999 to March 2000	0.2%	4.0%	2.9%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Housing Units Summary Report

### Housing Units

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
Total Housing Units	66,984		73,436		83,875		90,435		9.6%	7.8%
Owner-Occupied	36,537	54.6%	43,012	58.6%	44,090	52.6%	45,189	50.0%	17.7%	2.5%
Renter-Occupied	23,940	35.7%	27,440	37.4%	27,628	32.9%	27,816	30.8%	14.6%	0.7%
Vacant	6,503	9.7%	2,984	4.1%	12,157	14.5%	17,430	19.3%	-54.1%	43.4%

### Owner Occupied Home Value

	1990 Census		2000 Census		Percent Change	
					1990 to 2000	
\$ 0 to \$14,999	84	0.3%	157	0.4%	87.5%	
\$ 15,000 to \$19,999	52	0.2%	30	0.1%	-42.3%	
\$ 20,000 to \$29,999	208	0.6%	87	0.2%	-58.1%	
\$ 30,000 - \$39,999	754	2.3%	197	0.5%	-73.9%	
\$ 40,000 - \$49,999	2,117	6.3%	501	1.2%	-76.3%	
\$ 50,000 to \$99,999	23,670	70.9%	20,721	48.2%	-14.2%	
\$ 100,000 - \$ 149,999	5,685	17.0%	16,642	38.7%	192.8%	
\$ 150,000 - \$ 199,999	678	2.0%	3,672	8.5%	441.9%	
\$ 200,000 - \$ 299,999	113	0.3%	765	1.8%	577.0%	
\$ 300,000 - \$ 399,999	14	0.0%	63	0.2%	352.8%	
\$ 400,000 to \$ 499,999	6	0.0%	32	0.1%	461.5%	
\$ 500,000 or more	8	0.0%	144	0.3%	1,778.0%	
Median Home Value	\$78,071		\$100,117		28.2%	

### Monthly Cash Rent

	1990 Census		2000 Census		Percent Change	
					1990 to 2000	
\$ 0 - \$100	320	1.4%	223	0.8%	-30.3%	
\$ 100 - \$199	284	1.2%	396	1.4%	39.7%	
\$ 200 - \$299	759	3.2%	262	1.0%	-65.5%	
\$ 300 - \$399	3,929	16.6%	664	2.4%	-83.1%	

\$ 400 - \$499	9,160	38.8%	2,186	8.0%	-76.1%
\$ 500 - \$599	5,825	24.7%	7,139	26.0%	22.6%
\$ 600 - \$699	2,184	9.3%	8,279	30.2%	279.1%
\$ 700 - \$999	774	3.3%	7,380	26.9%	853.6%
\$1,000+	52	0.2%	431	1.6%	720.9%
No Cash Rent	322	1.4%	480	1.8%	49.2%
Median Rent	\$470		\$628		33.6%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## Housing Units Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>2008 Housing Units</b>			
Total Housing Units	4,416	33,759	92,679
Owner-Occupied	59.0%	64.4%	56.2%
Renter-Occupied	27.0%	21.8%	29.5%
Vacant	14.0%	13.9%	14.3%
<b>2013 Housing Units</b>			
Total Housing Units	4,625	37,181	102,131
Owner-Occupied	55.9%	60.9%	53.6%
Renter-Occupied	25.3%	20.4%	27.3%
Vacant	18.8%	18.7%	19.1%
<b>2000 Housing Units</b>			
Total Housing Units:	3,998	27,761	78,018
Owner-Occupied	66.3%	72.7%	61.9%
Renter-Occupied	30.3%	24.1%	34.3%
Vacant	3.4%	3.3%	3.8%
Vacant Housing Units	137	909	2,989
Vacant, For Migrant Workers	0.0%	0.0%	0.0%
Vacant, For Rent	41.1%	27.8%	39.0%
Vacant, For Sale Only	31.0%	35.7%	24.4%
Vacant, For Seasonal, Recreation, or Occ	3.5%	4.3%	3.2%

Vacant, Other	18.8%	22.1%	24.2%
Vacant, Rented or Sold, Not Occupied	5.7%	10.1%	9.2%

**Owner Occupied Home Value:**

\$ 0 - \$24,999	0.1%	0.2%	0.5%
\$ 25,000 - \$34,999	0.0%	0.3%	0.3%
\$ 35,000 - \$49,999	0.0%	0.2%	1.0%
\$ 50,000 - \$79,999	6.3%	11.7%	14.5%
\$ 80,000 - \$99,999	18.2%	29.9%	27.1%
\$100,000 - \$149,999	56.3%	45.0%	41.4%
\$150,000 - \$199,999	16.0%	9.0%	10.6%
\$200,000 - \$299,999	3.1%	2.7%	3.5%
\$300,000 - \$399,999	0.0%	0.6%	0.7%
\$400,000 - \$499,999	0.0%	0.1%	0.1%
\$500,000 - \$749,999	0.0%	0.1%	0.2%
\$750,000 - \$999,999	0.0%	0.1%	0.0%
\$1,000,000 or more	0.0%	0.1%	0.1%
Median Home Value	\$119,609	\$105,104	\$105,273

**Contract Rent:**

\$ 0 - \$100	2.1%	1.6%	1.2%
\$ 100 - \$199	0.0%	0.3%	1.6%
\$ 200 - \$299	0.0%	0.4%	0.9%
\$ 300 - \$399	1.3%	0.8%	1.8%
\$ 400 - \$499	0.9%	2.9%	5.9%
\$ 500 - \$599	15.4%	17.0%	23.1%
\$ 600 - \$699	26.8%	26.6%	32.3%
\$ 700 - \$799	38.6%	29.9%	20.3%
\$ 800 - \$899	9.0%	13.2%	7.2%
\$ 900 - \$999	2.1%	3.5%	2.0%
\$1,000 - \$1,249	0.1%	1.6%	1.6%
\$1,250 - \$1,499	0.7%	0.1%	0.1%
\$1,500 - \$1,999	2.0%	0.5%	0.2%
\$2,000 or more	0.0%	0.0%	0.0%
No Cash Rent	1.1%	1.5%	1.7%
Average Contract Rent	\$700	\$686	\$636

**Units In Structure:**

1, Attached	3.2%	5.4%	5.6%
1, Detached	70.7%	77.0%	64.7%
2	0.0%	0.5%	1.2%
3 - 4	2.5%	2.3%	5.5%
5 - 9	9.3%	5.2%	9.7%

10 - 19	10.4%	6.3%	8.1%
20 - 49	1.0%	0.9%	2.1%
50 or more	2.9%	2.1%	2.8%
Mobile Home/Trailer	0.0%	0.2%	0.4%
Other	0.0%	0.0%	0.0%

**Year Moved In:**

1969 or Earlier	0.9%	2.5%	3.2%
1970-1979	2.2%	3.5%	5.6%
1980-1989	17.1%	14.9%	13.6%
1990-1994	29.1%	22.1%	17.9%
1995-1998	29.5%	35.2%	35.9%
1999-March 2000	21.3%	21.8%	23.8%

**Year Structure Built:**

Before 1939	0.1%	0.8%	1.7%
1940 to 1949	0.5%	0.9%	1.8%
1950 to 1959	1.0%	2.7%	5.9%
1960 to 1969	3.5%	9.4%	14.6%
1970 to 1979	25.5%	23.7%	25.5%
1980 to 1989	52.9%	37.2%	30.0%
1990 to 1994	15.0%	12.3%	10.1%
1995 to 1998	1.4%	9.0%	7.3%
1999 to March 2000	0.2%	4.0%	2.9%

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1 Miles:                      3 Miles:                      5 Miles:

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**1990 Housing Units**

Total Housing Units:	3,669	23,333	67,175
Owner-Occupied	56.3%	66.1%	56.4%
Renter-Occupied	32.9%	25.3%	33.7%
Vacant	10.9%	8.7%	9.9%
Vacant Housing Units	399	2,020	6,654
Vacant, For Migrant Workers	0.0%	0.0%	0.0%
Vacant, For Rent	68.0%	49.4%	55.2%
Vacant, For Sale Only	22.6%	33.7%	23.9%
Vacant, For Seasonal, Recreation, or Occ	3.6%	1.9%	1.3%
Vacant, Other	5.1%	11.0%	13.9%
Vacant, Rented or Sold, Not Occupied	0.7%	4.1%	5.7%

**Owner Occupied Home Value:**

\$ 0 - \$24,999	0.0%	0.3%	0.5%
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\$ 25,000 - \$34,999	0.1%	0.4%	0.7%
\$ 35,000 - \$49,999	0.5%	1.9%	4.2%
\$ 50,000 - \$74,999	21.9%	30.6%	31.9%
\$ 75,000 - \$99,999	35.6%	43.8%	39.8%
\$100,000 - \$149,999	36.8%	19.4%	18.7%
\$150,000 - \$199,999	5.0%	2.8%	3.0%
\$200,000 - \$299,999	0.2%	0.6%	0.8%
\$300,000 - \$399,999	0.0%	0.1%	0.2%
\$400,000 - \$499,999	0.0%	0.0%	0.1%
\$500,000 +	0.0%	0.0%	0.1%

Median Home Value	\$93,915	\$83,728	\$82,232
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**Contract Rent:**

\$ 0 - \$100	0.0%	0.2%	1.3%
\$ 100 - \$199	0.0%	0.4%	1.1%
\$ 200 - \$299	0.2%	0.9%	1.7%
\$ 300 - \$399	0.9%	6.3%	15.5%
\$ 400 - \$499	26.5%	27.5%	39.1%
\$ 500 - \$599	38.5%	33.5%	25.5%
\$ 600 - \$699	23.7%	21.3%	10.4%
\$ 700 - \$749	3.1%	3.5%	1.6%
\$ 750 - \$999	5.0%	4.3%	2.3%
\$1,000+	1.1%	0.6%	0.2%
No Cash Rent	0.9%	1.5%	1.4%

Median Contract Rent	\$556	\$537	\$476
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**Units In Structure:**

1, Attached	2.0%	6.4%	5.4%
1, Detached	64.0%	72.5%	60.7%
2	0.1%	0.3%	1.0%
3 - 4	1.3%	2.0%	4.0%
5 - 9	9.1%	6.1%	11.1%
10 - 19	17.4%	7.6%	11.0%
20 - 49	4.5%	4.3%	5.3%
50 or more	1.3%	0.2%	0.5%
Mobile Home/Trailer	0.0%	0.1%	0.3%
Other	0.5%	0.5%	0.7%

**Year Moved In:**

1959 or Earlier	0.1%	2.2%	2.9%
1960-1969	0.3%	3.9%	4.5%
1970-1979	9.4%	13.0%	15.0%
1980-1984	14.1%	13.1%	12.3%

1985-1988	38.0%	39.1%	35.4%
1989-1990	38.2%	28.7%	29.8%
<b>Year Structure Built:</b>			
Before 1939	0.1%	0.8%	1.4%
1940 to 1949	0.2%	1.0%	2.1%
1950 to 1959	0.7%	4.5%	8.2%
1960 to 1969	2.0%	10.8%	18.3%
1970 to 1979	22.2%	26.9%	29.4%
1980 to 1984	28.1%	20.2%	15.9%
1985 to 1988	34.2%	27.8%	19.6%
1989 to March 1990	12.4%	8.0%	5.0%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. [More About Our Data.](#)  
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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Household Summary Report

### Household Status

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%
<b>Size of Household:</b>										
1 Person	12,210	20.2%	15,346	21.8%	23,689	33.0%	29,188	40.0%	26.1%	23.2%
2 Person	17,380	28.7%	19,071	27.1%	11,367	15.9%	6,725	9.2%	9.3%	-40.8%
3 Person	12,432	20.6%	14,297	20.3%	7,832	10.9%	4,439	6.1%	15.0%	-43.3%
4 Person	10,401	17.2%	11,008	15.6%	14,789	20.6%	16,791	23.0%	6.8%	13.5%
5 Person	4,820	8.0%	5,877	8.3%	7,728	10.8%	8,718	11.9%	21.5%	12.8%
6 Person	1,825	3.0%	2,778	3.9%	3,480	4.9%	3,945	5.4%	44.4%	13.3%
7 + Person	1,400	2.3%	2,023	2.9%	2,833	4.0%	3,199	4.4%	44.4%	12.9%
Ave Hhld Size	2.84		2.88		2.98		3.03		1.4%	1.6%
<b>Length of Residence:</b>										
Stability (In Res. 5+ Yrs)	42.2%		42.2%		36.7%				-0.0%	N/A
Turnover (% Yearly)	26.2%		23.3%		18.1%				-11.1%	N/A

### Family Status

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990-2000	2008-2013
<b>Total Households with Children</b>	27,107	100%	32,359	100%	26,335	100%	23,176	100%	19.4%	-12.0%
<b>Family Hhlds with Children</b>	26,839		31,987		25,858		22,682		19.2%	-12.3%
Married Couple	17,203	63.5%	15,935	49.2%	10,548	40.1%	8,141	35.1%	-7.4%	-22.8%
Male Hhldr-No Spouse	1,369	5.1%	2,513	7.8%	2,500	9.5%	2,424	10.5%	83.5%	-3.0%
Female Hhldr-No Spouse	8,266	30.5%	13,539	41.8%	12,810	48.6%	12,116	52.3%	63.8%	-5.4%
<b>Non-family Hhlds with Children</b>	268		372		477		494		38.8%	3.5%
Male Hhldr-No Spouse	195	0.7%	234	0.7%	442	1.7%	480	2.1%	19.9%	8.6%
Female Hhldr-No Spouse	73	0.3%	138	0.4%	35	0.1%	13	0.1%	89.5%	-61.9%
<b>Total Households without Children</b>	33,373	100%	38,093	100%	45,382	100%	49,829	100%	14.1%	9.8%

<b>Family Hhlds w/out Children</b>	17,508	18,344	17,732	17,228	4.8%	-2.8%
Married Couple	12,915 38.7%	11,537 30.3%	11,532 25.4%	11,443 23.0%	-10.7%	-0.8%
Male Hhldr-No Spouse	1,200 3.6%	1,785 4.7%	2,358 5.2%	2,611 5.2%	48.8%	10.7%
Female Hhldr-No Spouse	3,394 10.2%	5,023 13.2%	3,841 8.5%	3,174 6.4%	48.0%	-17.4%
<b>Non-family Hhlds without Children</b>	15,864	19,748	27,651	32,600	24.5%	17.9%
Male Hhldr-No Spouse	7,245 21.7%	8,839 23.2%	13,468 29.7%	16,504 33.1%	22.0%	22.5%
Female Hhldr-No Spouse	8,619 25.8%	10,910 28.6%	14,182 31.3%	16,097 32.3%	26.6%	13.5%

### Vehicles Available

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
								1990 to 2000	2008 to 2013	
0 Vehicles	4,973	7.5%	6,698	9.5%	6,237	8.7%	6,160	8.4%	34.7%	-1.2%
1 Vehicle	20,708	31.4%	27,803	39.5%	29,925	41.7%	31,235	42.8%	34.3%	4.4%
2 Vehicles	22,901	34.7%	24,207	34.4%	23,845	33.3%	23,673	32.4%	5.7%	-0.7%
3 Vehicles	17,370	26.3%	11,744	16.7%	11,711	16.3%	11,936	16.4%	-32.4%	1.9%
Ave Vehicles Per Hhld	1.76		1.60		1.69		1.70		-10.6%	0.5%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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Date: 03/04/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513

City: Redan Pop: 37,989

County: DeKalb County Pop: 684,936

Zip: 30088 Pop: 28,894

## Household Comparison Report

1 Miles: 3 Miles: 5 Miles:

### 2008 Households:

#### 2008 Population & Household Overview

Population	11,221	88,242	241,761
Household Population	11,199	88,135	237,770
Family Population	85.6%	86.2%	84.8%
Non-family Population	14.5%	13.8%	15.2%
Group Quarters Population	22	107	3,991

Households	3,799	29,077	79,435
Family Households	61.5%	62.9%	61.5%
Non-family Households	38.5%	37.1%	38.5%

#### 2008 Households by Presence of Children

Total Households with Children	1,434	11,438	30,156
Family Hhlds with Children	1,389	11,232	29,631
Married Couple	47.6%	45.1%	43.1%
Male Hhldr-No Spouse	8.8%	8.6%	9.2%
Female Hhldr-No Spouse	40.5%	44.4%	46.0%
Non-family Hhlds with Children	45	206	525
Male Hhldr-No Spouse	3.0%	1.7%	1.6%
Female Hhldr-No Spouse	0.2%	0.1%	0.1%

Total Households w/out Children	2,365	17,639	49,279
Family Hhlds w/out Children	949	7,054	19,206
Married Couple	28.4%	27.0%	26.0%
Male Hhldr-No Spouse	4.3%	4.8%	5.0%
Female Hhldr-No Spouse	7.4%	8.2%	8.0%

Non-family Hhlds w/out Children	1,416	10,585	30,073
Male Hhldr-No Spouse	29.6%	28.3%	29.4%
Female Hhldr-No Spouse	30.3%	31.7%	31.6%

#### 2008 Size of Household

1 Person Households	32.5%	31.4%	32.3%
2 Person Households	16.0%	15.6%	15.9%
3 Person Households	11.5%	11.1%	11.0%
4 Person Households	21.8%	21.9%	21.4%
5 Person Households	10.5%	11.5%	11.1%
6 Person Households	4.8%	5.0%	4.7%
7+ Person Households	3.0%	3.6%	3.6%

Average Household Size	2.95	3.03	2.99
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#### 2008 Length of Residence

Stability (% In Res 5+ Yrs)	36.9%	34.5%	33.2%
Turnover (% Yearly)	21.1%	20.5%	19.7%

#### 2008 Vehicles Available

0 Vehicles Available	4.6%	4.2%	7.6%
1 Vehicle Available	38.5%	38.4%	40.4%
2+ Vehicles Available	56.9%	57.4%	52.0%

Avg Vehicles Per Hhld	1.90	1.80	1.70
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1 Miles:                      3 Miles:                      5 Miles:

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#### 2013 Households:

#### 2013 Population & Household Overview

Population	11,263	93,234	255,647
Household Population	11,239	93,118	251,371
Family Population	84.3%	85.5%	84.4%
Non-family Population	15.7%	14.5%	15.6%
Group Quarters Population	24	116	4,277
Households	3,754	30,225	82,635
Family Households	55.2%	56.5%	55.4%
Non-family Households	44.8%	43.5%	44.6%

#### 2013 Households by Presence of Children

Total Households with Children	1,215	10,247	27,045
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Family Hhlds with Children	1,168	10,021	26,489
Married Couple	41.8%	39.6%	38.0%
Male Hhldr-No Spouse	9.9%	9.7%	10.1%
Female Hhldr-No Spouse	44.4%	48.6%	49.8%
Non-family Hhlds with Children	46	226	556
Male Hhldr-No Spouse	3.8%	2.2%	2.0%
Female Hhldr-No Spouse	0.0%	0.0%	0.0%
Total Households w/out Children	2,540	19,977	55,591
Family Hhlds w/out Children	906	7,066	19,252
Married Couple	25.6%	24.3%	23.5%
Male Hhldr-No Spouse	4.4%	4.9%	5.1%
Female Hhldr-No Spouse	5.7%	6.2%	6.0%
Non-family Hhlds w/out Children	1,634	12,911	36,338
Male Hhldr-No Spouse	33.2%	31.8%	32.7%
Female Hhldr-No Spouse	31.2%	32.9%	32.6%

#### 2013 Size of Household

1 Person Households	39.4%	38.4%	39.3%
2 Person Households	9.4%	9.1%	9.3%
3 Person Households	6.4%	6.2%	6.1%
4 Person Households	24.2%	24.2%	23.8%
5 Person Households	11.7%	12.6%	12.2%
6 Person Households	5.4%	5.6%	5.3%
7+ Person Households	3.4%	4.1%	4.1%
Average Household Size	2.99	3.08	3.04

#### 2013 Vehicles Available

0 Vehicles Available	4.5%	4.0%	7.3%
1 Vehicle Available	40.0%	39.7%	41.5%
2+ Vehicles Available	55.5%	56.3%	51.2%
Avg Vehicles Per Hhld	1.90	1.90	1.80

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1 Miles:

3 Miles:

5 Miles:

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#### 2000 Census Households:

**2000 Population & Household Overview**

Population	11,059	78,922	220,712
Household Population	11,040	78,831	217,306
Family Population	87.4%	88.5%	87.1%
Non-family Population	12.6%	11.5%	12.9%
Group Quarters Population	19	91	3,407
Households	3,861	26,852	75,029
Family Households	72.6%	74.1%	72.0%
Non-family Households	27.4%	25.9%	28.0%

**2000 Households by Presence of Children**

Total Households with Children	1,852	13,334	35,653
Family Hhlds with Children	1,820	13,190	35,265
Married Couple	58.2%	55.6%	52.5%
Male Hhldr-No Spouse	6.9%	6.8%	7.4%
Female Hhldr-No Spouse	33.2%	36.6%	39.0%
Non-family Hhlds with Children	32	144	387
Male Hhldr-No Spouse	1.3%	0.7%	0.7%
Female Hhldr-No Spouse	0.5%	0.4%	0.4%
Total Households w/out Children	2,009	13,518	39,377
Family Hhlds w/out Children	983	6,703	18,745
Married Couple	33.9%	32.7%	30.7%
Male Hhldr-No Spouse	3.7%	4.2%	4.6%
Female Hhldr-No Spouse	11.4%	12.7%	12.3%
Non-family Hhlds w/out Children	1,026	6,815	20,632
Male Hhldr-No Spouse	23.2%	21.7%	23.3%
Female Hhldr-No Spouse	27.9%	28.7%	29.1%

**2000 Size of Household**

1 Person Households	20.9%	19.9%	21.2%
2 Person Households	25.6%	26.7%	27.2%
3 Person Households	22.3%	20.8%	20.3%
4 Person Households	16.2%	17.1%	16.4%
5 Person Households	7.7%	9.1%	8.5%
6 Person Households	3.8%	3.9%	3.7%
7 + Person Households	2.6%	2.5%	2.8%
Average Household Size	2.86	2.94	2.90

**2000 Length of Residence**

Stability (% In Res 5+ Yrs)	45.3%	40.2%	38.5%
Turnover (% Yearly)	21.3%	22.5%	23.9%

**2000 Vehicles Available**

0 Vehicles Available	4.9%	4.8%	8.4%
1 Vehicle Available	35.7%	35.5%	38.2%
2+ Vehicles Available	59.5%	59.8%	53.5%
Avg Vehicles Per Hhld	1.70	1.80	1.60

**1990 Census Households:****1990 Population & Household Overview**

Population	8,954	60,908	170,303
Household Population	8,954	60,908	167,921
Family Population	85.1%	87.6%	85.0%
Non-family Population	14.9%	12.4%	15.0%
Group Quarters Population	0	0	2,381
Households	3,269	21,310	60,519
Family Households	72.3%	76.8%	73.0%
Non-family Households	27.7%	23.2%	27.0%

**1990 Households by Presence of Children**

Total Households with Children	1,444	10,030	26,478
Family Hhlds with Children	1,432	9,966	26,208
Married Couple	74.6%	72.8%	67.3%
Male Hhldr-No Spouse	4.3%	4.2%	4.7%
Female Hhldr-No Spouse	20.3%	22.4%	27.0%
Non-family Hhlds with Children	12	64	270
Male Hhldr-No Spouse	0.6%	0.5%	0.7%
Female Hhldr-No Spouse	0.3%	0.2%	0.3%
Total Households w/out Children	1,825	11,279	34,039
Family Hhlds w/out Children	932	6,405	17,958
Married Couple	41.8%	45.7%	40.7%
Male Hhldr-No Spouse	2.5%	2.9%	3.2%
Female Hhldr-No Spouse	6.8%	8.1%	8.8%
Non-family Hhlds w/out Children	892	4,874	16,081
Male Hhldr-No Spouse	21.5%	19.0%	21.1%

Female Hhldr-No Spouse

27.4%

24.2%

26.2%

**1990 Size of Household**

1 Person Households

20.7%

17.6%

20.4%

2 Person Households

30.2%

29.6%

30.2%

3 Person Households

21.2%

21.7%

20.8%

4 Person Households

16.9%

18.3%

17.0%

5 Person Households

7.1%

8.4%

7.4%

6 Person Households

2.3%

2.7%

2.5%

7 + Person Households

1.5%

1.7%

1.7%

Average Household Size

2.74

2.86

2.77

**1990 Length of Residence**

Stability (% In Res 5+ Yrs)

34.0%

34.3%

37.2%

Turnover (% Yearly)

34.5%

27.3%

26.2%

**1990 Vehicles Available**

0 Vehicles Available

2.9%

3.3%

5.9%

1 Vehicle Available

29.2%

28.7%

31.9%

2+ Vehicles Available

67.9%

67.9%

62.2%

Avg Vehicles Per Hhld

1.80

1.90

1.80

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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## 2000 US Census Household Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population and Households</b>			
Population	11,059	78,922	220,712
Female Population	53.0%	53.7%	52.9%
Male Population	47.0%	46.3%	47.1%
Family Population	87.2%	88.4%	85.8%
Non Family Population	12.6%	11.5%	12.7%
Group Quarters Population	0.2%	0.1%	1.5%
Population In Households	99.8%	99.9%	98.5%
Households	3,861	26,852	75,029
Family Households	72.6%	74.1%	72.0%
Householders in Family Households	2,803	19,893	54,010
Children in Family Households	3,758	27,435	74,161
Non Family Households	27.4%	25.9%	28.0%
Non Relatives in Non Family Households	337	2,111	6,868
Average Household Size	2.86	2.94	2.90
Ave Vehicles Available per Household	1.70	1.80	1.60
<b>Family Status: Family Households</b>			
Family Households	2,803	19,893	54,010
Female Householders in Family Households	1,199	9,198	25,416
Male Householders in Family Households	1,611	10,656	28,760
Parent in Family Households	138	1,103	2,892
Spouse in Family Households	1,762	11,798	30,860
Other Relatives in Family Households	373	2,806	7,524
Non-Relatives in Family Households	286	2,473	7,443
Brother or Sister in Family Households	197	1,777	5,177
Natural Born or Adopted Children in Family Households	3,549	25,769	69,826
Grandchildren in Family Households	323	2,512	7,057
Step Children in Family Households	209	1,666	4,335

**Family Status: Family Households: Female Householder**

Female Householder	102	726	2,326
Female householder, no husband present	843	6,589	18,761
Female Householder, no husband present with no own children < 18	342	2,530	7,098
Female Householder, no husband present with own children < 18	501	4,059	11,663

**Family Households: Male Householder**

Male Householder	133	849	2,768
Male Householder, no wife present	202	1,472	4,449
Male Householder, no wife present with no own children < 18	92	717	2,303
Male Householder, no wife present with own children < 18	110	755	2,146

**Family Status: Family Households: Married Couple Householder**

Married Couple Family	1,758	11,831	30,800
Married Couple Family with Children under 18	997	6,843	17,190
Married Couple Family with no own Children under 18	762	4,988	13,610

**Family Status: Female Householders**

Female Householders Living Alone	467	3,204	9,309
Female Householders Not Living Alone in Non-Family Households	102	727	2,342
Female Householders in Non-Family Households	569	3,930	11,651

**Family Status: Male Householders**

Male Householders Living Alone	355	2,183	6,710
Male Householders Not Living Alone in Non-Family Households	133	849	2,787
Male Householders in Non-Family Households	488	3,032	9,497

**Households with Children**

Households with Children	1,852	13,334	35,653
% Households with Children	48.0%	49.7%	47.5%
Family Households	1,820	13,190	35,265
Non Family Households	32	144	387
Female Householder No Husband Present	614	4,879	13,904
Male Householder No Wife Present	128	901	2,651
Married Couple Family	1,078	7,410	18,711
Non Family Female Householder	8	49	137
Non-Family Male Householder	24	95	250
Other Family	742	5,780	16,554

**Households without Children**

Households without Children	2,009	13,518	39,377
% Households without Children	52.0%	50.3%	52.5%
Family Households	983	6,703	18,745
Female Householder No Husband Prese	229	1,710	4,857

Male Householder No Wife Present	74	572	1,798
Married Couple Family	680	4,421	12,089
Non Family Female Householder	560	3,881	11,446
Non Family Households	1,026	6,815	20,632
Non-Family Male Householder	465	2,934	9,186
Other Family	303	2,282	6,656

**Income by Type: Family Household Income**

Average Family Household Income	\$70,431	\$62,821	\$59,071
Average Non-Family Household Income	\$37,035	\$41,207	\$38,829

**Income by Type: Household Income**

Average Household Income	\$63,024	\$59,089	\$55,282
Median Household Income	\$54,741	\$51,188	\$47,151
Per Capita Income	\$22,003	\$20,104	\$18,793

**Size of Household: Total Households**

1 Person Households	21.3%	20.1%	21.2%
1 Person Female Householder	56.8%	59.5%	58.1%
1 Person Male Householder	43.2%	40.5%	41.9%
2 Person Households	26.6%	26.4%	27.1%
3 Person Households	21.4%	20.7%	20.3%
4 Person Households	16.8%	17.1%	16.4%
5 Person Households	8.1%	9.0%	8.5%
6 Person Households	3.7%	3.9%	3.6%
7+ Person Households	2.1%	2.8%	2.8%

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Population Summary Report

### Population Demographics

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Total Population	174,438		207,116		218,277		226,015		18.7%	3.5%
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%

### Population by Gender:

Male	83,448	47.8%	97,716	47.2%	104,234	47.8%	108,575	48.0%	17.1%	4.2%
Female	90,991	52.2%	109,399	52.8%	114,043	52.3%	117,440	52.0%	20.2%	3.0%

### Population by Race and Ethnicity

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
White	57,340	32.9%	19,866	9.6%	22,987	10.5%	36,951	16.4%	-65.4%	60.8%
Black	111,683	64.0%	176,894	85.4%	181,644	83.2%	172,446	76.3%	58.4%	-5.1%
American Indian or Alaska Native	378	0.2%	366	0.2%	237	0.1%	182	0.1%	-3.2%	-23.3%
Asian or Pacific Islander	3,978	2.3%	3,690	1.8%	4,578	2.1%	6,380	2.8%	-7.3%	39.3%
Some Other Race	1,053	0.6%	2,650	1.3%	3,600	1.7%	4,204	1.9%	151.8%	16.8%
Two or More Races			3,650	1.8%	5,231	2.4%	5,852	2.6%		11.9%
Hispanic Ethnicity	3,036	1.7%	5,575	2.7%	8,994	4.1%	12,505	5.5%	83.6%	39.0%

### Marital Status

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 15+ Population	133,574		156,780		165,983		173,788		17.4%	4.7%
Married, Spouse Present	64,239	48.1%	58,253	37.2%	61,776	37.2%	64,752	37.3%	-9.3%	4.8%
Married, Spouse Absent	4,934	3.7%	10,962	7.0%	11,559	7.0%	12,056	6.9%	122.2%	4.3%
Divorced	14,376	10.8%	19,519	12.5%	20,676	12.5%	21,629	12.5%	35.8%	4.6%
Widowed	6,002	4.5%	6,825	4.4%	7,141	4.3%	7,403	4.3%	13.7%	3.7%
Never Married	44,024	33.0%	61,221	39.1%	64,831	39.1%	67,948	39.1%	39.1%	4.8%

### Educational Attainment

**Percent Change**

	<b>1990 Census</b>		<b>2000 Census</b>		<b>2008 Estimate</b>		<b>2013 Projection</b>		<b>1990 to 2000</b>	<b>2008 to 2013</b>
Age 25+ Population	104,806		124,567		134,797		142,399		18.9%	5.6%
Grade K - 8	5,582	5.3%	3,536	2.8%	6,064	4.5%	6,401	4.5%	-36.6%	5.6%
Grade 9 - 12	12,935	12.3%	14,641	11.8%	10,935	8.1%	8,986	6.3%	13.2%	-17.8%
High School Graduate	28,919	27.6%	33,077	26.6%	46,111	34.2%	54,730	38.4%	14.4%	18.7%
Some College, No Degree	23,831	22.7%	34,346	27.6%	27,223	20.2%	23,442	16.5%	44.1%	-13.9%
Associates Degree	7,955	7.6%	9,177	7.4%	12,142	9.0%	13,974	9.8%	15.4%	15.1%
Bachelor's Degree	17,718	16.9%	19,578	15.7%	22,690	16.8%	24,693	17.3%	10.5%	8.8%
Graduate Degree	7,852	7.5%	8,613	6.9%	9,632	7.2%	10,174	7.1%	9.7%	5.6%

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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## Population Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>2008 Population:</b>			
Total Population	11,221	88,242	241,761
Female Population	5,893	46,975	126,589
% Female	52.5%	53.2%	52.4%
Male Population	5,328	41,266	115,172
% Male	47.5%	46.8%	47.6%
Family Population	85.4%	86.1%	83.4%
Non-Family Population	14.4%	13.8%	14.9%
Group Quarters Population	0.2%	0.1%	1.7%
<b>Educational Attainment:</b>			
Total Population Age 25+	7,004	53,657	147,597
Grade K - 8	1.6%	2.5%	3.9%
Grade 9 - 12	4.2%	5.7%	6.8%
High School Graduate	26.4%	32.4%	32.2%
Associates Degree	13.1%	10.6%	9.7%
Bachelor's Degree	23.9%	20.5%	18.9%
Graduate Degree	11.7%	8.1%	8.1%
Some College, No Degree	19.1%	20.2%	20.5%
<b>Marital Status:</b>			
Age 15 + Population	8,502	65,370	180,972
Divorced	12.0%	12.6%	12.2%
Never Married	35.5%	35.5%	37.0%
Now Married	44.3%	43.6%	40.3%
Separated	4.9%	5.1%	6.5%
Widowed	3.3%	3.3%	4.0%
<b>Race:</b>			

American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian or Pacific Islander	1.3%	1.7%	2.1%
Black	87.6%	85.4%	81.6%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	8.1%	9.5%	11.8%
Other	0.8%	1.1%	1.7%
Multi-Race	2.1%	2.1%	2.7%

**Hispanic Ethnicity:**

Hispanic Ethnicity	3.2%	3.3%	4.2%
Not of Hispanic Ethnicity	96.8%	96.7%	95.9%

**2013 Population:**

Total Population	11,263	93,234	255,647
Female Population	5,887	49,408	133,173
% Female	52.3%	53.0%	52.1%
Male Population	5,376	43,826	122,474
% Male	47.7%	47.0%	47.9%
Family Population	84.2%	85.4%	83.0%
Non-Family Population	15.6%	14.5%	15.4%
Group Quarters Population	0.2%	0.1%	1.7%

**Educational Attainment:**

Total Population Age 25+	7,147	57,619	158,994
Grade K - 9	1.7%	2.6%	3.9%
Grade 9 - 12	3.3%	4.4%	5.3%
High School Graduate	29.7%	36.5%	36.2%
Associates Degree	14.1%	11.5%	10.6%
Bachelor's Degree	24.1%	20.8%	19.4%
Graduate Degree	11.4%	8.0%	8.0%
Some College, No Degree	15.6%	16.3%	16.7%

**Marital Status:**

Age 15 + Population	8,627	69,763	193,364
Divorced	12.0%	12.5%	12.2%
Never Married	35.6%	35.6%	36.9%
Now Married	44.3%	43.6%	40.5%
Separated	4.9%	5.0%	6.5%
Widowed	3.3%	3.2%	3.9%

**Race:**

American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	2.1%	2.4%	2.8%
Black	79.5%	78.1%	75.4%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	14.7%	15.6%	17.2%
Other	1.0%	1.3%	1.8%
Multi-Race	2.5%	2.5%	2.6%

**Hispanic Ethnicity:**

Hispanic Ethnicity	4.6%	4.7%	5.6%
Not of Hispanic Ethnicity	95.4%	95.3%	94.4%

**2000 Population:**

Total Population	11,059	78,922	220,712
Female Population	5,865	42,388	116,700
% Female	53.0%	53.7%	52.9%
Male Population	5,194	36,534	104,012
% Male	47.0%	46.3%	47.1%
Family Population	87.2%	88.4%	85.8%
Non-Family Population	12.6%	11.5%	12.7%
Group Quarters Population	0.2%	0.1%	1.5%

**Educational Attainment:**

Total Population Age 25+	6,743	47,164	131,908
Grade K - 9	1.3%	1.7%	2.5%
Grade 9 - 11, No diploma	5.9%	8.1%	9.8%
High School Graduate	20.6%	25.0%	24.9%
Associates Degree	10.8%	8.7%	8.0%
Bachelor's Degree	23.3%	19.9%	17.9%
Graduate Degree	11.7%	8.1%	7.9%
Some College, No Degree	26.4%	28.0%	27.9%
No Schooling Completed	0.0%	0.5%	1.2%

**Marital Status:**

Age 15 + Population	8,337	58,285	164,894
Divorced	12.1%	12.6%	12.3%
Never Married	35.4%	35.3%	37.4%
Now Married	44.3%	43.6%	39.8%
Separated	4.9%	5.1%	6.6%
Widowed	3.4%	3.4%	4.0%

**Race:**

American Indian, Eskimo, Aleut	0.1%	0.2%	0.2%
Asian, and Hawaiian or other Pacific Islander	0.9%	1.5%	2.0%
Black	90.3%	87.5%	83.4%
White	6.6%	8.5%	11.2%
Other	0.6%	0.8%	1.3%
Two or More Races	1.5%	1.5%	2.1%

**Hispanic Ethnicity:**

Hispanic Ethnicity	1.8%	2.0%	2.8%
Not of Hispanic Ethnicity	98.2%	98.0%	97.3%

**1990 Population:**

Total Population	8,954	60,908	170,303
Female Population	52.1%	52.3%	51.9%
Male Population	47.9%	47.7%	48.1%
Family Population	85.1%	87.6%	83.8%
Non-Family Population	14.9%	12.4%	14.8%
Group Quarters Population	0.0%	0.0%	1.4%

**Educational Attainment:**

Total Population Age 25+	5,506	37,240	104,091
Grade K - 9	2.0%	3.1%	4.3%
Grade 9 - 12	5.5%	7.8%	10.3%
High School Graduate	17.1%	23.5%	25.4%
Associates Degree	9.9%	9.2%	8.1%
Bachelor's Degree	29.1%	22.1%	19.2%
Graduate Degree	11.2%	8.8%	8.2%
Some College, No Degree	25.2%	25.5%	24.5%

**Marital Status:**

Age 15 + Population	6,890	45,956	130,565
Divorced	9.6%	10.1%	10.7%
Never Married	30.1%	27.8%	30.5%
Now Married	55.4%	56.5%	51.5%
Separated	2.3%	2.4%	3.1%
Widowed	2.6%	3.2%	4.3%

**Race:**

American Indian, Eskimo, Aleut	0.2%	0.3%	0.2%
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Asian	3.6%	3.1%	2.7%
Black	53.7%	50.4%	54.4%
White	41.8%	45.6%	42.0%
Other	0.7%	0.7%	0.8%

**Hispanic Ethnicity:**

Hispanic Ethnicity	2.3%	2.2%	2.1%
Not of Hispanic Ethnicity	97.7%	97.8%	97.9%

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Date: 02/12/09

Current Geography Selection: (6 Selected) 1,5,10 mile radii: 2 centers: Zip5 Centroid, STONE MOUNTAIN, GA 30088, Zip5 Centroid, DECATUR, GA 30035

## Demographic Snapshot Comparison Report

	1 Miles: Zip5 Centroid, STONE MOUNTAIN, GA 30088	5 Miles: Zip5 Centroid, STONE MOUNTAIN, GA 30088	10 Miles: Zip5 Centroid, STONE MOUNTAIN, GA 30088	1 Miles: Zip5 Centroid, DECATUR, GA 30035	5 Miles: Zip5 Centroid, DECATUR, GA 30035	10 Miles: Zip5 Centroid, DECATUR, GA 30035
<b>Population: 2008</b>						
Total Population	9,844	239,347	747,319	9,262	242,157	697,768
Male Population	47.5%	47.8%	48.5%	46.3%	47.4%	48.2%
Female Population	52.5%	52.3%	51.5%	53.8%	52.6%	51.8%
Median Age	35.1	33.6	36.3	34.3	34.7	36.0
Population Density (per sq. mi.)	3,133.4	3,047.5	2,378.8	2,948.2	3,083.2	2,221.1
Employees	902	54,785	282,834	3,543	53,646	286,948
Establishments	174	5,861	24,105	352	6,085	22,701
<b>Income: 2008</b>						
Median HH Income	\$70,354	\$57,565	\$61,645	\$56,751	\$59,004	\$58,288
Per Capita Income	\$23,103	\$21,387	\$25,564	\$20,026	\$21,562	\$24,872
Average HH Income	\$73,006	\$62,339	\$71,279	\$57,172	\$63,524	\$68,291
<b>Households: 2008</b>						
Total Households	3,046	79,415	260,865	3,170	79,248	244,167
Average Household Size	3.22	2.96	2.81	2.92	3.00	2.78
Household Growth 1990 - 2000	4.1%	24.9%	18.7%	51.2%	25.1%	18.3%
<b>Housing: 2008</b>						
Owner Occupied Housing Units	72.5%	54.1%	56.0%	56.4%	58.7%	54.6%
Renter Occupied Housing Units	14.3%	31.5%	30.0%	29.5%	27.1%	30.1%
Vacant Housing Units	13.2%	14.4%	14.0%	14.1%	14.2%	15.3%

**Race: 2008**

White	9.7%	12.6%	32.3%	7.2%	9.8%	28.9%
Black	85.4%	79.8%	56.9%	88.9%	85.1%	63.3%
American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Asian	1.3%	2.7%	4.6%	1.3%	1.4%	3.0%
Hawaiian or Pacific Islander	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%
Other	1.2%	1.8%	3.1%	0.8%	1.2%	1.9%
Multirace	2.4%	2.9%	3.0%	1.8%	2.3%	2.6%

**Ethnicity: 2008**

Hispanic	3.8%	4.5%	9.0%	2.6%	3.3%	5.5%
Non-Hispanic	96.2%	95.6%	91.0%	97.4%	96.7%	94.5%

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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## Census Trend 1980 - 2000 Comparison Report with Charts

1 Miles:

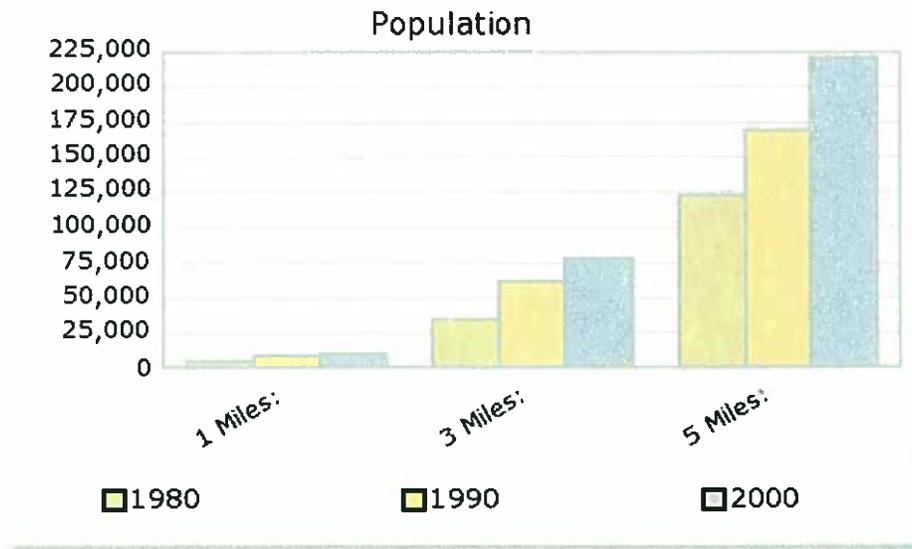
3 Miles:

5 Miles:

### Basic Variables

#### Population Trend

1980	3,419	33,683	123,271
1990	8,954	60,908	170,303
2000	11,059	78,922	220,712
1980 to 1990	161.9%	80.8%	38.2%
1990 to 2000	23.5%	29.6%	29.6%



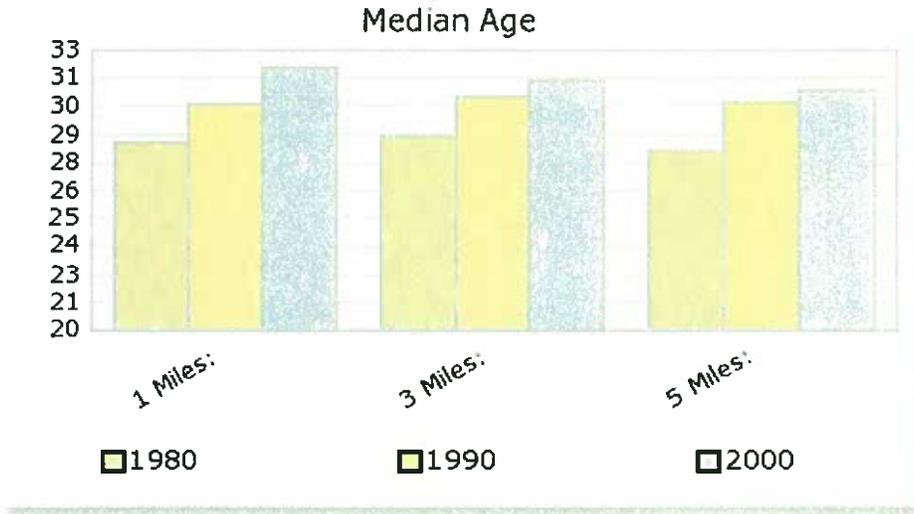
#### Households Trend

1980	1,035	10,689	42,056
1990	3,269	21,310	60,519
2000	3,861	26,852	75,029
1980 to 1990	215.8%	99.4%	43.9%
1990 to 2000	18.1%	26.0%	24.0%

#### Median Age Trend

1980	28.4	28.6	28.1
1990	30.1	30.5	30.2

2000	31.7	31.1	30.7
1980 to 1990	6.1%	6.4%	7.6%
1990 to 2000	5.4%	2.0%	1.5%



**Household Income**

**Average Household Income Trend**

1980	\$28,967	\$27,809	\$24,783
1990	\$48,878	\$45,373	\$41,150
2000	\$63,024	\$59,089	\$55,282
1980 to 1990	68.7%	63.2%	66.0%
1990 to 2000	28.9%	30.2%	34.3%

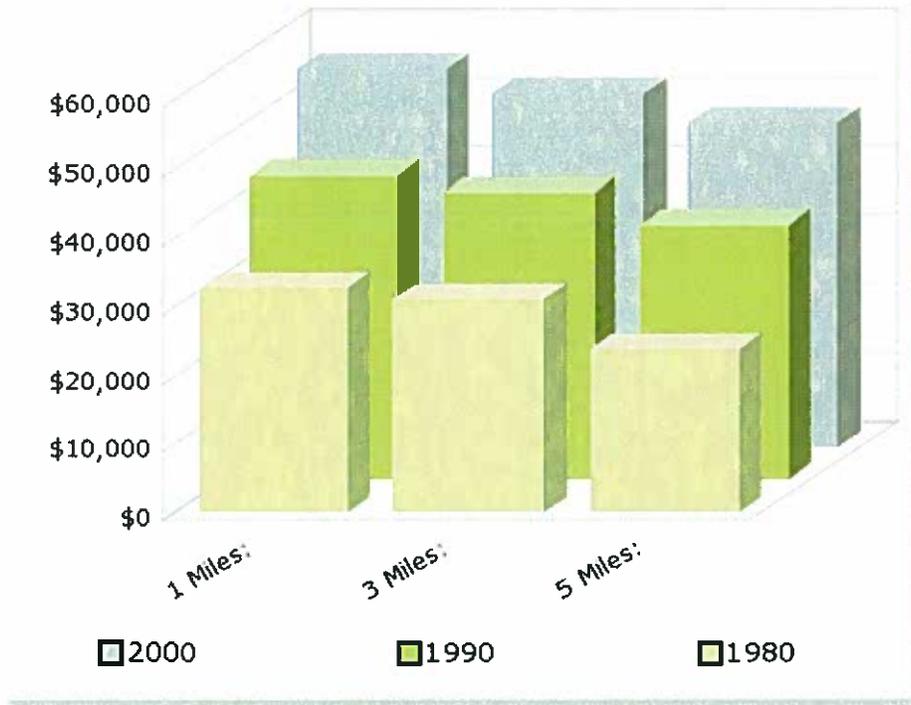
**Per Capita Income**

1980	\$8,772	\$8,849	\$8,489
1990	\$17,872	\$15,843	\$14,787
2000	\$22,003	\$20,104	\$18,793
1980 to 1990	103.7%	79.0%	74.2%
1990 to 2000	23.1%	26.9%	27.1%

**Median Household Income**

1980	\$32,519	\$30,944	\$23,400
1990	\$43,932	\$41,585	\$36,651
2000	\$54,741	\$51,188	\$47,151
1980 to 1990	35.1%	34.4%	56.6%
1990 to 2000	24.6%	23.1%	28.6%

### Median Household Income



1 Miles:

3 Miles:

5 Miles:

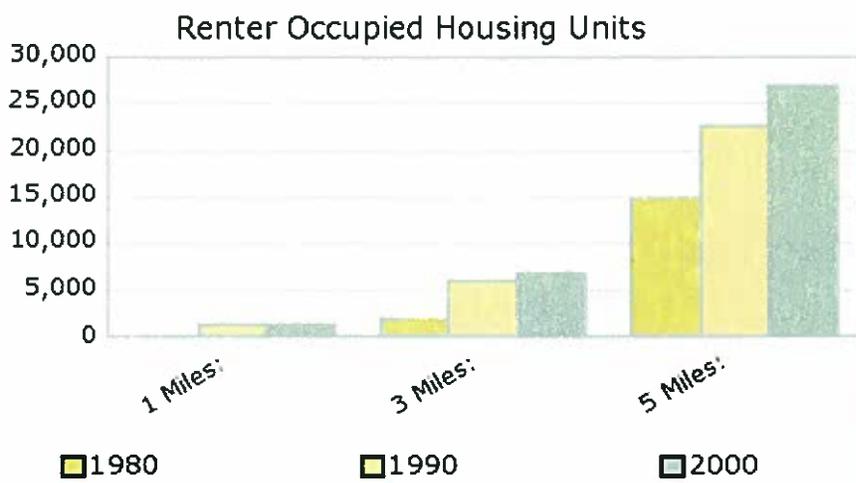
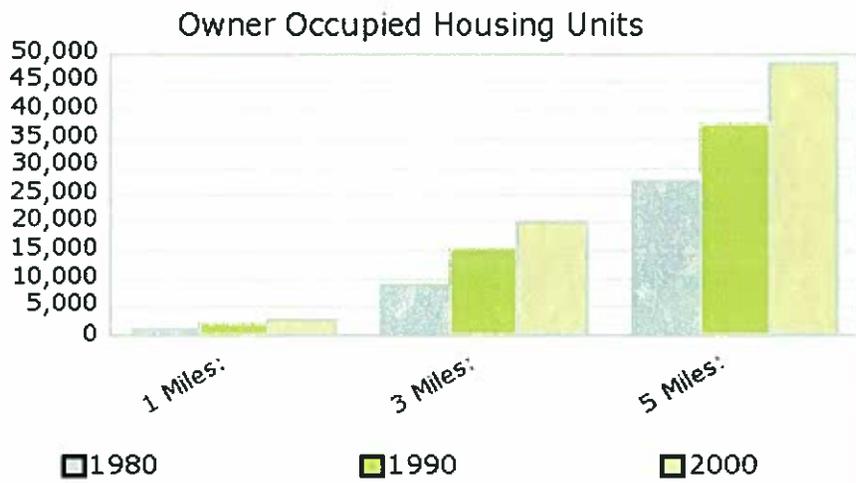
### Housing Units

#### Owner-Occupied Housing Units

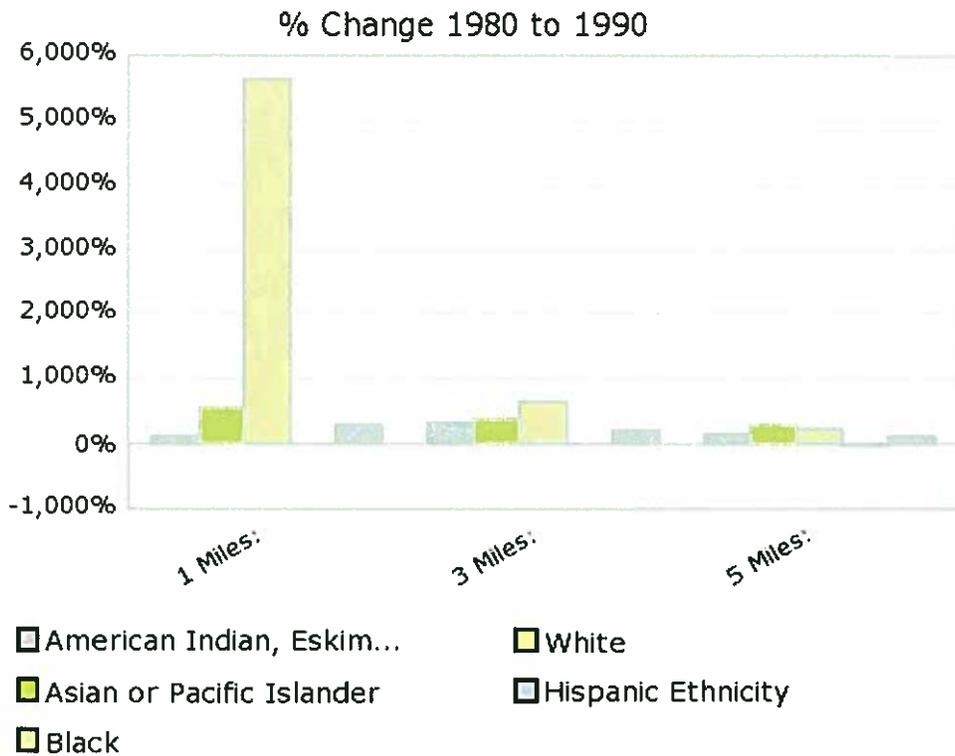
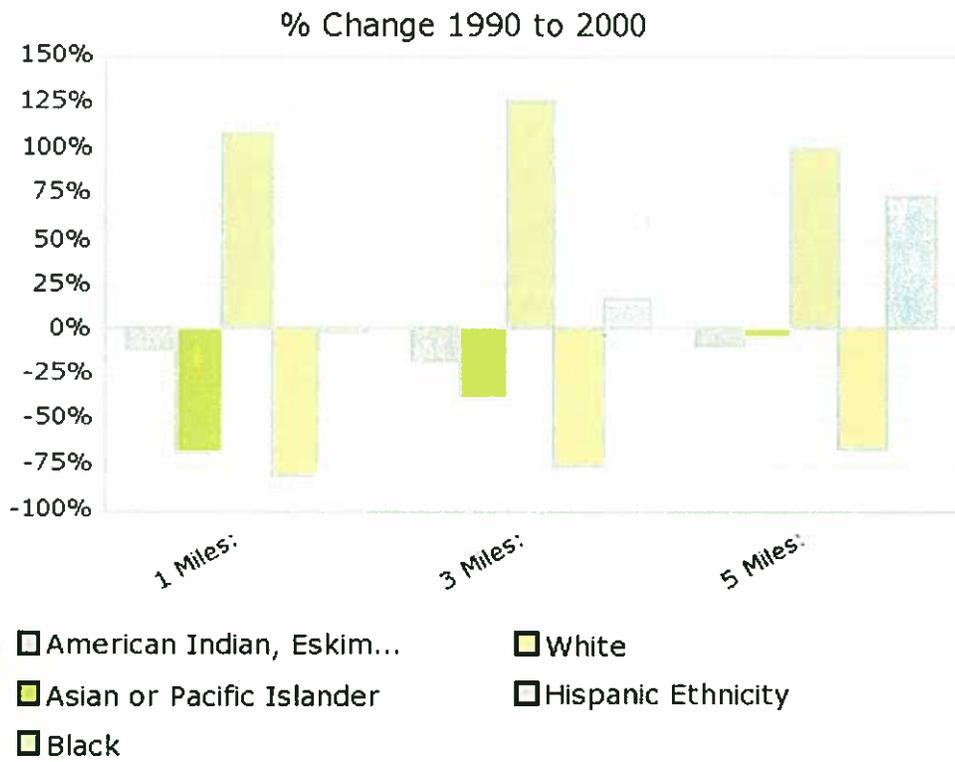
1980	969	8,914	27,237
1990	2,064	15,417	37,879
2000	2,651	20,171	48,281
1980 to 1990	112.9%	72.9%	39.1%
1990 to 2000	28.5%	30.8%	27.5%

#### Renter-Occupied Housing Units

1980	66	1,775	14,819
1990	1,207	5,895	22,643
2000	1,210	6,681	26,748
1980 to 1990	1,729.5%	232.2%	52.8%
1990 to 2000	0.3%	13.3%	18.1%



**Race and Ethnicity**



**American Indian, Eskimo, Aleut Population Trend**

1980	6	38	163
1990	14	159	409

2000	13	132	372
1980 to 1990	128.6%	322.6%	151.0%
1990 to 2000	-10.6%	-16.8%	-9.0%

**Asian or Pacific Islander Population Trend**

1980	49	396	1,181
1990	320	1,857	4,564
2000	105	1,148	4,331
1980 to 1990	549.8%	369.2%	286.5%
1990 to 2000	-67.2%	-38.2%	-5.1%

**Black Population Trend**

1980	84	4,242	27,899
1990	4,811	30,684	92,582
2000	9,981	69,061	183,984
1980 to 1990	5,613.1%	623.4%	231.9%
1990 to 2000	107.5%	125.1%	98.7%

**White Population Trend**

1980	3,260	28,823	93,306
1990	3,745	27,782	71,456
2000	729	6,713	24,633
1980 to 1990	14.9%	-3.6%	-23.4%
1990 to 2000	-80.5%	-75.8%	-65.5%

**Other Population Trend**

1980	18	175	679
1990	59	413	1,278
2000	67	649	2,875
1980 to 1990	236.1%	136.5%	88.3%
1990 to 2000	13.4%	57.3%	124.9%

**Hispanic Ethnicity Trend**

1980	53	453	1,685
1990	206	1,357	3,533
2000	204	1,587	6,072
1980 to 1990	288.6%	200.0%	109.6%
1990 to 2000	-1.3%	16.9%	71.9%

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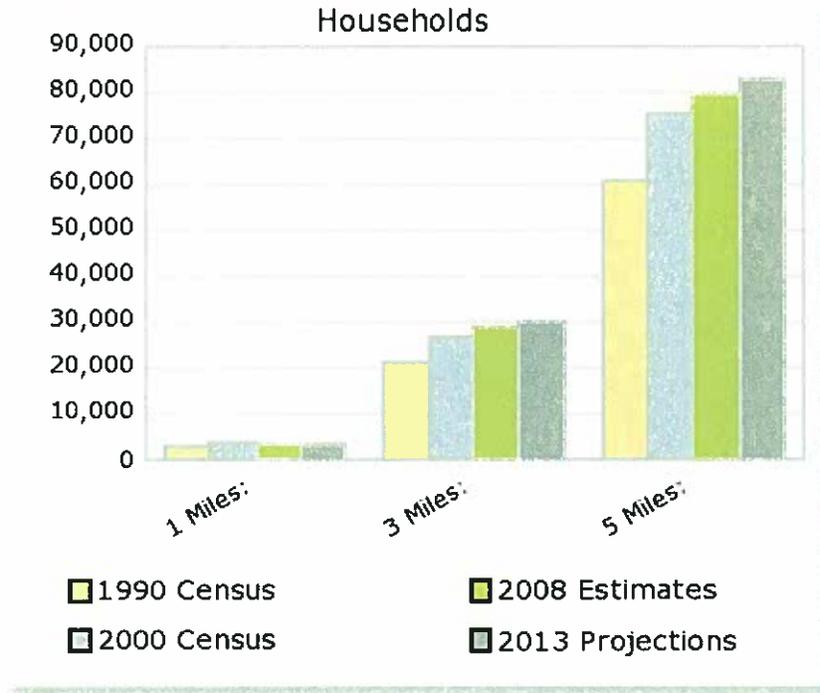
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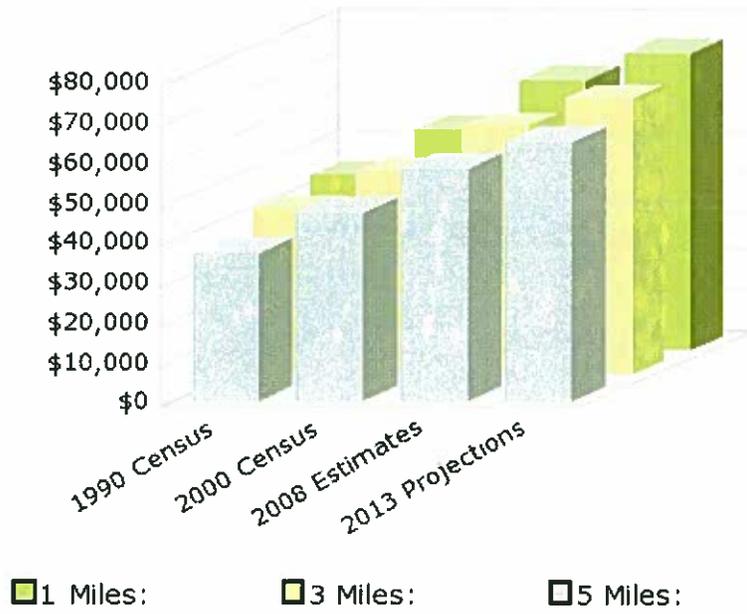
**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden  
Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

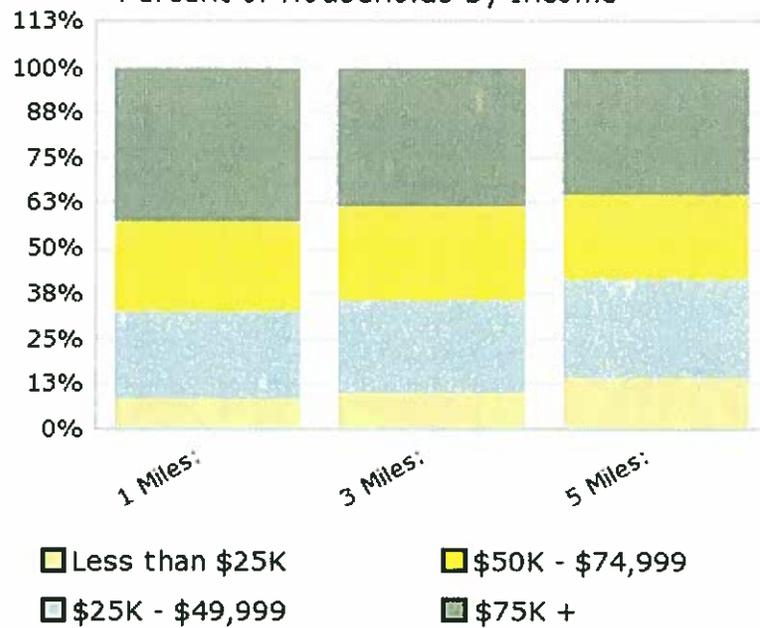
## Demographic Snapshot Comparison Report with Charts



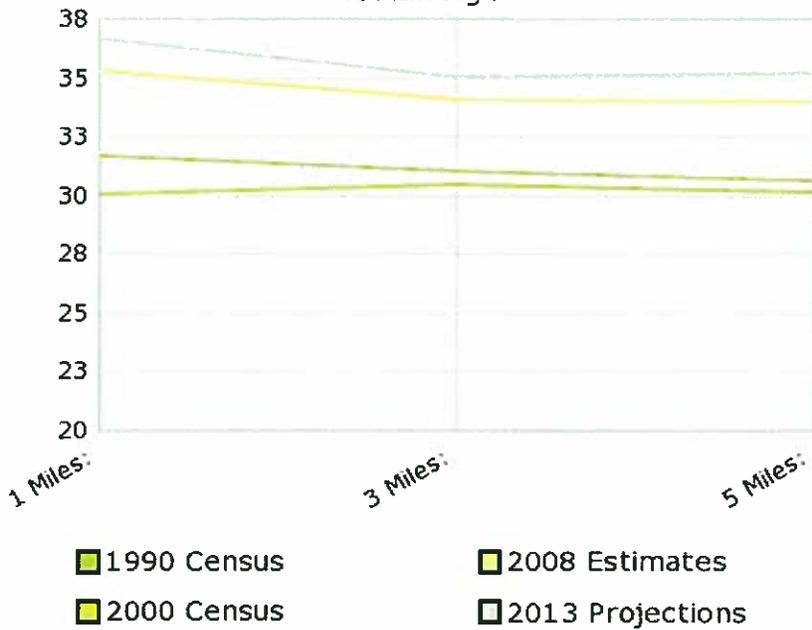
### Median Household Income



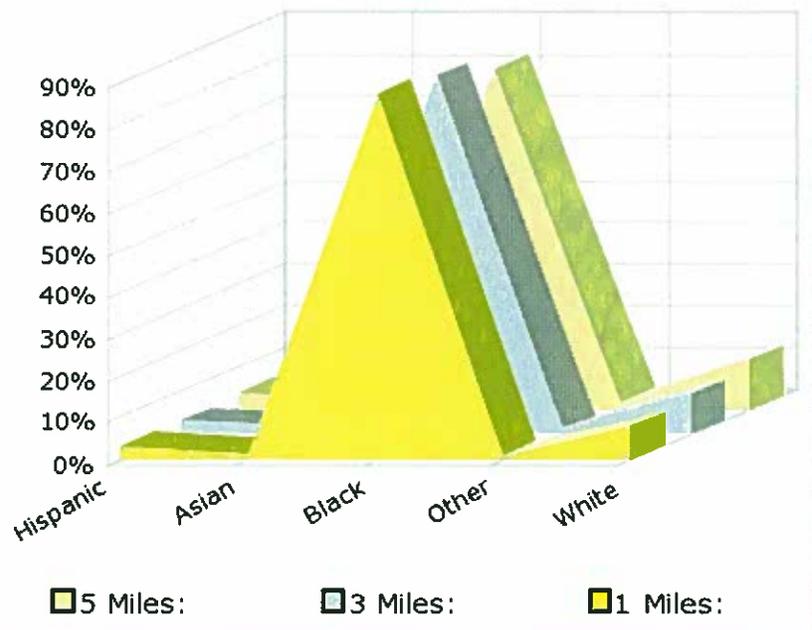
### Percent of Households by Income



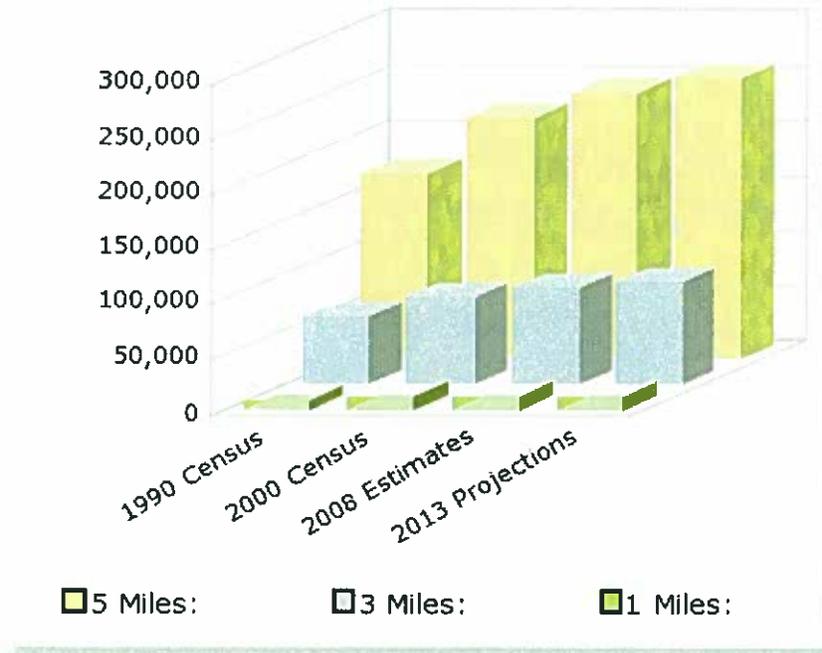
### Median Age



### Population by Race and Ethnicity



## Population



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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## Age By Sex Comparison Report

### 2008 Population by Age:

	1 Miles:	3 Miles:	5 Miles:
Total Population	11,221	88,242	241,761
Age 0 - 4	7.3%	7.9%	8.0%
Age 5 - 9	8.8%	9.0%	8.6%
Age 10 - 14	8.2%	9.0%	8.5%
Age 15 - 19	8.0%	8.0%	7.9%
Age 20 - 24	5.4%	5.3%	5.9%
Age 25 - 34	11.9%	12.3%	12.6%
Age 35 - 44	18.7%	19.5%	18.6%
Age 45 - 54	18.7%	15.6%	15.0%
Age 55 - 64	8.7%	8.4%	9.0%
Age 65 - 74	3.1%	3.4%	3.7%
Age 75 - 84	1.0%	1.3%	1.6%
Age 85+	0.4%	0.4%	0.6%
Median Age	35.3	34.1	34.0
Total Females	5,893	46,975	126,589
Age 0 - 4	7.1%	7.3%	7.4%
Age 5 - 9	8.2%	8.2%	7.9%
Age 10 - 14	7.2%	8.4%	8.0%
Age 15 - 19	7.3%	7.7%	7.5%
Age 20 - 24	5.3%	5.2%	5.7%
Age 25 - 34	12.1%	12.4%	12.4%
Age 35 - 44	19.5%	20.2%	19.0%
Age 45 - 54	19.6%	16.2%	15.7%
Age 55 - 64	8.7%	8.8%	9.6%
Age 65 - 74	3.4%	3.7%	4.1%
Age 75 - 84	1.0%	1.4%	1.9%
Age 85+	0.7%	0.6%	0.8%
Median Age Females	36.6	35.5	35.6
Total Males	5,328	41,266	115,172

Age 0 - 4	7.4%	8.7%	8.7%
Age 5 - 9	9.4%	9.9%	9.4%
Age 10 - 14	9.3%	9.7%	9.0%
Age 15 - 19	8.8%	8.5%	8.3%
Age 20 - 24	5.5%	5.4%	6.1%
Age 25 - 34	11.6%	12.2%	12.7%
Age 35 - 44	17.8%	18.6%	18.2%
Age 45 - 54	17.7%	14.8%	14.3%
Age 55 - 64	8.6%	8.0%	8.3%
Age 65 - 74	2.8%	3.0%	3.2%
Age 75 - 84	1.1%	1.1%	1.4%
Age 85+	0.2%	0.3%	0.3%
Median Age Males	33.7	32.1	32.1

---

**2013 Population by Age:**

Total Population	11,263	93,234	255,647
Age 0 - 4	6.8%	7.4%	7.5%
Age 5 - 9	8.5%	8.7%	8.4%
Age 10 - 14	8.2%	9.0%	8.5%
Age 15 - 19	7.6%	7.6%	7.4%
Age 20 - 24	5.6%	5.5%	6.1%
Age 25 - 34	11.2%	11.6%	11.8%
Age 35 - 44	16.3%	17.0%	16.3%
Age 45 - 54	19.6%	16.5%	16.0%
Age 55 - 64	10.1%	9.9%	10.5%
Age 65 - 74	4.4%	4.7%	5.1%
Age 75 - 84	1.3%	1.6%	1.9%
Age 85+	0.5%	0.5%	0.6%
Median Age	36.7	35.1	35.3
Total Females	5,887	49,408	133,173
Age 0 - 4	6.9%	7.1%	7.2%
Age 5 - 9	8.0%	8.0%	7.7%
Age 10 - 14	7.1%	8.3%	7.9%
Age 15 - 19	7.0%	7.3%	7.1%
Age 20 - 24	5.5%	5.4%	5.9%
Age 25 - 34	11.6%	11.8%	11.7%
Age 35 - 44	16.9%	17.5%	16.4%
Age 45 - 54	20.1%	16.8%	16.2%
Age 55 - 64	10.2%	10.4%	11.1%
Age 65 - 74	4.8%	5.2%	5.7%
Age 75 - 84	1.4%	1.8%	2.2%
Age 85+	0.7%	0.6%	0.8%

Median Age Females	34.7	32.1	32.4
Total Males	5,376	43,826	122,474
Age 0 - 4	6.7%	7.8%	7.9%
Age 5 - 9	9.0%	9.5%	9.1%
Age 10 - 14	9.4%	9.9%	9.2%
Age 15 - 19	8.3%	7.9%	7.7%
Age 20 - 24	5.6%	5.5%	6.2%
Age 25 - 34	10.8%	11.4%	11.8%
Age 35 - 44	15.7%	16.5%	16.1%
Age 45 - 54	19.0%	16.2%	15.7%
Age 55 - 64	10.0%	9.3%	9.8%
Age 65 - 74	4.0%	4.3%	4.6%
Age 75 - 84	1.3%	1.3%	1.6%
Age 85+	0.3%	0.3%	0.4%
Median Age Males	34.1	31.9	31.9

### 2000 Census Population by Age:

Total Population	11,059	78,922	220,712
Age 0 - 4	7.4%	8.0%	8.1%
Age 5 - 9	9.0%	9.2%	8.7%
Age 10 - 14	8.2%	9.0%	8.5%
Age 15 - 19	8.0%	7.9%	7.7%
Age 20 - 24	6.4%	6.2%	7.2%
Age 25 - 34	16.8%	17.1%	17.8%
Age 35 - 44	18.6%	19.4%	18.4%
Age 45 - 54	16.3%	13.6%	12.9%
Age 55 - 64	5.6%	5.4%	5.8%
Age 65 - 74	2.3%	2.7%	2.9%
Age 75 - 84	1.0%	1.3%	1.6%
Age 85+	0.3%	0.3%	0.5%
Median Age	31.7	31.1	30.7
Total Females	5,865	42,388	116,700
Age 0 - 4	7.2%	7.3%	7.5%
Age 5 - 9	8.5%	8.5%	8.1%
Age 10 - 14	7.1%	8.3%	7.9%
Age 15 - 19	6.8%	7.1%	7.0%
Age 20 - 24	6.3%	6.1%	6.9%
Age 25 - 34	17.4%	17.3%	17.7%
Age 35 - 44	20.0%	20.7%	19.3%
Age 45 - 54	17.3%	14.3%	13.7%
Age 55 - 64	5.5%	5.6%	6.1%
Age 65 - 74	2.6%	3.0%	3.3%

Age 75 - 84	1.0%	1.5%	1.9%
Median Age Females	33.2	32.7	32.2
<b>Total Males</b>	<b>5,194</b>	<b>36,534</b>	<b>104,012</b>
Age 0 - 4	7.6%	8.7%	8.8%
Age 5 - 9	9.6%	9.9%	9.4%
Age 10 - 14	9.5%	9.9%	9.2%
Age 15 - 19	9.3%	8.8%	8.5%
Age 20 - 24	6.6%	6.4%	7.6%
Age 25 - 34	16.2%	16.8%	17.8%
Age 35 - 44	17.1%	18.0%	17.4%
Age 45 - 54	15.2%	12.7%	12.0%
Age 55 - 64	5.7%	5.2%	5.4%
Age 65 - 74	2.1%	2.3%	2.5%
Age 75 - 84	1.0%	1.0%	1.2%
Age 85+	0.1%	0.2%	0.3%
Median Age Males	30.2	29.1	28.9

---

#### 1990 Census Population by Age:

<b>Total Population</b>	<b>8,954</b>	<b>60,908</b>	<b>170,303</b>
Age 0 - 4	7.6%	8.6%	8.3%
Age 5 - 9	7.7%	8.1%	7.7%
Age 10 - 14	7.7%	7.9%	7.3%
Age 15 - 19	7.6%	7.5%	7.4%
Age 20 - 24	7.9%	6.8%	8.1%
Age 25 - 34	23.5%	21.8%	21.9%
Age 35 - 44	21.3%	20.0%	18.4%
Age 45 - 54	9.9%	9.8%	9.5%
Age 55 - 64	4.2%	5.3%	5.7%
Age 65 - 74	1.8%	2.9%	3.7%
Age 75 - 84	0.8%	1.1%	1.6%
Age 85+	0.2%	0.3%	0.4%
Median Age	30.1	30.5	30.2
<b>Total Females</b>	<b>4,662</b>	<b>31,829</b>	<b>88,416</b>
Age 0 - 4	7.0%	7.9%	7.8%
Age 5 - 9	7.0%	7.6%	7.2%
Age 10 - 14	6.7%	7.3%	6.9%
Age 15 - 19	7.1%	7.1%	6.9%
Age 20 - 24	8.5%	7.0%	7.9%
Age 25 - 34	24.9%	22.8%	22.2%
Age 35 - 44	22.3%	20.6%	19.0%
Age 45 - 54	9.3%	9.6%	9.6%

Age 55 - 64	4.0%	5.3%	5.9%
Age 65 - 74	2.0%	3.1%	4.0%
Age 75 - 84	1.0%	1.3%	2.0%
Age 85+	0.2%	0.4%	0.6%
Median Age Females	30.8	31.1	31.2
Total Males	4,292	29,079	81,886
Age 0 - 4	8.4%	9.3%	8.8%
Age 5 - 9	8.5%	8.7%	8.3%
Age 10 - 14	8.7%	8.5%	7.8%
Age 15 - 19	8.0%	7.9%	8.0%
Age 20 - 24	7.2%	6.6%	8.3%
Age 25 - 34	21.9%	20.7%	21.5%
Age 35 - 44	20.1%	19.4%	17.7%
Age 45 - 54	10.5%	9.9%	9.3%
Age 55 - 64	4.4%	5.2%	5.4%
Age 65 - 74	1.7%	2.7%	3.3%
Age 75 - 84	0.5%	0.9%	1.2%
Age 85+	0.0%	0.1%	0.2%
Median Age Males	29.3	29.7	29.1

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Mature Market Summary Report

### Population By Age

	2000	%	2008	%	2013	%	% Change 2008 to 2013
<b>Total Population</b>	207,116		218,277		226,015		
Age 55 - 59	8,125	3.9%	12,864	5.9%	14,793	6.6%	15.0%
Age 60 - 64	5,578	2.7%	9,392	4.3%	11,743	5.2%	25.0%
Age 65 - 69	3,733	1.8%	5,438	2.5%	7,755	3.4%	42.6%
Age 70 - 74	2,814	1.4%	3,182	1.5%	4,542	2.0%	42.7%
Age 75 - 79	2,131	1.0%	2,152	1.0%	2,723	1.2%	26.5%
Age 80 - 84	1,289	0.6%	1,479	0.7%	1,699	0.8%	14.9%
Age 85+	1,015	0.5%	1,320	0.6%	1,368	0.6%	3.7%
Age 55 +	24,684	11.9%	35,828	16.4%	44,623	19.7%	24.5%
Age 65 +	10,981	5.3%	13,571	6.2%	18,087	8.0%	33.3%
Median Age Total Pop	30.9		34.8		36.3		4.5%
Median Age 55+	63.6		62.4		63.0		0.9%
<b>Male Population</b>	97,716		104,234		108,575		4.5%
Age 55 - 59	3,659	3.7%	5,801	5.6%	6,731	6.2%	16.0%
Age 60 - 64	2,473	2.5%	4,114	3.9%	5,209	4.8%	26.6%
Age 65 - 69	1,562	1.6%	2,286	2.2%	3,342	3.1%	46.2%
Age 70 - 74	1,078	1.1%	1,284	1.2%	1,867	1.7%	45.4%
Age 75 - 79	816	0.8%	900	0.9%	1,103	1.0%	22.5%
Age 80 - 84	423	0.4%	574	0.6%	671	0.6%	16.9%
Age 85+	259	0.3%	369	0.4%	444	0.4%	20.5%
Age 55 +	10,269	10.5%	15,328	14.7%	19,367	17.8%	26.3%
Age 65 +	4,137	4.2%	5,413	5.2%	7,427	6.8%	37.2%
Median Age Males	29.0		32.7		32.8		0.3%
Median Age Males 55+	63.0		62.0		62.6		1.0%
<b>Female Population</b>	109,399		114,043		117,440		
Age 55 - 59	4,466	4.1%	7,063	6.2%	8,062	6.9%	14.1%
Age 60 - 64	3,105	2.8%	5,278	4.6%	6,534	5.6%	23.8%
Age 65 - 69	2,171	2.0%	3,152	2.8%	4,413	3.8%	40.0%
Age 70 - 74	1,736	1.6%	1,899	1.7%	2,675	2.3%	40.9%

Age 75 - 79	1,315	1.2%	1,252	1.1%	1,620	1.4%	29.4%
Age 80 - 84	866	0.8%	905	0.8%	1,028	0.9%	13.6%
Age 85+	756	0.7%	951	0.8%	924	0.8%	-2.8%
Age 55 +	14,415	13.2%	20,500	18.0%	25,256	21.5%	23.2%
Age 65 +	6,844	6.3%	8,158	7.2%	10,660	9.1%	30.7%
Median Age Females	32.6		36.4		33.4		-8.4%
Median Age Females 55+	64.4		62.8		63.3		0.9%

### Income by Age of Head of Household

#### Householder Age 55 - 64 Years

	2000 Census		2008 Estimate		2013 Projection		Percent Change 2000 to 2008
\$ 0 - \$19,999	1,265	15.2%	1,285	10.4%	1,252	8.8%	1.6%
\$ 20,000 - \$39,999	1,855	22.3%	2,267	18.3%	2,202	15.6%	22.2%
\$ 40,000 - \$59,999	1,852	22.3%	2,493	20.1%	2,696	19.0%	34.6%
\$ 60,000 - \$74,999	1,170	14.1%	1,596	12.9%	1,689	11.9%	36.4%
\$ 75,000 - \$99,999	1,090	13.1%	1,913	15.4%	2,167	15.3%	75.5%
\$100,000 - \$124,999	541	6.5%	1,176	9.5%	1,516	10.7%	117.2%
\$125,000 - \$149,999	221	2.7%	708	5.7%	1,055	7.5%	220.8%
\$150,000 +	325	3.9%	962	7.8%	1,571	11.1%	196.2%
Median Income Age 55-64	\$51,214		\$111,643		\$118,781		

#### Age Householder 65 - 74 Years

	2000 Census		2008 Estimate		2013 Projection		Percent Change 2000 to 2008
\$ 0 - \$19,999	1,045	26.9%	797	17.0%	986	15.4%	-23.7%
\$ 20,000 - \$39,999	1,088	28.0%	1,050	22.4%	1,302	20.3%	-3.5%
\$ 40,000 - \$59,999	693	17.8%	934	20.0%	1,248	19.5%	34.8%
\$ 60,000 - \$74,999	372	9.6%	516	11.0%	675	10.5%	38.8%
\$ 75,000 - \$99,999	459	11.8%	715	15.3%	1,006	15.7%	55.9%
\$100,000 - \$124,999	114	2.9%	331	7.1%	532	8.3%	191.8%
\$125,000 - \$149,999	70	1.8%	149	3.2%	282	4.4%	111.5%
\$150,000 +	43	1.1%	194	4.1%	397	6.2%	347.0%
Median Income Age 65-74	\$36,396		\$90,932		\$99,353		

#### Householder Age 75 Plus Years

Percent Change

	2000 Census		2008 Estimate		2013 Projection		2000 to 2008
\$ 0 - \$19,999	841	37.7%	488	22.1%	506	20.2%	-42.0%
\$ 20,000 - \$39,999	622	27.9%	567	25.7%	572	22.8%	-8.8%
\$ 40,000 - \$59,999	363	16.3%	433	19.6%	490	19.6%	19.2%
\$ 60,000 - \$74,999	158	7.1%	214	9.7%	249	10.0%	35.4%
\$ 75,000 - \$99,999	116	5.2%	256	11.6%	320	12.8%	120.7%
\$100,000 - \$124,999	54	2.4%	130	5.9%	181	7.2%	141.3%
\$125,000 - \$149,999	33	1.5%	49	2.2%	84	3.4%	51.0%
\$150,000 +	42	1.9%	59	2.7%	116	4.6%	41.6%
Median Income Age 75+	\$26,972		\$73,636		\$83,085		

### 2000 Age by Race by Gender

Females	Total	Asian	Black	Hispanic*	Mult Race	Native Am	Pac Islander	Other	White
Age 55 - 59	4,466	1.1%	72.6%	1.3%	0.6%	0.1%	0.0%	0.3%	18.8%
Age 60 - 64	3,105	1.7%	77.7%	0.4%	1.8%	0.3%	0.0%	0.5%	22.4%
Age 65 - 69	2,171	1.8%	64.6%	1.3%	0.0%	0.3%	0.0%	0.2%	34.4%
Age 70 - 74	1,736	1.4%	72.6%	0.8%	0.8%	0.0%	0.0%	0.0%	44.5%
Age 75 - 79	1,315	1.6%	50.3%	0.0%	0.8%	0.0%	0.0%	0.0%	51.7%
Age 80 - 84	866	0.8%	46.4%	0.0%	0.6%	0.0%	0.0%	1.0%	34.1%
Age 85 +	756	1.2%	46.0%	3.2%	0.3%	0.0%	0.0%	0.0%	45.8%
Males	Total	Asian	Black	Hispanic*	Mult Race	Native Am	Pac Islander	Other	White
Age 55 - 59	3,659	2.4%	72.9%	1.4%	2.0%	0.9%	0.0%	0.7%	18.4%
Age 60 - 64	2,473	1.5%	74.1%	1.8%	0.5%	0.6%	0.0%	0.4%	24.9%
Age 65 - 69	1,562	4.6%	63.0%	1.2%	0.4%	1.3%	0.0%	0.0%	26.7%
Age 70 - 74	1,078	0.0%	63.3%	2.4%	0.4%	0.0%	0.0%	0.9%	46.2%
Age 75 - 79	816	0.4%	43.1%	3.8%	0.0%	0.0%	0.0%	0.0%	58.2%
Age 80 - 84	423	0.0%	30.5%	1.4%	2.8%	0.0%	1.4%	0.0%	55.7%
Age 85 +	259	0.0%	55.0%	0.0%	5.8%	0.0%	0.0%	0.0%	52.5%

\*People with Hispanic Ethnicity may be of any race.

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## 2000 US Census Overview Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Basic Variables</b>			
Population	11,059	78,922	220,712
Female Population	5,865	42,388	116,700
Female Percentage	53.0%	53.7%	52.9%
Male Population	5,194	36,534	104,012
Male Percentage	47.0%	46.3%	47.1%
Households	3,861	26,852	75,029
<b>Age: Total</b>			
Age 0 to 4	7.4%	8.0%	8.1%
Age 5 to 9	9.0%	9.2%	8.7%
Age 10 to 13	6.6%	7.3%	6.9%
Age 14 to 17	6.8%	6.8%	6.4%
Age 18 to 20	4.2%	4.1%	4.5%
Age 21 to 24	5.0%	4.9%	5.8%
Age 25 to 29	8.0%	7.9%	8.6%
Age 30 to 34	8.8%	9.2%	9.2%
Age 35 to 39	9.7%	10.3%	9.7%
Age 40 to 44	8.9%	9.1%	8.6%
Age 45 to 49	9.0%	7.8%	7.3%
Age 50 to 54	7.3%	5.8%	5.6%
Age 55 to 59	3.5%	3.3%	3.5%
Age 60 to 64	2.1%	2.1%	2.3%
Age 65 to 69	1.5%	1.5%	1.6%
Age 70 to 74	0.9%	1.1%	1.3%
Age 75 to 79	0.6%	0.8%	1.0%
Age 80 to 84	0.4%	0.5%	0.6%
Age 85 Plus	0.3%	0.3%	0.5%
Median Age	31.7	31.1	30.7

### Educational Attainment

No schooling completed	0.0%	0.5%	1.2%
School: PreK to 8	1.3%	1.7%	2.5%
School: 9th to 11th grade, no diploma	5.9%	8.1%	9.8%
School: High school graduate	20.6%	25.0%	24.9%
College: Associate degree	10.8%	8.7%	8.0%
College: Some college, no degree	26.4%	28.0%	27.9%
College: Bachelor's degree	23.3%	19.9%	17.9%
College: Graduate degree	11.7%	8.1%	7.9%

### Race & Ethnicity

American Indian and Alaska Native Alone	0.1%	0.2%	0.2%
Asian Alone	0.9%	1.4%	1.9%
Black Alone	90.3%	87.5%	83.4%
Native Hawaiian and Other Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	0.8%	1.3%
Two or More Races	1.5%	1.5%	2.1%
White Alone	6.6%	8.5%	11.2%
Hispanic or Latino	1.8%	2.0%	2.8%
Not Hispanic or Latino	98.2%	98.0%	97.3%

### Income by Type: Household Income

Less than \$10,000	4.1%	3.6%	5.3%
\$10,000 to \$14,999	1.2%	2.7%	3.6%
\$15,000 to \$19,999	2.8%	3.4%	4.7%
\$20,000 to \$24,999	4.5%	4.6%	6.0%
\$25,000 to \$29,999	5.2%	5.6%	6.6%
\$30,000 to \$34,999	7.3%	7.3%	7.2%
\$35,000 to \$39,999	5.8%	6.7%	7.0%
\$40,000 to \$44,999	6.1%	7.3%	6.8%
\$45,000 to \$49,999	6.9%	7.1%	6.3%
\$50,000 to \$59,999	12.6%	11.7%	11.4%
\$60,000 to \$74,999	16.2%	15.3%	13.3%
\$75,000 to \$99,999	14.9%	13.3%	12.0%
\$100,000 to \$124,999	5.3%	5.7%	5.0%
\$125,000 to \$149,999	3.7%	2.9%	2.3%
\$150,000 to \$199,999	2.1%	1.9%	1.6%
\$200,000 or more	1.4%	0.8%	1.0%
Median Household Income	\$54,741	\$51,188	\$47,151
Per Capita Income	\$22,003	\$20,104	\$18,793
Average Household Income	\$63,024	\$59,089	\$55,282

### Size of Household

1 Person Households	20.9%	19.9%	21.2%
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2 Person Households	25.6%	26.7%	27.2%
3 Person Households	22.3%	20.8%	20.3%
4 Person Households	16.2%	17.1%	16.4%
5 Person Households	7.7%	9.1%	8.5%
6 Person Households	3.8%	3.9%	3.7%
7 + Person Households	2.6%	2.5%	2.8%

#### Housing Value & Rental Costs

Median Owner-Occupied Housing Value	\$119,609	\$105,104	\$105,273
Average Monthly Contract Rent	\$700	\$686	\$636

#### Housing Units - Year Moved In

1969 or earlier	0.9%	2.5%	3.2%
1970 to 1979	2.2%	3.5%	5.6%
1980 to 1989	17.1%	14.9%	13.6%
1990 to 1994	29.1%	22.1%	17.9%
1995 to 1998	29.5%	35.2%	35.9%
1999 to 2000	21.3%	21.8%	23.8%
Housing Stability (5 Year)	45.3%	40.2%	38.5%
Housing Turnover (1 Year)	21.3%	22.5%	23.9%

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## 2000 Census Race, Ethnicity, and Ancestry Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut Population	0.1%	0.2%	0.2%
Asian	0.9%	1.4%	1.9%
Black Population	90.3%	87.5%	83.4%
Native Hawaiian, Other Pacific Islander Alone	0.0%	0.0%	0.0%
White Population	6.6%	8.5%	11.2%
Other Population	0.6%	0.8%	1.3%
Two or More Races	1.5%	1.5%	2.0%
Hispanic Ethnicity	1.8%	2.0%	2.8%
Not Hispanic or Latino	98.2%	98.0%	97.2%
<i>Total Population</i>	11,059	78,922	220,712

### Race & Ethnicity: Asian Detail - Alone or in combination with other Races

Asian Indian	23.9%	21.4%	24.0%
Bangladeshi	0.0%	0.4%	0.6%
Cambodian	7.4%	8.9%	4.6%
Chinese, except Taiwanese	11.6%	10.3%	8.6%
Filipino	14.5%	6.8%	5.2%
Hmong	7.8%	7.0%	3.2%
Indonesian	0.0%	0.4%	0.3%
Japanese	4.6%	3.3%	2.1%
Korean	4.4%	4.5%	3.5%
Laotian	5.9%	11.0%	5.3%
Malaysian	0.0%	0.4%	0.3%
Other Asian	0.0%	0.5%	0.4%
Other Asian, not specified	4.6%	4.9%	5.5%
Pakistani	0.1%	1.1%	1.2%
Sri Lankan	1.2%	0.4%	0.2%

Taiwanese	0.0%	0.6%	0.6%
Thai	1.9%	1.7%	1.0%
Vietnamese	12.0%	15.8%	33.1%
<i>Total Asian categories tallied</i>	148	1,385	5,411

**Race & Ethnicity: Hispanic Detail**

Mexican	33.7%	40.8%	46.4%
Puerto Rican	19.9%	20.8%	16.0%
Cuban	4.3%	4.2%	3.8%
Dominican Republic	6.7%	2.6%	1.8%
Central American	8.5%	7.7%	9.3%
Costa Rican	0.9%	0.5%	0.5%
Guatemalan	0.5%	0.6%	1.3%
Honduran	0.1%	0.8%	0.8%
Nicaraguan	0.0%	0.3%	0.5%
Panamanian	5.7%	3.9%	3.4%
Salvadoran	0.1%	1.1%	2.3%
Other Central American	0.0%	0.1%	0.1%
South American	3.8%	5.3%	3.8%
Argentinean	0.0%	0.4%	0.2%
Bolivian	0.1%	0.3%	0.1%
Chilean	0.5%	0.3%	0.3%
Colombian	0.5%	1.9%	1.3%
Ecuadorian	0.0%	0.2%	0.2%
Paraguayan	0.0%	0.1%	0.1%
Peruvian	0.9%	0.4%	0.5%
Uruguayan	0.0%	0.3%	0.1%
Venezuelan	0.1%	0.9%	0.5%
Other South American	0.0%	0.3%	0.3%
Other Hispanic or Latino	24.1%	18.2%	18.7%
Spaniard	0.0%	0.0%	0.2%
Spanish	2.0%	2.9%	2.1%
Spanish American	0.8%	0.2%	0.1%
All other Hispanic or Latino	18.8%	14.8%	16.1%
<i>Total</i>	218	1,672	5,899

1 Miles:                      3 Miles:                      5 Miles:

**Basic Variables 2000 Ancestry: Total Races Tallied**

Acadian/Cajun	0	11	33
Afghan	0	0	0
Albanian	0	8	24
Alsatian	0	0	0
Arab	1	48	372

Armenian	0	0	13
Assyrian/Chaldean/Syriac	0	0	0
Australian	5	12	21
Austrian	0	32	75
Basque	0	0	0
Belgian	0	18	32
Brazilian	0	0	59
British	1	97	370
Bulgarian	0	0	0
Canadian	0	14	85
Carpatho Rusyn	0	0	0
Celtic	0	0	1
Croatian	3	8	20
Cypriot	0	0	0
Czech	0	3	48
Czechoslovakian	0	8	26
Danish	0	2	21
Dutch	75	143	384
Eastern European	0	0	11
English	93	1,044	3,874
Estonian	0	0	0
European	48	192	664
Finnish	3	8	20
French (except Basque)	19	289	1,034
French Canadian	3	43	227
German	176	1,253	3,823
German Russian	0	0	5
Greek	10	26	136
Guyanese	24	423	1,239
Hungarian	0	7	79
Icelander	0	0	0
Iranian	0	6	21
Iraqi	0	0	155
Irish	162	932	3,487
Israeli	15	17	28
Italian	17	282	981
Latvian	0	0	36
Lithuanian	0	3	37
Luxemburger	0	11	11
Macedonian	0	0	0
Maltese	0	0	0
New Zealander	0	0	0
Northern European	0	0	33
Norwegian	3	39	171
Other groups	8,715	57,905	151,659

Pennsylvania German	0	0	0
Polish	17	114	560
Portuguese	0	16	57
Romanian	0	0	7
Russian	0	17	187
Scandinavian	0	0	3
Scotch-Irish	36	373	1,274
Scottish	35	240	1,074
Serbian	0	0	6
Slavic	0	0	0
Slovak	0	9	31
Slovene	0	0	10
Soviet Union	0	0	0
Subsaharan African	534	3,222	10,440
Swedish	11	65	328
Swiss	2	96	139
Turkish	0	0	0
Ukrainian	0	0	40
United States or American	116	1,733	5,295
Welsh	0	26	155
West Indian (excluding Hispanic groups)	529	3,704	8,931
Yugoslavian	0	0	1,214

**Ancestry: Total Races Tallied Arab**

Arab/Arabic	0	0	22
Egyptian	0	13	16
Iraqi	0	0	155
Jordanian	0	0	15
Lebanese	0	0	43
Moroccan	1	35	54
Other Arab	0	0	53
Palestinian	0	0	12
Syrian	0	0	1

**Ancestry: Total Races Tallied: Subsaharan African**

African	313	1,655	4,885
Cape Verdean	10	18	48
Ethiopian	105	201	910
Ghanian	0	69	167
Kenyan	0	0	3
Liberian	3	119	249
Nigerian	74	943	1,887
Other Subsaharan African	13	68	179
Sierra Leonean	12	127	268
Somalian	0	5	1,648

South African	0	0	2
Sudanese	0	5	48
Senegalese	3	17	138
Ugandan	0	0	0
Zairian	0	0	8
Zimbabwean	0	0	0

**Ancestry: Total Races Tallied: West Indian (excl. Hispanic)**

Bahamian	9	85	203
Barbadian	30	126	247
Belizean	9	25	30
Bermudan	0	0	5
British West Indian	19	138	335
Dutch West Indian	0	0	3
Haitian	23	371	846
Jamaican	348	2,251	5,576
Other West Indian	0	0	12
Trinidadian and Tobagonian	35	283	672
U.S. Virgin Islander	1	83	256
West Indian	53	340	751

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**Race and Ethnicity**

American Indian, Eskimo, Aleut	0.2%	0.3%	0.2%
Asian	3.6%	3.1%	2.7%
Black	53.7%	50.4%	54.4%
White	41.8%	45.6%	42.0%
Other	0.7%	0.7%	0.8%
Hispanic Ethnicity	2.3%	2.2%	2.1%
Not of Hispanic Ethnicity	97.7%	97.8%	97.9%

**Educational Attainment:**

Total Population Age 25+	5,506	37,240	104,091
Grade K - 9	2.0%	3.1%	4.3%
Grade 9 - 12	5.5%	7.8%	10.3%
High School Graduate	17.1%	23.5%	25.4%
Associates Degree	9.9%	9.2%	8.1%
Bachelor's Degree	29.1%	22.1%	19.2%
Graduate Degree	11.2%	8.8%	8.2%
Some College, No Degree	25.2%	25.5%	24.5%

**1990 Household Income:**

Income \$ 0 - \$9,999	2.6%	4.8%	7.2%
Income \$ 10,000 - \$19,999	9.0%	9.2%	12.7%
Income \$ 20,000 - \$29,999	17.3%	16.4%	18.4%
Income \$ 30,000 - \$39,999	13.5%	16.2%	16.9%
Income \$ 40,000 - \$49,999	14.5%	17.0%	15.3%
Income \$ 50,000 - \$59,999	15.3%	13.7%	10.8%
Income \$ 60,000 - \$74,999	12.1%	11.5%	9.8%
Income \$ 75,000 - \$99,999	10.1%	7.8%	6.0%
Income \$100,000 - \$124,999	3.1%	1.9%	1.7%
Income \$125,000 - \$149,999	1.3%	0.8%	0.6%
Income \$150,000 +	1.1%	0.8%	0.7%
Average Household Income	\$48,878	\$45,373	\$41,150
Median Household Income	\$43,932	\$41,585	\$36,651
Per Capita Income	\$17,872	\$15,843	\$14,787

**Vehicles Available**

0 Vehicles Available	2.9%	3.3%	5.9%
1 Vehicle Available	29.2%	28.7%	31.9%
2+ Vehicles Available	67.9%	67.9%	62.2%
Average Vehicles Per Household	1.80	1.90	1.80
Total Vehicles Available	5,970	40,411	108,197

---

1 Miles: 3 Miles: 5 Miles:

**Population Trend**

1990	8,954	60,908	170,303
2000	11,059	78,922	220,712
Change 1990 to 2000	23.5%	29.6%	29.6%
2008	11,221	88,242	241,761
2013	11,263	93,234	255,647
Change 2008 to 2013	0.4%	5.7%	5.7%

**Household Trend**

1990	3,269	21,310	60,519
2000	3,861	26,852	75,029
Change 1990 to 2000	18.1%	26.0%	24.0%
2008	3,799	29,077	79,435
2013	3,754	30,225	82,635
Change 2008 to 2013	-1.2%	3.9%	4.0%

**Average Household Size Trend**

1990	2.74	2.86	2.77
2000	2.86	2.94	2.90
2008	2.95	3.03	2.99
2013	2.99	3.08	3.04

**Median Age Trend**

1990	30	31	30
2000	32	31	31
Change 1990 to 2000	5.4%	2.0%	1.5%
2008	35	34	34
2013	37	35	35
Change 2008 to 2013	3.8%	3.1%	3.8%

**Housing Units Trend**

**Total Housing Units**

Change 1990 to 2000	9.0%	19.0%	16.1%
Change 2008 to 2013	4.7%	10.1%	10.2%

**Owner Occupied Housing Units**

Change 1990 to 2000	28.5%	30.8%	27.5%
Change 2008 to 2013	-0.8%	4.2%	5.1%

**Renter Occupied Housing Units**

Change 1990 to 2000	0.3%	13.3%	18.1%
Change 2008 to 2013	-2.0%	3.3%	2.0%

**Vacant Housing Units**

Change 1990 to 2000	-65.6%	-55.0%	-55.1%
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Change 2008 to 2013	41.1%	48.6%	47.2%
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**Race and Ethnicity Trend**

**American Indian, Eskimo, Aleut**

Change 1990 to 2000	-10.6%	-16.8%	-9.0%
Change 2008 to 2013	-17.2%	-18.7%	-19.2%

**Asian or Pacific Islander**

Change 1990 to 2000	-67.2%	-38.2%	-5.1%
Change 2008 to 2013	71.6%	53.1%	39.5%

**Black**

Change 1990 to 2000	107.5%	125.1%	98.7%
Change 2008 to 2013	-8.8%	-3.4%	-2.4%

**White**

Change 1990 to 2000	-80.5%	-75.8%	-65.5%
Change 2008 to 2013	81.7%	73.0%	54.9%

**Other**

Change 1990 to 2000	13.4%	57.3%	124.9%
Change 2008 to 2013	21.0%	25.2%	16.3%

**Hispanic Ethnicity**

Change 1990 to 2000	-1.3%	16.9%	71.9%
Change 2008 to 2013	46.1%	50.8%	41.5%

**Not of Hispanic Ethnicity**

Change 1990 to 2000	24.1%	29.9%	28.7%
Change 2008 to 2013	-1.1%	4.1%	4.2%

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Date: 02/12/09

Current Geography Selection: (6 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30087 Stone Mountain, 30088 Stone Mountain

## Educational Attainment I20 Overlay District 2011 Estimate

30032 Decatur, 30034 Decatur, 30035  
Decatur.....

### Basic Variables 2013 Educational Attainment (Pop 25 Plus)

9th to 12th Grade, No Diploma	10,029
Associate Degree	17,152
Bachelor's Degree	33,339
College, No Diploma	27,951
Graduate or Prof School Degree	14,493
High School Graduate	62,677
Less Than 9th Grade	7,290
Population Age 25 Plus	172,931

### Basic Variables 2013 Educational Attainment (Pop 25 Plus):By Percent

% 9th to 12th grade, no diploma	5.80%
% Associate degree	9.92%
% Bachelor's degree	19.28%
% College, No Diploma	16.16%
% Graduate or Prof School Degree	8.38%
% High school graduate	36.24%
% Less than 9th grade	4.22%
Index: % 9th to 12th grade, no diploma	81
Index: % Associate degree	117
Index: % Bachelor's degree	103
Index: % College, No Diploma	91
Index: % Graduate or Prof School Degree	77
Index: % High school graduate	115
Index: % Less than 9th grade	76

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**Date:** 02/12/09

**Current Geography Selection:** (6 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30087 Stone Mountain, 30088 Stone Mountain

## Financial-HH Net Worth

30032 Decatur, 30034 Decatur, 30035 Decatur.....

### Financial 2008 Net Worth (HH)

Average Household Net Worth

\$496,185

Index: Average Household Net Worth

96

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**Date:** 03/04/09  
**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513  
**City:** Redan **Pop:** 37,989  
**County:** DeKalb County **Pop:** 684,936  
**Zip:** 30088 **Pop:** 28,894

## 2000 US Census Employment Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Occupation &amp; Employment</b>			
Not in Labor Force	2,059	14,664	44,719
In Labor Force	6,098	42,275	116,677
Employed	93.8%	94.0%	93.7%
Unemployed	6.1%	5.9%	6.2%
In Armed Forces	0.1%	0.1%	0.1%
<b>Employment by Industry</b>			
Accommodation and food services	4.3%	4.6%	5.5%
Administrative, support & waste management service	3.7%	5.0%	5.0%
Agriculture forestry fishing and hunting	0.0%	0.0%	0.1%
Arts entertainment and recreation	1.8%	1.1%	0.9%
Construction	3.2%	4.3%	4.4%
Educational services	10.2%	8.6%	8.3%
Finance and insurance	7.9%	6.9%	6.1%
Health care and social assistance	11.0%	11.1%	11.2%
Information	7.5%	6.8%	6.7%
Management of companies and enterprises	0.0%	0.0%	0.1%
Manufacturing	8.9%	8.4%	9.1%
Mining	0.0%	0.0%	0.0%
Other services (except public administration)	4.5%	4.2%	4.7%
Professional scientific and technical services	5.4%	5.6%	5.5%
Public administration	9.2%	8.3%	7.0%
Real estate and rental and leasing	1.9%	2.2%	2.2%
Retail trade	9.4%	10.2%	11.1%
Transportation and warehousing	6.1%	8.1%	7.8%
Utilities	0.8%	1.0%	0.9%
Wholesale trade	4.3%	3.6%	3.4%
<b>Means of Transportation to Work</b>			
Workers Age 16+	5,725	39,770	109,469
Bicycle	0.0%	0.0%	0.1%

Bus or trolley bus	2.1%	3.5%	5.0%
Carpooled	15.0%	14.8%	16.2%
Drove alone	73.6%	73.9%	71.5%
Ferryboat	0.0%	0.0%	0.0%
Motorcycle	0.0%	0.0%	0.1%
Other means	0.4%	0.6%	0.6%
Railroad	0.4%	0.3%	0.3%
Streetcar or trolley car	0.0%	0.0%	0.1%
Subway or elevated	4.8%	3.4%	2.9%
Taxicab	0.0%	0.2%	0.2%
Walked	0.2%	0.5%	1.0%
Worked at home	3.6%	2.7%	2.2%

### Occupation

Aircraft and traffic control occupations	0.0%	0.0%	0.0%
Architects surveyors cartographers and engineers	1.1%	1.0%	0.9%
Arts design entertainment sports and media occupation	1.3%	1.1%	1.2%
Building and grounds cleaning and maintenance occupat	2.1%	2.8%	3.0%
Business operations specialists	4.7%	3.4%	2.6%
Community and social services occupations	2.4%	1.7%	1.6%
Computer and mathematical occupations	3.6%	3.2%	3.2%
Construction trades workers	1.8%	2.6%	3.2%
Drafters engineering and mapping technicians	0.3%	0.5%	0.5%
Education training and library occupations	6.9%	5.0%	5.1%
Extraction workers	0.0%	0.0%	0.0%
Farmers and farm managers	0.0%	0.0%	0.0%
Farming fishing and forestry occupations	0.0%	0.0%	0.1%
Financial specialists	4.0%	3.5%	2.8%
Fire fighting prevention and law enforcement workers	1.0%	1.3%	1.2%
Food preparation and serving related occupations	1.9%	2.7%	3.5%
Health diagnosing and treating practitioners and tech	3.6%	3.3%	2.9%
Health technologists and technicians	1.7%	1.6%	1.6%
Healthcare support occupations	1.6%	1.9%	2.0%
Installation maintenance and repair occupations	3.9%	3.7%	3.7%
Legal occupations	0.5%	0.9%	0.9%
Life physical and social science occupations	0.3%	0.7%	0.6%
Management occupations except farmers and farm manage	11.6%	8.3%	7.8%
Material moving workers	2.1%	2.4%	3.4%
Motor vehicle operators	3.5%	4.5%	4.2%
Office and administrative support occupations	21.1%	23.1%	22.6%
Personal care and service occupations	2.9%	2.5%	2.6%
Production	4.3%	6.2%	6.7%
Protective Service Occupations	0.7%	0.9%	1.2%
Rail water and other transportation occupations	0.2%	0.2%	0.2%
Sales and related occupations	10.7%	10.4%	10.0%

Supervisors construction and extraction workers	0.6%	0.5%	0.4%
Supervisors transportation and material moving worker	0.0%	0.2%	0.3%
% in Blue Collar Occupations	26.5%	32.6%	35.7%
% in White Collar Occupations	73.5%	67.4%	64.3%

**Travel Time to Work**

Median Travel Time To Work in Minutes	34	34	33
0 to 5	0.5%	0.5%	0.8%
5 to 9	1.7%	2.2%	2.8%
10 to 14	6.1%	5.3%	5.7%
15 to 19	8.4%	7.8%	8.5%
20 to 24	9.3%	10.3%	12.0%
25 to 29	7.0%	5.9%	6.0%
30 to 34	20.8%	21.8%	20.7%
35 to 39	6.8%	5.0%	4.5%
40 to 44	5.5%	6.9%	5.8%
45 to 59	16.6%	16.5%	15.7%
60 to 89	9.8%	9.8%	10.3%
90 or more	4.0%	5.4%	5.0%
Worked at home	3.6%	2.7%	2.2%

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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Demographic Detail Summary Report

### Population Demographics

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Total Population	174,438		207,116		218,277		226,015		18.7%	3.5%
Population Density (Pop/Sq Mi)	2,751.5		3,266.9		3,443.0		3,565.1		18.7%	3.5%
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%

### Population by Gender:

	1990		2000		2008		2013		Percent Change	
	Count	%	Count	%	Count	%	Count	%	1990 to 2000	2008 to 2013
Male	83,448	47.8%	97,716	47.2%	104,234	47.8%	108,575	48.0%	17.1%	4.2%
Female	90,991	52.2%	109,399	52.8%	114,043	52.3%	117,440	52.0%	20.2%	3.0%

### Population by Race/Ethnicity

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
White	57,340	32.9%	19,866	9.6%	22,987	10.5%	36,951	16.4%	-65.4%	60.8%
Black	111,683	64.0%	176,894	85.4%	181,644	83.2%	172,446	76.3%	58.4%	-5.1%
American Indian or Alaska Native	378	0.2%	366	0.2%	237	0.1%	182	0.1%	-3.2%	-23.3%
Asian or Pacific Islander	3,978	2.3%	3,690	1.8%	4,578	2.1%	6,380	2.8%	-7.3%	39.3%
Some Other Race	1,053	0.6%	2,650	1.3%	3,600	1.7%	4,204	1.9%	151.8%	16.8%
Two or More Races			3,650	1.8%	5,231	2.4%	5,852	2.6%		11.9%
Hispanic Ethnicity	3,036	1.7%	5,575	2.7%	8,994	4.1%	12,505	5.5%	83.6%	39.0%
Not Hispanic or Latino	171,403	98.3%	201,541	97.3%	209,282	95.9%	213,510	94.5%	17.6%	2.0%

### Population by Age

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
0 to 4	13,779	7.9%	15,849	7.7%	16,442	7.5%	15,871	7.0%	15.0%	-3.5%
5 to 14	27,081	15.5%	34,487	16.7%	35,862	16.4%	36,360	16.1%	27.4%	1.4%
15 to 19	14,175	8.1%	16,261	7.9%	17,355	8.0%	16,861	7.5%	14.7%	-2.8%
20 to 24	14,593	8.4%	15,952	7.7%	13,826	6.3%	14,529	6.4%	9.3%	5.1%
25 to 34	35,468	20.3%	35,771	17.3%	26,364	12.1%	25,577	11.3%	0.9%	-3.0%

35 to 44	32,430	18.6%	35,926	17.3%	38,162	17.5%	34,603	15.3%	10.8%	-9.3%
45 to 54	17,603	10.1%	28,185	13.6%	34,443	15.8%	37,597	16.6%	60.1%	9.2%
55 to 64	9,941	5.7%	13,703	6.6%	22,257	10.2%	26,536	11.7%	37.8%	19.2%
65 to 74	6,123	3.5%	6,547	3.2%	8,621	4.0%	12,297	5.4%	6.9%	42.6%
75 to 84	2,547	1.5%	3,419	1.7%	3,631	1.7%	4,422	2.0%	34.3%	21.8%
85+	695	0.4%	1,015	0.5%	1,320	0.6%	1,368	0.6%	45.9%	3.7%

#### Median Age:

Total Population	30.0		30.9		34.8		36.3		2.8%	4.5%
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#### Households by Income

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
\$0 - \$15,000	8,266	13.7%	6,967	9.9%	5,629	7.8%	5,250	7.2%	-15.7%	-6.7%
\$15,000 - \$24,999	10,545	17.4%	8,536	12.1%	5,933	8.3%	4,737	6.5%	-19.0%	-20.1%
\$25,000 - \$34,999	11,459	18.9%	10,177	14.4%	8,113	11.3%	7,119	9.8%	-11.2%	-12.2%
\$35,000 - \$49,999	13,366	22.1%	13,985	19.9%	12,246	17.1%	11,332	15.5%	4.6%	-7.5%
\$50,000 - \$74,999	11,937	19.7%	16,642	23.6%	16,838	23.5%	16,985	23.3%	173.9%	0.9%
\$75,000 - \$99,999	3,281	5.4%	7,948	11.3%	10,466	14.6%	11,085	15.2%	142.2%	5.9%
\$100,000 - \$149,999	1,217	2.0%	4,788	6.8%	8,851	12.3%	11,080	15.2%	293.4%	25.2%
\$150,000 +	385	0.6%	1,408	2.0%	3,643	5.1%	5,416	7.4%	265.5%	48.7%
Average Hhld Income	\$39,650		\$52,464		\$59,363		\$64,874		32.3%	9.3%
Median Hhld Income	\$34,955		\$45,003		\$54,577		\$59,988		28.7%	9.9%
Per Capita Income	\$13,853		\$17,846		\$20,399		\$21,916		28.8%	7.4%

#### Employment and Business

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 16 + Population	130,893		153,529		162,259		170,173		17.3%	4.9%
In Labor Force	101,657	77.7%	107,676	70.1%	114,768	70.7%	119,933	70.5%	5.9%	4.5%
Employed	94,121	92.6%	100,004	92.9%	100,282	61.8%	104,705	61.5%	6.3%	4.4%
Unemployed	7,086	7.0%	7,536	7.0%	14,335	8.8%	15,059	8.9%	6.4%	5.0%
In Armed Forces	447	0.3%	136	0.1%	151	0.1%	170	0.1%	-69.5%	12.6%
Not In Labor Force	29,236	22.3%	45,852	29.9%	47,491	29.3%	50,239	29.5%	56.8%	5.8%
Number of Employees (Daytime Pop)					57,516					
Number of Establishments					5,815					
Emp in Blue Collar Occupations			38,042	38.0%						
Emp in White Collar Occupations			61,962	62.0%						

#### Housing Units

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Total Housing Units	66,984		73,436		83,875		90,435		9.6%	7.8%
Owner Occupied	36,537	54.6%	43,012	58.6%	44,090	52.6%	45,189	50.0%	17.7%	2.5%
Renter Occupied	23,940	35.7%	27,440	37.4%	27,628	32.9%	27,816	30.8%	14.6%	0.7%
Vacant	6,503	9.7%	2,984	4.1%	12,157	14.5%	17,430	19.3%	-54.1%	43.4%

#### Vehicles Available

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Average Vehicles Per Hhld	1.80		1.60		1.70		1.70		-10.6%	2.3%
0 Vehicles Available	4,973	7.5%	6,698	9.5%	6,237	8.7%	6,160	8.4%	34.7%	-1.2%
1 Vehicle Available	20,708	31.4%	27,803	39.5%	29,925	41.7%	31,235	42.8%	34.3%	4.4%
2+ Vehicles Available	40,271	61.1%	35,951	51.0%	35,556	49.6%	35,609	48.8%	-10.7%	0.2%

#### Marital Status

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 15+ Population	133,574		156,780		165,983		173,788		17.4%	4.7%
Married, Spouse Present	64,239	48.1%	58,253	37.2%	61,776	37.2%	64,752	37.3%	-9.3%	4.8%
Married, Spouse Absent	4,934	3.7%	10,962	7.0%	11,559	7.0%	12,056	6.9%	122.2%	4.3%
Divorced	14,376	10.8%	19,519	12.5%	20,676	12.5%	21,629	12.5%	35.8%	4.6%
Widowed	6,002	4.5%	6,825	4.4%	7,141	4.3%	7,403	4.3%	13.7%	3.7%
Never Married	44,024	33.0%	61,221	39.1%	64,831	39.1%	67,948	39.1%	39.1%	4.8%

#### Educational Attainment

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 25+ Population	104,806		124,567		134,797		142,399		18.9%	5.6%
Grade K - 8	5,582	5.3%	3,536	2.8%	6,064	4.5%	6,401	4.5%	-36.6%	5.6%
Grade 9 - 12	12,935	12.3%	14,641	11.8%	10,935	8.1%	8,986	6.3%	13.2%	-17.8%
High School Graduate	28,919	27.6%	33,077	26.6%	46,111	34.2%	54,730	38.4%	14.4%	18.7%
Some College, No Degree	23,831	22.7%	34,346	27.6%	27,223	20.2%	23,442	16.5%	44.1%	-13.9%
Associates Degree	7,955	7.6%	9,177	7.4%	12,142	9.0%	13,974	9.8%	15.4%	15.1%
Bachelor's Degree	17,718	16.9%	19,578	15.7%	22,690	16.8%	24,693	17.3%	10.5%	8.8%
Graduate Degree	7,852	7.5%	8,613	6.9%	9,632	7.2%	10,174	7.1%	9.7%	5.6%
No Schooling Completed			1,600	1.3%						



Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Income Summary Report

### Population Demographics

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Total Households	60,478		70,452		71,718		73,005		16.5%	1.8%

### Households By Income

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
\$0 - \$9,999	4,812	8.0%	4,285	6.1%	3,710	5.2%	3,477	4.8%	-11.0%	-6.3%
\$10,000 - \$14,999	3,454	5.7%	2,682	3.8%	1,919	2.7%	1,774	2.4%	-22.3%	-7.5%
\$15,000 - \$19,999	4,863	8.0%	3,786	5.4%	2,551	3.6%	2,199	3.0%	-22.1%	-13.8%
\$20,000 - \$24,999	5,682	9.4%	4,750	6.7%	3,382	4.7%	2,539	3.5%	-16.4%	-24.9%
\$25,000 - \$29,999	5,963	9.9%	5,013	7.1%	3,772	5.3%	3,318	4.5%	-15.9%	-12.0%
\$30,000 - \$34,999	5,496	9.1%	5,164	7.3%	4,341	6.1%	3,801	5.2%	-6.0%	-12.4%
\$35,000 - \$39,999	4,833	8.0%	4,858	6.9%	3,985	5.6%	4,020	5.5%	0.5%	0.9%
\$40,000 - \$49,999	8,533	14.1%	9,127	13.0%	8,261	11.5%	7,312	10.0%	7.0%	-11.5%
\$50,000 - \$59,999	6,076	10.0%	7,765	11.0%	7,561	10.5%	8,072	11.1%	27.8%	6.8%
\$60,000 - \$74,999	5,861	9.7%	8,877	12.6%	9,277	12.9%	8,913	12.2%	51.5%	-3.9%
\$75,000 - \$99,999	3,281	5.4%	7,948	11.3%	10,466	14.6%	11,085	15.2%	142.2%	5.9%
\$100,000 - \$124,999	909	1.5%	3,315	4.7%	5,907	8.2%	6,994	9.6%	264.5%	18.4%
\$125,000 - \$149,999	308	0.5%	1,473	2.1%	2,943	4.1%	4,086	5.6%	378.8%	38.8%
\$150,000 +	385	0.6%	1,408	2.0%	3,643	5.1%	5,416	7.4%	265.5%	48.7%
Average Hhld Income	\$39,650		\$52,464		\$59,363		\$64,874		32.3%	9.3%
Median Hhld Income	\$34,955		\$45,003		\$54,577		\$59,988		28.7%	9.9%
Per Capita Income	\$13,853		\$17,846		\$20,399		\$21,916		28.8%	7.4%

### Disposable Household Income

	2008 Estimate		2013 Projection		Percent Change	
					2008 to 2013	
\$ 0 - \$9,999	4,020	5.6%	3,767	5.2%	-6.3%	
\$ 10,000 - \$19,999	5,000	7.0%	4,330	5.9%	-13.4%	
\$ 20,000 - \$29,999	9,611	13.4%	8,093	11.1%	-15.8%	
\$ 30,000 - \$39,999	10,484	14.6%	9,734	13.3%	-7.1%	
\$ 40,000 - \$49,999	10,688	14.9%	10,811	14.8%	1.2%	
\$ 50,000 - \$59,999	8,576	12.0%	8,270	11.3%	-3.6%	

\$ 60,000 - \$74,999	9,836	13.7%	10,435	14.3%	6.1%
\$ 75,000 - \$99,999	7,647	10.7%	9,022	12.4%	18.0%
\$100,000 - \$124,999	3,135	4.4%	4,390	6.0%	40.0%
\$125,000 - \$149,999	1,315	1.8%	2,025	2.8%	54.0%
\$150,000 +	1,406	2.0%	2,127	2.9%	51.3%
Median Hhld Disposable Income	\$45,889		\$49,763		8.4%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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Date: 03/04/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513

City: Redan Pop: 37,989

County: DeKalb County Pop: 684,936

Zip: 30088 Pop: 28,894

## Income By Age Comparison Report

1 Miles:

3 Miles:

5 Miles:

### 2008 Income By Age of Head of Household

#### < 25 Years:

Total Less than 25 Years	137	993	3,609
% Income \$ 0 to \$9,999	18.0%	12.9%	16.7%
% Income \$ 10,000 to \$14,999	5.0%	5.6%	8.2%
% Income \$ 15,000 to \$19,999	4.5%	5.9%	7.4%
% Income \$ 20,000 to \$24,999	3.4%	3.5%	4.3%
% Income \$ 25,000 to \$29,999	9.4%	8.8%	10.8%
% Income \$ 30,000 to \$34,999	10.2%	9.2%	11.0%
% Income \$ 35,000 to \$39,999	11.3%	9.2%	9.1%
% Income \$ 40,000 to \$49,999	9.2%	11.1%	9.8%
% Income \$ 50,000 to \$59,999	12.6%	14.2%	10.5%
% Income \$ 60,000 to \$74,999	4.5%	5.2%	3.5%
% Income \$ 75,000 to \$99,999	6.4%	7.6%	4.7%
% Income \$100,000 to \$124,999	2.0%	3.0%	1.8%
% Income \$125,000 to \$149,999	3.7%	3.0%	1.8%
% Income \$150,000 to \$199,999	0.2%	0.5%	0.3%
% Income \$200,000 or more	0.7%	0.5%	0.2%

#### 25 - 34:

Total 25 - 34	601	4,761	13,028
% Income \$ 0 to \$9,999	4.1%	2.9%	4.0%
% Income \$ 10,000 to \$14,999	1.2%	1.6%	2.2%
% Income \$ 15,000 to \$19,999	1.9%	2.6%	3.6%
% Income \$ 20,000 to \$24,999	3.6%	3.5%	4.7%
% Income \$ 25,000 to \$29,999	5.1%	4.7%	5.9%
% Income \$ 30,000 to \$34,999	6.8%	6.0%	7.1%
% Income \$ 35,000 to \$39,999	7.6%	6.6%	6.8%
% Income \$ 40,000 to \$49,999	12.9%	14.0%	13.9%
% Income \$ 50,000 to \$59,999	12.9%	13.7%	12.0%

% Income \$ 60,000 to \$74,999	15.9%	15.2%	14.2%
% Income \$ 75,000 to \$99,999	15.6%	15.7%	13.5%
% Income \$100,000 to \$124,999	7.0%	7.3%	6.7%
% Income \$125,000 to \$149,999	2.5%	3.4%	2.8%
% Income \$150,000 to \$199,999	2.2%	2.2%	1.7%
% Income \$200,000 or more	0.8%	0.9%	0.9%

35 - 44:

Total 35 - 44	1,113	9,204	23,279
% Income \$ 0 to \$9,999	2.9%	2.3%	3.2%
% Income \$ 10,000 to \$14,999	0.7%	1.4%	1.8%
% Income \$ 15,000 to \$19,999	1.2%	2.1%	2.8%
% Income \$ 20,000 to \$24,999	2.4%	2.7%	3.6%
% Income \$ 25,000 to \$29,999	3.3%	3.3%	4.2%
% Income \$ 30,000 to \$34,999	4.5%	4.9%	5.6%
% Income \$ 35,000 to \$39,999	4.9%	5.1%	5.2%
% Income \$ 40,000 to \$49,999	11.2%	12.4%	12.4%
% Income \$ 50,000 to \$59,999	10.3%	11.7%	10.7%
% Income \$ 60,000 to \$74,999	16.3%	15.4%	15.0%
% Income \$ 75,000 to \$99,999	19.3%	18.0%	16.3%
% Income \$100,000 to \$124,999	10.6%	9.5%	9.0%
% Income \$125,000 to \$149,999	4.3%	4.7%	4.3%
% Income \$150,000 to \$199,999	5.1%	4.2%	3.5%
% Income \$200,000 or more	3.0%	2.3%	2.4%

45 - 54:

Total 45 - 54	1,161	7,793	20,235
% Income \$ 0 to \$9,999	2.4%	2.1%	2.9%
% Income \$ 10,000 to \$14,999	0.6%	1.2%	1.7%
% Income \$ 15,000 to \$19,999	0.8%	1.8%	2.4%
% Income \$ 20,000 to \$24,999	2.1%	2.5%	3.4%
% Income \$ 25,000 to \$29,999	2.6%	2.8%	3.5%
% Income \$ 30,000 to \$34,999	3.2%	3.6%	4.2%
% Income \$ 35,000 to \$39,999	4.0%	4.6%	4.6%
% Income \$ 40,000 to \$49,999	9.6%	10.8%	10.9%
% Income \$ 50,000 to \$59,999	9.9%	11.4%	10.4%
% Income \$ 60,000 to \$74,999	14.7%	14.1%	13.9%
% Income \$ 75,000 to \$99,999	20.6%	19.1%	17.7%
% Income \$100,000 to \$124,999	14.0%	12.0%	11.6%
% Income \$125,000 to \$149,999	5.4%	5.7%	5.4%
% Income \$150,000 to \$199,999	6.2%	5.3%	4.5%
% Income \$200,000 or more	3.9%	2.9%	3.0%

55 - 64:

Total 55 - 64	549	4,139	12,087
% Income \$ 0 to \$9,999	3.1%	2.9%	4.1%

% Income \$ 10,000 to \$14,999	0.6%	1.6%	2.1%
% Income \$ 15,000 to \$19,999	1.0%	2.2%	2.8%
% Income \$ 20,000 to \$24,999	2.3%	3.1%	4.0%
% Income \$ 25,000 to \$29,999	2.8%	3.1%	4.0%
% Income \$ 30,000 to \$34,999	2.7%	3.5%	4.2%
% Income \$ 35,000 to \$39,999	3.1%	3.7%	3.9%
% Income \$ 40,000 to \$49,999	8.6%	10.0%	10.1%
% Income \$ 50,000 to \$59,999	9.5%	11.1%	10.1%
% Income \$ 60,000 to \$74,999	14.2%	13.9%	13.4%
% Income \$ 75,000 to \$99,999	19.4%	17.4%	16.2%
% Income \$100,000 to \$124,999	13.1%	10.6%	10.1%
% Income \$125,000 to \$149,999	6.1%	6.4%	5.9%
% Income \$150,000 to \$199,999	7.7%	6.4%	5.2%
% Income \$200,000 or more	5.9%	4.2%	4.0%

65 - 74:

Total 65 - 74	178	1,540	4,726
% Income \$ 0 to \$9,999	5.4%	5.1%	6.7%
% Income \$ 10,000 to \$14,999	1.2%	3.0%	4.2%
% Income \$ 15,000 to \$19,999	1.4%	3.7%	4.6%
% Income \$ 20,000 to \$24,999	3.4%	4.3%	5.4%
% Income \$ 25,000 to \$29,999	3.9%	4.6%	5.5%
% Income \$ 30,000 to \$34,999	4.4%	4.4%	4.9%
% Income \$ 35,000 to \$39,999	4.3%	5.0%	4.9%
% Income \$ 40,000 to \$49,999	10.9%	11.3%	10.8%
% Income \$ 50,000 to \$59,999	9.7%	10.6%	9.3%
% Income \$ 60,000 to \$74,999	13.2%	12.4%	11.6%
% Income \$ 75,000 to \$99,999	21.0%	18.1%	16.2%
% Income \$100,000 to \$124,999	10.7%	8.1%	7.7%
% Income \$125,000 to \$149,999	2.9%	3.7%	3.4%
% Income \$150,000 to \$199,999	5.0%	3.8%	3.0%
% Income \$200,000 or more	3.3%	2.1%	2.0%

75 +:

Total 75 +	60	648	2,472
% Income \$ 0 to \$9,999	6.2%	6.1%	8.5%
% Income \$ 10,000 to \$14,999	1.8%	4.8%	6.3%
% Income \$ 15,000 to \$19,999	1.8%	4.5%	6.2%
% Income \$ 20,000 to \$24,999	3.6%	5.4%	7.0%
% Income \$ 25,000 to \$29,999	3.2%	4.3%	5.3%
% Income \$ 30,000 to \$34,999	6.3%	5.9%	6.3%
% Income \$ 35,000 to \$39,999	6.3%	6.3%	5.8%
% Income \$ 40,000 to \$49,999	11.2%	11.6%	10.9%
% Income \$ 50,000 to \$59,999	11.0%	11.0%	8.9%
% Income \$ 60,000 to \$74,999	13.2%	11.9%	10.2%
% Income \$ 75,000 to \$99,999	16.7%	14.7%	12.3%

% Income \$100,000 to \$124,999	8.8%	7.1%	6.4%
% Income \$125,000 to \$149,999	0.2%	2.6%	2.6%
% Income \$150,000 to \$199,999	3.3%	2.2%	1.8%
% Income \$200,000 or more	1.7%	1.6%	1.6%

*Total:*

Total Head of Hhld	3,799	29,077	79,435
Age 15 - 24	3.6%	3.4%	4.5%
Age 25 - 34	15.8%	16.4%	16.4%
Age 35 - 44	29.3%	31.7%	29.3%
Age 45 - 54	30.6%	26.8%	25.5%
Age 55 - 64	14.5%	14.2%	15.2%
Age 65 - 74	4.7%	5.3%	6.0%
Age 75 +	1.6%	2.2%	3.1%
Median Age of Head of Household	45.4	44.5	44.9

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1 Miles:                      3 Miles:                      5 Miles:

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**2013 Income By Age of Head of Household**

*< 25 Years:*

Total 15 - 24 Years	137	1,034	3,657
% Income \$ 0 to \$9,999	17.9%	12.2%	15.4%
% Income \$ 10,000 to \$14,999	4.8%	5.0%	7.5%
% Income \$ 15,000 to \$19,999	3.6%	5.1%	6.6%
% Income \$ 20,000 to \$24,999	2.6%	2.8%	3.4%
% Income \$ 25,000 to \$29,999	7.3%	7.2%	9.5%
% Income \$ 30,000 to \$34,999	8.4%	8.0%	9.7%
% Income \$ 35,000 to \$39,999	10.0%	7.5%	9.1%
% Income \$ 40,000 to \$49,999	12.6%	11.4%	9.8%
% Income \$ 50,000 to \$59,999	10.4%	15.1%	12.0%
% Income \$ 60,000 to \$74,999	5.2%	6.2%	4.2%
% Income \$ 75,000 to \$99,999	9.0%	9.3%	6.1%
% Income \$100,000 to \$124,999	3.6%	4.4%	2.8%
% Income \$125,000 to \$149,999	3.1%	4.1%	2.8%
% Income \$150,000 to \$199,999	1.1%	1.2%	0.6%
% Income \$200,000 or more	0.2%	0.8%	0.5%

*25 - 34:*

Total 25 - 34	546	4,575	12,348
% Income \$ 0 to \$9,999	3.8%	2.7%	3.5%
% Income \$ 10,000 to \$14,999	1.3%	1.5%	2.0%
% Income \$ 15,000 to \$19,999	1.6%	2.3%	3.2%
% Income \$ 20,000 to \$24,999	2.5%	2.6%	3.5%

% Income \$ 25,000 to \$29,999	4.3%	3.8%	4.9%
% Income \$ 30,000 to \$34,999	5.6%	4.9%	6.1%
% Income \$ 35,000 to \$39,999	6.1%	5.6%	6.5%
% Income \$ 40,000 to \$49,999	13.5%	12.4%	12.3%
% Income \$ 50,000 to \$59,999	11.1%	14.2%	13.3%
% Income \$ 60,000 to \$74,999	15.8%	15.0%	13.6%
% Income \$ 75,000 to \$99,999	17.8%	17.0%	14.9%
% Income \$100,000 to \$124,999	8.2%	8.9%	8.1%
% Income \$125,000 to \$149,999	4.1%	4.5%	4.1%
% Income \$150,000 to \$199,999	2.8%	3.2%	2.5%
% Income \$200,000 or more	1.5%	1.4%	1.4%

35 - 44:

Total 35 - 44	943	8,200	20,706
% Income \$ 0 to \$9,999	2.6%	2.1%	2.8%
% Income \$ 10,000 to \$14,999	0.7%	1.2%	1.6%
% Income \$ 15,000 to \$19,999	0.8%	1.8%	2.4%
% Income \$ 20,000 to \$24,999	1.5%	1.9%	2.5%
% Income \$ 25,000 to \$29,999	2.9%	2.7%	3.5%
% Income \$ 30,000 to \$34,999	3.8%	3.9%	4.8%
% Income \$ 35,000 to \$39,999	4.1%	4.4%	4.9%
% Income \$ 40,000 to \$49,999	10.1%	10.6%	10.5%
% Income \$ 50,000 to \$59,999	10.1%	12.0%	11.5%
% Income \$ 60,000 to \$74,999	14.3%	14.6%	13.7%
% Income \$ 75,000 to \$99,999	20.1%	18.5%	17.1%
% Income \$100,000 to \$124,999	11.9%	11.0%	10.4%
% Income \$125,000 to \$149,999	6.7%	6.3%	6.0%
% Income \$150,000 to \$199,999	5.8%	5.6%	4.9%
% Income \$200,000 or more	4.7%	3.4%	3.4%

45 - 54:

Total 45 - 54	1,183	8,426	21,870
% Income \$ 0 to \$9,999	2.3%	1.9%	2.5%
% Income \$ 10,000 to \$14,999	0.4%	1.0%	1.4%
% Income \$ 15,000 to \$19,999	0.7%	1.6%	2.1%
% Income \$ 20,000 to \$24,999	1.3%	1.7%	2.3%
% Income \$ 25,000 to \$29,999	2.0%	2.2%	2.9%
% Income \$ 30,000 to \$34,999	2.7%	2.9%	3.6%
% Income \$ 35,000 to \$39,999	3.4%	3.9%	4.3%
% Income \$ 40,000 to \$49,999	8.3%	9.1%	9.1%
% Income \$ 50,000 to \$59,999	9.7%	11.5%	11.0%
% Income \$ 60,000 to \$74,999	12.6%	13.2%	12.4%
% Income \$ 75,000 to \$99,999	20.6%	19.2%	17.9%
% Income \$100,000 to \$124,999	14.9%	13.4%	12.9%
% Income \$125,000 to \$149,999	8.4%	7.6%	7.3%
% Income \$150,000 to \$199,999	6.9%	6.9%	6.1%

% Income \$200,000 or more	5.8%	4.2%	4.2%
<b>55 - 64:</b>			
Total 55 - 64	622	4,974	14,381
% Income \$ 0 to \$9,999	2.7%	2.4%	3.5%
% Income \$ 10,000 to \$14,999	0.6%	1.3%	1.8%
% Income \$ 15,000 to \$19,999	0.6%	1.8%	2.4%
% Income \$ 20,000 to \$24,999	1.2%	2.1%	2.9%
% Income \$ 25,000 to \$29,999	2.2%	2.6%	3.3%
% Income \$ 30,000 to \$34,999	2.5%	2.8%	3.5%
% Income \$ 35,000 to \$39,999	2.6%	3.2%	3.7%
% Income \$ 40,000 to \$49,999	7.1%	8.3%	8.3%
% Income \$ 50,000 to \$59,999	9.3%	11.1%	10.6%
% Income \$ 60,000 to \$74,999	11.9%	13.0%	12.0%
% Income \$ 75,000 to \$99,999	18.8%	17.4%	16.2%
% Income \$100,000 to \$124,999	13.7%	11.7%	11.2%
% Income \$125,000 to \$149,999	9.6%	8.3%	8.0%
% Income \$150,000 to \$199,999	8.9%	8.1%	7.0%
% Income \$200,000 or more	8.4%	6.0%	5.6%
<b>65 - 74:</b>			
Total 65 - 74	252	2,221	6,756
% Income \$ 0 to \$9,999	4.9%	4.5%	6.1%
% Income \$ 10,000 to \$14,999	1.3%	2.8%	3.8%
% Income \$ 15,000 to \$19,999	1.4%	3.2%	4.2%
% Income \$ 20,000 to \$24,999	2.4%	3.3%	4.0%
% Income \$ 25,000 to \$29,999	3.6%	4.0%	4.8%
% Income \$ 30,000 to \$34,999	3.5%	3.7%	4.5%
% Income \$ 35,000 to \$39,999	4.3%	4.6%	4.9%
% Income \$ 40,000 to \$49,999	9.1%	9.6%	9.3%
% Income \$ 50,000 to \$59,999	10.8%	11.2%	10.2%
% Income \$ 60,000 to \$74,999	12.0%	12.3%	10.9%
% Income \$ 75,000 to \$99,999	21.0%	18.7%	16.9%
% Income \$100,000 to \$124,999	11.6%	9.3%	8.9%
% Income \$125,000 to \$149,999	6.0%	5.2%	4.8%
% Income \$150,000 to \$199,999	5.2%	5.3%	4.3%
% Income \$200,000 or more	4.0%	2.8%	2.6%
<b>75 +:</b>			
Total 75 +	71	794	2,918
% Income \$ 0 to \$9,999	8.1%	6.1%	7.8%
% Income \$ 10,000 to \$14,999	2.8%	4.0%	5.6%
% Income \$ 15,000 to \$19,999	1.6%	3.9%	5.5%
% Income \$ 20,000 to \$24,999	1.7%	3.3%	5.0%
% Income \$ 25,000 to \$29,999	2.7%	4.1%	4.9%
% Income \$ 30,000 to \$34,999	4.3%	4.7%	5.5%

% Income \$ 35,000 to \$39,999	5.3%	5.2%	5.8%
% Income \$ 40,000 to \$49,999	9.5%	10.6%	9.7%
% Income \$ 50,000 to \$59,999	9.6%	11.1%	9.8%
% Income \$ 60,000 to \$74,999	13.9%	12.5%	10.3%
% Income \$ 75,000 to \$99,999	19.4%	16.5%	13.6%
% Income \$100,000 to \$124,999	11.4%	8.3%	7.8%
% Income \$125,000 to \$149,999	4.3%	4.5%	3.8%
% Income \$150,000 to \$199,999	4.3%	4.1%	3.2%
% Income \$200,000 or more	4.2%	2.6%	2.4%
<i>Total:</i>			
Total Head of Hhlder	3,754	30,225	82,635
Age 15 - 24	3.6%	3.4%	4.4%
Age 25 - 34	14.5%	15.1%	14.9%
Age 35 - 44	25.1%	27.1%	25.1%
Age 45 - 54	31.5%	27.9%	26.5%
Age 55 - 64	16.6%	16.5%	17.4%
Age 65 - 74	6.7%	7.3%	8.2%
Age 75 +	1.9%	2.6%	3.5%
Median Age of Head of Household	47.1	46.5	47.0

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1 Miles:                      3 Miles:                      5 Miles:

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### 2000 Income By Age of Head of Householder

#### < 25 Years

Total 25 - 34	141	944	3,766
% Income Less than \$10,000	18.6%	13.7%	12.9%
% Income \$10,000 to \$14,999	2.1%	8.0%	9.6%
% Income \$15,000 to \$19,999	16.3%	7.8%	9.5%
% Income \$20,000 to \$24,999	9.8%	7.6%	9.8%
% Income \$25,000 to \$29,999	17.3%	11.0%	8.4%
% Income \$30,000 to \$34,999	9.2%	9.9%	7.8%
% Income \$35,000 to \$39,999	0.0%	2.4%	5.2%
% Income \$40,000 to \$44,999	7.2%	5.6%	6.5%
% Income \$45,000 to \$49,999	0.4%	6.4%	6.2%
% Income \$50,000 to \$59,999	12.5%	10.1%	8.1%
% Income \$60,000 to \$74,999	4.2%	9.6%	9.2%
% Income \$75,000 to \$99,999	0.9%	6.3%	5.6%
% Income \$100,000 to \$124,999	0.7%	0.6%	0.5%
% Income \$125,000 to \$149,999	0.2%	0.6%	0.7%
% Income \$150,000 to \$199,999	0.0%	0.0%	0.1%
% Income \$200,000 or more	0.7%	0.3%	0.1%

25 - 34:

Total 25 - 34	890	6,297	18,044
% Income Less than \$10,000	4.5%	2.6%	5.0%
% Income \$10,000 to \$14,999	1.2%	2.4%	3.0%
% Income \$15,000 to \$19,999	1.9%	3.6%	5.1%
% Income \$20,000 to \$24,999	6.8%	5.5%	6.9%
% Income \$25,000 to \$29,999	7.4%	8.1%	9.4%
% Income \$30,000 to \$34,999	10.4%	9.5%	9.3%
% Income \$35,000 to \$39,999	9.2%	8.8%	8.9%
% Income \$40,000 to \$44,999	5.8%	5.7%	6.4%
% Income \$45,000 to \$49,999	11.3%	8.4%	6.5%
% Income \$50,000 to \$59,999	10.6%	10.6%	11.6%
% Income \$60,000 to \$74,999	16.0%	15.8%	12.0%
% Income \$75,000 to \$99,999	11.6%	11.3%	9.6%
% Income \$100,000 to \$124,999	2.0%	4.3%	3.6%
% Income \$125,000 to \$149,999	0.8%	1.9%	1.5%
% Income \$150,000 to \$199,999	0.5%	1.5%	1.0%
% Income \$200,000 or more	0.1%	0.1%	0.3%

35 - 44:

Total 35 - 44	1,182	8,800	22,602
% Income Less than \$10,000	1.4%	2.5%	4.1%
% Income \$10,000 to \$14,999	0.4%	1.9%	2.9%
% Income \$15,000 to \$19,999	2.3%	2.6%	3.6%
% Income \$20,000 to \$24,999	4.2%	3.4%	4.9%
% Income \$25,000 to \$29,999	5.1%	4.7%	5.6%
% Income \$30,000 to \$34,999	6.1%	8.2%	7.8%
% Income \$35,000 to \$39,999	5.8%	7.2%	7.1%
% Income \$40,000 to \$44,999	7.6%	7.7%	7.4%
% Income \$45,000 to \$49,999	9.1%	8.2%	6.9%
% Income \$50,000 to \$59,999	15.3%	13.5%	12.5%
% Income \$60,000 to \$74,999	15.9%	16.6%	14.8%
% Income \$75,000 to \$99,999	13.2%	13.1%	12.7%
% Income \$100,000 to \$124,999	6.0%	5.5%	5.3%
% Income \$125,000 to \$149,999	3.7%	3.0%	2.2%
% Income \$150,000 to \$199,999	2.9%	1.4%	1.4%
% Income \$200,000 or more	1.0%	0.5%	1.0%

45 - 54:

Total 45 - 54	1,077	6,504	17,055
% Income Less than \$10,000	2.9%	3.1%	3.6%
% Income \$10,000 to \$14,999	1.3%	1.7%	2.2%
% Income \$15,000 to \$19,999	1.6%	2.5%	3.6%
% Income \$20,000 to \$24,999	2.0%	3.8%	4.7%
% Income \$25,000 to \$29,999	1.8%	3.4%	4.3%
% Income \$30,000 to \$34,999	5.5%	4.8%	5.3%

% Income \$35,000 to \$39,999	5.5%	5.8%	6.4%
% Income \$40,000 to \$44,999	3.4%	7.9%	7.0%
% Income \$45,000 to \$49,999	3.1%	6.3%	6.2%
% Income \$50,000 to \$59,999	11.2%	11.6%	11.6%
% Income \$60,000 to \$74,999	20.7%	14.9%	14.1%
% Income \$75,000 to \$99,999	22.1%	17.5%	16.0%
% Income \$100,000 to \$124,999	7.7%	8.3%	7.6%
% Income \$125,000 to \$149,999	6.2%	4.3%	3.5%
% Income \$150,000 to \$199,999	3.4%	2.8%	2.4%
% Income \$200,000 or more	1.7%	1.3%	1.6%

55 - 64:

Total 55 - 64	375	2,551	7,594
% Income Less than \$10,000	7.7%	3.1%	5.3%
% Income \$10,000 to \$14,999	1.8%	3.7%	2.9%
% Income \$15,000 to \$19,999	2.8%	4.0%	4.4%
% Income \$20,000 to \$24,999	5.6%	5.4%	6.7%
% Income \$25,000 to \$29,999	7.1%	5.5%	5.9%
% Income \$30,000 to \$34,999	6.8%	5.4%	5.5%
% Income \$35,000 to \$39,999	3.6%	4.4%	5.3%
% Income \$40,000 to \$44,999	3.3%	7.9%	6.6%
% Income \$45,000 to \$49,999	1.7%	4.4%	5.1%
% Income \$50,000 to \$59,999	16.1%	11.6%	11.6%
% Income \$60,000 to \$74,999	14.8%	16.0%	15.4%
% Income \$75,000 to \$99,999	11.8%	13.4%	12.5%
% Income \$100,000 to \$124,999	5.6%	5.8%	5.6%
% Income \$125,000 to \$149,999	3.6%	3.1%	2.6%
% Income \$150,000 to \$199,999	2.0%	3.7%	3.1%
% Income \$200,000 or more	5.7%	2.6%	1.7%

65 - 74:

Total 65 - 74	143	1,172	3,660
% Income Less than \$10,000	9.1%	8.9%	9.4%
% Income \$10,000 to \$14,999	4.2%	5.2%	8.6%
% Income \$15,000 to \$19,999	7.7%	7.7%	7.9%
% Income \$20,000 to \$24,999	0.5%	5.2%	6.0%
% Income \$25,000 to \$29,999	1.0%	6.7%	7.0%
% Income \$30,000 to \$34,999	11.4%	6.3%	7.3%
% Income \$35,000 to \$39,999	0.2%	5.8%	6.8%
% Income \$40,000 to \$44,999	5.6%	9.0%	5.8%
% Income \$45,000 to \$49,999	10.4%	5.1%	5.4%
% Income \$50,000 to \$59,999	7.9%	6.5%	8.5%
% Income \$60,000 to \$74,999	5.4%	13.7%	9.3%
% Income \$75,000 to \$99,999	21.5%	12.7%	11.5%
% Income \$100,000 to \$124,999	8.6%	4.5%	3.1%
% Income \$125,000 to \$149,999	6.6%	2.0%	2.3%

% Income \$150,000 to \$199,999	0.0%	0.1%	0.5%
% Income \$200,000 or more	0.0%	0.7%	0.9%
<b>75 +:</b>			
Total 75 +	54	584	2,308
% Income Less than \$10,000	2.5%	13.9%	13.7%
% Income \$10,000 to \$14,999	0.8%	10.5%	11.3%
% Income \$15,000 to \$19,999	3.8%	7.2%	9.4%
% Income \$20,000 to \$24,999	12.7%	14.2%	11.0%
% Income \$25,000 to \$29,999	9.3%	7.3%	8.6%
% Income \$30,000 to \$34,999	3.2%	4.9%	4.5%
% Income \$35,000 to \$39,999	2.9%	5.1%	6.4%
% Income \$40,000 to \$44,999	47.7%	8.7%	5.5%
% Income \$45,000 to \$49,999	5.6%	4.2%	3.7%
% Income \$50,000 to \$59,999	1.8%	8.8%	7.6%
% Income \$60,000 to \$74,999	5.5%	6.2%	7.8%
% Income \$75,000 to \$99,999	4.1%	2.7%	4.8%
% Income \$100,000 to \$124,999	0.0%	2.9%	2.3%
% Income \$125,000 to \$149,999	0.0%	1.0%	1.7%
% Income \$150,000 to \$199,999	0.0%	1.6%	1.0%
% Income \$200,000 or more	0.0%	0.9%	1.0%
<b>Total:</b>			
Total Head of Hholder	3,861	26,852	75,029
Age 15 to 24	3.7%	3.5%	5.0%
Age 25 to 34	23.0%	23.5%	24.0%
Age 35 to 44	30.6%	32.8%	30.1%
Age 45 to 54	27.9%	24.2%	22.7%
Age 55 to 64	9.7%	9.5%	10.1%
Age 65 to 74	3.7%	4.4%	4.9%
Age 75 to 84	1.2%	1.8%	2.6%
Age 85+	0.1%	0.3%	0.5%
Median Age of Head of Household	42.6	42.0	41.9

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1 Miles:                      3 Miles:                      5 Miles:

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### 1990 Income By Age of Head of Householder

#### < 25 Years:

Total < 25 Years	210	896	3,618
Income \$0 to \$4,999	0.0%	3.9%	7.8%
Income \$5,000 to \$9,999	3.6%	4.6%	7.3%
Income \$10,000 to \$14,999	0.4%	8.6%	10.0%
Income \$15,000 to \$24,999	40.6%	27.4%	28.4%

Income \$25,000 to \$34,999	17.9%	20.0%	19.9%
Income \$35,000 to \$49,999	19.0%	19.2%	17.9%
Income \$50,000 to \$74,999	14.9%	12.6%	6.5%
Income \$75,000 to \$99,999	2.3%	1.5%	1.1%
Income \$100,000 Plus	0.8%	0.5%	0.3%

25 - 34:

Total 25 - 34	1,063	6,400	17,831
Income \$0 to \$4,999	1.5%	1.8%	2.9%
Income \$5,000 to \$9,999	1.4%	1.5%	2.9%
Income \$10,000 to \$14,999	1.0%	3.7%	5.7%
Income \$15,000 to \$24,999	23.3%	15.4%	19.3%
Income \$25,000 to \$34,999	16.1%	20.5%	20.3%
Income \$35,000 to \$49,999	24.6%	26.8%	26.1%
Income \$50,000 to \$74,999	22.4%	23.8%	17.9%
Income \$75,000 to \$99,999	5.3%	4.4%	3.2%
Income \$100,000 Plus	4.6%	2.3%	1.5%

35 - 44:

Total 35 - 44	1,105	7,101	18,188
Income \$0 to \$4,999	1.4%	2.1%	2.6%
Income \$5,000 to \$9,999	0.9%	1.6%	2.1%
Income \$10,000 to \$14,999	2.3%	2.8%	3.3%
Income \$15,000 to \$24,999	9.5%	9.9%	13.5%
Income \$25,000 to \$34,999	15.0%	16.5%	17.9%
Income \$35,000 to \$49,999	21.5%	26.7%	25.5%
Income \$50,000 to \$74,999	36.3%	30.4%	25.8%
Income \$75,000 to \$99,999	9.1%	6.6%	6.3%
Income \$100,000 Plus	3.9%	3.5%	3.1%

45 - 54:

Total 45 - 54	550	3,598	9,632
Income \$0 to \$4,999	0.8%	2.0%	2.1%
Income \$5,000 to \$9,999	0.2%	2.1%	2.9%
Income \$10,000 to \$14,999	1.3%	2.1%	3.0%
Income \$15,000 to \$24,999	7.0%	8.5%	10.9%
Income \$25,000 to \$34,999	10.5%	12.1%	14.3%
Income \$35,000 to \$49,999	22.4%	24.7%	24.2%
Income \$50,000 to \$74,999	32.2%	28.9%	26.0%
Income \$75,000 to \$99,999	14.1%	14.3%	11.3%
Income \$100,000 Plus	10.6%	5.1%	5.2%

55 - 64:

Total 55 - 64	211	1,860	5,604
Income \$0 to \$4,999	0.0%	2.4%	2.7%
Income \$5,000 to \$9,999	0.0%	3.7%	3.3%

Income \$10,000 to \$14,999	0.1%	3.4%	5.7%
Income \$15,000 to \$24,999	12.6%	10.6%	13.8%
Income \$25,000 to \$34,999	18.4%	15.0%	16.2%
Income \$35,000 to \$49,999	13.0%	25.0%	22.3%
Income \$50,000 to \$74,999	10.1%	18.3%	20.1%
Income \$75,000 to \$99,999	36.6%	15.7%	10.7%
Income \$100,000 Plus	10.2%	6.1%	5.1%

65 - 74:

Total 65 - 74	92	1,039	3,802
Income \$0 to \$4,999	0.0%	3.7%	3.7%
Income \$5,000 to \$9,999	1.0%	4.8%	9.6%
Income \$10,000 to \$14,999	0.0%	6.5%	6.6%
Income \$15,000 to \$24,999	32.3%	23.8%	21.8%
Income \$25,000 to \$34,999	2.8%	19.8%	18.8%
Income \$35,000 to \$49,999	22.2%	16.9%	17.6%
Income \$50,000 to \$74,999	28.3%	17.5%	15.2%
Income \$75,000 to \$99,999	13.0%	4.3%	3.5%
Income \$100,000 Plus	0.0%	2.1%	2.7%

75 +:

Total 75 +	35	410	1,839
Income \$0 to \$4,999	0.9%	11.6%	9.8%
Income \$5,000 to \$9,999	34.9%	15.5%	19.0%
Income \$10,000 to \$14,999	1.0%	8.8%	14.7%
Income \$15,000 to \$24,999	29.8%	21.5%	19.6%
Income \$25,000 to \$34,999	1.4%	16.3%	13.9%
Income \$35,000 to \$49,999	0.2%	6.5%	9.4%
Income \$50,000 to \$74,999	5.2%	5.0%	7.4%
Income \$75,000 to \$99,999	10.0%	7.7%	2.4%
Income \$100,000 Plus	10.0%	2.9%	1.4%

Total:

Total Head of Hholder	3,266	21,305	60,514
Age 15 - 24	6.4%	4.2%	6.0%
Age 25 - 34	32.6%	30.0%	29.5%
Age 35 - 44	33.8%	33.3%	30.1%
Age 45 - 54	16.8%	16.9%	15.9%
Age 55 - 64	6.4%	8.7%	9.3%
Age 65 - 74	2.8%	4.9%	6.3%
Age 75 +	1.1%	1.9%	3.0%

Median Age of Head of Household	38.1	39.5	39.6
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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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Date: 03/04/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

Lat: 33.746521 Long: -84.181513

City: Redan Pop: 37,989

County: DeKalb County Pop: 684,936

Zip: 30088 Pop: 28,894

## Income Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>2008 Household Income:</b>			
Total Households	3,799	29,077	79,435
<b>2008 Household Income:</b>			
\$ 0 - \$9,999	3.7%	3.0%	4.4%
\$ 10,000 - \$19,999	2.3%	4.1%	5.7%
\$ 20,000 - \$29,999	6.1%	6.7%	8.7%
\$ 30,000 - \$39,999	9.5%	9.8%	10.8%
\$ 40,000 - \$49,999	10.5%	11.8%	11.6%
\$ 50,000 - \$59,999	10.5%	11.9%	10.6%
\$ 60,000 - \$74,999	14.8%	14.2%	13.5%
\$ 75,000 - \$99,999	18.7%	17.4%	15.5%
\$100,000 - \$124,999	11.1%	9.6%	9.0%
\$125,000 - \$149,999	4.5%	4.8%	4.4%
\$150,000 +	8.4%	6.7%	5.9%
Average Household Income	\$70,551	\$66,482	\$62,903
Median Household Income	\$67,519	\$62,556	\$57,914
Per Capita Income	\$24,035	\$21,968	\$21,442
<b>2008 Disposable Household Income:</b>			
\$ 0 - \$9,999	3.9%	3.3%	4.8%
\$ 10,000 - \$19,999	2.7%	4.6%	6.3%
\$ 20,000 - \$29,999	8.9%	9.5%	11.9%
\$ 30,000 - \$39,999	13.1%	14.0%	14.2%
\$ 40,000 - \$49,999	14.5%	16.4%	15.0%
\$ 50,000 - \$59,999	13.6%	13.1%	12.4%
\$ 60,000 - \$74,999	17.7%	16.4%	14.6%
\$ 75,000 - \$99,999	13.9%	12.4%	11.5%
\$100,000 - \$124,999	5.4%	5.4%	4.6%
\$125,000 - \$149,999	3.1%	2.5%	2.1%

\$150,000 +	3.4%	2.5%	2.5%
Median Hhld Disposable Income	\$55,624	\$51,770	\$48,236

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1 Miles:	3 Miles:	5 Miles:
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**2013 Household Income:**

Total Households	3,754	30,225	82,635
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**2013 Household Income:**

\$ 0 - \$9,999	3.5%	2.8%	4.0%
\$ 10,000 - \$19,999	1.9%	3.6%	5.1%
\$ 20,000 - \$29,999	4.5%	5.1%	6.9%
\$ 30,000 - \$39,999	7.8%	8.1%	9.7%
\$ 40,000 - \$49,999	9.6%	10.0%	9.9%
\$ 50,000 - \$59,999	10.0%	12.1%	11.3%
\$ 60,000 - \$74,999	13.1%	13.5%	12.3%
\$ 75,000 - \$99,999	19.3%	17.9%	16.2%
\$100,000 - \$124,999	12.3%	11.0%	10.3%
\$125,000 - \$149,999	7.1%	6.5%	6.1%
\$150,000 +	10.9%	9.4%	8.3%
Average Household Income	\$77,427	\$72,503	\$68,891
Median Household Income	\$74,607	\$69,165	\$64,429
Per Capita Income	\$25,977	\$23,574	\$23,078

**2013 Disposable Household Income:**

\$ 0 - \$9,999	3.7%	3.0%	4.3%
\$ 10,000 - \$19,999	2.1%	3.9%	5.5%
\$ 20,000 - \$29,999	6.8%	7.4%	9.7%
\$ 30,000 - \$39,999	11.4%	11.8%	12.5%
\$ 40,000 - \$49,999	13.5%	15.9%	15.1%
\$ 50,000 - \$59,999	12.1%	12.5%	11.4%
\$ 60,000 - \$74,999	18.2%	16.8%	15.2%
\$ 75,000 - \$99,999	15.7%	14.3%	13.3%
\$100,000 - \$124,999	7.6%	7.1%	6.4%
\$125,000 - \$149,999	3.8%	3.5%	3.0%
\$150,000 +	5.1%	3.8%	3.6%

Median Hhld Disposable Income	\$60,231	\$56,872	\$53,035
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1 Miles:	3 Miles:	5 Miles:
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**2000 Census Household Income:**

Total Households	3,861	26,852	75,029
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**2000 Census Household Income:**

\$ 0 - \$9,999	4.1%	3.6%	5.3%
\$ 10,000 - \$19,999	4.0%	6.1%	8.4%
\$ 20,000 - \$29,999	9.7%	10.3%	12.5%
\$ 30,000 - \$39,999	13.1%	14.0%	14.3%
\$ 40,000 - \$49,999	13.0%	14.4%	13.1%
\$ 50,000 - \$59,999	12.6%	11.7%	11.4%
\$ 60,000 - \$74,999	16.2%	15.3%	13.3%
\$ 75,000 - \$99,999	14.9%	13.3%	12.0%
\$100,000 - \$124,999	5.3%	5.7%	5.0%
\$125,000 - \$149,999	3.7%	2.9%	2.3%
\$150,000 +	3.5%	2.7%	2.5%

Average Household Income	\$63,024	\$59,089	\$55,282
Median Household Income	\$54,741	\$51,188	\$47,151
Per Capita Income	\$22,003	\$20,104	\$18,793

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	1 Miles:	3 Miles:	5 Miles:
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**1990 Household Income:**

Total Households	3,269	21,310	60,519
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**1990 Household Income:**

Income \$ 0 - \$9,999	2.6%	4.8%	7.2%
Income \$ 10,000 - \$19,999	9.0%	9.2%	12.7%
Income \$ 20,000 - \$29,999	17.3%	16.4%	18.4%
Income \$ 30,000 - \$39,999	13.5%	16.2%	16.9%
Income \$ 40,000 - \$49,999	14.5%	17.0%	15.3%
Income \$ 50,000 - \$59,999	15.3%	13.7%	10.8%
Income \$ 60,000 - \$74,999	12.1%	11.5%	9.8%
Income \$ 75,000 - \$99,999	10.1%	7.8%	6.0%
Income \$100,000 - \$124,999	3.1%	1.9%	1.7%
Income \$125,000 - \$149,999	1.3%	0.8%	0.6%
Income \$150,000 +	1.1%	0.8%	0.7%

Average Household Income	\$48,878	\$45,373	\$41,150
Median Household Income	\$43,932	\$41,585	\$36,651
Per Capita Income	\$17,872	\$15,843	\$14,787

**1990 Type of Income By Persons With:**

Earnings	37.4%	35.0%	34.9%
Farm Self-Employment Income	0.0%	0.2%	0.2%
Interest, Dividend, or Net Rental Income	12.0%	12.1%	11.8%
Non-Farm Self-Employment Income	4.6%	4.9%	4.2%
Other Type of Income	3.4%	4.2%	3.9%
Public Assistance Income	0.9%	1.1%	1.3%
Retirement Income	2.5%	3.8%	4.0%
Social Security Income	2.4%	4.2%	5.3%
Wage or Salary Income	36.9%	34.4%	34.3%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. [More About Our Data.](#)  
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Date: 02/12/09

Current Geography Selection: (5 Selected) ZIP Codes by County: 30032 Decatur, 30034 Decatur, 30035 Decatur, 30083 Stone Mountain, 30088 Stone Mountain

## Consumer Expenditure Summary Report

### Consumer Expenditure Totals (Average Household Annual Expenditures)

	2008 Estimate	2013 Projection	% Change 08-13
Total Households	71,718	73,005	1.8%
Total Avg Household Expenditure	\$48,999	\$52,130	6.4%
Total Avg Retail Expenditure	\$20,756	\$22,047	6.2%

### Consumer Expenditure Detail (Average Household Annual Expenditures)

	2008 Estimate	% of Total	2013 Projection	% of Total	% Change 08-13
Airline Fares	\$349.32	0.7%	\$381.15	0.7%	9.1%
Alcoholic Beverages	\$565.75	1.2%	\$609.22	1.2%	7.7%
Alimony & Child Support	\$249.76	0.5%	\$272.85	0.5%	9.2%
Apparel	\$2,366.74	4.8%	\$2,525.80	4.8%	6.7%
Apparel Services & Acces	\$361.21	0.7%	\$395.14	0.8%	9.4%
Audio Equipment	\$83.69	0.2%	\$88.44	0.2%	5.7%
Babysitting & Elderly Care	\$416.31	0.9%	\$454.62	0.9%	9.2%
Books	\$58.47	0.1%	\$62.29	0.1%	6.5%
Books & Supplies	\$159.81	0.3%	\$178.34	0.3%	11.6%
Boys Apparel	\$120.29	0.2%	\$129.04	0.2%	7.3%
Cellular Phone Service	\$393.48	0.8%	\$411.18	0.8%	4.5%
Cigarettes	\$293.54	0.6%	\$298.20	0.6%	1.6%
Computer Hardware	\$338.56	0.7%	\$364.47	0.7%	7.7%
Computer Information Svcs	\$163.37	0.3%	\$176.31	0.3%	7.9%
Computer Software	\$26.26	0.1%	\$28.27	0.1%	7.6%
Contributions	\$1,728.61	3.5%	\$1,907.42	3.7%	10.3%
Coolant & Other Fluids	\$7.68	0.0%	\$8.09	0.0%	5.3%
Cosmetics & Perfume	\$100.71	0.2%	\$106.82	0.2%	6.1%
Deodorants & Other Pers Care	\$27.82	0.1%	\$29.52	0.1%	6.1%
Education	\$1,149.05	2.3%	\$1,281.38	2.5%	11.5%
Electricity	\$1,272.37	2.6%	\$1,322.53	2.5%	3.9%
Entertainment	\$2,735.46	5.6%	\$2,915.94	5.6%	6.6%
Fees & Admissions	\$695.41	1.4%	\$767.62	1.5%	10.4%
Finance Chgs Exc Mort & Veh	\$532.67	1.1%	\$560.85	1.1%	5.3%
Floor Coverings	\$68.88	0.1%	\$76.36	0.1%	10.9%

Food & Beverages	\$7,596.42	15.5%	\$8,008.15	15.4%	5.4%
Food At Home	\$3,999.64	8.2%	\$4,166.93	8.0%	4.2%
Food Away From Home	\$3,031.03	6.2%	\$3,232.00	6.2%	6.6%
Footwear	\$384.24	0.8%	\$402.49	0.8%	4.8%
Fuel Oil & Other Fuels	\$127.62	0.3%	\$133.59	0.3%	4.7%
Funeral & Cemetery	\$89.12	0.2%	\$94.43	0.2%	6.0%
Furniture	\$579.25	1.2%	\$626.44	1.2%	8.1%
Gasoline & Oil	\$2,231.69	4.6%	\$2,328.51	4.5%	4.3%
Gifts	\$1,247.11	2.5%	\$1,362.15	2.6%	9.2%
Girls Apparel	\$165.49	0.3%	\$177.47	0.3%	7.2%
Hair Care	\$55.22	0.1%	\$58.59	0.1%	6.1%
Hard Surface Flooring	\$24.81	0.1%	\$26.71	0.1%	7.6%
Health Care	\$2,977.76	6.1%	\$3,102.74	6.0%	4.2%
Health Care Insurance	\$1,434.79	2.9%	\$1,492.52	2.9%	4.0%
Health Care Services	\$731.31	1.5%	\$764.97	1.5%	4.6%
Health Care Supplies & Equip	\$811.67	1.7%	\$845.25	1.6%	4.1%
Household Services	\$307.18	0.6%	\$334.98	0.6%	9.0%
Household Supplies	\$758.94	1.5%	\$827.53	1.6%	9.0%
Household Textiles	\$152.54	0.3%	\$162.46	0.3%	6.5%
Housewares & Small App	\$1,086.60	2.2%	\$1,170.06	2.2%	7.7%
Indoor Plants & Fresh Flowers	\$69.16	0.1%	\$74.31	0.1%	7.5%
Infants Apparel	\$108.56	0.2%	\$115.17	0.2%	6.1%
Jewelry	\$143.72	0.3%	\$157.35	0.3%	9.5%
Legal & Accounting	\$98.80	0.2%	\$104.27	0.2%	5.5%
Magazines	\$32.74	0.1%	\$34.86	0.1%	6.5%
Major Appliances	\$245.30	0.5%	\$260.60	0.5%	6.2%
Mass Transit	\$93.90	0.2%	\$102.35	0.2%	9.0%
Men's Apparel	\$448.28	0.9%	\$477.72	0.9%	6.6%
Mortgage Interest	\$3,890.00	7.9%	\$4,215.80	8.1%	8.4%
Natural Gas	\$485.10	1.0%	\$509.60	1.0%	5.1%
New Car Purchased	\$1,153.61	2.4%	\$1,238.02	2.4%	7.3%
New Truck Purchased	\$1,367.74	2.8%	\$1,467.00	2.8%	7.3%
New Vehicle Purchase	\$2,521.35	5.1%	\$2,705.02	5.2%	7.3%
Newspapers	\$68.21	0.1%	\$72.72	0.1%	6.6%
Oral Hygeine Products	\$25.58	0.1%	\$27.12	0.1%	6.0%
Other Lodging	\$536.28	1.1%	\$596.89	1.1%	11.3%
Other Miscellaneous Expenses	\$102.51	0.2%	\$108.00	0.2%	5.4%
Other Repairs & Maint	\$142.26	0.3%	\$153.08	0.3%	7.6%
Other Tobacco Products	\$32.69	0.1%	\$33.19	0.1%	1.5%
Other Transportation Costs	\$554.40	1.1%	\$597.28	1.1%	7.7%
Other Utilities	\$402.93	0.8%	\$422.58	0.8%	4.9%
Paint & Wallpaper	\$62.98	0.1%	\$67.64	0.1%	7.4%

Personal Care Products	\$165.99	0.3%	\$176.07	0.3%	6.1%
Personal Care Services	\$477.03	1.0%	\$505.54	1.0%	6.0%
Personal Insurance	\$486.96	1.0%	\$531.02	1.0%	9.0%
Pet Supplies & Svcs	\$268.98	0.6%	\$283.29	0.5%	5.3%
Photographic Equip & Supplies	\$119.14	0.2%	\$124.66	0.2%	4.6%
Plumbing & Heating	\$56.27	0.1%	\$60.63	0.1%	7.7%
Property Taxes	\$1,595.15	3.3%	\$1,735.56	3.3%	8.8%
Public Transportation	\$542.48	1.1%	\$592.00	1.1%	9.1%
Records/Tapes/CD Purchases	\$133.72	0.3%	\$141.26	0.3%	0.0%
Recreational Equip & Supplies	\$1,078.72	2.2%	\$1,133.01	2.2%	5.0%
Rental Costs	\$2,131.13	4.4%	\$2,167.77	4.2%	1.7%
Roofing & Siding	\$77.25	0.2%	\$83.10	0.2%	7.6%
Satellite Dishes	\$10.46	0.0%	\$11.07	0.0%	5.8%
Shaving Needs	\$11.89	0.0%	\$12.61	0.0%	6.0%
Shelter	\$9,418.49	19.2%	\$10,076.29	19.3%	7.0%
Telephone Svc Excl Cell	\$774.22	1.6%	\$809.47	1.6%	4.6%
Televisions	\$121.66	0.2%	\$128.48	0.2%	5.6%
Transportation	\$9,926.39	20.3%	\$10,474.28	20.1%	5.5%
Tuition	\$989.24	2.0%	\$1,103.03	2.1%	11.5%
Used Car Purchase	\$869.93	1.8%	\$898.32	1.7%	3.3%
Used Truck Purchase	\$757.83	1.5%	\$781.58	1.5%	3.1%
Used Vehicle Purchase	\$1,627.76	3.3%	\$1,679.90	3.2%	3.2%
VCRs & Related Equipment	\$50.37	0.1%	\$53.18	0.1%	5.6%
Vehicle Insurance	\$1,126.42	2.3%	\$1,181.05	2.3%	4.9%
Vehicle Repair	\$766.93	1.6%	\$808.20	1.6%	5.4%
Vehicle Repair & Maintenance	\$774.61	1.6%	\$816.29	1.6%	5.4%
Video & Audio Equipment	\$961.33	2.0%	\$1,015.31	1.9%	5.6%
Video Game Hardware & Software	\$31.04	0.1%	\$32.81	0.1%	5.7%
Watches	\$26.74	0.1%	\$29.26	0.1%	9.4%
Women's Apparel	\$778.67	1.6%	\$828.75	1.6%	6.4%

*Consumer Expenditure  
Categories contain  
overlapping information and  
will therefore NOT add up to  
Total Household Expenditure*

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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**Date:** 03/04/09

**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: Hidden Hills Center Point

**Lat:** 33.746521 **Long:** -84.181513

**City:** Redan **Pop:** 37,989

**County:** DeKalb County **Pop:** 684,936

**Zip:** 30088 **Pop:** 28,894

## Consumer Expenditure Comparison Report

1 Miles: 3 Miles: 5 Miles:

### 2008 Consumer Expenditures (Average Household Annual Expenditures):

	1 Miles:	3 Miles:	5 Miles:
Total Households	3,799	29,077	79,435
Median Household Income	\$67,519	\$62,556	\$57,914
Total Average Household Expenditure	\$55,307	\$53,077	\$51,005
Airline Fares	\$406.52	\$384.74	\$366.68
Alcoholic Beverages	\$649.27	\$616.85	\$591.28
Alimony And Child Support	\$290.14	\$274.02	\$261.84
Apparel	\$2,672.66	\$2,561.98	\$2,463.43
Apparel Services And Accessories	\$419.38	\$397.38	\$378.98
Audio Equipment	\$93.52	\$90.04	\$86.78
Babysitting And Elderly Care	\$482.84	\$457.95	\$437.33
Books	\$66.08	\$63.25	\$60.85
Books And Supplies	\$189.27	\$176.27	\$168.31
Boys Apparel	\$134.33	\$129.78	\$124.88
Cellular Phone Service	\$431.13	\$417.76	\$406.17
Cigarettes	\$309.61	\$305.97	\$300.15
Computer Hardware	\$391.26	\$371.74	\$354.51
Computer Information Services	\$187.89	\$176.85	\$170.23
Computer Software	\$30.33	\$28.84	\$27.51
Contributions	\$2,047.12	\$1,921.52	\$1,822.45
Coolant And Other Fluids	\$8.58	\$8.28	\$7.97
Cosmetics and Perfume	\$113.09	\$108.78	\$104.67
Deodorants and Other Personal Care Products	\$31.13	\$29.95	\$28.89
Education	\$1,356.90	\$1,262.83	\$1,208.96
Electricity	\$1,385.12	\$1,347.02	\$1,311.39
Entertainment	\$3,110.39	\$2,977.33	\$2,853.18
Fees And Admissions	\$823.93	\$774.25	\$733.58
Finance Charges Excluding Mortgage And Vehicle	\$592.38	\$570.53	\$551.74
Floor Coverings	\$83.11	\$77.40	\$73.04

Food And Beverages	\$8,440.15	\$8,150.50	\$7,872.84
Food At Home	\$4,352.74	\$4,239.92	\$4,122.94
Food Away From Home	\$3,438.14	\$3,293.73	\$3,158.61
Footwear	\$419.01	\$407.69	\$396.15
Fuel Oil And Other Fuels	\$141.36	\$136.98	\$132.21
Funeral And Cemetery	\$99.58	\$96.41	\$92.61
Furniture	\$677.38	\$642.80	\$608.96
Gasoline And Oil	\$2,477.36	\$2,405.10	\$2,313.86
Gifts	\$1,459.79	\$1,373.97	\$1,310.32
Girls Apparel	\$187.28	\$179.98	\$172.49
Hair Care	\$61.81	\$59.44	\$57.33
Hard Surface Flooring	\$28.39	\$27.13	\$25.99
Health Care	\$3,261.03	\$3,167.19	\$3,074.60
Health Care Insurance	\$1,570.70	\$1,524.94	\$1,481.24
Health Care Services	\$798.75	\$775.72	\$754.35
Health Care Supplies And Equipment	\$891.58	\$866.52	\$839.02
Household Services	\$359.80	\$340.07	\$322.83
Household Supplies	\$887.60	\$842.01	\$798.74
Household Textiles	\$173.53	\$166.27	\$159.20
Housewares And Small Appliances	\$1,255.56	\$1,191.55	\$1,137.40
Indoor Plants And Fresh Flowers	\$80.04	\$75.61	\$72.44
Infants Apparel	\$122.85	\$117.73	\$113.09
Jewelry	\$167.35	\$158.67	\$150.96
Legal And Accounting	\$110.08	\$106.25	\$102.45
Magazines	\$36.98	\$35.42	\$34.08
Major Appliances	\$279.70	\$267.97	\$255.99
Mass Transit	\$109.31	\$103.51	\$98.58
Men's Apparel	\$509.70	\$487.07	\$467.17
Mortgage Interest	\$4,537.37	\$4,308.04	\$4,089.57
Natural Gas	\$533.85	\$516.97	\$501.53
New Car Purchased	\$1,344.22	\$1,274.54	\$1,210.86
New Truck Purchased	\$1,596.89	\$1,514.35	\$1,436.96
New Vehicle Purchase	\$2,941.11	\$2,788.88	\$2,647.82
Newspapers	\$77.03	\$73.78	\$71.00
Oral Hygeine Products	\$28.69	\$27.58	\$26.58
Other Lodging	\$644.20	\$595.97	\$567.63
Other Miscellaneous Expenses	\$113.90	\$109.74	\$106.15
Other Repairs And Maintenance	\$162.42	\$154.95	\$148.61
Other Tobacco Products	\$34.47	\$34.07	\$33.44
Other Transportation Costs	\$638.29	\$608.64	\$580.55
Other Utilities	\$445.21	\$431.58	\$417.25
Paint And Wallpaper	\$71.70	\$68.52	\$65.77
Personal Care Products	\$186.25	\$179.15	\$172.49
Personal Care Services	\$535.43	\$514.91	\$495.83
Personal Insurance	\$569.53	\$538.17	\$512.01

Pet Supplies And Services	\$301.38	\$290.33	\$279.44
Photographic Equipment And Supplies	\$133.52	\$128.40	\$123.74
Plumbing And Heating	\$64.75	\$61.83	\$58.91
Property Taxes	\$1,865.72	\$1,765.68	\$1,674.68
Public Transportation	\$631.02	\$597.30	\$569.37
Records / Tapes / CD Purchases	\$148.80	\$143.36	\$138.58
Recreational Equipment And Supplies	\$1,214.91	\$1,170.21	\$1,122.55
Rental Costs	\$2,170.30	\$2,174.14	\$2,161.58
Roofing And Siding	\$88.46	\$84.58	\$80.79
Satellite Dishes	\$11.68	\$11.28	\$10.86
Shaving Needs	\$13.34	\$12.83	\$12.35
Shelter	\$10,659.94	\$10,220.38	\$9,815.28
Telephone Service Excl Cell Phones	\$850.09	\$823.87	\$799.54
Televisions	\$136.09	\$131.34	\$126.38
Transportation	\$11,186.28	\$10,778.19	\$10,330.55
Tuition	\$1,167.63	\$1,086.56	\$1,040.65
Used Car Purchase	\$942.34	\$927.19	\$895.87
Used Truck Purchase	\$823.15	\$810.82	\$781.67
Used Vehicle Purchase	\$1,765.49	\$1,738.01	\$1,677.54
VCRs And Related Equipment	\$56.17	\$54.15	\$52.25
Vehicle Insurance	\$1,251.53	\$1,210.38	\$1,167.55
Vehicle Repair	\$855.73	\$826.26	\$796.03
Vehicle Repair And Maintenance	\$864.31	\$834.54	\$804.00
Video And Audio Equipment	\$1,071.55	\$1,032.88	\$997.05
Video Game Hardware And Software	\$34.52	\$33.30	\$32.19
Watches	\$30.98	\$29.31	\$28.01
Women's Apparel	\$880.11	\$842.36	\$810.67

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	1 Miles:	3 Miles:	5 Miles:
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**2013 Consumer Expenditures (Ave HH Exp):**

Total Households	3,754	30,225	82,635
Median Household Income	\$74,607	\$69,165	\$64,429
Total Average Household Expenditure	\$59,171	\$56,548	\$54,300
Airline Fares	\$447.21	\$421.35	\$400.91
Alcoholic Beverages	\$702.29	\$665.91	\$637.24
Alimony And Child Support	\$319.21	\$300.36	\$286.46
Apparel	\$2,867.35	\$2,738.26	\$2,630.35
Apparel Services And Accessories	\$463.17	\$436.18	\$415.42
Audio Equipment	\$99.36	\$95.26	\$91.76
Babysitting And Elderly Care	\$530.83	\$501.12	\$477.98

Books	\$70.89	\$67.51	\$64.88
Books And Supplies	\$212.63	\$197.60	\$188.08
Boys Apparel	\$144.58	\$139.22	\$133.98
Cellular Phone Service	\$452.82	\$436.73	\$424.57
Cigarettes	\$315.40	\$310.32	\$304.76
Computer Hardware	\$423.43	\$400.58	\$381.85
Computer Information Services	\$203.87	\$191.20	\$183.87
Computer Software	\$32.82	\$31.07	\$29.62
Contributions	\$2,266.62	\$2,127.21	\$2,013.62
Coolant And Other Fluids	\$9.08	\$8.73	\$8.40
Cosmetics and Perfume	\$120.78	\$115.56	\$111.12
Deodorants and Other Personal Care Products	\$33.26	\$31.84	\$30.69
Education	\$1,523.98	\$1,415.15	\$1,350.19
Electricity	\$1,446.75	\$1,400.65	\$1,363.47
Entertainment	\$3,334.52	\$3,179.57	\$3,043.43
Fees And Admissions	\$912.96	\$856.34	\$810.23
Finance Charges Excluding Mortgage And Vehicle	\$625.96	\$601.14	\$581.26
Floor Coverings	\$93.05	\$86.14	\$81.11
Food And Beverages	\$8,943.71	\$8,600.14	\$8,302.65
Food At Home	\$4,556.71	\$4,418.60	\$4,295.91
Food Away From Home	\$3,684.71	\$3,515.63	\$3,369.50
Footwear	\$441.38	\$427.30	\$415.23
Fuel Oil And Other Fuels	\$148.72	\$143.47	\$138.42
Funeral And Cemetery	\$105.81	\$102.17	\$98.18
Furniture	\$735.99	\$695.93	\$658.92
Gasoline And Oil	\$2,594.43	\$2,507.81	\$2,413.74
Gifts	\$1,601.83	\$1,505.34	\$1,432.89
Girls Apparel	\$201.09	\$193.07	\$184.80
Hair Care	\$66.03	\$63.17	\$60.88
Hard Surface Flooring	\$30.85	\$29.28	\$28.00
Health Care	\$3,416.35	\$3,302.89	\$3,205.69
Health Care Insurance	\$1,642.83	\$1,587.73	\$1,541.84
Health Care Services	\$840.07	\$811.98	\$789.55
Health Care Supplies And Equipment	\$933.45	\$903.17	\$874.30
Household Services	\$394.97	\$371.94	\$352.53
Household Supplies	\$974.44	\$920.46	\$871.97
Household Textiles	\$185.98	\$177.34	\$169.59
Housewares And Small Appliances	\$1,359.12	\$1,284.36	\$1,225.43
Indoor Plants And Fresh Flowers	\$86.44	\$81.32	\$77.86
Infants Apparel	\$130.54	\$125.03	\$119.89
Jewelry	\$184.91	\$174.26	\$165.59
Legal And Accounting	\$116.56	\$112.20	\$108.19
Magazines	\$39.67	\$37.79	\$36.32
Major Appliances	\$299.03	\$285.21	\$272.22
Mass Transit	\$120.13	\$113.24	\$107.66

Men's Apparel	\$545.55	\$519.34	\$497.97
Mortgage Interest	\$4,937.55	\$4,670.49	\$4,431.81
Natural Gas	\$564.16	\$543.87	\$527.22
New Car Purchased	\$1,446.30	\$1,368.09	\$1,298.95
New Truck Purchased	\$1,717.17	\$1,624.46	\$1,540.54
New Vehicle Purchase	\$3,163.47	\$2,992.55	\$2,839.49
Newspapers	\$82.70	\$78.82	\$75.76
Oral Hygeine Products	\$30.63	\$29.30	\$28.21
Other Lodging	\$721.52	\$666.24	\$632.57
Other Miscellaneous Expenses	\$120.43	\$115.71	\$111.91
Other Repairs And Maintenance	\$176.45	\$167.19	\$160.14
Other Tobacco Products	\$35.09	\$34.53	\$33.93
Other Transportation Costs	\$691.18	\$656.59	\$625.76
Other Utilities	\$469.14	\$452.85	\$437.65
Paint And Wallpaper	\$77.73	\$73.77	\$70.72
Personal Care Products	\$198.91	\$190.32	\$183.12
Personal Care Services	\$571.34	\$546.51	\$525.88
Personal Insurance	\$624.92	\$588.61	\$559.11
Pet Supplies And Services	\$319.35	\$306.29	\$294.47
Photographic Equipment And Supplies	\$140.61	\$134.63	\$129.57
Plumbing And Heating	\$70.41	\$66.78	\$63.56
Property Taxes	\$2,038.93	\$1,924.83	\$1,823.72
Public Transportation	\$694.30	\$654.25	\$622.63
Records / Tapes / CD Purchases	\$158.03	\$151.60	\$146.46
Recreational Equipment And Supplies	\$1,283.93	\$1,231.36	\$1,179.77
Rental Costs	\$2,215.26	\$2,208.26	\$2,199.11
Roofing And Siding	\$96.06	\$91.22	\$87.04
Satellite Dishes	\$12.43	\$11.95	\$11.50
Shaving Needs	\$14.25	\$13.62	\$13.11
Shelter	\$11,477.72	\$10,952.93	\$10,509.45
Telephone Service Excl Cell Phones	\$893.28	\$861.75	\$836.22
Televisions	\$144.44	\$138.80	\$133.50
Transportation	\$11,852.58	\$11,371.78	\$10,901.42
Tuition	\$1,311.34	\$1,217.55	\$1,162.11
Used Car Purchase	\$976.28	\$955.06	\$925.06
Used Truck Purchase	\$851.72	\$834.08	\$806.08
Used Vehicle Purchase	\$1,828.00	\$1,789.14	\$1,731.14
VCRs And Related Equipment	\$59.62	\$57.22	\$55.19
Vehicle Insurance	\$1,317.39	\$1,268.85	\$1,224.17
Vehicle Repair	\$906.21	\$870.96	\$839.00
Vehicle Repair And Maintenance	\$915.29	\$879.68	\$847.39
Video And Audio Equipment	\$1,137.62	\$1,091.88	\$1,053.43
Video Game Hardware And Software	\$36.68	\$35.23	\$34.04
Watches	\$34.23	\$32.20	\$30.72
Women's Apparel	\$941.04	\$898.12	\$863.06

*Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure*

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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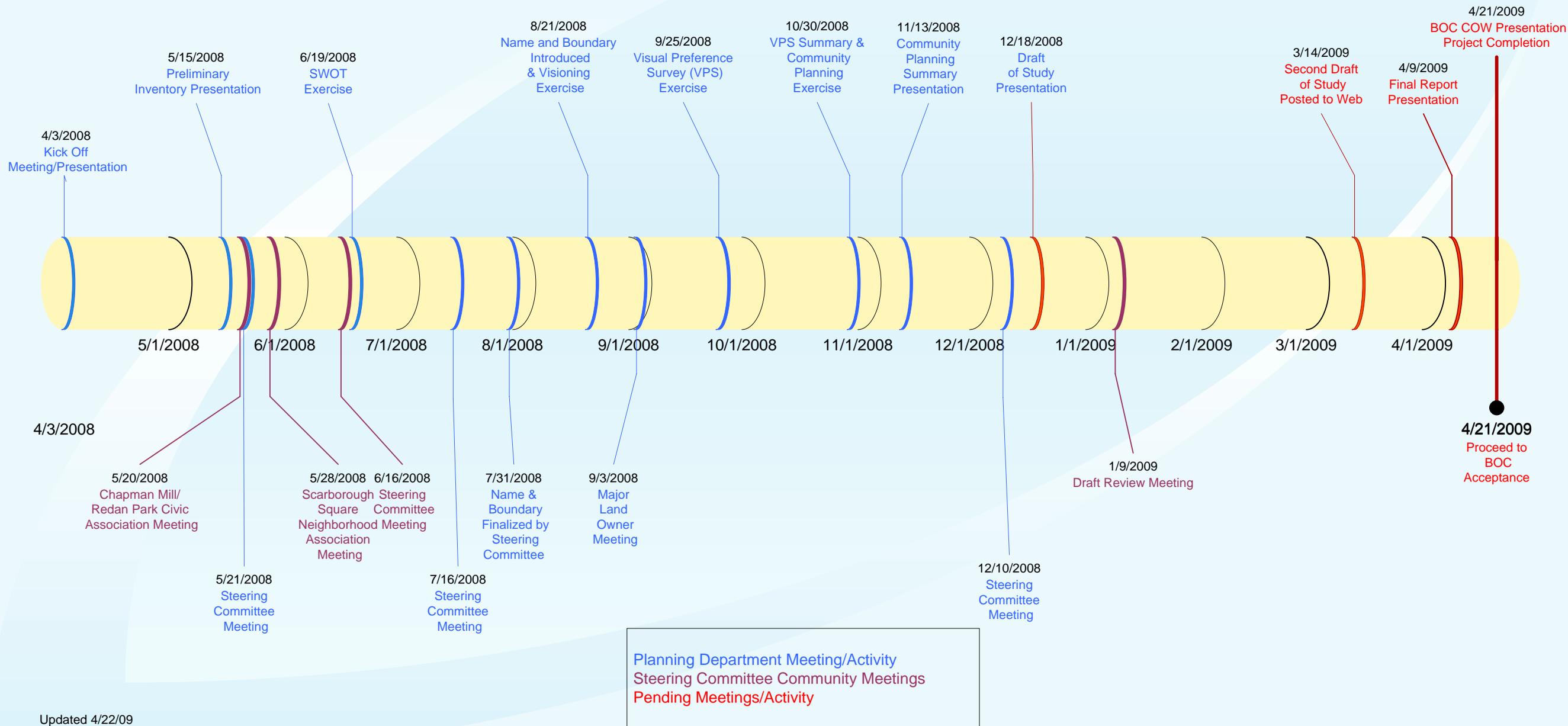
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**Appendix C:**  
Project Timeline

# Greater Hidden Hills Community Overlay Study Timeline



Planning Department Meeting/Activity  
 Steering Committee Community Meetings  
 Pending Meetings/Activity