

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: Michael Gamble

Applicant E-Mail Address: mgamble@gg-architects.com

Applicant Mailing Address: Gamble + Gamble Architects, 935 Myrtle St NE, Atlanta, GA 30309

Applicant Daytime Phone: 404-808-3708 Fax: -----

Owner Name: Haiden Ali Sultan

If more than one owner, attach list of owners.

Owner Mailing Address: 2411 Cravey Dr NE, Atlanta, GA 30345

Owner Daytime Phone: 770-826-4082 atl. 404-408-9899

Address of Subject Property: 2382 Lawrenceville Hwy, Decatur, GA 30033

Parcel ID#: 18 116 01 031

Acreage: 0.81 Commission District: 04

Present Zoning District(s): OI

Proposed Zoning District: MR-2

Present Land Use Designation: CRC

Proposed Land Use Designation (if applicable): _____

2382 Lawrenceville Highway | Community Meeting Contacts

	Name	Type	Mailing Address	Email Address	Telephone	How obtained	How to contact	
Neighbors within 500 feet	Signature Automotive Specialists	Business	2346 Lawrenceville Hwy, Decatur, GA 30033		404-634-3937	Google Maps	certified mail	
	Focus Insurance Group	Business	2373 Lawrenceville Hwy, Decatur, GA 30033		404-633-3333	Google Maps	certified mail	
	Amazing Pediatrics	Business	2403 Lawrenceville Hwy, Decatur, GA 30033		770-696-2968	Google Maps	certified mail	
	Norgate Manor Condominium	Association	2496 Lawrenceville Hwy, Decatur, GA 30033			Google Maps	certified mail	
	Summit Grove Apartments	Business	2340 Lawrenceville Hwy, Decatur, GA 30033		404-634-8929	Google Maps	certified mail	
	Radiotherapy Clinics of Georgia	Business	2349 Lawrenceville Hwy, Decatur, GA 30033		404-320-1550	Google Maps	certified mail	
	Unknown Business	Business	2348 Lawrenceville Hwy, Decatur, GA 30033			Google Maps	certified mail	
	Unknown Business	Business	2339 Lawrenceville Hwy, Decatur, GA 30033			Google Maps	certified mail	
	Unknown Business	Business	2385 Lawrenceville Hwy, Decatur, GA 30033			Google Maps	certified mail	
	Private Person	Single Family Home	1264 Robinwood Rd, Decatur, GA 30033			Google Maps	certified mail	
	Private Person	Single Family Home	1256 Robinwood Rd, Decatur, GA 30033			Google Maps	certified mail	
	Associations within 0.5 mile	Berkeley Square Condominiums	Association	2400 Harcourt Dr, Decatur, GA 30033		800-403-3407	Google Maps	certified mail
Laurel Ridge Civic Association Linda Gricas		Association		linda_j_grivas@fc.dekalb.k12.ga.us		Dekalb GIS	e-mail	
Laurel Ridge Shamrock Civic Association Marylee Putnam		Association		laurelridgeshamrock@mail.com		Dekalb GIS	e-mail	
Oakhill Place - McLendon Neighborhood Tina Cox		Association		tinaacox@yahoo.com		Dekalb GIS	e-mail	
District 4 Council		Council Member		allisongroup40@gmail.com		From planning staff	e-mail	
		Council Member		jarring55@gmail.com		From planning staff	e-mail	
		Council Member		wesleyabrooks@gmail.com		From planning staff	e-mail	
		Council Member		NJQB@outlook.com		From planning staff	e-mail	
		Council Member		04corvette@bellsouth.net		From planning staff	e-mail	
		Council Member		legal51996@yahoo.com		From planning staff	e-mail	
		Council Member		conward.jones07@gmail.com		From planning staff	e-mail	
		Council Member		grammymix@gmail.com		From planning staff	e-mail	
		Council Member		ojionwudegu@yahoo.com		From planning staff	e-mail	
		Council Member		evorari@bellsouth.net		From planning staff	e-mail	
		Council Member		richardr_im@yahoo.com		From planning staff	e-mail	
		Council Member		a22stewart@att.net		From planning staff	e-mail	
		Council Member		vic@furiousdreams.com		From planning staff	e-mail	
	Council Member		ahart.vann@gmail.com		From planning staff	e-mail		
	Council Member		ledmond25@gmail.com		From planning staff	e-mail		
County Departments	Economic Development	Dekalb Gov		Info@decidedekalb.com	404-687-2730	From planning staff	e-mail	
	Community Development	Dekalb Gov		311CCC@dekalbcountyga.gov	404-371-2727	From planning staff	e-mail	

G + G
ARCHITECTS

ARCHITECTURE
INTERIORS
PLANNING

February 2, 2021

REZONING NOTIFICATION

Dear Neighbor,

We will be filing a rezoning application on behalf of the owners for a property located at 2382 Lawrenceville Highway, Decatur, GA 30033. The proposed rezoning designation is MR-2 and the proposed project will encompass a townhome development consisting of 9 units.

We have scheduled a community meeting to present the proposed site plan and to answer any questions. The meeting will be held remotely via video conference on:

Tuesday, February 23rd, 2021 at 7 pm

Please use the following Zoom link to access the meeting:

<https://us02web.zoom.us/j/89859933856>

Meeting ID: 898 5993 3856

One tap mobile: +19294362866,,89859933856# US (New York), +13017158592,,89859933856# US (Washington DC)

Dial by your location: +1 929 436 2866 US (New York), +1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago), +1 669 900 6833 US (San Jose), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

We're looking forward to meeting with you.

Best regards,

Michael Gamble

Principal Architect

mgamble@gg-architects.com

935 MYRTLE STREET N.E.
ATLANTA . GEORGIA . 30309
WWW.GG-ARCHITECTS.COM
T 404 . 875 . 7751

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Subject: Rezoning Notification | 2382 Lawrenceville Highway

Date: Thursday, February 4, 2021 at 10:47:38 AM Eastern Standard Time

From: Kasia Zycinska

To: linda_j_grivas@fc.dekalb.k12.ga.us, laurelridgeshamrock@mail.com, tinaacox@yahoo.com, allisongroup40@gmail.com, jarring55@gmail.com, wesleyabrooks@gmail.com, NJQB@outlook.com, 04corvette@bellsouth.net, legal51996@yahoo.com, conward.jones07@gmail.com, grammymix@gmail.com, ojionwudegu@yahoo.com, evorari@bellsouth.net, richardr_im@yahoo.com, a22stewart@att.net, vic@furiousdreams.com, ahart.vann@gmail.com, ledmond25@gmail.com, Info@decidedekalb.com, 311CCC@dekalbcountyga.gov

CC: Michael Gamble, Lee Ann Gamble, Reid, John

BCC: Kasia Zycinska

Dear All,

We will be filing a rezoning application on behalf of the owners for a property located at 2382 Lawrenceville Highway, Decatur, GA 30033.

The proposed rezoning designation is MR-2 and the proposed project will encompass a townhome development.

We have scheduled a community meeting to present the proposed site plan and to answer any questions. The meeting will be held remotely via video conference on:

Tuesday, February 23rd, 2021 at 07:00 pm Eastern Time

Please use the Zoom link below to access the meeting:

<https://us02web.zoom.us/j/89859933856>

Meeting ID: 898 5993 3856

One tap mobile

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+1 669 900 6833 US (San Jose)

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+1 346 248 7799 US (Houston)

Meeting ID: 898 5993 3856

Find your local number: <https://us02web.zoom.us/u/knhbz2xhs>

We're looking forward to meeting with you.

Best regards,

Kasia

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Meeting Minutes

2382 Lawrenceville Highway Rezoning Intent Community Meeting

Date: Tuesday, February 23, 2021 | 7:00 pm

Location: Remote, Zoom video conference

Hosts: Michael Gamble – Gamble + Gamble Architects
Kasia Zycinska – Gamble + Gamble Architects

Attendees: Victoria Webb
Janet C.
Matt Leatherman
Ja Jarrington

Minutes By: Kasia Zycinska, transcribed from meeting's video recording

Items Discussed:

1. Meeting begun at 7:00 pm. Due to low number of participants, the hosts gave the potential attendees 10 minutes to gather before presenting.
2. At 7:10 pm, Michael Gamble, the firm's principal introduced the architecture team hired by Jalal Sultan to prepare the rezoning application of 2382 Lawrenceville Highway for future development of medium density housing on the site.
3. Kasia Zycinska, senior associate of the firm and the project lead gave the property overview and its existing condition. Kasia presented the existing survey depicting 2382 Lawrenceville Highway and the adjacent property 2322 Lawrenceville Highway that are both own by their client.
4. The properties are currently zoned OI (Office Institutional) and 2382 Lawrenceville Highway is proposed to be rezoned to MR-2. (Please note that Kasia misspoke in the video recording and said MR-3; the drawings presented list the correct rezoning designation of MR-2)

5. Kasia presented the proposed site plan drawing along with the street view elevation and tabulated site and site plan information as anticipated to be submitted to the county as a part of the official application.

6. Kasia discusses the aspects of the proposed site plan:

- Existing curb cut will be maintain as well as the existing sidewalk zones that currently meet the zoning requirements
- The proposed structures will be positioned at the same elevation as the existing tennis courts
- Nine (9) three-story townhomes are proposed, 6 in the front and 3 in the rear connected by a private drive allowing access to double car garages
- The typical awkwardness of a triangle site was used advantageously to create green spaces at the triangle peaks
- The proposed site is traversed by a continuous sidewalk connecting the dwelling and green spaces
- Beyond the 2 parking spaces within each of the dwelling's garage, 2 surface guest parking spaces are proposed in keeping with the max. 0.25 per dwelling guest parking allowed per zoning
- Proposed building material are in line with zoning regulations - mix of brick, stucco and cementitious lap siding shown in elevation drawing
- The building frontage is anticipated to be articulated with front porches, planter and balconies.
- Michael Gamble states that the design team has met with the county departments to discuss the proposed site plan: trash, fire, water management, site development, etc. and have taken their comments into consideration in preparation of the final site plan being presented
- Kasia and Michael opened the floor to questions: Ja Jarrington asked what the neighboring properties are zoned as. Kasia stated that the property to the north of the site is zoned MR-2 and the adjacent site to the south-west owned by their client is zoned OI. Kasia showed the survey noting the zoning, as well as google earlier view to showing what's located on the neighboring properties. Michael discussed the existing conditions illustrated by the Google aerial view.
- While waiting for more questions, Kasia went over the tabulated site plan information:
- Max amount of dwellings in MR-2 is 12 dwellings per acre and proposed site of 0.81 acres will max out the allowable dwelling count at the proposed 9 dwellings
- The max front setback is 20 ft and the proposed front structures will be positioned 20 ft from the property line. The rear setback in MR-2 is min. of 15 feet, and the proposed rear structures will be positioned 20 ft from the property line to give them some relief from the adjacent property and provide ample room for sidewalk and landscaping.

7. Victoria had questions:

- are you building on the tennis courts? Is there an existing drop-off at this site? Kasia presented an image of the existing condition showing the steep topography along the front of the site and stated that the proposed structures will be constructed beyond the site drop-off at the elevation of the existing tennis courts.

- Victoria noted that the site does appear to have existing drainage issues and asked how that will be addressed. Michael Gamble addressed the proposed water mitigation strategy for the site.
 - Victoria asked if a detention pond will need to be added. Michael stated one will not be needed that there will be a water detention underground pipe put in place.
 - Victoria asked about tree removal. Michael stated that there will be very little tree removal needed, only few small trees, and more trees will be planted. He added that he has discussed the matter with the county arborist who was satisfied with the proposed plan.
8. Victoria received community members questions via text messages and relayed them to the design team:
- Asked to speak about the additional parking spaces and plan for garage/dumpster/recycling. Kasia stated that the each townhouse will have a double car garage and zoning also allows for guest parking which is derived as a percentage of the total dwelling count. Per 9 dwellings the project is allowed little over 2 spaces ($0.25 \times 9 = 2.25$). They will be located in the rear of the site, as an extension of the driveway pavement. Kasia shoed on the site plan that the residents will have their own individual trash and recycling cans and there will be a designated area to place these on the day of the pick up conveniently located for a truck to come in and out of the site without need to an extensive turn around.
 - Will there be a deceleration lane? Kasia stated that 9 dwellings do not warrant the need for deceleration lane. The existing shared curb cut will serve both of the properties as it does currently. Michael added that GDOT requires a decelerations lane for 31 or more dwellings - much more density than the proposed site plan.
 - Will there be HOA? Kasia stated that there will be HOA; these units will not be fee-simple; the parcel and its amenities will be co-owned by the 9 residents.
 - Michael brought up the firm's track record with similar projects. Kasia suggested reviewing the firms website, www.gg-architects.com, to get the sense of the design work and expertise their provide. Victoria asked where Gamble+Gamble other projects are located. Kasia stated that the firm does local work in central Atlanta, in Midtown and along the Beltline, and welcomed to visit their website.
 - Price point for the proposed units? Kasia said that the anticipated price will be \$160 per sq foot with 2,000 sf of heated space their price will be around \$300-325k per unit.
 - Michael pointed out that Gamble+Gamble has been working in town for the last 30 years and have experience with projects alike and welcomed the neighbors to contact them with any questions that may have
 - Will the project be gated? Kasia said that is it not anticipated to be a gated community and asked if this is a preference and if so, they may consider it when designing. Michael added that typically for townhomes at this scale the firm has typically not been created gated communities. Victoria stated that the neighboring communities are typically not gated either but the question is asking for the design team to having safety in mind to which Kasia replied that they will. Michael added there will be a fence in the rear but they would prefer not to have one along the street frontage and urged the neighbors to consider it. Victoria stated that she typically prefers no fence.

- Victoria stated she wished more community members have showed up and that she posted on Facebook and Next Door regarding this meeting.
- Michael stated that the team will share the recording and they are open to email questions if any arise. He also added that the firms website showcases similar projects if anyone had the interest to review.
- Victoria asked to clarify the proposed zoning designation. Kasia apologized that she initially misspoke and said MR-3, but meant to say MR-2.
- Victoria stated that she thought this was a fine location for a townhouse development
- Another community question came in via message to Victoria: How many total parking spaces. Kasia answered: 20 total, 18 in parking garages and 2 surface guest parking spaces. Kasia noted that this is the max amount parking spaces allowed by zoning.
- Victoria asked about street tree planting. Kasia stated that more trees are required compared to what's existing and during the site development the additional trees will be planted along the street frontage to meet the zoning regulations.
- Victoria asked if the existing topography along the street frontage be graded? Kasia stated that no, the frontage topography will remain intact, just more trees will be planted.
- Victoria received another question from a neighbor regarding the proposed site lighting. Kasia stated that the proposed site plan is not developed to the extent to show site lighting yet, but it will provide what's required by Municode regarding site lighting and additionally the units will have decorative porch lights and lights at the rear garages. Victoria asked to consider if the team could consider night sky friendly lighting and Kasia said that the team would and the team will add a note to the site plan before submission regarding site lighting.
- Victoria received last question to relay: if the team has received any response to the notices that they sent out. Kasia said that she has not and asked Michael if he has but he also stated that no one got in touch with him.

--- End of Meeting Minutes ---

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PLANNING

February 18, 2020

DeKalb County
Department of Planning and Sustainability
1300 Commerce Drive
Decatur, GA 30030
404-371-2000

Rezoning Application - 2382 Lawrenceville Hwy
Current Zoning: OI | Proposed Zoning: MR-2

SUMMARY OF PROPOSED PROJECT

This Application seeks the rezoning, from OI to MR-2 of the parcel totaling 0.81 acres of previously developed land located in 18th District of DeKalb County, parcel number 18 116 01 031 with frontage on Lawrenceville Highway, to permit the development of single family attached homes.

The proposed parcel development plan provides for 9 single family attached homes with a private rear driveway accessed from Lawrenceville Highway via an existing, but relocated curb cut shared with adjacent neighbor and governed by access easement agreement. Each home will be approx. 2,000 sf of heated space with a double-car garage accessed from the rear drive.

935 MYRTLE STREET N.E.
ATLANTA . GEORGIA . 30309
WWW.GG-ARCHITECTS.COM
T 404 . 875 . 7751
F 404 . 875 . 9266

φ

DOCUMENTED IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan:

The proposed rezoning is consistent with the written policies in the Comprehensive Plan with regard to promote redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors.

The land use imposed on this parcel is Commercial Redevelopment Corridor (CRC). Based on DeKalb County Comprehensive Plan 2035, page 70, townhomes are one of the primary uses designated for. This Application is therefore in compliance with the adopted Land Use Plan and consistent with the purpose and intent of the MR-2 designation, while the Subject Property is appropriate for the proposed development.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposed single-family development is compatible in view of the adjacent and nearby uses. The single-family units will provide needed variety to the residential opportunities in the area. The locational advantage of the neighborhood as a hub for business, retail and entertainment attracted medium density development in recent decades driving the potential for developments such as is proposed.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The current site is a vacant parking lot offering little economic use while the triangle shaped buildable area renders this site undevelopable for many commercial uses, maintaining it unutilized.

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.:

There will not be any adverse effect upon the use or usability of adjacent or nearby properties. The future residents of the subject may help support the amenity uses in the adjacent development through association

membership. The existing residential uses to the north-west of the site will benefit from proposed tree cover on Subject Property, mitigating traffic noise from Lawrenceville Highway.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:

The neighborhood character is predominately small commercial along Lawrenceville Highway surrounded by suburban single-family homes. The proposed development is appropriate for the area and will fit well into the character of the neighborhood. The architecture of the proposed development is intended to be in keep with the existing transitional style of the adjacent properties.

There is little land available in the corridor that is not developed at near its economic limit. This development will have negligible effects on balance of land use.

The proposed use is suitable as there is only a limited triangle shaped buildable area available with steep frontage topography all best served by a single-family development. Single-family development has the most flexibility to adapt to existing site conditions while providing much needed density along Lawrenceville corridor.

As the proposed development will be located in the central, currently asphalt-paved area of the property, the existing boundary and setback trees will be preserved.

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.:

There proposed development will not adversely affect the historic building or sites in the area or have an impact on nay archeological resources.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.:

This development will have negligible effects on existing street, public transportation, utilities or local schools as it will consist of only 9 single family residences.

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H. **Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

As the current use of the site is a vacant parking lot lacking tree coverage and contributing to a heat island effect, the proposed use will enhance the built and natural environment of the area with water runoff mitigation, landscaping, and planting of several new trees.

CONCLUSION

The proposed Rezoning Application is consistent with the intent of the Comprehensive Plan and compatible with the surrounding properties and uses. It will result in an improvement to the existing conditions and property values in the area. Thus, the Applicant respectfully requests the approval of the rezoning request.

Best regards,

Michael Gamble

935 Myrtle St NE
Atlanta, GA 30309
404.875.7751 - 2#
mgamble@gg-architects.com

935 MYRTLE STREET N.E.
ATLANTA . GEORGIA . 30309
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T 404 . 875 . 7751
F 404 . 875 . 9266

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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 1/22/21

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
- (X) REZONE
- () MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), HAIDER SULTAN
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Michael Gamble, Gamble + Gamble Architects

(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

Quakeisha Thomason
Notary Public

QUAKEISHA THOMASON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Dec. 4, 2023

Notary Public

Notary Public

Haider Sultan
Owner

Owner

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

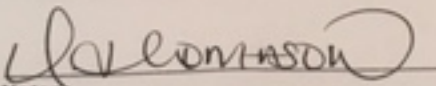
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

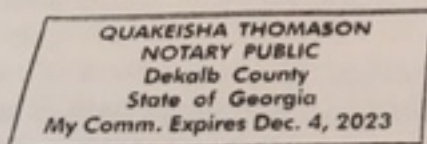
Yes _____ No

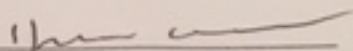
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.


Notary




Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?


Yes _____ No *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

*Notary seal not needed if answer is "no".



LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
P	PROPERTY LINE	CL	CENTER LINE
F	FIRE HYDRANT	CD	DRAINAGE DIRECTION
V	VALVE	HN	HOUSE NUMBER
WM	WATER MAIN	IPF	IRON PIN FOUND
MH	MANHOLE	IPS	IRON PIN SET
SL	SEWER LINE	EP	ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
GL	GAS LINE	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
N&C	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RB	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING

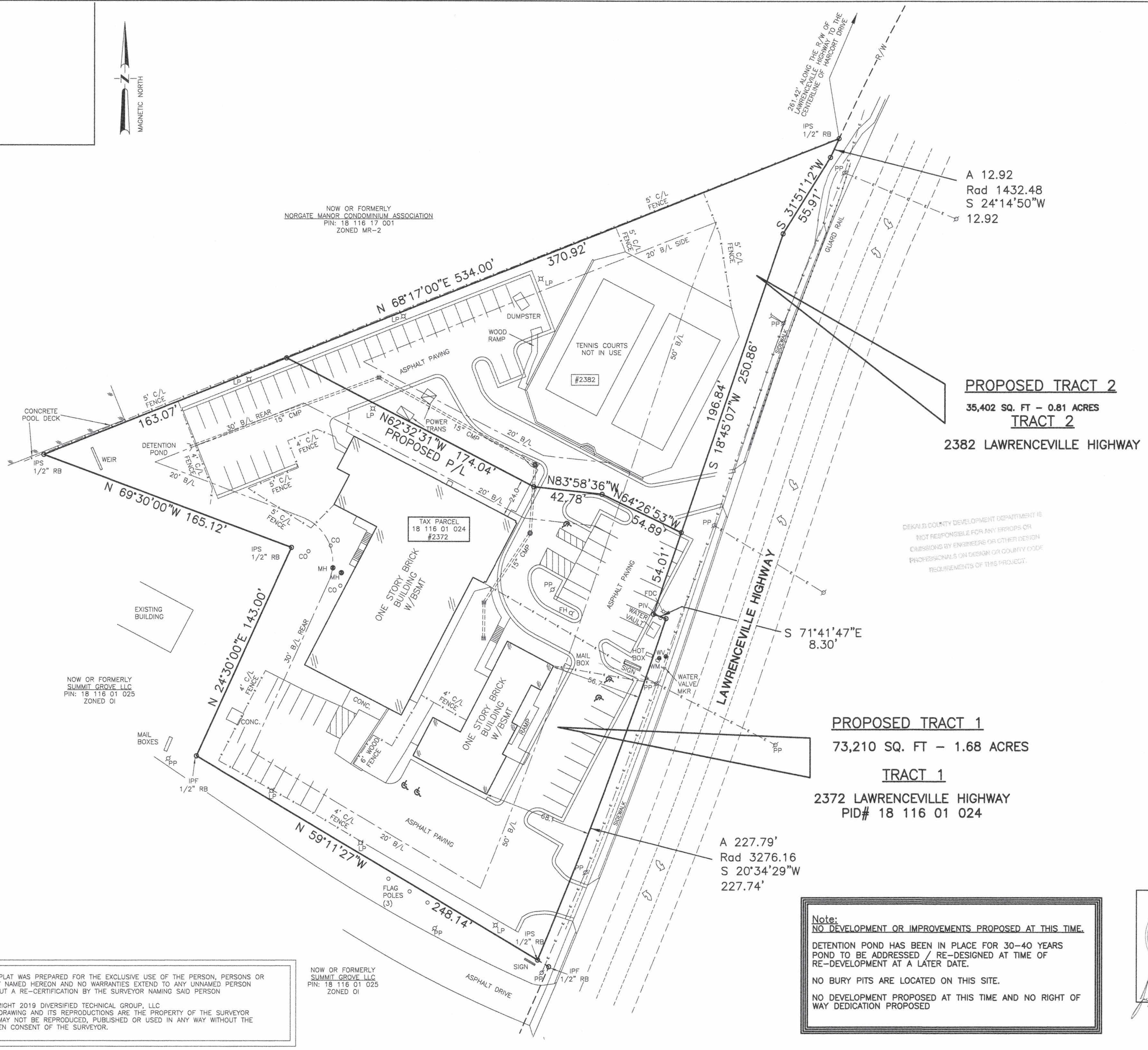
NOW OR FORMERLY
 NORGATE MANOR CONDOMINIUM ASSOCIATION
 PIN: 18 116 17 001
 ZONED MR-2

NOW OR FORMERLY
 SUMMIT GROVE LLC
 PIN: 18 116 01 025
 ZONED O1

NOW OR FORMERLY
 SUMMIT GROVE LLC
 PIN: 18 116 01 025
 ZONED O1

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

COPYRIGHT 2019 DIVERSIFIED TECHNICAL GROUP, LLC
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



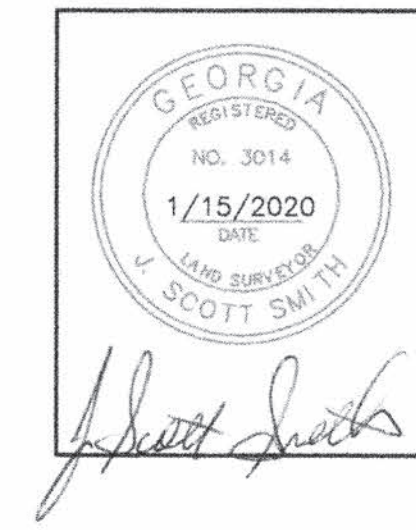
Lot Coverage Tract 1:
 TRACT 1 - IMPERVIOUS AREA = 48,964 SF
 TOTAL AREA= 73,210 SF
 EXISTING LOT COVERAGE = 0.66% COVERAGE

Lot Coverage Tract 2:
 TRACT 1 - IMPERVIOUS AREA = 22,443 SF
 TOTAL AREA= 35,402 SF
 EXISTING LOT COVERAGE = 0.63% COVERAGE

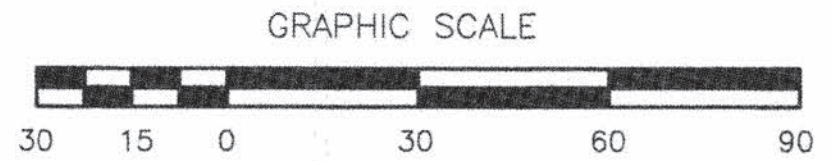
Note:
 NO DEVELOPMENT IS PROPOSED

Note:
 NO DEMOLITION IS PROPOSED

Note:
 NO DEVELOPMENT OR IMPROVEMENTS PROPOSED AT THIS TIME.
 DETENTION POND HAS BEEN IN PLACE FOR 30-40 YEARS
 POND TO BE ADDRESSED / RE-DESIGNED AT TIME OF
 RE-DEVELOPMENT AT A LATER DATE.
 NO BURY PITS ARE LOCATED ON THIS SITE.
 NO DEVELOPMENT PROPOSED AT THIS TIME AND NO RIGHT OF
 WAY DEDICATION PROPOSED



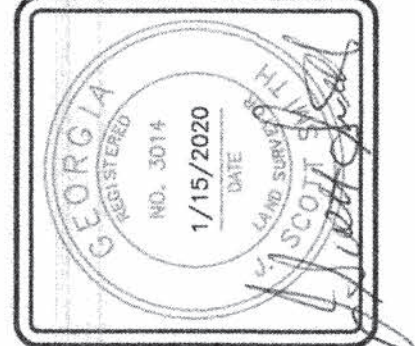
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



REVISIONS

NO.	DATE	BY	DESCRIPTION
7	1/15/20	J.S.S.	GIS COMMENTS
6	12/21/19	J.S.S.	GIS COMMENTS
5	9/26/19	J.S.S.	GIS COMMENTS
4	9/21/19	J.S.S.	GIS COMMENTS
3	6/18/19	J.S.S.	GIS COMMENTS
2	4/11/19	J.S.S.	COMMENTS

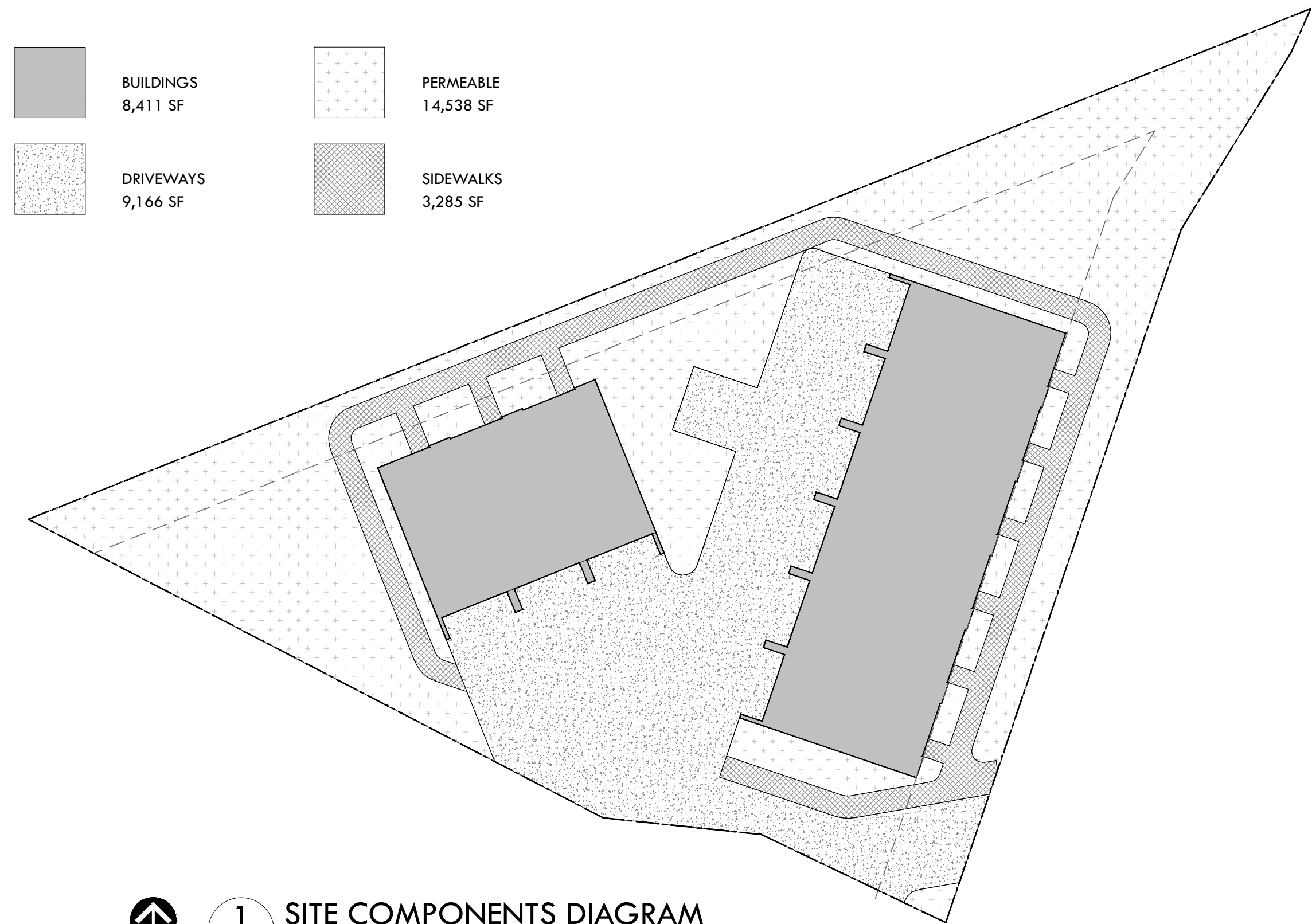
DIVERSIFIED TECHNICAL GROUP, L.L.C.
 LAND SURVEYORS - LAND PLANNERS
 Land Surveying Firm License# 587
 2700 BRASELTON HIGHWAY
 SUITE 10-430
 Dacula, Georgia 30019
 PH: 770-614-7095
 EMAIL: Digsurvey@dtgllc.com



PROPOSED CONDITIONS
 Proposed Lot Division Plan
 The Original Diamond Company
 LAND LOTS(S): 116 DISTRICT: 18
 DEKALB COUNTY, GEORGIA

DATE DRAWN CHECKED
 12/29/17 J.S.S. J.S.S.
 SCALE 1"= 30'
Proposed Conditions

PROJECT NUMBER
 17264-D
3
 DRAWING NUMBER
 SHEET 3 OF 3



SITE LIGHTING: TO MEET MIN. REQUIRED PER ZONING ORDINANCE. NIGHT SKY FRIENDLY LIGHTING TO MINIMIZE LIGHT POLLUTION.



PROJECT DESCRIPTION

REZONING FROM OI TO MR-2 TO DEVELOP PARCEL RESIDENTIAL COMPLEX OF (9) NINE 3-STORY TOWNHOMES W/ ENTRANCES FRONTING LAWRENCEVILLE HIGHWAY AND 2-CAR GARAGES ACCESSIBLE FROM REAR PRIVATE DRIVEWAY.

SITE & PROJECT INFORMATION

PARCEL	18 116 01 031
CURRENT ZONING	OI
LAND USE	CRC
PROPOSED ZONING	MR-2
SITE NET AREA:	35,400 SF
	0.81 ACRES
MAX. DWELLINGS PER ACRE	12
PROPOSED DWELLING COUNT	9
SFA (SINGLE FAMILY ATTACHED)	

SETBACKS:

- FRONT - PER ARTICLE 5 - EXIST. STREET ARTERIAL / COLLECTOR - TOTAL WIDTH 16 FT
- LANDSCAPE STRIP - 10 FT
- SIDEWALK - 6 FT
- SUPPLEMENTAL ZONE - NONE
- REAR (WITHOUT AN ALLEY) 15 FT
- SIDE (INTERIOR LOT) N/A

LOT COVERAGE & OPEN SPACE:

EACH INDIVIDUAL DWELLING FOOTPRINT (SF)	934.55 SF
LOT COVERAGE, TOTAL (SF)	20,862
BUILDINGS	8,411
DRIVEWAY	9,166
SIDEWALKS	3,285
PERMEABLE / SOFTSCAPE (SF)	14,538
LOT COVERAGE MAX. ALLOWED	59%
LOT COVERAGE MIN. REQUIRED	15%

DWELLING SIZE:

MIN. DWELLING SIZE PERMITTED	1,000 SF
DWELLING HEATED SF	2,400 SF
TOTAL PROPOSED HEATED SF	21,600 SF
PROPOSED FAR	0.61

BUILDING HEIGHT:

MAX ALLOWED HEIGHT	3-STORY/45 FEET
PROPOSED HEIGHT	3-STORY/43 FEET
+ STAIR TO ROOF DECK ONLY @ 4TH LEVEL	

PARKING:

PROPOSED PARKING PER DWELLING (2-CAR GARAGE PER UNIT)	2
GUEST SURFACE PARKING	2
TOTAL PARKING PROVIDED	20



THE LAWRENCE TOWNHOMES
2382 LAWRENCEVILLE HWY | DECATUR, GA 30033
REZONING APPLICATION

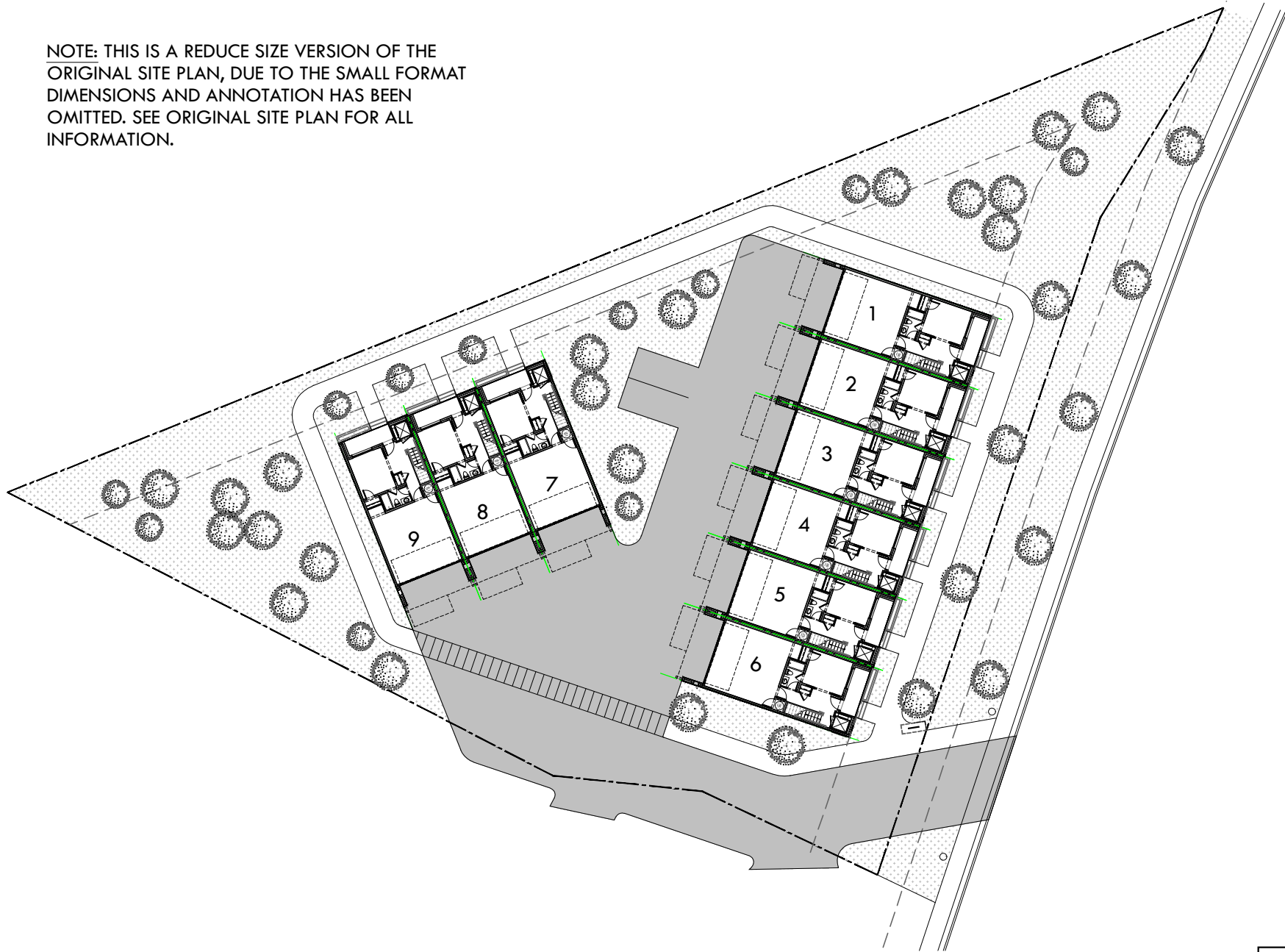
LAND LOT 116
18TH DISTRICT

DATE	FEBRUARY 25, 2021
REVISED	
SCALE	AS NOTED
TITLE	COVER SHEET & SITE PLAN
SHEET	

A-1

RELEASED FOR CONSTRUCTION

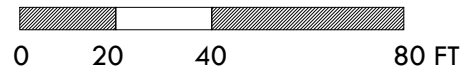
NOTE: THIS IS A REDUCE SIZE VERSION OF THE ORIGINAL SITE PLAN, DUE TO THE SMALL FORMAT DIMENSIONS AND ANNOTATION HAS BEEN OMITTED. SEE ORIGINAL SITE PLAN FOR ALL INFORMATION.



2382 LAWRENCEVILLE HIGHWAY
REDUCED SITE PLAN - REZONING - PROPOSED

SCALE: 1:40

DATE:2021.02.18



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CREATIVE
935 MYRTLE STREET N.E.
ATLANTA, GEORGIA, 30309
WWW.GG-ARCHITECTS.COM
404.875.7751 TEL
404.875.9266 FAX

EXHIBIT "A"

Legal Description

2372 and 2382 Lawrenceville Hwy

Tracts 1 and 2

All that tract or parcel of land lying and being in Land Lot 116, District 18, Dekalb county, Georgia and being more particularly described as follows:

Beginning at a point at the Westerly Right of Way of Lawrenceville Highway with the intersection of the Centerline of Harcort Drive;
Thence continuing in a Southerly direction along the Westerly Right of Way of Lawrenceville Highway (R/W Varies) 261.42 feet to the TRUE POINT OF BEGINNING;
Thence continuing along said Right of Way along the arc of a curve in a counter clockwise direction 12.92 feet (said curve having a radius of 1432.48' and a chord of S 24°14'50" W – 12.92) to a point;
Thence continuing along said Right of Way S 31°51'12"W a distance of 55.91 feet to a point;
Thence continuing along said Right of Way S 18°45'07"W a distance of 250.86 feet to a point;
Thence continuing along said Right of Way S 71°41'47"E a distance of 8.30 feet to a point;

Thence along an arc of a curve clockwise 227.79 feet (said curve having a radius of 3276.16 and a chord of S 20°34'29" W – 227.74) to a point;
Thence leaving said Right of Way N 59°11'27" W a distance of 248.14 feet to a point;
Thence N 24°30'00" E a distance of 143.00 feet to a point;
Thence N 69°30'00" W a distance of 165.12 feet to a point;
Thence N 68°17'00" E a distance of 534.00 feet to a point
on the Westerly Right of Way of Lawrenceville Highway and the point of beginning.

Said Tract Containing 108,612 sq. ft / 2.49 Acres

Legal Description

2372 Lawrenceville Hwy
Tract 1

All that tract or parcel of land lying and being in Land Lot 116, District 18, Dekalb county, Georgia and being more particularly described as follows:

Beginning at a point at the Westerly Right of Way of Lawrenceville Highway with the intersection of the Centerline of Harcort Drive;
Thence continuing in a Southerly direction along the Westerly Right of Way of Lawrenceville Highway (R/W Varies) 527.09 feet to the TRUE POINT OF BEGINNING;
Thence continuing along said Right of Way S 18°45'07"W a distance of 54.01 feet to a point;
Thence continuing along said Right of Way S 71°41'47"E a distance of 8.30 feet to a point;
Thence along an arc of a curve clockwise 227.79 feet (said curve having a radius of 3276.16 and a chord of S 20°34'29" W – 227.74) to a point;
Thence leaving said Right of Way N 59°11'27" W a distance of 248.14 feet to a point;
Thence N 24°30'00" E a distance of 143.00 feet to a point;
Thence N 69°30'00" W a distance of 165.12 feet to a point;
Thence N 68°17'00" E a distance of 163.07 feet to a point;
Thence S 62°32'31" E a distance of 174.04 feet to a point;
Thence S 83°58'36" E a distance of 42.78 feet to a point;
Thence S 64°26'53" E a distance of 54.89 feet to a point on the Westerly Right of Way of Lawrenceville Highway and the point of beginning.

Said Tract Containing 73,210 sq. ft / 1.68 Acres

Legal Description

2382 Lawrenceville Hwy

Tract 2

All that tract or parcel of land lying and being in Land Lot 116, District 18, Dekalb county, Georgia and being more particularly described as follows:

Beginning at a point at the Westerly Right of Way of Lawrenceville Highway with the intersection of the Centerline of Harcort Drive;

Thence continuing in a Southerly direction along the Westerly Right of Way of Lawrenceville Highway (R/W Varies) 261.42 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said Right of Way along the arc of a curve in a counter clockwise direction 12.92 feet (said curve having a radius of 1432.48' and a chord of S 24°14'50" W – 12.92) to a point;

Thence continuing along said Right of Way S 31°51'12"W a distance of 55.91 feet to a point;

Thence continuing along said Right of Way S 18°45'07"W a distance of 196.84 feet to a point being the TRUE POINT OF BEGINNING.

Thence N 64°26'53" W a distance of 54.89 feet to a point;

Thence N 83°58'36" W a distance of 42.78 feet to a point;

Thence N 62°32'31" W a distance of 174.04 feet to a point;

Thence N 68°17'00" E a distance of 370.92 feet to a point

on the Westerly Right of Way of Lawrenceville Highway and the point of beginning.

Said Tract Containing 35,402 sq. ft / 0.81 Acres

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Michael Gamble, G+G Architects Phone: 404-808-3708 Email: mgamble@gg-architects.com

Property Address: 2382 Lawrenceville Hwy

Tax Parcel ID: 18 116 01 031 Comm. District(s): 4 & 6 Acreage: .81

Existing Use: parking lot Proposed Use attached single-family residential

Supplemental Regs: NA Overlay District: NA DRI: No

Rezoning: Yes No

Existing Zoning: O-I Proposed Zoning: MR-2 Square Footage/Number of Units: 9

Rezoning Request: Desire to rezone to develop the property as a residential complex of two buildings comprised of nine 3-story townhomes with entrances fronting Lawrenceville Highway and 2-car garages accessible from the rear private driveway

Land Use Plan Amendment: Yes No

Existing Land Use: CRC Proposed Land Use: _____ Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 5/04/21 BOC:
5/27/21 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign
Disclosure: Zoning Conditions: Community Council Meeting: 4/20/21 Public
Notice, Signs: Tree Survey, Conservation: Land Disturbance Permit (LDP): NA-
not fee-simple Sketch Plat: Bldg. Permits: Fire Inspection:
Business License: State License: Lighting Plan: Tent Permit:
Submittal Format: NO STAPLES, NO BINDERS PLEASE

Deadline for hosting community meeting is 2/24/21 (must have 15 days notice)
Filing Deadline is 2/25/21

Review of Site Plan

Density: 12 units per acre Density Bonuses: Mix of Uses: na Open Space:
 15% Enhanced Open Space: Setbacks: front sides side corner
rear Lot Size: Frontage: Street Widths: Landscape
Strips: Buffers: Parking Lot Landscaping: Parking - Auto:
Parking - Bicycle: Screening: Streetscapes: Sidewalks:
 Fencing/Walls: Bldg. Height: Bldg. Orientation: Bldg. Separation: Bldg.
Materials: Roofs: Fenestration: Façade Design: Garages:
Pedestrian Plan: Perimeter Landscape Strip:
Possible Variances: applicant indicates may need variance to maximum front yard setback based on
topography _____

Comments: Review private drive requirements in article 5. Review max. length of building and
fenestration/jogs. Verify min. and max parking requirements. Applicant may provide density bonuses to
increase density (max density allowed in CRC policy is 18 units per acre) Applicant indicates streetscape
requirements are already met with existing driveway and street trees. Verify parking lot landscaping and
perimeter parking lot landscaping.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 1/27/21

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00