

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Amanda Woodruff

Applicant E-Mail Address: amanda@woodruffda.com

Applicant Mailing Address: 3301 Stewart Lake Road
Monroe GA 30655

Applicant Daytime Phone: 404-285-1124 Fax: _____

Owner Name: Jose Ramos (LBM Custom Homes)
If more than one owner, attach list of owners.

Owner Mailing Address: 4181 Lantern Hill Drive Dacula GA
30019

Owner Daytime Phone: 404-285-1124

Address of Subject Property: 3720 Jamison Place
Clarkston GA

Parcel ID#: 18-067-03-11

Acreage: 0.44 ac Commission District: 4

Present Zoning District(s): R-85

Proposed Zoning District: RSM

Present Land Use Designation: RESIDENTIAL

Proposed Land Use Designation (if applicable): RESIDENTIAL



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: Amanda Woodruff Phone: 478-285-1124 Email: amanda@woodruffda.com

Property Address: 3720 Jamison Place

Tax Parcel ID: 18 067 03 011 Comm. District(s): _____ Acreage: .44 (19,166.4 sq. ft.)

Existing Use: 2 mobile (?) homes Proposed Use: townhomes

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes No

Existing Zoning: R-85 Proposed Zoning: RSM Square Footage/Number of Units: ~ 3 units

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: SUB 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): _____

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: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan *no site plan presented*

Density: Density Bonuses: Mix of Uses: Open Space: 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:

Comments:

Planner: Melora Furuean Date 1/28/21

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

Woodruff Design Associates
3301 Stewart Lake Road

\$0.510
US POSTAGE

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Monroe, GA 30655

\$0.510
US POSTAGE

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Woodruff Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

\$0.510
US POSTAGE
FIRST-CLASS
062S0011485636
FROM 30655

Terry Verner
2963 Fantasy Lane
Decatur GA 30032



Date: February 10, 2021

To: Community Members
Jamieson Place Rezoning Request
Clarkston, GA
DeKalb County

Subject: 3720 Jamison Place Rezoning
Clarkston, GA
DeKalb County

Local Community Members,

I hope this letter finds you well and safe in these times.

This notice is being sent to inform you of our request to rezone the property located at 3720 Jamison Place from R-85 to RSM. The property is currently developed with two existing mobile homes. We are proposing to demolish these structures, and rebuild in their place, 3 townhomes for the lot to serve single family clients.

Given the importance of staying safe and following recommendations for the pandemic, we are planning a Zoom call on Wednesday, February 24th at 7:00pm. If you would like to be included on this call, please contact me so that I may add you to the invitation list.

You may also reach me at any time on my cell phone at 404-285-1124 or by email at amanda@woodruffda.com.

Additionally, we mailed informational letters to surrounding property owners (as provided by DeKalb County).

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,

Amanda Kathleen Woodruff, P.E.

Date: February 10, 2021

To: Dekalb County Zoning Department

Subject: 3720 Jamison Place Rezoning
Clarkston, GA
DeKalb County

To Whom it May Concern,

We are providing this letter of explanation to support our request of the rezoning of the property located at 3720 Jamison Place in Clarkston, Georgia, from its current Zoning Class of R-85 to RSM. We are proposing to redevelop the lot with three townhome units as shown on the included site plan.

This proposed plan is in conformity with the policy and intent of the Comprehensive Plan for this area of Dekalb County and if granted, will allow for a permit that is suitable in view of the use and development of adjacent and nearby properties.

The proposed Zoning of RSM allows for a reasonable economic use for this parcel and will not adversely affect the existing use or usability of adjacent and nearby properties.

The existing use and character of the surrounding area supports the redevelopment of the property as proposed under this request and, if granted, will have no adverse effects to existing historic buildings, sites, districts, or archeological resources.

If granted, the proposed zoning will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,



Amanda Kathleen Woodruff

Amanda Kathleen Woodruff, P.E.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 2/22/2021

TO WHOM IT MAY CONCERN:

(I) (WE) Jose Ramos
Name of owner(s)

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

Amanda Kathleen Woodruff
Name of Agent or Representative

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

Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

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 filling of this application?

Yes _____ No X *

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.

N/A

Notary



Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

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

COHEN/DAVID & ASSOCIATES, P.C.
Attorneys at Law
Suite 104 - Building 12
2193 Northlake Parkway
Tucker, Georgia 30084
(404) 493-8445

DeKalb County, Georgia
Real Estate Transfer Tax

Paid \$ 60.00

Date 8-22-90
CLERK, SUPERIOR COURT

By: Peary Dove
Deputy Clerk

WARRANTY DEED

THIS INDENTURE, Made this August 15, 1990, by and between

J. W. DANIEL a/k/a JOHN WESLEY DANIEL

as party or parties of the first part, hereinafter called Grantor, and

MILDRED M. DERRICK

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS-----(\$10.00-----) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 67 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the northwest corner of Jamieson Place (formerly known as Forrest Street) and Market Street (formerly known as McLendon Avenue) and running thence west along the north side of Jamieson Place, one hundred ninety-two (192) feet to an alley; thence north along the east side of said alley one hundred (100) feet; thence east one hundred ninety-three (193) feet to the west side of Market Street; thence south along the west side of Market Street one hundred (100) feet to the point of beginning; being improved property known as 3720 Jamieson Place (formerly known as Forrest Street) according to the present system of numbering in DeKalb County, Georgia.

The above being the same property conveyed to J. W. Daniel in warranty deed recorded in Deed Book 1552, page 283, DeKalb County Records.

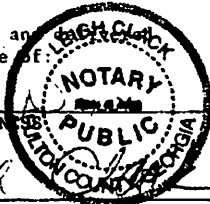
FILED & RECORDED
AUG 22 8 30 AM '90
CLERK OF

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

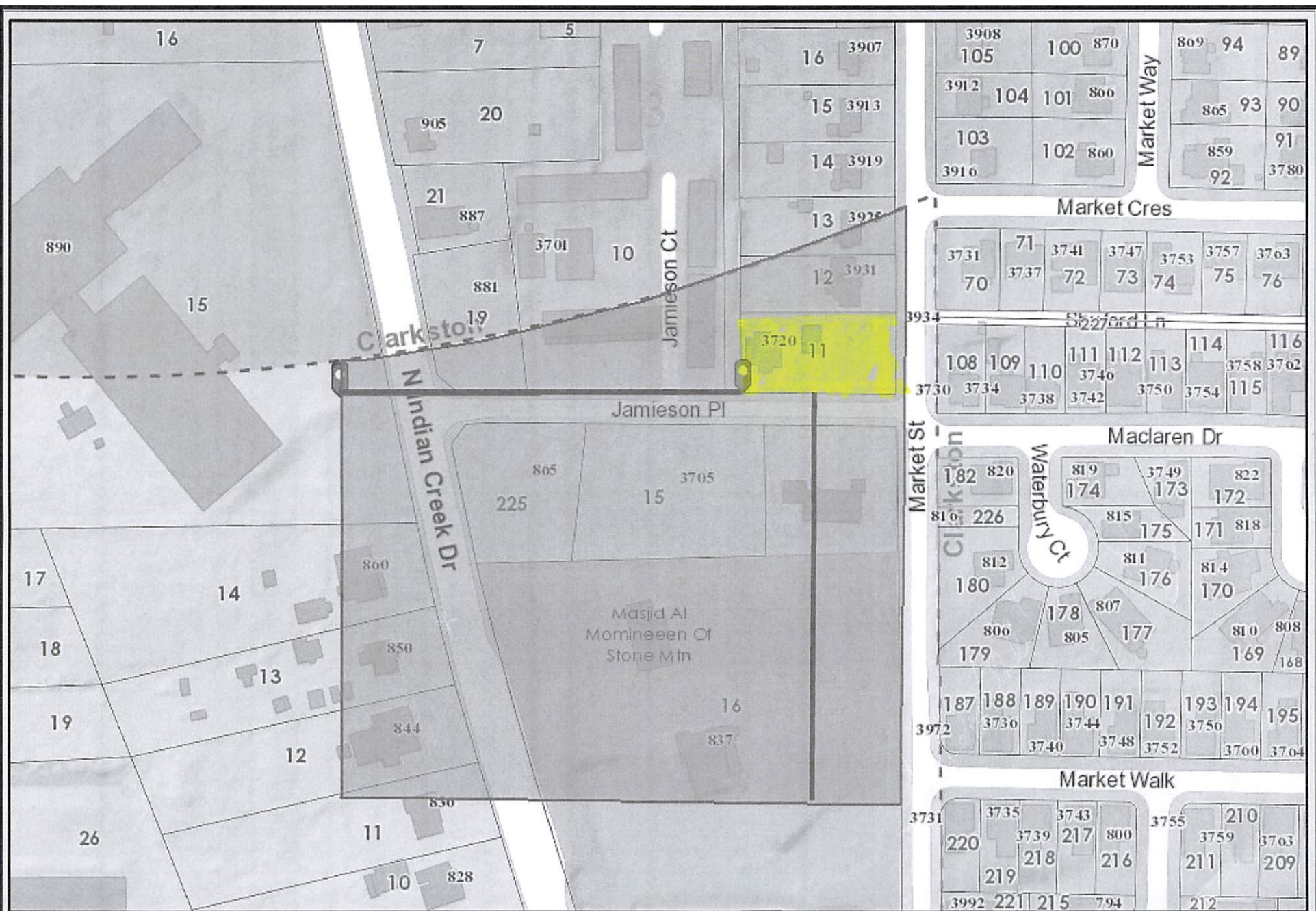
Signed, sealed and
in the presence of:



(1) _____
UNOFFICIAL WITNESS
(2) _____
NOTARY PUBLIC

J. W. Daniel (Seal)
J. W. DANIEL a/k/a
JOHN WESLEY DANIEL (Seal)
John Wesley Daniel (Seal)

Notary Public, Fulton County, Georgia
My Commission Expires July 23, 1994



DeKalb County Parcel Map



Date Printed: 1/29/2021



DeKalb County GIS Disclaimer

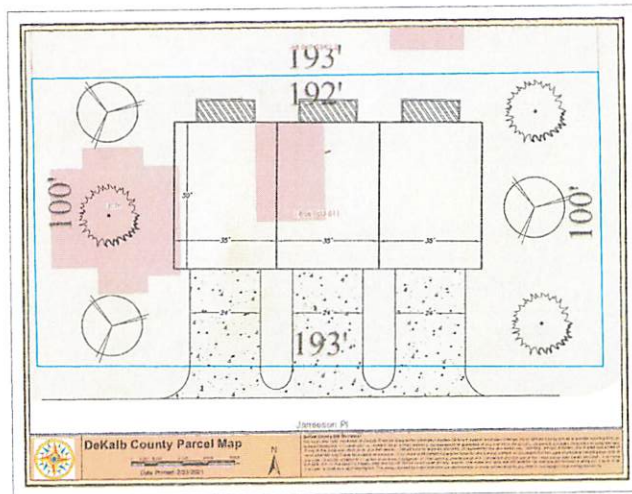
The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



PROJECT DATA

OWNER	CLIENT
1504 Custom Homes LLC	1504 Custom Homes LLC
4181 Latham Hill Dr.	4181 Latham Hill Dr.
Atlanta, GA 30318	Atlanta, GA 30318
CONTRACT Anderson Homes	PROJECT Anderson Homes
PHONE: 770-360-1412	PHONE: 770-360-1412
DESIGNER	
WOODRUFF DESIGN ASSOCIATES	
1301 SHERWOOD LANE ROAD	
ROSELAND, GA 30083	
PHONE: (404) 530-8218	
COPYRIGHT: Woodruff Design Associates, P.C.	
E-MAIL ADDRESS: info@woodruffdesign.com	

- Property located in L.L. ---, --- Dist. DeKalb Co. Parcel No. 18 021 02 011.
- Zoning: R-80.
- Building Setbacks: Front ---, Side ---, Rear ---.
- Final tract contains 0.4413182 acres/detached area --- acres a total of 0. ---.
- Boundary information obtained from survey by --- dated ---.
- Topographical information obtained from --- dated ---.
- Vertical datum for topography is based on ---.
- Contour interval is --- feet.
- This drawing is shown as P.L.S. parcel number ---, dated --- and is not located within a special flood hazard area.
- NOTES:**
1. Refer to ---.
2. Sanitary Sewer ---.
3. The location of underground utilities shown is representative based on surface field evidence and information supplied by utility agencies. The owner makes no certification as to the completeness of the location of these services. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
4. The contractor shall verify the exact locations of all existing utility and existing sewer structures prior to commencement of utility and sanitary sewer construction.
5. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these rough plans.
6. There are no other-ut utilities to be installed.
7. No billboards are permitted.
8. There are no structures to be demolished with this project.
9. There are no overhead obstructions on this project.
10. No outside storage, equipment, or other supplies, equipment, vehicles, materials, etc.
11. All new utility lines shall be located underground.



IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW



WOODRUFF Design Associates
3301 Shawnee Lakes Road
Marietta, GA 30066

LAND LSP ---, --- District: DEKALB COUNTY, GA

ZONING EXHIBIT FOR
JAMIESON PLACE

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KATHREN WOODRUFF

ZONING EXHIBIT

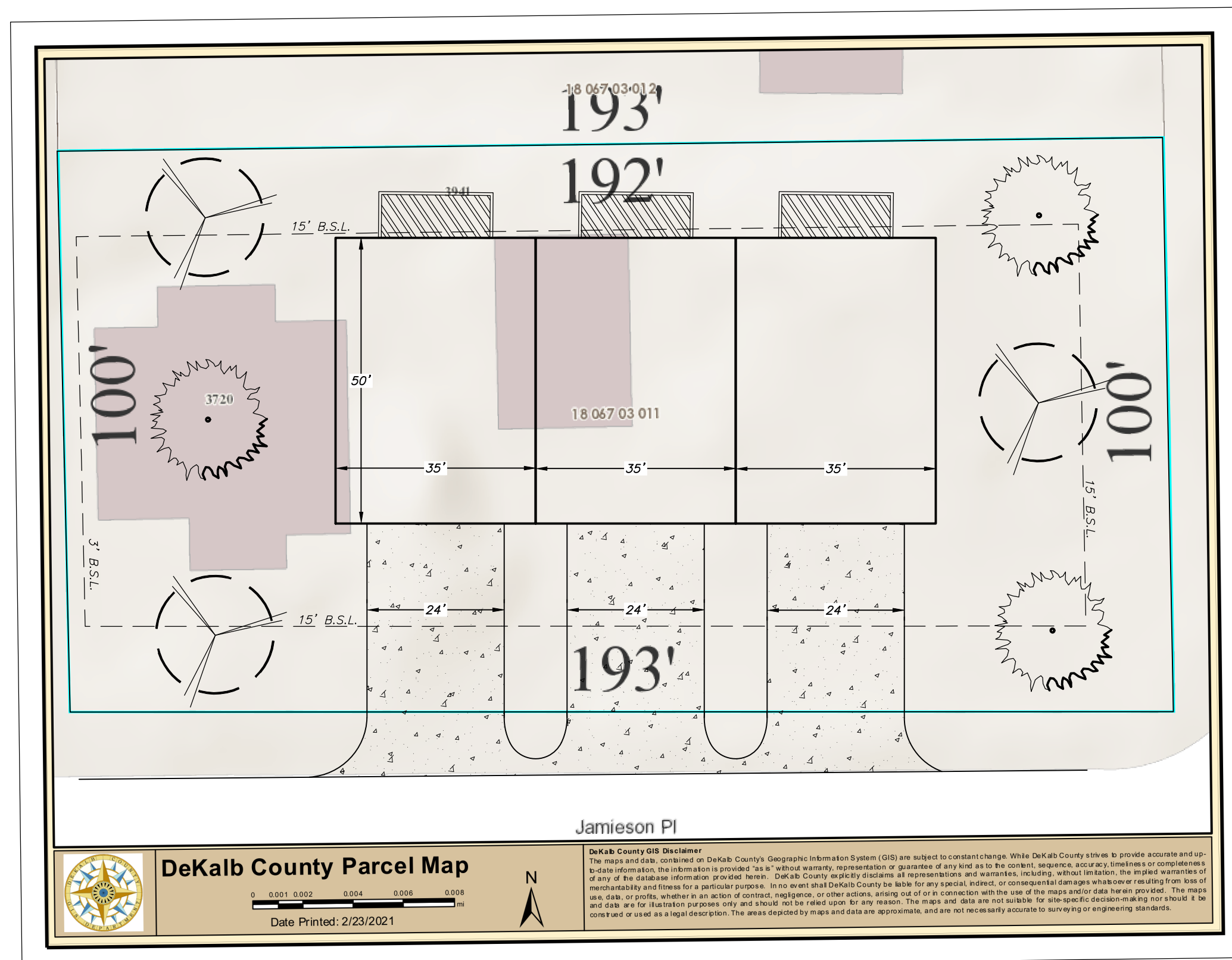
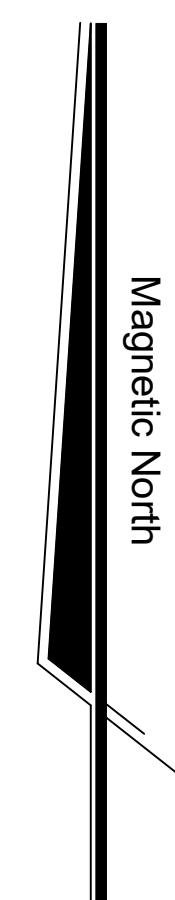
PROJECT: 1504
DATE: 03/21/21
DRAWN: JWB
SCALE: 1/8" = 1'-0"

Fernando TOWNHOMES EXAMPL...





- PROJECT NOTES:**
- | | |
|--|--|
| Owner:
LBM Custom Homes LLC
4181 Lantern Hill Dr.
Dacula, GA 30019 | Developer:
LBM Custom Homes LLC
4181 Lantern Hill Dr.
Dacula, GA 30019 |
| CONTACT: Alejandro Ramos
PHONE: 770-560-2419 | CONTACT: Alejandro Ramos
PHONE: 770-560-2419 |
- ENGINEER:**
WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 530-9218
CONTACT: Amanda K. Woodruff, P.E.
E-MAIL ADDRESS: amanda@woodruffda.com
- Property located in L.L. ---, --- Dist, DeKalb Co. Parcel No. 18 067 03 011.
 - Zoning: R-85.
 - Building Setbacks:
Front- ---
Side- ---
Rear- ---
 - Total tract contains 0.441919192 acres/disturbed area---- acres ± including R-O-W.
 - Boundary information obtained from survey by --- dated ---.
 - Topographical information obtained from --- dated ---.
 - Vertical datum for topography is based on ---.
 - Contour interval is --- feet.
 - This property is shown on F.I.R.M. panel number ---, dated --- and is not located within a special flood hazard zone.
 - Utilities:
Water - ---
Sanitary Sewer - ---
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 - There are no drive-up window(s) to be installed.
 - No billboards are permitted.
 - There are no dumpster(s) associated with this project.
 - There are no overhead doors on this project.
 - No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 - All new utility lines shall be located underground.



LAND LOT ---, --- DISTRICT, DEKALB COUNTY, GA

ZONING EXHIBIT FOR
JAMIESON PLACE

WOODRUFF
Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

REGISTERED PROFESSIONAL ENGINEER
KATHLEEN WOODRUFF
No. PE38372
1978-2021

ZONING EXHIBIT

2/24/2021
SCALE: 1" = 20'
JOB: 2021-JCH-02
ISSUE: A.0
SHEET --- OF 1

IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW

