

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes, at 2382 Lawrenceville Highway.

PETITION NO: N1. Z-21-1244664 2021-2424

PROPOSED USE: Single-family attached townhomes.

LOCATION: 2382 Lawrenceville Highway.

PARCEL NO. : 18-116-01-031

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes. The property is located on the west side of Lawrenceville Highway, opposite Robinhood Road, at 2382 Lawrenceville Highway in Decatur, Georgia. The property has approximately 282 feet of frontage along Lawrenceville Highway and contains 0.81 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The rezoning request appears to be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area to “focus development on parcels that abut the designated Commercial Redevelopment Corridor” and “create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people” (CRC Policy #18 & #4). The proposed MR-2 zoning and three-story townhomes are consistent with the MR-2 zoning and three-story townhomes to the north and west and are appropriate along a four-lane major arterial road (Lawrenceville Highway). Additionally, the plan provides more open space than is required by the zoning ordinance (50% provided and 15% required) and is providing abundant internal sidewalks to connect all the proposed units to a landscaped public sidewalk along Lawrenceville Highway. Although the proposed plan does not comply with all the MR-2 zoning requirements (see compliance table in staff report), the Planning and Sustainability Department recommends “Approval, with conditions”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 12-0-0. Approval. Discussion centered around the land use being appropriate adjacent to condominiums and institutional uses, and there was some concern about traffic sight distance issues with turning left from the property due to a blind hill.

RECOMMENDED CONDITIONS IF APPROVED

Z-21-1244664

4/23/21

1. The development shall contain up to a maximum of 9 single-family attached townhome units.
2. The site must maintain a minimum of 50% open space. Location of the proposed open space shall be consistent with the conceptual site plan titled "*The Lawrence Townhomes*" and dated 02/25/21. Mature vegetation within proposed open space areas shall be preserved to the extent possible, as approved by the County Arborist.
3. Maximum building height shall not exceed three stories or 43 feet.
4. The single-family attached townhome units shall have a minimum floor area of 2,400 square feet and shall be at least 20 feet wide.
5. Building materials shall be consistent with the requirements of Article 5 of the *Zoning Ordinance*. No metal or vinyl allowed. Front façades should be varied to avoid long, flat building fronts so that no more than twenty (20) percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.
6. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
8. GDOT review and permits required prior to DeKalb permitting. Existing curb cut must be modified to come in at a 90 degree angle. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip. Written confirmation of approval from Transportation Department required prior to the issuance of any building permits.
9. Provide proof of shared driveway easement with adjacent property to south prior to the issuance of any building permits.

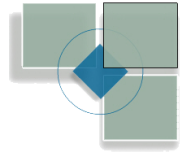


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: May 4, 2021

Board of Commissioners Hearing Date: May 27, 2021

STAFF ANALYSIS

Case No.:	Z-21-1244644	Agenda #: N1
Location/ Address:	West side of Lawrenceville Highway, opposite Robinwood Road at 2382 Lawrenceville Highway in Decatur, Georgia.	Commission District: 4 Super District: 6
Parcel ID:	18 116 01 031	
Request:	To rezone property from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) to construct single-family attached townhomes	
Property Owner:	Haiden Ali Sultan	
Applicant/Agent:	Michael Gamble	
Acreage:	.81	
Existing Land Use:	Vacant Land and Tennis Courts.	
Surrounding Properties:	Townhomes and condominiums (Norgate Manor) to the north and west; a child day care center (God Chosen Development Center) and personal care home establishment (Safe Haven for All) to the south; and professional and medical offices to the east across Lawrenceville Highway.	
Adjacent Zoning:	North: MR-2 South: O-I East: NS & O-I West: MR-2	
Comprehensive Plan:	Commercial Redevelopment Corridor (CRC) Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>

Proposed Density: 11.1 units per acre
Proposed Units/Square Ft.: 9 single-family attached townhomes
Proposed Lot Coverage: N/A

Existing Density: NA
Existing Units/Square Feet: Vacant land and tennis courts
Existing Lot Coverage: N/A

Staff Recommendation: APPROVAL WITH CONDITIONS

ZONING HISTORY

The subject property has been zoned O-I (Office-Institutional) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956. A Special Land Use Permit (SLUP) was approved by the Board of Commissioners in 2007 to allow a four-story high-rise apartment development per case SLUP-07-13565.

PROJECT ANALYSIS

The subject property comprises .81 acres on the west side of Lawrenceville Highway, opposite Robinwood Road in Decatur, Georgia. The site contains a vacant land and tennis courts. The site slopes downward moderately from Lawrenceville Highway, and then the topography is flat. The site currently has an abundance of mature trees along the north and west perimeter.

The applicant's concept plan provides for nine three-story, single-family, attached townhomes on .81 acres of land at a density of 11.1 units per acre, which complies with the maximum density requirements of MR-2 (12- 24 units per acre). The development will operate in a condominium form of ownership; the proposed townhomes will not be subdivided into fee-simple lots. The plan provides more open space than is required by the *Zoning Ordinance* (i.e. 50% provided and 15% required) and proposes an abundance of internal sidewalks to connect all of the proposed units to a landscaped public sidewalk along Lawrenceville Highway. The rezoning request appears to be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area including the following: "focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor" and "create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people" (CRC Policy #18 & #4). The three-story townhomes are consistent with the MR-2 zoning, townhome land uses, and three-story building heights to the north and west.

The property has frontage along Lawrenceville Highway, a four-lane major arterial road with curb and gutter and sidewalks. The proposed townhomes will access Lawrenceville Highway with one shared driveway access on the south portion of the property via a new private drive. The Transportation Department indicates that the existing curb cut must be modified to come in at a 90-degree angle to Lawrenceville Highway. Sidewalks are proposed along the perimeter of the development to separate the pedestrian from the automobile traffic. However, the plan does not comply with the requirement to have a 5 foot landscape strip and five foot sidewalk along one side of the private drive. Based on the applicant's submitted conceptual elevations, the townhomes will be located within a three-story building with stucco and fiber-cementitious siding, with a deck on top of the roof.

Surrounding uses include townhomes and condominiums (Norgate Manor) to the north and west; a child day care center (God Chosen Development Center) and personal care home establishment (Safe Haven for All) to the south; and professional and medical offices to the east across Lawrenceville Highway.

Supplemental Requirements: There are no supplemental regulations in the zoning ordinance for single-family attached townhomes.

Compliance with District Standards:

STANDARD	MR-2 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	12-18 units per acre	11.1 units per acre	Yes
LOT WIDTH	NA—these are not fee simple lots	NA	NA
LOT AREA	NA—these are not fee simple lots	NA	NA
MAX. LOT COVERAGE	85%	59%	Yes
FRONT SETBACK	Min 10 ft from Lawrenceville Hwy Max. 20 ft from Lawrenceville Hwy 0 feet for all other streets.	20 feet from Lawrenceville Highway	Yes
REAR SETBACK	20 ft. for individual lots	20 ft	Yes
SIDE SETBACK	0 ft	30 ft.	Yes

<p>BUILDING MATERIALS</p>	<p>All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.</p> <p>Façades facing a street shall provide doors, porches, balconies, or windows in the following ratios: a. A minimum of sixty (60) percent of front façade; and b. A minimum of thirty (30) percent of side and rear building façades.</p> <p>All front façades shall provide a minimum of three (3) of the design features per Section 5.7.6.I.2 for each residential unit to provide for variation and offsets in the building</p> <p>Front façades should be varied to avoid long, flat building fronts so that no more than twenty (20) percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.</p>	<p>Conceptual Elevations show combination of stucco and fiber cementious siding.</p> <p>Conceptual elevations appear to show compliance; but Plan does not verify if minimum ratios are being complied with.</p> <p>Information not provided.</p> <p>Conceptual Elevations appear to show the entire building having the same front facades.</p>	<p>Yes</p> <p>Undetermined. Non-compliance will necessitate variances.</p> <p>Undetermined. Non-compliance will necessitate variances.</p> <p>Undetermined. Non-compliance will necessitate variances.</p>
<p>GARAGES</p>	<p>Garages for dwelling units shall not face public streets, and shall be accessed by alleys or private drives.</p> <p>Garages that face private drives must comply with subsection 5.7.6(C)(5) for pedestrian and vehicle separation plan.</p> <p>Garage entrances shall be set back between three (3) and ten (10) feet from adjacent streets and sidewalks.</p>	<p>Proposed garages do not face a public street; they all face a private drive.</p> <p>Proposed internal sidewalks providing access to the front of the units provide separation from the private drive garage access shown on Plan.</p> <p>NA--Garages do not access a public or private street but instead access a private drive.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

BUILDING DESIGN	Buildings shall be no more than two hundred (200) feet in length Spacing of buildings shall be consistent with International Codes Council (ICC)	Longest Building is 126 feet long on Plan Information no provided on plan.	Yes Undetermined. Non-compliance will necessitate variances.
MAX. BLDG. HEIGHT	3 stories or 45 feet	3 stories or 43 feet	Yes
MIN UNIT SIZE	1,000 s.f.	2,400 s.f.	Yes
MIN OPEN SPACE	15%	50%	Yes
TRANSITIONAL BUFFER	None required since proposed MR-2 zoning abuts existing MR-2 or O-I zoning.	None	Yes
PARKING	Min of 15 spaces One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking Max of 29 spaces Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	20 spaces	Yes Yes

SIDEWALKS AND STREETSCAPING	10--ft. landscape strip and 6-ft sidewalk along Lawrenceville Hwy; street trees 50 feet on center	10-ft landscape strip proposed along Lawrenceville Hwy and existing 7-foot wide sidewalk; 5 street trees provided; six are required.	Yes for Landscape strip and sidewalk, No for street trees. Non-compliance will necessitate administrative variances.
STREET LIGHTS AND PEDESTRIAN LIGHTS	Street lights shall be installed along public right of way within the landscape strip spaced at a maximum distance of 80 ft on center and 100 ft on center along proposed streets. Pedestrian lights shall be installed along public right of way at a maximum distance of 40 ft on center.	Information not provided	Non-compliance will necessitate a variance.
INTERNAL SIDEWALKS	<p>The development shall incorporate a pedestrian circulation plan that separates pedestrians from automobiles by providing rear access to the units or designing an alternative location for pedestrian paths or sidewalks.</p> <p>Sidewalks and pedestrian ways shall provide a continuous network that connects each dwelling unit with adjacent public streets and all on-site amenities designed for use by residents of the development</p>	<p>Proposed internal sidewalks provide separation between pedestrian and automobile.</p> <p>Proposed internal sidewalks provide access from each unit to existing public sidewalk on Lawrenceville Hwy.</p>	<p>Yes</p> <p>Yes</p>

WALLS AND FENCES	A decorative wall or berm shall be provided along the frontage of Lawrenceville Highway in compliance with Section 5.4.7.B (Wall and Fence Ordinance).	None provided on Plan.	No. Non-compliance will necessitate variances.
PRIVATE DRIVES	<p>Must have 10 foot unobstructed easement on both sides of drive and provide for a 5 foot landscape strip for street trees and 5 foot sidewalk.</p> <p>Private drives shall have a minimum twenty-two (22) foot road width measured from back of curb to back of curb.</p> <p>Private drives shall have the same base and paving specifications as required for public streets</p>	<p>Not shown on plan</p> <p>24 foot road width provided on Plan.</p> <p>Information not provided on Plan.</p>	<p>No. Non-compliance will necessitate variances.</p> <p>Yes</p> <p>Undetermined. Non-compliance will necessitate variances.</p>

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

Based on the submitted information and concept plan, the rezoning request appears to be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area to “focus development on parcels that abut the designated Commercial Redevelopment Corridor” and “create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people”. (CRC Policy #18 & #4).

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 MR-2 zoning and three-story townhomes are consistent with the MR-2 zoning and three-story townhomes to the north and west.

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

It appears that the property may have reasonable economic use with the current zoning, O-I, which allows for office and institutional development.

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

It does not appear that the zoning proposal will adversely affect the existing usability of adjacent or nearby properties. The proposed MR-2 zoning and three-story townhomes would be consistent with the MR-2 zoning and three-story townhomes to the north and west.

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:

In 2007, a Special Land Use Permit (SLUP) was approved by the Board of Commissioners on this property to allow a four-story, high-rise apartment development. The proposed three-story building heights are more consistent and compatible with the three-story building heights of the adjacent MR-2 zoned townhomes to the north and west. Additionally, the proposed townhomes are an appropriate land use since the property has frontage and access along a four-lane major arterial road (Lawrenceville Highway).

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

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

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of existing streets, transportation facilities, utilities, or schools. The Transportation Department indicates that the existing curb cut must be modified to come in at a 90-degree angle to Lawrenceville Highway. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The proposed development is not expected to have unusual impacts on the natural environment.

Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS

The rezoning request appears to be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area to Development to “focus development on parcels that abut the designated Commercial Redevelopment Corridor” and “create pedestrian scale communities that focus on the relationship

between the street, buildings, streetscape improvements and people” (CRC Policy #18 & #4). The proposed MR-2 zoning and three-story townhomes are consistent with the MR-2 zoning and three-story townhomes to the north and west and are appropriate along a four-lane major arterial road (Lawrenceville Highway). Additionally, the plan provides more open space than is required by the zoning ordinance (50% provided and 15% required) and is providing abundant internal sidewalks to connect all the proposed units to a landscaped public sidewalk along Lawrenceville Highway. Although the proposed plan does not comply with all the MR-2 zoning requirements (see compliance table in staff report), the Planning and Sustainability Department recommends approval of the rezoning application with the following recommended conditions:

1. The development shall contain up to a maximum of 9 single-family attached townhome units.
2. The site must maintain a minimum of 50% open space. Location of the proposed open space shall be consistent with the conceptual site plan titled “*The Lawrence Townhomes*” and dated 02/25/21. Mature vegetation within proposed open space areas shall be preserved to the extent possible, as approved by the County Arborist.
3. Maximum building height shall not exceed three stories or 43 feet.
4. The single-family attached townhome units shall have a minimum floor area of 2,400 square feet and shall be at least 20 feet wide.
5. Building materials shall be consistent with the requirements of Article 5 of the *Zoning Ordinance*. No metal or vinyl allowed. Front façades should be varied to avoid long, flat building fronts so that no more than twenty (20) percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.
6. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
8. GDOT review and permits required prior to DeKalb permitting. Existing curb cut must be modified to come in at a 90 degree angle. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip. Written confirmation of approval from Transportation Department required prior to the issuance of any building permits.
9. Provide proof of shared driveway easement with adjacent property to south prior to the issuance of any building permits.

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1244664

Parcel I.D. #: 18-116-01-031

Address: 2382 Lawrenceville Highway
Decatur, Georgia

WATER:

Size of existing water main: 6" CI & 24" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 176 feet East of property

Water Treatment Facility: R. M. Clayton WTF () adequate () inadequate

Sewage Capacity; * (MGPD) Current Flow: 127 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Downstream, unresolved wet-weather sewer spill. (Dec. 2020 map) DT

Signature: 



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

Zoning Comments 4.19.21

N1. SR 8- GDOT review and permits required prior to DeKalb permitting. GDOT District 7: juhatch@dot.ga/gov Existing curb cut must be modified to come in at a 90 degree angle. Lawrenceville Hwy is a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

N2. Private road must be brought up to current standards either as a road or a driveway. We have lots of problem with truck parking in the immediate area (the public part).

N3. Jamieson Place and Market Street both local residential. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 27.5 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires 6-foot sidewalks, streetlights, 6-foot landscape strip. Reviewer will be looking at driveway placement in relationship with the intersection during the development review process- please maximize during design.

N4. No comments

N5. . SR 155- GDOT review and permits required prior to DeKalb permitting. GDOT District 7: juhatch@dot.ga/gov Flat Shoals Parkway is a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Please be aware of the minimum number of access points for the number of units this road would serve. Complete a traffic signal warrant study at the intersection of Flat Shoals Pkwy at Woodberry Pkwy to include analysis on the number of required exit lanes. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

N6. South Indian Creek Road is classified as a collector street. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 35 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

04/19/2021

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed Food Service Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.


Board of Health

- N.1 Z-21-1244664 18-116-01-031
2382 Lawrenceville Highway, Decatur, GA 30033
Commission District: 4 Super District: 6
Acreage: .81 acres
- Please review general comments.
- N.2 CZ-21-1244668 15-096-02-002,009, -010, & 071, and 15-065-02-04
3138 Snapfinger Road, Decatur GA
Commission District: 5 Super District: 3
Acreage: 6.89 acres
- Please review general comments.
- N.3 Z-21-1244669 18-067-03-011
3720 Jamieson Place, Clarkston, GA
Commission District: 4 Super District: 6
Acreage: .44 acres
- Septic installed October 22,1999
- 1000 gallons
- Please review general comments.
- N.4 SLUP-19-1243861 15-041-01-152
2902 Cedar Trace Drive, Ellenwood, GA 30294
Commission District: 3 Super District: 6
Acreage: .4 acres
- Please see general comments.
- N.5 Z-21-1244671 15-061-03-001
4743 Flat Shoals Pkwy, Decatur, GA 30034
Commission District: 03 Super District: 07
Acreage: 17.52 acres
- Please review general comments.
- N.6 CZ-21-1244672 15-195-08-035
Stone Mountain, GA 30038
Acreage: 1.11 acres
- Septic installed in surrounding area.
- Please review general comments.

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/12/2021

Submitted to: DeKalb County **Case #:** Z-21-1244664
Parcel #: 18-116-01-031

Name of Development: 2382 Lawrenceville Highway
Location: The west side of Lawrenceville Highway opposite Robinwood Road

Description: Nine townhomes proposed on currently vacant land and tennis courts.

Impact of Development: When fully constructed, this development would be expected to generate 1 students: 1 at Laurel Ridge Elementary, 0 at Druid Hills Middle School, 0 at Druid Hills High School, 0 at other DCSD schools, and 0 at private school. Enrollment at Druid Hills HS is already above capacity. However, no impact is expected from this development

Current Condition of Schools	Druid Hills					Total
	Laurel Ridge Elementary	Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	
Capacity	487	1,175	1,392			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	402	974	1,405			
Seats Available	85	201	-13			
Utilization (%)	82.5%	82.9%	100.9%			
New students from development	1	0	0	0	0	1

New Enrollment	403	974	1,405
New Seats Available	84	201	-13
New Utilization	82.8%	82.9%	100.9%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
	Elementary	0.0218	0.0058	0.0171
Middle	0.0090	0.0038	0.0013	0.0047
High	0.0140	0.0071	0.0043	0.0085
Total	0.0149	0.0056	0.0076	0.0094
Student Calculations				
Proposed Units	9			
Unit Type	TH			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.20	0.05	0.15	0.40
Middle	0.08	0.03	0.01	0.12
High	0.13	0.06	0.04	0.23
Total	0.41	0.14	0.20	0.75
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Laurel Ridge Elementary	1	0	0	1
Druid Hills Middle School	0	0	0	0
Druid Hills High School	0	0	0	0
Total	1	0	0	1



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-1

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-21-1244664 Parcel I.D. #: 18-116-01-031

Address: _____
LAWRENCEVILLE HWY
DECATUR, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

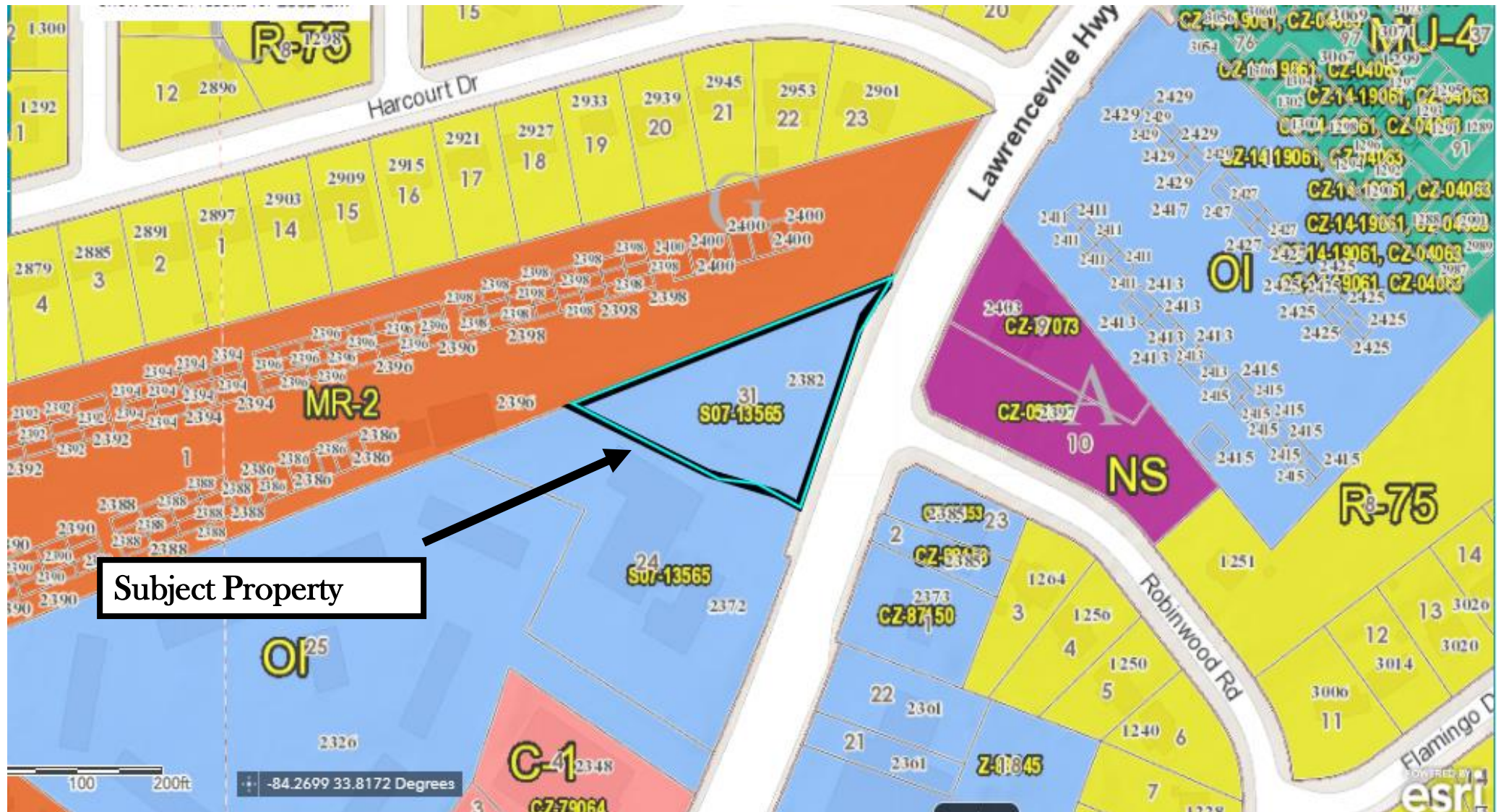
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

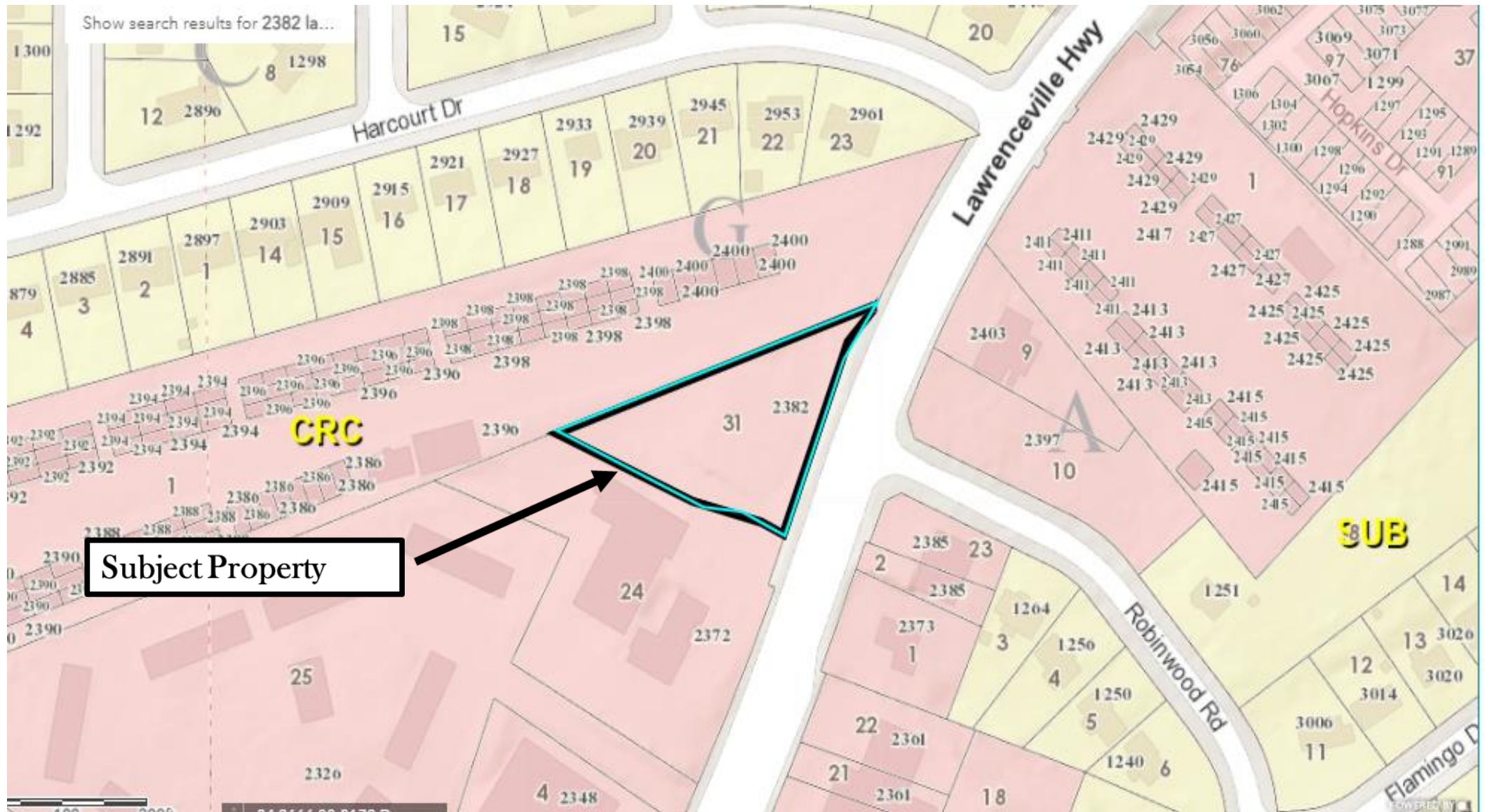
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>Plans and field reviewed. Nothing found that indicated traffic problems.</u>

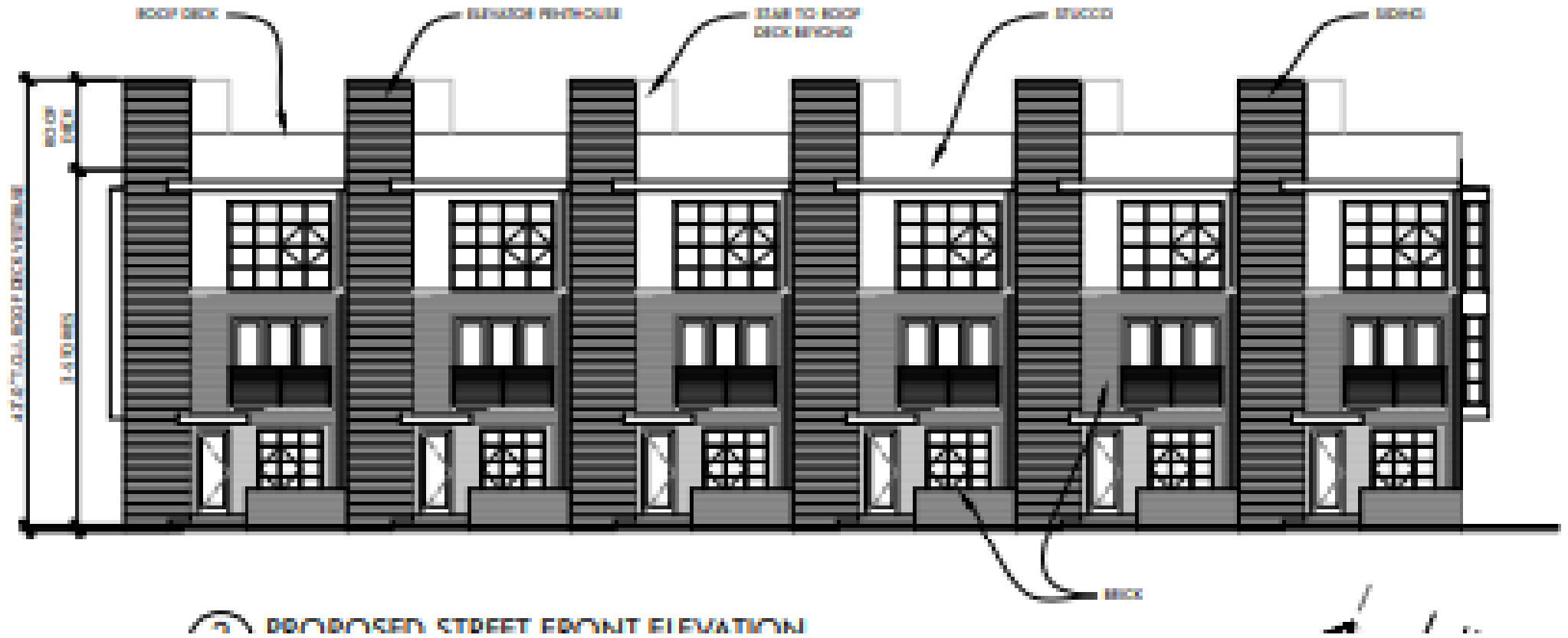
Signature: [Signature]











PROPOSED STREET FRONT ELEVATION

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): O1

Proposed Zoning District: MR-2

Present Land Use Designation: CRC

Proposed Land Use Designation (if applicable): _____

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

φ

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

+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)

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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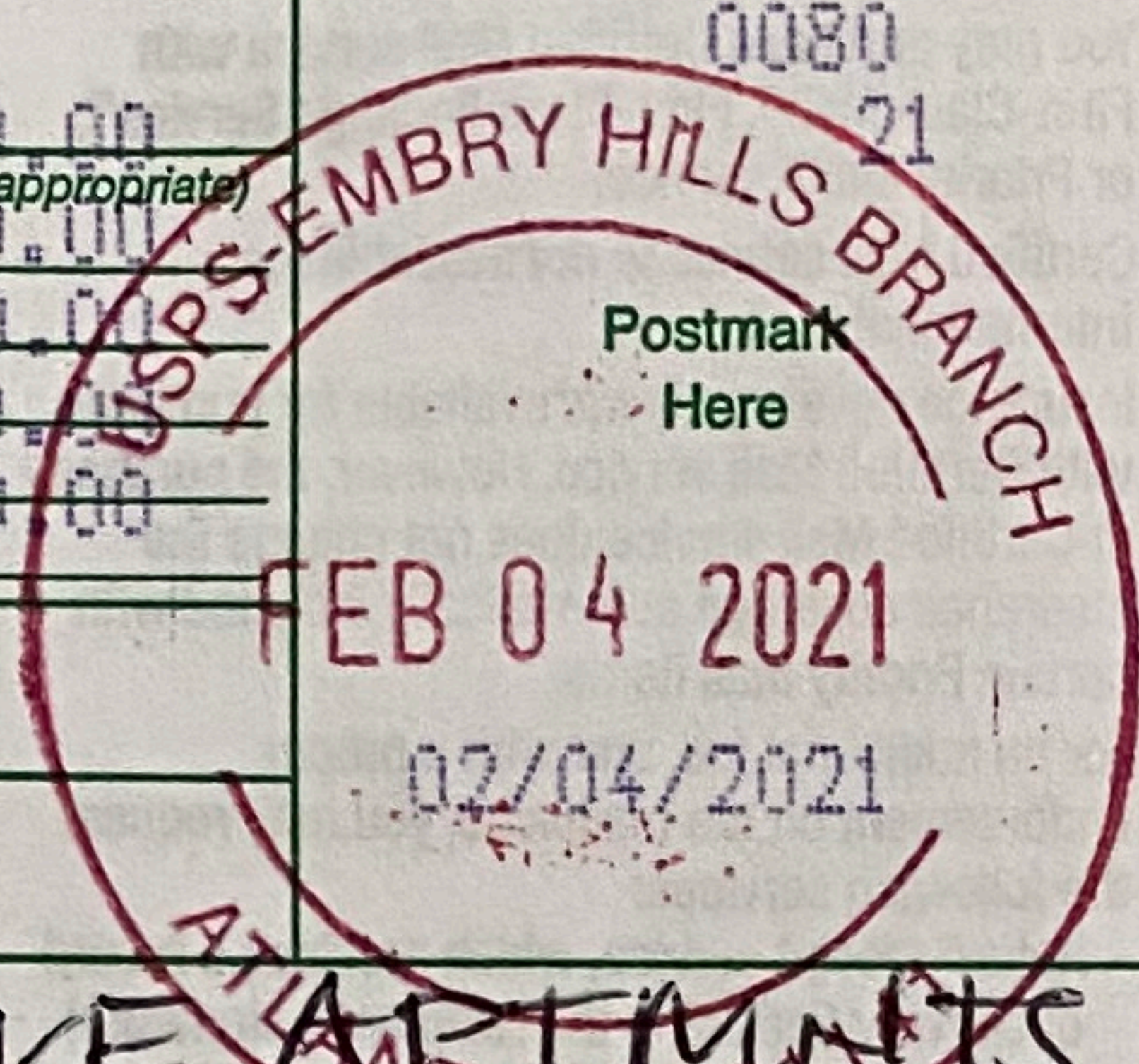
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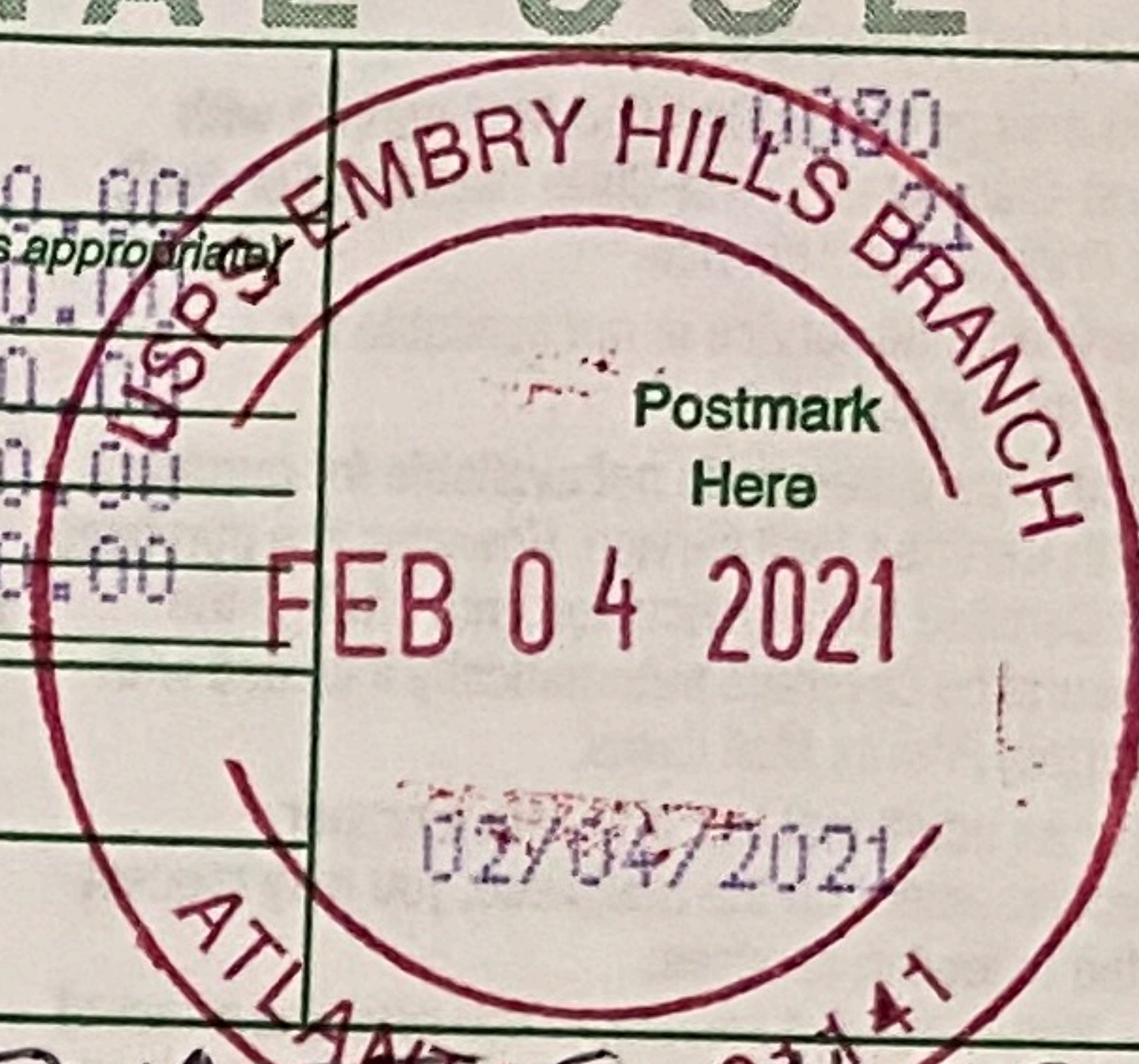
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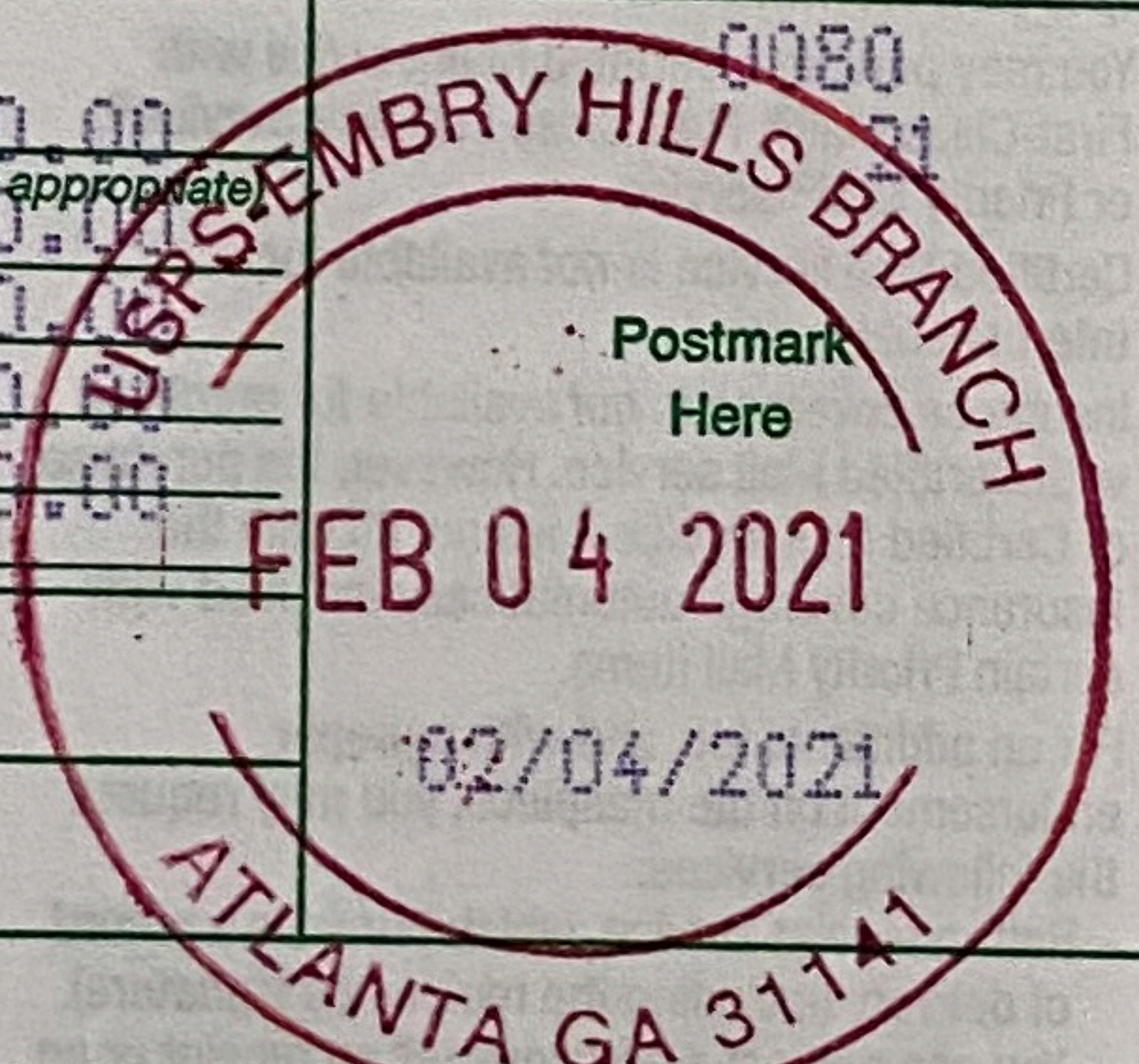
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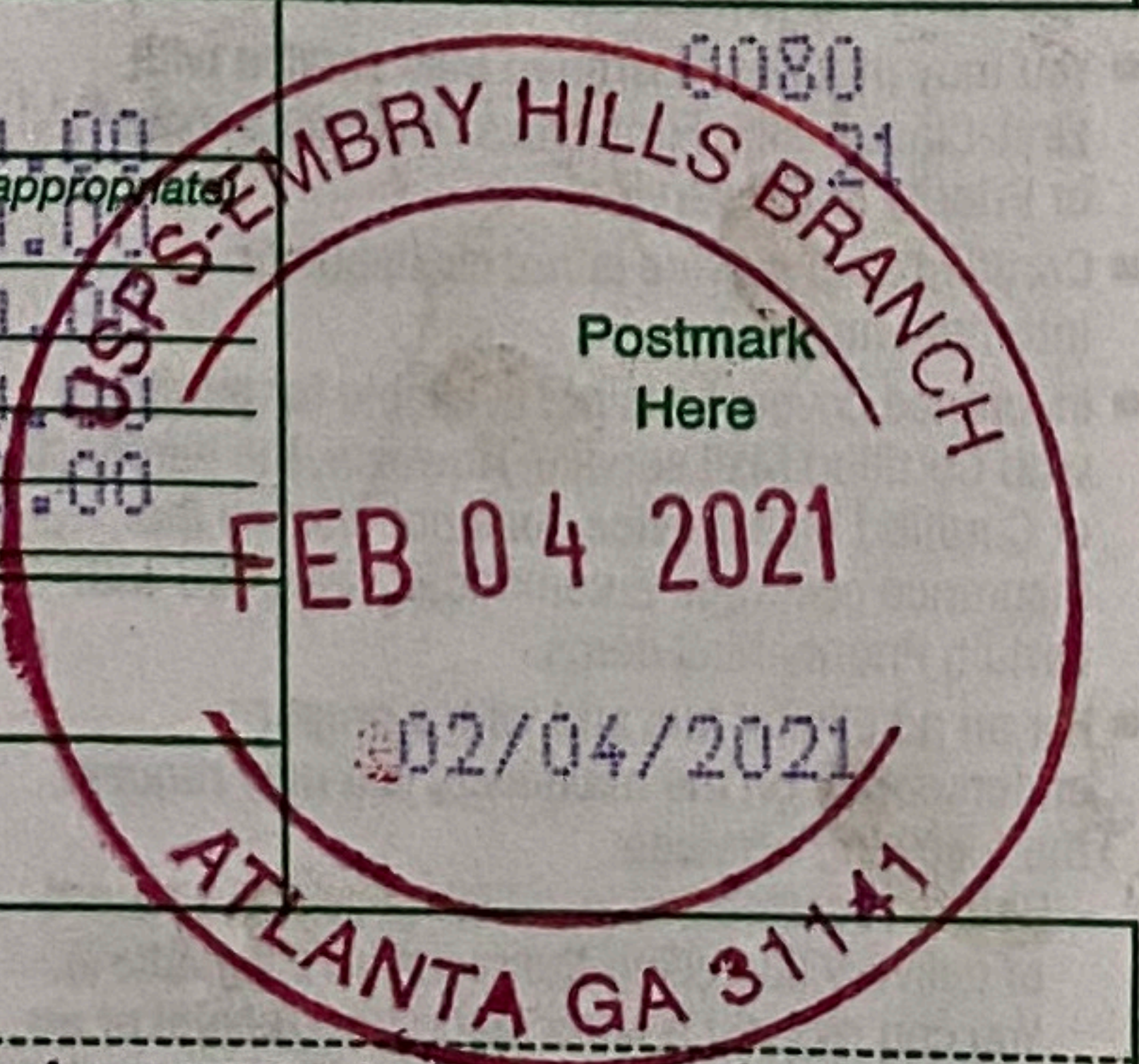
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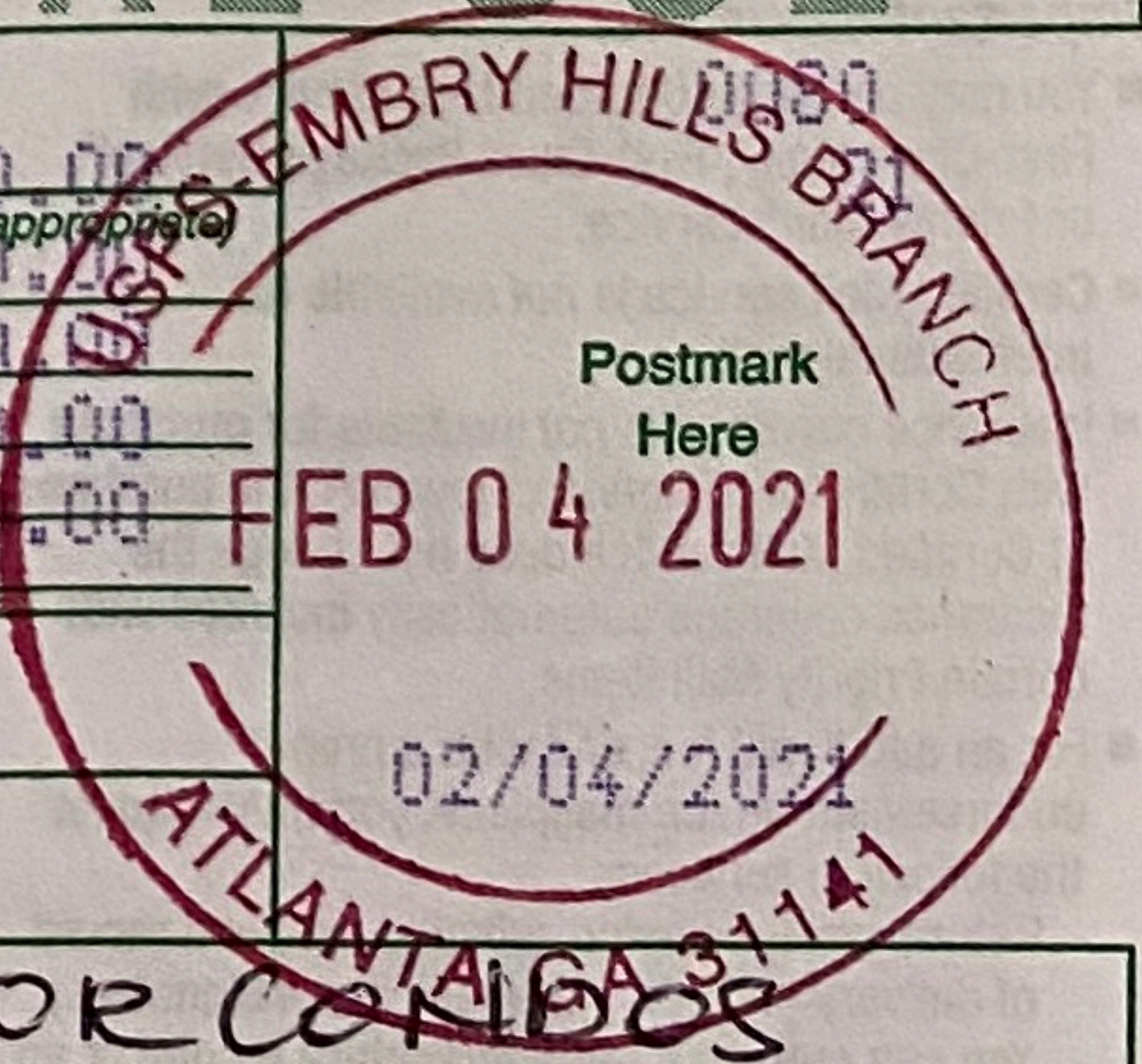
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 Adult Signature Restricted Delivery \$0.00

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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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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
WWW.GG-ARCHITECTS.COM
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:

(1) (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.

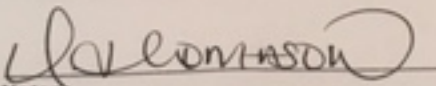
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

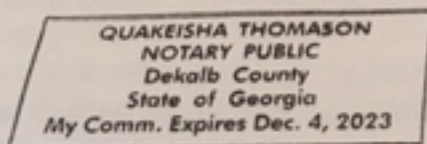
Yes _____ No

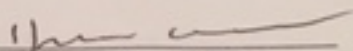
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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.

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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

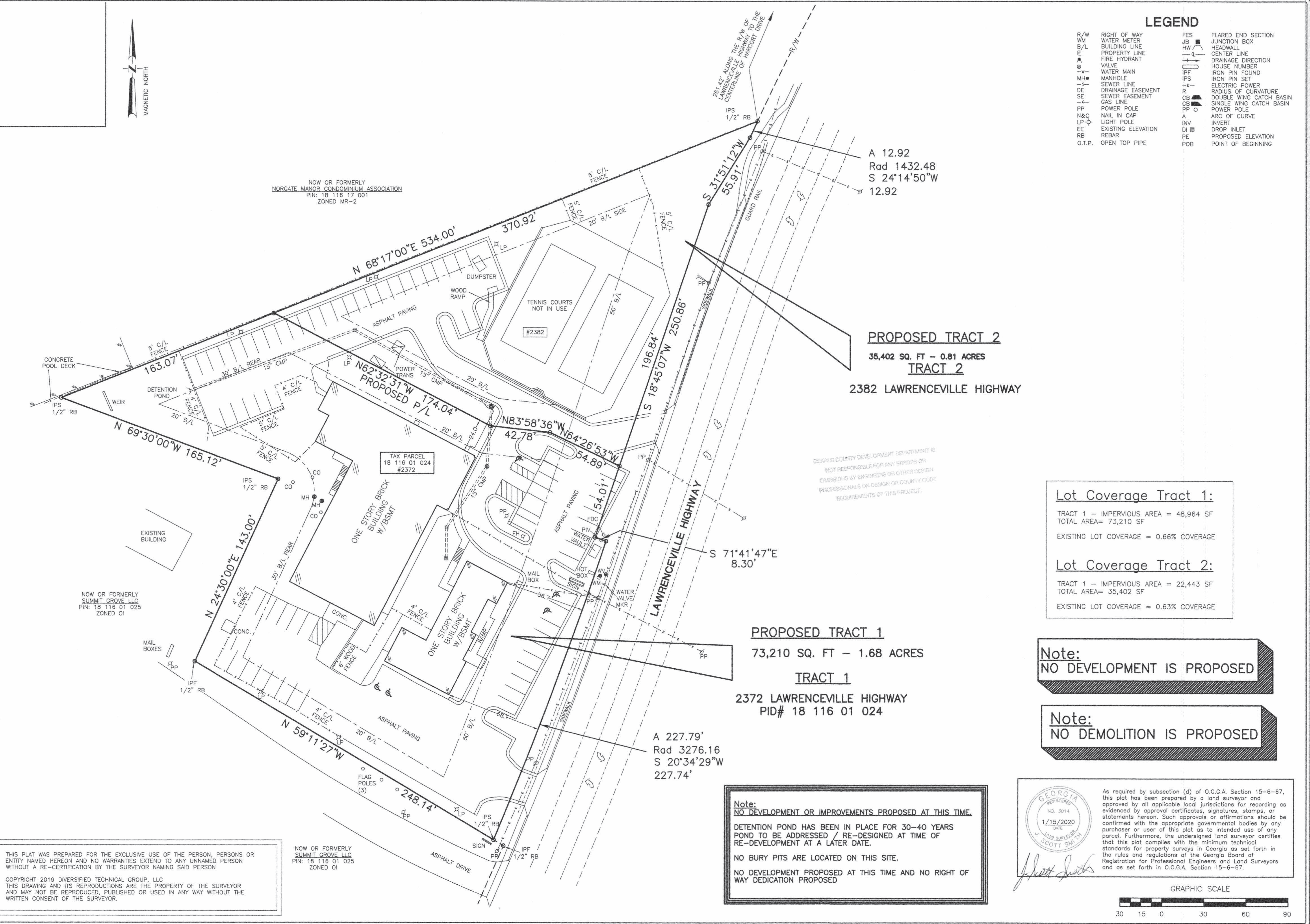
NOW OR FORMERLY
 NORGATE MANOR CONDOMINIUM ASSOCIATION
 PIN: 18 116 17 001
 ZONED MR-2

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.



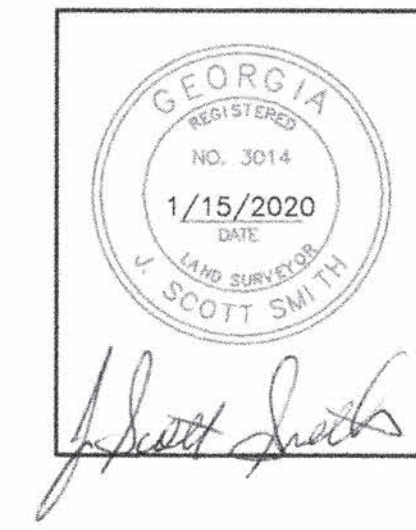
Lot Coverage Tract 1:
 TRACT 1 - IMPERVIOUS AREA = 48,964 SF
 TOTAL AREA= 73,210 SF
 EXISTING LOT COVERAGE = 0.66% COVERAGE

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

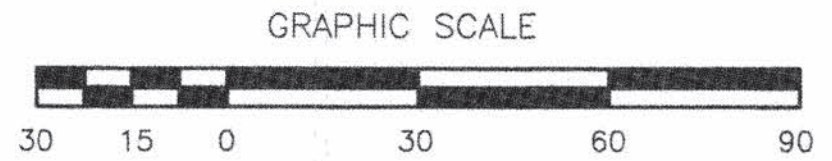
Note:
 NO DEVELOPMENT IS PROPOSED

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



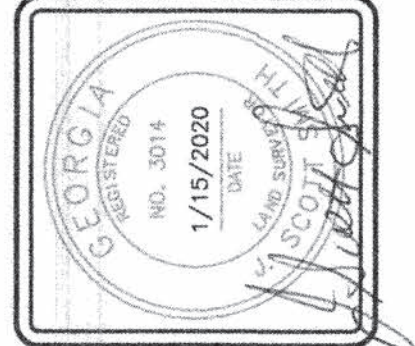
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed 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

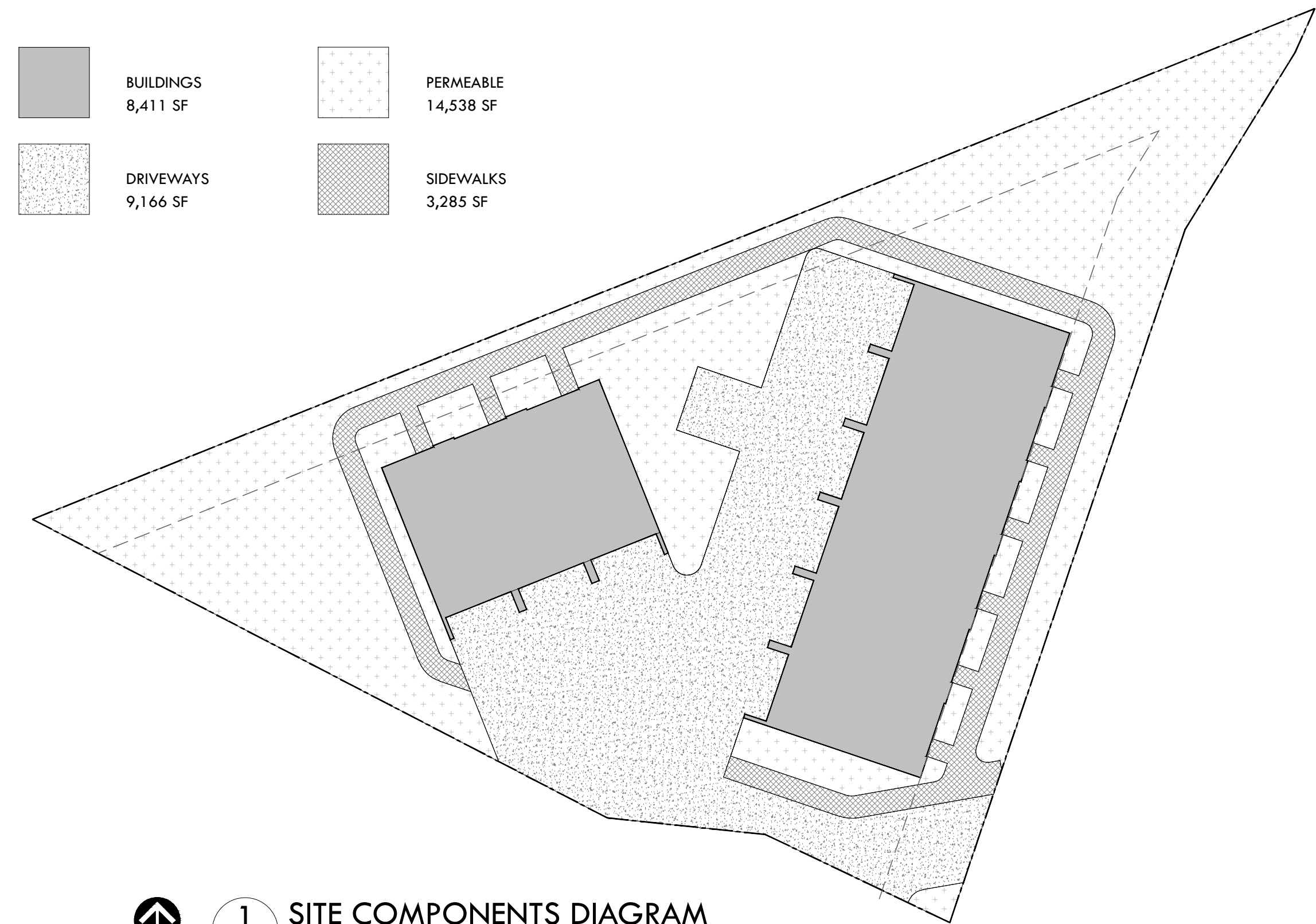
DIVERSIFIED TECHNICAL GROUP, L.L.C.
 LAND SURVEYORS - LAND PLANNERS
 Land Surveying Firm License# 587
 2700 BRASELTON HIGHWAY
 SUITE 10-430
 Dacula, Georgia 30019
 PH: 770-614-7095
 EMAIL: Digsurvey@dtgllc.com



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

DATE 12/29/17 DRAWN J.S.S. CHECKED 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)	
	15 FT
	N/A

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

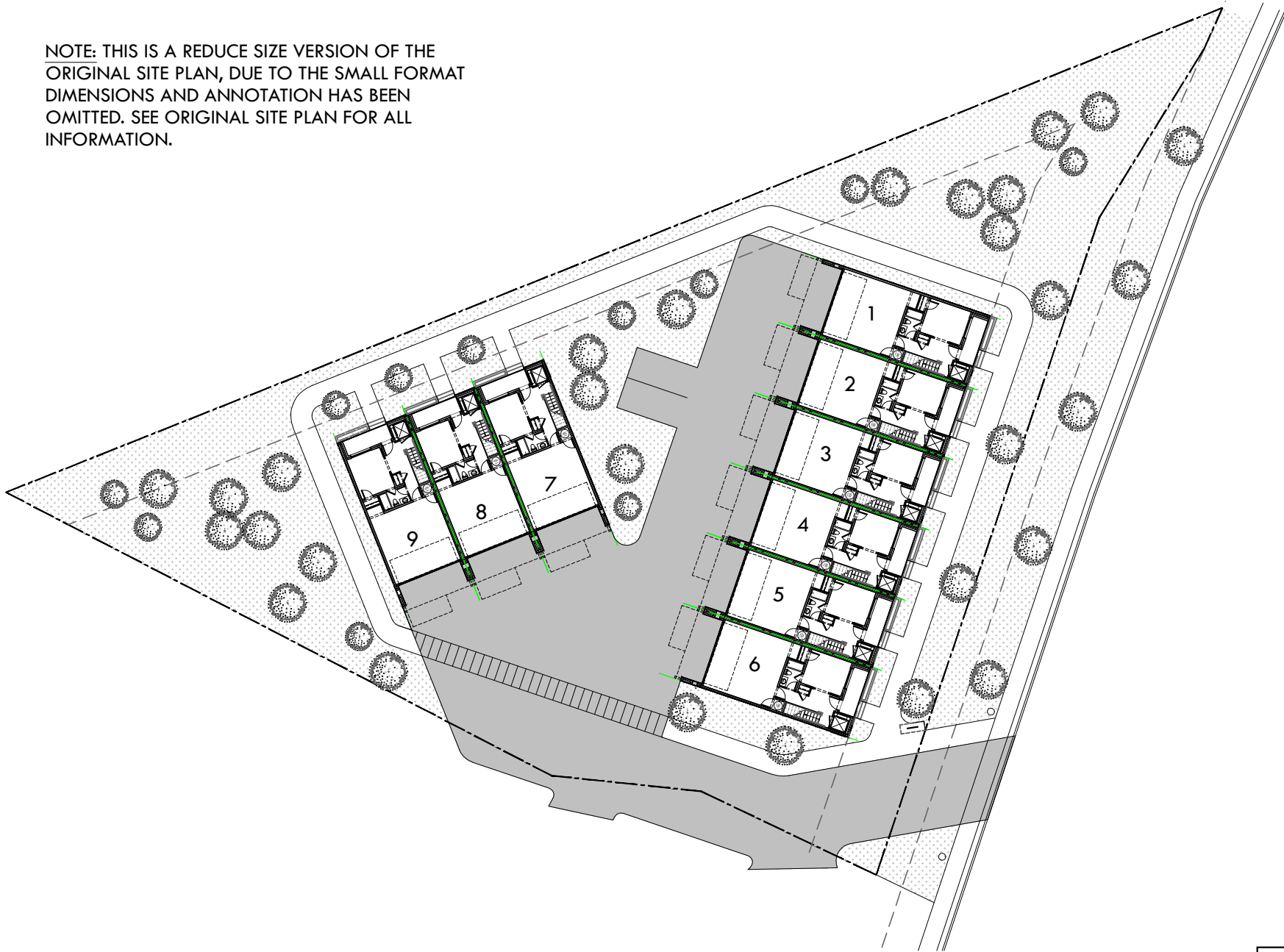
LAND LOT 116
18TH DISTRICT

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

A-1

RELEASED FOR CONSTRUCTION

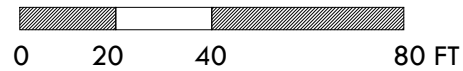
NOTE: THIS IS A REDUCE SIZE VERSION OF THE ORIGINAL SITE PLAN, DUE TO THE SMALL FORMAT DIMENSIONS AND ANNOTATION HAS BEEN OMITTED. SEE ORIGINAL SITE PLAN FOR ALL INFORMATION.



2382 LAWRENCEVILLE HIGHWAY
REDUCED SITE PLAN - REZONING - PROPOSED

SCALE: 1:40

DATE:2021.02.18



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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:

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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: 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.

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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