



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Sketch Plat Hearing Date: April 28, 2020, 6:00 P.M.

STAFF ANALYSIS

Case No.:	PLAT - 1244526	Agenda #: N. 1
Location/Address:	1705 Panola Road	Commission District: 5 Super District: 7
Parcel ID(s):	16-037-01-002	
Request:	To subdivide 22.95 acres for the development of 131 single family residences.	
Property Owner(s):	Cowan Mary Jennifer Zeagler	
Applicant/Agent:	Wayne Morehead	
Acreage:	22.95 acres	
Existing Land Use:	One story structure(s) and heavily wooded lot	
Surrounding Properties:	North is RSM. East is RSM, O-I and R-100, South; O-I and C-1. West; R-100	

SUBJECT PROPERTY & ZONING HISTORY

The subject property is located at 1705 Panola Road in the Hidden Hills Overlay District Residential Tier. The property is zoned RSM (Small Lot Residential Mix) District with a future land designation of Suburban (SUB). The current zoning and future land use allow for the development of single-family residences. The property was rezoned in 2020 per case CZ-20-1243750.

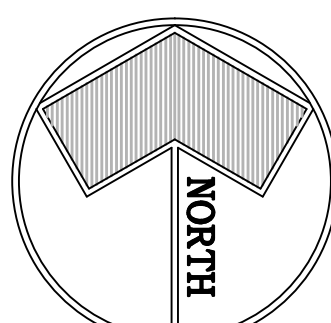
PROJECT ANALYSIS

The applicant submitted a sketch plat to subdivide 22.95 acres to develop 131 lots for 56 single family attached and 75 detached homes at a density of 5.72 units per acre. The proposed sketch plat shows four pockets of open space and a detention pond on site. The minimum lot area is 5,000 square feet for single family detached residences and 1,000 square feet for attached residences. The attached residences (townhomes) are internal to the site. The single family detached residences will abut the surrounding single family detached residences subdivisions. Access to the development is proposed via two curb cuts on Panola Road.

The proposed sketch plat complies with and has received approval from DeKalb County GIS, Watershed and Land Development, Transportation and Planning departments.

STAFF RECOMMENDATION: Approval

DeKalb County Department of Planning and Sustainability recommends approval.



GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 INCH = 60 FT.



N/F LORNEI PRINCE
PN: 16 037 01 039
ZONING: R100 - SF RES DIST

N/F KENNETH JONES
PN: 16 037 01 040
ZONING: R100 - SF RES DIST

N/F DWAYNE PARKER
PN: 16 037 01 041
ZONING: R100 - SF RES DIST

N/F SHEILA CLEM
PN: 16 037 01 042
ZONING: R100 - SF RES DIST

N/F ALAN THOMAS
PN: 16 037 01 043
ZONING: R100 - SF RES DIST

N/F VERNICE EUGENE
PN: 16 037 01 044
ZONING: R100 - SF RES DIST

N/F MACKLER JENKINS
PN: 16 037 01 045
ZONING: R100 - SF RES DIST

N/F LEON REID
PN: 16 037 01 046
ZONING: R100 - SF RES DIST

N/F RUSSELL FRENZENA
PN: 16 037 01 047
ZONING: R100 - SF RES DIST

N/F JOHN DANIELS
PN: 16 037 01 048
ZONING: R100 - SF RES DIST

N/F ERIC LEWIS
PN: 16 036 02 107
ZONING: RCH - SF CLUSTER RES DIST

N/F TOSH HORTON
PN: 16 036 02 019
ZONING: RCH - SF CLUSTER RES DIST

N/F HENRY KROMER
PN: 16 036 02 020
ZONING: RCH - SF CLUSTER RES DIST

N/F DANIEL MITCHELL
PN: 16 036 02 021
ZONING: RCH - SF CLUSTER RES DIST

N/F GORDON COLLINS
PN: 16 036 02 022
ZONING: RCH - SF CLUSTER RES DIST

N/F WALTER HAYES
PN: 16 036 02 023
ZONING: RCH - SF CLUSTER RES DIST

N/F ANDREA PEARSON
PN: 16 036 02 024
ZONING: RCH - SF CLUSTER RES DIST

N/F TIM HARRISON
PN: 16 036 02 025
ZONING: RCH - SF CLUSTER RES DIST

N/F LAWRENCE WILLIAMSON
PN: 16 036 02 026
ZONING: RCH - SF CLUSTER RES DIST

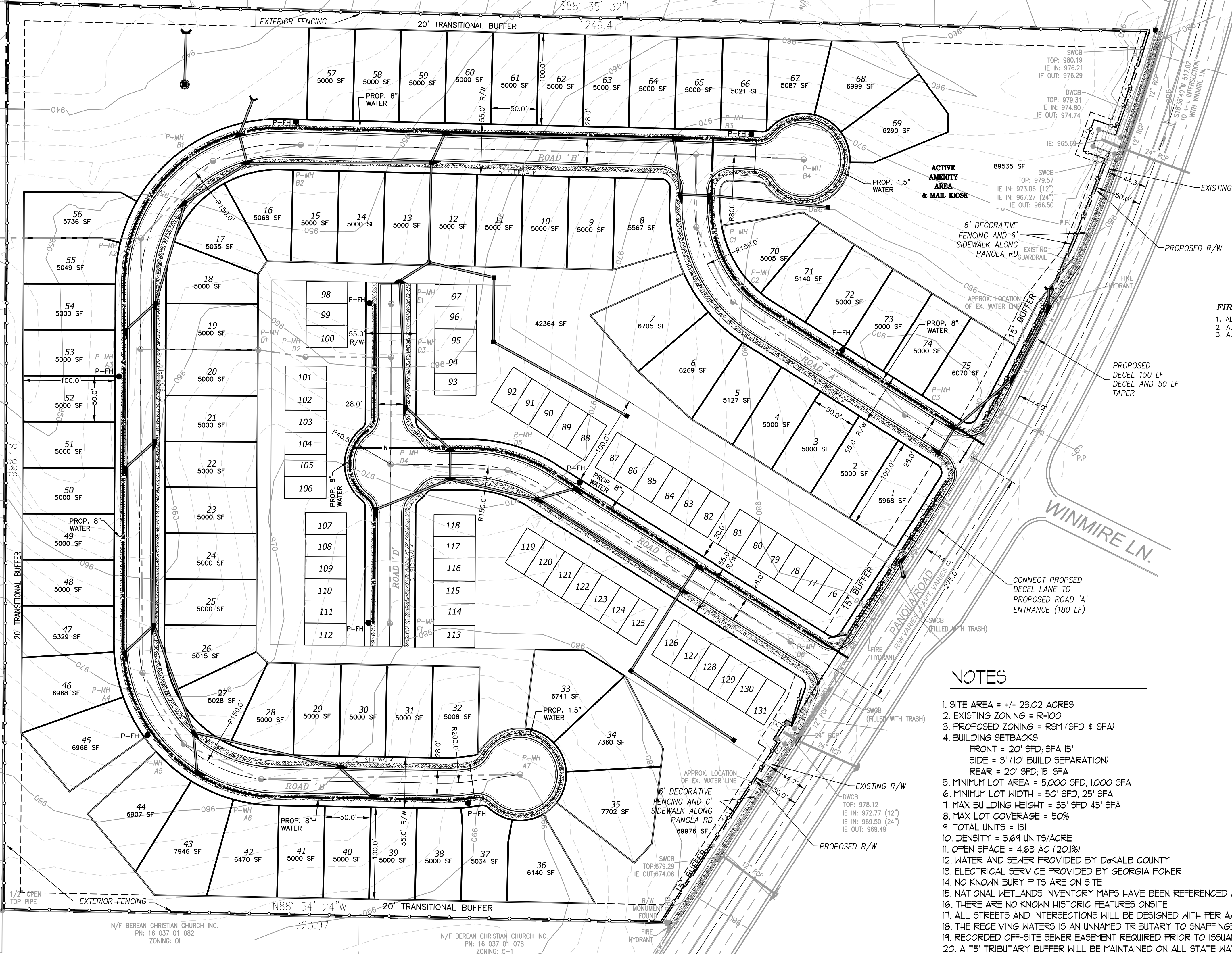
N/F AMBERLY DORRIS ROWAN
PN: 16 036 02 027
ZONING: RCH - SF CLUSTER RES DIST

N/F JOHN LONGINO
PN: 16 036 02 028
ZONING: RCH - SF CLUSTER RES DIST

N/F TAMMY DUREN
PN: 16 036 02 029
ZONING: RCH - SF CLUSTER RES DIST

N/F MITCHELL BEVERLY
PN: 16 036 02 030
ZONING: RCH - SF CLUSTER RES DIST

N/F BEREAN CHRISTIAN CHURCH INC.
PN: 16 037 01 082
ZONING: C-1



FIRE DEPARTMENT NOTES:

1. ALL CUL-DE-SACS TO HAVE A MINIMUM DIAMETER OF 96"
2. ALL STREET INTERSECTIONS TO HAVE 28' TURN RADI
3. ALL STREETS SHALL HAVE GRADES NO GREATER THAN 10%

NOTES

1. SITE AREA = +/- 23.02 ACRES
2. EXISTING ZONING = R-100
3. PROPOSED ZONING = RS-1 (SFD & SFA)
4. BUILDING SETBACKS
FRONT = 20' SFD; SFA 15'
SIDE = 3' (10' BUILD SEPARATION)
REAR = 20' SFD; 15' SFA
5. MINIMUM LOT AREA = 5,000 SFD, 1,000 SFA
6. MINIMUM LOT WIDTH = 50' SFD, 25' SFA
7. MAX BUILDING HEIGHT = 35' SFD 45' SFA
8. MAX LOT COVERAGE = 50%
9. TOTAL UNITS = 131
10. DENSITY = 5.64 UNITS/ACRE
11. OPEN SPACE = 4.63 AC (20.1%)
12. WATER AND SEWER PROVIDED BY DEKALB COUNTY
13. ELECTRICAL SERVICE PROVIDED BY GEORGIA POWER
14. NO KNOWN BURY FITS ARE ON SITE
15. NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN REFERENCED AND NO WETLANDS EXIST ONSITE
16. THERE ARE NO KNOWN HISTORIC FEATURES ONSITE
17. ALL STREETS AND INTERSECTIONS WILL BE DESIGNED WITH PER AASHTO SIGHT DISTANCE REQUIREMENTS
18. THE RECEIVING WATERS IS AN UNNAMED TRIBUTARY TO SNAPPINGER CREEK
19. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
20. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA E.P.D.
21. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
22. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERING REQUIREMENTS REGARDING WETLANDS.
23. HOA IS RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER FACILITIES AND STORMWATER CONVEYANCES ON THE PROPERTY.
24. RIGHT OF WAY WIDTH = 55'
INTERIOR STREET WIDTH = 28'
INTERIOR SIDEWALK WIDTH = 5'
25. SUBDIVISION TO HAVE PRIVATE COVENANTS AND HOMEOWNERS ASSOCIATION.
26. ELECTRICAL SERVICE TO BE UNDERGROUND
27. HEIGHT OF EXTERNAL FENCING TO BE 6'

SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

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DAY DESIGN GROUP, Inc.

SKETCH PLAT - SITE PLAN
FOR
THE HERITAGE AT PANOLA
A RESIDENTIAL SUBDIVISION
LOCATED IN
1705 PANOLA ROAD - TAX PARCEL #16 037 01 002
DEKALB COUNTY, GEORGIA

NO.	DATE	REVISIONS PER COUNTY COMMENTS	DESCRIPTION	REVISIONS
1.	02/09/21			

DATE: 12/21/20
DRAWN BY: BHD/GMD
JOB NO.: 19-132

SHEET 6 OF 7