



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

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

STAFF ANALYSIS

Case No.:	PLAT - 1244292	Agenda #: N. 2
Location/Address:	879 & 875 Porter Road	Commission District: 4 Super District: 6
Parcel ID(s):	15-229-04-022 & 15-229-04-061	
Request:	To subdivide 12 acres for the development of 70 single family residences	
Property Owner(s):	Gwrđ Properties LLC	
Applicant/Agent:	Joseph Sainato	
Acreage:	12 acres	
Existing Land Use:	Heavily wooded lots	
Surrounding Properties:	North and South is R-75. East and West is R-75 and MR-2.	

SUBJECT PROPERTY & ZONING HISTORY

The subject properties are located at 879 and 875 Porter Road. The properties are 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-20-1243755.

PROJECT ANALYSIS

The applicant submitted a sketch plat to subdivide 12 acres to develop 70 lots for attached residences at a density of 6 units per acre. The proposed sketch plat depicts front loaded townhomes with French style garages, front porches, and detailed landscaping on each lot. Several amenities such as pocket park, walking trails and a dog park. A six-foot sidewalk and ten-foot landscape strip with acorn streetlights along the entire frontage of the development. Access to the development is proposed via one curb cut on Porter 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.

SITE DATA

- GROSS PROPERTY SIZE: 11.886 AC.
- ZONING: RSM
- PROPOSED LOTS: 70
- AVERAGE LOT WIDTH: 26.00'
- AVERAGE LOT DEPTH: 100.00'
- MINIMUM HEATED FLOOR: 1,200 SF
- MAXIMUM BUILDING HEIGHT: 20'
- PARKING SPACES: 2 PER UNIT (2 IN GARAGE & 2 IN DRIVEWAY) + 18 EXTRA SPACES = 280 TOTAL SPACES
- SETBACKS (REQUIRED)
 - FRONT: 20'
 - REAR: 15'
 - SIDE: 10'/20' TRANSITIONAL BUFFER
- OPEN SPACE
 - ENHANCED OPEN SPACE: 2.48 AC
 - % OF PROPERTY = 20.8%

PROJECT RECEIVING WATERS: SITE DISCHARGES TO +/- 450 LF AN UNNAMED TRIBUTARY AND THEN EVENTUALLY TO INDIAN CREEK.

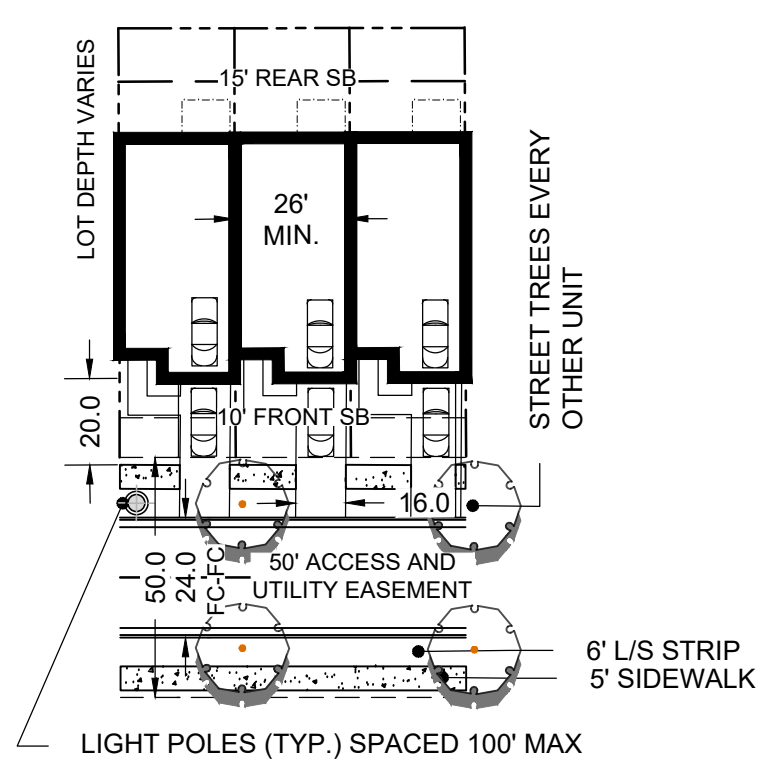
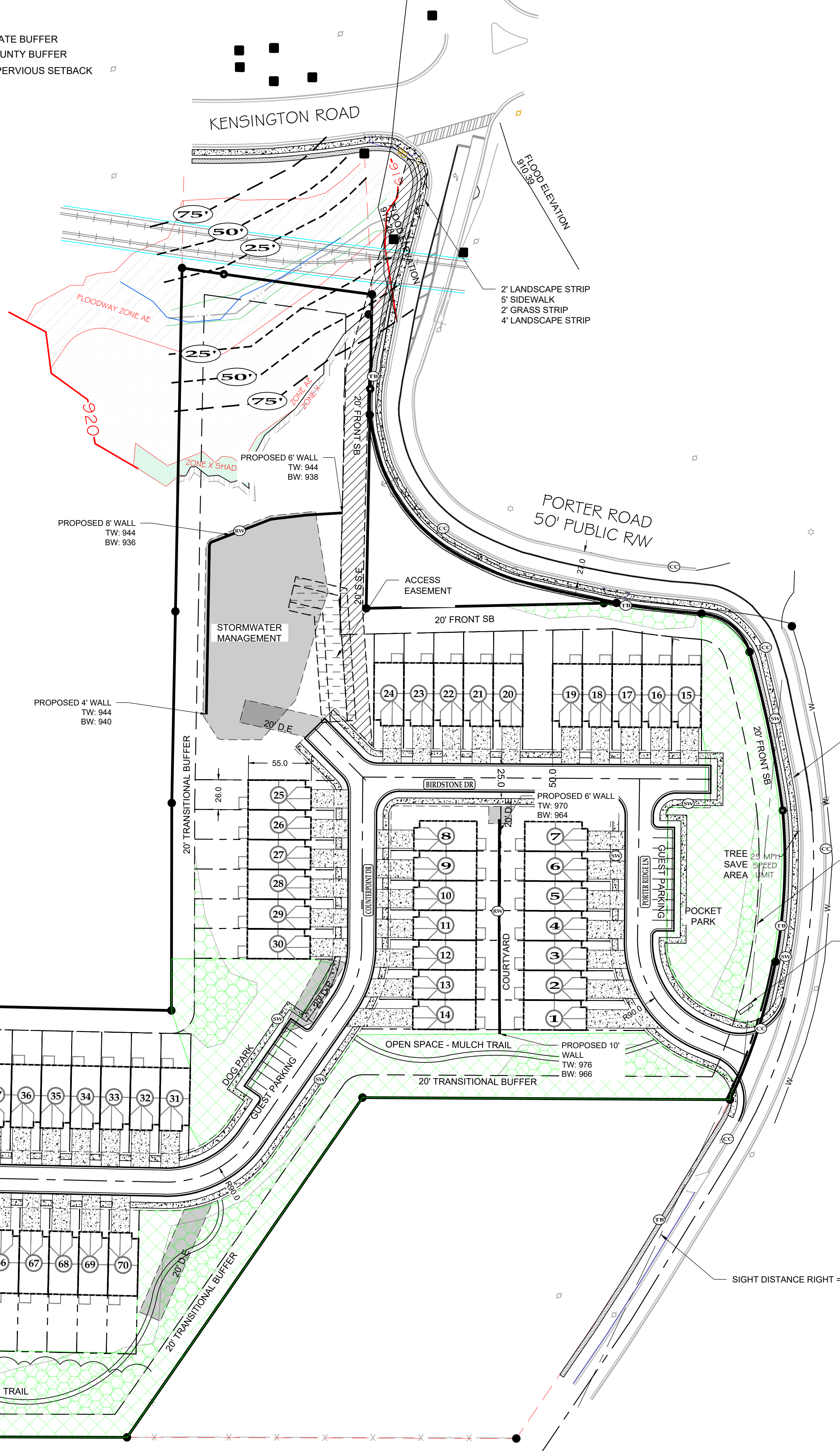
- GENERAL NOTES:
- THERE ARE NO WETLANDS ON SITE
 - RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
 - A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA EPD. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
 - THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
 - DEKALB COUNTY SANITATION SHALL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
 - WATER AND SEWER SERVICES WILL BE PROVIDED BY DEKALB COUNTY
 - ADDRESSES WILL BE ASSIGNED FROM THE CENTER OF THE SIDE OF THE BUILDING WHERE THE FRONT DOOR IS LOCATED. HOWEVER, WHEN THE FRONT DOOR IS OBSCURED OR INVISIBLE FROM THE ROAD OR THE STRUCTURE IS OBVIOUSLY BEST REACHED FOR "EMERGENCY PURPOSES BY THE DRIVEWAY, ASSIGN THE PROPERTY NUMBER BASED ON WHERE THE DRIVEWAY INTERSECTS THE ROAD.
 - THERE SHALL BE A MANDATORY PROPERTY OWNERS ASSOCIATION CLEARLY STATING THE RESIDENTS' RESPONSIBILITY TO SHARE IN THE OWNERSHIP AND MAINTENANCE OF COMMON AREAS INCLUDING DRIVEWAY, ALLEYS, PARKING, UTILITIES, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES SUBJECT TO SECTION 14-189.3 OF THE CODE.
 - NO WASTE BURY PITS EXIST ON THIS SITE.
 - THE SUBDIVISION WILL BE SUBJECT TO PRIVATE CONVENANTS AND A HOMEOWNER'S ASSOCIATION OR EQUIVALENT.
 - ELECTRICAL SERVICE WILL BE UNDERGROUND.

- 25' STATE BUFFER
- 50' COUNTY BUFFER
- 75' IMPERVIOUS SETBACK

- Recommended Conditions Z-20-1243755**
(Revised: May 8, 2020)
- The proposed development shall not exceed 70 attached townhomes and shall be developed in accordance per the site plan dated August, 2019 and submitted on January 2, 2020.
 - All proposed townhomes must be front loaded and must provide four (4) parking spaces per unit: two (2) in garage and two (2) in driveway. Units will be a minimum of 25 feet wide and shall not exceed 35 feet in height measured from the front-door threshold of the structure to the highest point of the roof of the structure.
 - All proposed exterior building materials shall be a combination and variation of brick, stone, shake shingle, or fiber cement siding and a shingle roof is required on each townhome.
 - Along the entire frontage of the development on Porter Road beginning at the intersection of Kensington Road frontage, the applicant shall install curb and gutter, two-foot wide landscape strip planted with small shrubs not to exceed 30 inches in height, a five-foot wide sidewalk, a two-foot wide grass strip for street lighting (fixtures as specified by DeKalb Public Works), and four-foot wide landscape strip for street trees as defined in the zoning ordinance planted 30' off center as approved by the County Arborist.
 - All proposed internal ROW/streets within the proposed development shall comply with all streetscape requirements per section 27-5.4.3 - Streetscape elements and dimensions of the DeKalb County Zoning ordinance.
 - All proposed townhomes shall have French country style garages, front porches, and landscaping on each lot. In addition, the townhomes shall have architectural features such as screen porches, outdoor fireplaces, sunrooms, and offices at the rear of each proposed townhome, consistent with the description provided in "Porter Reserve", attached herein as Exhibit A.
 - The proposed entrance shall be design in accordance with the submitted rendering dated May 15, 2002 and received February 19, 2020. The applicant will submit a landscape plan for approval by the County Arborist and for review by the District Commissioners. The two courtyard spaces shown on the site plan shall be graded and landscaped. In areas where informal gatherings will take place including the pocket park and dog park pet waste stations shall be installed. The stormwater detention facility shall be landscaped to appear as a visual amenity.
 - The maintenance of the proposed pocket park, park space/walking trails, and dog park shall be maintained by the homeowners association (HOA).
 - Condition per the DeKalb County Department of Public Works - Transportation Division, the applicant shall improve the frontage of Porter Road and shall bring Porter Road up to County standards along the entire frontage in order to obtain permit. The applicant shall dedicate 27.5 feet of right-of-way (ROW) from centerline or such that all public infrastructure (sidewalks, streetlights, etc) are an right of way. Street lights are required with payment to Georgia Power and signed petition prior to final plat approval. Also, the applicant shall provide signed and sealed sight distance calculations (stopping and intersection) for the access point onto Porter Road based on AASHTO sight distance guidelines. The applicant shall confirm the sight distance prior to certificate of occupancy.
 - Condition per the DeKalb County Department of Public Works - Water and Sewer Division, the existing six inch polyvinyl chloride (PVC) waterline long Porter Road shall be upgraded to an eight inch ductile iron pipe (DIP) from Kensington Road along the frontage of the property.
 - Condition per the DeKalb County Department of Planning and Sustainability - Land Development Division, the applicant shall comply with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances section 14-40 for Stormwater Management, and section 14-42 for Storm Water Quality Control to include Runoff Reduction Volume. The applicant shall use Volume Three of the Georgia Stormwater Management Manual for best maintenance practices. The applicant shall use the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Point Precipitation Data set specific to the site. Also, the applicant shall include Low Impact Development features/Green Infrastructure in the proposed site design to protect the state waters and special flood hazard areas.

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FRONT ENTRY TOWNHOME TYPICAL LOT DETAIL: PRIVATE STREETS

- NOTES**
- ALL INTERIOR STREETS ARE PRIVATE WITH 50' ACCESS/UTILITY EASEMENTS.
 - ELECTRIC SERVICE WILL BE UNDERGROUND

- SITE LEGEND**
- STORM SEWER EASEMENT
 - SANITARY SEWER EASEMENT
 - TREE SAVE AREA
 - STORM SEWER EASEMENT
 - SANITARY SEWER EASEMENT

- PROV. 5' WIDE CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- PROPOSED HANDICAP RAMP
- PROPOSED MAILBOX KIOSK
- SIGNAGE EASEMENT AREA
- CONNECTION TO EXISTING CURB & ASPHALT
- PROPOSED RETAINING WALL
- 4' TREE BUFFER



CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



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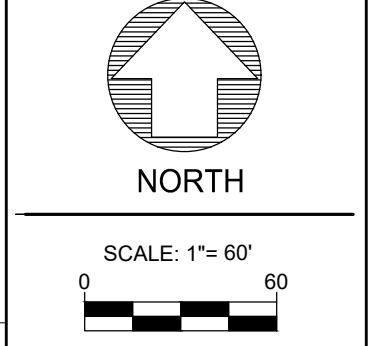
ESCAP DESIGN UNDER THE SUPERVISION OF:
TYLER MARCHMAN
GASWC LEVEL II CERTIFICATION #59018
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
ALLIANCE SURVEYING
PHONE: 334.360.4197
CONTACT: DAVID ANDERSON, PLS

DEVELOPER
VIEWPOINT PROPERTIES, LLC
212 DANLON GEA STREET, SUITE 200
DUBLIN, GA 31006
JRRRENO@VIEWPOINT.COM

Sketch Plat for
PORTER RESERVE
879 & 895 PORTER ROAD
15TH DISTRICT
LL 229
DEKALB COUNTY

Orig. Issue 2/23/2021
Designed by JDS
Checked by TSM
Project # 20070



SITE PLAN

C-301