

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes, at 3720 Jamieson Place.

PETITION NO: N3. Z-21-1244669 2021-2426

PROPOSED USE: Three (3) single-family attached townhomes.

LOCATION: 3720 Jamieson Place.

PARCEL NO. : 18-067-03-011

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes. The property is located on the north side of Jamieson Place and the west side of Market Street, at 3720 Jamieson Place in Clarkston, Georgia. The property has approximately 193 feet of frontage along Jamieson Place and 100 feet of frontage along Market Street and contains 0.44 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: Based on the information and site plan, it cannot be determined if the proposed rezoning request is consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development (Suburban Policy #1). It appears that single-family attached townhomes would provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. The applicant is proposing a three-story building height to allow for a two-car garage on the first floor. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings could be compatible with the surrounding area's two-story building heights if there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision. However, the plan needs to provide required density bonuses to achieve the desired 6.8 units per acre as required by the RSM zoning requirements. Additionally, there are several details that need to be provided to ensure that the plan is conforming to the RSM zoning standards and is compatible with surrounding properties as follows: 1. *The plan needs to clarify what density bonuses are being provided to justify the proposed 6.8 dwelling units per acre as required by Article 2 of the zoning ordinance. Additionally, the plan needs to indicate if the proposed units are fee-simple or a condominium form of ownership; one fee-simple lots would qualify for the provision of density bonuses.* 2. *The plan needs to provide sidewalks and street trees along Jamieson Place and Market Street as well as 20% open space as required by the zoning ordinance. The plan needs to show compliance with minimum building size,*

minimum building setbacks, and other requirements of the RSM zoning district as outlined in the compliance table of the staff report. 3. The plan should be revised to provide a 20-foot wide undisturbed transitional buffer along the north property which abut single-family residential to provide additional compatibility. Therefore, the Planning and Sustainability Department recommends “Full cycle deferral, to allow the opportunity for the applicant to address Staff’s concerns”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 12-0-0. Community Council recommended approval and indicated that the proposed three story townhomes were appropriate to allow for a two car garage on first level to screen vehicles from view of the street.

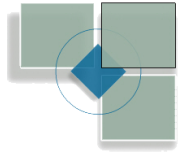


DeKalb County Department of Planning & Sustainability

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-21-1244669	Agenda #: N3
Location/ Address:	The north side of Jamieson Place and the west side of Market Street, at 3720 Jamieson Place in Clarkston, Georgia.	Commission District: 4 Super District: 6
Parcel ID:	18 067 03 011	
Request:	To rezone properties from R-85 (Residential-Medium Lot-85) to RSM (Small Lot Residential Mix) District to construct single-family attached townhomes.	
Property Owner:	Jose Ramos	
Applicant/Agent:	Amanda Woodruff	
Acreage:	.44	
Existing Land Use:	Vacant Single-Family home and accessory building.	
Surrounding Properties:	Apartments (Fox Trail Apartments) to the west, a place of worship to the south across Jamieson Place (Masjid Al-Momineen of Stone Mountain), and single-family detached homes to the north and east.	
Adjacent Zoning:	North: NA City of Clarkston South: OIT and R-85 East: NA City of Clarkston West: NA City of Clarkston	
Comprehensive Plan:	SUB (Suburban)	Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	6.8 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	3 single-family attached townhomes.	Existing Units/Square Feet: Vacant single-family home and accessory building
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

Staff Recommendation: FULL CYCLE DEFERRAL

ZONING HISTORY

Based on DeKalb County records, it appears that the R-85 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.

PROJECT ANALYSIS

The subject property comprises .44 acres on the north side of Jamieson Place and the west side of Market Street at 3720 Jamieson Place in Clarkston, Georgia. The site contains a vacant single-family structure and accessory building. The site is flat and contains some mature trees along a portion of the Jamieson Place frontage and along the north property line abutting a single-family subdivision to the north. The subject property has access to Jamieson Place and Market Street which are two-lane local residential streets with no sidewalks or curb and gutter along Jamieson Place or Market Street.

The submitted site plan shows three single-family attached townhomes at a density of 6.8 units per acre (three residential units divided by .44 acres) with three-story building heights. Based on the submitted conceptual elevations, stucco buildings with a significant number of windows are proposed which appear to comply with the building material requirements of the *Zoning Ordinance*.

As submitted, the proposal appears to be deficient in zoning compliance details, which limits the ability to fully assess this proposal. The RSM district allows a base density of four units per acre, with densities up to 8 units per acre if density bonus qualifications are met. To achieve a density of 6.8 units per acre, as desired by the applicant, the application and site plan would need to provide public improvements such as, but not limited to pocket parks, public art, or enhanced open space as per the requirements in Article 2 of the *Zoning Ordinance*. In order to qualify for density bonuses, the project would have to be a fee-simple lot subdivision (i.e. land underneath and outside the building is owned by an individual property owner and creates individual lots for each of the townhome unit), which has not been clarified in the application. Moreover, the submitted concept plan does not indicate how the density bonuses would be achieved. Sidewalks and street trees along Jamieson Place and Market Street as well as 20% open space is also required by the *Zoning Ordinance*, but the site plan does not appear to show compliance. The concept plan does not show the front, side, and rear building setbacks so it cannot be determined if there is compliance with the *Zoning Ordinance*. Additionally, the plan should be revised to provide a 20-foot wide undisturbed transitional buffer along the north property which abut single-family residential homes to provide additional compatibility.

Surrounding uses include an apartment complex (Fox Trail apartments) to the west; a place of worship (Masjid Al-Momineen of Stone Mountain) to the south across Jamieson Place; and single-family detached subdivisions to the north and east. Building heights in the surrounding area are predominantly two-stories. The applicant is proposing a three-story building to allow vehicles to be located in a first floor two-car garage. Given the small number of units proposed and that cars in a first floor two-car garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings could be compatible with the surrounding two-story buildings provided there is compliance with the minimum building setbacks of the zoning ordinance and a 20-foot transitional buffer is installed along the north property line abutting an existing single-family subdivision. The properties to the north, west, and east (across Market Street) are within the jurisdiction of the City of Clarkston and therefore have no designated zoning district in DeKalb County's unincorporated jurisdiction.

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

Compliance with District Standards:

STANDARD	RSM REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	4-8 units per acre	6.68 units per acre with enhanced open space and public art density bonus.	Undetermined. The site plan needs to clarify what type of density bonuses are being provided to qualify for proposed densities above four units per acre as required in Article 2 of the zoning ordinance.
LOT WIDTH	25 feet	Not indicated. Applicant has not indicated if these are fee-simple lots or condos.	Undetermined based on concept plan. Non-compliance will necessitate variances.
LOT AREA	1000 s.f.	Not indicated. Applicant has not indicated if these are fee-simple lots or condos.	Undetermined based on concept plan. Plan does not indicate if fee-simple lots.
MAX. LOT COVERAGE	70%	Not indicated	Undetermined based on concept plan. Non-compliance will necessitate variances.
FRONT SETBACK	20 feet from Jamieson Place and Market Street	Not indicated	Undetermined based on concept plan. Non-compliance will necessitate variances.
REAR SETBACK	20 ft.	Not indicated	Undetermined based on concept plan. Non-compliance will necessitate variances.
SIDE SETBACK	0 ft	0 feet	Yes

BUILDING MATERIALS	All building facades shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations appear to comply.	Yes
MAX. BLDG. HEIGHT	45 feet or three stories, whichever is less	Three stories.	Yes
MIN UNIT SIZE	1,200 s.f.	Not indicated	Undetermined based on concept plan. Non-compliance will necessitate variances.
MIN OPEN SPACE	None required since site is less than 5 acres and less than 36 residential units.	Not indicated	Yes, but providing 20% open space would provide more compatibility with surrounding properties.
TRANSITIONAL BUFFER	None required since abuts properties in City of Clarkston.	None required. Since property abuts a single-family subdivision to the north, a 20 foot wide buffer is recommended along the north property line to provide compatibility.	Yes , but 20 ft buffer is recommended along north property line to provide compatibility with abutting single-family subdivision.
PARKING	Min of 5 spaces (1.5 spaces per dwelling unit plus .25 spaces per unit for guest parking) Max of 9 spaces Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking	6 spaces (includes one space in garage and one on driveway).	Yes. Yes

SIDEWALKS AND STREETSCAPING	5-ft. sidewalk and 6-ft. landscape strip, with street trees 30 ft. on center along Jamieson Place and Market Street frontage.	Not shown on plan	No. Non-compliance will necessitate 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 100 ft on center. Pedestrian lights shall be installed along public right of way at a maximum distance of 40 ft on center.	Information not provided	No. Non-compliance will necessitate a variances.
INTERNAL SIDEWALKS	Pedestrian access shall be provided from all parking areas directly to a public sidewalk.	Internal sidewalks not shown on plan	No. Non-compliance will necessitate variances.

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 information and site plan, it cannot be determined if the proposed rezoning request is consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development (Suburban Policy #1). It appears that single-family attached townhomes would provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings could be compatible with the surrounding area’s two-story building heights if there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision. However, the plan needs to provide required density bonuses to achieve the desired 6.8 units per acre as required by the RSM zoning requirements. These and other details need to be provided to ensure that the plan is conforming to the RSM zoning standards and is compatible with surrounding properties.

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

Based on the submitted information, it appears that single-family attached townhomes would provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. Based on the submitted conceptual elevations, stucco buildings with a significant number of windows are proposed which appears to be compatible with surrounding properties. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings could be compatible with the surrounding area's two-story building heights if there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision. However, the plan needs to provide required density bonuses to achieve the desired 6.8 units per acre as required by the RSM zoning requirements. These and other details need to be provided to ensure that the plan is conforming to the RSM zoning standards and is compatible with surrounding properties.

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 a reasonable economic use as currently zoned R-85 since there is an existing single-family home and accessory building on the property.

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

See responses to A and B above.

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:

There are several details that need to be provided to ensure that the plan is conforming to the RSM zoning standards and is compatible with surrounding properties.

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 utilities, transportation facilities, or schools. 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: FULL CYCLE DEFERRAL

Based on the information and site plan, it cannot be determined if the proposed rezoning request is consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development (Suburban Policy #1). It appears that single-family attached townhomes would provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. The applicant is proposing a three-story building height to allow for a two-car garage on the first floor. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings could be compatible with the surrounding area's two-story building heights if there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision. However, the plan needs to provide required density bonuses to achieve the desired 6.8 units per acre as required by the RSM zoning requirements. Additionally, there are several details that need to be provided to ensure that the plan is conforming to the RSM zoning standards and is compatible with surrounding properties as follows:

1. *The plan needs to clarify what density bonuses are being provided to justify the proposed 6.8 dwelling units per acre as required by Article 2 of the zoning ordinance. Additionally, the plan needs to indicate if the proposed units are fee-simple or a condominium form of ownership; one fee-simple lots would qualify for the provision of density bonuses.*
2. *The plan needs to provide sidewalks and street trees along Jamieson Place and Market Street as well as 20% open space as required by the zoning ordinance. The plan needs to show compliance with minimum building size, minimum building setbacks, and other requirements of the RSM zoning district as outlined in the compliance table of the staff report.*
3. *The plan should be revised to provide a 20-foot wide undisturbed transitional buffer along the north property which abut single-family residential to provide additional compatibility.*

Therefore, the Planning and Sustainability Department recommends full cycle deferral to allow the opportunity for the applicant to address Staff's concerns.

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-21-1244669

Parcel I.D. #: 18-067-03-011

Address: 3720 Jamieson Place

Clarkston, Georgia

WATER:

Size of existing water main: 6" DI & 8" 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: Indian Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 107 feet Southeast of property

Water Treatment Facility: Snapfinger Creek WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (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.

Sewer capacity restricted Upper Snapfinger Creek, December 2020 map. DT

Signature: Carlo [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.

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/12/2021

Submitted to: DeKalb County

Case #: Z-21-1244669

Parcel #: 18-067-03-011

Name of Development: 3720 Jamieson Place

Location: The north side of Jamieson Place and the west side of Market Street.

Description: Three townhomes proposed on land currently occupied by two mobile homes.

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

Current Condition of Schools	Indian Creek Elementary School	Freedom Middle School	Clarkston High School	Other DCSD Schools	Private Schools	Total
Capacity	1,200	1,251	1,190			
Portables	0	0	16			
Enrollment (Fcast. Oct. 2021)	849	1,116	1,513			
Seats Available	351	135	-323			
Utilization (%)	70.8%	89.2%	127.1%			
New students from development	0	0	0	1	0	1

New Enrollment	849	1,116	1,513
New Seats Available	351	135	-323
New Utilization	70.8%	89.2%	127.1%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0504	0.0961	0.0154	0.0540
Middle	0.0644	0.0454	0.0046	0.0381
High	0.0396	0.0175	0.0000	0.0190
Total	0.0514	0.0530	0.0067	0.0370
Student Calculations				
Proposed Units	3			
Unit Type	TH			
Cluster	Clarkston High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.15	0.29	0.05	0.49
Middle	0.19	0.14	0.01	0.34
High	0.12	0.05	0.00	0.17
Total	0.46	0.48	0.06	1.00
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Indian Creek Elementary School	0	1	0	1
Freedom Middle School	0	0	0	0
Clarkston High School	0	0	0	0
Total	0	1	0	1


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 Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-3

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.: 2-21-1244669 Parcel I.D. #: 18-067-03-011

Address: 3720
JAMESON PLACE
CLARKSTON, 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.

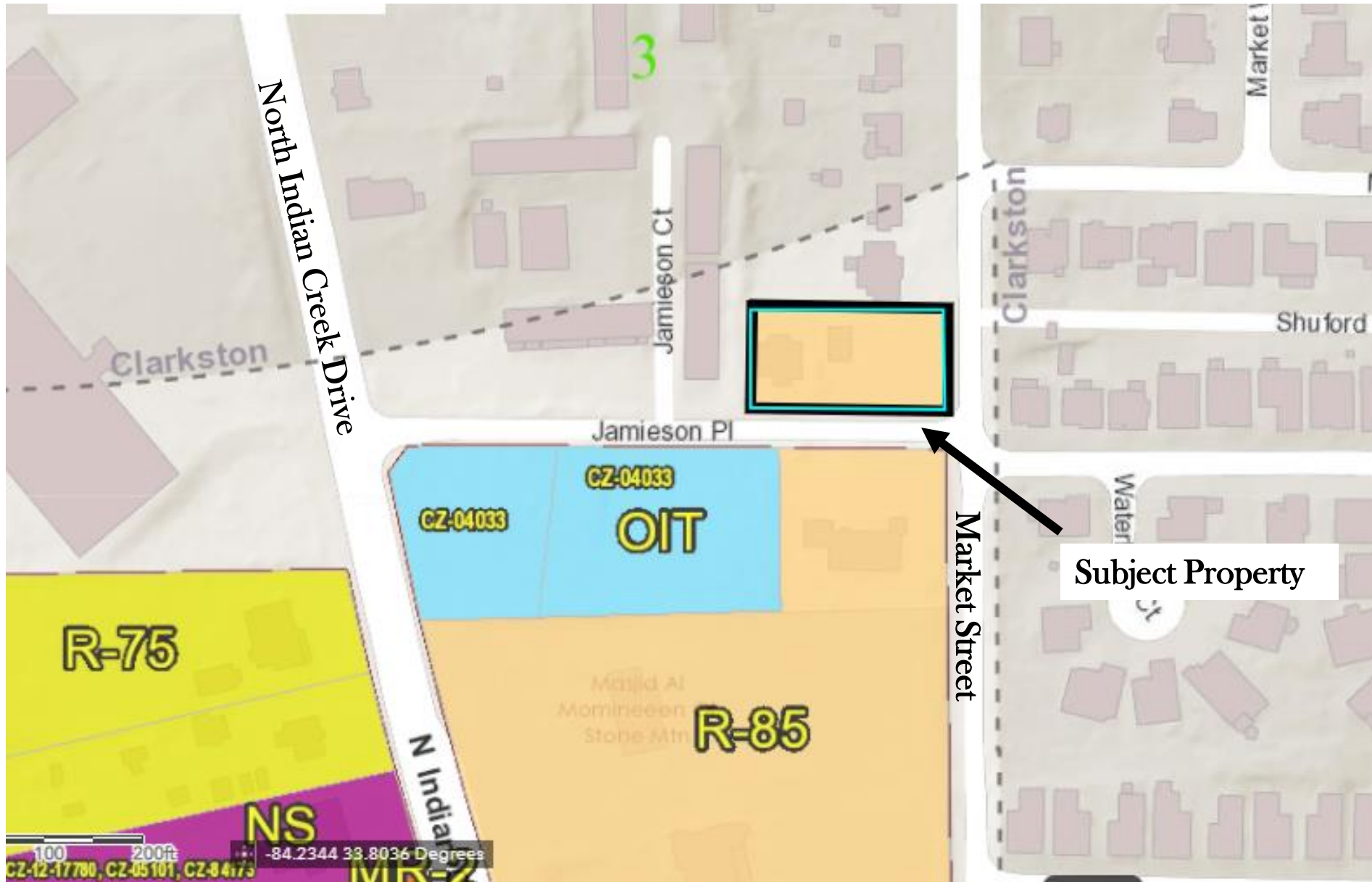
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____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

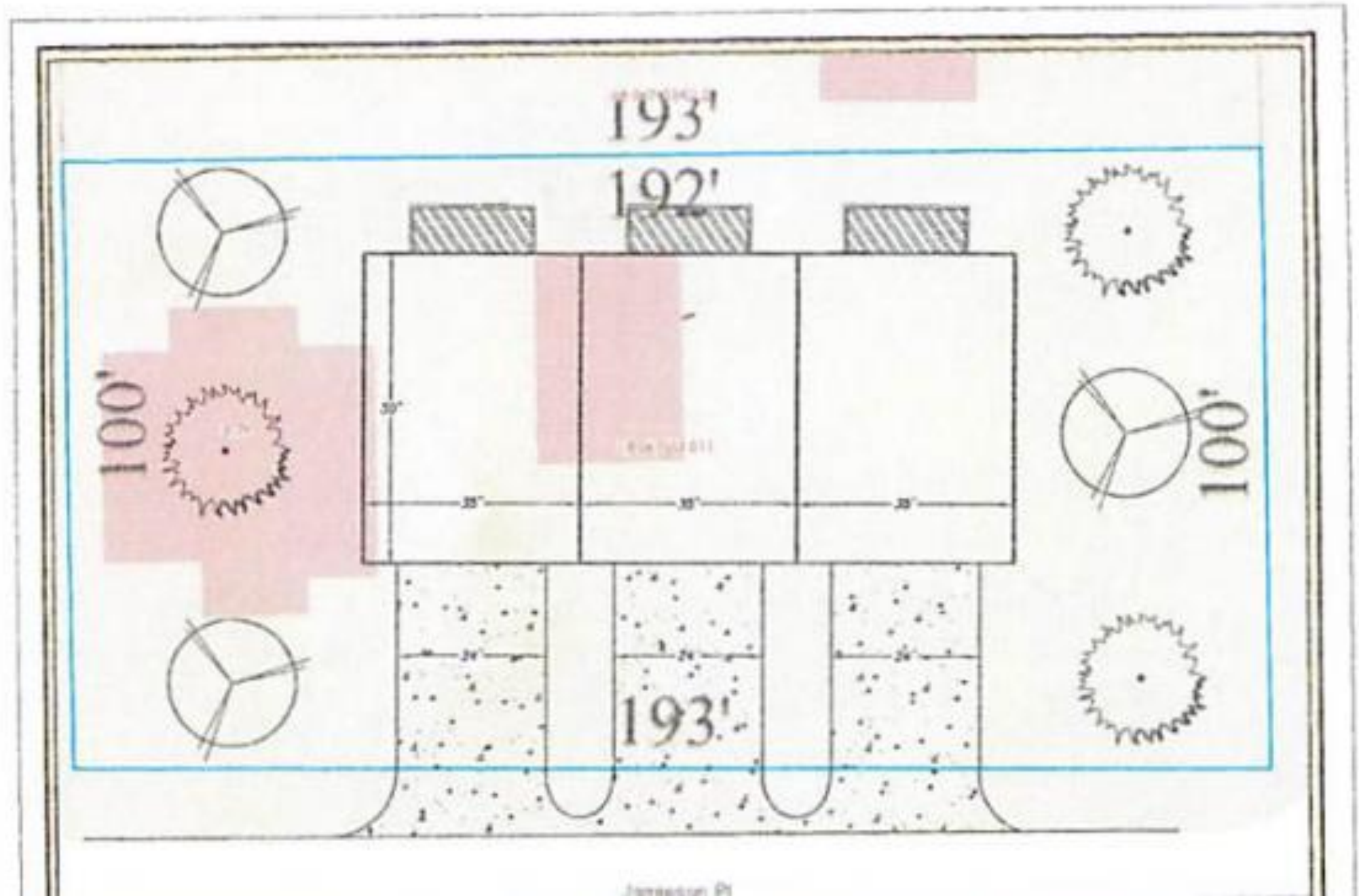
Field and plans reviewed. Found nothing that would disrupt traffic flow.

Signature: [Handwritten Signature]













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

Date Received: _____ Application No: _____

Applicant Name: Amanda Woodruff

Applicant E-Mail Address: amanda@woodruffda.com

Applicant Mailing Address: 3301 Stewart Lake Road
Marietta GA 30065

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

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

Owner Mailing Address: 4181 Lantern Hill Drive Dacula GA
30019

Owner Daytime Phone: 404-285-1124

Address of Subject Property: 3720 Jamison Place
Clarkston GA

Parcel ID#: 18-067-03-11

Acreage: 0.44ac Commission District: 4

Present Zoning District(s): R-85

Proposed Zoning District: RSM

Present Land Use Designation: RESIDENTIAL

Proposed Land Use Designation (if applicable): RESIDENTIAL

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Amanda Woodruff

Applicant E-Mail Address: amanda@woodruffda.com

Applicant Mailing Address: 3301 Stewart Lake Road
Monroe GA 30655

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

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

Owner Mailing Address: 4181 Lantern Hill Drive Dacula GA
30019

Owner Daytime Phone: 404-285-1124

Address of Subject Property: 3720 Jamison Place
Clarkston GA

Parcel ID#: 18-067-03-11

Acreage: 0.44 ac Commission District: 4

Present Zoning District(s): R-85

Proposed Zoning District: RSM

Present Land Use Designation: RESIDENTIAL

Proposed Land Use Designation (if applicable): RESIDENTIAL



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

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

Property Address: 3720 Jamison Place

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

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

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes No

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

Rezoning Request: _____

Land Use Plan Amendment: Yes No

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

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan *no site plan presented*

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
 _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening:
 _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments:

Planner: Melora Furuean Date 1/28/21

Filing Fees

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

Woodruff Design Associates
3301 Stewart Lake Road

\$0.510
US POSTAGE

Woodruff Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

\$0.510
US POSTAGE

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Woodruff Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

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

Terry Verner
2963 Fantasy Lane
Decatur GA 30032

Date: February 10, 2021

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

Subject: 3720 Jamison Place Rezoning
Clarkston, GA
DeKalb County

Local Community Members,

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

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

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

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

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

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

Sincerely,



Amanda Kathleen Woodruff

Amanda Kathleen Woodruff, P.E.

Date: February 10, 2021

To: Dekalb County Zoning Department

Subject: 3720 Jamison Place Rezoning
Clarkston, GA
DeKalb County

To Whom it May Concern,

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

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

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

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

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

We appreciate your consideration of our request.

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

Sincerely,



Amanda Kathleen Woodruff

Amanda Kathleen Woodruff, P.E.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 2/22/2021

TO WHOM IT MAY CONCERN:

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

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

Amanda Kathleen Woodruff
Name of Agent or Representative

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

Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes _____ No X *

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

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

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

N/A

Notary



Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

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

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

DeKalb County, Georgia
Real Estate Transfer Tax

Paid \$ 60.00

Date 8-22-90
CLERK, SUPERIOR COURT

By: Peary Dove
Deputy Clerk

WARRANTY DEED

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

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

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

MILDRED M. DERRICK

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

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

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

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

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

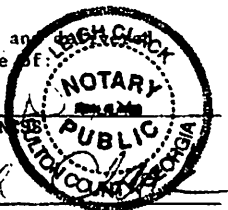
FILED & RECORDED
AUG 22 8 30 AM '90
CLERK OF

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

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

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

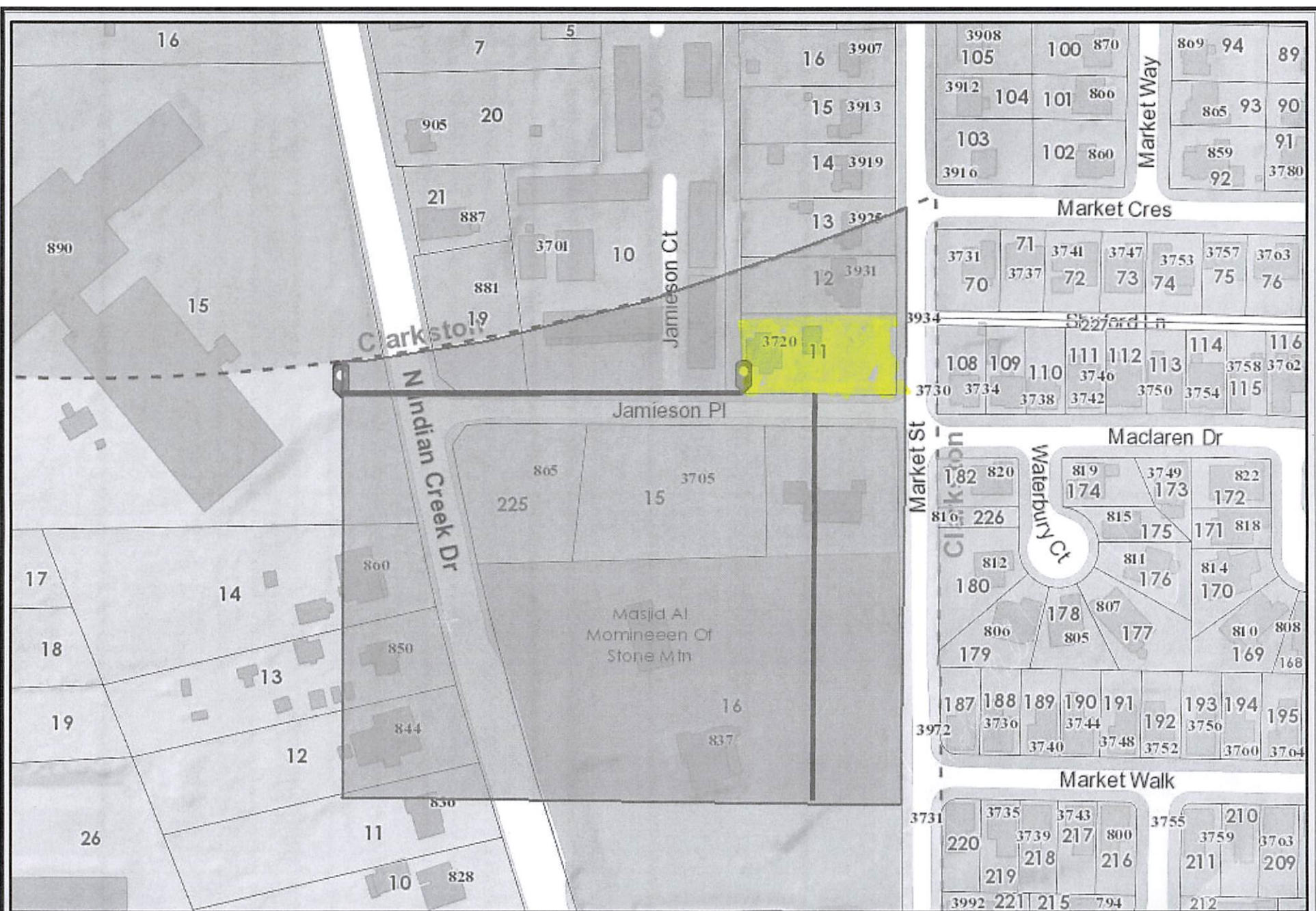
Signed, sealed and delivered in the presence of:



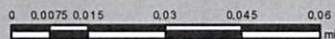
(1) _____
UNOFFICIAL WITNESS
(2) _____
NOTARY PUBLIC

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

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



DeKalb County Parcel Map



Date Printed: 1/29/2021



DeKalb County GIS Disclaimer

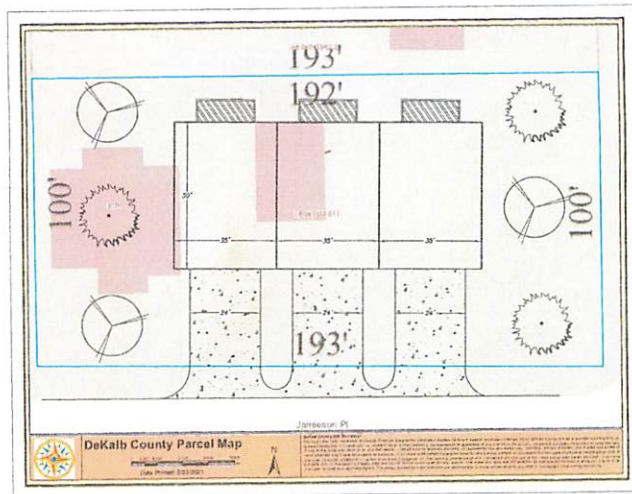
The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content,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



PROJECT DATA

OWNER	CLIENT
1542 Custom Homes LLC 4387 Larkspur Hill Dr Mableton, GA 30098	1542 Custom Homes LLC 4387 Larkspur Hill Dr Mableton, GA 30098
CONTRACT Anderson Homes PHONE: 770-360-1412	PROJECT Anderson Homes PHONE: 770-360-1412
DESIGNER	
WOODRUFF DESIGN ASSOCIATES 1301 S. STATE STREET MARIETTA, GA 30067 PHONE: (404) 576-8218 E-MAIL ADDRESS: info@woodruffdesign.com	

- Property located in L.L. ---, --- Dist. DeKalb Co. Parcel No. 18 021 02 011.
- Zoning: R-80.
- Building Setbacks:
Front: ---
Side: ---
Rear: ---
- Final tract contains 0.44131812 acres/detached area --- acres a total of 0. ---.
- Boundary information obtained from survey by --- dated ---.
- Topographical information obtained from --- dated ---.
- Vertical datum for topography is based on ---.
- Contour interval is --- feet.
- This drawing is shown as P.L.S. parcel number ---, dated --- and is not located within a special flood hazard area.
- NOTES:**
1. Refer ---
2. Sanitary Sewer ---
- The location of underground utilities shown is representative based on surface field evidence and information supplied by utility agencies. The owner makes no certification as to the completeness of the location of these services. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
- The contractor shall verify the exact locations of all existing utility and existing sewer structures prior to commencement of utility and sanitary sewer construction.
- Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these rough plans.
- There are no other-ut utilities to be installed.
- No billboards are permitted.
- There are no structures to be demolished with this project.
- There are no overhead lines on this project.
- No outside storage, equipment, or other supplies, equipment, vehicles, materials, etc.
- All new utility lines shall be located underground.



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



WOODRUFF Design Associates
3301 Stewart Lake Road
Marietta, GA 30066

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

ZONING EXHIBIT FOR
JAMESON PLACE

STATE OF GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 12067
KATHLEEN WOODRUFF

ZONING EXHIBIT

DATE: 03/20/21
SCALE: 1/8" = 1'-0"