



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 - 1243509 | Agenda #: N. 3 |
| Location/Address: | 3128 Cedar Street | Commission District: 4 Super District: 6 |
| Parcel ID(s): | 18-009-01-011 | |
| Request: | To subdivide 1.17 acres for the development of 4 single family residences | |
| Property Owner(s): | Jenkins Elvira | |
| Applicant/Agent: | Jonathan Mosby | |
| Acreage: | 1.17 acres | |
| Existing Land Use: | One story structure and wooded lot | |
| Surrounding Properties: | North, South, East and West is R-75. | |

SUBJECT PROPERTY & ZONING HISTORY

The subject property is located at 3128 Cedar Street in the Scottdale Overlay District Tier 2. The property is zoned R-75 (Residential Medium Lot-75) District with a future land designation of Traditional Neighborhood (TN). 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.

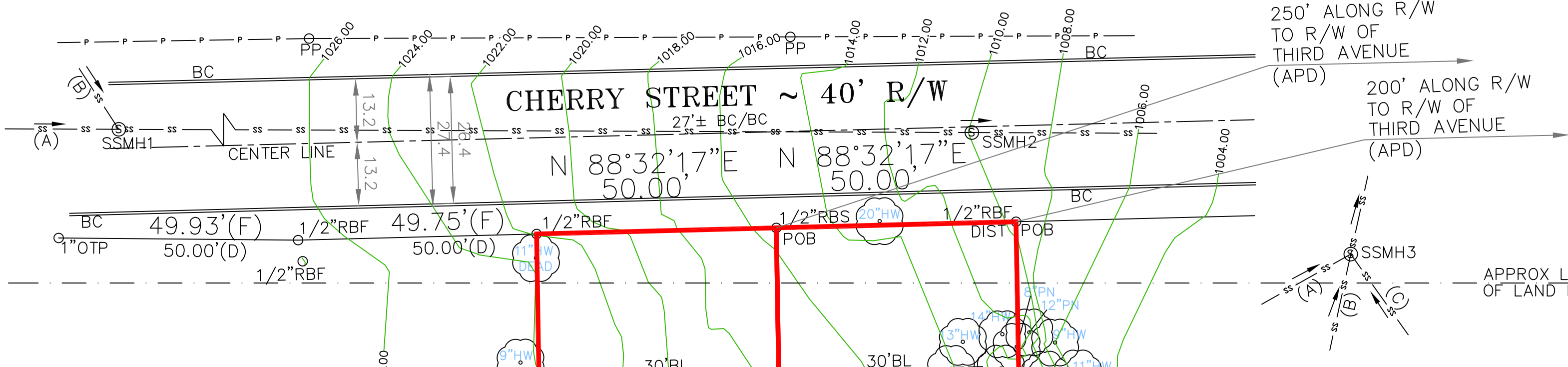
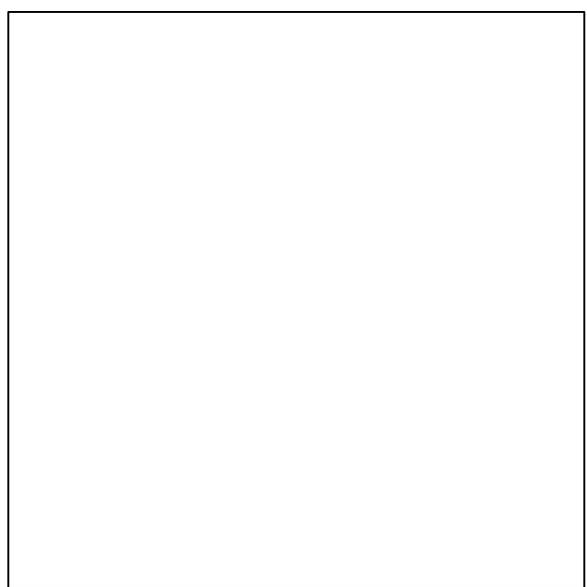
PROJECT ANALYSIS

The applicant submitted a sketch plat to subdivide 1.17 acres to develop 4 lots for detached residences. The proposed sketch plat depicts four lots with 12,000 square feet with side setbacks of 7.5 feet and front and rear setbacks of 30 feet. Two lots will face Cherry Street and two lots will face Cedar Street.

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.



LOT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 9 & 47 of the 18th District, Dekalb County Records, more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a point at the intersection of the southern Right-of-Way line of Cherry Street and the eastern Right-of-Way line of Third Avenue, Thence easterly along the Right-of-Way line of Cherry Street run a distance of 250.00 feet to a point, the True Point of Beginning.

From the True Point of Beginning thence leaving said Right-of-Way run South 00 degrees 58 minutes 32 seconds East a distance of 249.06 feet to a point; Thence South 88 degrees 23 minutes 34 seconds West a distance of 50.24 feet to a point; Thence North 00 degrees 55 minutes 15 seconds West a distance of 249.19 feet to a point on the southern Right-of-Way of Cherry Street; Thence along said Right-of-Way run North 88 degrees 32 minutes 17 seconds East a distance of 50.00 feet to a point, the True Point of Beginning.

Said Tract Contains 0.286 AC more or less.

LOT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 9 & 47 of the 18th District, Dekalb County Records, more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a point at the intersection of the southern Right-of-Way line of Cherry Street and the eastern Right-of-Way line of Third Avenue, Thence easterly along the Right-of-Way line of Cherry Street run a distance of 200.00 feet to a point, the True Point of Beginning.

From the True Point of Beginning thence leaving said Right-of-Way run South 01 degrees 01 minutes 50 seconds East a distance of 248.93 feet to a point; Thence South 88 degrees 23 minutes 34 seconds West a distance of 50.24 feet to a point; Thence North 00 degrees 58 minutes 32 seconds West a distance of 249.06 feet to a point on the southern Right-of-Way of Cherry Street; Thence along said Right-of-Way run North 88 degrees 32 minutes 17 seconds East a distance of 50.00 feet to a point, the True Point of Beginning.

Said Tract Contains 0.286 AC more or less.

N/F
CARLETON CHRISTINE
3126 CEDAR STREET
18 009 01 010
ZONED R-75

SSMH1 1033.01
INV IN(A) 1025.41
INV IN(B) 1025.61
INV OUT 1025.11
SSMH2 1009.91
UNABLE TO OPEN

SSMH3 999.79
INV IN(A) 992.79
INV IN(B) 992.69
INV IN(C) 992.99
INV OUT 992.39

SSMH4 1049.34
INV IN(A) 1039.94
INV IN(B) 1031.24
INV IN(C) 1038.94
INV OUT 1031.14

SSMH5 1038.36
INV IN 1021.86
INV OUT 1021.76

SSMH6 1033.41
INV IN 1020.01
INV OUT 1019.91

N 00°55'15" W 249.19'

S 01°01'50" E 248.93'

S 01°01'50" E 248.92'

N/F
ANDRES KATHLEEN A
3132 CEDAR STREET
18 009 01 018
ZONED R-75

From the True Point of Beginning thence leaving said Right-of-Way run South 88 degrees 14 minutes 11 seconds West a distance of 50.48 feet to a point; Thence leaving said Right-of-Way run North 00 degrees 55 minutes 15 seconds West a distance of 249.20 feet to a point; Thence North 88 degrees 23 minutes 34 seconds East a distance of 50.24 feet to a point; Thence South 00 degrees 58 minutes 32 seconds East a distance of 249.06 feet to a point, the True Point of Beginning.

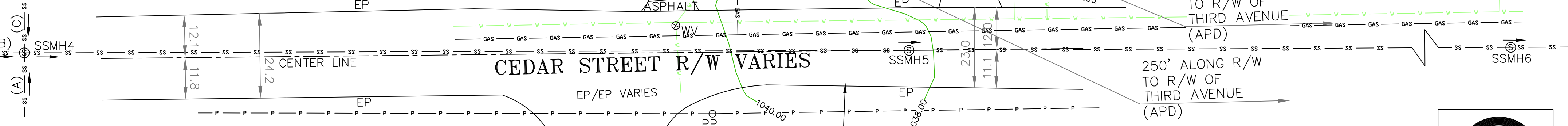
Said Tract Contains 0.288 AC more or less.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 9 of the 18th District, Dekalb County Records, more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a point at the intersection of the northern Right-of-Way line of Cedar Street and the eastern Right-of-Way line of Third Avenue, Thence easterly along the Right-of-Way line of Cedar Street run a distance of 200.00 feet to a point, the True Point of Beginning.

From the True Point of Beginning thence leaving said Right-of-Way run South 88 degrees 14 minutes 11 seconds West a distance of 50.48 feet to a point; Thence leaving said Right-of-Way run North 00 degrees 55 minutes 15 seconds West a distance of 249.20 feet to a point; Thence North 88 degrees 23 minutes 34 seconds East a distance of 50.24 feet to a point; Thence South 01 degrees 01 minutes 50 seconds East a distance of 248.92 feet to a point, the True Point of Beginning.

Said Tract Contains 0.288 AC more or less.



PROPERTY IS ZONED R-75
SCOTTDALE OVERLAY TIER II

BUILDING SETBACK
FRONT: 30'
SIDE: 7.5'
REAR: 30'

MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 28'

DRAINAGE NOTE:
STORMWATER MANAGEMENT PLANS
TO BE ADDED TO THE SITE PLANS
FOR EACH INDIVIDUAL LOT DURING
BUILDING PERMIT PROCESS

NO CURBS ON STREET
EDGE OF PAVEMENT SHOWN

DEKALB LDP AP# _____ PROPOSED CONDITIONS

| | | | |
|--|-----------------------------|--|--------------|
| LOTS 5 & 6 | BLOCK | LOT DIVISION PREPARED FOR: | SHEET 4 OF 4 |
| SUBDIVISION M.F. RODGERS PROPERTY | UNIT | STONE RIVER CONSTRUCTION | |
| LAND LOTS 9 & 47 | 18TH DISTRICT | SECTION | |
| DEKALB COUNTY, GEORGIA | PB.9/PG.12 | DB.8666/PG.016 | |
| FIELD WORK DATE SEPT 19, 2020 | PRINTED/SIGNED OCT 15, 2020 | PROPERTY ADDRESS: | |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED | PAPER SIZE: 24" x 36" | 3128 CEDAR STREET | |
| | | SCOTTDALE, GA 30079 | |
| THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY. | | 24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM | |
| AM COORD #20171632 DWG #20202049 | | SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES | |

DEKALB LDP AP# _____



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