



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: July 8, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: July 29, 2021, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1244892 **Agenda #:** N. 3

Location/Address: 5035 Flakes Mill Road, Ellenwood, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 12-253-03-002

Request: To rezone property from R-100 (Residential Medium Lot – 100) to R-60 (Residential Small Lot – 60) to develop a 76-unit single-family residential subdivision.

Property Owner(s): Ellaway D. Amiker, III

Applicant/Agent: Neville Allison, The Revive Land Group

Acreage: 27.31

Existing Land Use: Vacant, wooded.

Surrounding Properties: Surrounding properties in all directions are zoned R-100 and are occupied by single-family detached homes.

Comprehensive Plan: SUB (Suburban) Consistent Inconsistent

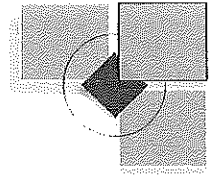
Proposed Density: 2.78 units/acre	Existing Density: N.A.
Proposed Units: 76	Existing Units: None
Proposed Lot Coverage: each single-family lot must not exceed 35%.	Existing Lot Coverage: N.A.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: NEVILLE ALLISON E-Mail: NALLISON@THEREVIVELANDGROUP.COM

Applicant Mailing Address:
ONE ALLIANCE CENTER - 3500 LENOX ROAD, STE 625 ATLANTA, GA 30326

Applicant Phone: 678-223-8978 Fax: _____

Owner(s): ELLAWAY D AMIKER III E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
4720 AMSLER ROAD, ELLENWOOD, GA 30294

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 5035 FLAKES MILL ROAD ELLENWOOD, GA

District(s): 12 Land Lot(s): 253 Block: 03 Parcel(s): 002

Acreage: 27.31 Commission District(s): DISTRICT 3 / SUPER DISTRICT 7

Present Zoning Category: R-100 Proposed Zoning Category: R-60

Present Land Use Category: SUBURBAN

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions 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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

SIGNATURE OF APPLICANT / DATE

EXPIRATION DATE / SEAL

Check One: Owner Agent

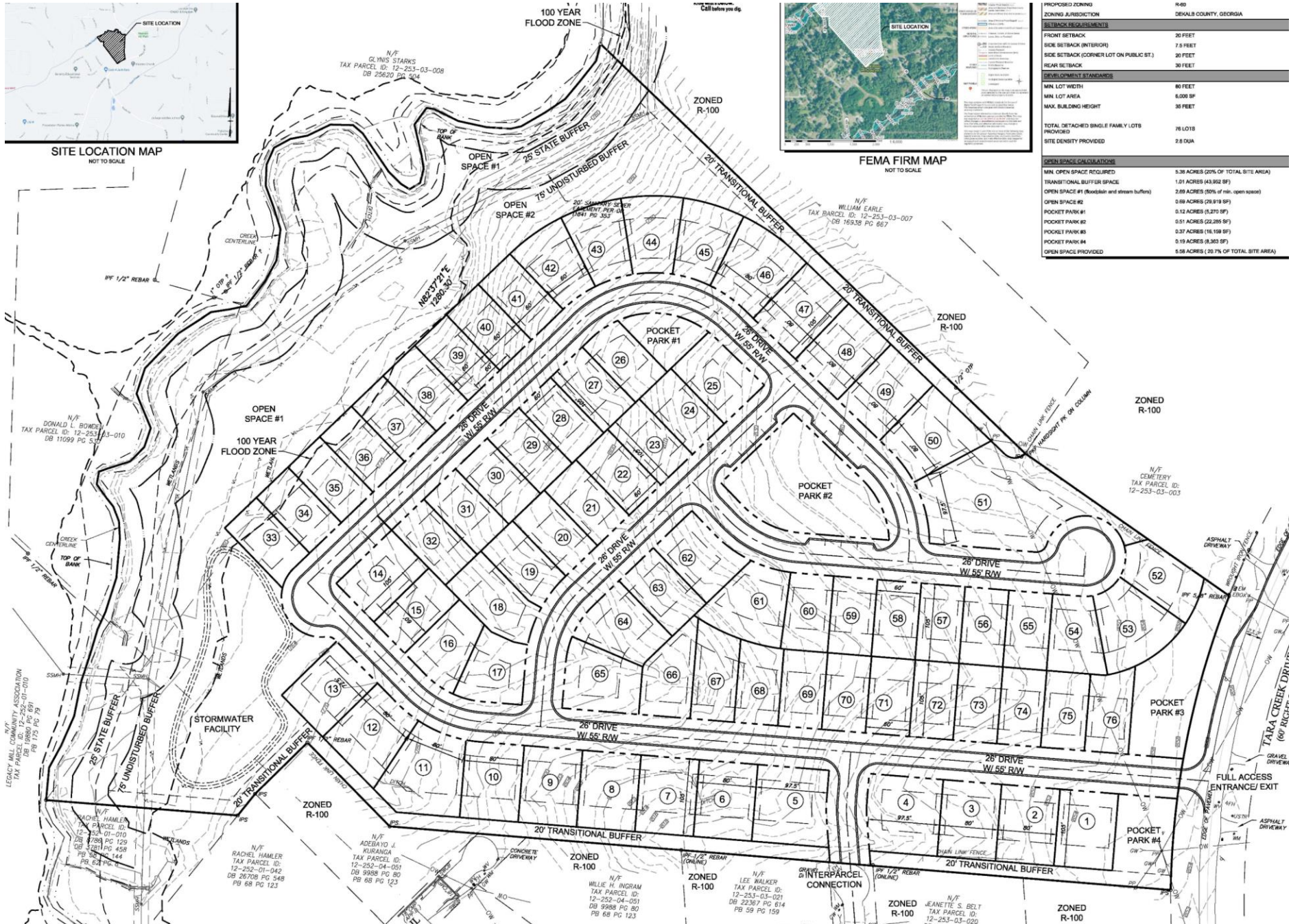


SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

PROPOSED ZONING		R-100
ZONING JURISDICTION		DEKALB COUNTY, GEORGIA
SETBACK REQUIREMENTS		
FRONT SETBACK		20 FEET
SIDE SETBACK (INTERIOR)		7.5 FEET
SIDE SETBACK (CORNER LOT ON PUBLIC ST.)		20 FEET
REAR SETBACK		30 FEET
DEVELOPMENT STANDARDS		
MIN. LOT WIDTH		60 FEET
MIN. LOT AREA		6,000 SF
MAX. BUILDING HEIGHT		35 FEET
TOTAL DETACHED SINGLE FAMILY LOTS PROVIDED		76 LOTS
SITE DENSITY PROVIDED		2.8 DUA
OPEN SPACE CALCULATIONS		
MIN. OPEN SPACE REQUIRED		5.38 ACRES (20% OF TOTAL SITE AREA)
TRANSITIONAL BUFFER SPACE		1.61 ACRES (43,962 SF)
OPEN SPACE #1 (Woodland and stream buffers)		2.89 ACRES (60% of min. open space)
OPEN SPACE #2		0.89 ACRES (20,919 SF)
POCKET PARK #1		0.12 ACRES (3,010 SF)
POCKET PARK #2		0.51 ACRES (22,285 SF)
POCKET PARK #3		0.37 ACRES (16,158 SF)
POCKET PARK #4		0.19 ACRES (8,363 SF)
OPEN SPACE PROVIDED		5.58 ACRES (20.7% OF TOTAL SITE AREA)



N/F
LEGACY MILL COMMUNITY ASSOCIATION
TAX PARCEL ID: 12-252-01-016
PG 175 PG 79

N/F
DONALD L. BORDE
TAX PARCEL ID: 12-253-03-010
DB 11699 PG 53

N/F
CLYNS STARKS
TAX PARCEL ID: 12-253-03-008
DB 25620 PG 504

N/F
WILLIAM EARLE
TAX PARCEL ID: 12-253-03-007
DB 16938 PG 667

N/F
CEMETERY
TAX PARCEL ID: 12-253-03-003

N/F
RACHEL HAMLER
TAX PARCEL ID: 12-252-01-010
DB 8798 PG 129
DB 3291 PG 458
DB 3291 PG 144
PG 62 PG 144

N/F
RACHEL HAMLER
TAX PARCEL ID: 12-252-01-042
DB 26706 PG 348
PG 68 PG 123

N/F
ADEBAYO J. KURANGA
TAX PARCEL ID: 12-252-04-051
DB 9988 PG 80
PG 68 PG 123

N/F
WILLIE H. INGRAM
TAX PARCEL ID: 12-253-03-021
DB 23267 PG 814
PG 59 PG 159

N/F
LEE WALKER
TAX PARCEL ID: 12-253-03-021
DB 23267 PG 814
PG 59 PG 159

N/F
JEANETTE S. BELT
TAX PARCEL ID: 12-253-03-020

TARA CREEK DRIVE
(60' RIGHT-OF-WAY)

FULL ACCESS ENTRANCE/EXIT

ASPHALT DRIVEWAY

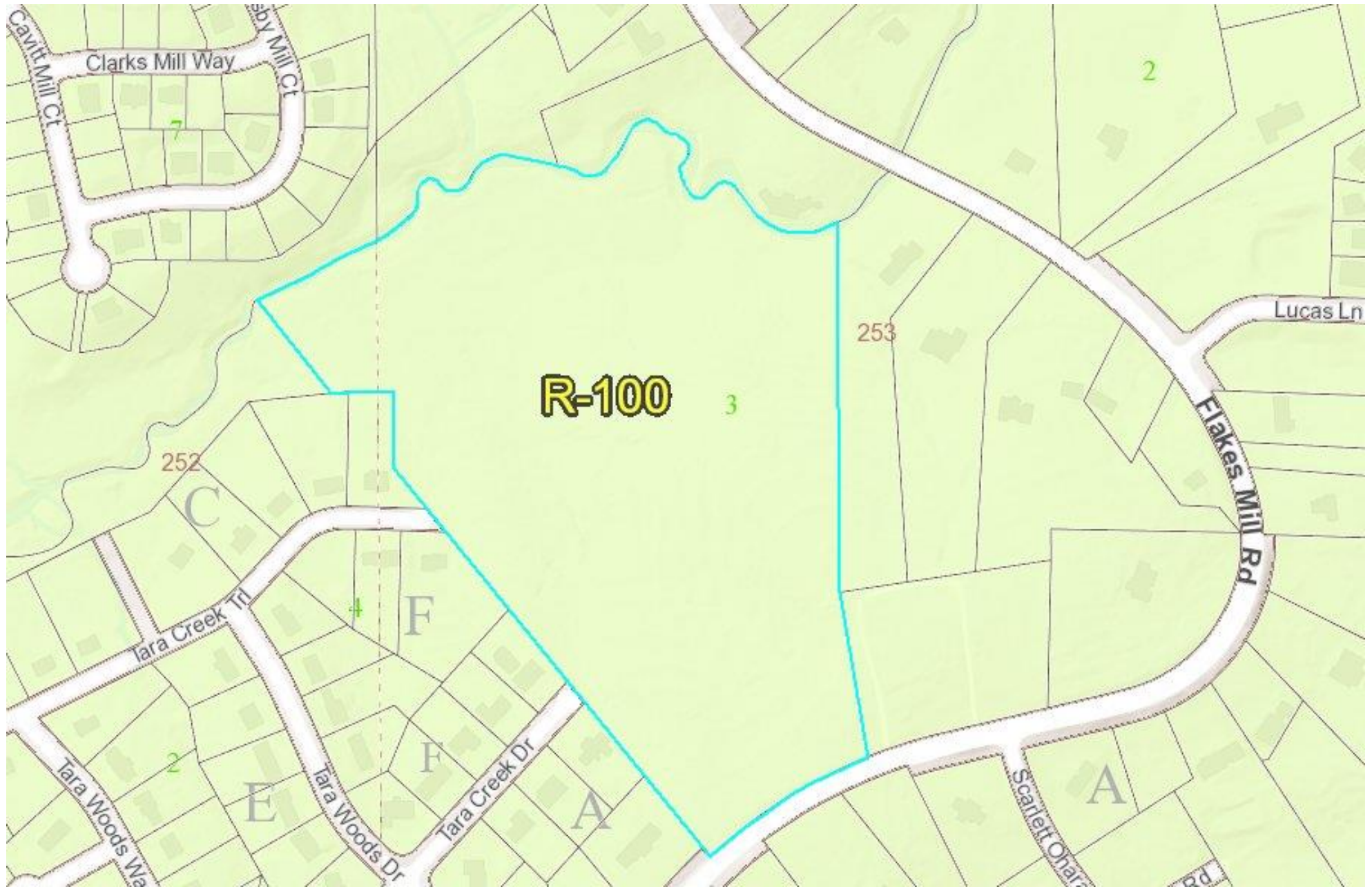
ASPHALT DRIVEWAY

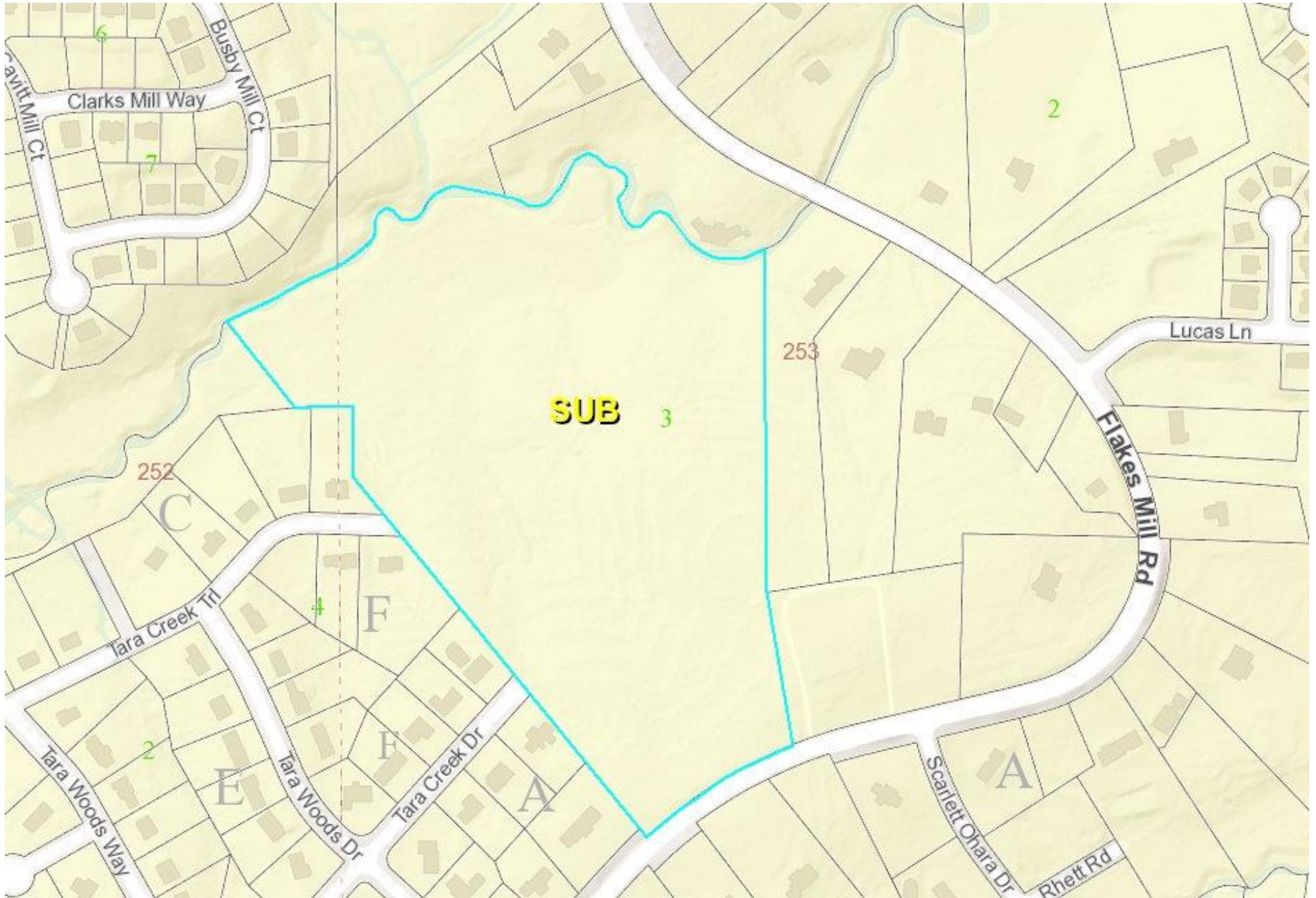
ASPHALT DRIVEWAY

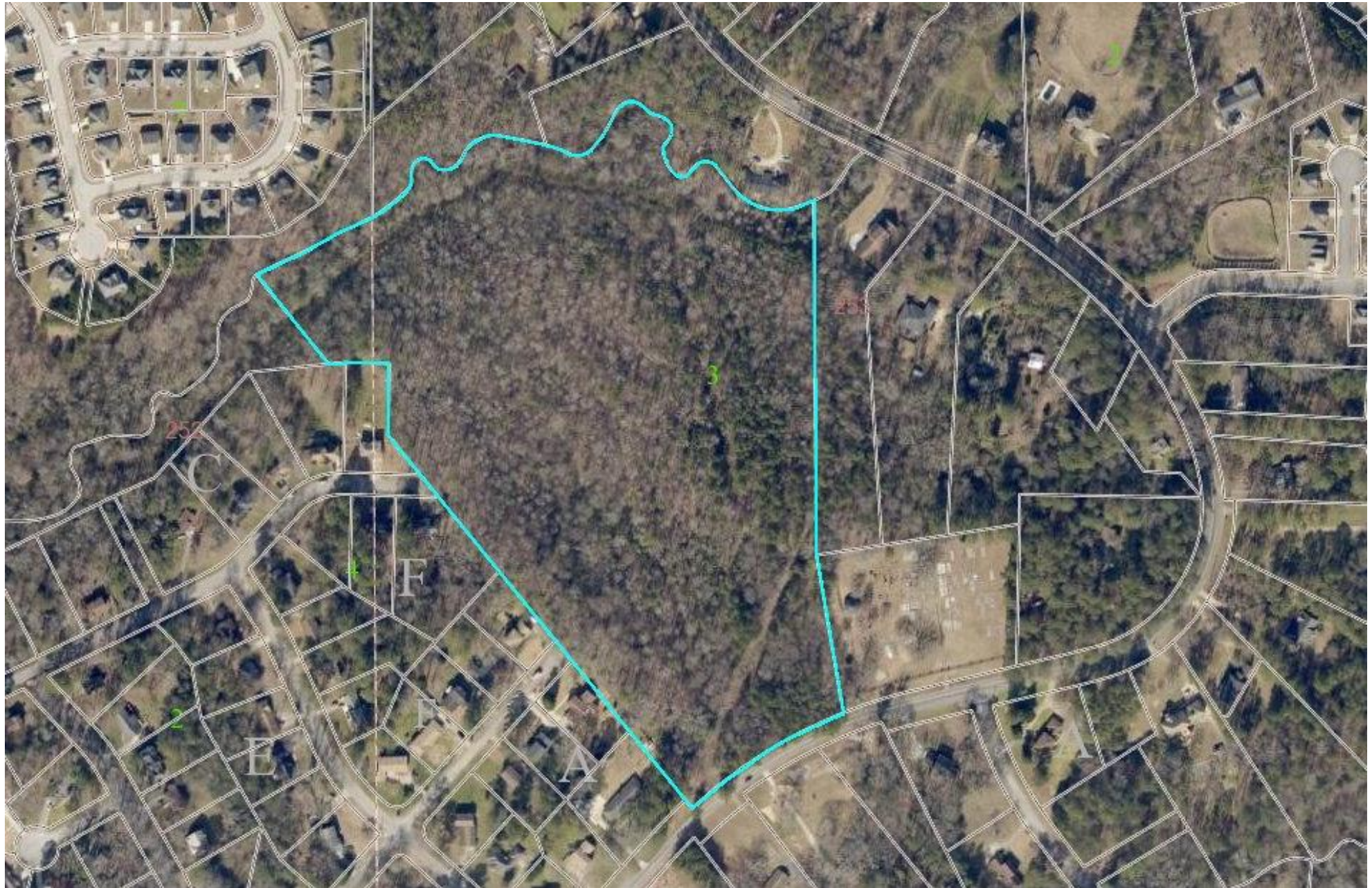














Subject Property



(left) Nearby Home on Flakes Mill Road



(right) Nearby Homes on Tara Creek Trail