Public Hearing: YES □ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03; Super District 07

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to allow for development of single-family attached townhomes, at 1484 Columbia Drive.

PETITION NO: N9. Z-21-1245080 (2021-2910)

PROPOSED USE: Single-family attached townhomes.

LOCATION: 1484 Columbia Drive, Decatur, Georgia 30032

PARCEL NO.: 15-186-04-028; 15-186-04-029

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to allow for development of single-family attached townhomes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and the rear of 1512 Columbia Drive on the east side of Columbia Drive approximately 237 feet north of Columbia Circle at 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Circle (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.79 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The proposed development does not have a traditional neighborhood character, described in the 2021 Comprehensive Plan Update as having some or all of the following characteristics, compared to other residential character areas: more grid -like street patterns, on - street parking, small, regular lots, and buildings closer to the front property line. Nor does it have "increased pedestrian access to retail and other activities" envisioned for a Traditional Neighborhood character area and described in TN Policy No. 2. The application does not provide enough details about the proposed amenity area to determine whether it would be compatible with the single-family properties that adjoin it on four sides. In addition, narrower than required buffers around the edges of the property might be insufficient to mitigate the effects of the three-story heights of the proposed townhomes on adjacent properties. Finally, single-family homes are currently under 100 feet from the subject property indicate that there is a viable market for the single-family residential development under the existing R-75 zoning. Therefore, the recommendation of the Department of Planning and Sustainability is "Denial".

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-3-1. CC-3 Board members and some neighbors voiced concerns about the proposed detention facility and townhome heights, as well as the

impact of both on surrounding single-family properties. Some neight density of the proposal as envisioned by a plan for the Glenwood-Colu	abors expressed support for the increased ambia Drive area.

DeKalb County

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: September 9, 2021 Board of Commissioners Hearing Date: September 30, 2021

STAFF ANALYSIS

Case No.:	Z-21-1245080		Agenda #: N9
Location/Address:	1484 Columbia Drive (a.k.a. 1500 Drive) and 1520 Columbia Circle, Georgia		Commission District: 3 Super District: 7
Parcel ID(s):	15-186-04-028 &15-186-04-029		
Request:	To rezone property from R-75 (R Residential-1) to allow for develo		dium Lot - 75) to MR-1 (Medium Density le-family attached townhomes.
Property Owner(s):	Kova Real Estate, LLC		
Applicant/Agent:	Griffin & Davis Consulting, Inc.		
Acreage:	2.79		
Existing Land Use:	Undeveloped		
Surrounding Properties:			n, southwest, and west: single-family wnhomes and single-family residential
Comprehensive Plan:	SUB (Suburban) Consistent	Inconsis	stent X (see LP-21-1245127)
Proposed Density: 10.75	units/acre	Existing Dens	ity: N.A. (undeveloped)
Proposed Units: 30		Existing Units	s: N.A. (undeveloped)
Proposed Open Space: in	nformation not provided	Existing Oper	Space: N.A. (undeveloped)

Companion Application:

The applicant has filed a companion application (LP-21-1245127) to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood.

Zoning History:

Based on DeKalb County records, it appears that the R-75 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

SITE AND PROJECT ANALYSIS

The subject property is a 2.79-acre site comprised of two parcels: 1484 Columbia Drive, a 2.51- acre (109,335 square foot) parcel that fronts on Columbia Drive, and 1520 Columbia Circle, which is a .22-acre (9,578 square foot), land-locked parcel that shares a portion of 1484 Columbia Drive's southeastern property line. Columbia Drive is a four-lane minor arterial. A traffic signal is located on Columbia Drive, where the southeastern property line of the subject property intersects with the Columbia Drive right-of-way. The center of 1484 Columbia Drive is mowed grass with several mature trees; thickly growing trees and underbrush border the parcel, especially on its east side where 1520 Columbia Circle adjoins it. 1520 Columbia Circle is wooded. The topography slopes very gradually to the southeast so that 1520 Columbia Circle is approximately 10- feet lower than the center of 1484 Columbia Drive.

The property is located on the western edge of a large single-family residential district, which extends for approximately one mile to the northeast and is zoned R-75. Residential neighborhoods, also zoned R-75, are located across Columbia Drive to the west. Properties to the northwest of the subject property, on the west side of Columbia Drive, were assembled and rezoned in 2018 to MR-2 (Medium-Density Residential-2) for a townhome development called Lauren Park. At the same time, the assemblage was re-designated as TC (Town Center. Lauren Park has been developed on a portion of the assemblage located behind a single-family residential property with frontage on Columbia Drive, occupied with a single-family house, and zoned R-75. An access easement for a private drive provides vehicular access from Columbia Drive and across the R-75 property to Lauren Park. The other portion of the MR-2 assemblage fronts on Columbia Drive. It has not been redeveloped and is still occupied with a single-family house.

The proposal under consideration is for a 30-unit townhome development with a density of 10.75 units per acre. Two access points from Columbia Drive and a 28-foot-wide internal private drive provide vehicular access to the units. One of three proposed buildings faces Columbia Drive and has rear-loaded garages; the other two buildings have front-loaded garages and face the internal private drive. 1550 Columbia Circle, now a separate parcel, is proposed to be combined with 1484 Columbia Drive and used for an underground detention facility and above-ground amenity area; no details are provided about the amenity area. The site plan indicates that a walkway and landscape strip would be constructed in front of the building that faces Columbia Drive, between two segments of the private drive, and that 5-foot sidewalks and landscape strips would be provided along some of the sides of the private drive; however, these sidewalks are not linked to provide continuous pedestrian circulation throughout the site or to the existing sidewalk along Columbia Drive.

Compliance with District Standards:

MR-1	STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
	D.U.s/ACRE (BASE, DNUSES)	Base: 8 units/acre W/Bonuses: 12 units/ac.	10.75 units/acre Description of density bonuses not provided	Insufficient information to determine compliance.
MR-1	STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
	ENHANCED OPEN E (50% OF O.S.)	10% total site square footage	No information provided re: enhancements of open space	Insufficient information to determine compliance.
MIN. BUFF	TRANSITIONAL ER	30 feet along side and rear property lines	20 feet	No. Variances will be required where buffer doesn't comply.
MIN.	LOT AREA	1,000sf	N.A.	N.A.
MIN.	LOT WIDTH	25ft.	N.A.	N.A.
ACKS	FRONT (for entire bldg. site)	Min. 10 ft.; max. 20 ft.	60 feet	No. A variance will be required.
BUILDING SETBACKS	INTERIOR SIDE (for entire bldg. site)	Superseded by 30-foot required transitional buffer	Northwest side: 20 feet Southeast side: 20 feet	No. Variances will be required.
BUIL	REAR W/O ALLEY	Superseded by 30-foot required transitional buffer	30 feet	Yes
MINII	MUM UNIT SIZE	1,200 square feet	Average size 1,700 s.f.	Application does not have sufficient information to determine compliance.
MAX.	BLDG. HEIGHT	3 stories or 45 feet	3 stories	Yes
PARK	ING	Min. 1.75 spaces per unit = 52spaces; Max. 3.25 spaces per unit = 97spaces	No information provided re: parking spaces	Application does not have sufficient information to determine compliance.
BIKE	LANE	4 ft. wide, along Columbia Drive, or 10- foot multiuse path in lieu of required bike lane and	No bike lane or multiuse No path shown on site plan.	

6-foot sidewalk	

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:

The applicant has filed a companion application to the rezoning proposal under consideration in this report, to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN).

The proposed development does not have a traditional neighborhood character, which is described in the 2021 Comprehensive Plan Update as having some or all of the following characteristics, compared to other residential character areas: more grid-like street patterns, on-street parking, small, regular lots, and buildings closer to the front property line. Nor does it have "increased pedestrian access to retail and other activities" envisioned for a Traditional Neighborhood character area and described in TN Policy No. 2. While Traditional Neighborhood character area policy No. 7 supports "new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity", the developer has presented the development as market-rate housing and has not shown how an increase in density would benefit the surrounding neighborhood at the selected location. Specifically, the proposed development is inconsistent with the following policies of the 2021 Comprehensive Plan Update for the Traditional Neighborhood character area:

Policy No. 15: Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access.

Policy No. 12: Bicycle and Pedestrian - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.

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

The application does not provide enough details about the proposed amenity area to determine whether it would be compatible with the single-family properties that adjoin it on four sides. It is not possible to conclude whether the zoning proposal is suitable in view of the single-family residential use of adjacent and nearby single-family residential properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

Single-family homes are currently under construction at 1520 and 1528 Columbia Drive, 100 feet from the subject property, indicating that there is a viable market for the single-family residential development possible under the existing R-75 zoning. Many of the homes along Columbia Drive near the subject property are large and appear well-maintained, showing evidence of ongoing investment in the single-family housing type.

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

The site plan shows narrower transitional buffers along the edges of the development site than the required minimum 30-foot buffers. As the buffers are important to mitigate the effects of the three-story heights of the proposed townhomes on adjacent properties, there is a possibility that the proposed development would affect the usability of nearby properties.

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:

The Lauren Park townhome development is located across Columbia Drive to the northwest. However, the zoning connection between the subject property and the Lauren Park development is incomplete. Columbia Drive, a four-lane major arterial, forms a boundary between the R-75 zoning of the neighborhoods on its east side and the R-75 and MR-2 zoning on its west side. In addition, because a portion of the Lauren Park assemblage has not been redeveloped and is still occupied with a single-family house, only single-family homes are located on the west side of Columbia Drive, directly across Columbia Drive from the subject property and along Columbia Drive up to the front entranceway of Lauren Park townhomes. Thus, there is little visual or land use connection between the Lauren Park development and the proposed townhomes on the subject property.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No historic buildings, sites, districts, or archaeological resources are located on the 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 that the zoning proposal will be burdensome on existing public infrastructure. The County Public Works Department has commented that right turn in, right turn out is recommended for the southernmost access point for the proposed development, because of the proximity of the traffic signal on Columbia Drive to this access point. The School District has commented that neighborhood elementary, middle, and high schools are expected to have capacity for the students that would be generated by the development.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The zoning proposal would not have adverse impacts on the environment or surrounding natural resources beyond those that are typical when an undeveloped property is redeveloped.

STAFF RECOMMENDATION: DENIAL.

The proposed development does not have a traditional neighborhood character, described in the 2021 Comprehensive Plan Update as having some or all of the following characteristics, compared to other residential character areas: more grid -like street patterns, on - street parking, small, regular lots, and buildings closer to the front property line. Nor does it have "increased pedestrian access to retail and other

activities" envisioned for a Traditional Neighborhood character area and described in TN Policy No. 2. The application does not provide enough details about the proposed amenity area to determine whether it would be compatible with the single-family properties that adjoin it on four sides. In addition, narrower than required buffers around the edges of the property might be insufficient to mitigate the effects of the three-story heights of the proposed townhomes on adjacent properties. Finally, single-family homes are currently under 100 feet from the subject property indicate that there is a viable market for the single-family residential development under the existing R-75 zoning. Therefore, the recommendation of the Department of Planning and Sustainability is "Denial".

Attachments:

- 1. Department and Division Comments
- 2. Application
- 3. Site Plan
- 4. Zoning Map
- 5. Land Use Plan Map
- 6. Aerial Photograph
- 7. Site Photographs

NEXT STEPS



Following an approval of this zoning action, one or several of the following may be required:

- Land Disturbance Permit (Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)
- **Building Permit** (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)
- **Certificate of Occupancy** (Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)
- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)
- **Sketch Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)
- Overlay Review (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)
- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)
- Variance (Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)
- Minor Modification (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)
- **Major Modification** (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)
- **Business License** (Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).
- **Alcohol License** (Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER <a href="mailto:mm

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-21-1245080</u>	
Parcel I.D. #: 15 186 04 028 & 15 186 04 029	
Address: 1484 Columbia Drive and 1520 Columbia Ci	rcle
Decatur, Georgia	
WATER:	
Size of existing water main: <u>6" CI, 16" DI, and 36" C</u>	Water Main (adequate/inadequate)
Distance from property to nearest main: Adjacent to P	roperty
Size of line required, if inadequate: N/A	
SEWER:	
Outfall Servicing Project: <u>Cobb Creek Basin</u>	
Is sewer adjacent to property: Yes (X) No () If no, d	istance to nearest line:
Water Treatment Facility:Snapfinger WTF	() adequate () inadequate
Sewage Capacity; * (MGPD)	Current Flow: 21.77 (MGPD)
COMMENTS:	
* Please note that the sewer capacity has not been reviewed o must be completed and submitted for review. This can be a l	r approved for this project. A Sewer Capacity Request (SCR) engthy process and should be addressed early in the process.
May need permission	to tap greater than
12" water line. Will	need sewer capacitu
approval, and area	may be capacity
restricted D Tay	lor
J	
	Signature: Carlos V

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (mathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.

Board of Health

08/20/2021

To: Planning & Sustainability DepartmentFrom: Ryan Cira, Environmental Health ManagerCc: 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 operation, tourist accommodation or swimming pool 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.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEKALB COUNTY

Board of Health

N.5 SLUP-21-1245065 2021-2906/18-051-09-003

2118 North Decatur Road, Decatur, GA 30033 Acres: 3.34 District 02 Super District 06

-Please review general comments.

-Research indicated onsite septic system installed on 02/23/2018 at 2051 North Druid (surrounding area).

N.6 LP-21-1245068 2021-2907/18-071-02-031

4698 East Anderson Road, Stone Mountain, GA 30083 Acres: 2.56 District 04 Super District 06

-Please review general comments.

N.7 Z-21-1245066 2021-2908/18-071-02-005,18-017-02-008,18-071-02-031,18-071-02-032

4717 Anderson Road, Stone Mountain, GA 30083 Acres: 17.8 District 04 Super District 06

-Please review general statements.

N.8 LP-21-1245127 2021-2933/15-186-04-028,15-186-04-029

1484 Columbia Drive, Decatur, GA 30032 Acres: 2.79 District 03 Super District 07

-Please review general comments.

-Research indicates onsite septic system installed on 09/15/2006.

DeKalb County Board of Health 445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

N.9 Z-21-1245080 2021-2910/15-186-04-028,15-186-04-029

1484 Columbia Drive, Decatur, GA 30032 Acres:2.29 District 03 Super District 07

-Please review general comments.

-Research indicates onsite septic system installed on 04/10/2013 at 1530 Columbia Drive and on 08/15/2006 at 1497 Columbia Drive (surrounding area of 1484 Columbia Drive).

N.10 CZ-21-1245061 2021-2903/15-251-01-020,15-251-01-027,15-251-01-028

3458 Mountain Drive, Decatur, GA 30032 Acres: 9.30 District 04 Super District 06

-Please review general comments.

-Research indicates onsite septic system installed on 08/05/1996 at 3402 Mountain Drive (surrounding area).

N.11 SLUP-21-1245087 2021-2909/15-148-02-029

1748 Pine Trail, Atlanta, GA 30316 Acres: 1.01 District 03 Super District 06

-Please review general comments.

N.12 SLUP-21-1245110 2021-2909/16-188-03-006

1816 Enid Drive, Lithonia, GA 30058 Acre:0.47 District 05 Super District 07

-Please review general comments.

Research indicates onsite septic system installed on 11/29/172 and 05/15/1992 at location.

DeKalb County School District Development Review Comments

Submitted to: DeKalb County Case #: Z-21-1245080

Parcel #: 15-186-04-028/-029

Analysis Date:

8/20/2021

Name of Development: 1484 Columbia Drive

Location: East side of Columbia Drive between Columbia Cir and Boblink Dr

Description: Townhome development with 30 units on mostly vacant land.

Impact of Development: When fully constructed, this development would be expected to generate 5 students: 1 at Peachcrest

Elementary School, 1 at Bethune Middle School, 0 at Towers High School, 3 at other DCSD schools, and 0 at private school. All three neighborhood schools are expected to have capacity for additional

students.

	Peachcrest Elementary	Bethune Middle	Towers High	Other DCSD	Private	
Current Condition of Schools	School	School	School	Schools	Schools	Total
Capacity	949	1,350	1,299			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	662	730	777			
Seats Available	287	620	522			
Utilization (%)	69.8%	54.1%	59.8%			
New students from development	1	1	0	3	0	5
New Enrollment	663	731	777]		
New Seats Available	286	619	522			
New Utilization	69.9%	54.1%	59.8%			

		Attend	Attend other		
		Home	DCSD	Private	
Yield Rates		School	School	School	Total
Elementary		0.0405	0.0560	0.0043	0.0336
Middle		0.0259	0.0178	0.0029	0.0155
High		0.0012	0.0146	0.0000	0.0052
Total		0.0225	0.0294	0.0024	0.0181
Student Calculations					
Proposed Units		30			
Unit Type		TH			
Cluster	Towers	High School			
		Attend	Attend other		
		Home	DCSD	Private	
Units x Yield		School	School	School	Total
Elementary		1.22	1.68	0.13	3.03
Middle		0.78	0.53	0.09	1.40
High		0.03	0.44	0.00	0.47
Total		2.03	2.65	0.22	4.90
		Attend	Attend other		
		Home	DCSD	Private	
Anticipated Stud	ents	School	School	School	Total
Peachcrest Elementar	y School	1	2	0	3
Bethune Middle So		4	1	0	2
	chool	1	1	U	2
Towers High Sch		0	0	0	0



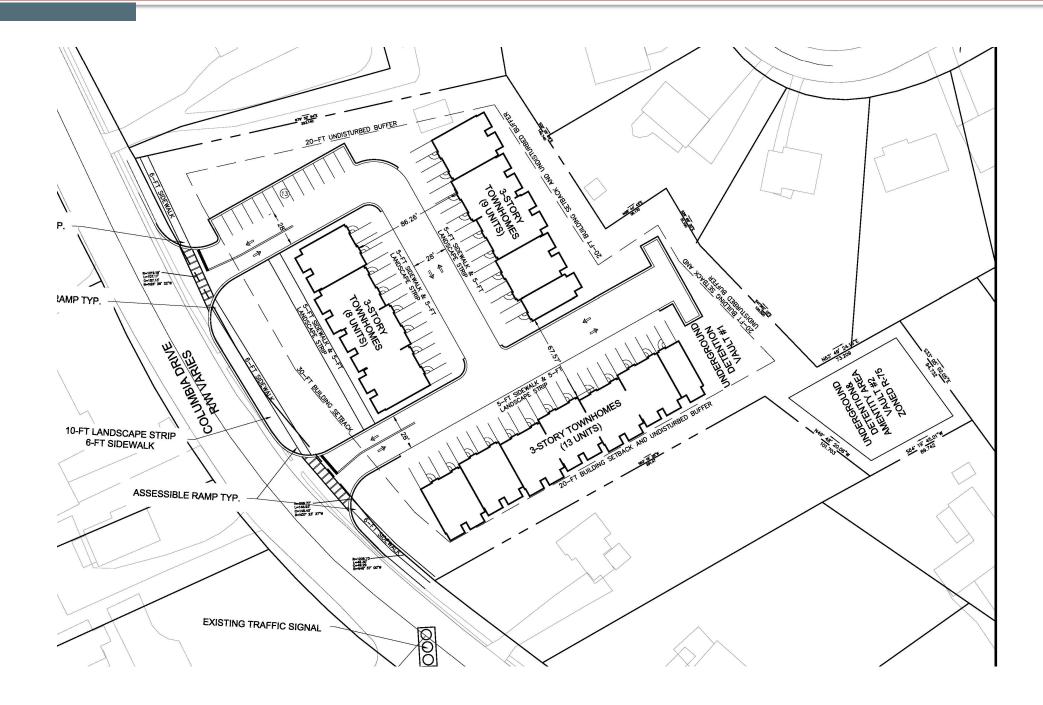
FILANNING PREARTMENT DISTRIBUTION FORM



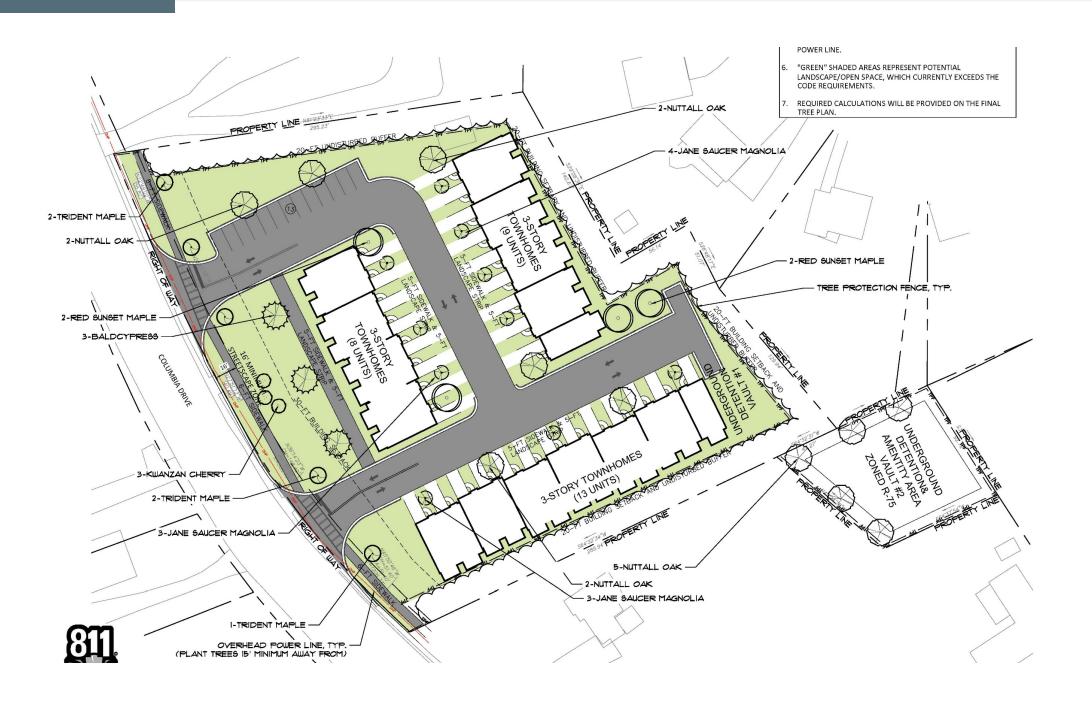
NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountvga.gov AND/OR LASONDRA HILL lahill@dekalbcountvga.gov

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING LP-21-1245127 Case No. 7-21-1245080 Parcel L.D. =: 15-186-04-028 29 Address: 1484 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) 6/7111 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. oriveway closest to traffic signal recommends of turn in and right turn out only

Signature: _

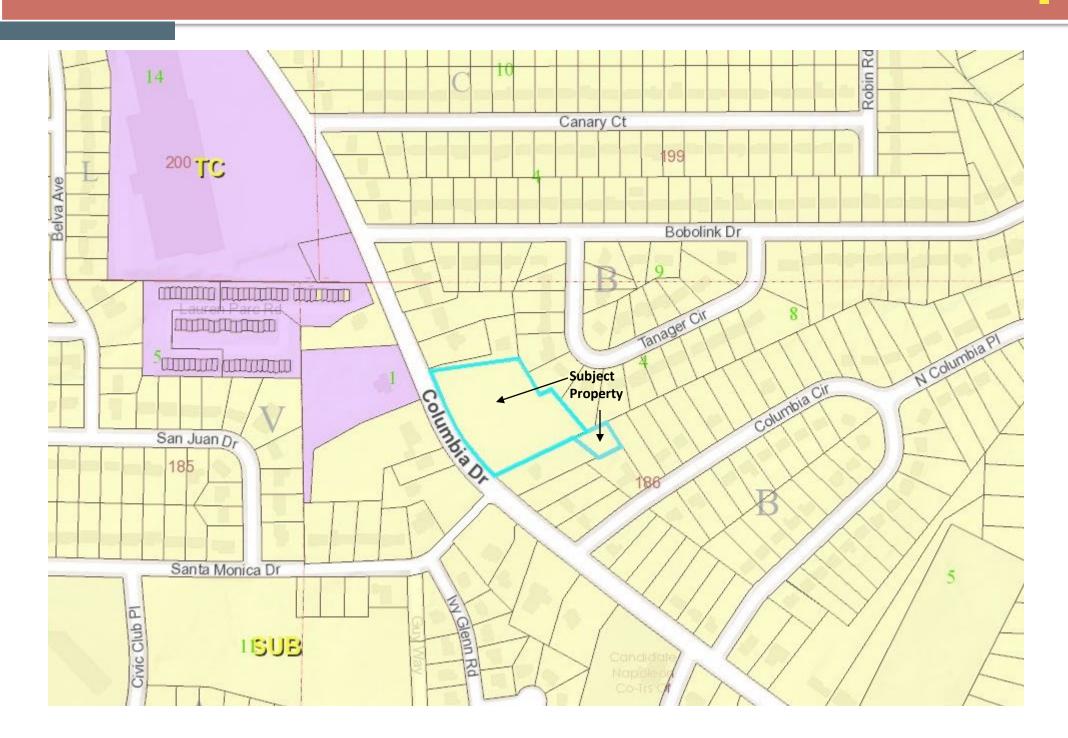


Conceptual Tree Plan



Zoning Map





N. 9 Z-21-1245080 Aerial View



N. 9 Z-21-1245080 Site Photos



(left) Subject Property

(right) View from Subject Property to the north.



N. 9 Z-21-1245080 Site Photos



Above, homes on opposite side of Columbia Drive. At right, homes under construction at 1520 and 1528 Columbia Drive.

