

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of AK Memorial Shopping Center, LLC to amend the future land use map from NC (Neighborhood Center) to CRC (Commercial Redevelopment Corridor) Character Area to allow for film/movie/tv production studios, at 5615 Memorial Drive..

PETITION NO: N13. LP-22-1245669 (2022-1481)

PROPOSED USE: Film/movie/tv production studios.

LOCATION: 5615 Memorial Drive, Stone Mountain, Georgia 30083

PARCEL NO. : 18-070-03-007, 18-070-03-011, 18-070-03-012

INFO. CONTACT: Brianna McCloud, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of AK Memorial Shopping Center, LLC to amend the future land use map from NC (Neighborhood Center) to CRC (Commercial Redevelopment Corridor) Character Area to allow for film/movie/tv production studios. The property is located on the south side of Memorial Drive, approximately 200 feet west of Hambrick Road at 5615, 5611, and 5639 Memorial Drive in Stone Mountain, Georgia. The property has approximately 610 feet of frontage along Hambrick Road and 800 feet of frontage along Memorial Drive and contains 16.46 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: No Recommendation.

PLANNING STAFF: Approval.

STAFF ANALYSIS: Guiding Principles for Development: The basic premise is to focus more intense development at the Activity Centers/Nodes. This basic premise will help to protect existing neighborhoods from incompatible land uses. The intent of the 2035 plan is not to allow intense development throughout the designated node, but to provide consideration of the allowable densities/intensities. Listed below are the guiding principles for development. A. Locational Criteria - The most intense development shall occur in the center of the node or at the major intersections within the defined area. Higher density residential is encouraged within the defined area (stand alone or as a vertical mixed-use development). Office uses are encouraged within the node but can also be used as a buffer/transition between existing commercial uses and residential uses. Density shall be increased to support urban lifestyles within mixed uses. Bonuses shall be granted for workforce and senior housing. B. Land Use Compatibility - Development intensity shall transition from the densest toward the edge/periphery of the activity center. Smaller scale professional services and residential developments may serve as transitions to existing neighborhoods. Staggered heights, greater setbacks, increased screening/buffers can help mitigate compatibility issues. C. Neighborhood Compatibility - Commercial and office uses that would have a negative or blighting influence on adjacent residential neighborhoods or individual residence shall not be permitted. D. Services/Facilities - Proposed developments shall not degrade the level of service on roadways, capacity of water/sewer, or cause drainage problems. The developer must provide evidence to the contrary that is acceptable to staff, make on or off-site improvements, and/or provide funding to mitigate impact on public facilities and services. All new development will be subject to review of its proposed impact on existing services and

infrastructure. Developers will be required to submit additional plans, which will mitigate any negative impacts.

E. Environmental - The proposed development shall be allowed only in areas where it can be demonstrated that environmental damage will not occur, and mitigation measures must be approved by EPD and local stream buffer standards.

F. Policies – The policies and strategies will be used to make recommendations for zoning and land use decisions.

G. Mandatory Pre-Application Meeting – shall occur prior to zoning and land use application submittal to guide the applicant with development standards and maintaining an acceptable quality of life.

Land Use Policies:

- Infill - Identify and encourage the development of priority areas for new infill or redevelopment.
- Mixed Use - Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.
- Density - Allow increased density to encourage urban lifestyles that support mixed use in activity centers.
- Existing Residential - Ensure that new development and redevelopment is compatible with existing residential areas.
- Parking - Decrease the amount of land used for surface parking.
- Corridor Aesthetics - Improve the aesthetic appearance of developments along major corridors.
- Contextual Design - Support context sensitive design as a way to mitigate the impact of new development at higher densities and intensities.
- Land Development - Enforce the Land Development Chapter (14) of the County Code to improve development within the County.
- Zoning (Commercial) - Strictly regulate existing nonconforming commercial uses that are not recognized by the Future Development Map.
- Development Standards - Provide standards of development for retail, office and neighborhood-serving commercial uses to protect the appeal and character of neighborhoods.
- Transportation - Encourage development within and near principal transportation corridors and activity centers.
- TOD - Encourage Transit Oriented Development (TOD) in appropriate locations.
- Brownfield/Greyfields - Promote the reclamation and re-use of Brownfield and Greyfield development sites
- New Developments - Promote new communities that feature greenspace and neighborhood parks, pedestrian circulation transportation options, and appropriate mix of uses and housing types.
- Buffers - Encourage the use of buffers by large scale office, commercial, industrial, institutional and high-density residential development to reduce noise and air pollution in residential neighborhoods.
- Clustering - Encourage the clustering of neighborhood and community shopping and office facilities in nodes with defined boundaries which are convenient to population concentrations and major transportation facilities.
- Development of Activity Centers

1. Design Guidelines - Implement design guidelines for site planning, landscaping, hardscaping, and architectural features to exhibit and enhance local character.
2. Small Area Plans (SAP) - Create small area studies to address specific land uses issues where needed. Adopted SAPs within Activity Centers (Regional, Urban, Town, and Neighborhood Centers) support the general policies with detailed design guidelines. Implement appropriate sub-policies & development guidelines in Activity Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential. The SAP densities and development guidelines should not exceed the existing activity center policies. Any conflicts are superseded by guidelines in the SAP.
3. Connectivity - Establish inter-parcel connectivity between residential and commercial properties.
4. Councils, Commissions and Boards Promote the appropriate training and guidance for the Community Council, Planning Commission and Board of Commissioners to ensure that objective and consistent zoning standards are applied.
5. GIS - Implement GIS based planning efforts to improve visual awareness and planning analysis.
6. Graphic Enhancements - Illustrate complex concepts with photos, renderings and other imagery.
7. Developers and Community Engagement - Encourage developers to work extensively with surrounding neighborhood residents to resolve community concerns prior to formalizing development plans.

Commercial Redevelopment Corridor (CRC) The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip-style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up 18 dwelling units per acre, with a maximum height of 3 stories.

Primary Uses • Townhomes • Condominiums • Apartments • Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Entertainment and Cultural Facilities • Park and Recreational Facilities • Public and Civic Facilities

Major CRC Corridors • Memorial Drive • Lawrenceville Highway • Covington Highway • Panola Road • Turner Hill Road • Rock Chapel Road • Hairston Road

Permitted Zoning • MU-5 • MU-4 • MU-3 • MU-2 • MR-1 • MR-2 • C-1 • OI OD • HR-1 • HR-2 • RS

Cyclists and Pedestrians - Provide safe and attractive facilities for bicyclists and pedestrians.

Transportation - Provide transportation alternatives to reduce automobile dependency.

Mixed-Use

Redevelopment - Redevelop older strip commercial centers into viable mixed -use developments . Streetscape - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people. Mixed Use Districts - Create compact mixed -use districts and reduce automobile dependency and travel to obtain basic services. Density - Cluster high density development at nodes & along major corridors outside of established residential areas. Landscaping - Use landscaping and other buffers to protect pedestrians from heavy traffic. Aesthetics - Create and implement performance and aesthetic standards to improve visual appearance. Signage - Implement signage and billboard controls. Parking - Require parking to the side or rear of buildings. Connectivity - Promote parcel interconnectivity. TOD - Promote transit -oriented development. Bike Parking - Provide safe and accessible areas for bicycle parking. Transit Incentives - Provide incentives to encourage transit compatible development. Transportation - Accommodate and encourage the development of multi -modal transportation centers, where appropriate. Access Management - Create and implement driveway controls and access management standards. Tree Preservation - Establish tree preservation and landscaping standards. Development - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Redevelopment Concept - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking. Architectural Standards - Upgrade the appearance of existing older commercial buildings with façade improvements. Development Guidelines Setbacks – Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required. Buffers – Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods. Heights – Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods. Memorial Drive Revitalization Corridor Action Plan The Action Plan consists of three (3) strategies: Change the Perception Create Demand Encourage Healthy Redevelopment One of the initiatives that are a part of ‘Changing the Perception’ of the corridor is to ‘Market (the corridor) for Filming’. It is staff’s determination that this private investment accomplishes this initiative. For this reason, staff recommends “Approval of this Land Plan Map Amendment Application”.

PLANNING COMMISSION VOTE: No Recommendation. 1st Motion: LaSonya Osler moved, Jana Johnson seconded for Approval, per Staff recommendation. The motion failed 4-0-2. Lauren Blaszyk and Gwendolyn McCoy abstained. **2nd Motion:** Gwendolyn McCoy moved to Defer to the Board of Commissioners. That motion failed for lack of a second. **This application moves forward to the BOC with no recommendation from the Planning Commission.**

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.



DeKalb County Department of Planning & Sustainability

178 Sams Street, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: May 5, 2022, 5:30 P.M.

Board of Commissioners Hearing Date: May 26, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.: LP-22-1245669 **Agenda #:** N.13
Location/Address: 5615 Memorial Drive, Stone Mountain, Georgia **Commission District:**4 **Super District:**6
30083
Parcel IDs: 18 070 03 007, 18 070 03 011, 18 070 3 012
Request: To amend the Future Land Plan Map from Neighborhood Center (NC) to Commercial
Redevelopment Corridor (CRC)
Property Owner(s): AK Memorial Shopping Center, LLC
Applicant/Agent: AK Memorial Shopping Center, LLC
Acreage: 16.46 acres
Existing Land Use: Neighborhood Center
Surrounding Properties: Neighborhood Center & Suburban
Adjacent Zoning: **North: C-1(NC) South: C-1(NC) East: C-2(NC) West: C-1(NC)**

Comprehensive Plan: ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: N/A units/acre

Existing Density: N/A

Proposed Units/Square Ft.: N/A

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application Z-22-1245670 to amend the zoning of properties from C-1 (Local Commercial) district to O-D (Office Distribution) district to allow for film/movie/tv production studios.

STAFF RECOMMENDATION: Approval

Guiding Principles for Development:

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Commercial Redevelopment Corridor (CRC)

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areas mostly consist of strip -style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up to 18 dwelling units per acre, with a maximum height of 3 stories.

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Major CRC Corridors

- Memorial Drive
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- Turner Hill Road
- Rock Chapel Road
- Hairston Road

Permitted Zoning

- MU-5
- MU-4
- MU-3
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- MR-1
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Mixed-Use Redevelopment - Redevelop older strip commercial centers into viable mixed -use developments.

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Aesthetics - Create and implement performance and aesthetic standards to improve visual appearance.

Signage - Implement signage and billboard controls.

Parking - Require parking to the side or rear of buildings.

Connectivity - Promote parcel interconnectivity.

TOD - Promote transit -oriented development.

Bike Parking - Provide safe and accessible areas for bicycle parking.

Transit Incentives - Provide incentives to encourage transit compatible development.

Transportation - Accommodate and encourage the development of multi -modal transportation centers, where appropriate.

Access Management - Create and implement driveway controls and access management standards.

Tree Preservation - Establish tree preservation and landscaping standards.

Development - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.

Redevelopment Concept - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.

Architectural Standards - Upgrade the appearance of existing older commercial buildings with façade improvements.

Development Guidelines

Setbacks – Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers shall be required.

Buffers – Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.

Heights – Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.

Memorial Drive Revitalization Corridor Action Plan

The Action Plan consists of three (3) strategies:

1. Change the Perception

2. Create Demand
3. Encourage Healthy Redevelopment

The Action Plan identifies several initiatives to prioritize and support the overall strategies. Below are the initiatives that staff believes are addressed with this development proposal.

- Initiative 1.6—Re-Brand the Corridor, reflects the desire to shift how the corridor is viewed. The County is in the process of embarking on a rebranding effort for the Memorial Drive Corridor to improve signage, placemaking, wayfinding, and identity. This site should be prominently identified.
- Initiative 1.8—Market for Filming, indicates a desire to increase interest in active filming along the corridor by area TV/film producers. This proposal brings the TV/film industry to the corridor.
- Initiative 2.2—Establish an Arts Corridor, to embrace and cultivate the arts community in the area. This proposal can contribute to this initiative. The applicant has pledged to design a mural along the perimeter fencing of the complex in addition to other partnerships with members of the art community.
- Initiatives 3.1—Address Changes in the Comprehensive Plan and Zoning & 3.2—Expedite Permitting & Approvals, to lay the regulatory framework to make it conducive for desired development along the corridor. In addition to the future land use and rezoning applications, a proposed text amendment to permit increased height of structures without a special land use permit (SLUP) in the OD (Office Distribution) Zoning District, subject to conditions is also on this agenda.

For this reason, staff recommends 'Approval' of this Land Plan Map Amendment Application.

Attachments:

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245670

Parcel I.D. #: 1807003007,1807003011,1807003012

Address: 5615,5611,&5639 Memorial Drive

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: 8" line on property

Water Treatment Facility: Snapfinger WWTP ☒ adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

Sewer capacity approval required.

Signature: _____

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.9

Z-22-1245596 2022-1477 15-186-04-028, 15-186-04-029

1500 Columbia Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Septic system installed on 5/30/63

N.10

Z-22-1245597 2022-1478 15-125-05-015

4031 Rainbow Drive, Decatur, GA 30034

☐ Amendment

- Please review general comments.
- Septic system installed 10/12/1973

N.11

Z-22-1245579 2022-1479 /18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

496 Warren Ave., Scottdale, GA 30079

☐ Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

N.12

Z-22-1245580 2022-1480 / 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

496 Warren Ave., Scottdale, GA 30079

☐ Amendment

- Please review genral comments.
- Note: Several properties in the surrounding area operate on septic.

intersection of Birch Road and North Druid Hills. Add a second left turn lane SB on Orion Dr at the intersection of Lawrenceville Hwy and Orion Drive. Sweet Briar Road, Birch Road, Mistletoe Road and Oaktree Road are all classified as local roads. Required right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Pedestrian scale lights and a 10-foot multiuse path required on all roads or as directed by the Transportation Division of Public Works. Multiuse path connection required to the South Fork Peachtree Creek Trail and along Orion Drive. No left turns allowed out of access point on Lawrenceville Hwy, unless signalized. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Reserve the right to alter comments after the Notice of Decision is released from the Atlanta Regional Commission and the Georgia Regional Transportation Authority.

- N9.** Columbia Drive is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Would prefer not to have 3 new driveways on Columbia Drive. Can these properties be serviced from rear private alleys? If new internal street is public- required: Required right of way dedication of 55 feet (total ROW width) Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Make sure underground detention pond is not within right of way.
- N10.** Rainbow Drive is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N11-12.** Scottdale Overlay District Tier 1. Infrastructure requirements of the overlay district trump the zoning and land development code. Overlay trumps Zoning trumps Land Development. When silent, the next code on the list applies. Overlay code requirements should be verified with the appropriate planning staff assigned to that overlay district. North Decatur Road is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Glendale Road and Warren Ave are classified as local roads. Improvements are required to bring the development's side of the road (from centerline of road) up to current standards. Required right of way dedication of 27.5 feet from centerline. Right of way dedication may impact lot size, set back requirements and lot yield. Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6) for the required distance between access point on Glendale Road and North Decatur Road. Access point on Glendale Road needs approval from Transportation Division in Land Development Permitting- may be restricted to right-in right-out due to proximity to traffic signal. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N13-14.** Memorial Drive is SR 10. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). Memorial Drive is classified as a major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot

landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). Hambrick Road is classified as a collector road. Required right of way dedication of 35 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Be sure that the southern most access point on Hambrick (currently gated) meets sight distance requirements in the interior of the curve. Provide calculation of the distance at land development permitting. Provide pedestrian connections between the buildings and the public infrastructure.

- N15-16.** South Stone Mountain Lithonia Road is classified as major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). Carriage Walk Way is classified as a local road. Improvements are required to bring the development's side of the road (from centerline of road) up to current standards. Required right of way dedication of 27.5 feet from centerline. Right of way dedication may impact lot size, set back requirements and lot yield. Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). Interior streets must be private.



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:

- **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 **(sections have been amended recently; please request the amended chapter)**, 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.

Conceptual plan doesn't indicate the location of the stormwater management facility. Additional, design professional shall be aware that (1) per county codes, existing conditions must be taken as wooded for the hydrology analysis (meaning existing impervious is not to be considered) and (2) Reduction Reduction Volume is the default water quality.

Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **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.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-13

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

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: LP-22-1245669 Parcel I.D. #: 18-070-03-007

Address: 5615
Memorial Dr
STN MTN, 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:

Plans and field reviewed. Nothing found that would disrupt traffic flow or pattern.

Signature: David M. Ross



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

H14

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

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-22-1245670 Parcel I.D. #: 18-070-03-027
Address: 5455 56th St
Memphis TN
514 W. 1st St

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.

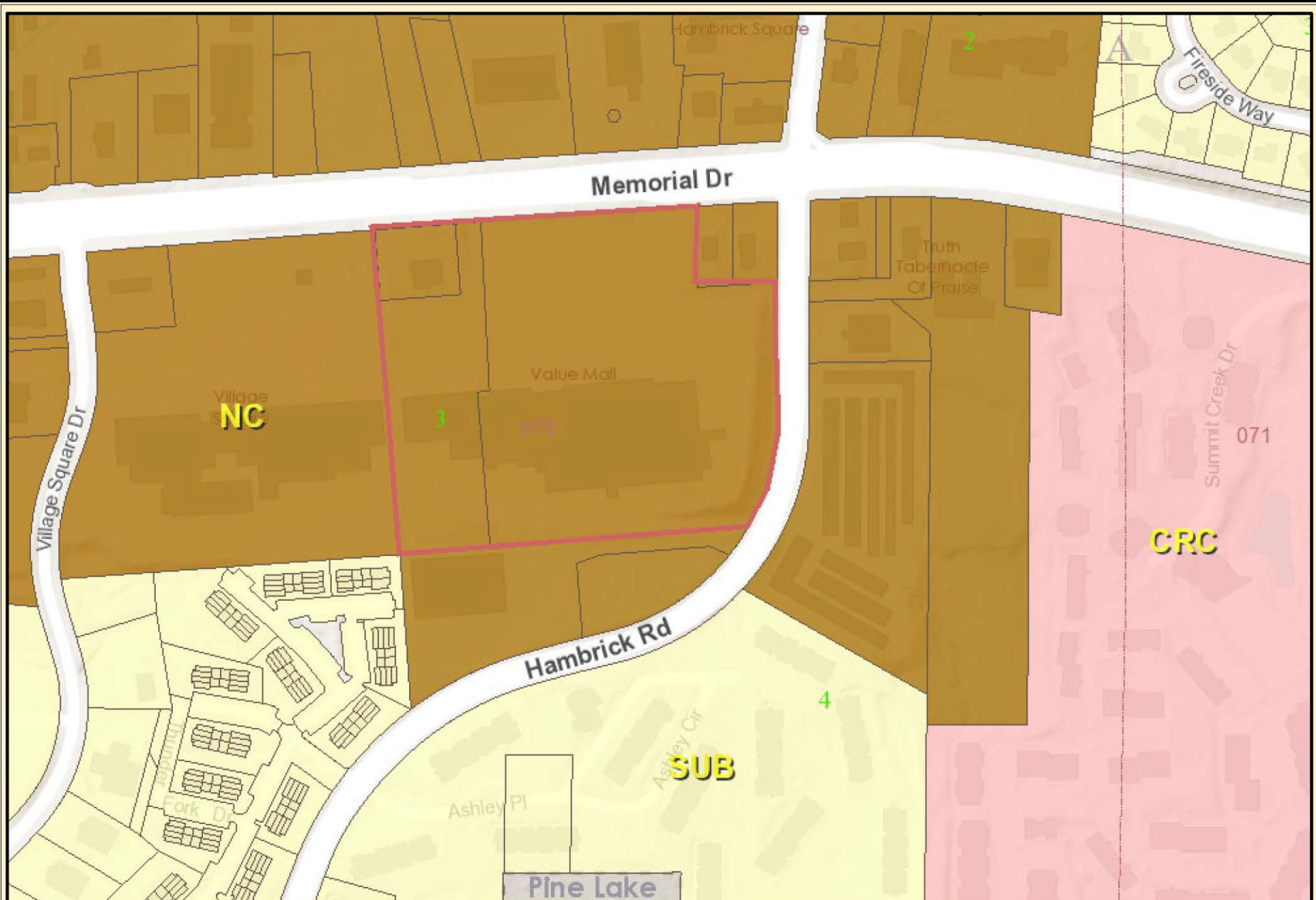
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given 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:

Plans and field reviewed. Found nothing that would disrupt traffic flow or pattern.

Signature: _____

[Signature]



LP-22-1245669 Land Use Map

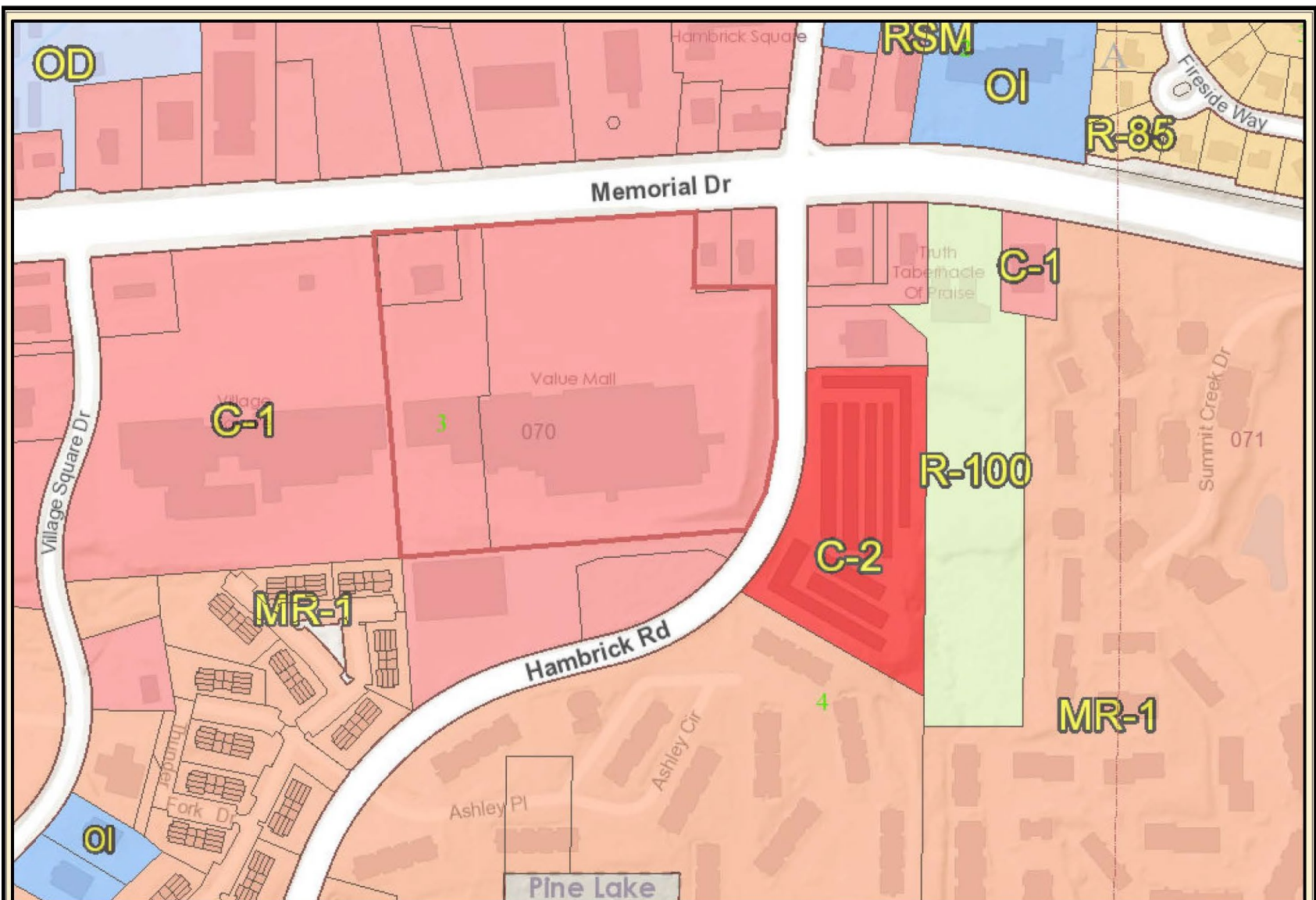
0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 4/6/2022



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LP-22-1245669 Zoning Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 4/6/2022



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LP-22-1245669 Aerial Map

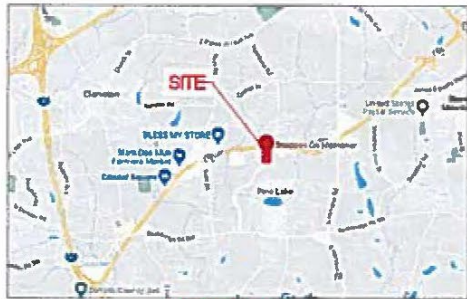
0 0.0125 0.035 0.07 0.105 0.14
mi

Date Printed: 4/6/2022



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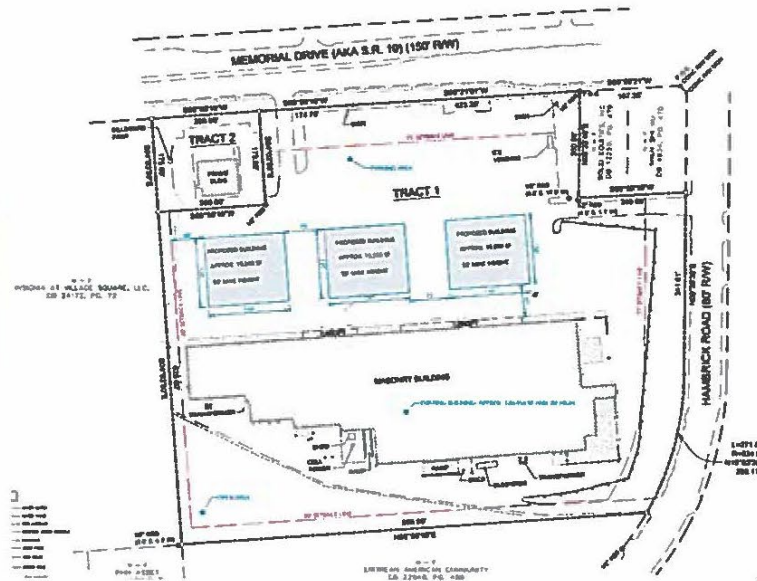
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VICINITY MAP



SATELLITE MAP



SITE PLAN

SITE AREA CALCULATIONS

LOT SIZE (TRACT 1) = 430,062 SQ. FT. (9.84AC)
 ALLOWED LOT COVERAGE = 80%
 PROPOSED LOT COVERAGE = 80%
 LANDSCAPE REQUIREMENTS WILL BE FULFILLED AS PER RE-ZONING

BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 178,850 SQ. FT.
 EXISTING BUILDING AREA = 170,450 SQ. FT.
 PROPOSED BUILDING AREA = 8,400 SQ. FT.

ZONING

JURISDICTION: DAVALL COUNTY
 C-1 (LOCAL COMMERCIAL DISTRICT)

OWNER/DEVELOPER

PATRICK KELLY
 6605 PEACHTREE INDUSTRIAL BLVD.
 DORAVILLE, GA 30090
 PHONE: 770.775.5429
 EMAIL: PKELLY@AP-SINC.COM



CURT

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SEAL

NO. DATE DESCRIPTION

PROJECT
 5615 & 5639
 MEMORIAL
 DRIVE
 STONE MOUNTAIN, GA 30085

SHEET TITLE
 SITE PLAN

DESIGNED BY: CES
 DRAWN BY: MKV
 CHECKED BY: MKV
 APPROVED BY: CES

SCALE: AS SHOWN
 DATE: 05/14/2014
 PROJECT NO.
 SHEET

C2

