



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Planning Commission Hearing Date: July 12, 2022, 5:30 P.M.
Board of Commissioners Hearing Date: July 28, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.:	Z-22-1245770	Agenda #: N2.	
Location/Address:	3401 Rainbow Drive Decatur, GA 30034	Commission District: 03 Super District: 07	
Parcel ID(s):	15 123 02 066		
Request:	Rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Res. Mix) to allow for single-family attached townhomes.		
Property Owner(s):	The Estate of David Olson (John Stephen Olson), Heirs Known and Unknown		
Applicant/Agent:	DR Horton Inc c/o Battle Law PC		
Acreage:	7.02 acres		
Existing Land Use:	R-75-Single-family residential		
Surrounding Properties:	R-75-Single-family residential		
Comprehensive Plan:	Suburban	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent
Proposed Density: 7.7 units/acre		Existing Density: Unknown	
Proposed Units: 56 units		Existing Units: Unknown	
Proposed Open Space: 42%		Existing Open Space: Unknown	

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: D. R. Horton, Inc. c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake Building J, Suite 100 Tucker, GA 30084

Applicant Daytime Phone: 404-601-7616

Fax: _____

Owner Name: The Estate of David Olson (John Stephen Olson), Heirs Known and Unknown

If more than one owner, attach list of owners.

Owner Mailing Address: 750 Shipp Circle NW Conyers, GA 30012-4103

Owner Daytime Phone: _____

Address of Subject Property: 3401 Rainbow Drive Decatur, GA 30034

Parcel ID#: 15 123 02 066

Acreage: 7.23

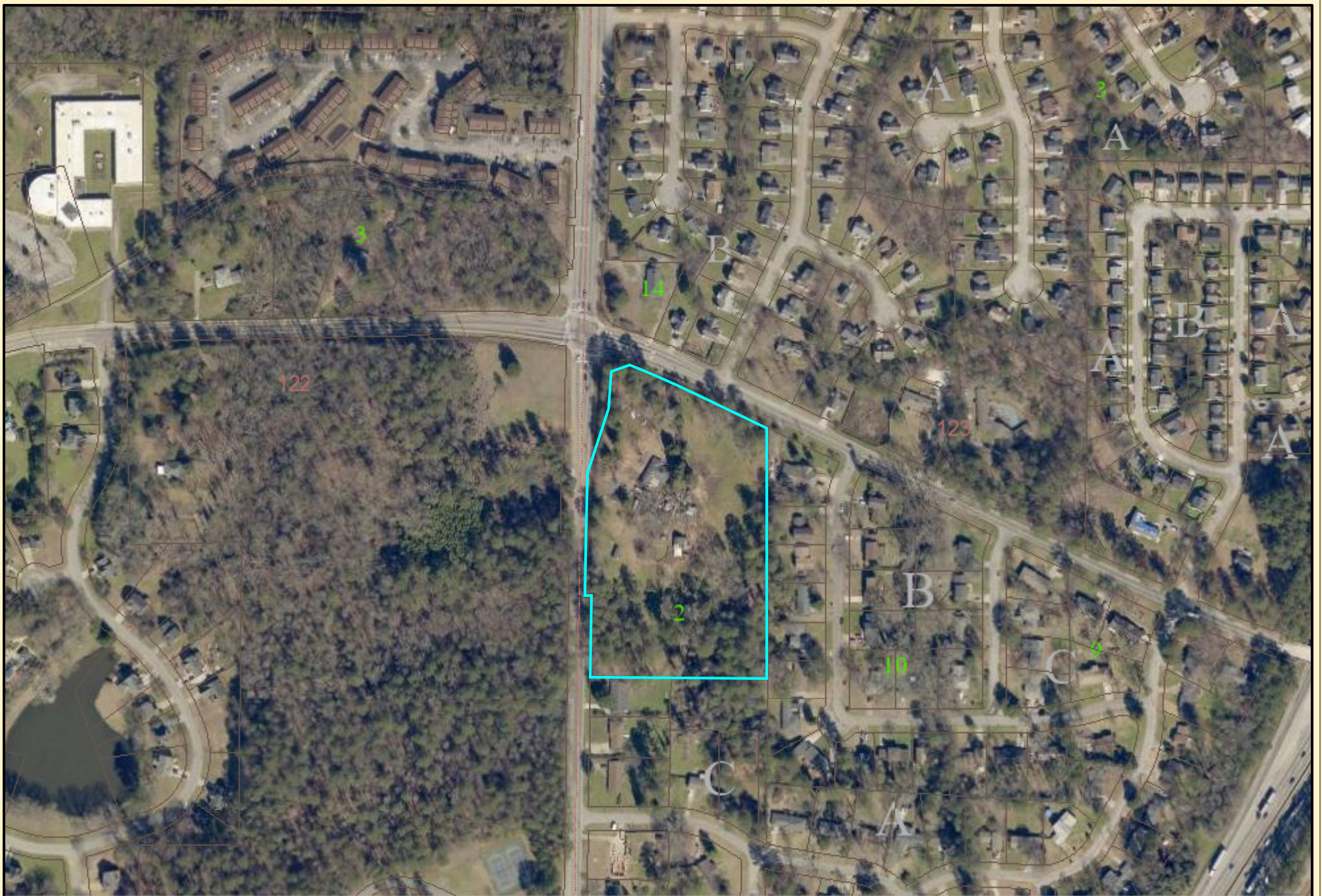
Commission District: District 3, Super District 7

Present Zoning District(s): R-75

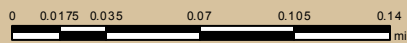
Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____



DeKalb County Parcel Map

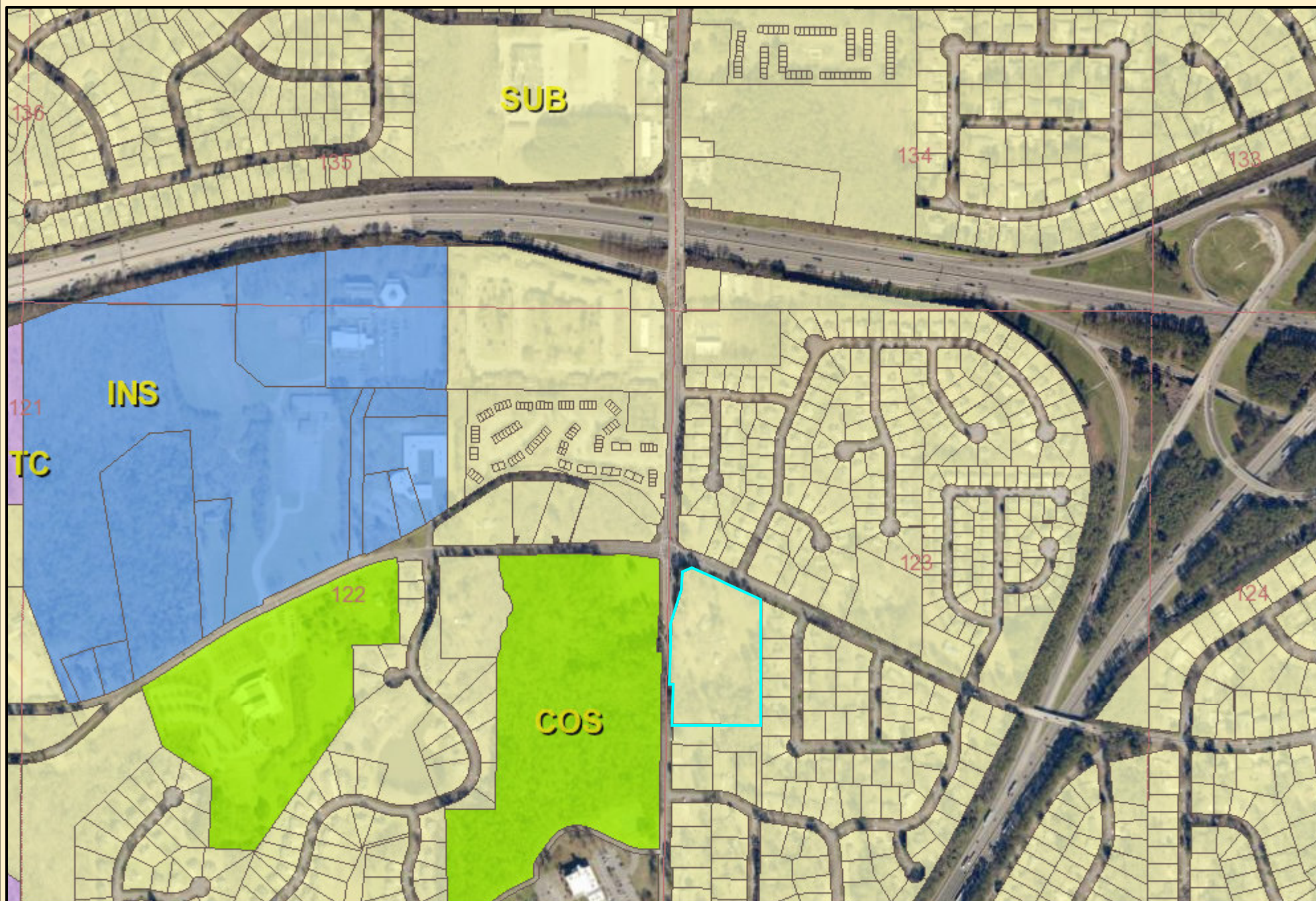


Date Printed: 6/2/2022

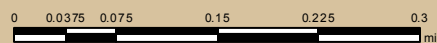


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DeKalb County Parcel Map



Date Printed: 6/2/2022

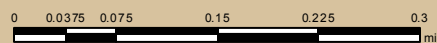


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DeKalb County Parcel Map

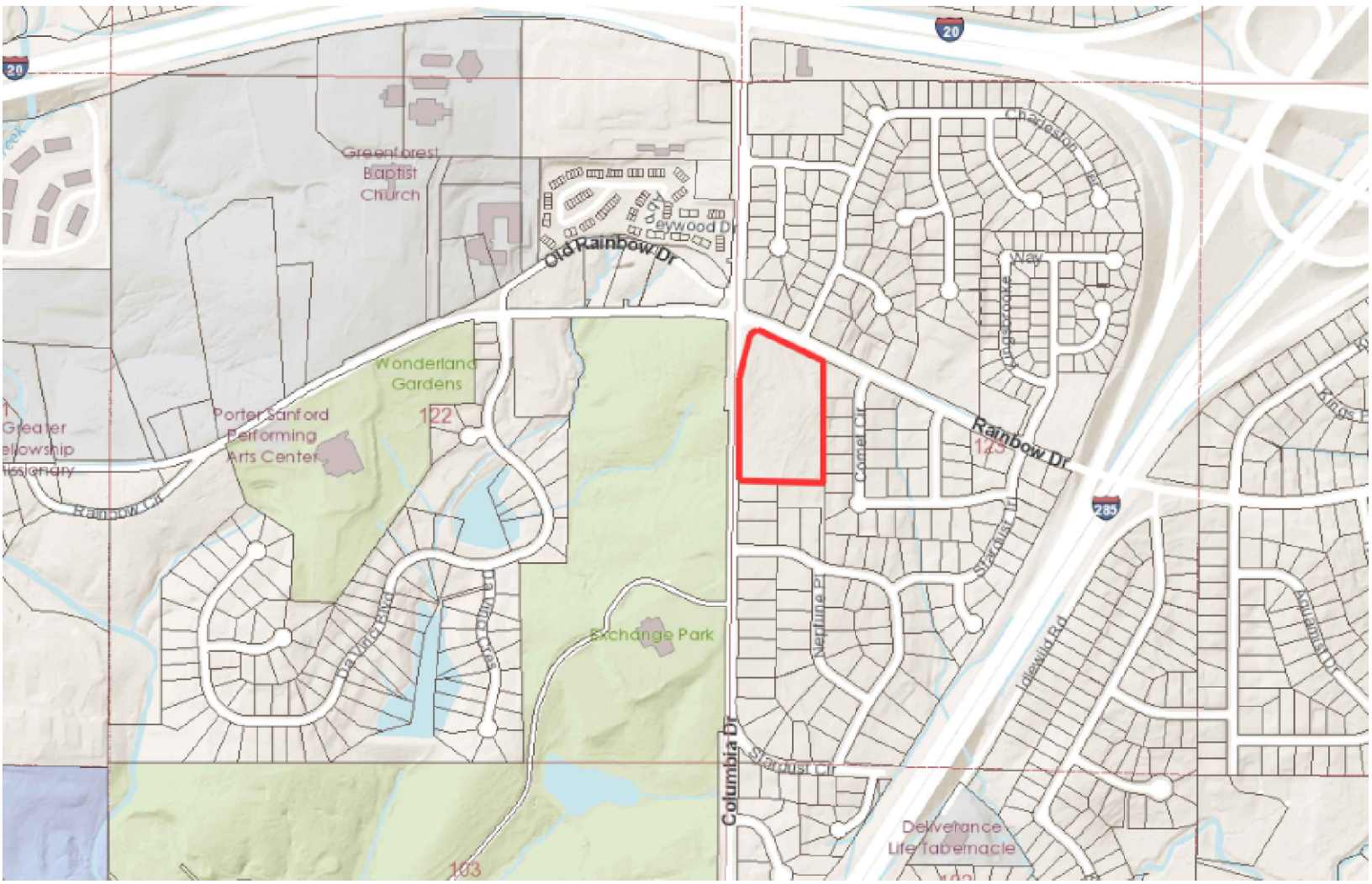


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LOCATION MAP N.T.S.



STREETSCAPE FRONTAGE SECTION (TYP)

DENSITY BONUS
CHARACTER AREA: SUBURBAN
BONUS TYPE: ADDITIONAL ENHANCED OPEN SPACE

BASE DENSITY: 4
% BONUS : 100%
BASE X 100% = 4 X 100% = 4
+4 BONUS DU/ACRE

DENSITY 4 BASE + 4 BONUS = 8 DU/ACRE

SITE DATA	
OWNER/DEVELOPER:	DR HORTON ATLANTA EAST, INC. 1371 DOGWOOD DRIVE SW CONYERS, GA 30012 PHONE: 470-771-0829
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED DECEMBER 22, 2021
TOPOGRAPHY:	DEKALB COUNTY GIS TOPOGRAPHY ACCESSED 1.12.2022
SITE AREA:	7.2+ ACRES
NUMBER OF UNITS:	56
DENSITY:	56 UNITS / 7.2 ACRES = 7.7 UNITS PER ACRE
OPEN SPACE REQUIREMENT:	20%
OPEN SPACE PROVIDED:	OPEN SPACE: 132,405SF / 314,747 SF = 42 % ENHANCED OPEN SPACE: 113,950SF / 314,747SF = 36 %
FLOOD:	THIS SITE IS NOT LOCATED WITH A 100 YEAR FLOOD ZONE AS PER FEMA FIRM PANEL 13089C01343, DATED 5/16/2013
EXISTING ZONING:	R-75
PROPOSED ZONING:	RSM (SMALL LOT RESIDENTIAL)
DEVELOPMENT STANDARDS:	LOT AREA: 1,000SF (ATTACHED) MIN LOT WIDTH: 25' MAX LOT COVERAGE: 70% FRONT SETBACK: 20' SIDE SETBACK: 0' WITH 3' BUILDING SEPARATION REAR SETBACK: 15' MIN UNIT SIZE: 1,200SF (ATTACHED) MAX BUILDING HEIGHT: 3 STORIES OR 45'

COLUMBIA DRIVE ZONING EXHIBIT

GRAPHIC SCALE

50 0 100 200

1 inch = 50 ft.

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LSF NO. 000913