



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Blue Ridge Atlantic Development, LLC
Mailing Address: 1630 Military Cutoff Road
City/State/Zip Code: Wilmington, NC 28403
Email: jmaddox@blueridgeatlantic.com
Telephone Home: N/A Business: 404-451-1673

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: P. Crawford Holdings, LLC
Address (Mailing): 3604 John Carrol Drive, Decatur, GA 30034
Email: drp@percrawford@bellsouth.net Telephone Home: 404-218-9200 Business: N/A

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3055 Clifton Springs Road City: Decatur State: GA Zip: 30034
District(s): 15 Land Lot(s): 089 Block: 04 Parcel: 001
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 03-21-2024

Applicant Priscilla L Crawford, President for
Signature: Crawford Holdings, LLC

DATE: _____

Applicant _____
Signature: _____



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 3/21/2024

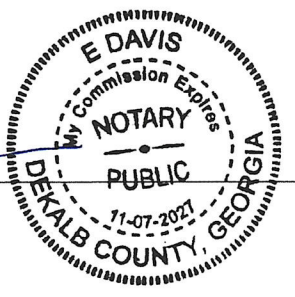
Applicant/Agent Signature: [Handwritten Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE) Precious Crawford, President - Crawford Holdings LLC (Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

[Handwritten Signature] Notary Public



[Handwritten Signature] Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: Blue Ridge Atlantic Development, LLC
Mailing Address: 1630 Military Cutoff Road
City/State/Zip Code: Wilmington, NC 28403
Email: jmaddox@blueridgeatlantic.com
Telephone Home: N/A Business: 404-451-1673

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Otto Tract 6, LLC
Address (Mailing): 1261 Hammond Creek Trail, Watkinsville, GA 30677
Email: maxieprice1@gmail.com Telephone Home: 770 317 3000 Business: 4046303000

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3260 Panthersville Road City: Decatur State: GA Zip: 30034
District(s): 15 Land Lot(s): 089 Block: 04 Parcel: 003
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

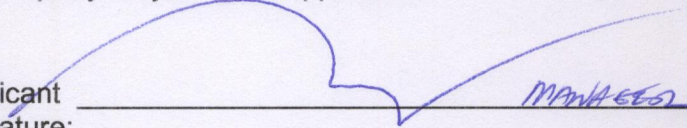
AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: March 21 2024

Applicant Signature: 

DATE: _____

Applicant Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

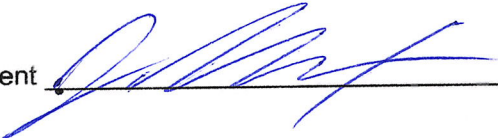
AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

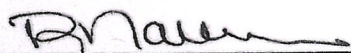
DATE: March 21 2024

Applicant/Agent Signature: 

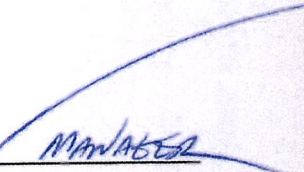
TO WHOM IT MAY CONCERN:

(I)/ (WE): Otto Tract No. 6 LLC
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.


Notary Public




Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: Blue Ridge Atlantic Development, LLC
Mailing Address: 1630 Military Cutoff Road
City/State/Zip Code: Wilmington, NC 28403
Email: jmaddox@blueridgeatlantic.com
Telephone Home: N/A Business: 404-451-1673

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Otto Tract 6, LLC
Address (Mailing): 1261 Hammond Creek Trail, Watkinsville, GA 30677
Email: maxieprice1@gmail.com Telephone Home: 770 317 3000 Business: 4046303000

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3284 Panthersville Road City: Decatur State: GA Zip: 30034
District(s): 15 Land Lot(s): 089 Block: 04 Parcel: 006
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

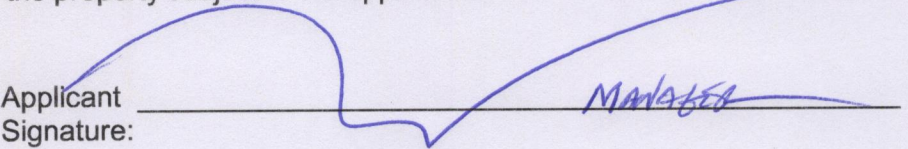
AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: March 21 2024

Applicant Signature: 

DATE: _____

Applicant Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION


AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 03/18/2024

Applicant/Agent Signature: 

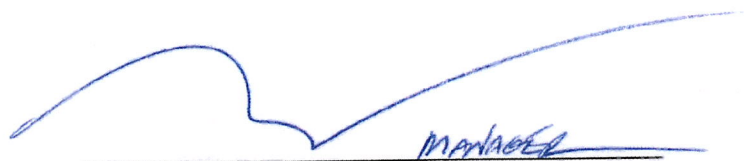
TO WHOM IT MAY CONCERN:

(I)/ (WE): Otto Tract No. 6 LLC
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.


Notary Public




Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



DeKalb County Department of Planning & Sustainability
178 Sams Street
Decatur, GA 30030
Attn: Rachel Bragg, Lucas Carter

**RE: Springview Apartments (Parcel ID Numbers: 15-089-04-001, 15-089-04-003, 15-089-04-006)
Zoning Board of Appeals Application for Public Hearing – Letter of Intent**

- 1. Sec. 27-3.33.12–A: A variance to add cement wood and fiber cement siding as an allowable exterior building material on building facades visible from public streets in lieu of stucco.**
 - a. Springview Apartments will be an L-shaped with frontage on both Panthersville Road and Clifton Springs Road. An elevation is included with this application that shows a mix of brick and fiber cement siding on the exterior building facades. This is consistent with other developments within Tier 2 of the I-20 Overlay District including Abington Perimeter (3250/3252 Panthersville Road), Abington Reserve (3051 Lumby Drive), and the Aurora (4029/4035 Flat Shoals Pkwy)

We are requesting to use fiber cement in lieu of stucco as an allowable building material. In our experience, fiber cement is more durable, less susceptible to water and fire damage and is more easily repaired if damaged, cracked or otherwise marred. Fiber cement can be replaced or repainted if there is any damage, but when stucco needs to be repaired it can be difficult to match the design and texture of the original material. Fiber cement also provides a wider variety of design options to vary textures and materials of the façade.

- 2. Sec. 27-3.33.12–C: A variance to reduce the required fenestration on the ground floor of the front façade of the building from 75% to 60% and only make the requirement applicable to non-residential spaces (including ground-floor amenity spaces)**
 - a. Springview Apartments will be a mixed-use development in the I-20 Overlay District, which will feature both residential apartments and commercial office space. The I-20 Overlay District allow for a variety of commercials. Residential is only allowed in combination with another use such as retail and office uses.

The fenestration requirement is applied non-discriminately to every development in the I-20 Overlay District, however, including fenestration covering 75% of the width of the front façade of the building at the ground level would be problematic due to the private residential nature of the multifamily section of the development. Both Clifton Springs Road and Panthersville Road are heavily trafficked streets and including 75% fenestration for residents living on the ground floor would impact their privacy

Included in this application is a colored elevation showing the proposed fenestration covering 60% of the width of the building for the commercial and amenity spaces in the building. We all located all amenity spaces on Clifton Springs Road, to further the amount of non-residential space that would be covered by more fenestration.

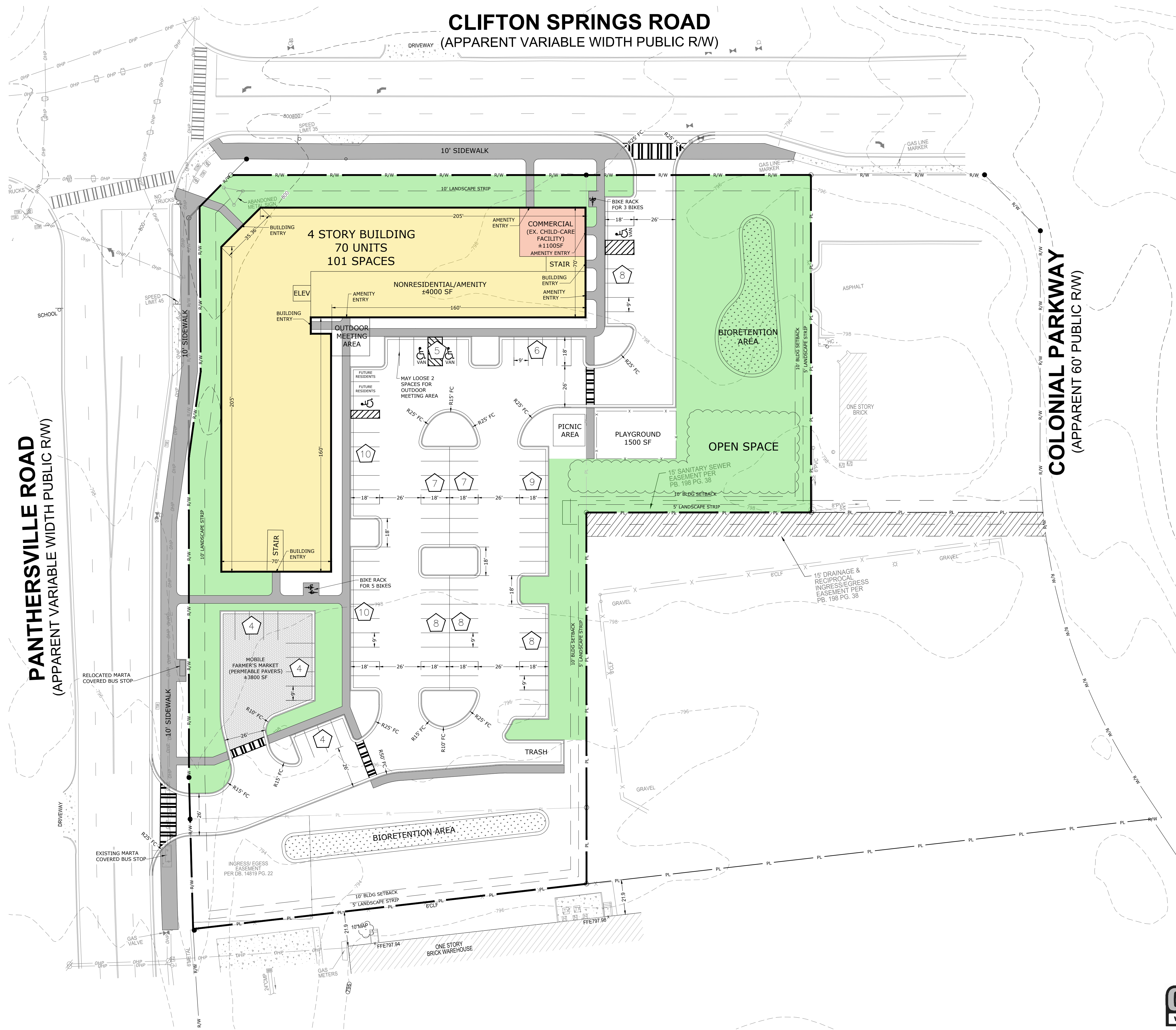


3. **Sec. 27-2.24.1: A variance to reduce the minimum floor area of attached dwelling unit of multi-family as required by DeKalb County Code Section 2.24.1 for M (Light Industrial) District from 1,000 sq. ft. to 750 sq. ft.**
- a. Presently, multi-family dwelling units are permissible in M (Light Industrial) through a Special Land Use Permit approved by the Board of Commissioners. Each dwelling within an apartment building must be at least 1,000 square feet (heated living area) in size. The I-20 Overlay District allows multifamily dwellings as part of mixed-use developments, however, there is no guidance on the required minimum square footage for a multifamily unit. Since the Overlay is silent on this matter, the restrictions of the underlying zoning—M (Light Industrial)—are applicable. It is currently cost prohibitive and not financially feasible to build one-bedroom apartments

The DeKalb County 2050 Unified Plan has noted that the DeKalb County needs more housing supply and diversity to combat national housing affordability crisis. Additionally, our market study for this project identified significant demand for one-, two- and three-bedroom apartments in the designated market area for Springview Apartments. The 29 one-bedroom units created as a part of this development only capture ≈1.0% of the anticipated demand for this area.

While exclusively building two- and three-bedroom apartments is an option for this development, it is our preference to build one-, two- and three-bedroom apartments to provide a broader range of housing diversity within this community.

CLIFTON SPRINGS ROAD
(APPARENT VARIABLE WIDTH PUBLIC R/W)



SITE DATA

ZONING:	120 OVERLAY
TOTAL SITE AREA:	3.32 AC
AFTER R/W DEDICATION:	3.30 AC
TOTAL BUILDING AREA:	27,000 SF
TOTAL UNITS:	70 UNITS
TOTAL REQUIRED PARKING:	91 SPACES
RESIDENTIAL 1.25 SP PER UNIT:	88 SPACES
OFFICE 3 SP PER 1,000 SF:	3 SPACES
TOTAL PROVIDED PARKING:	98 SPACES
HANDICAP SPACES:	4 SPACES
REGULAR SPACES:	94 SPACES
TOTAL BIKE PARKING:	
REQUIRED:	5 SPACES
PROVIDED:	8 SPACES
SETBACKS:	
FRONT :	0'
SIDE & REAR:	10'
LANDSCAPE STRIPS:	
FRONT :	10'
SIDE & REAR:	5'
TOTAL OPEN SPACE REQUIRED:	20% (28,731 SF)
TOTAL OPEN SPACES PROVIDED:	26% (38,335 SF)
* OPEN SPACE IS HIGHLIGHTED IN GREEN.	

PANTHERVILLE ROAD
(APPARENT VARIABLE WIDTH PUBLIC R/W)

COLONIAL PARKWAY
(APPARENT 60' PUBLIC R/W)

Conceptual Site Plan

Springview Apartments
Blue Ridge Atlantic

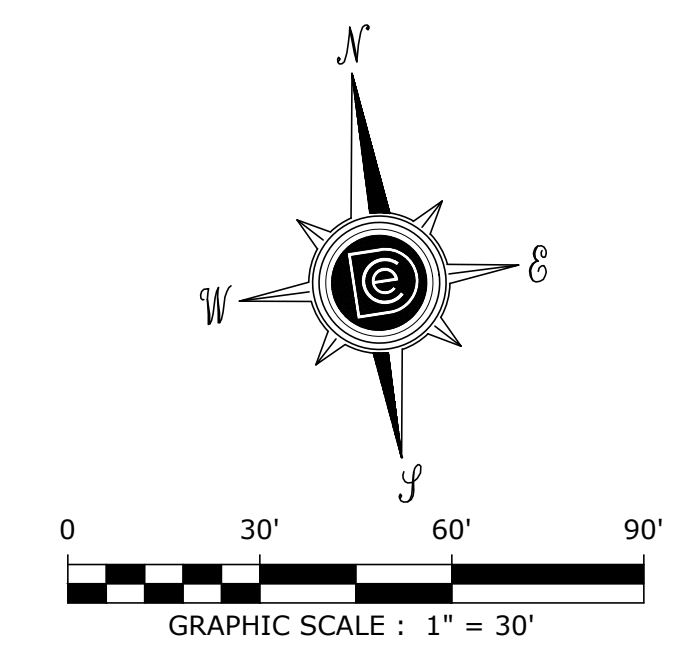
DOULGERAKIS CONSULTING ENGINEERS, INC.
planning * civil engineering * sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

LOCATED AT 3260 PANTHERVILLE RD, LAND LOT 89, 15TH DISTRICT SECTION, DECATUR, DEKALB COUNTY, GEORGIA
OWNER AND/OR DEVELOPER:
1055 HOWELL MILL RD, 8TH FLOOR ATLANTA, GEORGIA 30318, PHONE: 404-451-1673

THIS DRAWING IS THE PROPERTY OF DOULGERAKIS CONSULTING ENGINEERS, INC. AND IS NOT TO BE COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.
©2023, DOULGERAKIS CONSULTING ENGINEERS, INC.

NO.	DATE	REVISION

SCALE: 1" = 30'
DATE: 2-21-24
JOB. NO. 2023-33
SHEET. 1 of 1

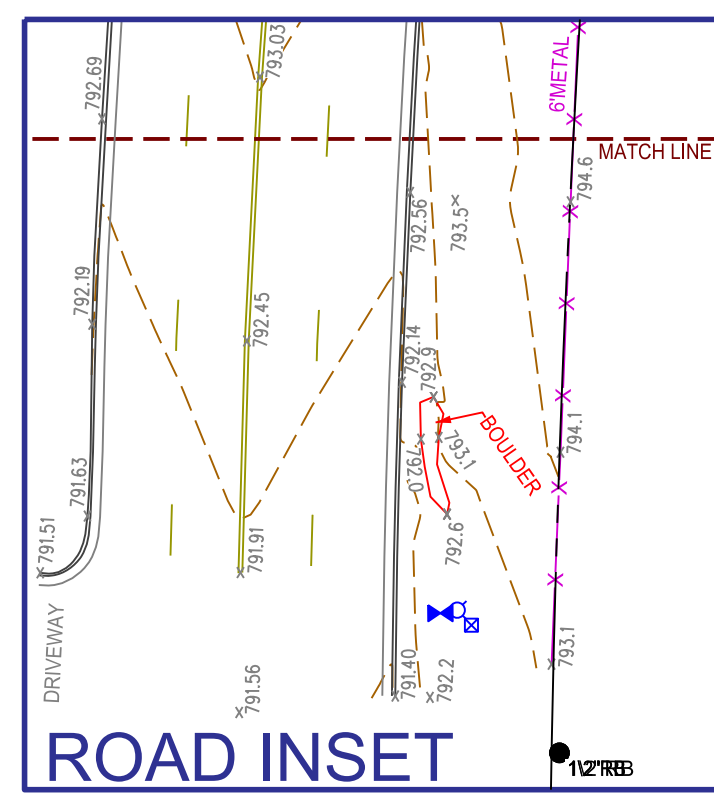


NOT FOR CONSTRUCTION
SCALES NOTED ARE ONLY VALID WHEN DRAWING IS PLOTTED AT THE ORIGINAL SIZE: 24" x 36"

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

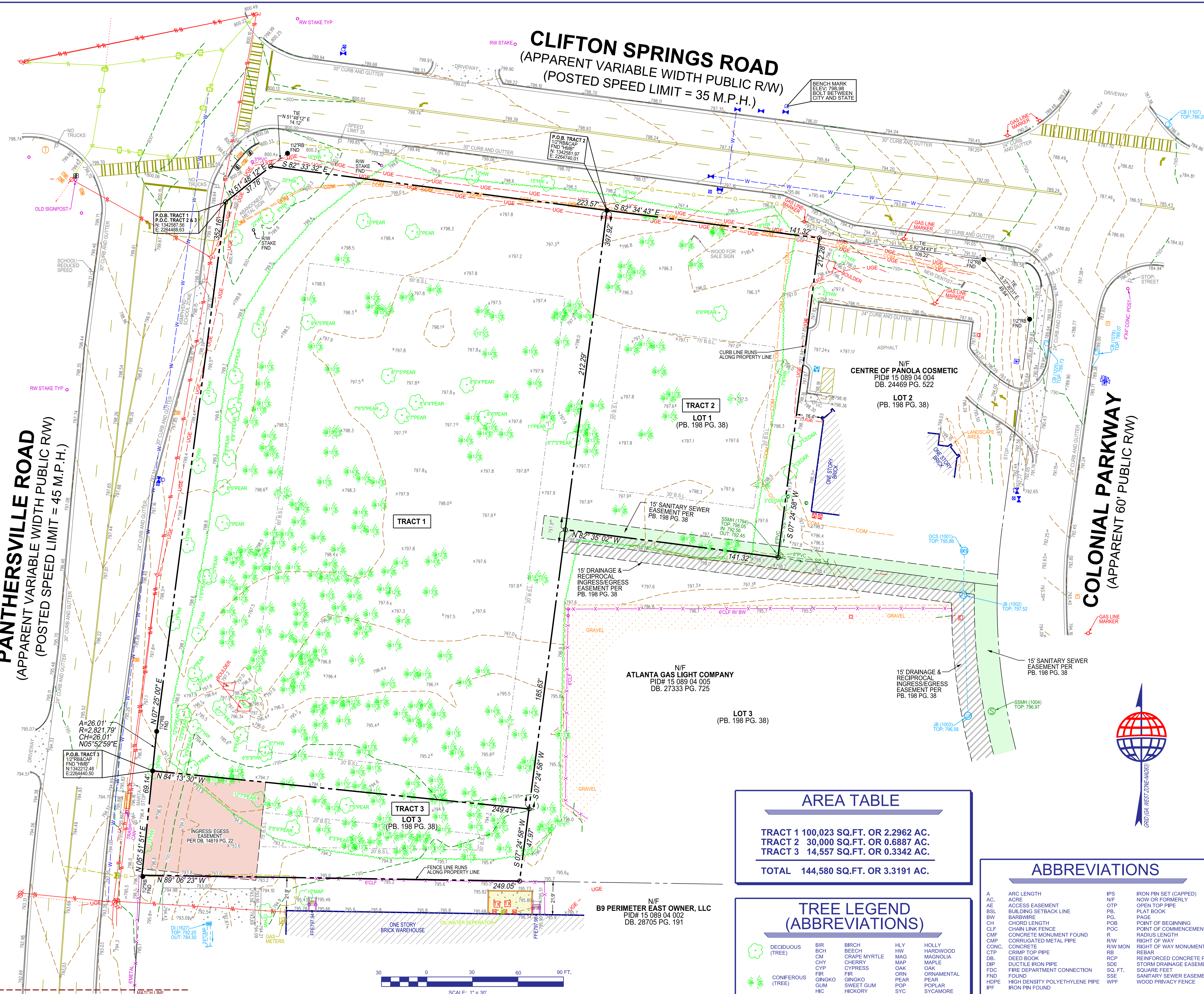
LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE



PANTHERSVILLE ROAD
(APPARENT VARIABLE WIDTH PUBLIC RW)
(POSTED SPEED LIMIT = 45 M.P.H.)

CLIFTON SPRINGS ROAD
(APPARENT VARIABLE WIDTH PUBLIC RW)
(POSTED SPEED LIMIT = 35 M.P.H.)



AREA TABLE

TRACT 1	100,023 SQ.FT. OR 2.2962 AC.
TRACT 2	30,000 SQ.FT. OR 0.6887 AC.
TRACT 3	14,557 SQ.FT. OR 0.3342 AC.
TOTAL	144,580 SQ.FT. OR 3.3191 AC.

TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)
	CONIFEROUS (TREE)
	BIRCH
	BEECH
	CRAPE MYRTLE
	CHERRY
	CYPRESS
	FIR
	GINKGO
	SWEET GUM
	HICKORY
	HOLLY
	HARDWOOD
	MAGNOLIA
	MAPLE
	OAK
	ORNAMENTAL PEAR
	POPLAR
	SYCAMORE

ABBREVIATIONS

ARC LENGTH	ARC LENGTH	IRON PIN SET (CAPPED)
AC. ACRE	N/F NOW OR FORMERLY	OPEN TOP PIPE
AE ACCESS EASEMENT	OTF OPEN TOP PIPE	PLAT BOOK
BSL BUILDING SETBACK LINE	PB. PAGE	POINT OF BEGINNING
BW BARB WIRE	POB POINT OF BEGINNING	POINT OF COMMENCEMENT
CH CHORD LENGTH	POC POINT OF COMMENCEMENT	R. RADIUS LENGTH
CLF CHAIN LINK FENCE	R. RADIUS LENGTH	R/W RIGHT OF WAY
CMF CONCRETE MONUMENT FOUND	R/W RIGHT OF WAY	R/W MON REBAR
CMP CORRUGATED METAL PIPE	RB REBAR	REINFORCED CONCRETE PIPE
CONC. CONCRETE	RCP REINFORCED CONCRETE PIPE	SDI STORM DRAINAGE EASEMENT
CRIMP TOP PIPE	RCP REINFORCED CONCRETE PIPE	SQ. FT. SQUARE FEET
DB. DEED BOOK	RCP REINFORCED CONCRETE PIPE	SSE SANITARY SEWER EASEMENT
DIP DUCTILE IRON PIPE	RCP REINFORCED CONCRETE PIPE	WPF WOOD PRIVACY FENCE
FDC FIRE DEPARTMENT CONNECTION	RCP REINFORCED CONCRETE PIPE	
HOPE HIGH DENSITY POLYETHYLENE PIPE	RCP REINFORCED CONCRETE PIPE	
IRON PIN FOUND	RCP REINFORCED CONCRETE PIPE	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR BLUE RIDGE ATLANTIC (3260 PANTHERSVILLE ROAD) LOCATED IN LAND LOT 89, 15 DISTRICT DEKALB COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 23-118

Project No.	Revision	Date
2023-118	A4	01/22/24
Survey Crew:	AT	
Drawn By:	WCV	
Approved By:	WCV	06/03/2023
Date:		
Scale:	1"=30'	

TerraMark Land Surveying, Inc.
1596 Bulls Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1027
www.TerraMark.com
C. O. # LSF000810