



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: May 1, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: May 22, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-22025 **Agenda #:** N. 1

Location/Address: 3346 Midway Road, Decatur **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-218-13-061

Request: To rezone property from R-75 (Residential-Medium Lot -75) to RSM (Residential Small Lot Mix) for development of eight townhomes.

Property Owner(s): Ali Alim Ihsan

Applicant/Agent: Ali Ihsan and Associates

Acreage: 1.1 acres

Existing Land Use: An unoccupied non-residential building

Surrounding Properties: Single-family residential

Adjacent Zoning: **North:** RSM **South:** R-75 **East:** R-75 **West:** R-75 **Northeast:** R-75
Northwest: R-75 **Southeast:** R-75 **Southwest:** R-75

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

Proposed Density: 8 units/acre	Existing Density: Not applicable
Proposed Units: 8	Existing Square Feet: 4,140
Proposed Lot Coverage: Less than 70%	Existing Lot Coverage: (estimate) 15%

SITE AND PROJECT ANALYSIS

The subject property is a 1.1-acre parcel located at the southwest corner of Midway Road and Beech Road. Midway Road is a collector and Beech Road is a local street; neither have curb or gutter. The topography of the lot slopes towards Midway Road to the east, for a distance of approximately 25 feet from the western property line, towards the adjoining property to the west, and in a southwesterly direction. A vacant, fire-damaged building occupies the property. It was formerly used as a T-shirt factory. One mature tree is growing in the buildable area of the site.

Land uses in the surrounding neighborhood are predominantly single-family residential, with the exception of two churches and an elementary school. Surrounding zoning is R-75, except for a subdivision located on the opposite side of Beech Street from the subject property, which is zoned RSM. The homes in this subdivision are two stories,

unlike many of the older homes in the surrounding neighborhoods, and several of the lots are smaller than even the 9,000- to 10,000-square foot lots located nearby.

The zoning proposal under consideration is for an eight-unit townhome development with vehicular access via a central cul-de-sac. Open space areas around the buildings are proposed to be enhanced with a walking trail, trees, and a gazebo. A six-foot wooden fence is proposed to surround the property.

Sidewalks are currently located along Midway Road and Beech Drive in the rights-of-way of these streets, ten feet from the property lines of the subject property. The applicant is obligated to provide streetscaping along these streets or obtain variances from this requirement.

LAND USE AND ZONING ANALYSIS

Section 27-832 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:

At eight units per acre, the proposed development is consistent with the maximum density allowed in the Suburban character area. The zoning proposal is consistent with the policy of the 2035 Comprehensive Plan to : “Enhance the County’s existing supply of housing.” (HP3) As residential redevelopment of a site formerly used for commercial purposes, it is consistent with the Comprehensive Plan policy to “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6).

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties: Residential development is suitable at a location where most of the adjoining and nearby properties are developed for residential uses. The proposed development will replace a non-conforming commercial use that has become an eyesore. By introducing a new form of housing into the neighborhood, the proposed development would enable the neighborhood provide homes for people with a variety of preferences and lifestyles, thereby increasing the neighborhood’s social vitality. For example, the proposal would allow seniors who no longer want to maintain a yard to “age in place” in the same neighborhood where they previously owned a single-family detached home.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: The property has economic use as currently zoned. However, this conclusion does not exclude the possibility that another zoning category would be suitable for the property.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: The proposed buildings are 62 feet from the adjoining single-family property to the west, and the applicant proposes to enhance the open space between the building and the adjoining property with trees, a walking trail, and a gazebo. Staff recommends that the rear property line be planted with a landscape screen to further mitigate views of the proposed development from the adjoining property.

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 proposed development would replace a blighted building with a housing type that has become increasingly desirable throughout the Atlanta region.

- F. **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:** There are no historic buildings, sites, districts, or archaeological resources on the subject property.
- 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 from reviewing departments and agencies that the proposal will or could cause excessive use of existing streets, transportation facilities, utilities, or schools.
- H. **Whether the zoning proposal adversely impacts the environment or surrounding natural resources:** It is likely that construction of the townhomes would cause the loss of one mature tree, but new trees proposed to be planted in the open space around the buildings would more than compensate for the loss of this tree.

Compliance with District Standards:

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE		Base: 4; with bonuses: up to 8 d.u.s/acre	Density bonuses: Proximity to school: 20% = 1.8 unit; Enhanced open space: 38% of site: 100% = 4 units	Yes
MIN. LOT AREA		Not applicable to “fee simple” building type	Not applicable	Not applicable
MIN. LOT WIDTH		Not applicable to “fee simple” building type	Not applicable	Not applicable
MAX. LOT COVERAGE		70% of total parcel acreage	Less than 70%	Yes
BUILDING SETBACKS	FRONT (for entire bldg. site)	20 feet	30 feet	Yes
	INTERIOR SIDE (for entire bldg. site)	None; building must meet Fire Code standard	35 feet	Will be determined during building permit review.
	SIDE – CORNER LOT (for entire bldg. site)	20 feet	50 feet	Yes
	REAR W/O ALLEY (for entire bldg. site)	15 ft.		
MINIMUM UNIT SIZE		1,200 sq. ft.	1,887 sq. ft.	Yes
MAX. BLDG. HEIGHT		45 ft. or 8 stories		

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
PARKING	Min. 1.5 spaces per d.u. & .25/d.u. visitor parking; Max 3/d.u. & .25 spaces/d.u. visitor parking	2 garage spaces per unit	Yes
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE	5-ft. sidewalk and 6-ft. landscape strip between curb and sidewalk, and street trees 30 ft. on center or for every unit	Not provided. Site plan shows sidewalk at edge of public street pavement.	Streetscaping must be provided or ZBOA must grant a variance from these requirements.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The zoning proposal is consistent with the policy of the 2035 Comprehensive Plan to : “Enhance the County’s existing supply of housing.” (HP3) As residential redevelopment of a site formerly used for commercial purposes, it is consistent with the Comprehensive Plan policy to “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6). By introducing a new form of housing into a predominantly single-family residential neighborhood, the proposed development would enable the neighborhood provide homes for people with a variety of preferences and lifestyles, thereby increasing the neighborhood’s social vitality. For example, the proposal would allow seniors who no longer want to maintain a yard to “age in place” in the same neighborhood where they previously owned a single-family detached home. The proposed buildings are 62 feet from the adjoining single-family property to the west, and the applicant proposes to enhance the open space between the building and the adjoining property with trees, a walking trail, and a gazebo. Staff recommends that the rear property line be planted with a landscape screen to further separate the proposed development from the adjoining property. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The subject property shall be developed in substantial conformity to the site plan titled, “Site Plan 3446 Midway Road”, stamped as received by the Department of Planning and Sustainability on April 17, 2018.
2. A screen shall be planted along the rear (west) property line, which shall consist of sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae, subject to approval by the County Arbortist.
3. A minimum of two benches shall be located in the enhanced open space.
4. Right-of-way shall be dedicated as required by the Transportation Division of Public Works. A bike lane shall be provided unless waived by the Board of Commisisoners.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning and Land Use Maps
7. Aerial Photograph
8. 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

N3

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-18-22025

Parcel I.D. #: 15-218-13-061

Address: 3346

Midway Road
Decatur, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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 REVIEW. NO problem that
would INTERFERE with TRAFFIC Flow.

Signature: Jerry White



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

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

Case No.: Z-18-22025

Parcel I.D. #: 15-218-13-061

Address: 3346 Midway Road

Decatur, Georgia

WATER:

Size of existing water main: 6" AC & 16" CS Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Cobb Fowler Creek Basin

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

Water Treatment Facility: Snapfinger Creek WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: 

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 4/11/2018

Submitted to: DeKalb County

Case #: Z-18-22025

Name of Development: New Midway Manor

Parcel #: 15-218-13-061

Location: 3446 Midway Road

Description: 8 Single-family attached units replacing a vacant commercial building

Impact of Development: If approved, this development would be expected to generate only 1 student at Peachcrest ES.

	Peachcrest			Other DCSD Schools	Private Schools	Total
Current Condition of Schools	ES	Bethune MS	Towers HS			
Capacity	1,086	1,350	1,299			
Portables	2	0	0			
Enrollment (Fcst. Oct. 2018)	957	870	947			
Seats Available	129	480	352			
Utilization (%)	88.1%	64.4%	72.9%			
New students from development	1	0	0	0	0	1

New Enrollment	958	870	947
New Seats Available	128	480	352
New Utilization	88.2%	64.4%	72.9%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.095519	0.049528	0.004717	0.149764
Middle	0.031840	0.008255	0.001179	0.041274
High	0.029481	0.017689	0.001179	0.048349
Total	0.1568	0.0755	0.0071	0.2394

Student Calculations				
Proposed Units	8			
Unit Type	TH			
Cluster	Towers			

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.76	0.40	0.04	1.20
Middle	0.25	0.07	0.01	0.33
High	0.24	0.14	0.01	0.39
Total	1.25	0.61	0.06	1.92

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest ES	1	0	0	1
Bethune MS	0	0	0	0
Towers HS	0	0	0	0
Total	1	0	0	1

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/16/2018

N.1

Z-18-22025 2018-1854 15-218-13-061

✓ 3446 Midway Road, Decatur, GA

☐ Amendment

- Please see general comments.
- Agenda that does not include N1 SLUP 18 22129. It has been removed from the agenda and the agenda has been re-numbered.

N.2

SLUP-18-22123

2428 Moreland Avenue, Atlanta, GA

☐ Amendment

- Please see general comments.
- Agenda that does not include N1 SLUP 18 22129. It has been removed from the agenda and the agenda has been re-numbered

N.3

Z-18-22128 2018-1911 15-218-13-005,15-218-13-006,15-218-13-007,15-218-13-008

3392,3298,3402 and 3408 Midway Road, Decatur, GA

☐ Amendment

- Please see general comments.
- Septic system installed on properties 3392 on 10/27/95 ,3402 on 04/11/75 and 3408 on 8/18/82.

N.4

CZ-18-22135 2018-1856 15-179-11-001

2029 Memorial Drive, Atlanta, GA

☐ Amendment

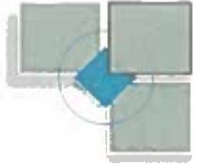
- Please see general comments.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

RECEIVED

JAN 02 REC'D

ZICZND 8-22025
Filing Fee: _____

Date Received: _____ Application No.: _____

BY: _____

Applicant: Ali Ihsan and Associates E-Mail: ali.1977.7734@gmail.com

Applicant Mailing Address: 401 Cook Drive Ellenwood, GA 30294

Applicant Phone: 718-926-0228 Fax: NA

Owner(s): Ali Alim Ihsan E-Mail: ali.1977.7734@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 401 Cook Drive Ellenwood, GA 30294

Owner(s) Phone: 718-926-0228 Fax: NA

Address/Location of Subject Property: 3446 Midway Road Dekalb County, GA 30032

District(s): _____ Land Lot(s): 1 Block: _____ Parcel(s): 15 218 13 061 ID

Acreage: 1.2 Commission District(s): District 7 +3

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: RL

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007

Web Address <http://www.dekalbcountyga.gov/planning>

Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

NOTARY

Yolanda E. Leaks
April 14, 2021
EXPIRATION DATE / SEAL

[Signature]
SIGNATURE OF APPLICANT / DATE

Check One: Owner ☒ Agent ☐

YOLANDA E LEAKS
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMM. EXPIRES
04/14/2021

Notice Date: Saturday, December 30-31, 2017

Public Notice

To

REQUEST TO REZONE FROM R-75 (SINGLE FAMILY RESIDENTIAL)

TO

RSM-100 (MEDIUM AND HIGH DENSITY RESIDENTIAL)

FILE BY: ALI IHSAN AND ASSOCIATES, LLC

PROJECT LOCATION: 3446 MIDWAY ROAD, DEKALB COUNTY GA 30032

CURRENT USE: VACANT RESIDENTIAL STRUCTURE

**PROPOSED USE: TO BUILD EIGHT TOWN HOUSES DWELLINGS
APPROXIMATELY ON 33,000 SF**

PRE-APPLICATION SUBMITTAL METTING TO TAKE PLACE AT:

1. THE RESIDENCE OF MR. TYLER WEAVER 3218 BEECH DRIVE 30032

DATE: DECEMBER 30TH, 2017

&/OR

2. Greater Fellowship Baptist Church 3600 Midway RD AND/OR

DATE: DECEMBER 31ST, 2017

CONTACT INFORMATION:

ZAKIYYAH MUHAMMAD: 470-385-3836, Ext 0

Email: zrenda.muhammad@gmail.com

MEETING SIGN-IN SHEET

Project: New Midway Manor	Meeting Date:12-30-2017
Facilitator: Ali Ihsan, Zaid Ansari, Zakiyyah Muhammad	Location: Residence of Tyler Weaver 3405 Wren Road, Dekalb County 30032

Name	Address	Phone	Email
Tyler Weaver	3405 Wren Road	NA	tyleraweaver@icloud.com
Rachel Tatum Barrow	3355 Beech Drive	404-805-2177	rbarrow11@comcast.net
Harlan Bradford		(404) 618-2824	harlanbraford@gmail.com
Frank Golley	PO Box 70 Decatur GA 30031	404-427-9349	frank@golleyrealty.com
Pamela Finethy	3172 Bobbie Ln	(678) 760-0052	NA
Harroff Finethy	3172 Bobbie Ln	404-550-3271	NA
HOME VISITS AS FOLLOWS	#####	#####	#####
Clara Johnson	3442 Midway Road 30032	404-484-9305	NA
Abdullah A. Rabbani	1296 Crescent wood LN 30032	678-698-3553	family565@aol.com
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA
Un-identified attendee	NA	NA	NA

Note: Stakeholder participants declined to sign the sign-in sheet because of the comments by two participants. Both of these participants persuaded others that sign-in constituted agreement.

Ali Ihsan and Associates, LLC
401 Cook Drive, Ellenwood, GA 30294
470-385-3886, Ext-0, 1, 2
Aliihsan@Aliihsanandassociates.com
www.alihsanandassociates.com

December 18, 2017

Dekalb County Department of Planning & Sustainability 330 West Ponce De Leon Avenue
Decatur, Georgia 30030
Project Address: 3446 Midway Road, Dekalb County 30032

IMPACT ANALYSIS

For Proposed Rezoning from R-75 to RSM for 3446 Midway Road Dekalb County 30032

Statement of Intent

The applicant, Ali Ihsan and Associates, is seeking to rezone the subject property located 3446 Midway Road Dekalb County GA from a R-75 zoning designation to a RSM zoning designation. Ali Ihsan and Associates, LLC believes that the impact of our requested use and subsequent rezoning of the property located at 3446 Midway Road, Dekalb County 30032 on the surrounding properties are consistent with standards specified in article 7-3 of the Dekalb County Zoning Ordinance are as follows:

IMPACT ANALYSIS ITEMS

- a. The proposed RSM (medium and high density residential) zoning for this property will be in conformity with the uses and purposes detailed in the Dekalb county 2035 comprehensive plan in relationship to 3446 Midway Road and its' adjacent location of Beech Street in Dekalb County 30032.
 - b. The zoning proposed will permit a use that is suitable to the site and adjacent developments because there are adjacent medium and high density residential zoning adjoining the parcels near the community of Crescent Woods and to the north of Midway Road approaching Columbia Drive.
-

- c. The proposed zoning will not adversely affect the existing use or usability of adjacent properties since the adjacent parcels are medium and high density constrained.
- d. The conditions on the parcels adjacent to Midway Road are compatible with and similar to what is being proposed in our rezoning application and, thus, are consistent with the intent of the Dekalb County Comprehensive Plan 2035 and standards specified in article 7-3 of the Dekalb County Zoning Ordinance.
- f. We have assessed and studied the parcels and plots surrounding our proposed project through diligent research of public records and we have not discovered any known historic buildings, sites, districts or archeological locations of cultural or historical interest that will be adversely impacted by this zoning proposal.
- g. The parcels facing on the street frontages with Midway Road and Beech Street being are well maintained by the County and GDOT. These access ways will be enhanced by the 'curb appeal' of our proposed project.
- h. The proposed development will have access points on Midway Road and Beech Street with accommodating parking and drive aisles on the parcel. These features will facilitate ease of access to the project site and also permit sufficient vehicular movement to reduce congestion.



BY:.....

Midway Manor Rezoning Plan

Ali Ihsan and Associates, LLC

Introduction

Ali Ihsan and Associates, LLC is a real estate development company that acquired a property at 3446 Midway Road Decatur, June 2017. Our tentative plan is to build 8 townhouses that will be 2300 to 2500 square feet. Each townhome will have 4 bedrooms and 3.5 baths featuring luxury amenities.

Our goal is to enhance the homeownership experience and add value to the current quality of the neighborhood that already exist in the thriving area of the City of Decatur, Dekalb County. The 8 townhomes will afford homeowners a unique opportunity to acquire a property that will increase in value.

Midway Manor Townhouses Rendering



CMA Summary Report**Single Family Attached Summary Statistics**

High
LP:\$351,490
SP:\$298,189

Low
\$259,900
\$259,900

Average
\$275,745
\$270,208

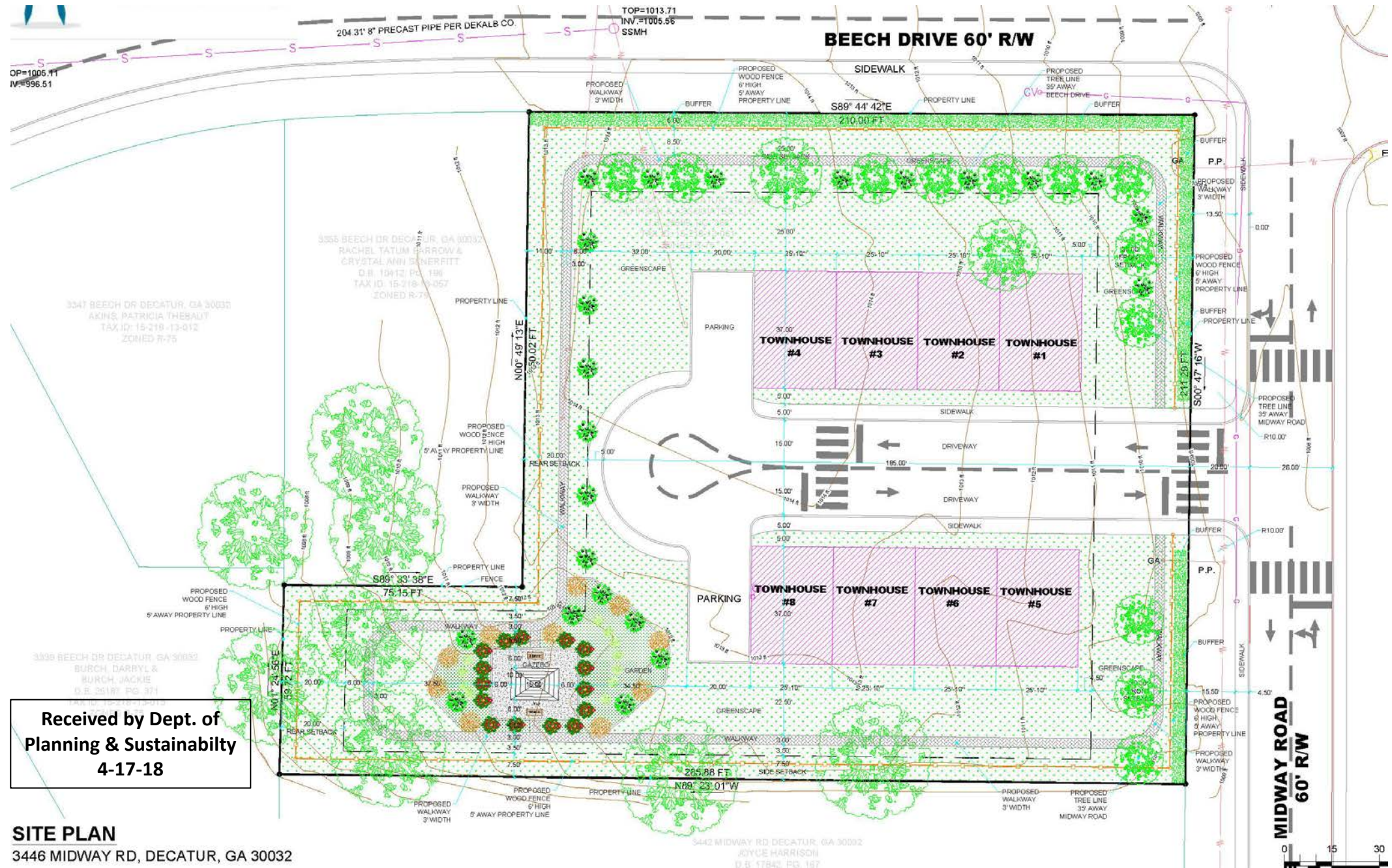
Median
\$259,900
\$262,500

Single Family Attached - Active**Number of Properties: 1**

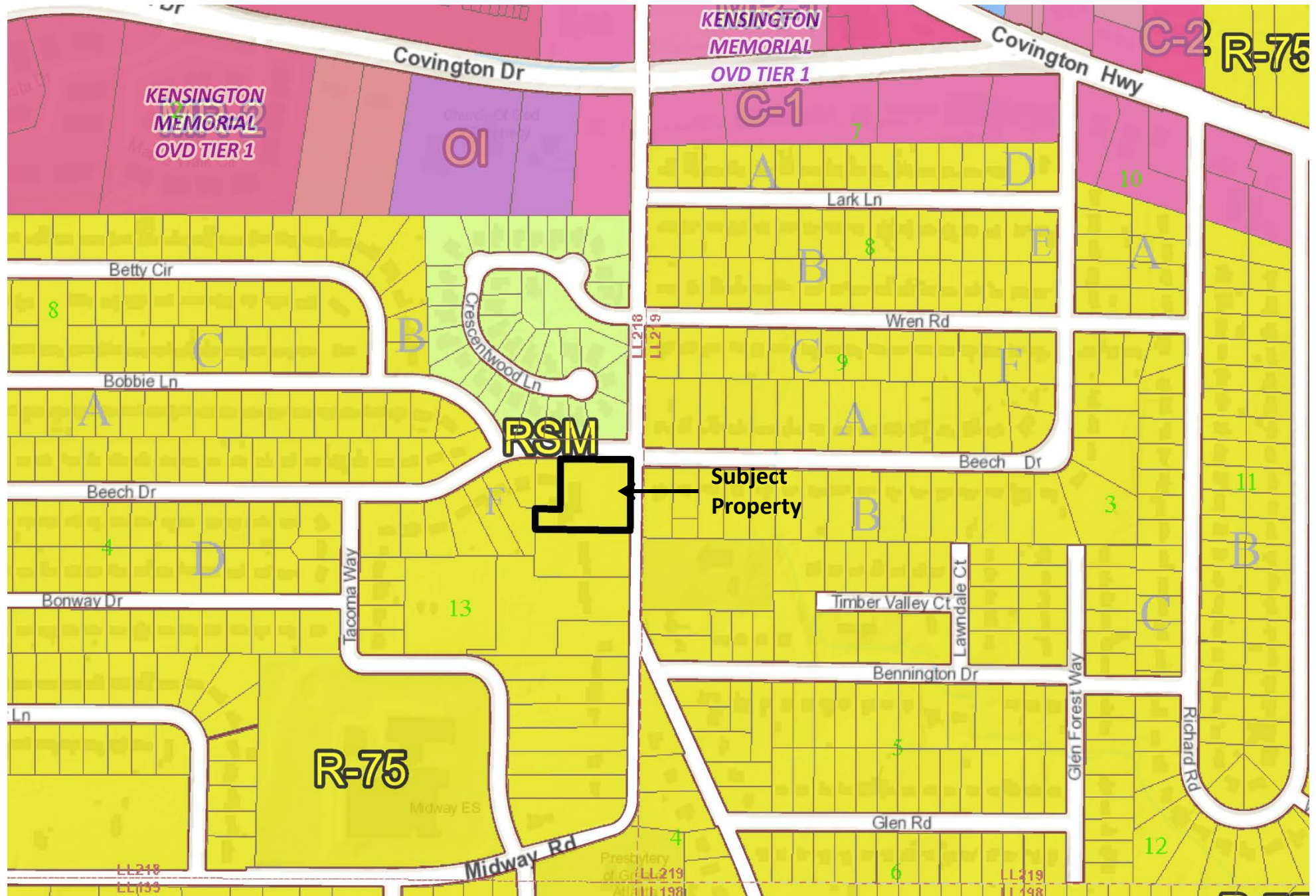
Num	Address	LN	STAT	AR	Sale/Rent	SQFT_TOT	DOM	LP	PrcSqft
1	726 Avondale Hills Dr	8354179	New	DKE3	For Sale	0	4	\$351,490	

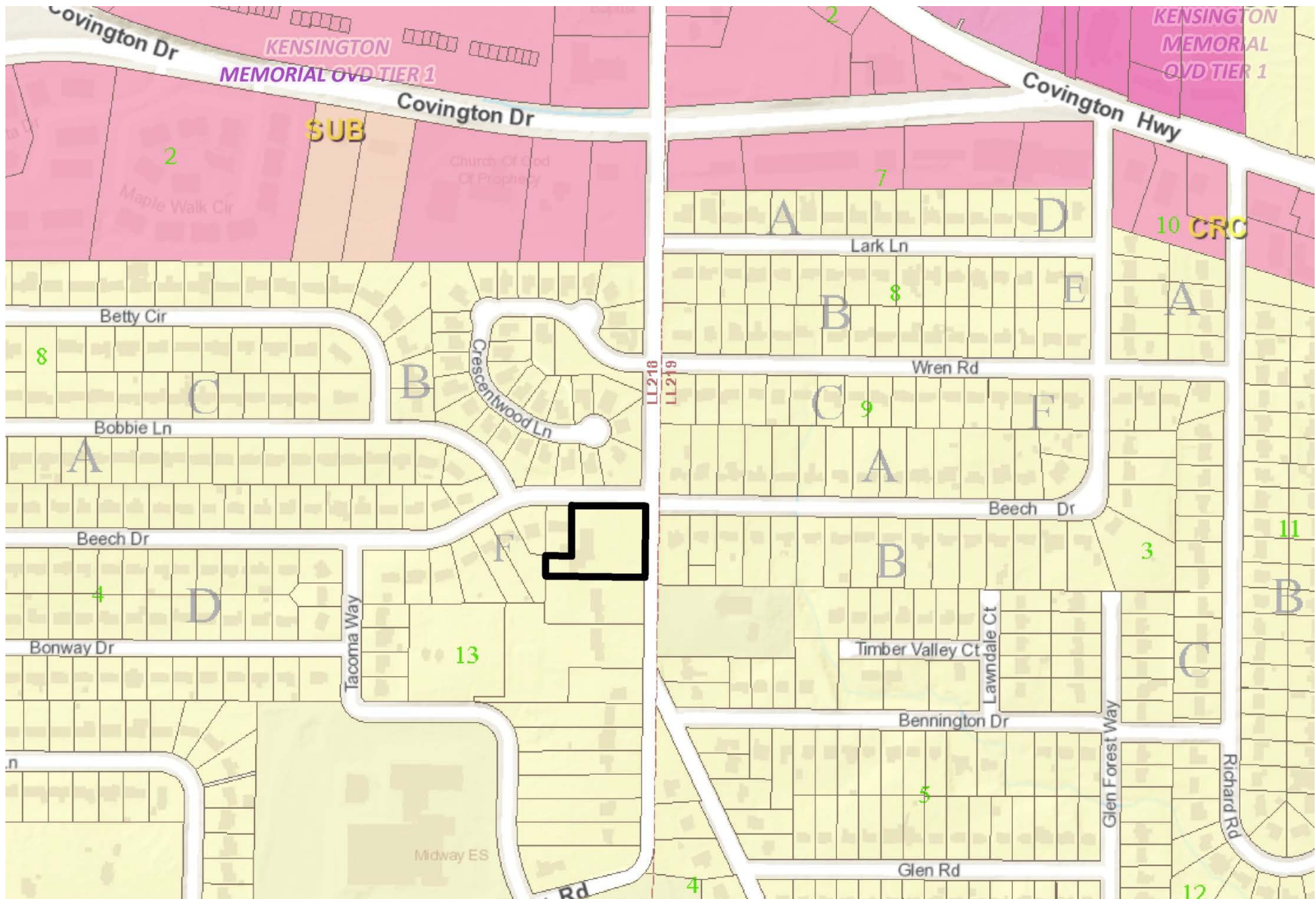
Single Family Attached - Sold**Number of Properties: 12**

Num	Address	LN	STAT	AR	Sale/Rent	SQFT_TOT	DOM	LP	PrcSqft	SP	PrcSqft
1	2815 White Oak Ln	8129901	Sold	DKW2	For Sale	0	59	\$259,900		\$259,900	
2	2813 White Oak Ln	8129932	Sold	DKW2	For Sale	0	29	\$259,900		\$259,900	
3	2807 White Oak Ln	8129933	Sold	DKW2	For Sale	2,064	29	\$259,900	\$125.92	\$265,100	\$128.44
4	2810 White Oak Ln	8129934	Sold	DKW2	For Sale	0	36	\$259,900		\$259,900	
5	2809 White Oak Ln	8180090	Sold	DKW2	For Sale	0	4	\$259,900		\$259,900	
6	2811 White Oak	8180144	Sold	DKW2	For Sale	0	69	\$259,900		\$259,900	
7	2817 White Oak Ln	8180156	Sold	DKW2	For Sale	0	45	\$259,900		\$259,900	
8	2796 White Oak Ln	8219794	Sold	DKW2	For Sale	0	9	\$270,325		\$270,325	
9	2799 White Oak Ln	8249439	Sold	DKW2	For Sale	0	18	\$275,676		\$275,676	
10	2795 White Oak Ln	8249554	Sold	DKW2	For Sale	0	18	\$284,097		\$282,000	
11	2785 White Oak Ln	8249431	Sold	DKW2	For Sale	0	18	\$286,815		\$291,815	
12	2801 White Oak Ln	8249548	Sold	DKW2	For Sale	0	18	\$296,989		\$298,189	
Avg						172	29	\$269,434	\$125.92	\$270,209	\$128.44
Min						0	4	\$259,900	\$125.92	\$259,900	\$128.44
Max						2064	69	\$296,989	\$125.92	\$298,189	\$128.44
Med						0	23	\$259,900	\$125.92	\$262,500	\$128.44



Received by Dept. of
Planning & Sustainability
4-17-18









Front and north side of subject property.



Close-up view of front of subject property.

