



Michael Thurmond
Chief Executive Officer

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: January 8, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

MAJOR MODIFICATION – CHANGE OF CONDITIONS STAFF ANALYSIS

Case No.: CZ-19-1235306 **Agenda #:** N. 2

Location/Address: 62184 Cavanaugh Avenue **Commission District:** 3 **Super District:** 6

Parcel ID: 18-084-01-002

Request: A Major Modification of zoning conditions approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots.

Property Owner: Langford and Company Strategic Investments, LLC

Applicant/Agent: Langford and Company Strategic Investments, LLC

Acreage: .73 acres

Existing Land Use: Vacant, wooded.

Surrounding Properties: The subject property is surrounded by single-family residential land uses. Several of the adjoining and nearby residential lots are vacant and wooded.

Adjacent Zoning: **North:** R-60 **South:** R-75 **East:** R-60 **West:** R-75 **Northeast:** R-60
Northwest: R-75 **Southeast:** R-75 **Southwest:** R-75

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

Proposed Density: 2.73 units/acre	Existing Density: N.A. – lot is vacant
Proposed Units/Square Ft.: 2	Existing Units/Square Feet: N. A. – lot is vacant
Proposed Lot Coverage: information not provided	Existing Lot Coverage: 0

Zoning History:

In 2004, the Board of Commissioners approved rezoning of the subject property as part of 23-lot subdivision, from R-75 (Residential – Medium Lot-75) to R-60 (Residential – Small Lot-60) with conditions pursuant to CZ-04068. The

subject property was proposed to be developed with three of the homes in the subdivision. The conditions were as follows:

1. All utilities shall be underground.
2. There shall be no vinyl or aluminum siding used within the development.
3. All houses located within the development shall have exteriors of brick, stone, stucco, or other masonry; hardi-board or Hardi-Plank siding (or some other cement siding); clapboards; shakes or shingles; or some combination of these materials.
4. There shall be no more than twenty-three (23) single-family detached houses built on the property.
5. Each house shall have a minimum of 1,600 square feet of heated floor space.
6. The developer shall establish a mandatory homeowners association that shall oversee the maintenance of all common areas, including, but not limited to, the approximately 1.4 acres of open space depicted on the Rezoning Plat that was prepared by Land Solutions Group, Inc., which is dated February 17, 2003. In addition, the developer shall record restrictive covenants that prohibit the development of the open space depicted on said Rezoning Plat. Further, the developer shall deed the open space depicted on said Rezoning plat to the mandatory homeowners association.
7. All front lawns shall be sodded.
8. The developer shall install a six (6) foot tall wooden privacy fence along the southern property line for Lot 5, as depicted on the Rezoning Plat for Willow Park Subdivision that was submitted with the rezoning application, which was prepared by Land Solutions Group, Inc. and is dated February 17, 2003.
9. The Department of Public Works shall approve all access points to the subdivision.
10. The proposed extension of Willow Place shall be renamed Willow Place; otherwise on street appears to have two names.
11. The developer shall install sidewalks along both sides of the internal streets of the subdivision.

DEPARTMENT OF PLANNING & SUSTAINABILITY

RECEIVED

OCT 31 2018

BY:

MAJOR MODIFICATION APPLICATION

Date Submitted: October 31, 2018 Case No.: 1235306

Existing Conditional Zoning No.: CZ-04068

APPLICANT NAME: Langford and Company Strategic Investments, LLC

Daytime Phone#: (678) 270-7874 Fax #: _____ E-mail: moses-langford@att.net

Mailing Address: 219 Shoemaker Court, Ellenwood, Ga. 30294

OWNER NAME: Langford and Company Strategic Investments, LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone#: (678) 270-7874 Fax #: _____ E-mail: moses-langford@att.net

Mailing Address: 219 Shoemaker Court, Ellenwood, Ga. 30294

SUBJECT PROPERTY ADDRESS OR LOCATION: 2184 Cavanaugh Avenue

Atlanta, DeKalb County, GA, 30316

District(s): 346¹⁵ Land Lot(s): 15¹⁴⁶ Block(s): 04 Parcel(s): 15-146-04-018⁰¹⁸

Acreage or Square Feet: 0.73 Commission District(s): 346 Existing Zoning: CZ04 068

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant: Moses Langford

Printed Name of Applicant: Moses Langford

GENERAL NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
2. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST EITHER WRITTEN OR UNWRITTEN.
3. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ABSENCE OR PRESENCE OF ANY SUCH UTILITIES.
4. NO GEODETIC MONUMENTS WERE FOUND WITHIN 500 FEET OF THIS SITE.
5. THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON.
6. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA (P.D.).
7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING RETAINMENT.
8. DEKALB COUNTY TO PROVIDE WATER SERVICE.
9. NO BURY PITS EXIST ON SITE.
10. UNDERGROUND UTILITIES.

NORTH LOT

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF CAVANAUGH AVENUE (HAVING A 55-FOOT RIGHT-OF-WAY) 75 FEET SOUTHERLY OF THE INTERSECTION OF CAVANAUGH AVENUE AND BLACK OAK DRIVE, SAID PIN BEING THE TRUE POINT OF BEGINNING, AND PROCEEDING THE FOLLOWING COURSE AND DISTANCES:

LEAVING SAID RIGHT-OF-WAY AND PROCEEDING NORTH 89 DEGREES 40 MINUTES 48 SECONDS EAST A DISTANCE OF 114.77 FEET TO AN IRON PIN;

THENCE SOUTH 61 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 94.18 FEET TO A 1/4 REBAR;

THENCE SOUTH 61 DEGREES 00 MINUTES 20 SECONDS EAST A DISTANCE OF 89.18 FEET TO A 1/4 REBAR;

THENCE SOUTH 16 DEGREES 12 MINUTES 58 SECONDS EAST A DISTANCE OF 14.28 FEET TO A 1/4 REBAR;

THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 118.89 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF CAVANAUGH AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 29 MINUTES 52 SECONDS WEST A DISTANCE OF 41.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST A DISTANCE OF 56.23 FEET TO AN IRON PIN, SAID PIN BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 15,941 SQUARE FEET OR .366 ACRE.

SOUTH LOT

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF CAVANAUGH AVENUE (HAVING A 55-FOOT RIGHT-OF-WAY) 213.87 FEET SOUTHERLY OF THE INTERSECTION OF CAVANAUGH AVENUE AND BLACK OAK DRIVE, SAID PIN BEING THE TRUE POINT OF BEGINNING, AND PROCEEDING THE FOLLOWING COURSE AND DISTANCES:

LEAVING SAID RIGHT-OF-WAY AND PROCEEDING NORTH 88 DEGREES 48 MINUTES 18 SECONDS EAST A DISTANCE OF 118.89 FEET TO A POINT;

THENCE SOUTH 18 DEGREES 12 MINUTES 58 SECONDS EAST A DISTANCE OF 44.94 FEET TO A 1/4 REBAR;

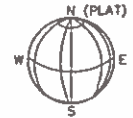
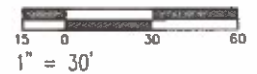
THENCE SOUTH 18 DEGREES 52 MINUTES 58 SECONDS EAST A DISTANCE OF 81.52 FEET TO AN IRON PIN;

THENCE SOUTH 00 DEGREES 57 MINUTES 10 SECONDS EAST A DISTANCE OF 14.93 FEET TO A 1/4 REBAR;

THENCE SOUTH 88 DEGREES 43 MINUTES 45 SECONDS WEST A DISTANCE OF 147.93 FEET TO A 1/4 REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF CAVANAUGH AVENUE;

THENCE ALONG A CURVE TO THE RIGHT 117.33 FEET WITH A RADIUS OF 7040.40 FEET AND BEING SUSTAINED BY A CHORD NORTH 01 DEGREE 08 MINUTES 18 SECONDS WEST A DISTANCE OF 117.33 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

*SAID PARCEL CONTAINS 15,933 SQUARE FEET OR .366 ACRE.



CERTIFICATE OF CONFORMITY

PATRICK F. CAREY

for the Subdivision known as, **2184 CAVANAUGH AVENUE**

Located in Lot and Lot **146** of the **15TH** District, hereby

certify that the lots plotted within the subdivision are in accordance with all

requirements in any applicable laws.

(Signature of Patrick F. Carey)

PATRICK F. CAREY

NAME (PLEASE PRINT)

407 W. PONCE DE LEON AVE

ADDRESS

DECATUR, GA 30030

CITY, STATE, ZIP

LEGEND

- TOP EDGE OF PAVEMENT (CURB)
- IS PP POWER POLE
- R/W RIGHT OF WAY
- PF IRON PIN FOUND
- PS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- CHP OVERHEAD POWER
- PH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- CM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

REFERENCE: YELLOW BALK SUBDIVISION
PLAT BOOK 236, PAGE 28
PLAT BOOK 203, PAGE 1

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT
LOCATED IN A FLOOD HAZARD AREA AS DEFINED
BY FIRM MAP OF DEKALB COUNTY, GEORGIA
13089002773 EFFECTIVE DATE MAY 18, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR
SUBJECT PROPERTY: DD 18879 PG 68
PROPERTY OWNER AT TIME OF SURVEY:
DEKALB HOLDINGS ONE, LLC
PARCEL NUMBER: 15-146-04-018

EAST PROPERTY LINE IS BEARING BASED
FROM PD 236 PG 27

TOTAL AREA: 31,874 SQ. FT. @ 0.73 AC
CALCULATED PLAT CLOSURE: 1:67,611

FIELD DATA:

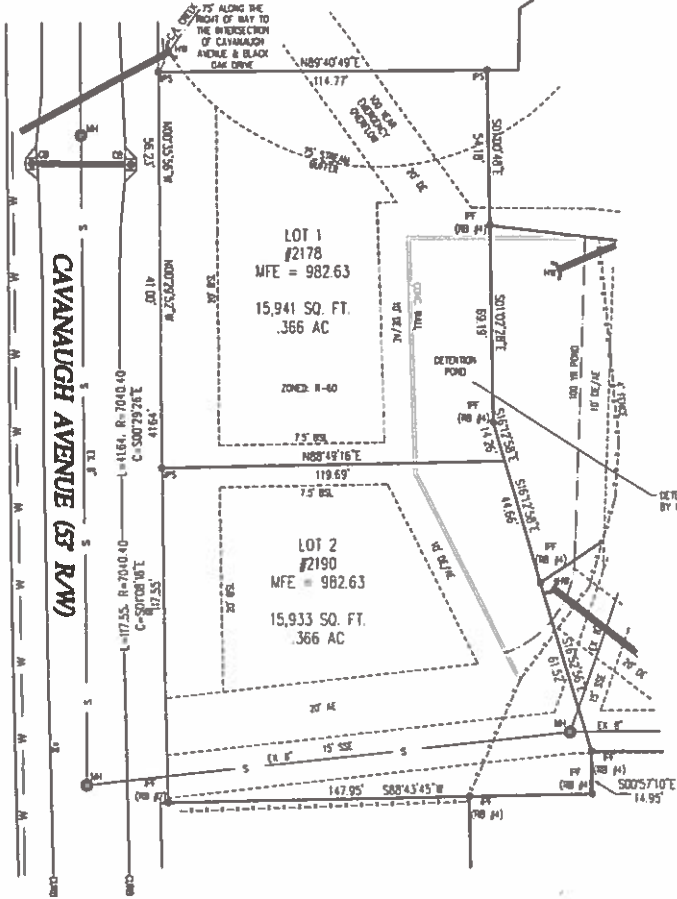
DATE OF FIELD SURVEY 11-28-2016
THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.044
FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

PROPOSED CONDITIONS FOR
GILROY FIRM

**2184 CAVANAUGH
AVENUE**

DEKALB COUNTY, GEORGIA
LAND LOT 146, DIST 15
DATE: JUNE 19, 2018, REV. AUGUST 17, 2018



MINIMUM FINISHED FLOOR ELEVATION =
982.63

DETECTION POND MAINTAINED
BY YELLOW PARK SUBDIVISION HOME OWNERS ASSOCIATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.
15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67,
43-15-4, 43-15-6, 43-15-19, 43-15-22.

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SURVEYOR AND MAY NOT BE
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USED IN ANY WAY WITHOUT
THE WRITTEN PERMISSION OF
THIS SURVEYOR



CZ-19-1235306

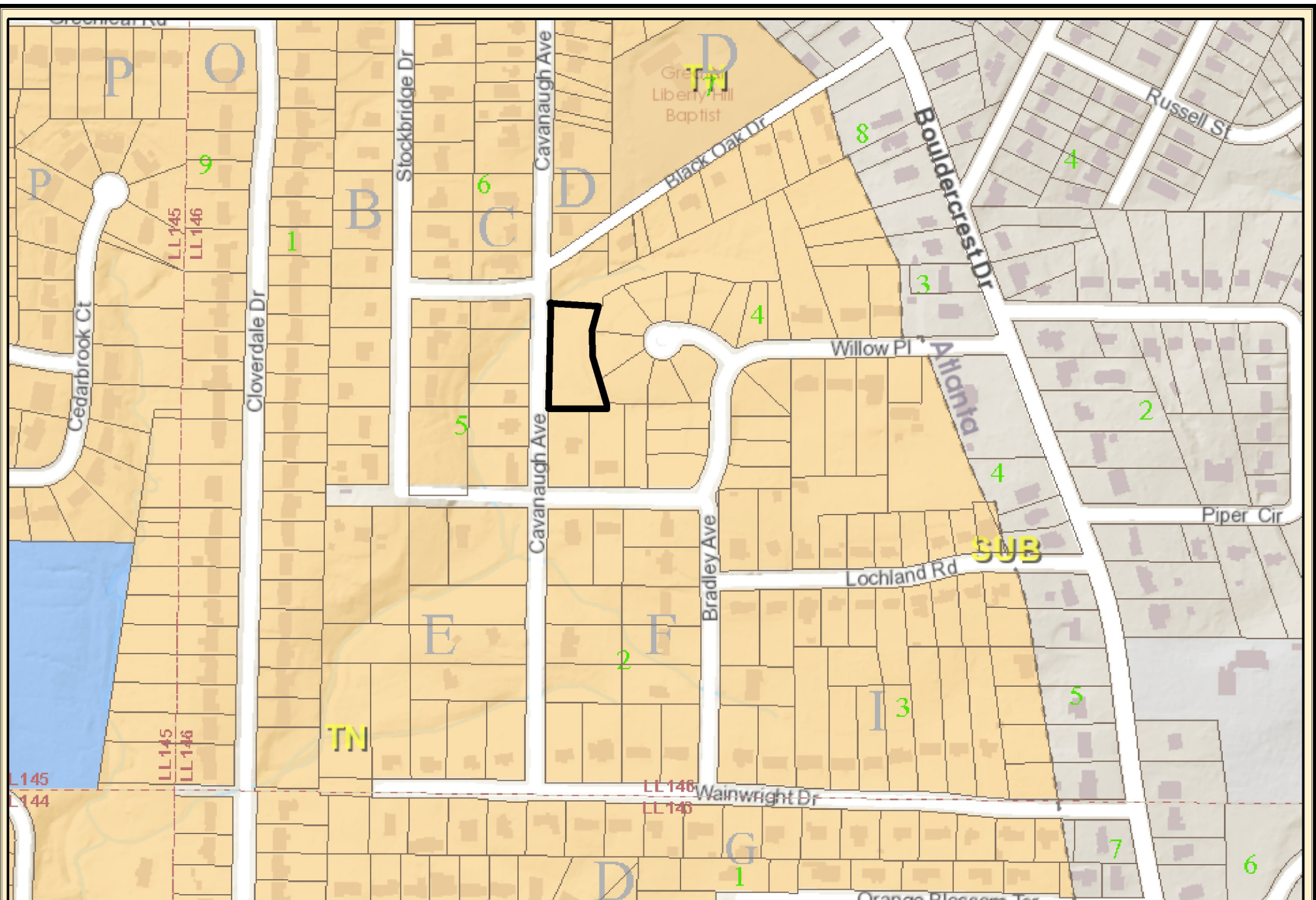
0 40 80 160 240 320 Feet

Date Printed: 12/4/2018



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CZ-19-1235306

0 85 170 340 510 680 Feet

Date Printed: 12/4/2018



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