



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-18-22128 **Agenda #:** N. 3

Location/Address: 3392, 3298, 3402, and 3408 Midway Road, Decatur. **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-218-13-007, -005, -006, & -008

Request: To rezone property from R75 (Residential - Medium Lot-75) to R-60 (Residential - Small Lot-60) to allow future subdivision of the property into eight lots.

Property Owner(s): Frank Golley

Applicant/Agent: Frank Golley

Acreage: 2.33 acres

Existing Land Use: Single-family residential.

Surrounding Properties: To the north and northwest: single-family residential; to the northeast: single-family residential and the Kidist Mariam Eritrean Church; to the east and southeast: single-family residential; to the south: single-family residential and the Cross Assembly of God place of worship; to the southwest and west: the DeKalb International Student Center (a public middle school).

Adjacent Zoning: All properties in the surrounding area are zoned R-75.

Comprehensive Plan: SUB (Suburban) ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: 3.43 units/acre	Existing Density: 1.29 units/acre
Proposed Units: 8 single-family residential lots	Existing Units: 3 (one existing lot is vacant)
Proposed Lot Coverage: to be determined when lots are developed. Maximum under R-75: 35%	Existing Lot Coverage: (estimate) 10%

PROJECT ANALYSIS

The subject property consists of four single-family residential lots with frontage on both Midway Road and Tacoma Way. The width of the lots ranges from 69.67 to 70 feet and the area ranges from 12,527 to 15,117 square. Two of the lots are developed with single-family homes. The applicant proposes to divide each lot to create one lot that fronts on Midway Road and one lot that fronts on Tacoma Way. Rezoning the properties to R-60 would enable the

new lots to comply with minimum lot frontage requirement of 60 feet, whereas they currently fall short of the required 75-foot frontage under the current R-75 zoning classification.

The application states that the proposal would benefit the neighborhood by creating a residential presence on Tacoma Way so that illegal dumping or loitering could be reduced. Currently, a public school is located on the west side of Tacoma Way, opposite the proposed new lots. According to the applicant, when the school is closed, there are no “eyes on the street” to discourage undesirable activity, a situation that would be remedied by the development of homes on the new lots.

The surrounding neighborhood is single-family residential and is zoned R-75. The school and two churches are exceptions to the single-family land uses; a 32-lot subdivision located approximately 800 feet to the north, zoned RSM, is the exception to the zoning pattern. Many parcels in this neighborhood are just over or just under the 10,000 square foot minimum for R-75 zoning. A visual survey of the parcel map indicates that many lots within a 2,000 foot radius of the subject property are close in size to the lots proposed by the applicant. For example, to the northwest of the subject property, 21 parcels on the north side of Beech Drive are 9,975 square feet in area and 16 parcels on Bobbie Lane are 10,125 square feet in area.

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:

The proposal is consistent with the Suburban Character Area policy of the 2035 Comprehensive Plan to : “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” (SCAP1)

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed lot sizes are similar to that of many parcels within a 2,000 foot radius of the subject property, and use of the properties for single-family residential detached homes is consistent with the development pattern of the community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The subject property has a reasonable economic use as currently zoned, although the proposed zoning would allow subdivision of the property and would thus benefit the neighborhood.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Rather than adversely affecting the use or usability of adjacent or nearby property, the zoning proposal has the potential to benefit adjacent and nearby property by allowing the development of active uses on Tacoma Way, thus generating “eyes on the street”, which can discourage illegal activity.

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 new lots would be consistent in size with lots in the surrounding neighborhood.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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 that the zoning proposal would burden existing streets, transportation facilities, utilities, or schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

Construction of homes on the new lots would result in tree removal and additional impervious surface; however, these impacts could be minimized by careful siting of the homes and grading of the sites to reduce stormwater runoff.

Compliance with District Standards:

R-60 STANDARD		REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
MIN. LOT AREA		6000 s.f./3,500 cottage	10,010 – 15,117 s.f.	Yes
MIN. LOT WIDTH		60 feet	69.67 – 70 feet	Yes
MIN. YARD SETBACKS	FRONT	New lots - 20 feet Existing lots – 74 feet (average)	30 feet 74 feet	Yes Yes
	INTERIOR LOT - SIDE	7.5 feet	7.5 feet	Yes
	REAR	30 feet	30 feet	Yes
MAX. HEIGHT		35 ft.	Compliance may be determined during building permitting.	Compliance may be determined during building permitting.
MIN. FLOOR AREA OF DWELLING		1,200 s.f./800-1,200 s.f. cottage	Compliance may be determined during building permitting.	Compliance may be determined during building permitting.
MAX. LOT COVERAGE		35%	Compliance may be determined during building permitting.	Compliance may be determined during building permitting.
PARKING		Four spaces	Compliance may be determined during building permitting.	Compliance may be determined during building permitting.

STAFF RECOMMENDATION:

The proposal is consistent with the Suburban Character Area policy of the 2035 Comprehensive Plan to : “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” (SCAP1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed lot sizes are similar to that of many parcels within a 2,000 foot radius of the subject property, and use of the properties for single-family residential detached homes is consistent with the development pattern of the community. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

Subject to approval by the County Arborist,

1. No more than 50% of significant trees, defined as trees with 8 inches or greater diameter at breast height (DBH), shall be cut on each new lot.
2. The radius of a tree protection zone shall be twice the tree's DBH.
3. Utilities shall be buried along the edge of the driveway to avoid root damage by excavating trenches across the site. If this is not possible, utilities shall be installed by tunneling under tree roots.
4. Where possible, driveways or walkways shall be located outside of the critical root zones of significant trees. If this is not possible, driveways and walkways located over the root zone of mature trees shall be paved with brick or other material that allows spaces between individual pavers, pervious concrete, or grasscrete or similar porous pavers. Alternatively, driveways may be constructed with medians in the center of the entire length of the driveway.
5. The grade in critical root zones of significant trees shall not be lowered. A tree well shall be permitted where the grade of the area outside the root zone of a significant tree must be raised.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. 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.

No N1 in the package. Case numbers are off for the entire package. File N1 has N2 in it.

N2. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Beech Drive is classified as a local road (requires 27.5 feet right of way dedication from centerline, 5 foot sidewalk, and street lights). Verify that street offsets meet Section 14-200 (6) of the Land Development Code. Verify that intersection and stopping sight distance (per AASHTO) are met.

N3. Moreland Ave is a state route. GDOT review and permits are required. Moreland Ave is classified as a major arterial (requires 50 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Bailey St is a minor arterial (requires 40 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk, and street lights). Restrict parking along frontage of Bailey Street. Relocate existing access point farther from the intersection of Moreland Ave. Only one access point allowed on Bailey Street.

✓ N4. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Tocoma Way is classified as a local road (requires 27.5 feet of right of way dedication from centerline, 5 foot sidewalks and street lights). Locate driveway on lot 5 away from sharp curve. Extend sidewalks to the intersection of Tocoma Way and Midway Road on Tocoma Way for Midway Elem School access.

N5. ROW is within the City of Atlanta. COA review and permits required. No additional comments.

N6. Mountain Drive is a state route. GDOT review and approval is required. Verify sight distance (per AASHTO standards) for vehicles exiting the site. Mountain Drive is classified as a collector (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify that site driveway meets offset requirements in code section 14-200 (6). Verify length of queuing area for turn lanes is adequate at the intersection of access point and Mountain Dr. Code section 14-200 (5) requires 3 access points for 271 units. Extend sidewalks to existing sidewalks to the south near the intersection of Mountain Drive at Memorial Drive.

N7. Valley Brook Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify sight distance (stopping and intersection) for road near JudyLyn. If sight distance is not met, turn lanes or other improvements are required. Private alley may end in a turn around. If the interior streets are planned to be public, public alleys must connect to public streets and local roads require a 55 foot right of way, 6 foot sidewalk and streetlights. It appears that part of the proposed development is located on the existing Ford Place right of way. This will need to be corrected or the right of way abandoned.

N8. No comments.

N9. Parcel 15—62-02-005 is located within the Hidden Hills overlay district. The overlay requirements trump the zoning and land development codes. In areas where the overlay is silent, the zoning then the land development code is applied. Panola Road is a major arterial (requires 50 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Limit access point to right in/right out on Panola Road due to vehicle paths crossing multiple lanes, including 2 left turn lanes for the intersection



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

(N4)

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-18-22128

Parcel I.D. #: 15-218-13-007, 005, 006, 008

Address: 3392, 3298,

3402, 3408

Midway Road, Decatur, 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 INSPECTION. 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-18-22128

Parcel I.D. #: 15-218-13-007, 005, 006, & 008

Address: 3392, 3298, 3402 and 3408 Midway Road

Decatur, Georgia

WATER:

Size of existing water main: 6" AC 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 (☐) No (☒) If no, distance to nearest line: Approximately 74 Feet Northeast of the Property

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-18-22128

Name of Development: 3392-3408 Midway Road

Parcel #: 15-218-13-005/6/7/8

Location: Midway Road near Tacoma Way

Description: 4 Single family lots (including 1 vacant parcel) subdivided into 8 single-family lots.

Impact of Development: If approved, this development will have low impact on local schools, only generating 1 student at Peachcrest ES, 1 student at Bethune MS, and 1 student at Towers HS.

	Peachcrest			Other	Private	
Current Condition of Schools	ES	Bethune MS	Towers HS	DCSD	Schools	Total
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	1	1	0	0	3

New Enrollment	958	871	948
New Seats Available	128	479	351
New Utilization	88.2%	64.5%	73.0%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.141429	0.041804	0.005959	0.189192
Middle	0.061229	0.021470	0.002026	0.084725
High	0.072475	0.029195	0.002979	0.104649
Total	0.2751	0.0925	0.0110	0.3786

Student Calculations				
Proposed Units	8			
Unit Type	SF			
Cluster	Towers			

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	1.13	0.33	0.05	1.51
Middle	0.49	0.17	0.02	0.68
High	0.58	0.23	0.02	0.83
Total	2.20	0.73	0.09	3.02

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest ES	1	0	0	1
Bethune MS	1	0	0	1
Towers HS	1	0	0	1
Total	3	0	0	3

DEKALB COUNTY



4/16/2018

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

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 Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-8-22128
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Frank Golley E-Mail: frank@golleyrealty.com

Applicant Mailing Address:
3392 Midway Rd., Decatur, GA 30032

Applicant Phone: 404-427-9349 Fax: _____

Owner(s): Frank Golley E-Mail: frank@golleyrealty.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
3392 Midway Dr., Decatur, GA 30032

Owner(s) Phone: 404-427-9349 Fax: _____

Address/Location of Subject Property: 3392, 3298, 3402, 3408 Midway Rd. Decatur, GA 30032

District(s): 15 Land Lot(s): 218 Block: 13 Parcel(s): 2,3,4,5,6 5,6,7,8

Acreage: 2.4 Commission District(s): District 3

Present Zoning Category: R75 Proposed Zoning Category: R60

Present Land Use Category: SFR

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:

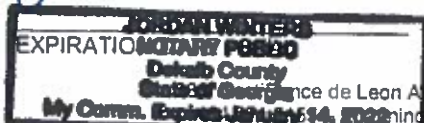
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☒ No

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.

NOTARY



SIGNATURE OF APPLICANT / DATE

Check One: Owner ☒ Agent _____

Office de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030 [voice]
[Development Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

Neighborhood Meeting (rescheduled)

Nextdoor Meadowbrook Acres <reply@rs.email.nextdoor.com>

Fri 2/23/2018 11:16 PM

To frank@golleyrealty.com <frank@golleyrealty.com>;

 Lindsay Killebrew, Meadowbrook Acres **LEAD**

Tuesday 2/27 7p at The Purple Cork, 32 N Avondale Rd, Avondale Estates, GA 30002

Feb 23 in General to Meadowbrook Acres

[View or reply](#)

[Thank](#) · [Private message](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

This message is intended for frank@golleyrealty.com.

[Unsubscribe](#) or [adjust your email settings](#)

Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

FEB 28 REC'D

BY:

Meeting Date: 2/27/18

Location: Meadowbrook Acres Mtg. Purple Carders

[illegible]

3392 - 3408 Midway Rd. Rezoning



LETTER OF APPLICATION

Zoning Classification Requested – R60

The four lots included, 3329, 3298, 3402, 3408, in this request front Midway Rd and the rear of the lots front Tacoma Way. The Dekalb International Student Center is directly across Tacoma Way from the rear of these lots. This area of the neighborhood is regularly used for dumping and illicit activity because there are no “eyes on the street”.

These lots all have 70 ft. frontages and because of that are considered non-conforming lots. My intent is to subdivide the large existing lots so the newly created lots will front Tacoma Way to allow for the future construction of single family homes thereby changing the character of the street and the area. Because the zoning overlay is R75 the lots must be rezoned to R60 to allow for subdivision.

The existing lots are all approximately 70' x 360' and once subdivided each individual lot will still exceed the minimum square footage requirement for R75 zoning classifications.

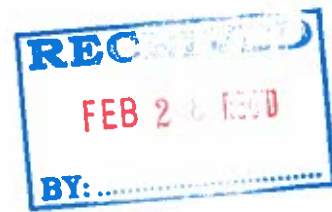
The planned development of the lots will be consistent with the size and character of the neighborhood. The designs will be single family homes, one per lot between 1500 & 1900 sq ft in size. My intent is to provide houses that are accessible for aging in place and handicapped use they will be single story on slab with design clues taken from the mid-century home design of the neighborhood.

I do not have site plans for these lots yet because the first step once the subdivision of the lots is complete will be to renovate the mid-century house at 3408 Midway then build a 1600 sq. ft house facing Midway at 3402 Midway. After these are completed we will be able to design and build the 4 houses that will face Tacoma Way.

The neighborhood is a mix of conforming and non-conforming lots.

The only way to change the street scape along Tacoma Way is allow the rezoning and then the subdivision of 3392, 3298, 3402 and 3408.

3392 - 3408 Midway Rd. Rezoning



ANALYSIS OF IMPACT

The proposed change will have no negative impact to the surrounding properties.

The change to the neighborhood will be the addition of four houses facing Tacoma Way which will decrease the current problems associated with dumping and illicit activity. The properties on either side of these lots are the backside of long lots which are functionally deserted.

The proposed change will create a dynamic streetscape on what is now a deserted part of the neighborhood.

There will be four additional single family three-bedroom two-bath houses added to the sewer system once all are completed. The schedule for adding the houses is not determined at this time but will be done over the course of several years.

3392 - 3408 Midway Rd. Rezoning

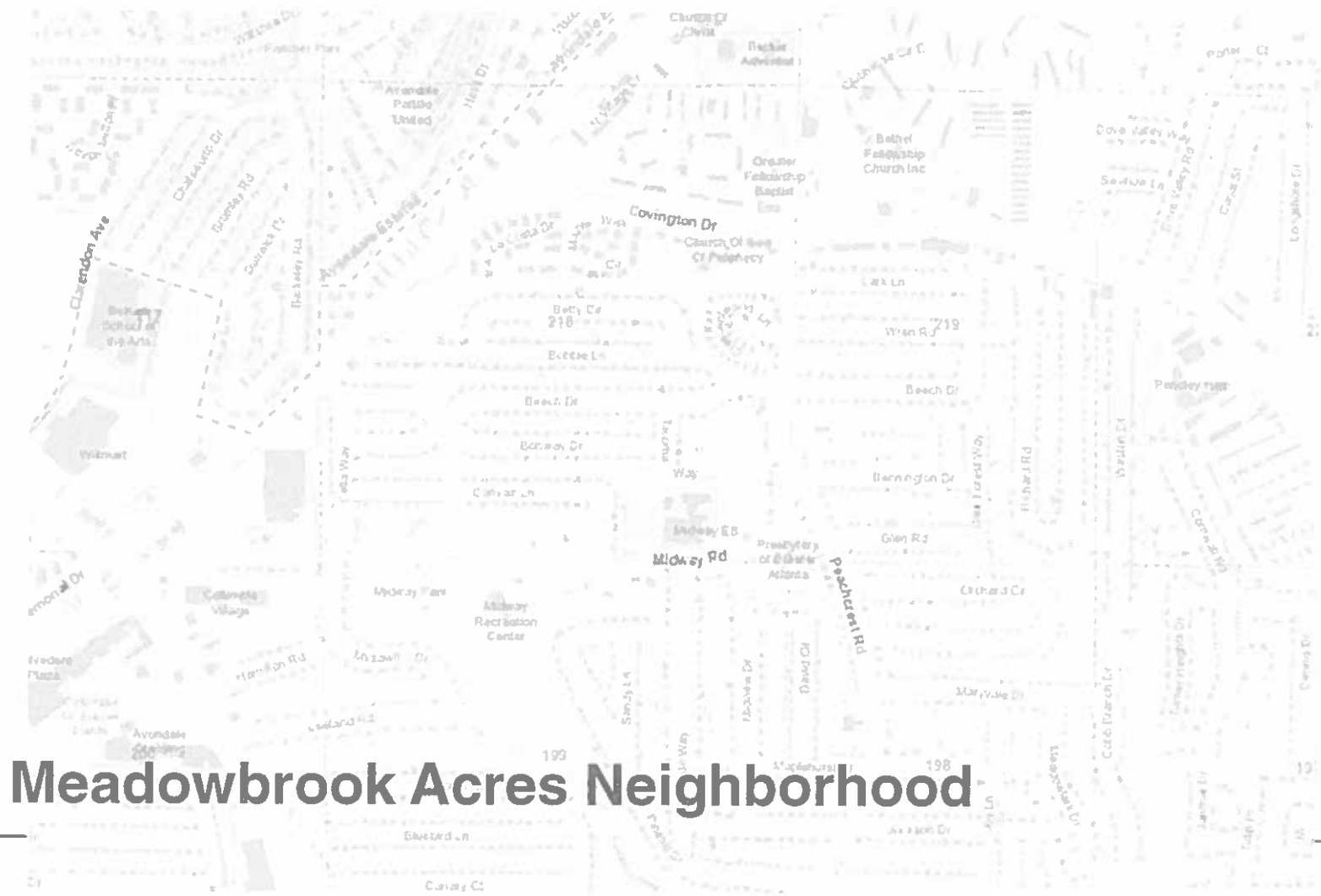
IMPACT ANALYSIS

- A. This request for rezoning conforms with the policy and intent of the Comprehensive Plan. The current zoning is R75 Suburban and the request is for R60 Suburban. The lots will continue to be single family residential lots with one home per lot. The lot frontages for all the lots are 70 feet and are therefore non-conforming lots. Currently each lot is larger than 25,000 sq. ft. Once rezoned, the lots will be subdivided to allow for the construction for four houses on Tacoma Way to provide a streetscape consistent with the neighborhood.
- B. The proposed R60 classification has the same usage requirements as the current R75 classification therefore the change will not create a different use.
- C. Currently the properties are the back yards of the lots facing Midway Rd. so have no additional tax value. Once the zoning is changed to R60 and the subdivision is approved four separate parcels will be created which when improved will yield an increase in the tax base.
- D. The properties adjacent to the property in question are the backyards of properties facing Midway Rd and have no activity. These are wooded lots that will not be affected. Directly opposite the property on Tacoma Way is the Dekalb International Student Center, currently Tacoma Way is subject to dumping and illicit activity. Having houses facing the street will create a significant improvement in the look and safety of the area.
- E. There are no changing conditions that affect the use or development of the property. There will be four houses and therefore possibly 8 extra cars on the street which will not adversely impact the area. The addition of the houses to the street will positively create "eyes on the street" which will reduce the incidence of dumping and illicit activity.
- F. There are no historic buildings, archaeological resources, sites or districts affected by the change of zoning of this property.
- G. The zoning proposal will have no negative impact on the existing street, transportation facilities or schools.



3392-3408 Midway Rd. Rezoning Proposal

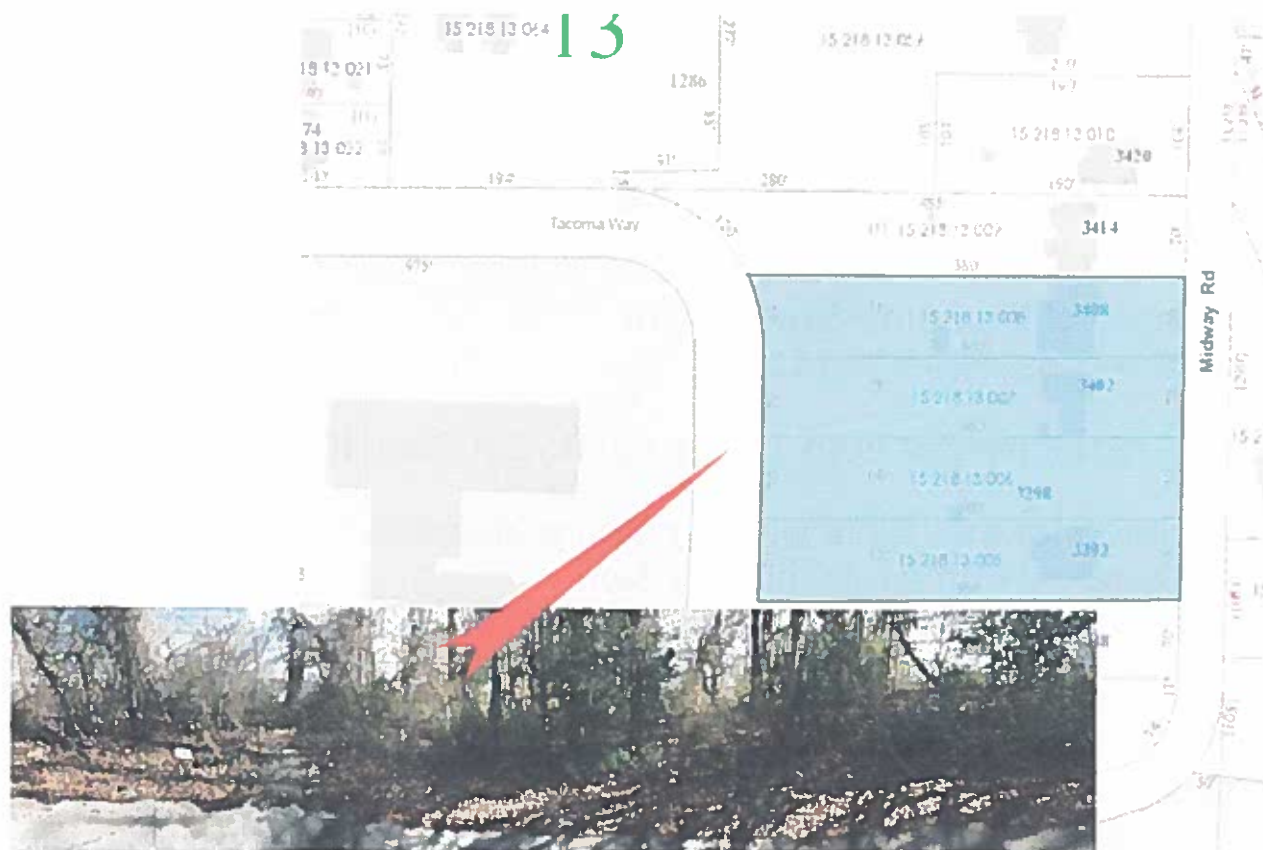
Requested by: Frank Golley, 3392 Midway Rd. Decatur, GA 30032



Meadowbrook Acres Neighborhood

Subject Properties – 3408, 3402, 3392, 3298 Midway Rd.

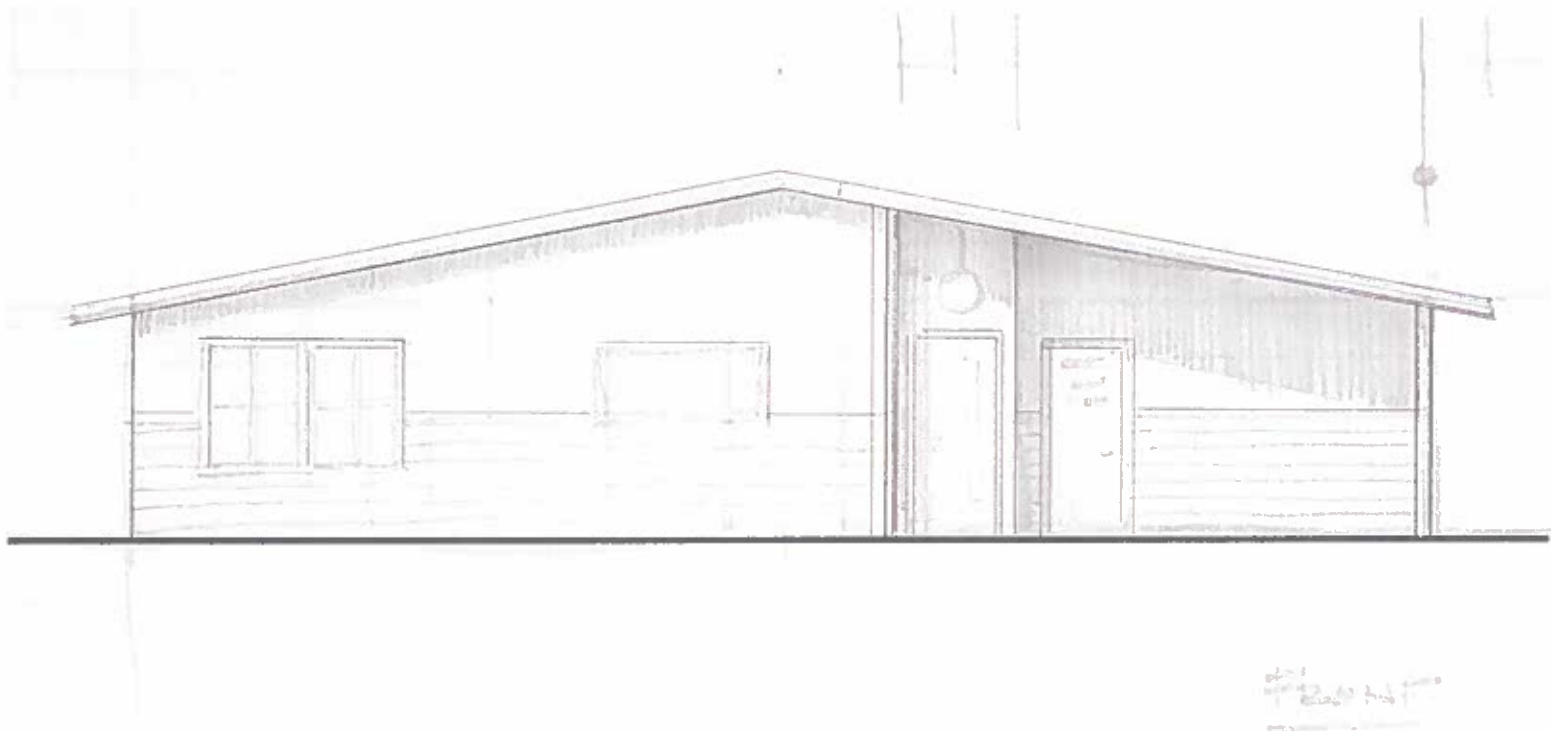
Subject Properties – 3408,3402,3392,3298 Midway Rd.



Street View — Tacoma Way View from Dekalb International Student Center

Rezoning Request Justification pg 2

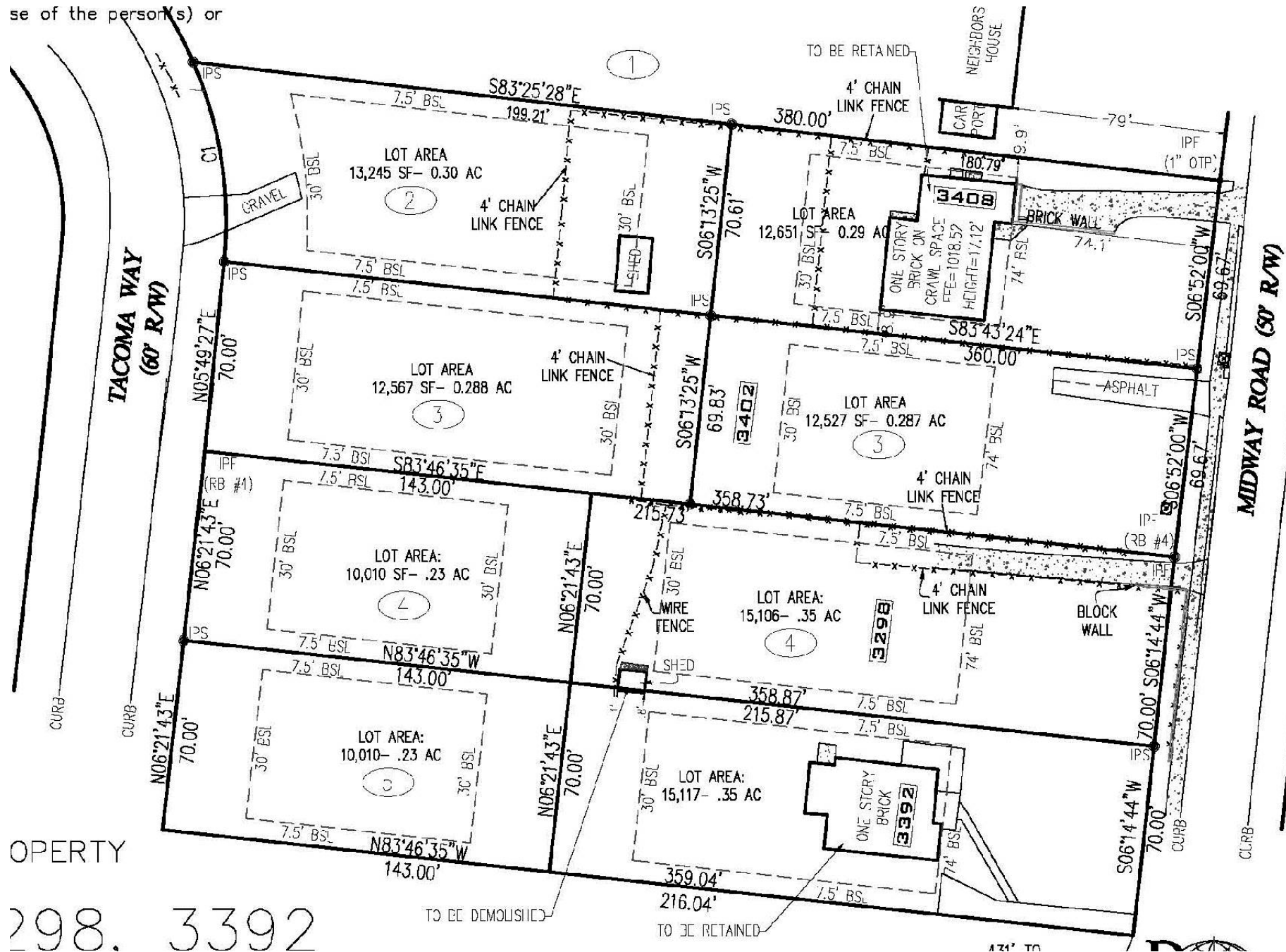
- The existing lots are 70' x 360' and are approximately 25,200 sq. ft in area.
 - The subdivided lots would each be approximately 12,600 sq. ft. in area
 - R-75 zoning requires a minimum lot size of 10,000 sq. ft. so even after subdivision these lots exceed the neighborhood zoning requirement.
 - The surrounding neighborhood has a mix of conforming and non-conforming lots.
 - The only way to change the street scape along Tacoma Way is to allow the rezoning and subdivision of 3392,3298,3402,3408 Midway Rd.
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Design Sketch — 3402 Midway Rd.



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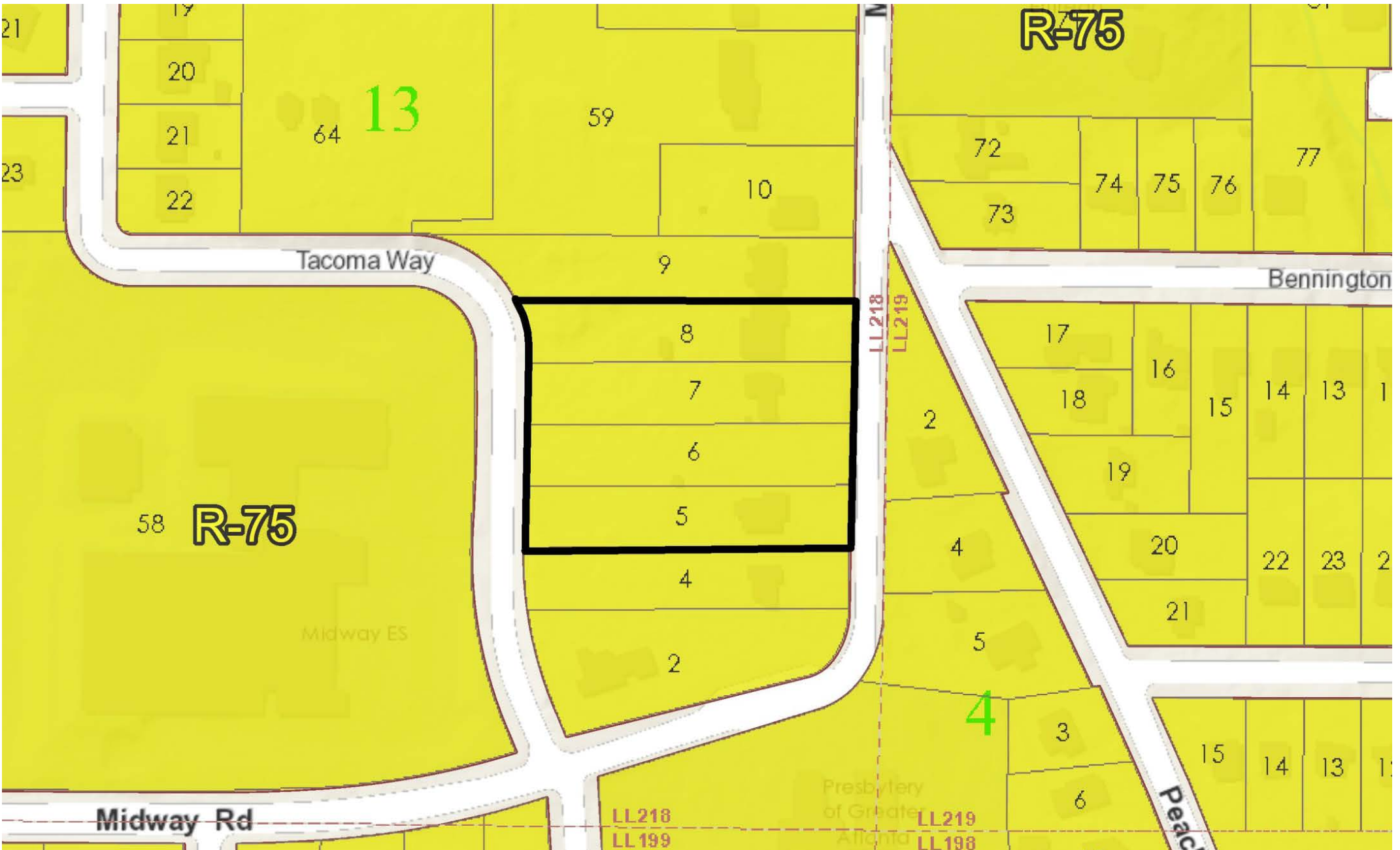


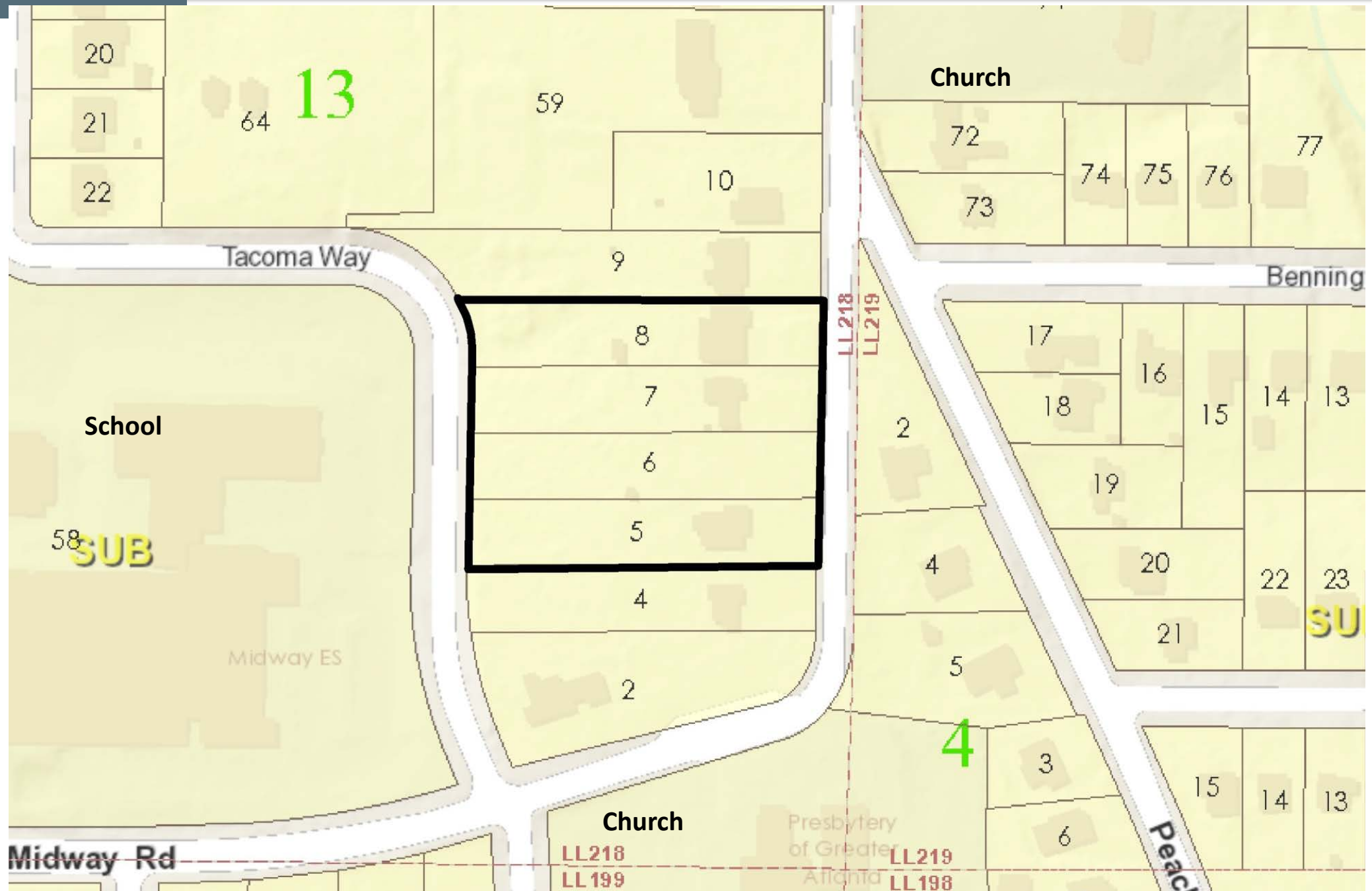
N. 3 Z-18-22128



Subject
Property

Zoning Map









Left, 3408 and 3402 Midway Road.

Right, rear of 3298 and 3402 Midway.

