



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2018-2444  
**File Status:** Approval Review

9/25/2018

**Public Hearing:** YES  NO       **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 3 & 7

N6 Sarah M Toth Z-18-1235083

**PETITION NO:** Z-18-1235083

**PROPOSED USE:** Two Detached Single-Family Residences

**LOCATION:** 3087 Alston Drive, Decatur, GA, 30032

**PARCEL NO.:** 15-183-19-011

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

To rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop two (2) single-family detached residences on the subject site. The property is located on the southeast corner of White Oak Way and Alston Drive at 3087 Alston Drive, Decatur, Georgia. The property has approximately 150 feet of frontage along the south side of Alston Drive, 110-feet of frontage along the east side of White Oak Way and contains 0.38 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Deferral

**PLANNING COMMISSION:** Denial

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:** The proposed R-60 (Residential Small Lot) District on the subject site is consistent with adjacent and nearby properties if the site is developed as proposed by the applicant for 2 single-family residences. The proposed rezoning is consistent with Comprehensive plan policy to “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density “. The Department of Planning and Sustainability recommends “Approval, subject to the following attached recommended conditions”

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**PLANNING COMMISSION VOTE:** 5-3-0. Denial. V. Moore moved, E. Patton seconded for denial. A. Akins, V. Moore & Paul Womack, Jr. opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 7-3-0/Deferral

### **Z-18-1235083 RECOMMENDED CONDITIONS**

1. Site shall be rezoned to R-60 (Residential Small Lot) District to develop two (2) single-family lots as shown on the conceptual site plan submitted to the Planning & Sustainability Department on July 18, 2018.
2. Complete plat approval process for the subdivision of property into two (2) lots.



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

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

**Planning Commission Hearing Date: September 6, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** 2018-2444/ Z-18-1235083      Agenda #: N.6

**Location/Address:** The southeast corner of White Oak Way and Alston Drive at 3087 Alston Drive, Decatur, Georgia.      Commission District: 3 Super District: 7

**Parcel ID:** 15-183-19-011

**Request:** To rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop two (2) single-family detached residences on the site.

**Property Owners:** George & Margaret Toth

**Applicant/Agent:** Sarah Toth

**Acreage:** 0.382 Acres

**Existing Land Use:** Single-Family Residence

**Surrounding Properties:** Single-Family detached residences

**Adjacent & Surrounding Zoning:** North, South, East & West: R-75 (Residential Medium Lot) District

**Comprehensive Plan:** Traditional Neighborhood      Consistent X

<b>Proposed Units:</b> 2 Single-Family Detached Residences	Existing: 1 Single Family Detached Residence
<b>Proposed Lot Coverage:</b> < 35% Per Lot	Existing Lot Coverage: N/A

**Zoning History:** Based on DeKalb County records, it appears that the property has been zoned R-75 (Residential Medium Lot) District since adoption of the first zoning ordinance and map in 1955.

## **SUBJECT SITE**

The subject property at 3087 Alston Drive consists of 0.4 acres at the southeast intersection of White Oak Way and Alston Drive (both local streets). The lot has approximately 110 feet of frontage on White Oak Way and 150 feet of frontage on Alston Drive. The site is developed with a one (1) story brick and frame single-family residence with an open deck and shed. The minimum heated floor area is approximately 1,082 square feet. Access to the site is via one existing driveway on Alston Drive. The site is surrounded by single-family detached residences along White Oak Way and Alston Drive with long deep lots.

## **ZONING ANALYSIS**

The applicant is requesting to rezone the subject site from the R-75 (Residential Medium Lot) District to the R-60 (Residential Small Lot District) to develop two (2) single-family detached residences on the subject site. The existing R-75 zoning district has a minimum lot size of minimum 10,000 square feet. However, the size of the site does not allow for two 10,000 square foot lots. Per the submitted survey, the existing lot size is 16,649 square feet.

The proposed R-60 zoning district has a minimum lot size of 6,000 square feet with a minimum lot width of 60 feet. Although there are no other surrounding properties zoned R-60 in the area, the proposed lots are compatible with existing developed single-family lots along Alston Drive. There are several existing non-conforming R-75 lots with a minimum lot width of 50 feet. The proposed R-60 zoned lots have a minimum lot width of 70 feet along Alston Drive.

## **PROJECT ANALYSIS**

Per the submitted Letter-of-Application, the applicant intends to subdivide the property into two separate lots to build a new home on one of the lots and holding the other for future development. Although the propose rezoning would allow R-60 development standards, the submitted site plan depicts development standards exceeding or equal to the district standards.

## **COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, the proposed single-family detached residences submitted by the applicant can comply with minimum development standards of the R-60 (Residential Small Lot) District per Table 2.2 of the DeKalb County Zoning Ordinance.

<b>R-60 STANDARD</b>	<b>REQUIREMENT</b>	<b>MINIMUM PROPOSED</b>	<b>COMPLIANCE</b>
MIN. LOT WIDTH	60 feet	70 feet	Yes.
MIN. LOT AREA	6,000 sq. ft.	7,000 sq. ft.	Yes.
FRONT SETBACK	<30 feet	38 feet	Yes.
INTERIOR SIDE SETBACK	7.5 feet	25 feet	Yes.
REAR SETBACK	30 feet	40 feet	Yes.

MAX. HEIGHT	35 feet.	35 feet	Yes
MAX. LOT COVERAGE	35%	35%	Yes.
MIN. PARKING Article 6	Minimum 2 parking spaces	Minimum 2 parking spaces	Yes.

**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:**  
 Located within a Traditional Neighborhood Character Area, the proposed rezoning is consistent with the following policy of the 2035 Comprehensive Plan: “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density. “
- 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 rezoning request to R-60 would allow a use suitable in view of existing single-family residences zoned R-75 in the area.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**  
 The property currently zoned R-75 has a reasonable economic use as currently zoned for one lot. However, rezoning to R-60 to allow another lot on the site would allow a greater economic use of the property.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**  
 The proposed R-60 zoning of the property may adversely affect adjacent or nearby properties by increasing the density in the area.
- 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:**  
 Approval of this rezoning per the submitted site plan would allow the development of two (2) single-family detached residences on lots exceeding the minimum lot width for the R-60 zoning district and the existing lot widths along Alston Drive.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**  
 Planning Staff has no information that states historic buildings, sites, districts, or archaeological resources would be adversely affected by the zoning proposal.

**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:**

The zoning request as proposed for 2 lots may not cause a burden on the existing streets, utilities, or schools.

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

The zoning proposal is not expected to impact the environment or surrounding natural resources.

**STAFF RECOMMENDATION:**

The proposed R-60 (Residential Small Lot) District on the subject site is consistent with adjacent and nearby properties if the site is developed as proposed by the applicant for 2 single-family residences. The proposed rezoning is consistent with Comprehensive plan policy to “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density “. The Department of Planning and Sustainability recommends “**APPROVAL**” of the rezoning request subject to the following recommended conditions:

1. Site shall be rezoned to R-60 (Residential Small Lot) District to develop two (2) single-family lots as shown on the conceptual site plan submitted to the Planning & Sustainability Department on July 18, 2018.
2. Complete plat approval process for the subdivision of property into two (2) lots.

**Attachments:**

1. Department and Division Comments
2. Application
3. Zoning Map
4. Land Use Plan Map
5. Aerial Photograph
6. Site Photograph

## NEXT STEPS

*Following an approval of this request, 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 space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
-  **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat & Final 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.**



## SEPTEMBER 2018 REZONING AGENDA – TRANSPORTATION COMMENTS

N1. Lawrenceville Hwy is a major arterial on a state route. Dedicate right of way at least 50 from centerline. Install sidewalks along property frontage (ensure sidewalks are within right of way). GDOT review and permits required. Street lights required 1 foot behind sidewalks on right of way.

N2. Clairmont Road is a major arterial on a state route. Dedicate right of way at least 50 from centerline. GDOT review and permits required.

N3. Briarcliff Road is a minor arterial and state route. GDOT review and permits required. No access allowed onto Briarcliff Road.

N4. No Comments.

N5. No Comments.

N6. No Comments.

N7. No Comments.

N8 & N9. Columbia Drive is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. As shown in the application, interior roads must be private.

N10. Candler Road is a major arterial and a state route. GDOT review and permits required. Kelly Lake Road is a local road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Right of way dedication of 50 from centerline on Candler Road, 6-foot sidewalks. Right of way dedication on Kelly Lake Road 27.5 feet from centerline, 5-foot sidewalks. Extend sidewalks along Kelly Lake Road within existing right of way to Candler Road. Street Lights required on back of sidewalk within right of way along both frontages. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect.)

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5-foot sidewalks, 5-foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.

N12. McClendon is a collector street. Allow only one standard size commercial curb cut on McClendon Dr. Install sidewalks along property frontage. Street lights required behind sidewalk within right of way at permitting.

N13. Memorial Drive is a major arterial and a state route. GDOT review and permits required.

N14. Memorial Drive is a major arterial and a state route. GDOT review and permits required. Eliminate a curb cut on 6158 and restore streetscape.

N15. Snapfinger Road is a major arterial. Site limited to right in/right out access point.

N16. Rockbridge Road is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Construct sidewalks along Rockbridge Road to Allgood Circle within right of way. Limited to one access point onto Rockbridge Road.

N17. Bermuda Road is a collector road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 35 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Add roundabout at the intersection of Stewart Mill Road and Bermuda Road. Gordon Burkett at Keep DeKalb Beautiful is working on the concept for this project. Add sidewalks and street lights along Bermuda Road (within right of way) to the intersection of Stewart Mill Road. Complete all requirements of GRTA's notice of decision that are within DeKalb County. Design to restrict truck movements from using Stewart Mill Road to get to Rockbridge Road.

N18. Norris Lake is a collector road. Pleasant Hill is a minor arterial. Pleasant Hill Way is a local road. Pleasant Hill Way appears to be public in some areas where the development is proposed. I assume they are planning a right of way abandonment. Provide ped/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department. Frontage on Pleasant Hill Way must be improved to Code also. 339 lots requires a traffic study be completed prior to zoning. Traffic study should include the access points and the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Left turn lane required on Pleasant Hill Road. Add sidewalks along frontage of Norris Lake Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Add sidewalks along frontage of Pleasant Hill Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Consider moving the roundabout to Pleasant Hill Road. **Request deferral until the study is received.** Norris Lake requires right of way dedication of 35' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Road requires right of way dedication of 40' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Way right of way dedication of 27.5' from centerline, 12-foot travel lane on the development side from centerline, 5 foot sidewalks and street light on back of curb within the proposed right of way.

N19. No Comments.

N20 & N21. Rock Chapel Road is a major arterial and state route. GDOT review and permits required at permitting. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.)

N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.

N23. Stephenson Road is a collector road. Dedicate 35 feet of right of way from centerline, add sidewalks and street lights behind sidewalks and within right of way.

N24. Briarcliff Road is a minor arterial and a state route. GDOT has already permitted the right in only driveway. The right-out driveway was probably not allowed due to restricted sight distance when exiting due to the curve (trying to verify with GDOT). No other comments.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

F14

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2018-2444  
Z-18-1235083 Parcel I.D. #: 15-183-19-011  
Address: 3087  
Alston Dr  
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) 6/7<sup>TH</sup> 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:

Did Field REVIEWED, NO problem that would INTERFERE with traffic flow.

Signature: Jerry White

DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: \_\_\_\_\_ Application No: 2-18-1235083

By \_\_\_\_\_

Applicant Name: George & MARGARET Toth <sup>Sarah</sup>

Applicant E-Mail Address: tothgama@gmail.com <sup>smtoth2@hotmail.com</sup>

Applicant Mailing Address: 11 ALE House Retreat 3087 Alston DR  
SAVANNAH, GA 31411 Decatur, GA 30030

Applicant Daytime Phone: 912-598-4260 Fax: \_\_\_\_\_  
(678) 557-0573

Owner Name: George Toth & MARGARET Toth  
If more than one owner, attach list of owners.

Owner Mailing Address: 11 ALE House Retreat, SAVANNAH, GA 31411

Owner Daytime Phone: 912-598-4260

Address of Subject Property: 3087 ALSTON Drive  
DECATUR, GA 30032

Parcel ID#: 15-183-19-011

Acreage: 4 Commission District: #3:7

Present Zoning District(s): R 75 - SF RES DIST

Proposed Zoning District: R-60 - SF RES DIST

Present Land Use Designation: SF Residential

Proposed Land Use Designation (if applicable): 2-SF Residential

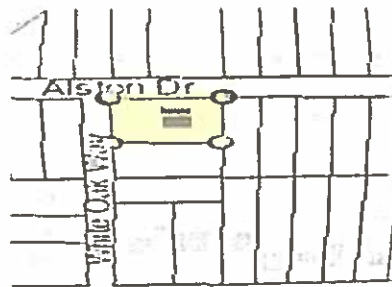


Notice Date 06/15/2018

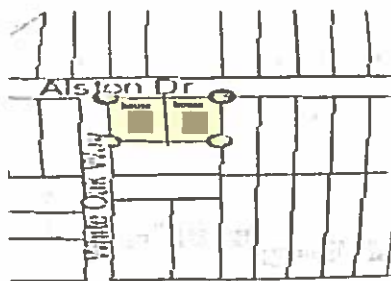
**PUBLIC NOTICE**  
TO  
**Request for rezoning**  
Filed by: Margaret Toth  
Located at 3087 Alston Drive  
Decatur, GA 30032



Current zoning-R75



Proposed zoning R60



**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:**

**Delano-Line Park (at the intersection of Dusty Ln./Alston Drive)**  
**Decatur, GA 30032**  
**Monday July 2 , 2018 at 7:00 PM**





## Letter of Application

Dear Zoning Board:

As owners of the property at 3087 Alston Drive in Decatur, GA 30032, we request a change in zoning from R-75 to R-60. We would like to divide this property into two separate lots in order to build a new home on one of the lots, holding the other for future development. The current existing structure is an old one-story house. We propose to build a two-story home on the corner lot. The new home will be between 2,200 and 2,400 square feet, and will be more comparable in size and style to the majority of houses in our neighborhood.



**Impact Analysis**  
**3087 Alston Drive, Decatur, GA 30032**

The proposed zoning change from R-75 to R-60 is in conformity with the policy and intent of the Comprehensive Plan of the neighborhood. Though the homes in the development are generally zoned R-75, the average lot frontage on Alston Drive is 50 ft. After the division, the frontage on our lots would be at least 70 ft. Therefore, the size of the two lots after being divided would be approximately 7,500 square feet, which is larger than a standard R-60 lot.

This zoning proposal is suitable in view of the use and development of adjacent and nearby properties.

The property to be affected by the zoning proposal does have a reasonable economic use as currently zoned. However, rezoning the property as R-60 would allow us to better utilize the property, increasing tax revenue, and increasing the property values of the neighborhood and surrounding homes.

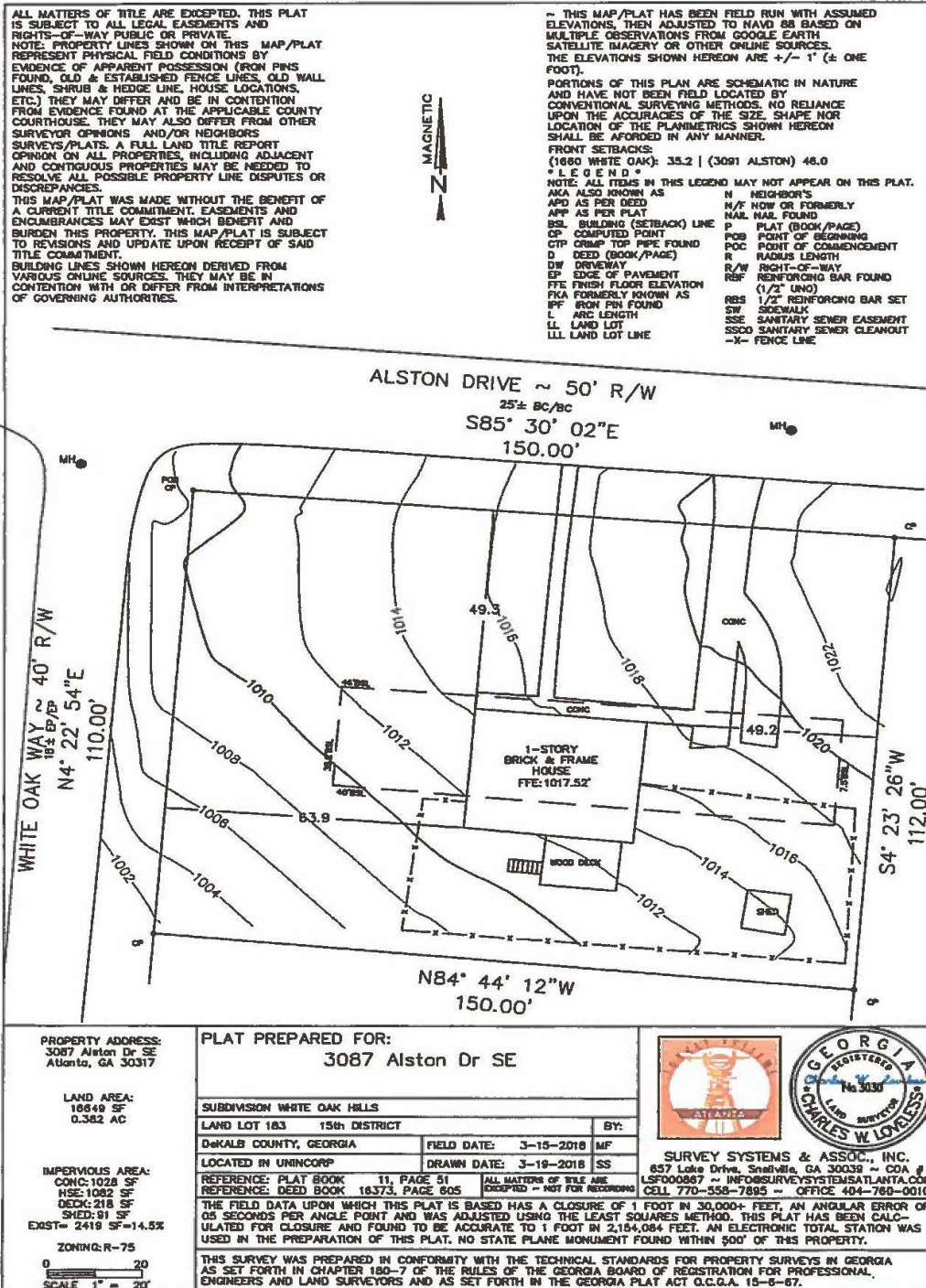
The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. Rather, the neighborhood would benefit from the addition of two houses that better conform to the other homes in the area.

The neighborhood surrounding the property consists of recently constructed, modern homes. These houses are much larger than the one currently at 3087 Alston Drive. The current house is much older, weathered, and seems out of place next to the surrounding houses.

The zoning proposal would not adversely affect any historic buildings, sites, districts, or archaeological resources.

The zoning proposal would not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.



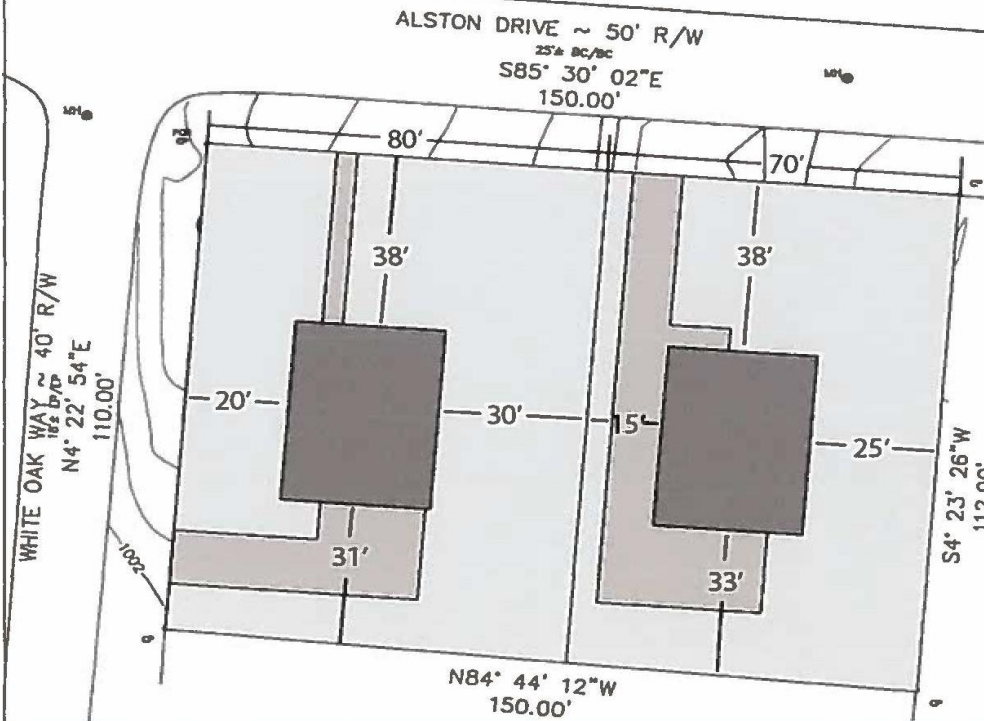


ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHEDS & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES. THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT. BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONFLICT WITH OR DIFFER FROM INTERPRETATIONS OF DOMINANT AUTHORITIES.

THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO HAVE BE BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLUMBERIES SHOWN HEREON SHALL BE AVOIDED IN ANY MANNER.

- FRONT SETBACK: (1680 WHITE OAK) 33.2 | (3081 ALSTON) 46.0
- \* I E O E N D
  - AKA ALSO KNOWN AS
  - APD AS FOR DEED
  - APP AS FOR PLAT
  - BCL BUILDING (SETBACK) LINE
  - CP COMPUTED POINT
  - CTP CURB TOP PIPE FOUND
  - D DEED (BOOK/PAGE)
  - DW DRIVEWAY
  - EP EDGE OF PAVEMENT
  - FTE FRESH FLOOR ELEVATION
  - FKA FORMERLY KNOWN AS
  - FPY IRON PIN FOUND
  - L ARC LENGTH
  - LL LAND LOT
  - LLL LAND LOT LINE
  - N NEIGHBOR'S
  - N/F NOW OR FORMERLY
  - NAL NAIL FOUND
  - P PLAT (BOOK/PAGE)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R RADIUS LENGTH
  - R/W RIGHT-OF-WAY
  - RSB REINFORCING BAR FOUND (1/2" LINE)
  - RSB 1/2" REINFORCING BAR SET
  - SW SIDEWALK
  - SSE SANITARY SEWER EASEMENT
  - SSC SANITARY SEWER CLEARANCE
  - X- FENCE LINE



PROPERTY ADDRESS:  
3087 Alston Dr SE  
Atlanta, GA 30337

LAND AREA:  
18848 SF  
0.382 AC

IMPORVABLE AREA:  
CONC: 1028 SF  
HSE: 1062 SF  
DECK: 218 SF  
SHED: 81 SF  
DIST: 2418 SF - 14.5X



PLAT PREPARED FOR:  
3087 Alston Dr SE

SUBDIVISION WHITE OAK HILLS	
LAND LOT 183	13th DISTRICT
DICKALB COUNTY, GEORGIA	FIELD DATE: 3-15-2018 MF
LOCATED IN URINCORP	DRAWN DATE: 3-18-2018 SS
REFERENCE: PLAT BOOK 11, PAGE 51	ALL MATTERS OF TITLE ARE
REFERENCE: DEED BOOK 18373, PAGE 605	EXCEPTED - NOT FOR RECORDING



SURVEY SYSTEMS & ASSOC., INC.  
637 Lake Drive, Marietta, GA 30039 - OGA # LSF000887 - INFO@SURVEYSYSTEMSATLANTA.COM  
CELL 770-558-7883 - OFFICE 404-760-0010

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 2,154,004 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLAIN MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

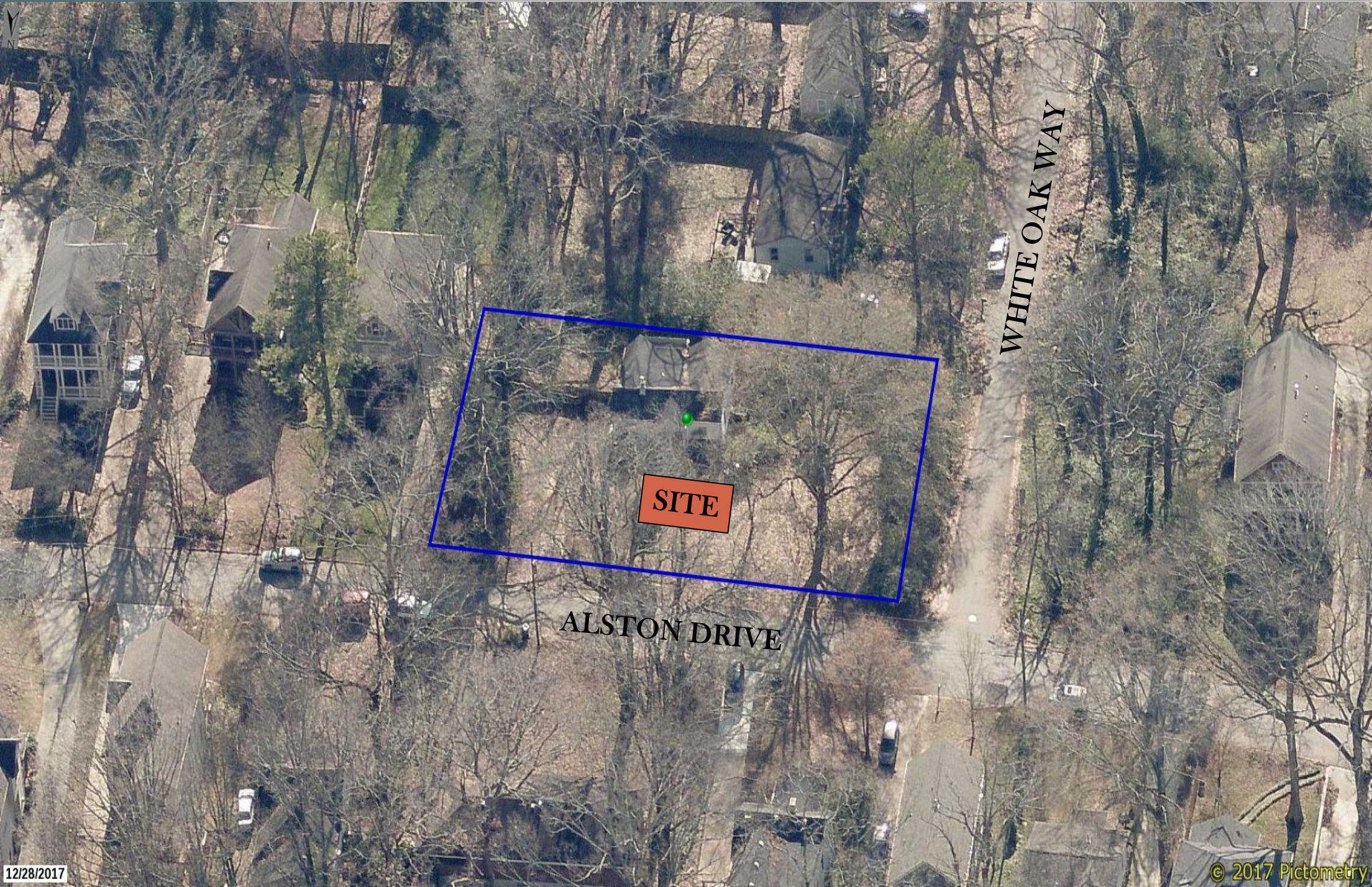
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-67.











WHITE OAK WAY

ALSTON DRIVE



**Alston Drive Street Frontage**



**White Oak Way Street Frontage**



Adjacent & nearby properties on Alston Drive

