



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: ZACH HANDAC

Applicant E-Mail Address: zhandac@accura.com

Applicant Mailing Address: 3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340

Applicant Daytime Phone: 404-241-8722 Fax: 404-241-4577

Owner Name: SHAKER J. C. REDDI
If more than one owner, attach list of owners.

Owner Mailing Address: 1670 RIVERSIDE RD, ROSWELL, GA-30076

Owner Daytime Phone: 678-358-8532.

Address of Subject Property: 3121 ALTON ROAD, ATLANTA, GA 30341

Parcel ID#: 18-283-03-039

Acreage: 3.015

Commission District: 1st

Present Zoning District: R-100
RSM

Proposed Zoning District:

Present Land Use Designation: INS
INS

Proposed Land Use Designation:

(For Office Use) Filing Fee: _____

Notice Date: Friday, April 13, 2018

PUBLIC NOTICE

for

REZONING APPLICATION

Filed by: Shaker Reddy

Located at: 3121 Alton Road

Atlanta, GA 30341

Current use: vacant

Current zoning: R-100

Proposed use: low density townhouses

Proposed zoning: RSM

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Accura Engineering

Location: 3200 Presidential Drive, Atlanta, GA 30340

Date and Time: Wednesday, May 2, 2018 at 7:00 PM

Zach Handac

From: Zach Handac
Sent: Thursday, April 12, 2018 1:22 PM
To: jjbrower1@bellsouth.net; paul_byrnes@yahoo.com; spencer.gb@comcast.net; regencysquare2@comcast.net; solarisapartments@gmail.com; bbrennan@dekalbcountyga.gov; respy49779@aol.com; kmglenn@att.net; ejhanfelt@bellsouth.net; dougers1979@gmail.com; russjam2000@yahoo.com; paul.maner@yahoo.com; kelmark@comcast.net; pennhastings@yahoo.com; jb5951@aol.com; ewtingley@gmail.com
Subject: Rezoning Application + Public Notice
Attachments: Community Meeting Notice.pdf

Please see attached notice.

Send any comments or questions to Zach Handac; contact information is below.

*Zach Handac, P.E. LEED AP ND
Senior Engineer*



Accura Engineering and Consulting Services, Inc.
3200 Presidential Drive | Atlanta, GA 30340
Corporate Office: 404.241.8722 | Fax: 404.241.4577
Email: zhandac@accura.com | www.accuraengineering.com
SBA 8(a) & WOSB Certified Firm | GSA Contract Holder

MEETING SIGN-IN SHEET

Project: ALTON ROAD

Meeting Date: 05-02-2018

Facilitator: ACCURA ENGINEERING

Location: 3200 PRESIDENTIAL DR.

Name	Address	Phone	E-Mail
Kelley McManaman	3301 Chase Rd. 30341	678-637-6673	kelmark@comcast.net
Debbie Miller	2978 McCully Dr	678 793-6627	Debbie@peachtreecreek.org
Jennifer Schelman	3134 Embury Hills Dr	404-273-1107	jennifer.schelman@comcast.net
John Schelman	11 11	770-329-7416	john.schelman@juno.com
Helen Strickland	3257 Alton Rd.	404-275-0265	hestrickland7@comcast.net
Russell Spornberger	3456 Embury Circle	4-202-5363	Russell.Spornberger@gmail.com
DAN HOFERT	3221 ALTON ROAD	770 363 0558	hofey9@gmail.com
Dave Allen Grady	3247 Embury Hills Dr	404-481-7027	dave.2llong@comcast.net
ELIANA TYRE	3069 MARGAVERA TER	770-864-5504	elhtyre@gmail.com
Robert Burek	3226 Alton Rd.	508-329-4560	burekrobert1@gmail.com
Maxwell Crudder	3372 Embury Circle	(4) 308-7388	maxcrudder@yahoo.com
Kevin Pope	3275 DAVID RD	(4) 376-2552	KBPPOPE@GMAIL.COM
Kathy Ackerman	3248 Embury Cir	(7) 361-6284	crossstownjazz@aol.com
Jenny Parker	3247 Embury Cir	(7) 26-9786	socdoc@Jcool.com
John + Susanne Marsh	3255 Embury Hills Dr.	(4) 502-2894	marsh.john.d@gmail.com
Joy + Suzanne Shapiro	3053 Margavera Ter	770 451 3081	
JOHN + JODI ABEL	3217 EMBURY CIR	770-861-1875	JJABEL@ATT.NET
Oksana Bilutcha	3143 Embury Hills Dr	404-641-7199	oksanabilutcha@gmail.com
Vicki Hood	3154 CTR, #6A	404-302-4272	vhessyrc42@yahoo.com
Lena Vrazel	3292 David Rd	7-680 5789	lbrefn2@gmail.com

ANNY PEREZ 3128 Embury Hills Dr. 7) 298-7993 1KAFRAN1@GMAIL.COM

Ashlea Fairchild 3204 EHD 800-408-2620 ashlea.wiley@gmail.com

Heather Whitcomb 3239 Embury Hills Dr 404 610 8559 heatherbwhitcomb@gmail.com

Joan Brown 3295 Embury Cir. 404 376 4411 ishep25@gmail.com

NAME:

ADDRESS:

PHONE

E-MAIL

NAME:	ADDRESS:	PHONE	E-MAIL
Kathy Franklin	3085 Margarita Terrace		Kathy.franklin2@Gmail.com
Rebecca Perkins	3445 Embury Circle		
Tom Stanford	3061 Margarita Terrace	7-451-8325	
Eugene Rozharsky	3060 Margarita Ter	404-824-3777	Jrozharst@gmail.com
Eddie Robertson	3271 Embury Circle		
Julian + Martha Fuerst	3279 Alton Rd	770-457-1792	fmfuerst@comcast.net
Judy + Jay Brower	3236 Embury Hills Dr		jay.brower@gmail.com jbrower99@gmail.com
Jon + Pat McAlister-Retka	ALTON RD.		SLINKYNEXUS@GMAIL.COM



REZONING APPLICATION LETTER

Please accept Application for Rezoning of the property located on 3121 Alton Road, Parcel ID #18 283 03 039.

The reason for rezoning is to allow for use of the property to the full potential, as that is practically impossible within current zoning.

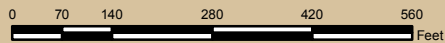
Proposed development characteristics are outlined below:

- Existing property area is 3.015 acres.
- Current property zoning is R-100, proposed zoning is RSM.
- Property is vacant, proposed use is single family attached residences.
- Fee-simple development is proposed. Mandatory Homeowner association will be formed for ownership and maintenance of all open areas.
- Total of 12 units is proposed for development density of 4 units / acre.
- Proposed unit size is +/- 2,000 s.f. with +/- 1,800 s.f. of heated area. Each unit will have one-car garage.
- Units will be two-story with maximum height of 35 feet.
- Total proposed building coverage is 12,000 s.f. or 9.1% of site area.
- Total proposed impervious area is 31,850 s.f. or 24% of site area.
- Total proposed area within the undisturbed buffer is 1.2 acres or 40% of site area.
- Development will comply with all requirements for architectural, landscape and hardscape regulations.
- Landscape strips with fence will be provided along property lines with structures; 75' wide undisturbed buffer will be provided along rear property line.

The proposed rezoning is in the conformance with Comprehensive Plan and will not have any detrimental impact to the surrounding properties. Use of the adjacent properties is: a private club with tennis courts, pool and clubhouse, technical high school and single family attached homes, which is in full agreement with use as proposed.



Tax Map

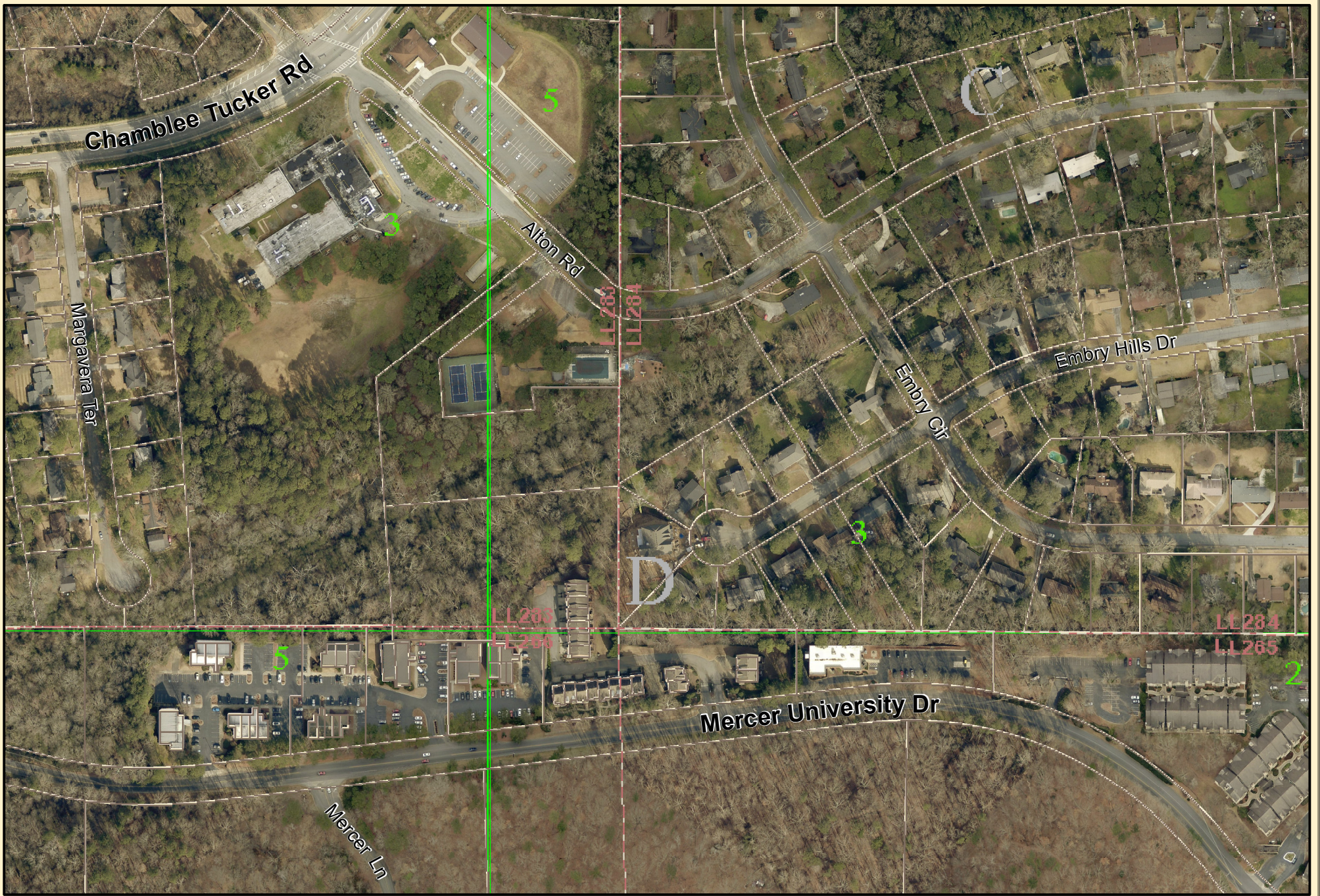


Date Printed: 4/19/2018

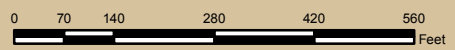


DeKalb County GIS Disclaimer

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Aerial Map

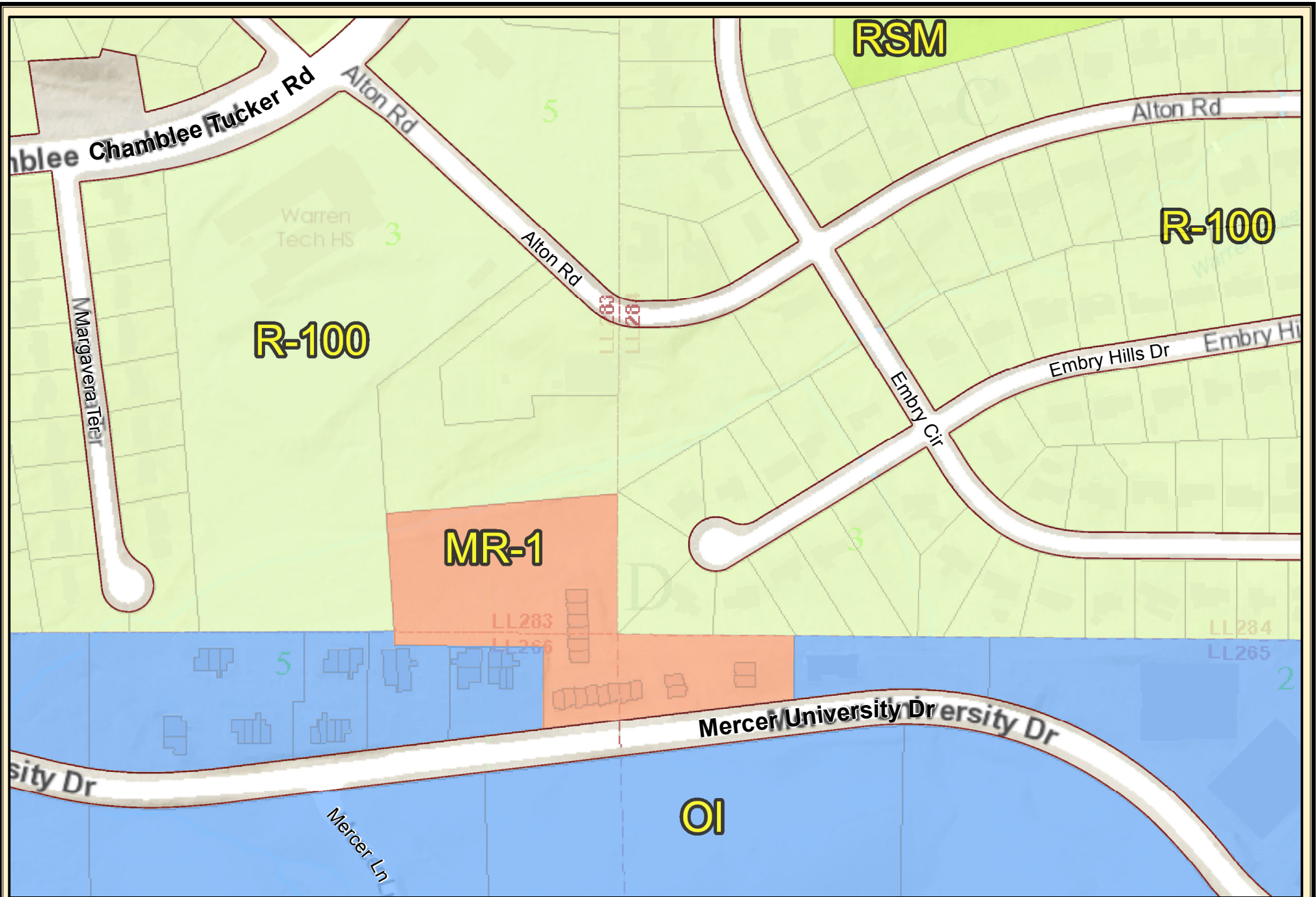


Date Printed: 4/19/2018

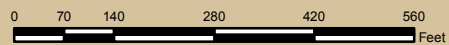


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Zoning Map

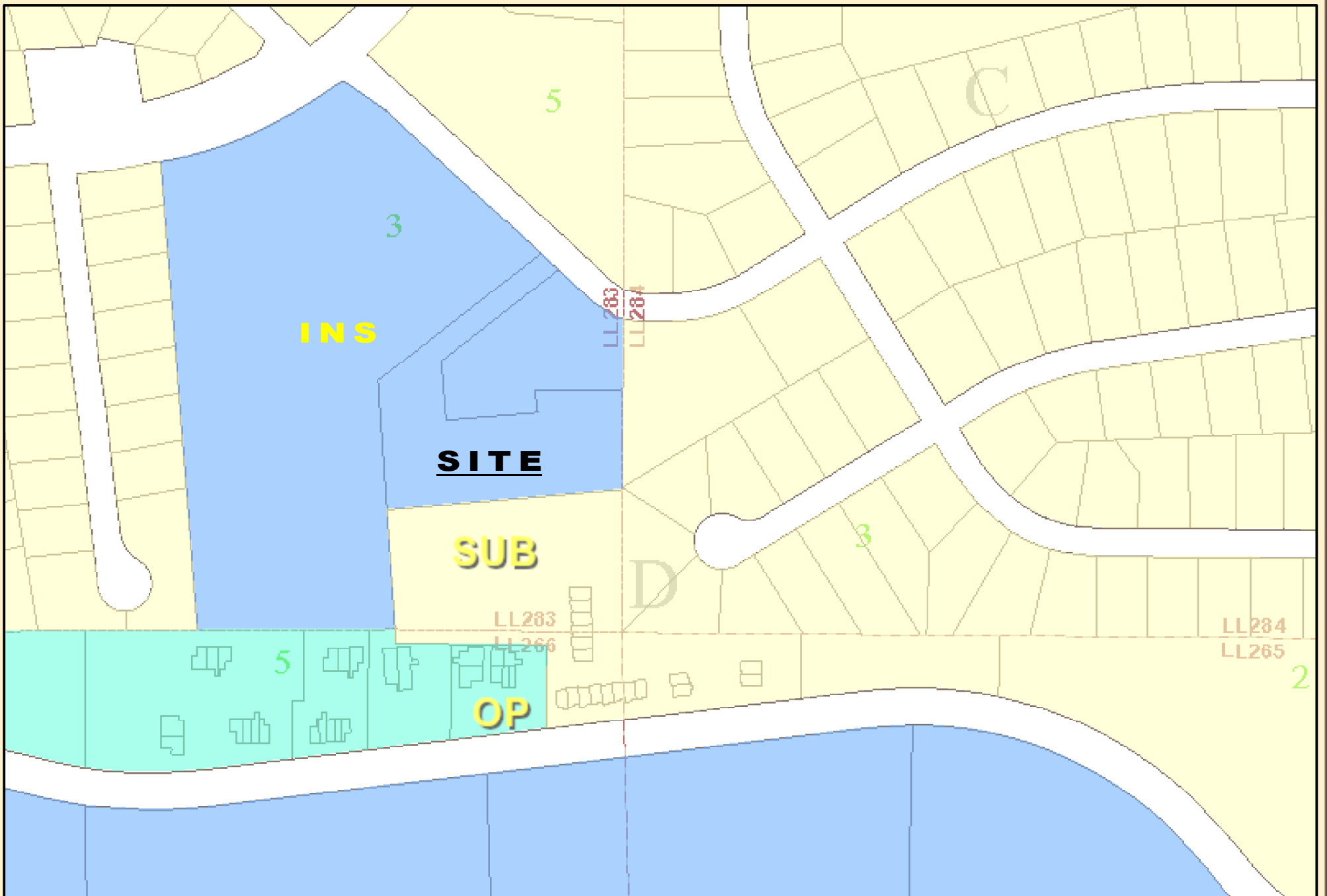


Date Printed: 4/19/2018

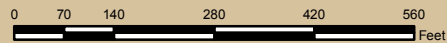


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Land Use



Date Printed: 4/19/2018



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April 24, 2018

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth |
| | | Regulatory Floodway Zone AE, AO, AH, VE, AR |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



33°53'0.06"N
84°15'57.13"W
84°15'19.67"W

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000 33°52'30.19"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/1/2018 at 3:47:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



IMPACT ANALYSIS

- A. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.*

The zoning proposal is in full conformity with Comprehensive Plan. This is demonstrated in multiple ways:

- Land Use Plan shows this area as Institutional (INS). The proposed zoning (RSM) is permitted within this land use. It will be integrated into proposed area character as a residential support use.
- The project will follow Comprehensive Plan's intent as vacant property in the neighborhood will be utilized as an infill development with compatible structures.
- The property will provide landscape buffer adjacent to lower density development.
- The development will be completely walkable creating environment that encourages interaction.

- 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 proposed use is completely suitable in view of adjacent properties. Directly adjacent to the site are properties with the following use: high school, attached single-house residences and private club with tennis courts and pool on site. The zoning proposal will not have detrimental effect in any way on the adjacent properties or the larger area which is a mix of institutional, commercial and residential uses with similar densities.

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

Due to site constraints and current zoning (R-100) only one home can be developed on the site. For the property of this size that is not reasonable economic use. Zoning proposal will allow for twelve single family home units on the site. The proposed density is still low and without detrimental effect to the adjacent properties.

- D. *Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.*

The proposed development will not adversely affect adjacent properties. Due to the boundary configuration, the site is completely secluded.



The development will follow all guidelines and use Best Management Practices to eliminate impact of stormwater runoff. A 75' undisturbed buffer will be provided along the banks of Warren Creek.

All design guidelines for landscaping, hardscaping and architectural features will be followed. The development will provide large greenspace, compared to the size of the property. Approximately 50% will be preserved as a greenspace within the stream buffer.

- 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 site is vacant and is very good example of infill development. This is in conformance with Comprehensive Plan's intent and if developed as proposed will benefit the area.

- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.*

There are no historic buildings, sites, districts, or archaeological resources in vicinity of this site.

- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome Use of existing streets, transportation facilities, utilities or school.*

The zoning proposal will not result in the excessive use of existing streets, transportation facilities, utilities or schools and it will not degrade in any way overall quality of services or quality of life for the surrounding established neighborhood. This is small development and population increase related to the project will be minimal. Existing infrastructure is in the good condition and will not experience any notable load increase. Per Comprehensive Plan, this area experienced decrease in the population in period 2010-2014, which is additional element in support of the zoning proposal.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 5/2/2018

TO WHOM IT MAY CONCERN:

(I) (WE) SHAIKA J. C. REDDY
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

ZLATKO HANDAC
Name of Agent or Representative

to file an application on (my) (our) behalf.

Acem Cepanovic
Notary Public

M. Shaka Reddy
Owner

Notary Public

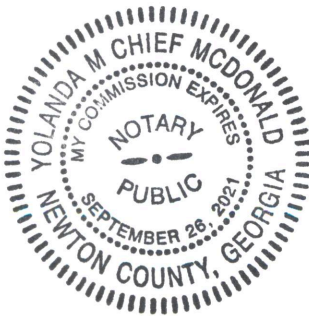
Owner

Notary Public

Owner

Notary Public

Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Alex M. Cameron
Notary

M. Shalva Reddy . 5/2/2018
Signature of Applicant /Date

Sept. 24, 2021
Expiration Date/ Seal



Check one: Owner Agent _____

*Notary seal not needed if answer is "no".

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

RESERVED

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED DURING APRIL OF 2018. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN PLAT = 1: 317,753 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM OF 1985, WEST ZONE AS REFERENCED TO NAD 83(2011). VERTICAL DATUM IS NAVD 88. EGPS SOLUTIONS, INC VRS NETWORK ALONG WITH A CHAMPION TKO GPS RECEIVER WAS USED TO ESTABLISH CONTROL. COMBINED (GRID) FACTOR = 0.99986202.
3. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13089C00191, HAVING AN EFFECTIVE DATE OF 5/16/2013.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 5/8 INCH REBARS WITH A PLASTIC CAP STAMPED "ACCURA ENG. LSF 001140".
5. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. ABOVE GROUND "VISIBLE" UTILITIES ARE SHOWN. UNDERGROUND UTILITY INVESTIGATION WAS NOT PERFORMED
8. PLAT & DEED REFERENCES:
DB 8009 PG 39
DB 3797 PG 496
DB 5587 PG 201

LAND DESCRIPTION

Commencing at a Right-of-Way Monument found at the intersection of the southeasterly right-of-way line of Chamblee Tucker Road (Variable right-of-way) and southwesterly right-of-way line of Alton Road (60' right-of-way), said point being the POINT OF COMMENCEMENT, thence along said right-of-way of Alton Road for a distance of 575.95' to a 1/2" rebar found (N: 1411219.41, E: 2267913.91 (SPC GA West Zone)), said 1/2" rebar being the common corner of properties of now or formerly DeKalb Board of Education and J C Shekhar Reddy, and being the POINT OF BEGINNING;

From said POINT OF BEGINNING;

- 1) continue along the right-of-way line of Alton Road S 46°03'28" E for a distance of 50.29' to a point, said point being the common corner of the properties of now or formerly Embry Hills Club Inc and J C Shekhar Reddy;
- 2) thence departing the right-of-way line of Alton Road, along the property lines of now or formerly Embry Hills Club Inc (Tax ID's 18 283 03 037 & 18 284 03 029) the following six (6) calls:
i. S 51°58'50" W for a distance of 317.02' to a point;
ii. S 05°21'10" E for a distance of 125.26' to a 3/8" rebar;
iii. N 84°51'23" E for a distance of 194.82' to a 3/8" rebar;
iv. N 08°01'24" W for a distance of 46.23' to a 3/8" rebar;
v. N 89°44'24" E for a distance of 186.19' to a 3/8" rebar;
vi. S 00°36'38" W for a distance of 210.29' to a point, being the corner common to the properties now or formerly Anny Pamela Perez and Barrington Property Owners.
- 3) thence along the northern line of the property now or formerly Barrington Property Owners S 84°52'46" W for a distance of 499.42' to a point, said point being the corner common to the properties now or formerly Barrington Property Owners, DeKalb Board of Education and J C Shekhar Reddy.
- 4) thence along the property lines of now or formerly DeKalb Board of Education the following two (2) calls:
i. N 03°43'53" W for a distance of 274.79' to a 1/2" rebar;
ii. N 51°51'22" E for a distance of 439.47' to a 1/2" rebar on the southwesterly right-of-way line of Alton Road, said point being the POINT OF BEGINNING.

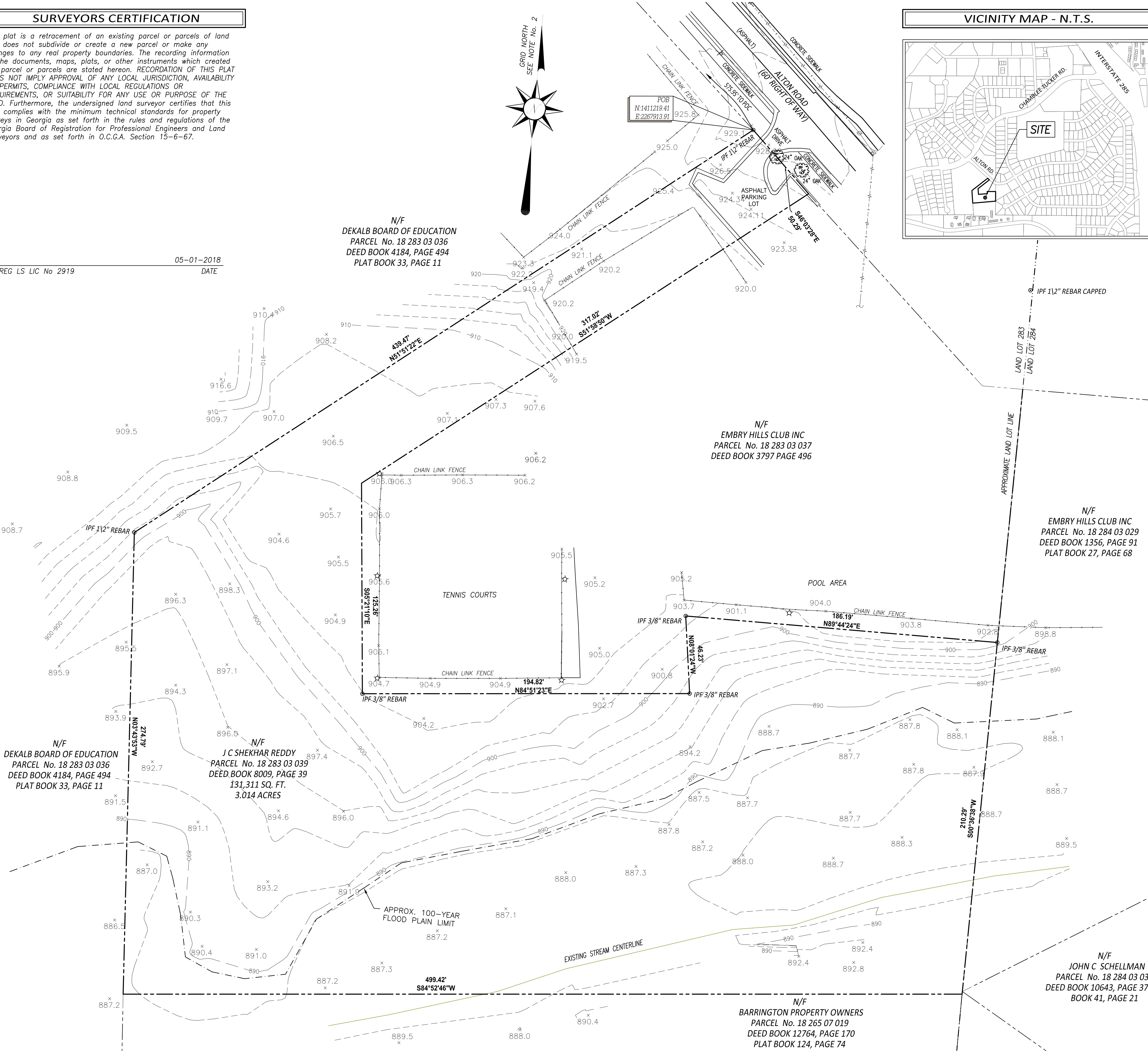
Said parcel having an area of 131,311 square feet or 3.0145 acres.

LEGEND

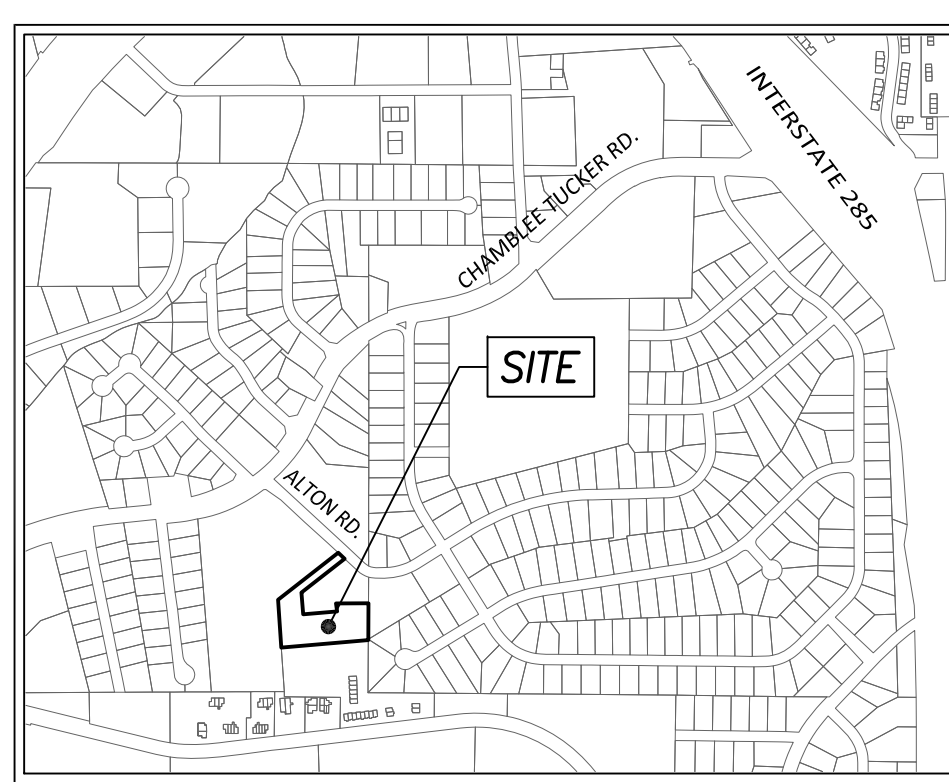
	Control Point
	Right-of-Way Monument Found
	Street Sign
	Power Pole/Utility Pole
	Street Light/Light Pole
ABBREVIATIONS	
DB	Deed Book
IPF	Iron Pin Found (1/2" Rebar)
IPS	Iron Pin Set
N/F	Now or Formerly
PB	Plot Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement
- - - E	Overhead Line
- - - X	Fence (Type)



GA REG LS LIC No 2919 05-01-2018 DATE



VICINITY MAP - N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY FOR:

JC SHEKHAR REDDY
LAND LOT 283 - 18th DISTRICT
DEKALB COUNTY, GEORGIA

CREW CHIEF:	JAE
FIELD WORK:	06/29-30/2017
DRAWN BY:	TS
CHECKED BY:	AD
DATE:	05-01-2018
SCALE:	1"=30'
JOB No.	20136
SHEET NUMBER	

1 of 1

USER: kmsh - May 01, 2018 - 2:38 PM - Record: 172 - 460m - Record: 20156 - 3721 - Alton Rd.dwg

NOTE:
 SITE PLAN PREPARED BASED ON BOUNDARY AND TOPOGRAPHICAL SURVEY BY ACCURA ENGINEERING, DATED APRIL, 2018.

CONCEPT SITE PLAN NOTES:

SITE ADDRESS:
 3121 ALTON ROAD, ATLANTA, GA 30341
 PARCEL ID #18-283-03-039

- ZONING:**
 - EXISTING: R-100
 - PROPOSED: RSM
- USE:**
 - EXISTING: VACANT
 - PROPOSED: TOWNHOMES (SINGLE FAMILY ATTACHED). FEE-SIMPLE DEVELOPMENT, MAXIMUM OF 12 UNITS. MANDATORY HOMEOWNER ASSOCIATION OWNERSHIP OF ALL COMMON SPACES.

- UNITS:**
 - TOTAL BUILDING SIZE: 2,000 S.F.
 - HEATED SPACE: +/- 1,800 S.F.
 - ONE CAR GARAGE PER UNIT
 - TWO STORY; MAX HEIGHT 35 FEET.
 - ALL PROPOSED MATERIALS WILL COMPLY WITH ARTICLE 5 OF DEKALB COUNTY DEVELOPMENT REGULATIONS.

- SITE INFORMATION:**
 - TOTAL SIZE: 131,312 S.F. OR 3.015 ACRES
 - PROPOSED UNITS TOTAL: 12
 - PROPOSED DENSITY: 4 UNITS / ACRE
 - IMPERVIOUS AREA: 31,850 S.F.
 - IMPERVIOUS AREA COVERAGE: +/- 24%
 - TOTAL AREA WITHIN THE UNDISTURBED BUFFER: 1.2 ACRES OR 40% OF SITE AREA.
 - TOTAL BUILDING AREA: 12,000 S.F. OR 9.1% OF SITE AREA.

- UTILITIES:**
 - WATER SERVICE WILL BE PROVIDED BY DEKALB COUNTY. CONNECTION TO THE SYSTEM AT ALTON ROAD. EACH UNIT WILL HAVE SEPARATE METER.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY. CONNECTION TO DEKALB COUNTY MANHOLE 18-266-S206. 20' WIDE SANITARY SEWER EASEMENT WILL BE PROVIDED.
 - ALL CONNECTIONS ARE SUBJECT TO THE APPROVAL BY DEPARTMENT OF WATERSHED MANAGEMENT.

- LANDSCAPING:**
 - LANDSCAPE PLAN PER DEKALB COUNTY REGULATIONS WILL BE PROVIDED AND IMPLEMENTED ON SITE.

- FLOOD PLAIN:**
 - PER FEMA MAP NUMBER 13089C0019J, DATED MAY 16, 2013, 100-YEAR FLOOD PLAIN ZONE A IS LOCATED ON THE PROPERTY. NO BASE FLOOD ELEVATIONS ARE DETERMINED. APPROXIMATE LIMITS OF FLOOD PLAIN SHOWN ON THE SITE PLAN ARE BASED ON THE FEMA MAP.

- STREAMS AND WETLANDS:**
 - WARREN CREEK IS LOCATED ALONG SOUTHERN PROPERTY. 75-FOOT WIDE UNDISTURBED BUFFER WILL BE PROVIDED.
 - ACCORDING TO NATIONAL WETLAND INVENTORY THERE ARE WETLANDS LOCATED ON SITE. ALL WETLAND AREAS ARE WITHIN UNDISTURBED BUFFER AREA AND WILL BE PROTECTED FROM DISTURBANCE.

N/F
 DEKALB BOARD OF EDUCATION
 PARCEL No. 18 283 03 036
 DEED BOOK 4184, PAGE 494
 PLAT BOOK 33, PAGE 11
 ZONING R-100

N/F
 EMBRY HILLS CLUB INC
 PARCEL No. 18 283 03 037
 DEED BOOK 3797 PAGE 496
 ZONING R-100

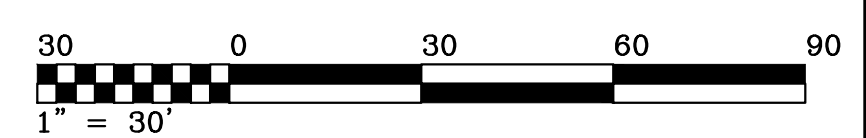
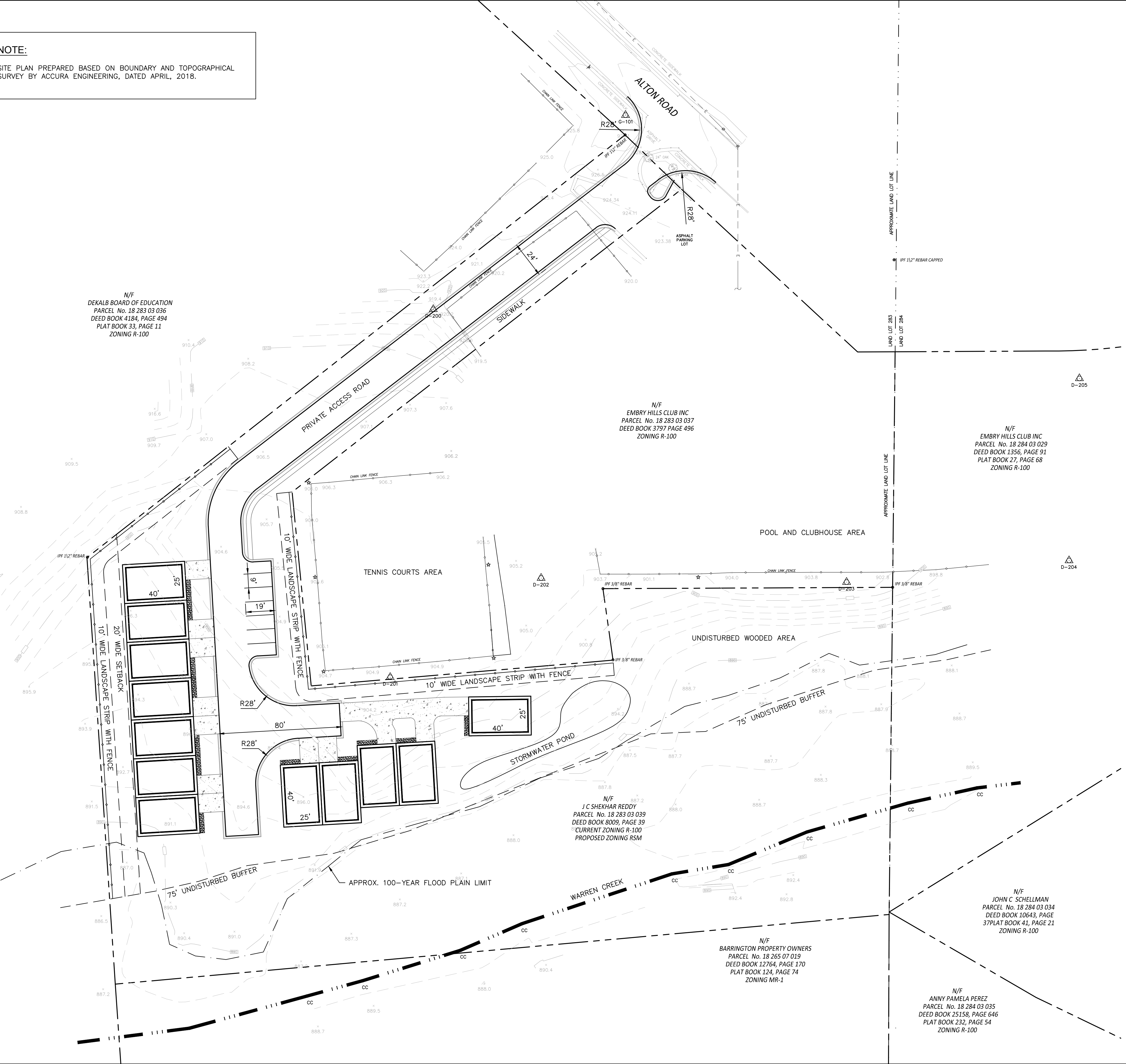
N/F
 EMBRY HILLS CLUB INC
 PARCEL No. 18 284 03 029
 DEED BOOK 1356, PAGE 91
 PLAT BOOK 27, PAGE 68
 ZONING R-100

N/F
 J C SHEKHAR REDDY
 PARCEL No. 18 283 03 039
 DEED BOOK 8009, PAGE 39
 CURRENT ZONING R-100
 PROPOSED ZONING RSM

N/F
 JOHN C SCHELLMAN
 PARCEL No. 18 284 03 034
 DEED BOOK 10643, PAGE 37
 PLAT BOOK 41, PAGE 21
 ZONING R-100

N/F
 BARRINGTON PROPERTY OWNERS
 PARCEL No. 18 285 07 019
 DEED BOOK 12764, PAGE 170
 PLAT BOOK 124, PAGE 74
 ZONING MR-1

N/F
 ANNY PAMELA PEREZ
 PARCEL No. 18 284 03 035
 DEED BOOK 25158, PAGE 646
 PLAT BOOK 232, PAGE 54
 ZONING R-100



ALTON ROAD TOWNHOMES - CONCEPTUAL SITE LAYOUT
DeKALB COUNTY, GA

REVISIONS	BY

DRAWN BY **ZH**
 CHECKED BY **SR**
 DATE: **04-25-2018**
 SCALE: **1" = 30'**
 JOB No.

SHEET NUMBER
R-1



NOTES:

ALL EXTERIOR MATERIALS WILL COMPLY WITH ARTICLE 5 OF ZONING ORDINANCE OF DEKALB COUNTY.

- WALL MATERIALS:
- STONE MASONRY
 - BRICK MASONRY
 - WOOD SIDING (VERTICAL AND HORIZONTAL)
 - CEDAR SHINGLES
 - HARD COAT STUCCO.
- COMBINATION OF MATERIALS WILL BE USED TO PROVIDE ARCHITECTURALLY PLEASING EFFECT.

- ROOF MATERIALS:
- ASPHALT SHINGLES

ACCESSORY BUILDINGS ARE NOT PROPOSED FOR THIS DEVELOPMENT.

TOWNHOMES CONCEPTUAL VIEW
 ALTON ROAD

DRAWN:	ZH
DATE:	APR. 2018
REV:	
SCALE:	N.T.S.
JOB NO.:	



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: Shaker Reddy Phone: _____ Email: sreddy@accura.com

Property Address: 3121 Altamira Rd

Tax Parcel ID: 18-265-07-039 Comm. District: 1A7 Acreage: 3.02
18-283-03-039

Existing Use: _____ Proposed Use _____

Rezoning: Yes No _____

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 3.31 u/a

Rezoning Request: Up to 10 attached townhouses

Land Use Plan Amendment: Yes _____ No

Existing Land Use: Ins Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No Article Number(s) 27

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request:

