



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 3, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: March 24, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-10-1243617 **Agenda #:** D. 1

Location/Address: 2061 and 2067 Windyhill Road, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-151-01-004 & -005

Request: Rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a 36-unit single-family attached townhome development at a density of 7.3 units per acre.

Property Owner(s): Guyley R. Tinsley & Janie P. Tinsley

Applicant/Agent: APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC

Acreage: 4.93 acres

Existing Land Use: Two single-family detached homes.

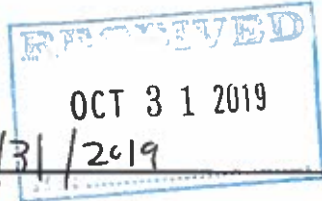
Surrounding Properties: To the north, northeast, east, southeast, south, southwest, west, and northwest: single-family residential. Adjoining and surrounding properties are zoned R-75.

Comprehensive Plan: Suburban ☒ Consistent ☐ Inconsistent

Proposed Density: 7.3 units/acre	Existing Density: .41 units/acre
Proposed Units: 36	Existing Units: 2
Proposed Lot Coverage: 44%	Existing Lot Coverage: (estimated) 90%

DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: 10/31/2019 Application No: 2-20-1243617

Applicant Name: APC Contractors, Inc.

Applicant E-Mail Address: eunderwood@mhtlegal.com / tfisher@mhtlegal.com

Applicant Mailing Address: Miles Hansford & Tallant, LLC - J. Ethan Underwood
202 Tribble Gap Road, Suite 200, Cumming, GA 30040

Applicant Daytime Phone: 770-781-4100 Fax: 770-781-9191

Owner Name: Guyley R. Tinsley & Janie P. Tinsley

If more than one owner, attach list of owners.

Owner Mailing Address: 2067 Windy Hill Road Decatur, GA 30032

Owner Daytime Phone: 404-284-5844

Address of Subject Property: 2061 & 2067 Windyhill Road, Decatur, GA 30032

Parcel ID#: 15-151-01-004 & 15-151-01-019

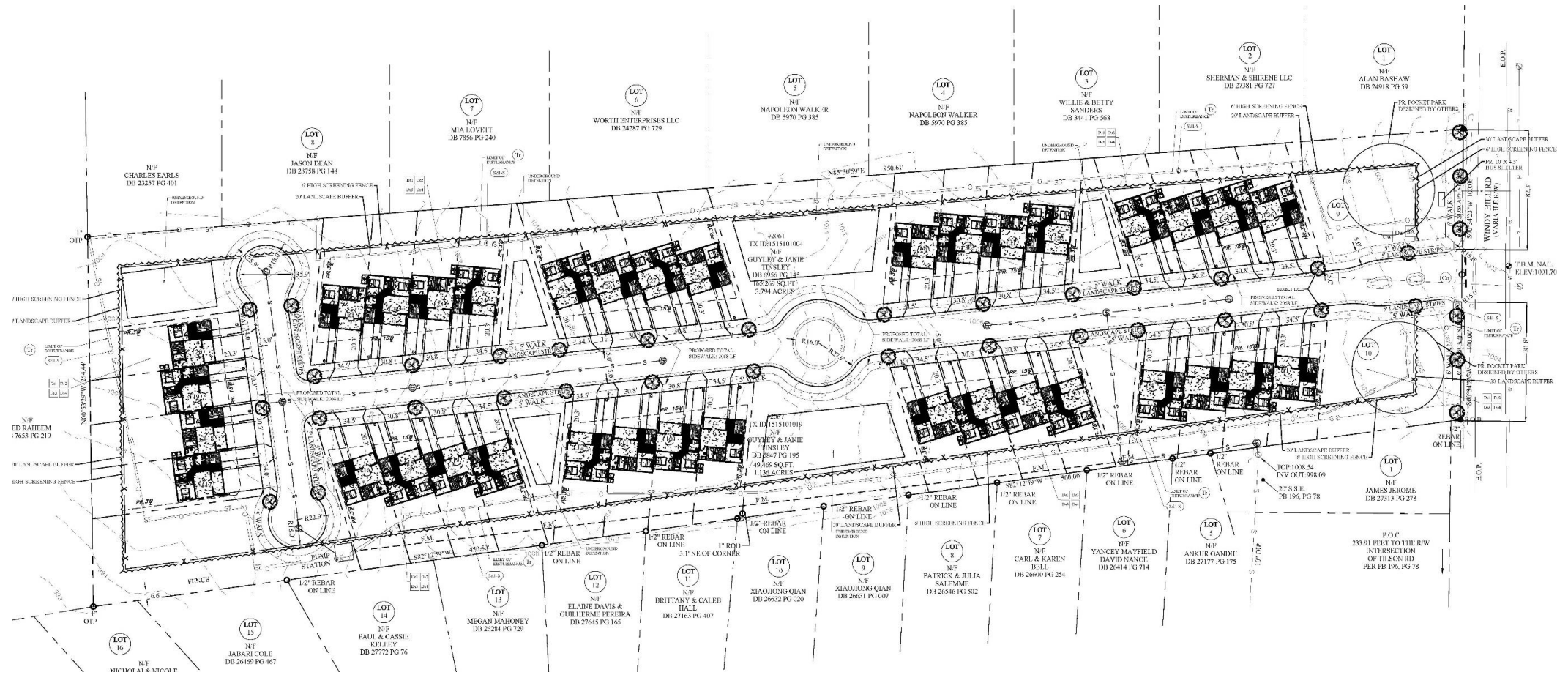
Acreage: 4.93 Commission District: District 3 & Super District 7

Present Zoning District(s): R-75

Proposed Zoning District: RSM

Present Land Use Designation: Suburban Character Area

Proposed Land Use Designation (if applicable): Suburban Character Area



Received by P&S
12/17/19





GENERAL NOTES

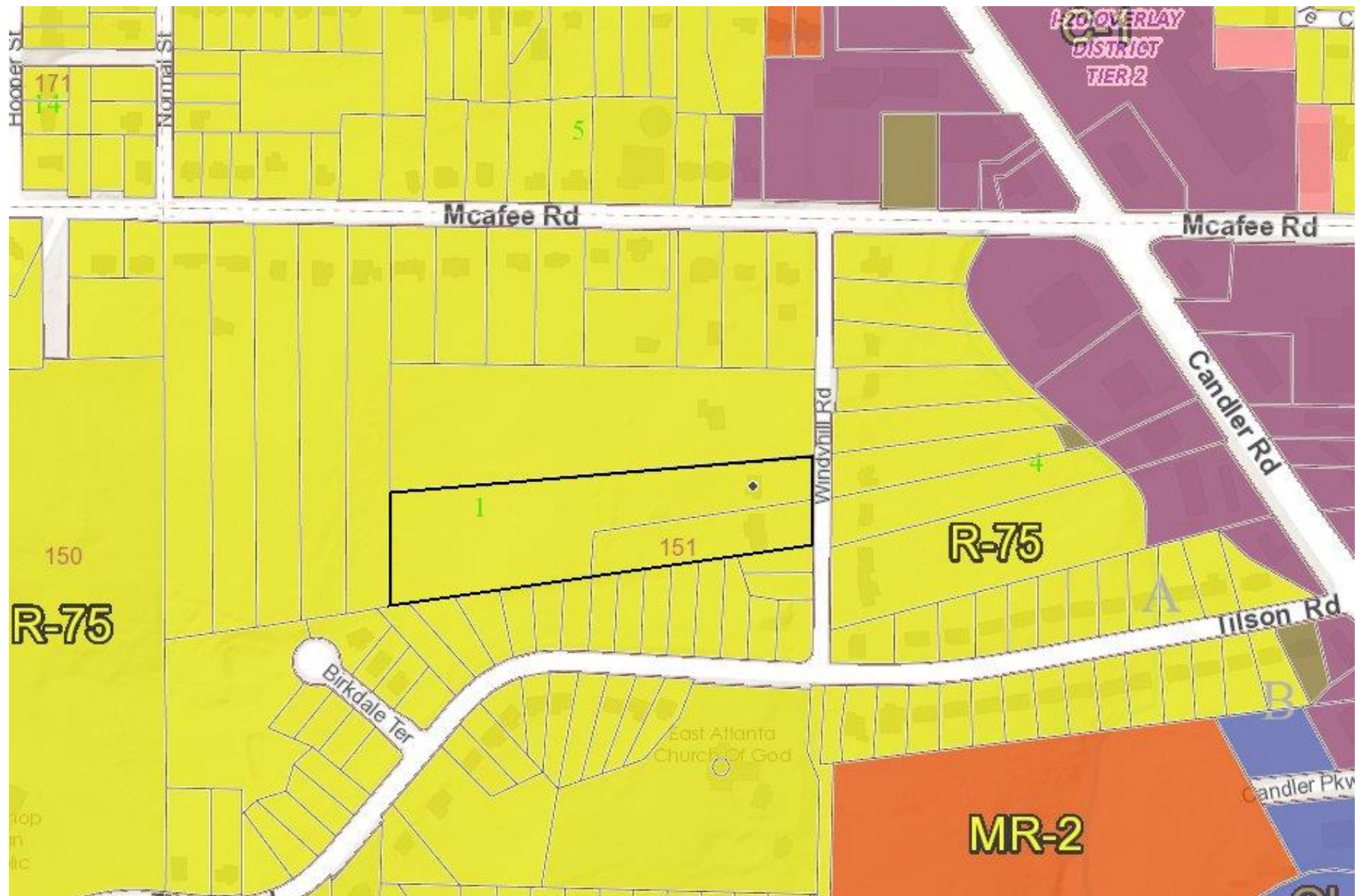
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHWA MPS.
2. Contractor shall verify all conditions and dimensions at site before beginning construction.
3. All dimensions should be read or calculated and never scaled.
4. All footings to be below frost line (see local code) and must rest on undisturbed soil capable of handling the building.
5. Contractor shall insure compatibility of the building with all site requirements.
6. If backfill exceeds 4' against foundation wall, reinforce as per code.
7. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
8. All wood-concrete and steel structural members shall tie to a common level and quality meet all national, state, and local building codes where applicable.
9. All columns or walls framing should be designed to carry loads and should extend down thru the levels below and terminate at the basement floor or at other bearing points designed to carry the load.
10. Contractor shall verify all conditions & dimensions at site before beginning construction.
11. Contractor shall be held responsible for any dimensions not verified, or changes due to dimensions shown on these plans to be incorrect.
12. Contractor shall complyability of the building with all site requirements.
13. All dimensions, unless otherwise noted, are from outside edge to outside edge of studs.

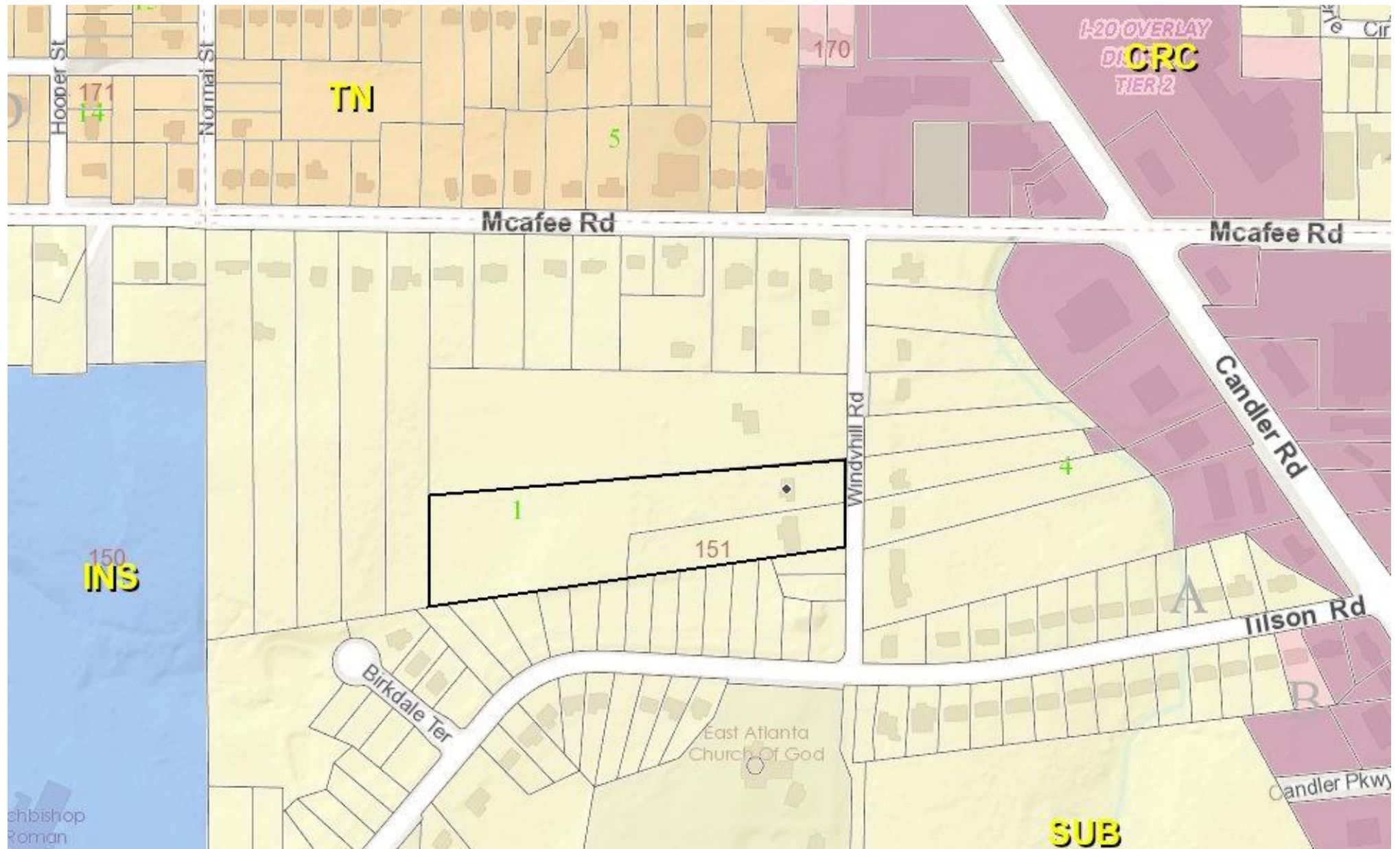
APC
CONTRACTORS, INC.
EXPERIENCE • QUALITY • DEDICATION

Greystone at Windy Hill
2061 Windy Hill Rd, Decatur GA 30032
Conceptual Design Drawing

Revised	Item	Description	Rate
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Building Elevation









Subject Property



(left) Homes across Windy Hill Road from subject property.



(right) Homes on nearby Windy Hill Road lots located to the south of the subject property.