



DeKalb County Government

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

Agenda Item

File #: 2020-0313

9/24/2020

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

PETITION NO: D1. Z-20-1243836 (2020-0313)

PROPOSED USE: Multi-family units.

LOCATION: 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

PARCEL NO. : 15 230 01 005, 15 230 01 006, 15 230 01 007, 15 230 01 008, 15 230 01 034, 15 230 01 028, 15 230 01 010

INFO. CONTACT: Matthew Williams

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre. The property is located on 4213, 4203, 4195, 4187, 4179, 4183, 4159 Memorial Drive, Decatur, GA. The property has 995 feet of frontage along Memorial Drive and contains 11 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (8/18/2020) Approval. (5/19/2020) Approval.

PLANNING COMMISSION: (9/1/2020) No recommendation. (6/2/2020) Full Cycle Deferral.

PLANNING STAFF: (9/01/2020) Denial

STAFF ANALYSIS: The 2035 Comprehensive Plan designates the subject properties within a Regional Activity Center and adopted Kensington LCI 2012 (Livable Centers Initiative) study area. The LCI is a Small Area Plan that develops comprehensive recommendations for future land use patterns, transportation and circulation options, zoning improvements and implementation strategies for a defined area. The proposed residential only use is inconsistent with the policy and intent of the Regional Activity Center and Kensington LCI. The intent of the Regional Activity Center is to promote the concentration of regional serving activities to

a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage. This development proposes large areas of parking increasing automobile traffic decreasing transit usage. The zoning proposal is not in conformity with the policy and intent of the 2035 Comprehensive Plan. The proposed site plan does not promote pedestrian scale development, mixed use development and buildings near the roadside with parking in the rear. The site plan depicts buildings set back 84 feet from the road with parking spaces in-between. Two-thirds of the total site will be impervious lead by 569 surface parking spaces. Therefore, it is the recommendation of the Department of Planning and Sustainability that this proposed rezoning be “Denied”.

PLANNING COMMISSION VOTE: (9/1/2020) No Recommendation. 1st Motion: P. Womack, Jr. moved, J. West seconded for “Denial, per Staff recommendation”. That motion failed 2-5-0. **2nd Motion:** J. Johnson moved, G. McCoy seconded for “Deferral to the BOC for consideration of recommended conditions. That motion failed 3-4-0. V. Moore was not present for either vote. This application moves forward to the BOC with No Recommendation. **(6/2/2020) Full Cycle Deferral 7-0-0.** L. Osler moved, P. Womack, Jr. seconded for a Full Cycle Deferral. V. Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (8/18/2020) Approval 10-0-1. (5/19/2020) Approval 9-0-0. The council supported the changes made to the original plan to increase the amount of open space.



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond
Chief Executive Officer

**Planning Commission Hearing Date: September 01, 2020
Board of Commissioners Hearing Date: September 24, 2020**

STAFF ANALYSIS

Case No.: Z-20-1243836 **Agenda #:** D.1

Location/Address: 4159, 4179, 4183, 4187, 4195, 4203, 4213 Memorial Drive **Commission District:** 04 **Super District:** 06

Parcel ID: 15-230-01-010, 15-230-01-028, 15-230-01-034, 15-230-01-008, 15-230-01-007, 15-230-01-006, 15-230-01-005

Request: To rezone seven properties from O-I (Office Institutional) District and HR-3 (High Density Residential – 3) District to HR-3 (High Density Residential -3) District to allow 476-unit multifamily development at a proposed density of 43 units per acre.

Property Owner(s): 4151 Memorial LLC, Michelle Robinson, William Ritchie, Kensington Station LLC

Applicant/Agent: AHS Residential

Acreage: 11 acres

Existing Land Use: Office buildings, wooded land

Surrounding Properties: To the north of the subject properties is wooded land, to the south is Avondale Alliance Church, to the west across Memorial Drive is a parking lot and Shell gas station and to the east is multifamily apartments.

Adjacent Zoning: **North:** O – I **South:** R – 75 **East:** MR – 2 **West:** C – 1 and R – 75

Comprehensive Plan: **Regional Activity Center (RC)** **Consistent** **Inconsistent**

Proposed Density: 43 units/acre	Existing Density: N/A
Proposed Square Ft.: 650 SF per unit (minimum)	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 65%	Existing Lot Coverage: N/A

Subject Properties

The applicant is requesting to rezone a total of seven parcels totaling 11 acres. The parcels included are:

- 15 230 01 010; 4.45 acres; zoned O-I (Office Institutional) District
- 15 230 01 028; .46 acres; zoned O-I (Office Institutional) District
- 15 230 01 034; .67 acres; zoned O-I (Office Institutional) District
- 15 230 01 008; 1.14 acres; zoned O-I (Office Institutional) District
- 15 230 01 007; 1.14 acres; zoned O-I (Office Institutional) District
- 15 230 01 006; 1.13 acres; zoned O-I (Office Institutional) District
- 15 230 01 005; 2.26 acres; zoned HR-3 (High Density Residential 3) District

The subject properties are located on the east side of Memorial Drive (a four-lane major arterial) south of Kensington Road (a minor arterial) at 4159, 4179, 4183, 4187, 4195, 4203 and 4213 Memorial Drive. The combined properties have 995 feet of frontage along Memorial Drive.

- 4159 Memorial Drive is the Kensington Office Park
- 4179 Memorial Drive is My Father's Children Early Learning Center
- 4183 Memorial Drive is vacant with one story structure
- 4187 Memorial Drive is vacant with one story structure
- 4195 Memorial Drive is vacant with one story structure
- 4203 Memorial Drive is ABC Chiropractor's office
- 4213 Memorial Drive is vacant wooded lot with mature trees

The Kensington MARTA Station is located northwest of the subject properties. Bordering the eastern property lines of the subject properties is The Village at Kensington apartment complex. The Crossroads Bible Church borders the southern property line of the subject properties and a wooded lot with dense and mature trees borders the northern property line of the subject properties. Across Memorial Drive from the subject properties is a MARTA parking lot, the Department of Juvenile Justice and a Shell gas station.

Zoning History & Analysis

DeKalb County records indicate the following zoning for the subject properties

- 4159 Memorial Drive is zoned O-I (Office Institutional) District
- 4179 Memorial Drive is zoned O-I (Office Institutional) District
- 4183 Memorial Drive is zoned O-I (Office Institutional) District
- 4187 Memorial Drive is zoned O-I (Office Institutional) District
- 4195 Memorial Drive is zoned O-I (Office Institutional) District
- 4203 Memorial Drive is zoned O-I (Office Institutional) District
- 4213 Memorial Drive is zoned HR-3 (High Density Residential 3) District

In 2018, 4213 Memorial Drive was rezoned from R-75 (Residential Lot 75) District to HR-3 (High Density Residential 3) District to build ground level retail in combination with 220 market rate apartment units within two 7 seven story buildings and parking garage.

The DeKalb County 2035 Comprehensive Plan designates the subject property's future land use as Regional Activity Center (RC). The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a

centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage. The proposed rezoning to HR-3 (High Density Residential-3) is a permitted zoning for the future land use as well as the proposed 476-unit multifamily development as a primary land use in the Regional Activity Center character area. The Kensington LCI policies encourage multi-use development for the subject properties. The proposed rezoning would not meet the intent of the policies of the Regional Center and LCI. By only proposing one use, the proposed project limits the future land use for mixed use development.

Project Analysis

Per the submitted application, the applicant is requesting to rezone seven properties from O-I and HR-3 to HR-3 to develop 476 multifamily units at a proposed density of 42.76 units per acre. The multi-family units will be developed within five seven story buildings spread out across the 11-acre site with a club house and amenities in the center. The site plan depicts two seven story buildings facing Memorial Drive consisting of 112 units each, three seven story buildings containing 84 units each and amenities areas including a club house, playground, parks and open space. The site will hold 574 parking spaces including eight handicap and four EV. Sidewalks will connect the buildings for pedestrian access and throughout the parks and green space on site. A five-foot landscape strip and ten-foot sidewalk will lead pedestrians into the entrance of the proposed development. Two access points from Memorial Drive are proposed for entry and exit to the development.

Impact Analysis

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The 2035 Comprehensive Plan designates the subject properties within a Regional Activity Center and adopted Kensington LCI 2012 (Livable Centers Initiative) study area. The LCI is a Small Area Plan that develops comprehensive recommendations for future land use patterns, transportation and circulation options, zoning improvements and implementation strategies for a defined area. The proposed residential only use is inconsistent with the policy and intent of the Regional Activity Center and Kensington LCI. The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage.

The zoning proposal is not in conformity with the policy and intent of the 2035 Comprehensive Plan. The proposed site plan does not promote pedestrian scale development, mixed use development and buildings near the roadside with parking in the rear. The site plan depicts buildings set back 84 feet from the road with parking spaces in-between. Two-thirds of the total site will be impervious lead by 569 surface parking spaces.

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 rezoning to the HR-3 (High Density Residential-3) District for multifamily units will permit a suitable use.

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

The property as a reasonable economic use as currently zoned O-I and HR-3 however the proposed rezoning to the HR-3 District allows more options for greater economic value.

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

The rezoning request to the HR-3 (High Density Residential-3) District should not adversely affect the use or usability of adjacent and nearby office, commercial and apartment properties along Memorial Drive and Kensington Road.

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 Kensington Livable Centers Initiative (LCI) Study Area includes the following goals: encourage diversity of mixed income neighborhoods, employment and recreational choices; and provide access to a wide range of travel modes, including transit, walking and biking. The single proposed use of only multi-family units does accomplish the goals of the LCI study or of the Regional Center Character Area.

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

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the HR-3 District.

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:

Although Memorial Drive is a four-lane major arterial with a middle turn-lane, the request for 476 multifamily units would have an impact on vehicle and pedestrian traffic in the area. Access points and road improvements are critical to development. A traffic study is necessary to determine required improvements to mitigate impacts. The proposed development may generate new school students. When fully constructed, this development would be expected to house 30 students: 11 at Peachcrest ES, 6 at Bethune MS, 13 at Towers HS, and 19 at other DCSD and private schools. All three neighborhood schools have capacity for additional students.

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

The request for HR-3 zoning on the site should not adversely impact the environment or surrounding natural resources. However, the Land Disturbance Permit (LDP) process would require approval to establish tree preservation standards, storm water management and emergency vehicle access.

Compliance with HR-3 District

COMPLIANCE WITH HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT STANDARDS PER TABLE 2.4: Medium and High Density-Residential Zoning Districts

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
DWELLING UNITS PER ACRE	60-120 Units Per Acre	42.76 Units Per Acre	Yes
STREET FRONTAGE	100 Feet	995 Feet	Yes

FRONT SETBACKS	Min. 10 Feet Max. 20 Feet	73 Feet 102 Feet	Yes No
REAR SETBACKS	Min. 15 Feet	30 Feet	Yes
TRANSITIONAL BUFFER Table 5.2(a)	30 Feet adjacent to MR-2 zoned District	30-Foot undisturbed buffer	Yes
	50 Feet adjacent to R- 75 zoned District	50-Foot undisturbed buffer	No
HEIGHT-Table 2.15 HR-3 60 to 20 Units Per Acre With Accessory Non-Res Uses	Max: 10 Stories	7-Stories	Yes
LOT COVERAGE	Max. 85%	65.5%	Yes
OPEN SPACE	Min. 15%	34.5%	Yes
PARKING – ARTICLE 6 Min. (1.5) space per dwelling unit	1.5 x 476 UNITS = 714 spaces.	574 Parking Spaces	No

Recommendation: Denial.

The 2035 Comprehensive Plan designates the subject properties within a Regional Activity Center and adopted Kensington LCI 2012 (Livable Centers Initiative) study area. The LCI is a Small Area Plan that develops comprehensive recommendations for future land use patterns, transportation and circulation options, zoning improvements and implementation strategies for a defined area. The proposed residential only use is inconsistent with the policy and intent of the Regional Activity Center and Kensington LCI. The intent of the Regional Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increase transit usage. This development proposes large areas of parking increasing automobile traffic decreasing transit usage.

The zoning proposal is not in conformity with the policy and intent of the 2035 Comprehensive Plan. The proposed site plan does not promote pedestrian scale development, mixed use development and buildings near the roadside with parking in the rear. The site plan depicts buildings set back 84 feet from the road with parking spaces in-between. Two-thirds of the total site will be impervious lead by 569 surface parking spaces. Therefore, it is the recommendation of the Department of Planning and Sustainability that this proposed rezoning be denied.

N-4



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**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.: 7-20-1243836 Parcel I.D. #: 15-230 01-010 01-028 01-007
01-006 01-034
01-005 01-008
Address: 1159, 4179, 4183, 4187, 4195
4163 4213 Memorial Drive
Decatur, Ga. 30032

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:

Did not see any traffic engineering concerns at this time.

Signature: John Reid



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-20-1243836

Parcel I.D. #: 15-230-01-010, 15-230-01-028, 15-230-01-034, 15-230-01-008, 15-230-01-007, 15-230-01-006, 15-230-01-005

Address: 4159, 4179, 4183, 4187, 4195, 4203, 4213 Memorial Drive

Decatur, Georgia

WATER:

Size of existing water main: 6" DI & 8" DI, 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: Indian Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger 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.

(see attachment)

Signature: [Handwritten Signature]

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/10/2020

Submitted to: DeKalb County **Case #:** Z-20-124836
Parcel #: 15-230-01-010/-028/-034/-008/-007/-006/-005

Name of Development: Memorial Drive Apartments
Location: 4159, 4179, 4183, 4187, 4195, 4203, 4213 Memorial Drive

Description: Proposed development with 448 apartment units on currently undeveloped/comercial property

Impact of Development: When fully constructed, this development would be expected to generate 49 students: 11 at Peachcrest ES, 6 at Bethune, Mary McLeod MS, 13 at Towers HS, 17 at other DCSD schools, and 2 at private schools. The development is not expected to generate significant enrollment at the three neighborhood schools.

Current Condition of Schools	Peachcrest ES	Bethune, Mary McLeod MS	Towers HS	Other DCSD Schools	Private Schools	Total
Capacity	950	1,350	1,299			
Portables	2	0	0			
Enrollment (Oct. 2019)	818	773	792			
Seats Available	132	577	507			
Utilization (%)	86.1%	57.3%	61.0%			
New students from development	11	6	13	17	2	49
New Enrollment	829	779	805			
New Seats Available	121	571	494			
New Utilization	87.3%	57.7%	62.0%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.024050	0.018904	0.002222	0.045177
Middle	0.014218	0.006459	0.001111	0.021788
High	0.029552	0.012391	0.000000	0.041944
Total	0.0678	0.0378	0.0033	0.1089
Student Calculations				
Proposed Units	448			
Unit Type	Apt			
Cluster	Towers HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	10.77	8.47	1.00	20.24
Middle	6.37	2.89	0.50	9.76
High	13.24	5.55	0.00	18.79
Total	30.38	16.91	1.50	48.79
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest ES	11	8	1	20
Bethune, Mary McLeod MS	6	3	1	10
Towers HS	13	6	0	19
Total	30	17	2	49



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.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **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 as well as Chapter 27 Article 5 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.

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
Department of Public Works
Transportation Division*

1950 West Exchange Place, 4th FL
Tucker, Georgia 30084
pgkeeter@dekalbcountyga.gov

770-492-5281
678-758-3860
DeKalbCountyGA.gov



04/08/2020

To: 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

Board of Health

- N.1 **Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 **N3 SLUP-20-1243831 2020-0312 /15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



Board of Health

- Please review general comments

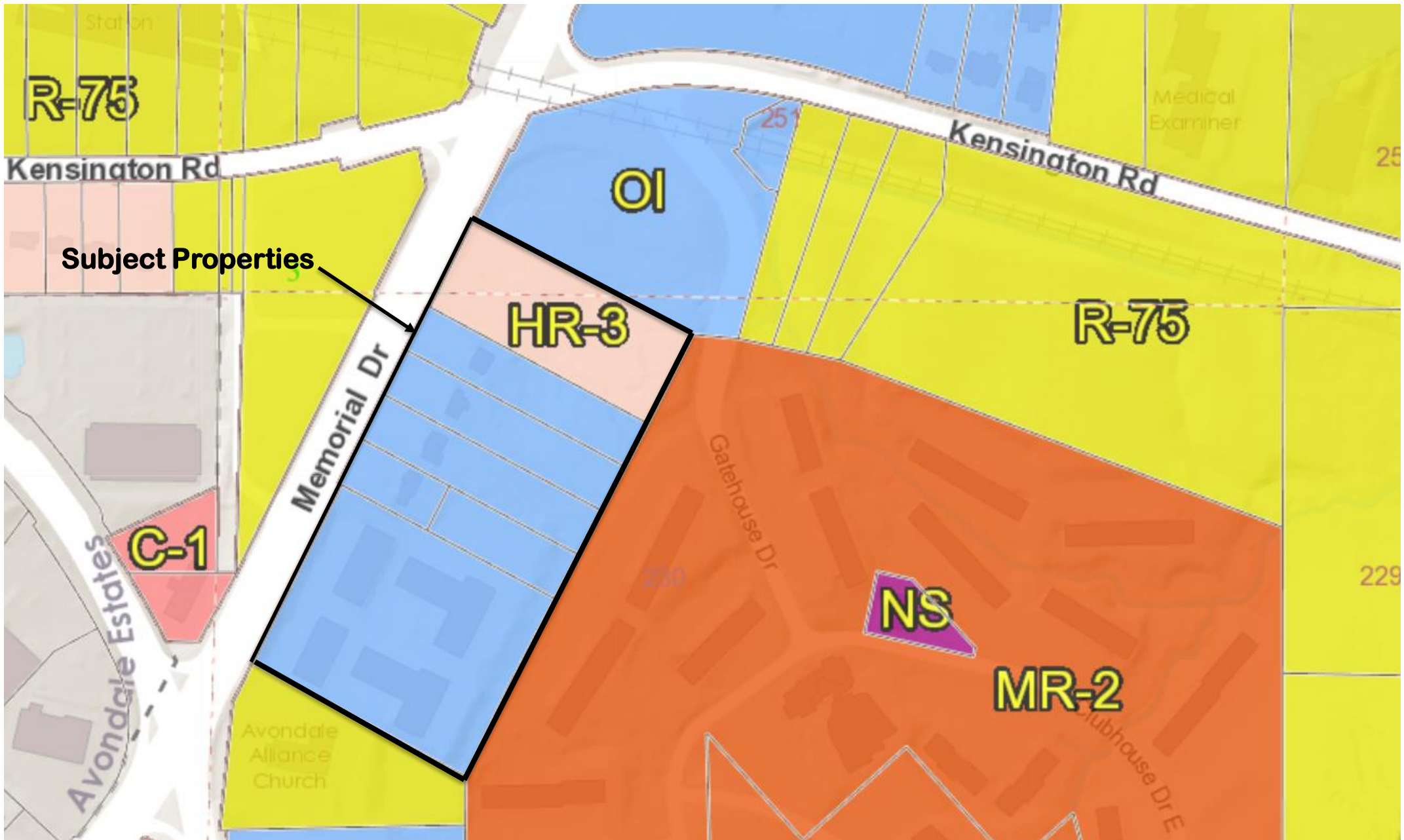
- N.12 **SLUP-20-1243861 2020-0331 / 15-041-01-152**
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294
 - Please review general comments

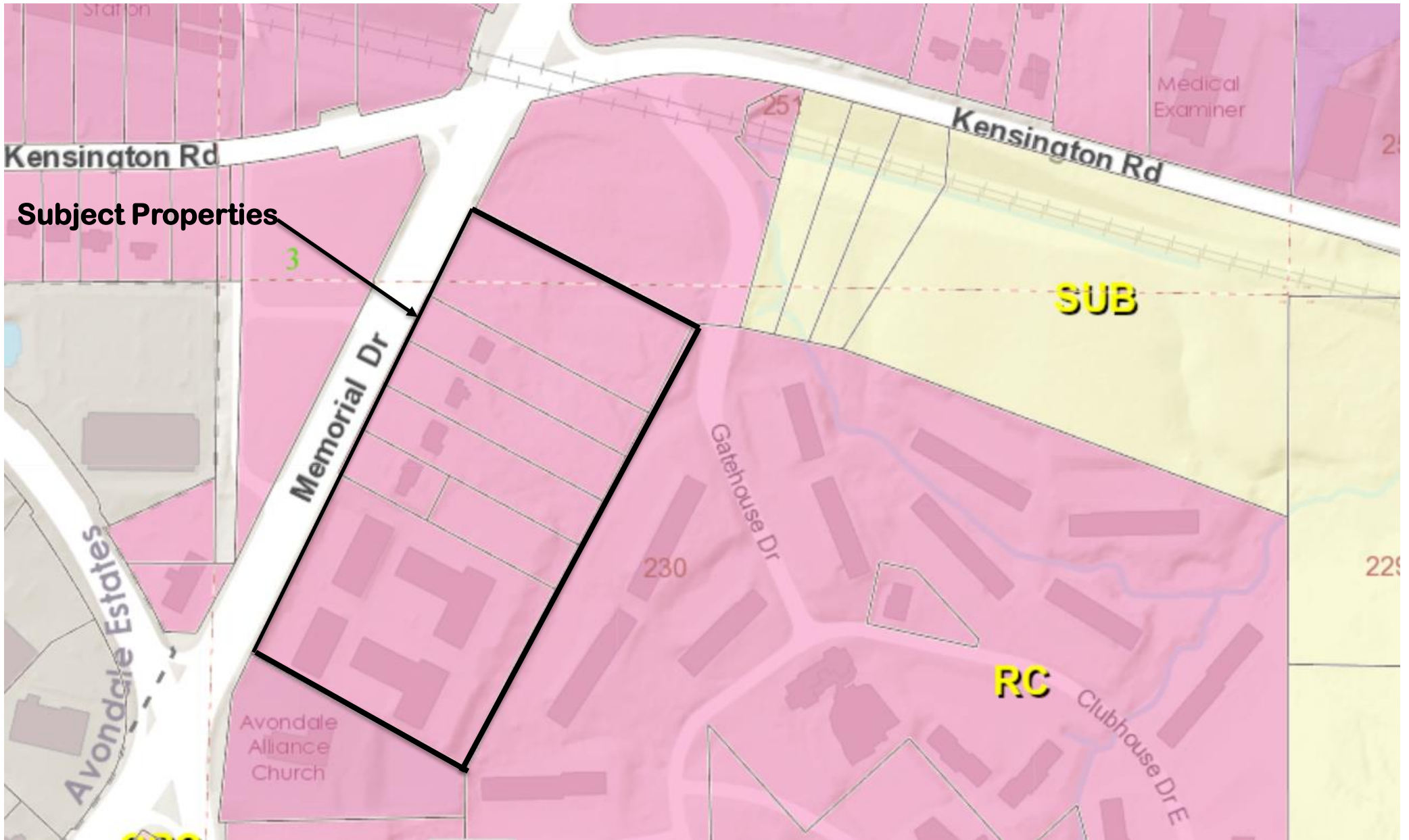
- N.13 **Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016**
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032
 - Please review general comments

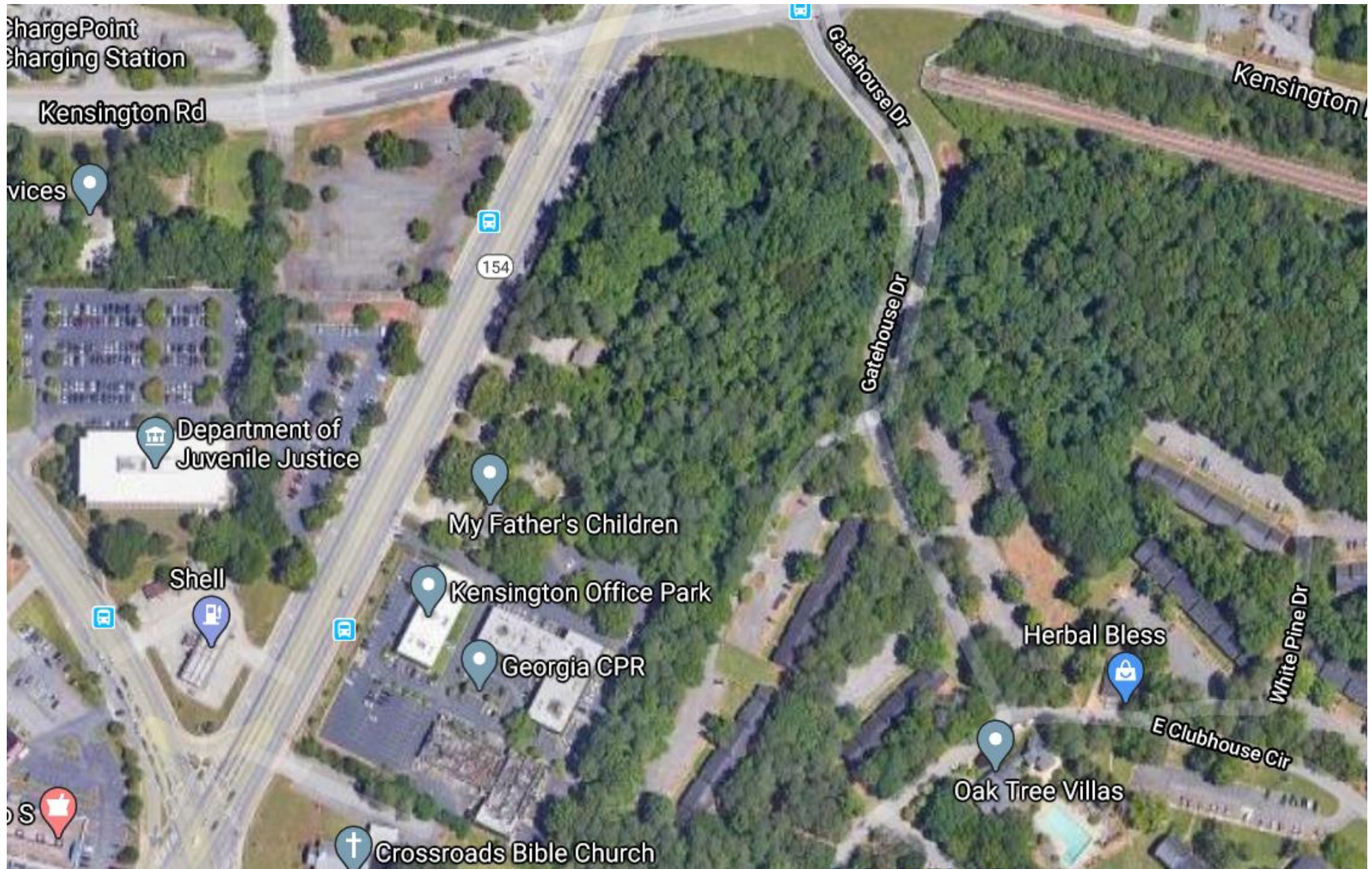
- N.14 **Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.15 **SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.16 **TA-20-1243897 2020-0414**
 - Please review general comments

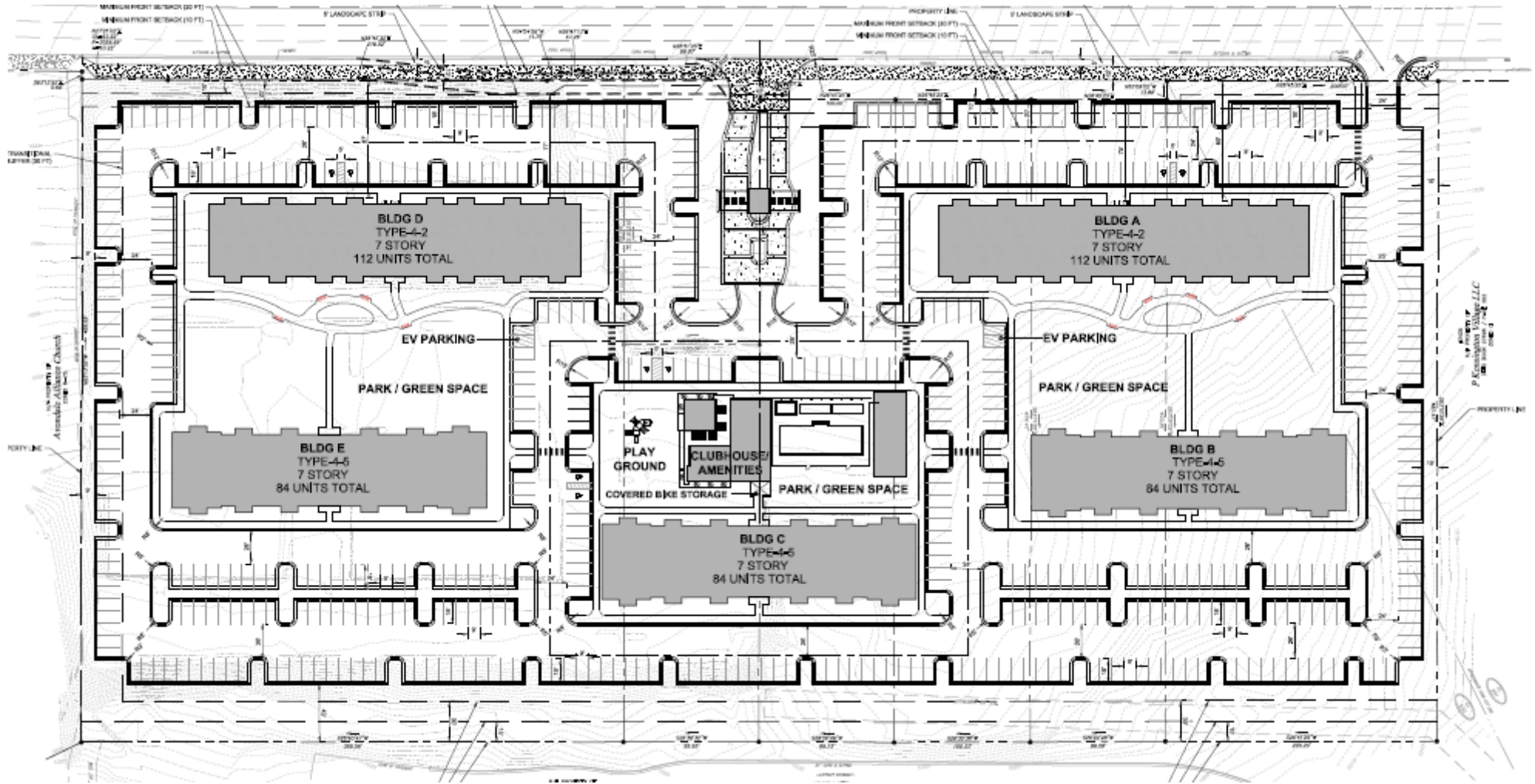








View from Memorial Drive







SOUTH ELEVATION



PERSPECTIVE VIEW