



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

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

**Planning Commission Hearing Date: November 5, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** Z-19-1243376 **Agenda #:** D. 1

**Location/Address:** 1051, 1047, and 1043 Briarcliff Road, Atlanta **Commission District:** 2 **Super District:** 6

**Parcel ID(s):** 18-001-05-021 through -023

**Request:** Rezone property within the Druid Hills Historic District from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development consisting of two-family, three-family, and urban single-family detached homes at a density of 5.3 units per acre.

**Property Owner(s):** Elegant Homes, LLC

**Applicant/Agent:** Elegant Homes, LLC

**Acreage:** 3.02

**Existing Land Use:** Three single-family detached homes.

**Surrounding Properties:** To the northwest: single-family residential homes; to the north: the Stillwood Chase condominium development; to the northeast, east, and southeast: single-family residential homes; to the south: Metro City Church/Morningside Elementary School Kindergarten Center (the former Metropolitan Cathedral site); to the southwest and west: Callenwolde Art Center and Pruitt Health nursing home.

**Adjacent Zoning:** **North:** MR-2 **South:** R-85 **East:** R-85 **West:** OI **Northeast:** R-85 **Northwest:** MR-2 **Southeast:** R-85 **Southwest:** OI

**Comprehensive Plan:** TN (Traditional Neighborhood)  **Consistent**  **Inconsistent**

<b>Proposed Density:</b> 5.3 units/acre	<b>Existing Density:</b> 1 unit/acre
<b>Proposed Units:</b> 16	<b>Existing Units:</b> 3
<b>Proposed Lot Coverage:</b> 40%	<b>Existing Lot Coverage:</b> (estimated) less than 10%

**Zoning History:** Based on DeKalb County records, it appears that the R-85 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. The property is located within the boundaries of the Druid Hills Historic District and was listed on the National Register of Historic Places in 1979. In 1996, the County approved the Druid Hills Historic District as a local district, adopted the Druid Hills Design Guidelines, and instituted a public hearing process for review of changes to sites and buildings in the District.

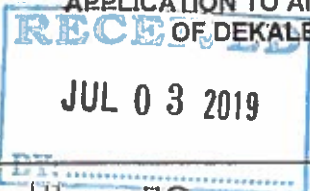


DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA



ZICZ No. 2-19-1243376
Filing Fee:

Date Received: Application No.:

Applicant: Elegant Homes, LLC E-Mail: amir@useliteestates.com

Applicant Mailing Address: 2870 Peachtree Road, No. 342 Atlanta GA 30305

Applicant Phone: 678.517.2799 Fax: N/A

Owner(s): Elegant Homes, LLC E-Mail: amir@useliteestates.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 2870 Peachtree Road, No. 342 Atlanta GA 30305

Owner(s) Phone: 678.517.2799 Fax: n/a

Address/Location of Subject Property: 1051, 1047, 1043 Briarcliff Road

District(s): 18th Land Lot(s): 001 Block: Parcel(s): 18-001-05-021;022;023

Acreage: 3.02 Commission District(s): 2.6

Present Zoning Category: R-85 Proposed Zoning Category: RSM

Present Land Use Category: TN

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

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

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent

EXPIRATION DATE / SEAL



<b>Site Information</b>	
Address	1043, 1047, 1051 Briarcliff Road
Total Site Area	3.02 Acres
Total Units Proposed	16 units
<b>Existing Zoning</b>	
Zoning (DeKalb County)	R-45
Adjacent Zoning Designation (DeKalb County)	North: R-85; South: R-85; West: OI (across Briarcliff Road); East: R-85
Historic District	Druid Hills
Future Land Use (DeKalb County)	Traditional Neighborhood
<b>Proposed Zoning</b>	
Zoning	Small Lot Residential: RSM
<b>Dimensional Requirements (27-2.11 Division 11)</b>	
Base Density	4 units/acre
Base Density with Bonus*	6 units/acre
Density Provided	5.3 units/acre
<b>Urban Single Family</b>	
Building height will not exceed	35 ft (max allowed by code: 45' or three floors)
<b>Two/Three-family Lot Area</b>	
Building height will not exceed	35 ft
<b>Lot Coverage of Impervious Surfaces (of total parcel acreage)**</b>	
	36 %
*With density bonus, 30% greater than base (additional enhanced open space)	
**Impervious surfaces include: sidewalk, driveway, and building footprints	
<b>Residential Density Bonus Eligibility: 50% Greater Than Base: Additional Enhanced Open Space</b>	
Enhanced Open Space Required	50% greater than base (of required base)

<b>Building Setbacks (overall site)</b>	
Required Front	20 FT
Provided Front At Briarcliff Road*	141 FT
Required Side	20 FT
Provided Side	30 FT
Required Rear	15 FT
Provided Rear	60 FT
*Based on average front setback of units located at 1057 and 999 Briarcliff Road	
<b>Parking</b>	
TTF: 4 Units Total (units 1-4)	
Required Parking (1 min/4 max spaces per unit)	6 min / 24 max spaces
Provided Parking*	12 Spaces
Provided Guest Parking	12 Spaces (apron parking behind each unit)
U-SF: 10 Units Total (units 7-16)	
Required Parking (2 min/4 max spaces per unit)	20 min / 40 max spaces
Provided Parking*	29 Spaces
Provided Guest Parking	7 Spaces (parallel spaces off loop drive)



## Elevation Study

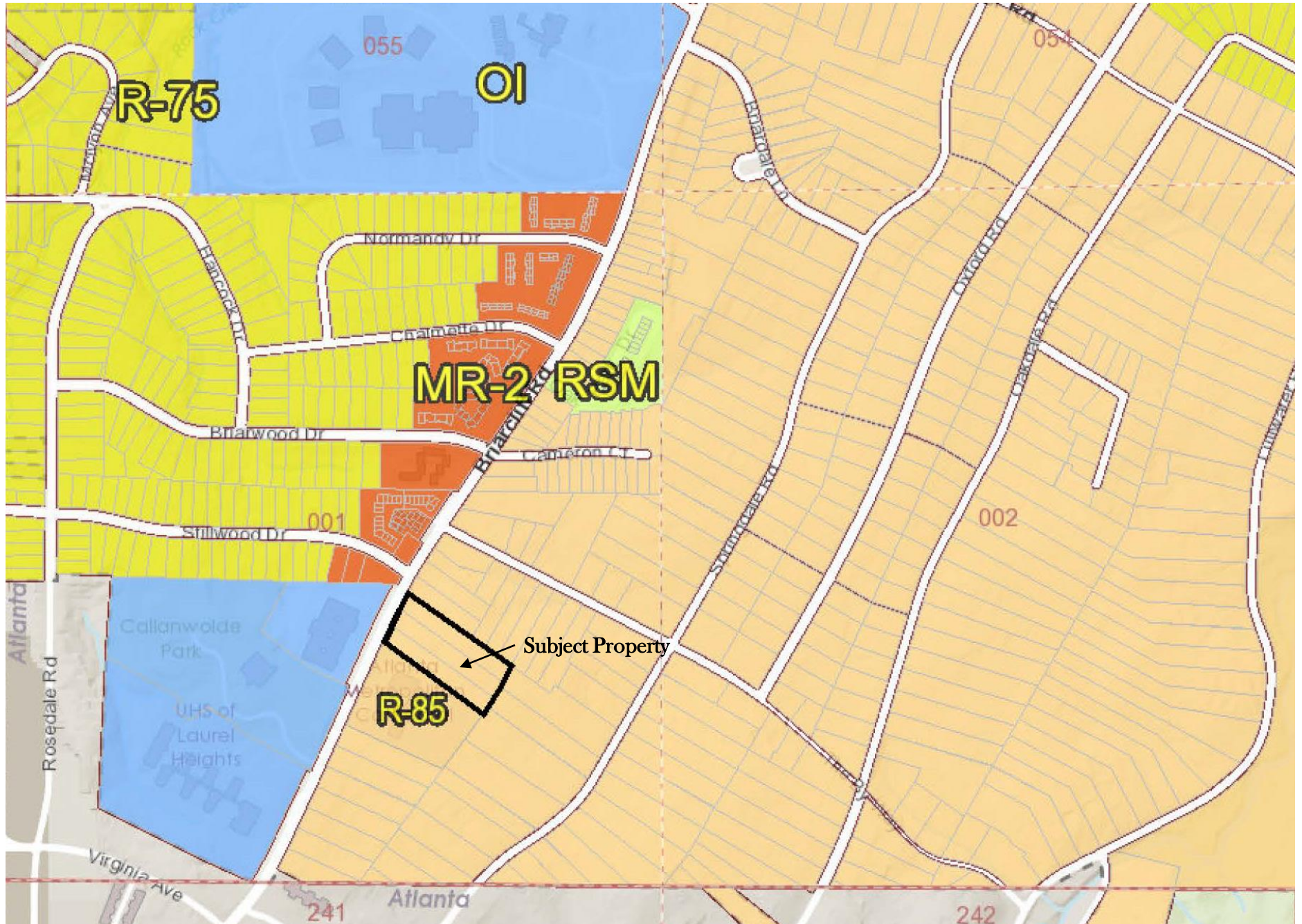
Looking at units 1-6 facing Briarcliff Road

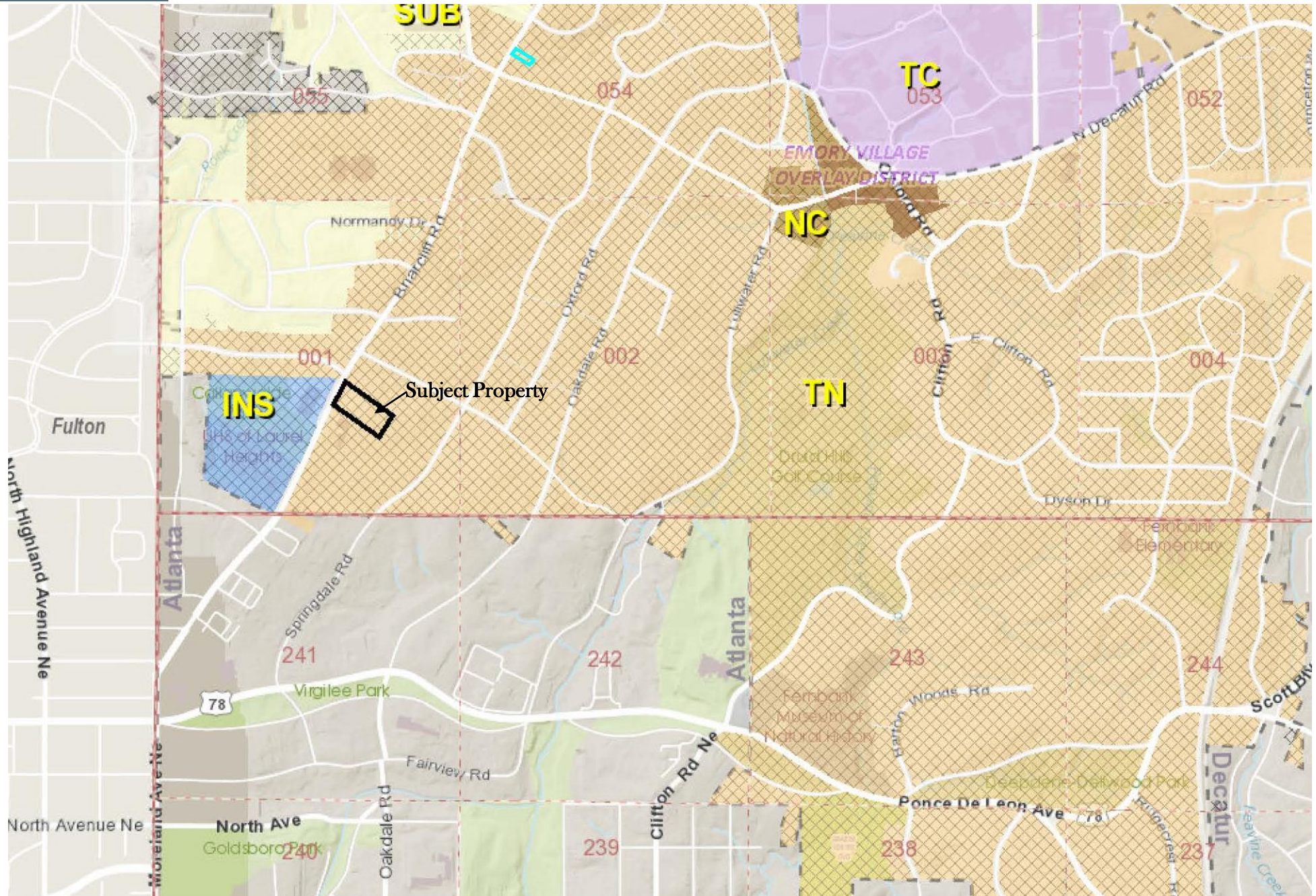
for: Elegant Homes, LLC

by: TSW

07/03/2019

**TSW**  
PLANNING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE









Views of Briarcliff Road, looking northward from Metro Church site.







(left) 1043 Briarcliff Road and Metro Church/Kindergarten

(right) 1047 and 1051 Briarcliff Road



1051 Briarcliff

1047 Briarcliff