



# DeKalb County Government

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

## Agenda Item

**File #:** 2020-0602

9/24/2020

**File Status:** Preliminary Item

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 4 & 7

**Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 140 single-family detached residences at a density of 3.42 units per acre, at the southeast intersection of Alford Road & Stephenson Road.**

**PETITION NO:** D3. Z-20-1243958 2020-0602

**PROPOSED USE:** Single-family detached residences - 140 Units

**LOCATION:** 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia.

**PARCEL NO. :** 16-128-02-001,16-128-02-003,16-128-02-011,16-129-02-009

**INFO. CONTACT:** Karen Hill, Sr. Planner

**PHONE NUMBER:** 404-371-2155 X4

**PURPOSE:**

Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 140 single-family detached residences at a density of 3.42 units per acre. The property is located on the southeast corner of Stephenson Road and Alford Road at 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia. The property has approximately 1,373 feet of frontage along Stephenson Road and 1,770 feet of frontage along Alford Road and contains 40.9 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (8/18/2020) Denial & (6/16/2020) Full Cycle Deferral.

**PLANNING COMMISSION:** (9/1/20) No Recommendation. (7/7/2020) Full Cycle Deferral.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The revised request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 140 units consisting of single-family detached residences at a proposed density of 3.42 units per acre is compatible and consistent with the surrounding and adjacent residential properties. The proposed development complies primarily with the RSM

district standards. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. The traffic impact study submitted by the applicant suggests site development improvements to address the potential impact of increased traffic along Stephenson Road and Alford Road. Staff has incorporated these improvements in the recommended conditions. Therefore, the Planning and Sustainability Department recommends “Approval, subject to Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: (9/1/20) No Recommendation.** 1st Motion: G. McCoy moved; J. Johnson seconded for "Approval with Staff's conditions". A. Atkins, E. Patton, V. Moore & T. Snipes opposed. The motion failed due to a tie vote 4-4-0. 2nd Motion: J. West moved, P. Womack, Jr. seconded for "Denial". J. Johnson, G. McCoy, V. Moore, E. Patton & T. Snipes opposed. The motion failed 3-5-0. This application moves forward with No Recommendation. **(7/7/2020) Full Cycle Deferral 6-2-0.** P. Womack, Jr. moved, V. Moore seconded for a Full Cycle Deferral. T. Snipes and J. West opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (8/18/20) Denial 9-1-1.** Subject to further information from Department of Transportation regarding required road improvements to address traffic concerns . **(6/16/2020) Full Cycle Deferral 11-0-0.** To allow the applicant time to properly address the concerns of the surrounding community which included traffic impacts and water run-off issues.

## **Z-20-1243958 RECOMMENDED CONDITIONS**

1. The development shall have a maximum of 140 units consisting only of single-family detached residences. Conceptual layout of site plan and building design shall be in be in substantial compliance with the revised site plan dated 8/21/2020 and subject to approval of the Director of Planning & Sustainability Department.
2. Provide access on Stephenson Road and Alford Road. Location of vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. Construct one (1) eastbound right turn lane along Stephenson Road. Construct a conventional stop-controlled driveway on the site with one (1) ingress lane entering the site and one (1) egress lane exiting the site. Along Alford Road, construct a conventional stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
4. Dedicate a minimum 50 feet of right of way from centerline of Stephenson Road and 27.5 feet of right of way from centerline of Alford Road (or all public infrastructure on right of way – including streetlights, whichever greater).
5. Install an enhanced pedestrian feature to include a refuge medianette, rectangular flashing beacons and advanced warning signs to facilitate safe crossing from the development to Stephen Middle School. Location to be approved by the Transportation Division.
6. Streetlights required with payment to Georgia Power and signed petition required prior to final plat approval.
7. Six-foot wide sidewalks required along Stephenson Road frontage. Five-foot wide sidewalks required along Alford Road.
8. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas and pedestrian paths.
9. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
10. No residential units shall directly face Stephenson Road or Alford Road.
11. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
12. Provide a minimum six-foot high fence along the southern boundary line of the site.
13. A six-foot high fence and minimum 15-foot wide landscape buffer on the public street frontage shall be provided along Stephenson Road and Alford Road. The landscaped buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions. Street -facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers

separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide.

14. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



**DeKalb County Department of Planning & Sustainability**

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

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

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-20-1243958 **Agenda #:** D.3

**Location/Address:** The property is located on the southeast corner of Stephenson Road and Alford Road at 800, 810 and 820 Alford Road and 917 Stephenson Road, Stone Mountain, GA. **Commission District: 4 Super District: 7**

**Parcel ID:** 16-128-02-001; 16-128-02-003; 16-128-02-011; 16-129-02-009

**Request:** To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 140 single-family detached residences at a density of 3.42 units per acre.

**Property Owner:** Katherine L. Brown; Louis Evans Brown Jr.; Robert Larry Brow; Sarah K. Warbington; Danny H. Warbington

**Applicant/Agent:** Parkland Communities, LLC / co Battle Law, P.C.

**Acreage:** 40.91 Acres

**Existing Land Use:** Primarily Undeveloped with Three Single Family Residences and Accessory Structures

**Surrounding Properties Adjacent Zoning:** Adjacent to the site along the west and south property lines are single-family detached subdivisions zoned RSM. North and east of the site is zoned R-100 and developed with single-family detached residences. The subject site is within walking distance of three public schools: Pine Ridge Elementary, Stephenson Middle and Stephenson High school.

**Comprehensive Plan:** Suburban (SUB)  Consistent  Inconsistent

<b>Proposed Residential Units.:</b> 140	<b>Existing Residential Units:</b> 3
<b>Proposed Lot Coverage:</b> Detached 50% Per Lot	<b>Existing Lot Coverage:</b> <35% Per Lot

## **SUBJECT PROPERTY**

The subject property is located at the southeast corner of Stephenson Road and Alford Road. The 40.91 -acre site consists of three single-family residence with accessory structures. However, the majority of the site is undeveloped with lots of mature green vegetation. Stephenson Road is a heavily traveled two-lane collector with a middle turn lane and Alford Road is classified as a local street. The site is surrounded by a mixture of residential developments and institutional uses. The subject site is within walking distance of three public schools: Pine Ridge Elementary, Stephenson Middle and Stephenson High school. The site is adjacent to an after-school program on Stephenson Road. Carriage Point subdivision is west of the site along Alford Road and Alford Crossing subdivision is south of the site. The site is currently zoned R-100 (Residential Medium Lot) District.

## **ZONING ANALYSIS**

The subject application requests an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the entire 40.91-acre site from R-100 (Residential Medium Lot 100) District to the RSM (Small Lot Residential Mix) District to allow for the development of 140 single-family detached residences at a density of 3.42 units per acre. The proposed RSM zoning district is consistent and compatible with RSM zoned properties west of the site along Alford Road and RSM zoned properties adjacent to the site along the south property line pursuant to CZ-86175. The proposed rezoning to RSM (Small Lot Residential Mix) District is appropriate for this site given its consistency with the 2035 Comprehensive Land Use Plan which designates this within the Suburban (SUB) Character Area. The intent of the Suburban (SUB) Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. The future land use for the surrounding properties to the west, north, south and east are all designated Suburban (SUB) Character Area.

## **PROJECT ANALYSIS**

The revised site plan depicts only 140 single-family detached residences. The site plan shows a designated park area with playground and mail kiosk as well as an interior pocket park. An existing pond on the site will remain and will be accessible to residents by mulch trails proposed for the site. Two stormwater detention ponds are proposed on the site. Access is proposed via one curb cut on Stephenson Road and one curb cut on Alford Road.

## **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 site within the Suburban (SUB) Character Area. The intent of the Suburban (SUB) Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. The proposed rezoning and development are compatible with the policy and intent of the 2035 Comprehensive Plan.

**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 RSM (Small Lot Residential Mix) District complies with Chapter 27- Article 5.2.3 Compatibility of new and existing subdivisions by providing a minimum 20-foot wide transitional buffer along the perimeter property lines adjacent to single-family detached residences.

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

The site as currently zoned R-100 would not provide the greatest economic use for the site. Larger homes on larger lots would produce fewer residences resulting in increased costs for construction and purchase.

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

The rezoning request to the RSM (Small Lot Residential Mix) District should not adversely affect the use or usability of adjacent and/or nearby residential properties in the area along Alford 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 proposed development offers 140 single-family detached residences on existing undeveloped property. The opportunity for home ownership by DeKalb County residents and compliance to development standards provide supporting grounds for approval of the zoning request.

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

The proposed rezoning will not adversely affect historic buildings, sites, districts or archaeological resources.

**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 proposal to the RSM District to develop 140 residential units would increase traffic along Stephenson Road and Alford Road. However, given that Stephenson Road is a two-lane collector with a median, the increase in traffic should be mitigated by road improvements along the property frontage. The Department of Public Works Traffic Engineering did not find any traffic concerns that would disrupt traffic flow. The DeKalb County School District stated that the original proposed development for 183 new residences would add 95 students to the following schools: 22 at Pine Ridge Elementary School, 15 at Stephenson Middle School, 26 at Stephenson High School and 30 at other DeKalb County School District schools and two at private schools. The reduction to 140 residences would decrease the number of new students added to the school district. However, all three neighborhood schools have capacity for additional students.

**Since BOC 7/30/20**

The applicant has changed the request from proposing to develop 172 units consisting of single-family detached and single-family attached residences to proposing to develop only 140 single-family detached residences. The applicant requested a traffic impact study for the project area to determine if any recommendations (i.e. site improvements) would alleviate possible future traffic congestion in the area. The attached study prepared by

Kimley Horn and Associates was submitted to Planning and Sustainability after the Planning Commission staff report was finalized and distributed. Planning staff has now reviewed the traffic impact study which states the following conclusion: All study intersections are expected to operate at an overall acceptable level-of-service (LOS) under all future conditions. The roadway segments along Stephenson Road to the east and to the west of the development are currently operating at and projected to operate at LOS D under all existing and future scenarios. The traffic impact study recommends the following site development improvements to alleviate traffic from the proposed development that staff will include in the recommended conditions:

- Stephenson Road at Site Driveway East (Intersection 4)  
Along Stephenson Road, construct one (1) eastbound right turn lane.

Construct a conventional stop-controlled driveway on the site with one (1) ingress lane entering the site and one (1) egress lane exiting the site.

- Alford Road at Site Driveway West (Intersection 5)  
Construct a conventional stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.

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

The rezoning proposal to the RSM district will not adversely impact the environment or surrounding natural resources.

**COMPLIANCE WITH DISTRICT STANDARDS**

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

RSM STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
MIN. LOT WIDTH	50 feet for Single-Family Detached (SFD)	50 feet	YES
MIN. LOT AREA	5,000 sq. ft. for SFD	5,000 sq. ft.	YES
FRONT SETBACK	Min 20 ft. for SFD	20 feet	YES
INTERIOR LOT - SIDE	3 ft. with minimum 10 ft. building separation for SFD	3 ft. with minimum 10 ft. building separation for SFD	YES
REAR	20 ft. SFD	20 ft. SFD	YES
DWELLING UNITS PER ACRE	4 – 8	3.42 units per acre	YES
MAX. LOT COVERAGE	Maximum 50% SFD Per Lot	68% SFD	NO. Will need to show compliance during building permitting phase.



HEIGHT	3 Stories or 45 Feet	2 Stories	YES
MIN. PARKING Article 6	SFD-2 spaces per residence plus .25 for guest = 215 total required	585 Total Proposed	YES
OPEN SPACE	Minimum 20% if site is > 5 acres. Site is 40.9 acres	20.9%	YES
Linear Feet of Sidewalk	5-foot wide	5-foot wide	YES

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The revised request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 140 units consisting of single-family detached residences at a proposed density of 3.42 units per acre is compatible and consistent with the surrounding and adjacent residential properties. The proposed development complies primarily with the RSM district standards. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. The traffic impact study submitted by the applicant suggests site development improvements to address the potential impact of increased traffic along Stephenson Road and Alford Road. Staff has incorporated these improvements in the recommended conditions. Therefore, the Planning and Sustainability Department recommends Approval Conditional subject to the following conditions:

1. The development shall have a maximum of 140 units consisting only of single-family detached residences. Conceptual layout of site plan and building design shall be in be in substantial compliance with the revised site plan dated 8/21/2020 and subject to approval of the Director of Planning & Sustainability Department.
2. Provide access on Stephenson Road and Alford Road. Location of vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. Construct one (1) eastbound right turn lane along Stephenson Road. Construct a conventional stop-controlled driveway on the site with one (1) ingress lane entering the site and one (1) egress lane exiting the site. Along Alford Road, construct a conventional stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
4. Dedicate a minimum 50 feet of right of way from centerline of Stephenson Road and 27.5 feet of right of way from centerline of Alford Road (or all public infrastructure on right of way – including streetlights, whichever greater).
5. Install an enhanced pedestrian feature to include a refuge medianette, rectangular flashing beacons and advanced warning signs to facilitate safe crossing from the development to Stephen Middle School. Location to be approved by the Transportation Division.
6. Streetlights required with payment to Georgia Power and signed petition required prior to final plat approval.
7. Six-foot wide sidewalks required along Stephenson Road frontage. Five-foot wide sidewalks required along Alford Road.

8. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas and pedestrian paths.
9. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
10. No residential units shall directly face Stephenson Road or Alford Road.
11. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
12. Provide a minimum six-foot high fence along the southern boundary line of the site.
13. A six-foot high fence and minimum 15-foot wide landscape buffer on the public street frontage shall be provided along Stephenson Road and Alford Road. The landscaped buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions. Street - facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide.
14. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

#### Attachments

1. Department Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Map
6. Site Photos

## NEXT STEPS

*Following an approval of this zoning action, 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.)*
- ✓ **Variance or Special Exception** *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*

**Each of the approvals and permits listed above require submittal of application, fees and supporting documents. Please consult with the appropriate department/division.**

## TRANSPORTATION COMMENTS-JULY 2020 ZONING AGENDA CASES

N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified at a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 6/15/2020

**Submitted to:** DeKalb County

**Case #:** Z-20-1243958

**Parcel #:** 16-128-02-001/-003/-009/-011

**Name of Development:** 800 Alford Road  
**Location:** 800, 810, 820 Alford Road

**Description:** 91 single-family detached and 92 single-family attached residences

**Impact of Development:** When fully constructed, this development would be expected to generate 95 students: 22 at Pine Ridge ES, 15 at Stephenson MS, 26 at Stephenson HS, 30 at other DCSD schools, and 2 at private schools. All three neighborhood schools have capacity for additional students.

<b>Current Condition of Schools</b>	<b>Pine Ridge ES</b>	<b>Stephenson MS</b>	<b>Stephenson HS</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	883	1,366	2,040			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	542	975	1,338			
Seats Available	341	391	702			
Utilization (%)	61.4%	71.4%	65.6%			
<b>New students from development</b>	22	15	26	30	2	95
New Enrollment	564	990	1,364			
New Seats Available	319	376	676			
New Utilization	63.9%	72.5%	66.9%			

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.120889	0.085393	0.006658	0.212940
Middle	0.080905	0.024602	0.002869	0.108376
High	0.139598	0.048719	0.006992	0.195308
<b>Total</b>	<b>0.3414</b>	<b>0.1587</b>	<b>0.0165</b>	<b>0.5166</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	183			
<b>Unit Type</b>	Mixed			
<b>Cluster</b>	Stephenson HS			
<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	22.12	15.63	1.22	38.97
Middle	14.81	4.50	0.53	19.84
High	25.55	8.92	1.28	35.75
<b>Total</b>	<b>62.48</b>	<b>29.05</b>	<b>3.03</b>	<b>94.56</b>
<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Pine Ridge ES	22	16	1	39
Stephenson MS	15	5	0	20
Stephenson HS	26	9	1	36
<b>Total</b>	<b>63</b>	<b>30</b>	<b>2</b>	<b>95</b>



## 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 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**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-20-1243958

Parcel I.D. #: 16-128-02-001; 16-128-02-003; 16-128-02-011; 16-129-02-009

Address: 800, 810, and 820 Alford Road and 917 Stephenson Road  
Stone Mountain, Georgia

**WATER:**

Size of existing water main: 6" DI, 8" DI, and 12" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property 8" or 12" mfo

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: Lower Crooked Creek Basin

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

Water Treatment Facility: Pole Bridge WTF ( ) adequate ( ) inadequate

Sewage Capacity: \* (MGPD) Current Flow: 6.48 (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.
* MUST UTILIZE 8" OR 12" DI WATER LINE FOR SERVICE TO DEVELOPMENT mfo

Signature:



06/15/2020

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-20-1243838 2020-0598 / 15-013-01, 15-013-01-018  
4341 East Conley Road, Conley, GA 30288  
- Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017  
4388 East Conley Road, Conley, GA 30288  
- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062  
4575 Chamblee Tucker Road, Tucker, GA 30084  
- Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003  
1503 Stephenson Road, Lithonia, GA 30058  
- Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009  
800 Alford Road, Stone Mountain, GA 30087  
- Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013  
2450 Wesley Chapel Road, Decatur, GA 30035  
- Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013  
2450 Wesley Chapel Road, Decatur, GA 30035  
- Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013  
3468 Moreland Ave., Conley, GA 30288  
- Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001  
2620 Shell Bark Road, Decatur, GA 30035



**Board of Health**

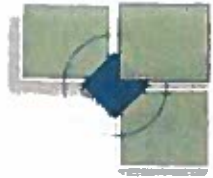
- N.10 Z-20-1243968 2020-0607 / 15-179-11-025  
2017 Memorial Drive, Atlanta, GA 30317
  - Please review general comments.
  
- N.11 Z-20-1243972 2020-0608 /18-083-01-010  
1347 Bermuda Road, Stone Mountain, GA 30087
  - Please review general comments.
  
- N.12 Z-20-1243977 2020-0609 15-154-12-003  
2043 Columbia Drive, Decatur, GA 30032
  - Septic system installed on this property on June 24, 1975
  - Please review general comments.
  
- N.13 TA-20-1244029 2020-0610  
DeKalb County, GA
  - Please review general comments.
  
- N.14 RE: Public Art 2020-0611 / 16-071-09-001  
2387 Wellborn Road, Lithonia, GA 30058
  - Please review general comments.



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

RECEIVED
APR 30 2020

Z/CZ No. 2-20-124358
Filing Fee:

Date Received: Application No.:

Applicant: Parkland Communities, Inc. c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address:
One West Court Square, Suite 750 Decatur, GA 30030

Applicant Phone: 404.601.7616 Fax: 404.745.0045

Owner(s): See Attached E-Mail:
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
See Attached

Owner(s) Phone: Fax:

Address/Location of Subject Property: See Attached

District(s): 16 Land Lot(s): 128 & 129 Block: 02 Parcel(s): 001, 003, 011 & 009

Acreage: 40.91 Commission District(s): 4 & 7

Present Zoning Category: R-100 Proposed Zoning Category: RSM

Present Land Use Category: SUB

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
Nov 26, 2022
EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE
Check One: Owner Agent X

**STATEMENT OF INTENT AND**  
**IMPACT ANALYSIS**

and

Other Material Required by  
DeKalb County Zoning Ordinance  
for the  
Application for Rezoning

of

**Parkland Communities, Inc.**  
**c/o Battle Law, P.C.**

for

40.91± acres of land located at  
**800 Alford Road**  
**810 Alford Road**  
**820 Alford Road**  
**917 Stephenson Road**

Submitted for Applicant by:

Michèle L. Battle, Esq.  
Battle Law, P.C.  
One West Court Square, Suite 750  
Decatur, Georgia 30030  
Phone: (404) 601-7616  
Fax: (404) 745-0045  
Email: [mlb@battlelawpc.com](mailto:mlb@battlelawpc.com)

## **I. STATEMENT OF INTENT**

The Applicant, Parkland Communities, Inc., is seeking to rezone the properties located at 800, 810 and 820 Alford Road, and 917 Stephenson Road, Lithonia, Unincorporated DeKalb County, GA having an aggregate acreage of 40.91 acres (the “Subject Property”) from R-100 to RSM for the development of a 91 single-family detached lot and 92 single-family attached lot subdivision at a density of 4.47 units per acre. The Subject Property has a land use designation of Suburban.

Except for the three (3) single family detached homes located on the Subject Property, the majority of the Subject Property is undeveloped, as it has been for decades. The Subject Property is located within walking distance of Pine Ridge Elementary School, Stephenson Middle School and Stephenson High School, and is surrounded by residential subdivision communities that were built in or prior to 2006. Consequently, many of these communities are not built to the same standards as are currently required under the DeKalb County Zoning Ordinance, which means that they don’t have sidewalks, street trees and lighting on all streets, and along the exterior boundaries of the property abutting public right of ways. They also do no benefit from the Building Form Standards in Article 5, which require multiple facades with differing elements which make communities more marketable in todays real estate market. It is the Applicant’s desire to develop a residential subdivision which is compatible with the surrounding community, but also incorporates the elements in the current DeKalb County Zoning Ordinance which enhance the overall aesthetics of the residential communities, thereby having the potential to raise values in the surrounding area.

This document is submitted both as a Statement of Intent regarding this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis of this Application

as required by the DeKalb County Zoning Ordinance. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

## **II. IMPACT ANALYSIS**

- (a) Suitability of use: The proposed rezoning will allow for the development of residential lots at a density that is suitable for the area considering the existing uses and zoning classifications in the area. The Subject Property is located at the intersection of Alford Road, a local road, and Stephenson Road (a collector road). Additionally, the Subject Property is directly across the street from two schools and within walking distance of a third school. The use of the Subject Property for the development of a residential subdivision is therefore, more than appropriate. The majority of the subdivisions in the area are zoned RSM. The lots which are not apart of a subdivision are, like the Subject Property, zoned R-100. Therefore, rezoning the Subject Property to RSM is suitable for the Subject Property.

The proposed subdivision will contain both single-family detached and attached product. The single-family detached product will be compliant with the minimum 5,000 sq ft. lot size, as well as with the other RSM dimensional requirements. The homes will have a minimum heated floor area of 1,800 sq. ft. and each unit will have a 2-car garage, with two parking pads in the driveway. The homes will be built with a mixture of textures including brick, stone, batten board, hardi-plank and other fiber cement siding.

With respect to the townhome units, they will be a minimum of 1,500 sq. ft. with a 2-car garage. It is the Applicant's position that the townhome units along Stephenson Road

provide for a suitable transition from the non-residential use across the street from the Subject Property, as well as adjacent to the Subject Property. The introduction of townhomes into the area will allow for a diversity of product that is consistent with the surrounding residential uses. It will allow for those looking to downsize, or young couple, or single parents to have an alternative to the traditional single-family style house currently in the area. The location of the townhomes on Stephenson Road is also appropriate as Stephenson Road is a collector street. The townhome unit owners will be members of the mandatory homeowner's association for the entire subdivision, and subject to the mandatory HOA fees and assessments. This will help support the maintenance of the townhomes in a manner which is compatible with the balance of the community.

(b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community, as it will support the continued recovery of the area from the 2007 economic downturn which devastated South DeKalb. The proposed homes will be sold at a price points which will be in excess of many of the surrounding values. Furthermore, the community will have sidewalks, pedestrian scale lighting, greenspace areas around the perimeter of the subdivision, as well as trees planted throughout the community, walking trails, an amenity area, pocket parks and a mandatory homeowners association, all of which enhance the viability and marketability of both the proposed community and the surrounding community as new prospective homeowners come to the area.

(c) Effect on public facilities: The Subject Property is in an area with public utility availability. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area. The Applicant will be installing sidewalks along



Stephenson Road and Alford Road, which will support the continued improvement of the these right of ways. Additionally, all of the schools within walking distance of the Subject Property are significantly below capacity.

- (d) Economic use of current zoning: The Subject Property has minimal use as currently zoned R-100. The development of large lot single family homes is not currently marketable in the area as the sales prices of the homes and lots would be significantly higher than current market rates due to building and infrastructure costs. Additionally, smaller residential lots reduce the impact of continue urban sprawl and allows for homes to be built which support working families.
- (e) Effect on historic building, sites, etc. The approval of this Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) Compatibility with Comprehensive Land Use Plan. The Subject Property has a land use designation of Suburban which supports the RSM zoning district.

#### **IV. CONCLUSION**

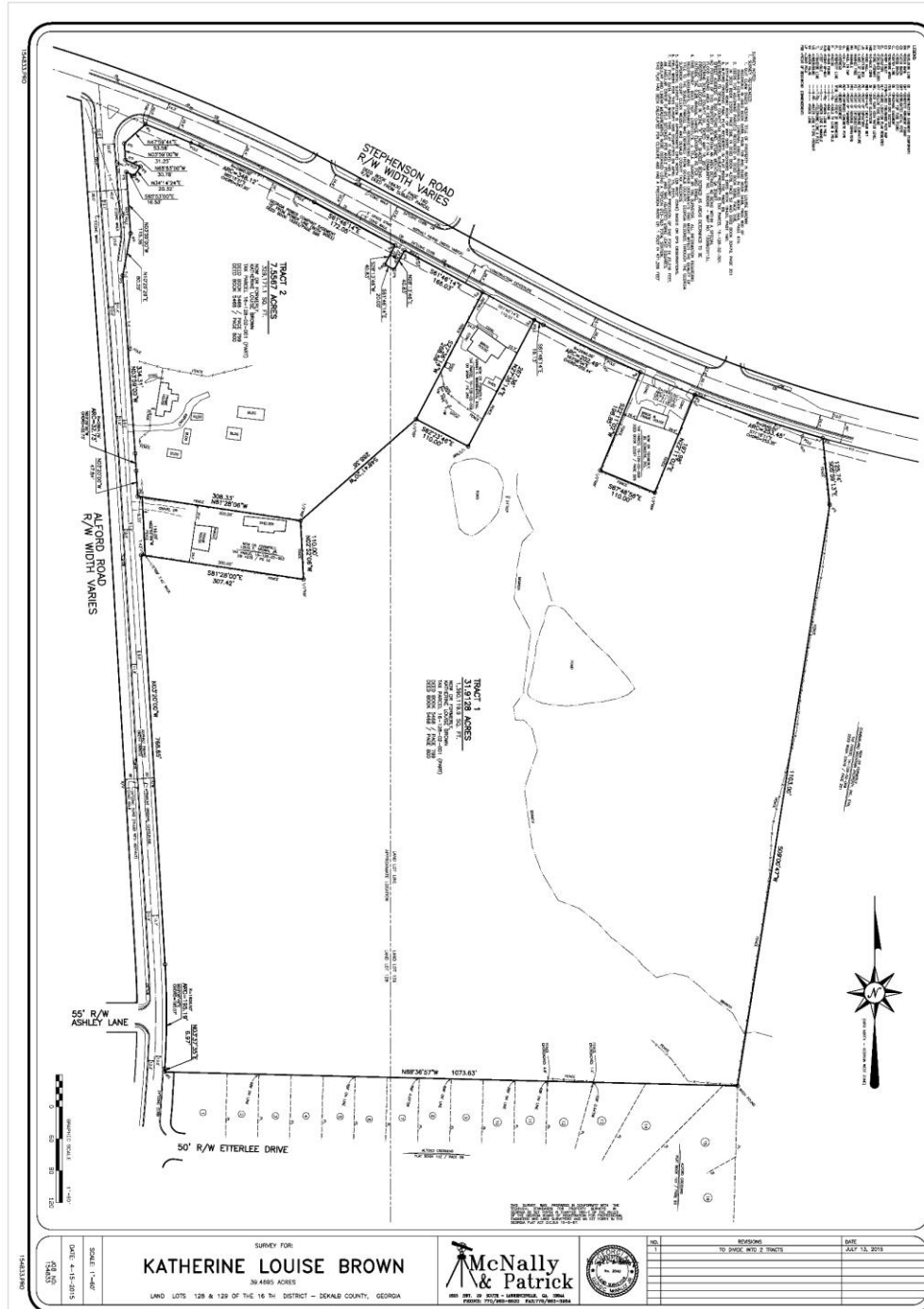
For the foregoing reasons, the Applicant respectfully requests that the Land use Amendment Application at issue be approved. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application and are attached hereto and by this reference incorporated herein.

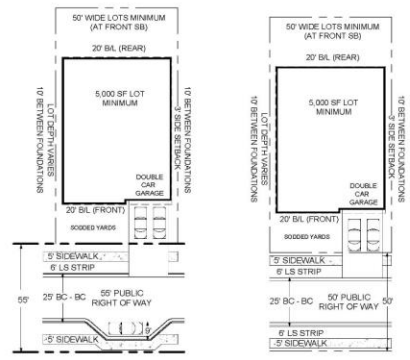
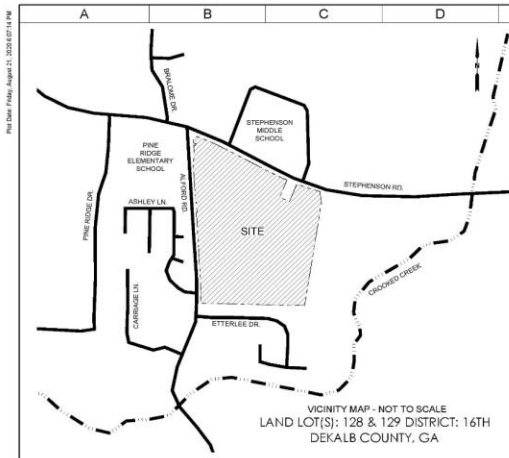
This 29<sup>th</sup> day of April, 2020.

Respectfully submitted,



\_\_\_\_\_  
Michèle L. Battle, Esq.  
Attorney For Applicant





**REQUESTED VARIANCES:**  
1. GRADED AND REPLANTED BUFFERS AS SHOWN  
2. GRADING CAN BE ALLOWED WITHIN THE 75' IMPERVIOUS STREAM SETBACK, BUT NOT THE 50' UNDISTURBED BUFFER.

**PROPERTY OWNERS:**  
PID: 16 128 02 001 - KATHERINE LOUISE BROWN  
PID: 16 128 02 003 - LOUIS E. BROWN, JR.  
PID: 16 129 02 009 - SARA K. WARBINGTON, ETAL

**SEWER NOTE:**  
SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG ALFORD ROAD & ASHLEY LANE.

**WATER NOTE:**  
EXISTING WATER LINE LOCATED ON STEPHENSON ROAD AND PROVIDED BY DEKALB COUNTY.

**STREET LIGHT NOTE:**  
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

**FEMA NOTE:**  
A SMALL PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 130890011J, DATED MAY 16, 2013

**TREE PRESERVATION NOTE:**  
EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

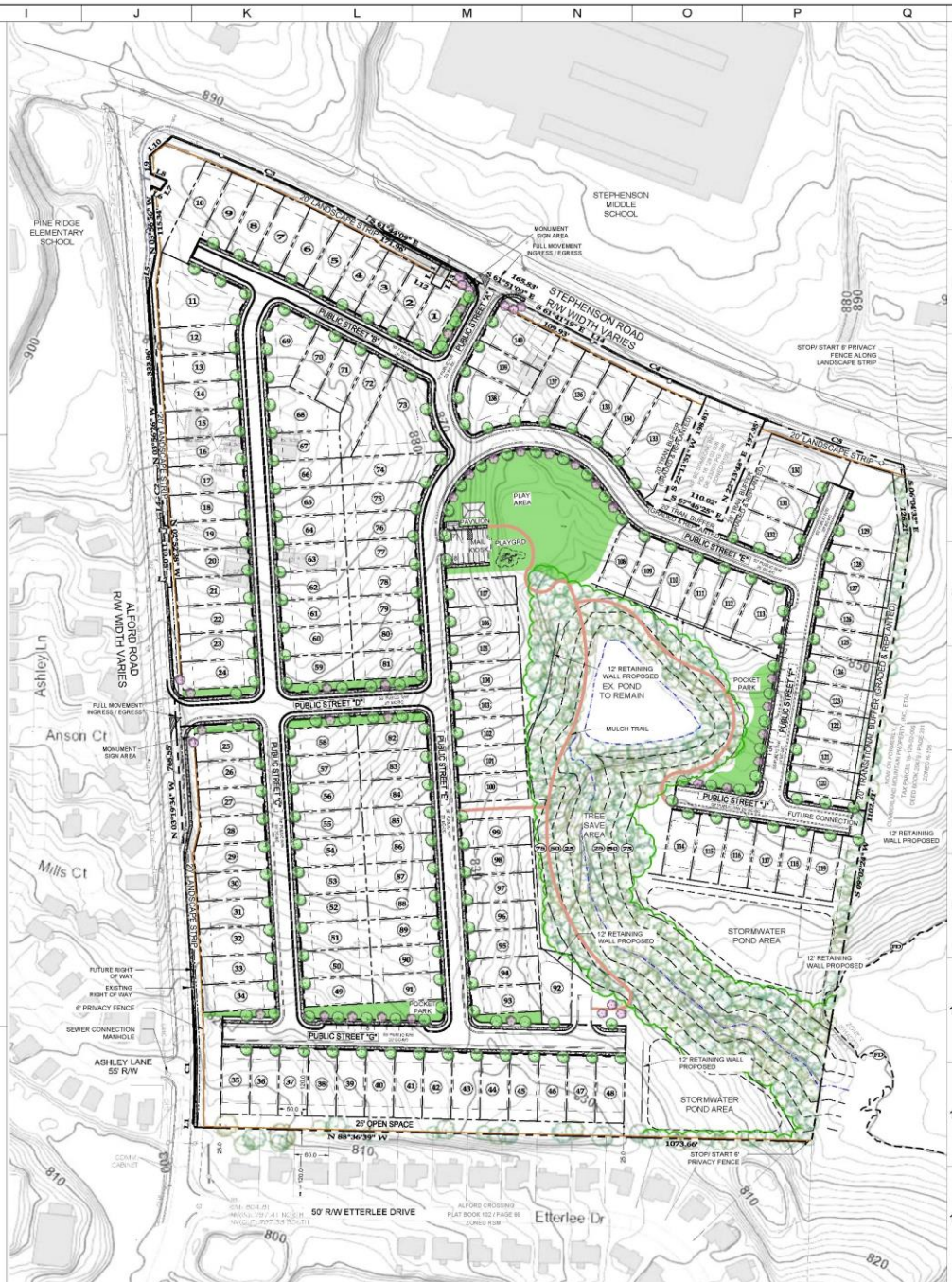
**BOUNDARY SURVEY BY:**  
McNALLY & PATRICK  
1505 HWY. 29 SOUTH, LAWRENCEVILLE, GEORGIA 30044  
PHONE: 770.943.8520

GROSS ACRES:	40.91 AC. (1,782,039 SQ. FT.)
EXISTING ZONING:	R100
PROPOSED ZONING:	RSM / DEKALB COUNTY
TOTAL UNITS:	140 UNITS
TOTAL DENSITY:	3.42 U/A
SINGLE FAMILY LOT WIDTH:	50' TYPICAL
MIN. UNIT HEATED AREA:	1,800 SF. (SINGLE FAMILY)
BUILDING SETBACKS:	SINGLE FAMILY DETACHED
FRONT:	20' (20' MIN DRIVEWAYS)
REAR:	20'
SIDE:	3'
BETWEEN FOUNDATIONS (SINGLE FAMILY):	10' BETWEEN FOUNDATIONS
TRANSITIONAL BUFFER:	20' (GRADED AND REPLANTED)
LANDSCAPE STRIP:	20' (ALFORD RD AND STEPHENSON RD)
BUILDING HT. REQUIRED:	35' MAX. (SINGLE FAM)
PARKING REQUIRED:	2.0 / UNIT FOR EACH DWELLING; 0.25 / UNIT FOR GUESTS
OPEN SPACE REQUIRED:	20.0% OR 8.18 ACRES
OPEN SPACE PROVIDED:	20.9% OR 8.55 ACRES
ENHANCED PROVIDED:	10% OR 4.09 ACRES
MULCH TRAIL PROVIDED:	41,190 SQ. LF.
LOT COVERAGE ALLOWED:	80% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)

LOT TYPE	TOTAL PER HOUSE	TOTAL LOT SPACES
FRONT ENTRY	2	4
OFF STREET PARALLEL GUEST/AMENITY PARKING		34
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL		594

DEVELOPED BY:

**PARKLAND COMMUNITIES**



LINE	BEARING	DISTANCE
L1	N 09°37'45" E	6.90'
L2	S 81°27'46" E	7.46'
L3	N 81°22'54" W	6.33'
L4	N 09°18'59" W	68.14'
L5	N 10°26'58" E	60.20'
L6	S 65°52'46" E	16.52'
L7	N 53°52'36" E	20.37'
L8	S 65°56'17" W	30.71'
L9	N 04°00'29" W	31.54'
L10	N 48°04'38" E	53.60'
L11	S 28°05'54" E	40.53'
L12	S 60°30'18" E	20.00'
L13	S 28°36'27" E	40.80'
L14	S 61°47'51" E	19.34'
L15	S 27°33'48" W	267.19'
L16	S 62°22'50" W	109.94'
L17	N 27°36'04" E	268.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1467.61	194.28'	194.16'	N 01°08'58" E	6°57'35"
C2	2843.29	32.71'	32.71'	N 03°39'25" W	0°39'00"
C3	2848.51	347.93'	347.72'	S 65°13'22" E	6°38'26"
C4	2641.21	302.93'	202.54'	S 63°59'41" E	4°23'41"
C5	2638.06	253.26'	253.16'	S 71°17'08" E	5°30'02"

**ALLIANCE ENGINEERING & PLANNING**  
LANDSCAPE ARCHITECTURE  
SURVEYING

Copyright ©2020, Alliance Engineering & Planning, Inc.

Surveying by: McNally & Patrick  
Phone: (770) 943-8520  
Email: info@mcnally.com

DEVELOPER: PARKLAND COMMUNITIES  
JIM@PARKLANDCO.COM

Site Concept Plan for STEPHENSON ROAD TRACT  
800 ALFORD ROAD  
LL 128 & 129 - DISTRICT 16TH  
PARCEL # 16-128-02-001

Orig. Issue: [ ]  
Designed by: BW  
Checked by: JJ  
Project #: 15073

NORTH

SCALE: 1"=100'

Rezoning Plan

8-21-2020

