



# DeKalb County Government

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

## Agenda Item

**File #:** 2020-0608

9/1/2020

**File Status:** Preliminary Item

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

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

**Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop up to 20 single-family detached homes at a density of 3 units per acre on the southwest side of Bermuda Road, at 1347 Bermuda Road.**

**PETITION NO:** D4. Z-20-1243972 2020-0608

**PROPOSED USE:** 20 Single-family Detached Units

**LOCATION:** 1347 Bermuda Road

**PARCEL NO. :** 18-083-01-010

**INFO. CONTACT:** John Reid

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

**PURPOSE:**

Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop up to 20 single-family detached homes at a density of 3 units per acre. The property is located on the southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard, at 1347 Bermuda Road, Stone Mountain, Georgia. The property has approximately 455 feet of frontage along Bermuda Road and contains 6.66 acres.

**RECOMMENDATION:**

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

**PLANNING COMMISSION:** (9/1/2020) Pending. (7/7/2020) Full Cycle Deferral.

**PLANNING STAFF:** (9/1/2020) Denial.

**STAFF ANALYSIS:** Since the July 30<sup>th</sup> Board of Commissioners meeting, the applicant has revised their site plan from 26 attached townhomes to 20 single-family detached homes. The revised site plan indicates that the proposed homes will be three stories tall and located only 10 feet away from each other, with proposed lot sizes from 4,000 to 6,000 square feet. The RSM- zoned Deer Creek Subdivision to the south contains average minimum single-family lot sizes of 10,890 square feet, and the R-100 zoned English Manor Estates subdivision

to the north contains average minimum single-family lot sizes of approximately 17,859 square feet. The predominant building height in the surrounding area is two-stories along the street frontage. The rezoning request's smaller proposed lot sizes, close proximity of structures, and three-story building heights are not consistent with the predominant development pattern in the area. Therefore, the rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1). Furthermore, the plan does not fully comply with the requirements of the RSM zoning district since eight of the proposed 20 lots are below the minimum 5,000 square foot lot size, and the proposed 20-foot wide buffer along the north property line is located within the proposed lots instead of on its own tract of land as required. Therefore, it is the recommendation of the Planning and Sustainability Department that the rezoning application be, respectfully, "Denied".

**PLANNING COMMISSION VOTE: (9/1/2020) Pending. (7/2/2020) Full Cycle Deferral 7-1-0.** J. Johnson moved, G. McCoy seconded for a Full Cycle Deferral, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 11-0-0.** The Council recommended denial until a site plan is completed showing distance between structures and landscaping. Discussion included traffic concerns along Bermuda Road and compatibility with the surrounding area. . Some neighbors discussed that they would support a rezoning if the product was complimentary with the established single-family detached lot pattern, the proposed homes were more "suburban" instead of "urban" and were in line with the looks of homes in the surrounding area, maximum density was 3.6 units per acre, buildings were a minimum of 10 feet apart, the location of open space was maintained, and that sidewalks were constructed along the road frontage. Other neighbors present opposed the rezoning citing traffic congestion concerns with the additional units and that the proposed style of homes was not comparable to the surrounding area. **(6/16/2020) Deferral 11-0-0.** To allow the applicant time to properly notify and engage fully with the surrounding community. Potential concerns discussed by surrounding property owners included price point, aesthetics, developer background, if there was going to be a mandatory HOA, transitional buffers, traffic impacts, projected project timeline, and land use compatibility with surrounding single-family detached homes.

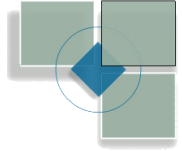


**DeKalb County Department of Planning & Sustainability**

**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 1, 2020**  
**Board of Commissioners Hearing Date: September 24, 2020**

**STAFF ANALYSIS**

**Case No.:** Z-20-1243972 **Agenda #:** D-4

**Location/Address:** Southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard at 1347 Bermuda Road in Stone Mountain **Commission District: 4 Super District: 7**

**Parcel ID:** 18 083 01 010

**Request:** To rezone property from R-100 (Single-Family Residential) to RSM (Small Lot Residential Mix) to develop 20 single-family detached homes at a density of three units per acre

**Property Owner:** Future Capital Investment c/o Kirk Harvey

**Applicant/Agent:** Future Capital Investment c/o Kirk Harvey

**Acreage:** 6.6

**Existing Land Use:** Vacant Single-Family structure

**Surrounding Properties:** Single-family homes and a single-family subdivision (English Manor) to the north; vacant land and single-family homes to the east across Bermuda Road; a single-family subdivision to the south (Deer Creek); and single-family homes to the west.

**Adjacent Zoning:** **North:** R-100 **South:** RSM **East:** NA Gwinnett County **West:** R100

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

**Proposed Density:** NA **Existing Density:** NA  
**Proposed Units/Square Ft.:** 20 single-family detached units at a density of three units per acre **Existing Units/Square Feet:** Vacant Structure  
**Proposed Lot Coverage:** NA **Existing Lot Coverage:** NA

**Staff Recommendation: DENIAL**

**ZONING HISTORY**

The subject property has been zoned R-100 (Single-Family Residential) since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

**PROJECT ANALYSIS**

The subject property comprises 6.6 acres on the southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard in Stone Mountain, Georgia. The site contains a vacant, dilapidated single-family structure. The site slopes moderately downward from Bermuda Road, but some of the rear portions of the property are steeper can contain grades of 15%. The site currently has an abundance of mature trees and vegetation.

Since the July 30<sup>th</sup> Board of Commissioners meeting, the applicant has revised their site plan from 26 attached townhomes at a density of four units per acre to 20 single-family detached homes at a density of three units per acre. The revised site plan indicates that the proposed homes will only be 10 feet away from each other and only three feet away from the side property line, and the proposed lot sizes will range from 4,000 to 6,000 square feet. The minimum lot sizes of the adjacent RSM-zoned Deer Creek Subdivision average 10,890 square feet, and the adjacent R-100 zoning on the north side of the subject property requires 15,000 square foot lots. The R-100 zoned English Manor Estates subdivision to the north contains average minimum single-family lot sizes of approximately 17,859 square feet. The close proximity of the proposed homes and the smaller lot sizes are not consistent with the development pattern of the surrounding area. Furthermore, the proposed site plan does not comply with the requirements of the proposed RSM zoning. The minimum lot size required in RSM is 5,000 square feet, and eight out of the 20 proposed lots fall below this requirement.

The property has frontage along Bermuda Road, a two-lane collector road with curb and gutter but no sidewalks. The proposed single-family homes will access a new private road which will be publicly accessible to Bermuda Road at the northern end of the project site. Sidewalks are proposed along both sides of the new internal road as well as along Bermuda Road. Based on the submitted conceptual elevations, the proposed single-family detached homes will be three stories tall. The applicant indicates the building materials will consist of “a grade level material at each unit that will either be a white full veneer brick or a light natural stone veneer”. The entry porch will have a metal roof supported by simple wood posts. Each unit will be diverse in color, consisting of either fiber cementitious siding, lap, shakes, or board and batten (see attached conceptual elevations).

Surrounding uses include single-family homes and a single-family subdivision (English Manor) to the north; vacant land and single-family homes to the east across Bermuda Road; a single-family subdivision to the south (Deer Creek); and single-family homes to the west.

**Supplemental Requirements:** There are no supplemental regulations in the zoning ordinance for single-family detached homes.

**Compliance with District Standards:**

STANDARD	RSM REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	4-8 units per acre	3 units per acre	Yes

LOT WIDTH	25 feet per lot	40 ft	Yes
LOT AREA	5,000 s.f.	4,000 to 6,000 s.f.	No. Non-compliance will necessitate variances
MAX. LOT COVERAGE	50%	70%	No. Non-compliance will necessitate variances.
FRONT SETBACK	20 feet	20 feet	Yes
REAR SETBACK	20 ft.	20 ft	Yes
SIDE SETBACK	3 ft from p/l with min. 10 feet between buildings.	3 ft ( <i>10 ft between buildings</i> )	Yes
BUILDING MATERIALS	All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Combination of brick, stone, fiber cementious siding.	Yes
MAX. BLDG. HEIGHT	35 feet	Information not provided.	Non-compliance will necessitate variances.
MIN UNIT SIZE	1,200 s.f.	1,200 s.f. to 2,500 s.f.	Yes
MIN OPEN SPACE	20%	20%	Yes
TRANSITIONAL BUFFER	20 ft along south property lines	20-ft wide buffer provided along north, south, and west property lines.  20-ft wide buffer along north property line is not located outside of individual lots.	Yes for the south and west buffers.  No to the north buffer; 20-ft wide buffer is not allowed within the proposed lot lines, must be located outside of individual lots. Variances required.

PARKING	40 spaces (2 spaces per dwelling unit).	Information not provided on site plan.	Non-compliance will necessitate variances.
LANDSCAPING	Each single-family lot on which new development shall occur shall be planted with three new trees.	Information not provided on site plan.	Non-compliance will necessitate variances.
SIDEWALKS AND STREETSCAPING	6-ft. sidewalk along Bermuda Road, 10-ft. landscape strip, street trees 40 ft. on center	Sidewalks are proposed along Bermuda Road and along the proposed internal road. However proposed sidewalk widths are not shown. No landscape strips or street trees are shown on plan.	Non-compliance will necessitate variances.
STREET LIGHTS AND PEDESTRIAN LIGHTS	Street lights shall be installed along public right of way within the landscape strip spaced at a maximum distance of 80 ft on center. Pedestrian lights shall be installed along public right of way at a maximum distance of 40 ft on center.	Information not provided	Non-compliance will necessitate a variance.
INTERNAL SIDEWALKS	Pedestrian access shall be provided from all parking areas directly to a public sidewalk.	Sidewalks are provided along both sides of the proposed new local road.	Yes

## LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed

amendments to the zoning maps.

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

The proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1) since the proposed building height, lot sizes, and massing of structures are not consistent with the predominant development pattern in the area.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

Based on the submitted information, as well as field investigation of the project site, it appears that the proposed lots sizes (4,000 to 6,000 square feet) and massing of structures (three-story single-family homes located only three feet from property lines and 10 feet away from each other) are not compatible with the surrounding development pattern consisting of minimum lot sizes of 10,890 square feet (Deerfield Subdivision) and 17,890 square foot minimum lot sizes in the R-100 zoned English Manor Estates subdivision to the north. While the subject property abuts RSM zoning to the south, that RSM contains a single-family detached subdivision (Deer Creek) with larger lot sizes and smaller building height. Permitting three-story structures within 10 feet of each other on small lots would allow the encroachment of an incompatible development pattern in an area intended to be developed single-family detached homes on larger lots and more distance between structures.

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

It appears that the property may have a reasonable economic use as currently zoned R-100 which allows single-family detached residential development.

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

Based on the submitted information, as well as field investigation of the project site, it appears that the proposed lots sizes (4,000 to 6,000 square feet) and massing of structures (three-story single-family homes located only three feet from property line and 10 feet away from each other) are not compatible with the surrounding development pattern consisting of minimum lot sizes of 10,890 square feet (Deerfield Subdivision) and 17,890 square foot (English Manor Estates subdivision to the north). While the subject property abuts RSM zoning to the south, that RSM contains a single-family detached subdivision (Deer Creek) with larger lot sizes and smaller building heights (two stories). Permitting three-story structures within 10 feet of each other on small lots would allow the encroachment of an incompatible development pattern in an area intended to be developed single-family detached homes on larger lots and more distance between structures.

**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 subject property falls within a SUB (Suburban) character area which calls for protecting established residential neighborhoods (SUB Policy #1). Based on the submitted information, as well as field

investigation of the project site, it appears that the proposed lots sizes (4,000 to 6,000 square feet) and massing of structures (three-story single-family homes located only three feet from property line and 10 feet away from each other) are not compatible with the surrounding development pattern consistent of 10,890 square foot minimum lot sizes (Deerfield Subdivision) and 17,890 square foot minimum lot sizes in the R-100 –zoned English Manor Estates subdivision to the north.

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

**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:***

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of existing streets, transportation facilities, utilities, or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The proposed development is not expected to have unusual impacts on the natural environment.

**Planning and Sustainability Department Recommendation: DENIAL**

Since the July 30<sup>th</sup> Board of Commissioners meeting, the applicant has revised their site plan from 26 attached townhomes to 20 single-family detached homes. The revised site plan indicates that the proposed homes will be three stories tall and located only 10 feet away from each other, with proposed lot sizes from 4,000 to 6,000 square feet. The RSM- zoned Deer Creek Subdivision to the south contains average minimum single-family lot sizes of 10,890 square feet, and the R-100 zoned English Manor Estates subdivision to the north contains average minimum single-family lot sizes of approximately 17,859 square feet. The predominant building height in the surrounding area is two-stories along the street frontage. The rezoning request's smaller proposed lot sizes, close proximity of structures, and three-story building heights are not consistent with the predominant development pattern in the area. Therefore, the rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1). Furthermore, the plan does not fully comply with the requirements of the RSM zoning district since eight of the proposed 20 lots are below the minimum 5,000 square foot lot size, and the proposed 20-foot wide buffer along the north property line is located within the proposed lots instead of on its own tract of land as required. Therefore, it is the recommendation of the Planning and Sustainability Department that the rezoning application be, respectfully, "Denied".

**Attachments:**

1. Public Works Department Comments



- a. Land Development Division
  - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

**Fwd: REZONING FOR 1347 BERMUDA RD**

Darrell Johnson &lt;jdmconsultantsllc@gmail.com&gt;

Wed 7/29/2020 11:21 AM

**To:** Reid, John <jreid@dekalbcountyga.gov> 1 attachments (650 KB)

The Astwood at Bermuda memo.pdf;

John - this is to confirm that we are amending our application to do 20 detached single family lots in the RSM district. Let me know if you have any questions.

Thanks,

Darrell Johnson  
JDM Consultants, LLC  
205.266.1648

----- Forwarded message -----

**From:** Darrell Johnson <jdmconsultantsllc@gmail.com>

Date: Wed, Jul 22, 2020, 10:16 AM

Subject: Fwd: REZONING FOR 1347 BERMUDA RD

To: <Allisongroup40@gmail.com>, <Jarring55@gmail.com>, <wesleyabrooks@gmail.com>, <NJQB@outlook.com>, <little.creek@aol.com>, <04corvette@bellsouth.net>, <legal51996@yahoo.com>, <ahart.vann@gmail.com>, <Conward.jones07@gmail.com>, <grammymix@gmail.com>, <ojionwudegu@yahoo.com>, <evorari@bellsouth.net>, <richardr\_im@yahoo.com>, <vic@furiousdreams.com>

Cc: Reid, John &lt;jreid@dekalbcountyga.gov&gt;

Good morning everyone, Hope everyone is well. It was brought to my attention that you needed to be made aware of our attentions for a community meeting with the neighbors to discuss the rezoning for Bermuda Road. See the attachment and let me know if you have any questions. I'm still not quite sure if I have the correct email address for the English Manor HOA so if one of you may know someone in that neighborhood, could you please share. Alternatively, I am posting a few letters to be delivered to addresses in that community.

Enjoy your day.

Thanks,

Darrell Johnson  
JDM Consultants, LLC  
205.266.1648

----- Forwarded message -----

**From:** Darrell Johnson <jdmconsultantsllc@gmail.com>

Date: Tue, Jul 21, 2020, 8:44 PM

Subject: RE: REZONING FOR 1347 BERMUDA RD

To: <[megallc1@gmail.com](mailto:megallc1@gmail.com)>, <[englishmanorestates@gmail.com](mailto:englishmanorestates@gmail.com)>

Cc: Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)>

Hope all is well with everyone. I would like to invite you to attend our Zoom meeting to discuss the rezoning of this property. I have provided the login details as well as the revised site plan in the attached document. I will also place some of these invitations in mailboxes of those nearby. Look forward to speaking with you soon.

Thanks,

Darrell Johnson  
**JDM Consultants, LLC**  
205.266.1648





**July 21, 2020**

**RE: Proposed Rezoning Project at 1347 Bermuda Rd, Stone Mountain, GA 30087**

**Meeting Notification**

Dear Neighboring Property Owners,

In an attempt to ensure a successful rezoning process, JDM Consultants would like for you to join our Zoom Video meeting Thursday, August 6, 2020 from 7:00 pm – 8:00 pm to discuss the proposed rezoning of the property at 1347 Bermuda Rd. My client, Future Capital Investment, is seeking to rezone the property from R-100 to RSM for the development of a 20-unit, Single Family Detached Community. We have heard your initial response and have enclosed a copy of the revised Site Plan for “The Astwood at Bermuda” as our discussion piece.

Below are the meeting instructions. There are multiple ways to join the meeting, including via your computer, tablet, or mobile phone.

**Zoom Meeting Details**

**Meeting ID: 884 3189 0505**

**Password: 720903**

**Internet:**

<https://us02web.zoom.us/j/88431890505?pwd=aFl6RkZnN2N3dEpyejQ2V1dzSUxjQT09>

**Telephone: 1.301.715.8592**

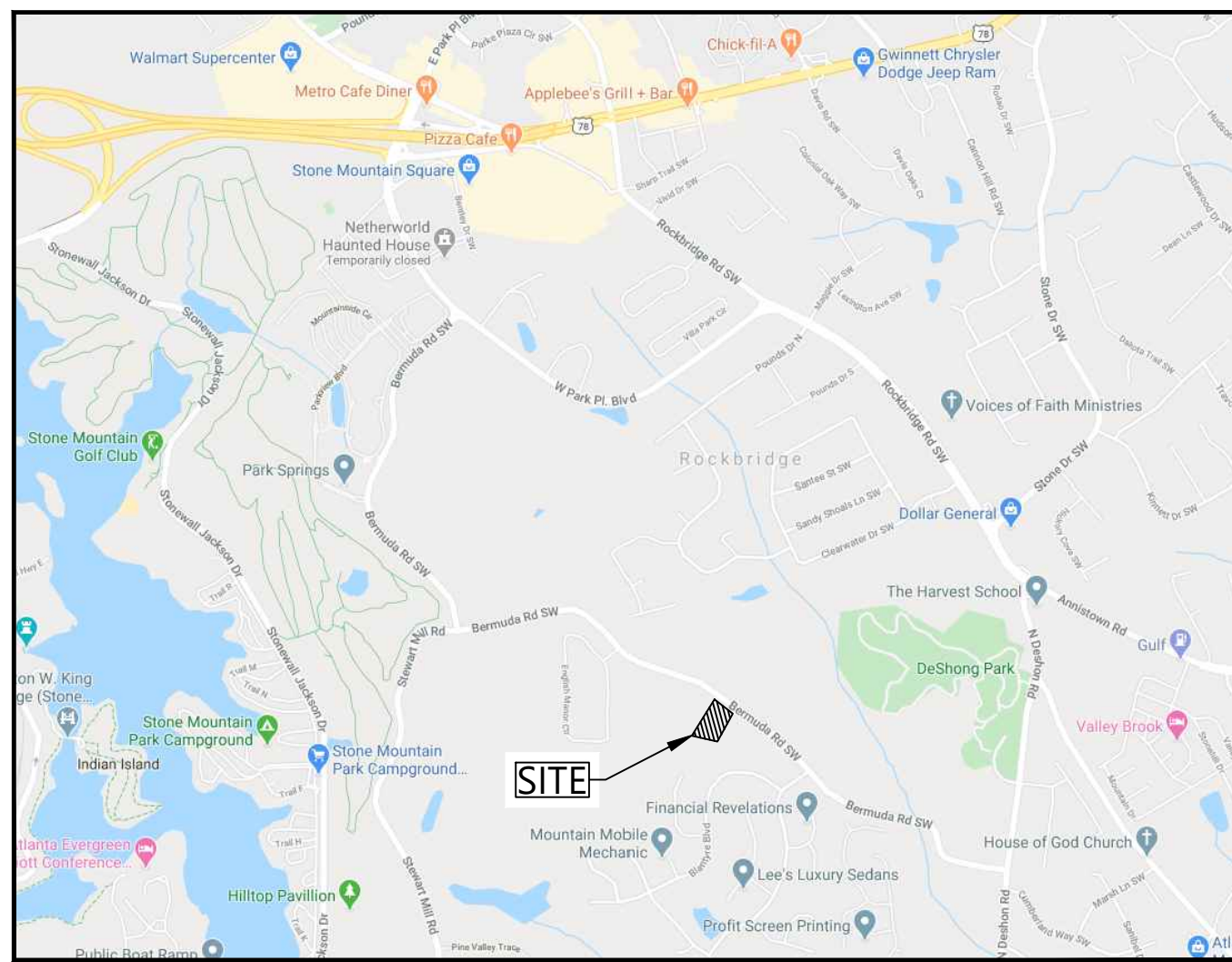
Thank you for your attention. We look forward to speaking with you soon.

Please call us if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be 'Darrell Johnson', written over a horizontal line.

Darrell Johnson, CEO  
JDM Consultants, LLC



**VICINITY MAP**  
(NOT TO SCALE)

TBM  
EL.=915.66

N/F  
WALTER & PATRICIA B  
HARRIS  
PARCEL ID 18 083 01 013  
DB 8629, PG 557  
ZONING: R-100

N/F  
BARBARA J NOLAN  
PARCEL ID 18 083 01 007  
ZONING: R-100

N/F  
KESHAA D McGURN  
MIMS  
PARCEL ID 18 080 01 241  
DB 20810, PG 428  
ZONING: RSM

N/F  
LYDIA THOMAS  
PARCEL ID 18 080 01 178  
DB 10808, PG 712  
ZONING: RSM

N/F  
MARY TYRELL  
PARCEL ID 18 080 01 177  
DB 18155, PG 630  
ZONING: RSM

N/F  
MICHAEL & MICHELLE  
DICKERSON  
PARCEL ID 18 080 01 176  
DB 10444, PG 241  
ZONING: RSM

N/F  
KALEB A FLAX  
PARCEL ID 18 080 01 175  
DB 9593, PG 225  
ZONING: RSM

N/F  
KEN J SOHAN &  
JACQUELYN  
CAESAR  
PARCEL ID 18 083 01  
009  
DB 21948, PG 478  
"TRACT I"  
ZONING: R-100

**SITE AREA CALCULATIONS**

LOT SIZE = 290,247 SQ. FT. (6.6632 AC)

**ZONING**

R100 (SINGLE FAMILY RESIDENTIAL DIST.)

**PROPOSED ZONING**

RSM (SMALL LOT RESIDENTIAL MIX)

**SETBACKS/OPEN SPACE**

FRONT YARD SETBACK	20' MIN., 30' MAX
SIDE YARD SETBACK	3' (10' BLDG SEPARATION)
REAR YARD SETBACK	20'
TRANSITIONAL BUFFER	20'
MAXIMUM BLDG. HEIGHT	35'
MAXIMUM LOT COVERAGE	70%
MINIMUM HEATED FLOOR AREA	1,200 SF
DENSITY ALLOWED	4.0 UNITS/AC (26.64 UNITS)
DENSITY PROPOSED	3.0 UNITS/AC (20 UNITS)
OPEN SPACE REQUIRED	1.33 ACRES (20%)
OPEN SPACE PROVIDED	1.33 ACRES (20%)



DESIGN  
CONSULTING  
CONSTRUCTION MANAGEMENT

P.O. Box 366411  
Atlanta, GA 30336

TEL: (205) 266-1648

EMAIL: JDMconsultantsllc@gmail.com

CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

**THE ASTWOOD  
AT BERMUDA ROAD**

1347 BERMUDA ROAD  
STONE MOUNTAIN, GA 30087

SHEET TITLE:

**SITE PLAN**

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 07-20-2020

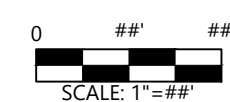
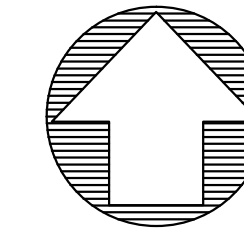
PROJECT NO.:

SHEET:

**1 OF 1**



Know what's below.  
Call before you dig.



**RE: BERMUDA RD REZONING**

Darrell Johnson <jdmconsultantsllc@gmail.com>

Tue 6/23/2020 3:30 PM

To: Reid, John <jreid@dekalbcountyga.gov>

Cc: futurecapitalinvestment@gmail.com <futurecapitalinvestment@gmail.com>

John - we would respectfully like to be given a full cycle deferral on this application based on this specific notion: we would like to revise & consider other options in our site planning for single family detached units. Let me know if you have any questions.

Thanks,

Darrell Johnson  
JDM Consultants, LLC  
205.266.1648



## 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 **however a state water determination shall be conducted 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.



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 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-20-1243972

Parcel I.D. #: 18-083-01-010

Address: 1347 Bermuda Road

Stone Mountain, Georgia

WATER:

Size of existing water main: 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: Lower Stone Mountain Creek Basin

Is sewer adjacent to property: Yes ( ) No ( X ) If no, distance to nearest line: Approximately 195 feet South of property

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

Sewage Capacity: \* (MGPD)

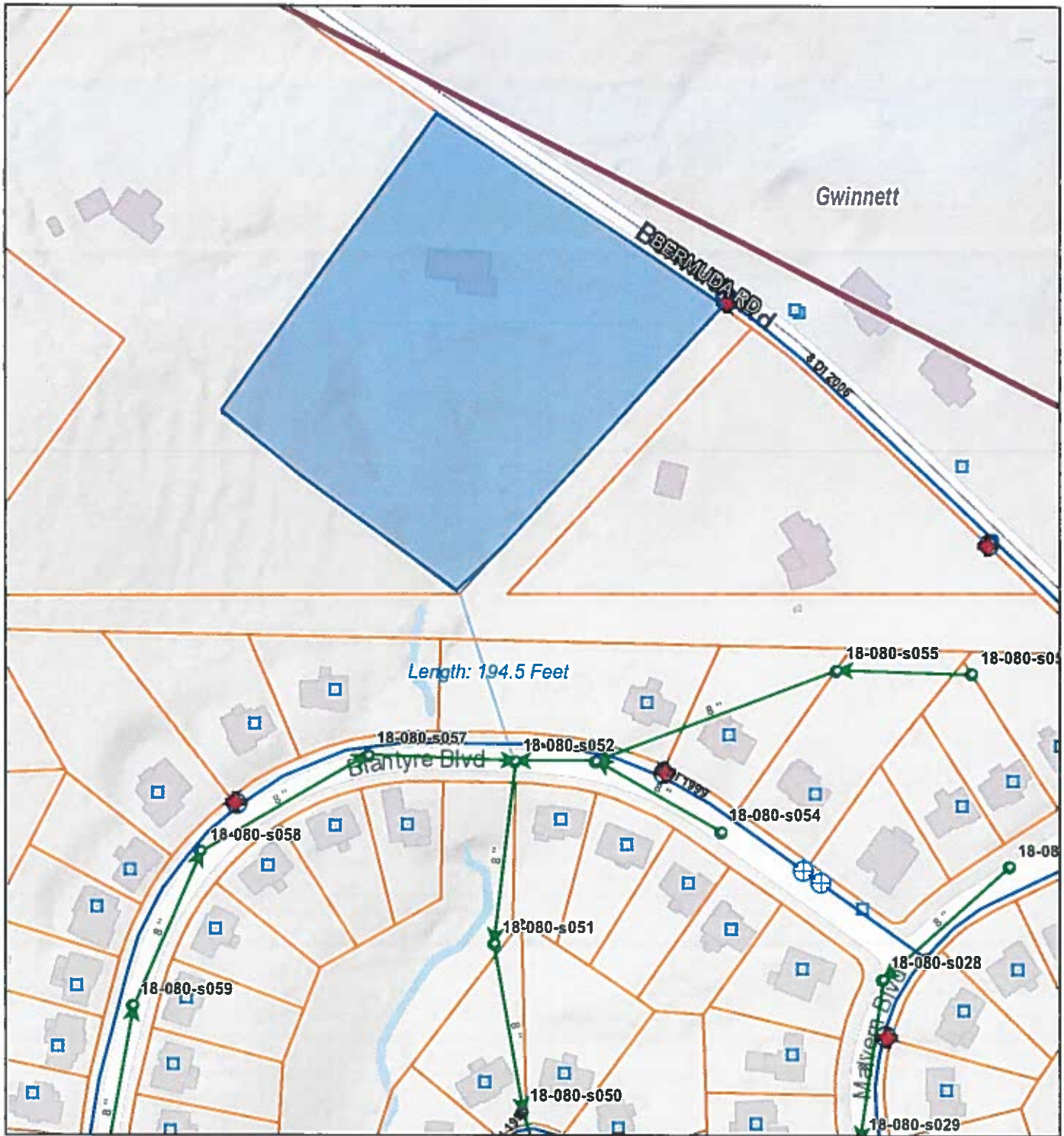
Current Flow: 6.48 (MGPD)

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.

Signature: 

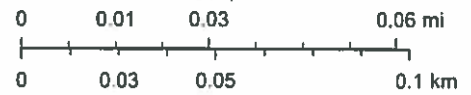
Z-20-1243972



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- |                  |                |               |
|------------------|----------------|---------------|
| Manholes         | ⊕ Water Valves | □ Water Meter |
| ● DEKALB         | Water Fittings | Streets       |
| → Sewer Mains    | ● Tap Sleeve   | ▭ Parcels     |
| → DEKALB         | ● Tee          | ▭ Land Lot    |
| ⊕ Water Hydrants | — Water Mains  | ▭ Districts   |





Board of Health

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 School District  
Development Review Comments**

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

**Submitted to:** DeKalb County

**Case #:** Z-20-1243972

**Parcel #:** 18-083-01-010

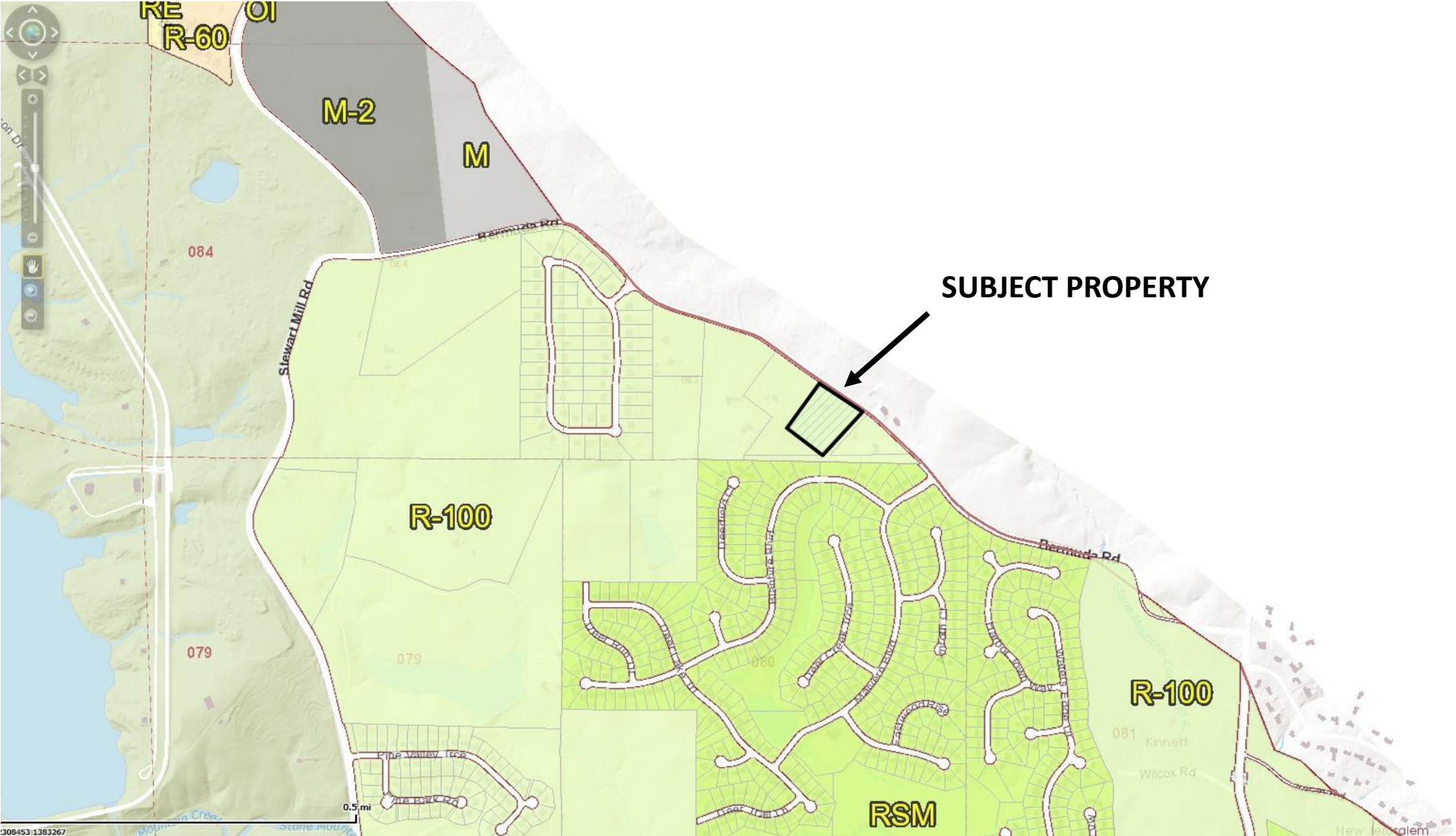
**Name of Development:** 1347 Bermuda Road  
**Location:** 1347 Bermuda Road near county line

**Description:** Twenty-six (26) townhomes on a current single-family lot

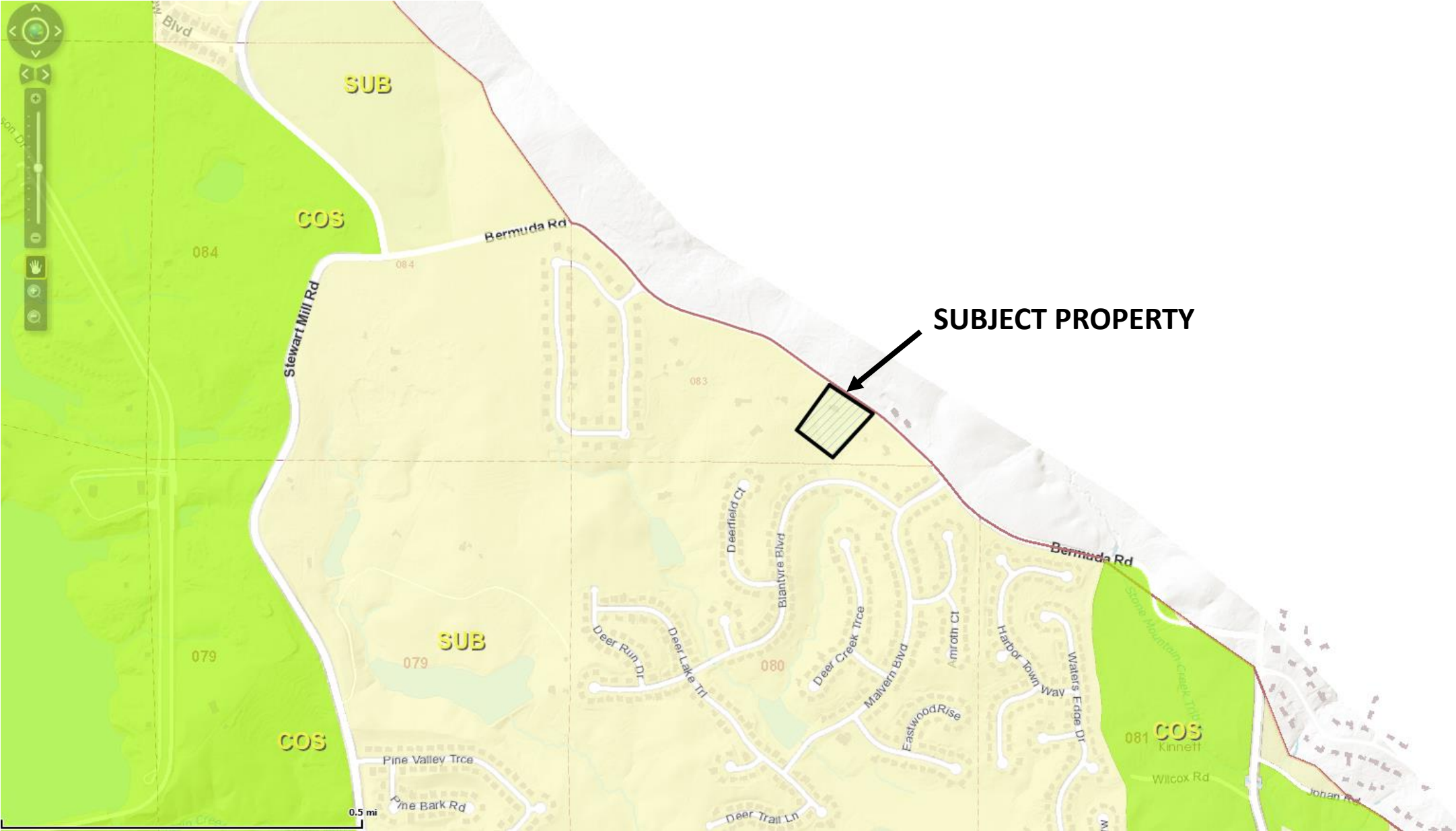
**Impact of Development:** When fully constructed, this development would be expected to generate 7 students: 2 at Pine Ridge ES, 1 at Stephenson MS, 2 at Stephenson HS, 2 at other DCSD schools, and 0 at private schools. All three neighborhood schools have capacity.

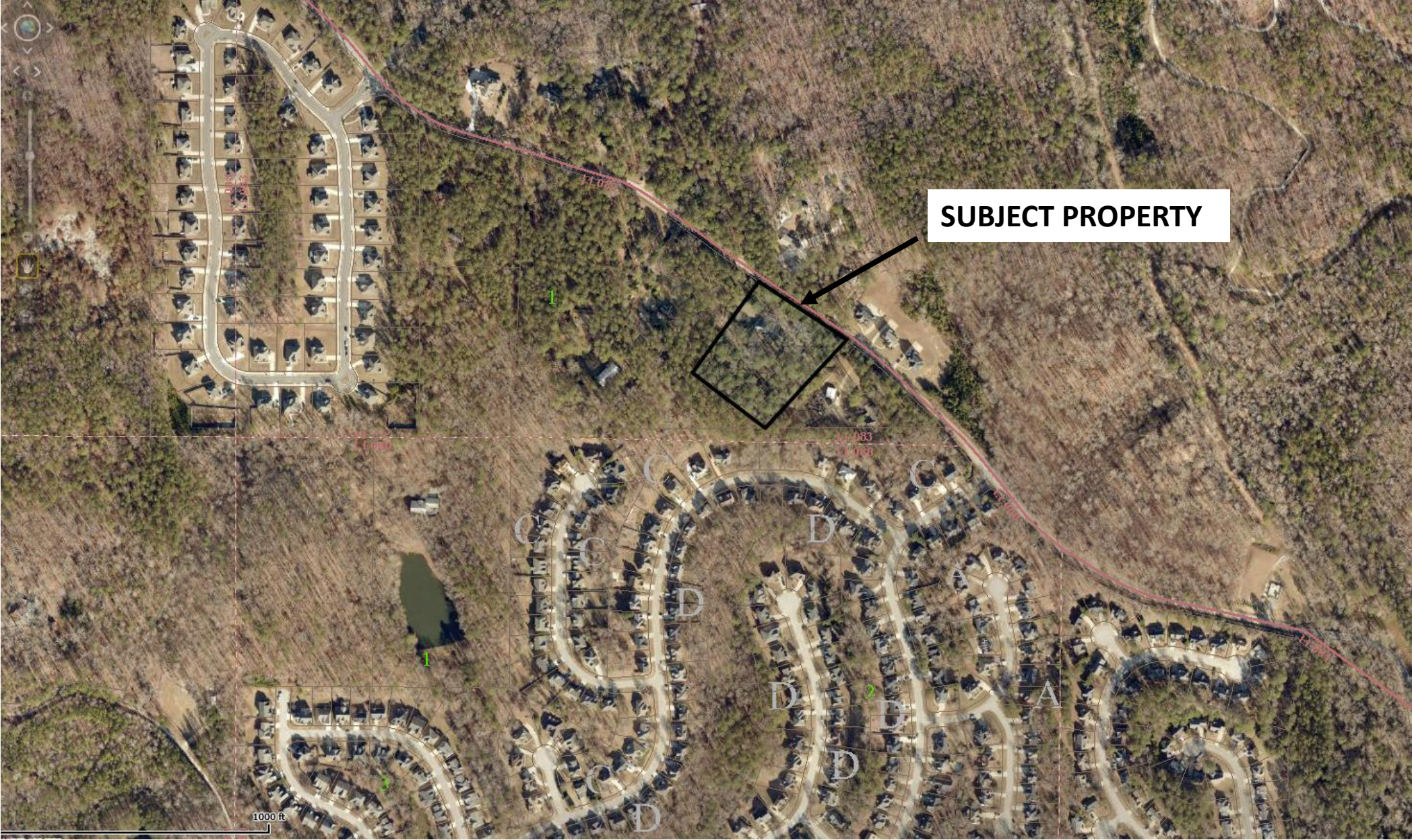
<b>Current Condition of Schools</b>	<b>Pine Ridge ES</b>	<b>Stephenson MS</b>	<b>Stephenson HS</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	883	1,366	2,040			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	542	975	1,338			
Seats Available	341	391	702			
Utilization (%)	61.4%	71.4%	65.6%			
<b>New students from development</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>7</b>
New Enrollment	544	976	1,340			
New Seats Available	339	390	700			
New Utilization	61.6%	71.4%	65.7%			

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.083985	0.022989	0.003831	0.110805
Middle	0.041992	0.000000	0.000000	0.041992
High	0.070651	0.024828	0.000000	0.095479
<b>Total</b>	<b>0.1966</b>	<b>0.0478</b>	<b>0.0038</b>	<b>0.2483</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	26			
<b>Unit Type</b>	TH			
<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	2.18	0.60	0.10	2.88
Middle	1.09	0.00	0.00	1.09
High	1.84	0.65	0.00	2.49
<b>Total</b>	<b>5.11</b>	<b>1.25</b>	<b>0.10</b>	<b>6.46</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	2	1	0	3
Stephenson MS	1	0	0	1
Stephenson HS	2	1	0	3
<b>Total</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>7</b>











**August 3, 2020**

**Dekalb County Dept. of Planning & Sustainability  
330 West Ponce de Leon Avenue  
Decatur, GA 30043**

## **STATEMENT OF INTENT**

The applicant, Future Capital Investment, is seeking to rezone 1347 Bermuda Road (to be referred to as the “subject property”) for the development of a 20-unit modern-contemporary single family residential community. The total acreage of the property is 6.66 acres. The “subject property” is presently zoned Single-Family Residential District (R-100) and the land use designation is Suburban. The intent of this application is to apply for a rezoning of the “subject property” from the aforementioned R-100 to Small Lot Residential Mix (RSM). The proposed development will have a calculated density of 3.0 units/ac, which falls within the requirement of 4.0 units/ac set forth by the Dekalb County Code of Ordinance Sec 27-2.12.

The “subject property” is situated in Land Lot 83, 18<sup>th</sup> District in unincorporated Dekalb County, GA. It has frontage to the north along Bermuda Road R/W & has similar residential zoning of R-100 along the remaining perimeter of the property. The limits of the county jurisdiction ends on the opposite side of Bermuda road. On the southern property line there is an approximate 25’ strip of land that separates a similar RSM zoning to which we are applying for that is occupied by the community of “Deer Creek”.

The building materials for the subdivision will consist of the following:

- -grade level material at each unit will either be a “white” full veneer brick or a light natural stone veneer. Both the entry and garage doors will be transitional in style.
- -The Entry Porch will have a metal roof supported by simple wood post.
- -Each unit will be diverse in color, consisting of either fiber cementitious siding, lap, shakes, or board and batten. Some units will have a combination of the sidings to generate a cohesive look.
- -All units to have a transitional window pattern, but each unit will have its own distinct layout and some with a specialty window such a bay window or dormer. The specialty windows will also be topped with the metal roofing panels.
- -The overall roof will be architectural asphalt shingles.

The applicant has given special attention to ensure the layout and design of the site allows for efficient ingress & egress to the subject property, as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a similar blend with the surrounding area.

Thank you for the thoughtful attention to the foregoing request for rezoning. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,

---

Darrell Johnson, CEO  
JDM Consultants, LLC



**August 3, 2020**  
**Dekalb County Dept. of Planning & Sustainability**  
**330 West Ponce de Leon Avenue**  
**Decatur, GA 30043**

## **IMPACT ANALYSIS**

This application is being filed on behalf of Future Capital Investment (to be referred to as the “applicant”). The applicant proposes to construct a 20-unit modern-contemporary single family residential community on 6.66 acres. The property address is 1347 Bermuda Road (to be referred to as the “subject property”) situated in Land Lot 83, 18th District in unincorporated Dekalb County, GA with frontage to the Bermuda Rd on the northern property line.

To accommodate the applicant’s request, the applicant has filed the foregoing request to rezone the subject property from R-100 to RSM. This document is submitted as the Documented Impact Analysis with regard to this application as required by the Dekalb County Zoning Ordinance Sec. 7.3.5.

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

Dekalb County’s Future Land Use Plan consists of a series of maps & text. The plan is accompanied by a procedure to link changes in zoning with corresponding changes in the plan in order to avoid repeating the situation in which a static land use plan and an evolving zoning map become increasingly out of step with each other. Thus, with an updated plan in effect and a mandatory planning-zoning consistency mechanism in place, it is extremely important that any rezoning request, such as this one, be based on sound land use planning & comprehensive principles. The subject property has a land use designation of Suburban. The proposed rezoning to RSM is appropriate for infill development, particularly based on the surroundings and vicinity of the property.

B. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.*

Based on the proposed site design for the subject property, the proposed use is suitable for the surrounding area. The subject property is located in a residential district with surrounding residential zoning. Moreover at approx. 25’ south, beyond a strip of property that separates the subject property from the neighboring community; there is similar zoning to which we are applying. It is the applicant’s contention that the proposed rezoning provides for a suitable transition between these uses, while not compromising the desires of the community to have a single-family development.



DESIGN  
CONSULTING  
CONSTRUCTION MANAGEMENT

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

The subject property has no use as currently zoned. Due to the significant topographical challenges of the site & stormwater mitigation, the cost for development per lot for a single-family detached product is simply not economically feasible. Additionally, the property has a sewer easement that is situated within the southeast region of the property. It is believed that this is the reason that this is the reason why there have not been any offers to develop the property for single family detached homes.

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

The rezoning of the subject property will strengthen the character of the area and have positive impact upon the adjacent properties & surrounding communities. The applicant will be improving the curb appeal of the area by extending R/W streetscaping along the frontage & throughout the property. It will provide sidewalks as well as decorative pedestrian lighting along the roadway. The community entrance will be well landscaped with monument signage which sets a tone for future development in the area.

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 subject property was initially apart of a 2-tract subdivision that has recently underwent a lot line adjustment in March 2020. Although, the applicant's proposed development differs from what was initially zoned, it is entirely consistent with the developments of surrounding nearby communities & property. The applicant's design incorporates adequate site design standards that will contribute to avoiding negative impacts on adjacent properties.

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

The applicant's zoning proposal will have no impact on any historical buildings, sites, districts, or archeological resources.



DESIGN  
CONSULTING  
CONSTRUCTION MANAGEMENT

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 property, if approved, certainly will not affect existing transportation facilities. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area. The proposed development shall provide adequate ingress/egress to the subject property on Bermuda Road. Schools will not be impacted in anyway by the proposed development.

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

The development of the property will not adversely impact the environment or surrounding natural resources. As mentioned previously, the proposed design incorporates adequate site design practices. In addition, appropriate stormwater management practices and construction methods will be employed as the project is developed.

## **CONCLUSION**

For the foregoing reasons, the applicant respectfully requests that the Rezoning Application from R-100 to RSM be approved. The applicant also invites and welcomes any comments from staff or other officials of Dekalb County so that such recommendations or input might be incorporated as conditions of approvals to this application.

Respectfully Submitted,

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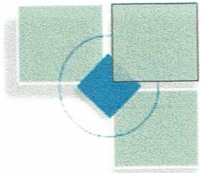
Darrell Johnson, CEO  
JDM Consultants, LLC



# 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

Date Received: 4-24-2020 Application No.: \_\_\_\_\_  
Z/CZ No. \_\_\_\_\_  
Filing Fee: \_\_\_\_\_

Applicant: Future Capital Investment E-Mail: futurecapitalinvestment@gmail.com

Applicant Mailing Address:  
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Applicant Phone: 404-734-5891 Fax: \_\_\_\_\_

\*\*\*\*\*  
Owner(s): Future Capital Investment - Kirk Harvey E-Mail: futurecapitalinvestment@gmail.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Owner(s) Phone: 404-734-5891 Fax: \_\_\_\_\_

Address/Location of Subject Property: 1347 Bermuda Road

District(s): 18 Land Lot(s): 83 Block: \_\_\_\_\_ Parcel(s): 18-083-01-010

Acreage: 6.66 Commission District(s): \_\_\_\_\_

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

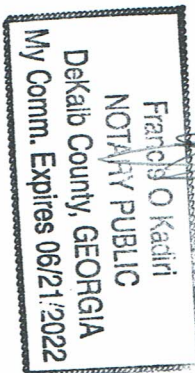
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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.



[Signature]  
NOTARY  
6/21/2020  
EXPIRATION DATE / SEAL

Kirk Harvey 4-21-20  
SIGNATURE OF APPLICANT / DATE

Check One: Owner  Agent \_\_\_\_\_

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**REZONE APPLICATION AUTHORIZATION**

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 4-24-2020

CHECK TYPE OF APPLICATION:

- ( ) LAND USE PLAN
- (X) REZONE
- ( ) MINOR MODIFICATION

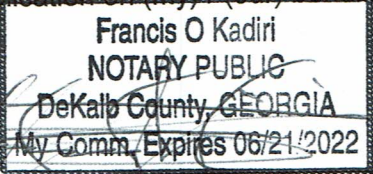
TO WHOM IT MAY CONCERN:

( I ) (WE), Future Capital Investment - Kirk Harvey  
(Name of owner(s))

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

JDM Consultants, LLC - Darrell Johnson  
(Name of Applicant or Agent Representing Owner)

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



Notary Public

Kirk Harvey  
Owner

Notary Public

Owner

Notary Public

Owner



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Darrell Johnson Phone: 205.266-1648 Email: jdmconsultantsllc@gmail.com  
Property Address: 1347 Bermuda Road  
Tax Parcel ID: 18-083-01-010 Comm. District(s): 4 & 7 Acreage: 6.66 acres  
Existing Use: vacant lot Proposed Use: Townhome Development  
Supplemental Regs: \_\_\_\_\_ Overlay District: — DRI: —  
Rezoning: Yes  No \_\_\_\_\_  
Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 3.9 un/AC (26un)  
Rezoning Request: Applicant is requesting to rezone property from R-100 to RSM to develop 26 townhomes at a density of 3.9 units per acre.  
Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s) \_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates:  PC:  BOC:   
 Letter of Intent  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure   
 Zoning Conditions:  Community Council Meeting:  Public Notice, Signs:   
 Tree Survey, Conservation:  Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density:  Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space:  Enhanced  
 Open Space: \_\_\_\_\_ Setbacks: front  sides  side corner  rear  Lot Size:  
 Frontage:  Street Widths: \_\_\_\_\_ Landscape Strips:  Buffers:   
 Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
 Streetscapes:  Sidewalks:  Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
 Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_  
 Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: Not at this moment.

Comments:

Planner: Jeremy McNeil

Date 3/18/2020

**Filing Fees**

<b>REZONING:</b> RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>	\$500.00
<b>SPECIAL LAND USE PERMIT</b>	\$400.00

Recording Return To:

The Fryer Law Firm  
70 Lenox Pointe NE  
Atlanta, GA 30324

File No.: 2020-00257

2020041191

DEED BOOK

28149 Pg 239



Real Estate Transfer Tax \$200.00

Filed and Recorded:

3/4/2020 3:08:51 PM

Debra DeBerry

Clerk of Superior Court  
DeKalb County, Georgia

### LIMITED WARRANTY DEED

STATE OF GEORGIA

*PID: 18-083-01-010 + Part of 18-083-01-013*

COUNTY OF DEKALB

THIS INDENTURE, made this 28th day of February, in the year 2020, between PATRICIA B. HARRIS AND WALTER T. HARRIS, of the County of DeKalb, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and FUTURE CAPITAL INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 83 of the 18th District of DeKalb County, Georgia, shown as #1347, Re-subdivision Plat for 1347 & 1349 Bermuda Road, said plat being recorded in Plat Book 273, Page 87, DeKalb County, Georgia records, which plat is incorporated herein by reference and being more particularly described as follows:

BEGINNING at an iron pin set on the southwesterly right of way of Bermuda Road 572.10 feet northwesterly, as measured along the southwesterly right of way of Bermuda Road from the intersection formed by the southwesterly right of way of Bermuda Road and the line dividing Land Lots 80 and 83 of said District and County; leaving said right of way and running thence South 40 degrees 10 minutes 08 seconds West a distance of 429.02 feet to an one inch open top pipe found; running thence North 89 degrees 28 minutes 46 seconds West a distance of 588.73 feet to an one inch open top pipe found; running thence North 35 degrees 42 minutes 41 seconds East a distance of 350.78 feet to a one inch open top pipe found; running thence North 35 degrees 40 minutes 41 seconds East a distance of 401.47 feet to an iron pin set on the southwesterly right of way of Bermuda Road; running thence along the southwesterly right of way of Bermuda Road South 53 degrees 51 minutes 53 seconds East a distance of 59.06 feet to a 1/2 inch rebar found; continuing thence along said right of way South 56 degrees 11 minutes 55 seconds East a distance of 455.91 feet to the point of beginning. Said property being known as 1347 Bermuda Road according to the present system of numbering property in DeKalb County, Georgia.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

**LIMITED WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 24th day of February, 2020.

Signed, sealed and delivered in the  
presence of:

*Belinda Long*

Unofficial Witness

*Nancy Johnson*

Notary Public

My commission expires:

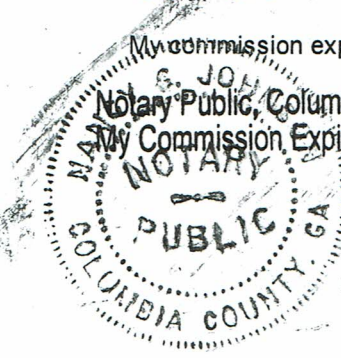
Notary Public, Columbia County, Georgia  
My Commission Expires August 28, 2021

*Patricia B. Harris*

Patricia B. Harris

*Walter T. Harris*

Walter T. Harris



1347 Bermuda Road

Written Description

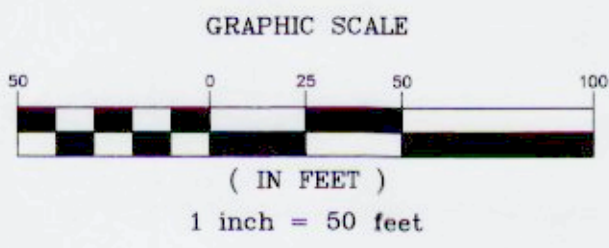
All that tract or parcel of land lying and being in Land Lot 83 of the 18<sup>th</sup> District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point on the southwesterly side of Bermuda Road (50' Right of Way) 572.10 feet northwest of the intersection of the southwesterly side of Bermuda Road with the south line of Land Lot 83; Thence leaving said right of way of Bermuda Road South 40°10'08" West a distance of 429.02' to an 1" Open Top Pipe; Thence North 89°28'46" West a distance of 588.73 to a 1" Open Top Pipe Found; Thence North 35°42'41" East a distance of 350.78' to a 1" Open Top Pipe Found; Thence North 35°40'41" West a distance of 401.47' to an Iron Pin Set; Thence along the right of way of Bermuda Road South 56°11'55" West a distance of 455.91' to an Iron Pin Set, being the Point of Beginning.

Said tract or parcel being 297,247 Square Feet or 6.6632 Acres.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANE  
WEST ZONE (NAD83)



### Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "LOT DIVISION PLAT" AND COMPLETED ON JUNE 30, 2016 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOILD WASTE DUMP OR LANDFILL.

### Notes

- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
- THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- RECEIVING WATERS: STONE MOUNTAIN CREEK

**GENERAL PLAT NOTE:**  
THE PURPOSE OF THIS PLAT IS TO  
ADJUST THE PROPERTY LINE  
BETWEEN PARCEL ID: 18 083 01 010 & 18 083 01 013;  
ALSO KNOWN AS 1347 & 1349 BERMUDA ROAD,  
DEKALB COUNTY, GEORGIA

### Symbols & Abbreviations

● 1/2" RBF	PP □ POWERPOLE	— SS — SANITARY SEWER PIPING
○ 1/2" RBS	□ GUY WIRE	⊙ SEWER MANHOLE
□ P.K. NAIL FOUND	○ LIGHT POLE	CO □ CLEAN OUT
□ P.K. NAIL SET	○ STREET LIGHT POLE	— SD — STORM DRAIN PIPING
× FND X MARK	⊠ ELEC. TRANSFORMER	⊙ STORM DRAIN MANHOLE
× SET X MARK	⊠ AIR CONDITIONER	⊠ STORM INLET
▲ R.R. SPIKE FOUND	— BE — BURIED ELECTRIC	⊠ CURB INLET
△ R.R. SPIKE SET	— OHE — OVERHEAD ELECTRIC	⊠ DROP INLET
△ BENCHMARK	⊠ ELEC. MANHOLE	⊠ PAY PHONE
⊠ CONC. R/W MARKER	⊠ ELECTRIC METER	⊠ TELEPHONE BOX
(R) RECORD DATA	— W — WATER LINE	⊠ TELEPHONE MANHOLE
(M) MEASURED DATA	⊠ WATER MANHOLE	⊠ TELEPHONE POLE
(C) CALCULATED DATA	— UGT — UNDERGROUND TELEPHONE LINE	⊠ TELEPHONE POLE
R/W RIGHT OF WAY	⊠ WATER VALVE	⊠ OVERHEAD TELEPHONE LINE
B.S. BLDG SETBACK LINE	⊠ FIRE HYDRANT	⊠ CABLE TELEVISION LINE
RFP REINFORCED CONC PIPE	⊠ BACK FLOW PREVENTER	⊠ OVERHEAD CABLE
CMF CORRUGATED METAL PIPE	⊠ GAS VALVE	⊠ CABLE BOX
PVC PLASTIC PIPE	⊠ GAS METER	⊠ TRAFFIC POLES
M.T. METAL	⊠ GAS MANHOLE	⊠ TRAFFIC SIGNAL
L/S LANDSCAPING	⊠ GAS LINE	⊠ TRAFFIC MANHOLE
○ TREE	⊠ BORE HOLE	⊠ TRAFFIC SIGNAL BOX
○ B.H. BORE HOLE	⊠ MONITORING WELL	⊠ STOP SIGN
○ M.W. MONITORING WELL	⊠ MAIL BOX	⊠ SIGN
○ UNKN. MANHOLE	⊠ UNKNOWN MANHOLE	⊠ BOLLARD
⊠ IRON PIN SET	⊠ POWER BOX	⊠ BC/BOC BACK OF CURB
1/2" RBF 1/2" RE-BAR FOUND	⊠ FENCE LINE	⊠ EP EDGE OF PAVEMENT
1" CIP 1" CRIMP TOP PIPE FOUND	⊠ OPEN TOP PIPE	⊠ EC EDGE OF CONCRETE
P.O.C. POINT OF COMMENCEMENT	⊠ SIDEWALK	⊠ RL PROPERTY LINE
P.O.B. POINT OF BEGINNING	⊠ TRVERSE POINT	⊠ D.E. DRAINAGE EASEMENT
T.B.M. TEMPORARY BENCH MARK	⊠ PIPE LINE A	⊠ L.E. LANDSCAPE EASEMENT
		⊠ S.S.E. SANITARY SEWER ESMT

### Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
- WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

EXISTING SQUARE FEET/ACRES	
#1347	177,962 SQ. FT./4.0854 AC (PARCEL #18 083 01 010)
#1349	218,560 SQ. FT./5.0174 AC (PARCEL #18 083 01 013)
PROPOSED SQUARE FEET/ACRES	
#1347	290,247 SQ. FT./6.6632 AC (PARCEL #18 083 01 010)
#1349	106,275 SQ. FT./2.4397 AC (PARCEL #18 083 01 013)

NUMBER OF PROPOSED LOTS	
	2

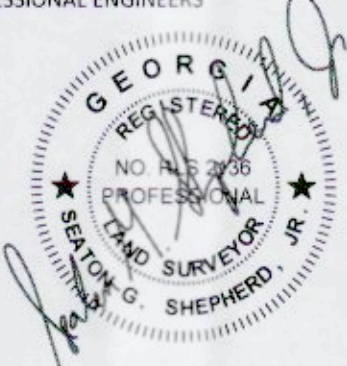
**NOTES:**  
CONTOURS SHOWN ARE BASED ON DEKALB COUNTY G.I.S.  
ELEVATIONS SHOWN ARE FIELD VERIFIED.

### Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that:  
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

*Seaton G. Shepherd, Jr.*  
Seaton G. Shepherd, Jr.  
Registered Land Surveyor No. 2136  
In the State of Georgia  
Date of Plat or Map: May 22, 2018  
Date of Last Revision: June 25, 2018



# PROPOSED CONDITIONS

Sketch Plat For:  
Parcel No.: 18 083 01 010 & 18 083 01 013  
1347 & 1349 Bermuda Road  
LAND LOT 83 OF THE 18TH LAND DISTRICT  
DEKALB COUNTY, GA

Sheet / Drawing Scale	1" = 50'
*Unless Otherwise Noted*	
GSA Project No.	16-06-180.2
Drawn By / Field Crew	SCM Crew No. 1
	06/30/2016
Sheet No.	03 OF 03

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