



# DeKalb County Government

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

## Agenda Item

**File #:** 2019-4079

9/24/2019

**File Status:** Preliminary Item

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 3 & 6

**Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence (“duplex”), at 316 Wilkinson Drive.**

**PETITION NO:** N12. Z-19-1243389

**PROPOSED USE:** Two-family residence (“duplex”).

**LOCATION:** 316 Wilkinson Drive, Atlanta 30317

**PARCEL NO. :** 15-179-08-005

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence (“duplex”).** The property is located on the east side of Wilkinson Drive, approximately 865 feet south of Memorial Drive, at 316 Wilkinson Drive, Atlanta. The property has approximately 80 feet of frontage along Wilkinson Drive and contains 0.36 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL

**PLANNING COMMISSION:** FULL CYCLE DEFERRAL

**PLANNING STAFF:** DENIAL

**PLANNING STAFF ANALYSIS:** Per the DeKalb County Zoning Ordinance, the purpose of the R-75 is to provide protections for existing development and to implement the future development map of the county's most current comprehensive plan. The current R-75 district prohibits attached single family structures. This request is inconsistent with the surrounding R-75 zoning which and would result in spot zoning. Per the future land use map, this site is designated as part of the Traditional Neighborhood Character Area. The

Comprehensive Plan states that the intent for Traditional Neighborhood Character Areas is to “preserve the style and appeal of older traditional neighborhood communities.” The existing character of the Parkview Subdivision consist of only single family detached homes on each platted lot. The proposal of two attached single-family development on the subject lot would be inconsistent with the character of the subdivision. Therefore, for the reasons stated above, the Department of Planning and Sustainability recommends “Denial”.

**PLANNING COMMISSION VOTE: Full Cycle Deferral 5-3-0.** V. Moore moved, J. Johnson seconded for a Full Cycle Deferral. G. McCoy, L. Osler and T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-2-3.** Community Council recommended Approval of this application.



## 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 10, 2019, 6:30 P.M**

**Board of Commissioners Hearing Date: September 24, 2019, 6:30 P.M.**

### STAFF ANALYSIS

**Case No.:** Z-19-1243389 **Agenda #:** N. 12

**Location/Address:** 316 Wilkinson Drive **Commission District:** 03 **Super District:** 06

**Parcel ID:** 15-179-08-005

**Request:** To rezone property from R-75 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to construct a two-family residence (duplex).

**Property Owner/Agent:** Natesha Taylor

**Applicant/Agent:** Investment Realty of Atlanta, LLC

**Acreage:** 0.362 acres

**Existing Land Use:** Single family residential

**Surrounding Properties/  
Adjacent Zoning:** To the north, south, and east are single family residences. Directly west is the DeKalb Memorial Park and is located within the City of Atlanta.

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

**Consistent**

☐

**Inconsistent**

☒

<b>Proposed Density:</b> N/A	<b>Existing Density:</b> One single family detached structure
<b>Proposed Units/Square Ft.:</b> 2 attached single family residences	<b>Existing Unit/Square Feet:</b> 1,535 square feet
<b>Proposed Lot Coverage:</b> 52.1%	<b>Existing Lot Coverage:</b> 14.6%

## **SITE AND PROJECT ANALYSIS**

The subject property is a single-family residential lot located approximately .21 miles south of the Wilkinson Drive and Memorial Drive intersection in the Parkview subdivision of southwest DeKalb County. The property is located east of Wilkinson Drive which is classified as a local street. Based on the submitted survey, the property has a lot area of approximately 15,751 square feet which exceeds the 10,000 minimum square footage of its R-75 zoning classification. Currently, the lot is developed with a one-story, 1,535 square foot detached house that is currently vacant. A driveway from Wilkinson Drive is located along the interior side property line. The rear yard is enclosed by a wooden privacy fence.

The subject property was platted on April 4, 1940 as Lot 2, Block B of the Parkview Subdivision. The Parkview subdivision consist of lots with widths from 60 feet to 80 feet. Lots located to the north and east has widths of 70 feet, and the lot directly south has a lot widths of 80 feet. The character of the subdivision consists of mainly single family detached homes. Located north, south, and east of the subject property are single family detached homes. Directly west is the DeKalb Memorial Park which is located within the City of Atlanta.

The request is to rezone property from R-75 (Residential Medium Lot District) to RSM (Residential Small Lot Mix) District for a proposed two-family attached residence.

Per the submitted Letter-of-Intent, the goal is to demolish the existing single family detached structure and build two attached single family residences. Each home will be two stories with three bedrooms, two and half baths, with two car garage totaling 2, 862 heated square feet. The site will still access Wilkinson Drive and will meet all the setback and lot coverage requirements per the RSM zoning district.

Per the DeKalb County Zoning Ordinance, the purpose of the R-75 is to provide protections for existing development and to implement the future development map of the county's most current comprehensive plan. The current R-75 district prohibits attached single family structures. This request will would be inconsistent with the surrounding R-75 zoning and would result in spot zoning. In addition this request will also be inconsistent with it its' future land use classification of "Traditional Neighborhood Character Area".

## **LAND USE AND ZONING ANALYSIS**

**Section 27-832 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:**

Per the future land use map, the site is designated as a Traditional Neighborhood Character Area. The Comprehensive Plan states that the intent for Traditional Neighborhood Character Areas is to "preserve the style and appeal of older traditional neighborhood communities." The existing character of the Parkview Subdivision consist of only single family detached homes on each platted lot. The proposal of two attached single family structures on the subject lot would be inconsistent with the character of the subdivision.

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

If the zoning proposal is granted, the first house will face Wilkerson Drive while the second house will be positioned at the rear of the first house while giving an appearance of a single family detached home facing

Wilkerson Drive. However, the proposed zoning district and the attachment of the buildings will be inconsistent with the existing use and development of the adjacent and nearby properties.

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

In relation to other adjacent properties under their current R-75 classification indicates that the property has reasonable economic use as currently zoned.

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

The approval of the RSM district on the subject site will affect the existing use or usability of adjacent properties.

**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:**

This request will would be inconsistent with the surrounding R-75 zoning and would result in spot zoning therefore giving supporting grounds for disapproval of the zoning proposal.

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

No historic buildings, sites, districts, or archaeological resources are located on the 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:**

Because the zoning proposal would potentially result in only two new homes, it is not expected to generate a burdensome demand on existing infrastructure. The Department of Public Works Traffic Engineering Division has commented that a review of the application and a field inspection revealed no problems that would interfere with traffic flow.

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

There has been no indication that the zoning proposal will have adverse impacts on the environment or surrounding natural resources beyond those that are typical when new development occurs.

**COMPLIANCE WITH DISTRICT STANDARDS**

The site must comply with minimum development standards of the RSM (Residential Small Lot) District per Table 2.2 of the DeKalb County Zoning Ordinance.

STANDARD		REQUIREMENT	PROPOSED	COMPLIANCE
UNIT SIZE		Min. 1,200 Square Ft	3,180 Heated Floor Area	Yes
DWELLING UNITS/ACRE		4 Units Per Acre	N/A	N/A
BUILDING SETBACKS	FRONT SETBACKS	15 feet	20 Feet	Yes
	REAR SETBACKS	Min. 15 Feet	Above 15 Feet	Yes
LOT WIDTH (Min.)		25 Feet	80.05 Feet	Yes
HEIGHT		Max. 3 Stories or 45 Feet	Max. 2 Stories	Yes
LOT COVERAGE		Max. 70%	Max 52.1 %	Yes
OPEN SPACE		Min. 20% based	N/A	N/a
PARKING		Min. One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Applicant is proposing a two-car garage and driveway	Yes

**Staff Recommendation: DENIAL**

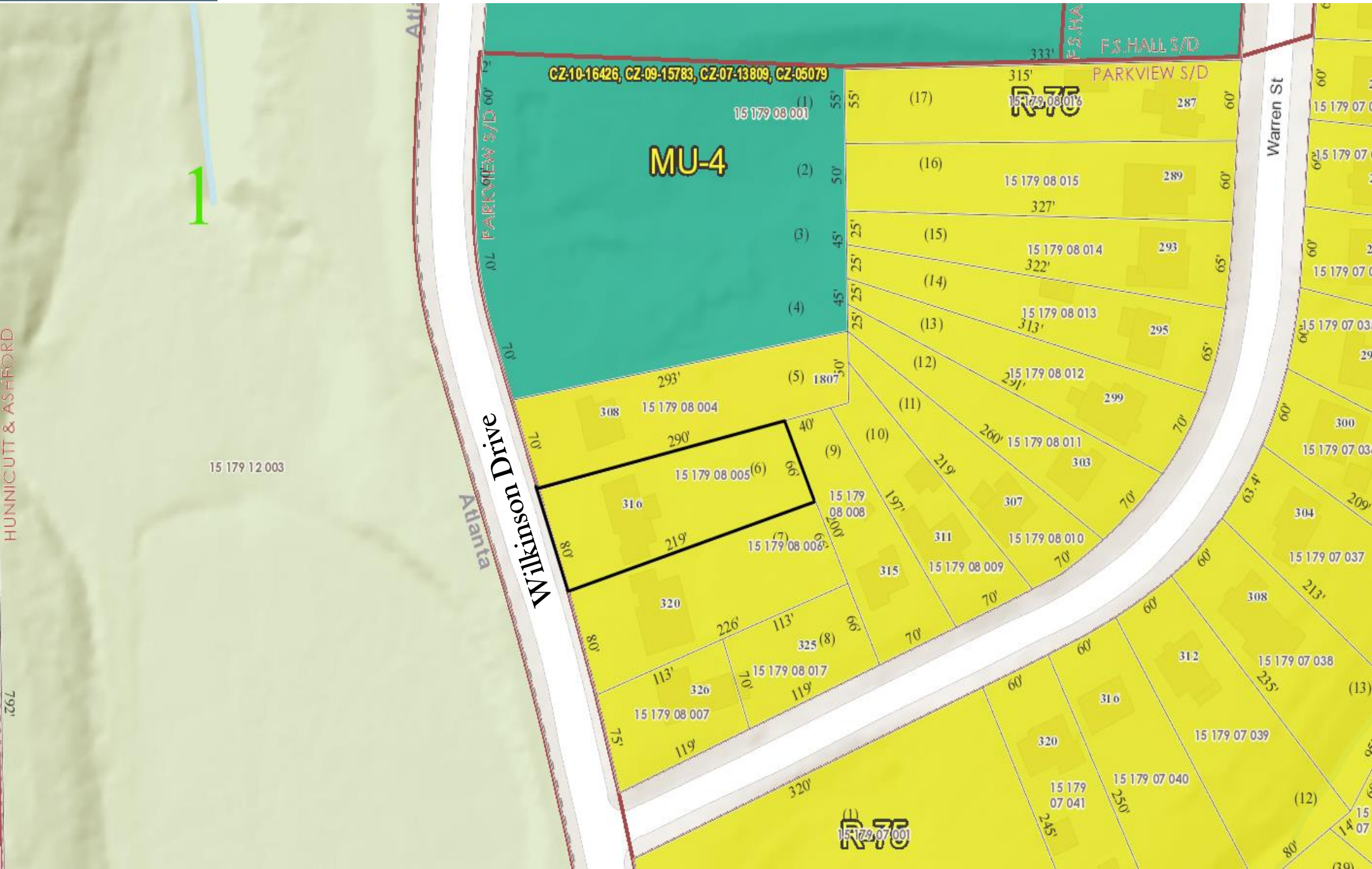
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Per the future land use map, this site is designated as part of the Traditional Neighborhood Character Area. The Comprehensive Plan states that the intent for Traditional Neighborhood Character Areas is to “preserve the style and appeal of older traditional neighborhood communities.” The existing character of the Parkview Subdivision consist of only single family detached homes on each platted lot. The proposal of two attached single family development on the subject lot would be inconsistent with the character of the subdivision.

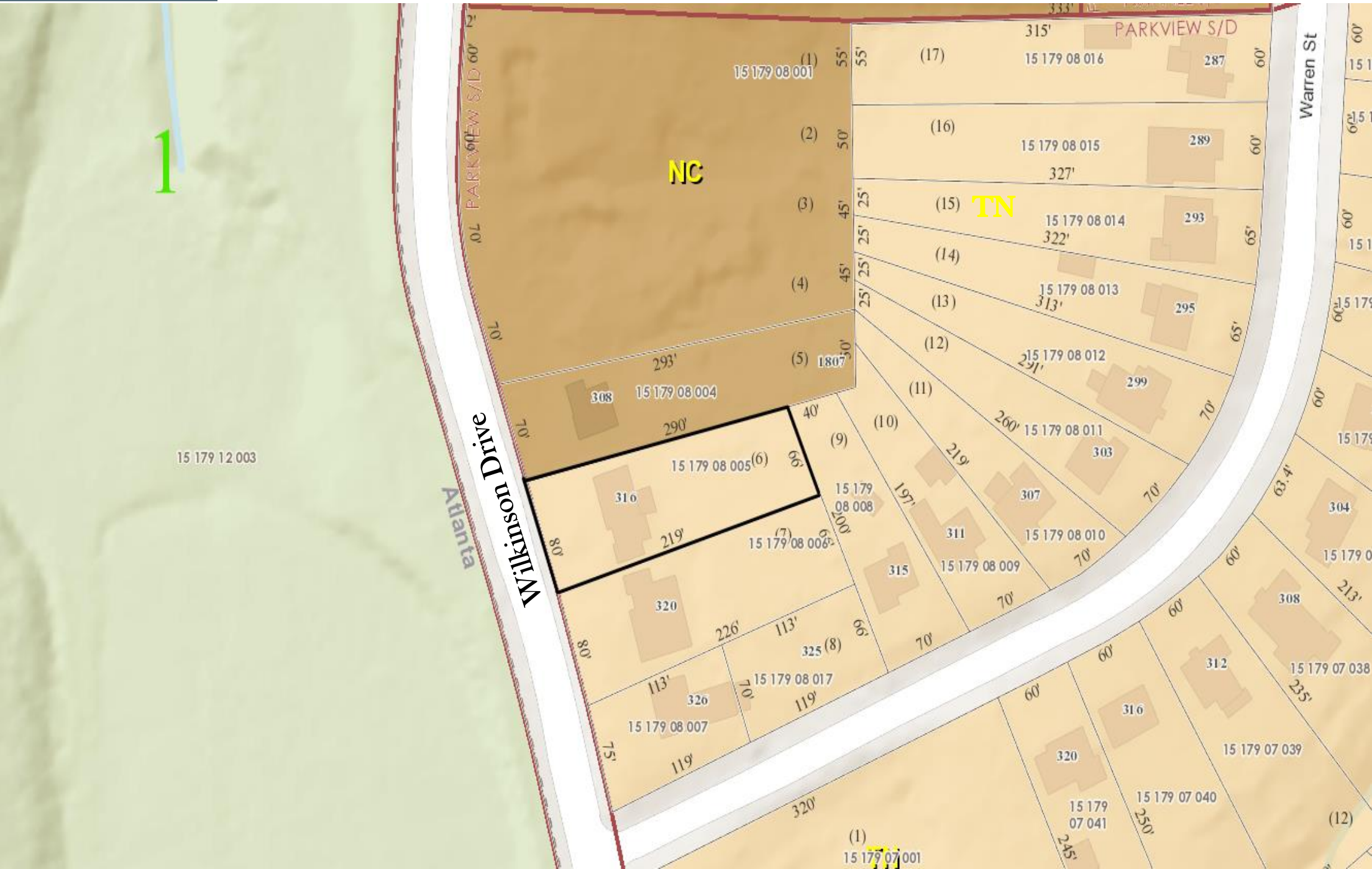
Therefore, for the reasons stated above, the Department of Planning and Sustainability recommends “Denial”.

**Attachments:**

Maps  
Application  
Site Plans  
Proposed Renderings  
Departmental Comments





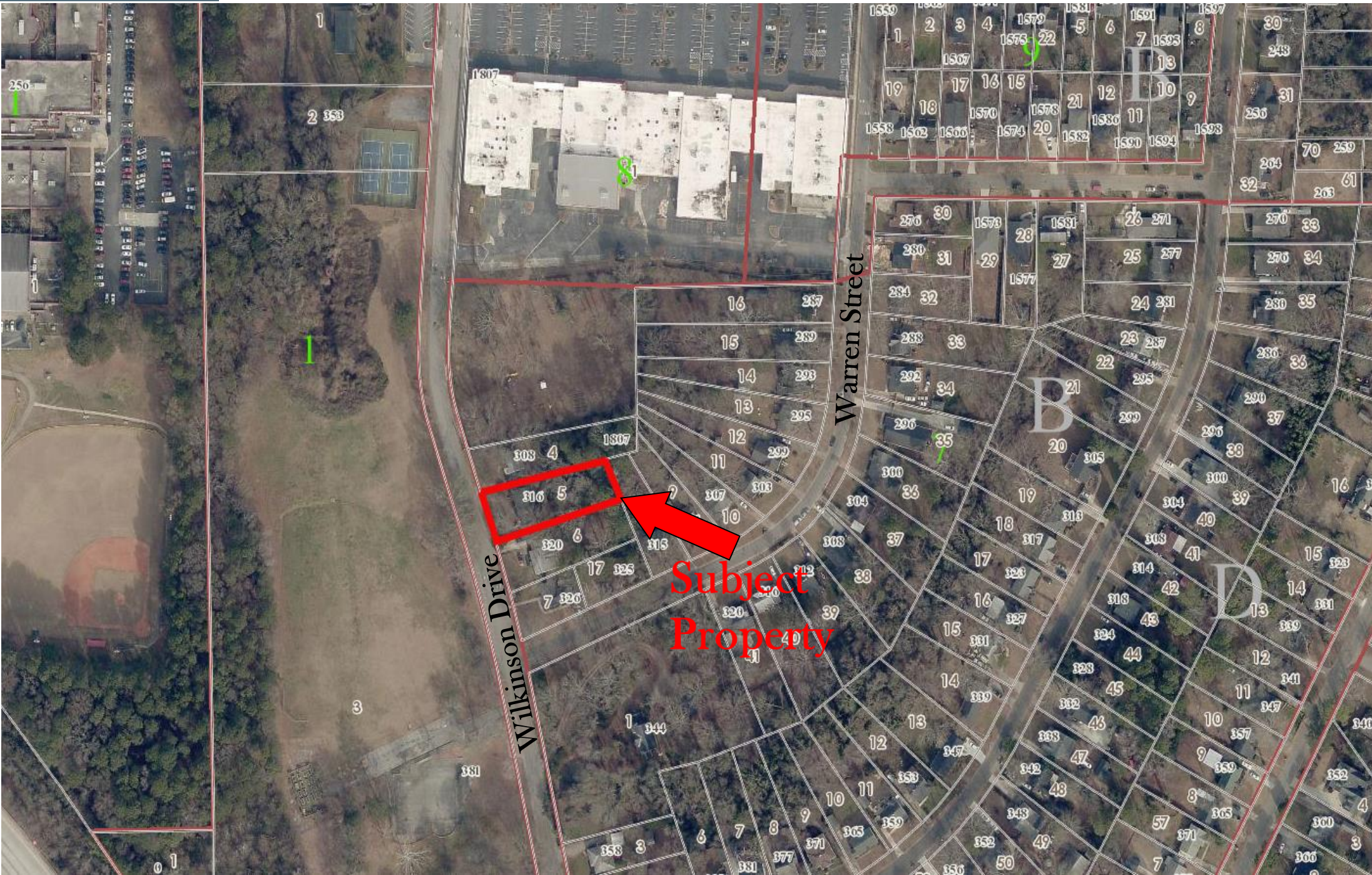




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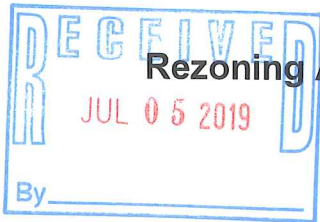
**Z-19-1243389**

# Aerial





DEPARTMENT OF PLANNING & SUSTAINABILITY



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

Date Received: 7/4/2019 Application No: 2-19-1243389

Applicant Name: Natesha Taylor

Applicant E-Mail Address: ntaylor0612@gmail.com

Applicant Mailing Address: 3379 Peachtree Rd NE Ste 555 Atlanta, GA 30317

Applicant Daytime Phone: (770) 309-8685 Fax: \_\_\_\_\_

Owner Name: Investment Realty of Atlanta, LLC  
If more than one owner, attach list of owners.

Owner Mailing Address: 3379 Peachtree Rd NE Ste 555 Atlanta,

Owner Daytime Phone: \_\_\_\_\_

Address of Subject Property: 316 Wilkinson Drive ATL, GA 30317

Parcel ID#: 15 179 08 005

Acreage: 0.362 Commission District: 3+6

Present Zoning District(s): R 75

Proposed Zoning District: RSM

Present Land Use Designation: TN

Proposed Land Use Designation (if applicable): N/A



DeKalb County  
GEORGIA

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

## 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planner: MSE Date 7/10/19

#### Filing Fees

REZONING: 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
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

# MEETING SIGN-IN SHEET

Project: 316 Wilkinson Drive  
Facilitator: Natesha Taylor

Meeting Date: 4/30/2019  
Location: 353 Wilkinson Dr. At, GA 30317

Name	Address	Phone	E-Mail
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Mary G. Reed	380 Wilkinson Dr, 404	404 5319	Marygreed1050@gmail
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Claudette Bass	1709 Fairway Hill Dr SE	(4) 377-5756	*
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Leahya Yutshell	362 Wilkinson Dr. SE	(4) 43799701	
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Mollie Daniel	386 Wilkinson Dr.	404 371-8268	
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Brenda Muhammad	400 S Howard	377-4004	
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Janette Phinson	365 Eleanor St	*	
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DE Na	S. HOWARD St. SE.		
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### IMPACT ANALYSIS RESPONSES

- A. Yes, the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
  - B. Yes, (2) family residences being built will be suitable of the use and development of adjacent and nearby properties.
  - C. No, due to the current condition of the existing property the property value has decreased in comparable to other R-75 homes in the area.
  - D. No, the re-zoning of the property will not adversely affect the usability of adjacent or nearby properties.
  - E. None that I am aware of.
  - F. No, historic buildings, sites, districts, or archaeological resources will be affected by the re-zoning.
  - G. No excessive or burdensome use of existing streets, transportation facilities, utilities, or schools will be affected by zoning proposal.
  - H. No, impacts to the environment or surrounding natural resources will be adversely affected by the zoning proposal.
-



PROPERTY ADDRESS:  
316 Wilkinson Dr SE  
Atlanta, GA 30317

LAND AREA:  
15751 SF  
0.362 AC

IMPERVIOUS AREA:  
DW: 470 SF  
PORCH: 49 SF  
HOUSE: 1535 SF  
PATIO: 243 SF  
EXIST= 2297 SF=14.6%

ZONING: R-75

0 20  
SCALE 1" = 20'

PLAT PREPARED FOR:

316 Wilkinson  
Dr SE

LOT 6 BLOCK A SUBDIVISION PARKVIEW

LAND LOT 179 15th DISTRICT

BY:

DeKALB COUNTY, GEORGIA

FIELD DATE: 5-01-2019

MF

LOCATED IN UNINCORP

DRAWN DATE: 5-02-2019

SS

REFERENCE: PLAT BOOK

PAGE

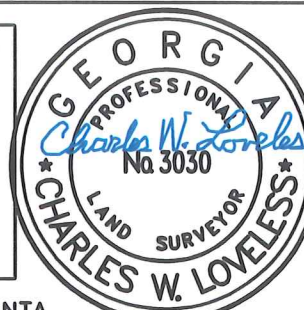
ALL MATTERS OF TITLE ARE

REFERENCE: DEED BOOK 27322, PAGE 407

EXCEPTED ~ NOT FOR RECORDING

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 111,169 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA  
2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
COA #LSF000867, info@SurveySystemsAtlanta.com  
Cell 678-591-6064 ~ Office 404-760-0010

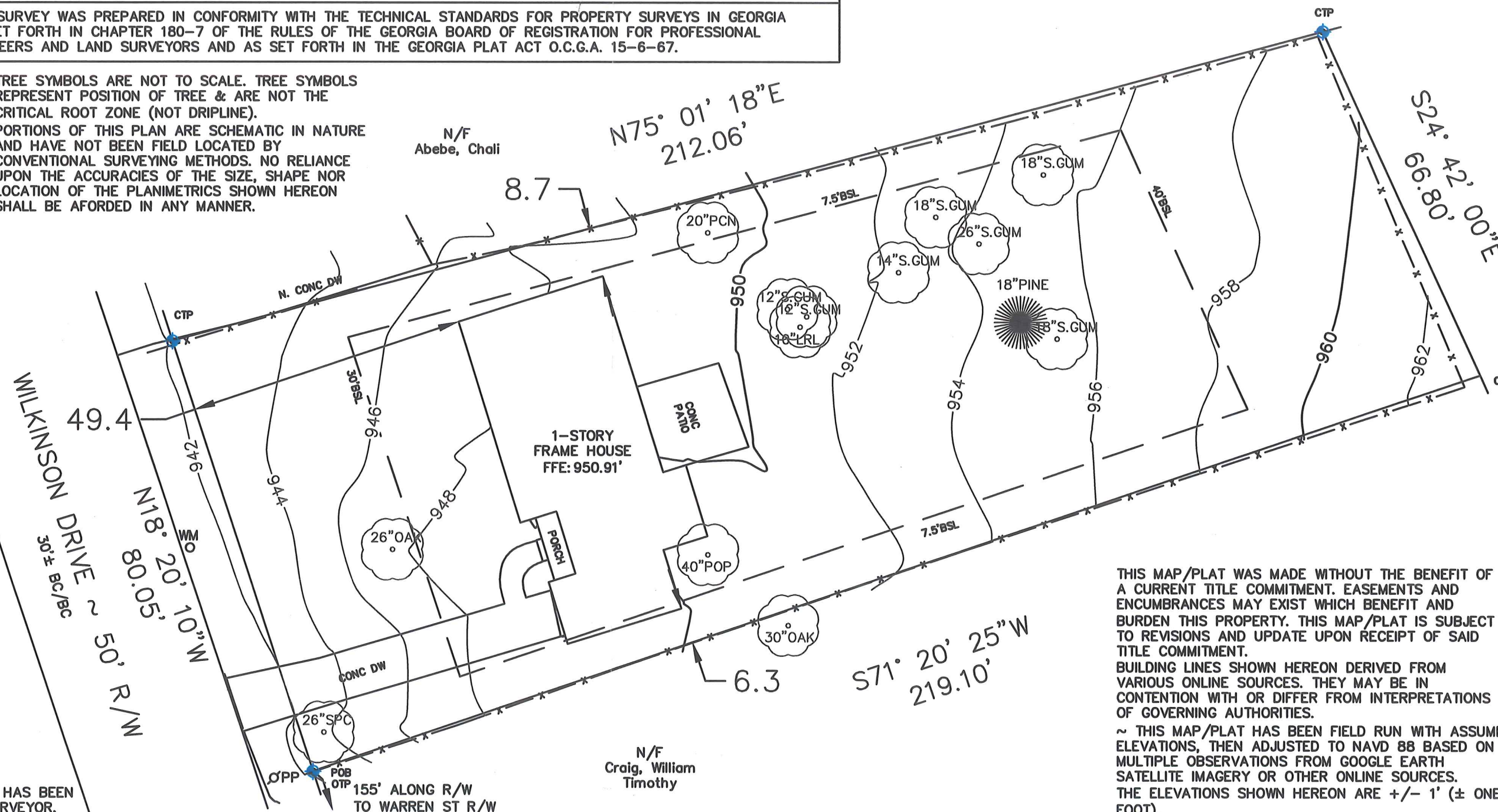
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.



\* LEGEND \*

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS APD AS PER DEED APP AS PER PLAT BSL BUILDING (SETBACK) LINE CP COMPUTED POINT CTP CRIMP TOP PIPE FOUND D DEED (BOOK/PAGE) DW DRIVEWAY EP EDGE OF PAVEMENT FFE FINISH FLOOR ELEVATION FKA FORMERLY KNOWN AS HWD HARDWOOD TREE IPF IRON PIN FOUND L ARC LENGTH LL LAND LOT LLL LAND LOT LINE N NEIGHBOR'S N/F NOW OR FORMERLY NAIL NAIL FOUND P PLAT (BOOK/PAGE) POB POINT OF BEGINNING POC POINT OF COMMENCEMENT R RADIUS LENGTH R/W RIGHT-OF-WAY RBF REINFORCING BAR FOUND RBS 1/2" REINFORCING BAR SET SW SIDEWALK SSCO SANITARY SEWER CLEANOUT SSE SANITARY SEWER EASEMENT -X- FENCE LINE

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFORDED IN ANY MANNER.



THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.



PROPERTY ADDRESS:  
316 Wilkinson Dr SE  
Atlanta, GA 30317

LAND AREA:  
15751 SF = 0.362 AC

IMPERVIOUS AREA:  
**PROPOSED**  
DRIVEWAY: 3546  
HOUSES: 3180 SF  
GARAGES: 1080 SF  
CONC PADS: 406 SF  
**TOTAL: 8212 SF=52.1%**

MAXIMUM: 70%

ZONING: RSM

0 20  
SCALE 1" = 20'

SITE PLAN PREPARED FOR:  
316 Wilkinson  
Dr SE

LOT 6 BLOCK A SUBDIVISION PARKVIEW

LAND LOT 179 15th DISTRICT

BY:

DeKALB COUNTY, GEORGIA

FIELD DATE: 5-01-2019

MF

LOCATED IN UNINCORP

DRAWN DATE: 5-02-2019

SS

REFERENCE: PLAT BOOK , PAGE  
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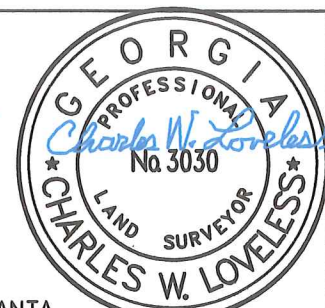
ALL MATTERS OF TITLE ARE  
EXCEPTED ~ NOT FOR RECORDING

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR  
RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR  
SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW  
PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES,  
COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM  
ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS  
BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

REVISIONS:  
7-11-2019 ~HNL

24 HOUR CONTACT:

Natesha Taylor  
770.309.8685  
ntaylor0612@gmail.com



SURVEY SYSTEMS ATLANTA  
2156 W Park Ct, Ste D, Stone Mtn, GA, 30087  
COA #LSF000867, info@SurveySystemsAtlanta.com  
Cell 678-591-6064 ~ Office 404-760-0010



DISTURBED AREA  
11976 SF=  
0.27493 AC

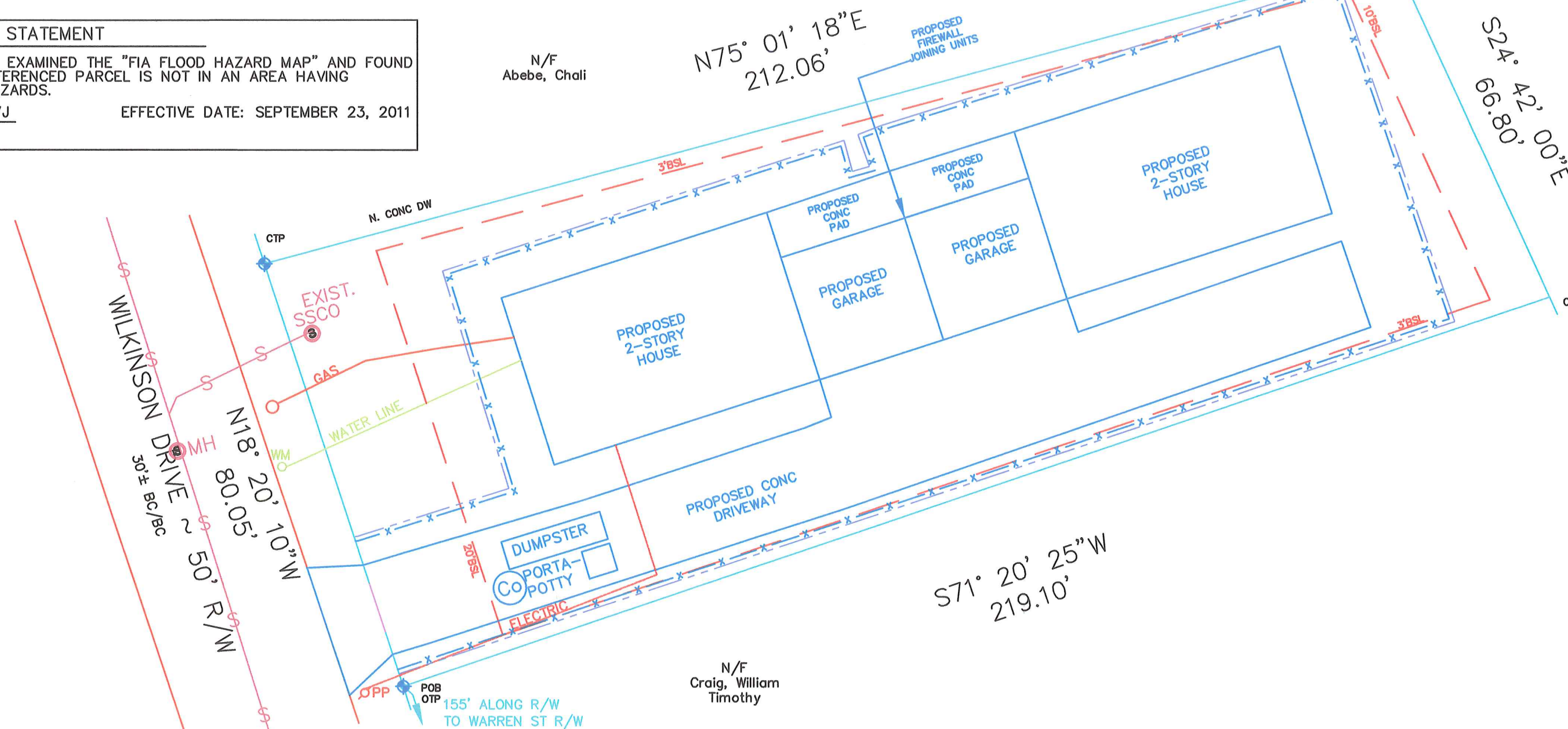
### FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND  
IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING  
SPECIAL FLOOD HAZARDS.

PANEL 13089C0127J

EFFECTIVE DATE: SEPTEMBER 23, 2011

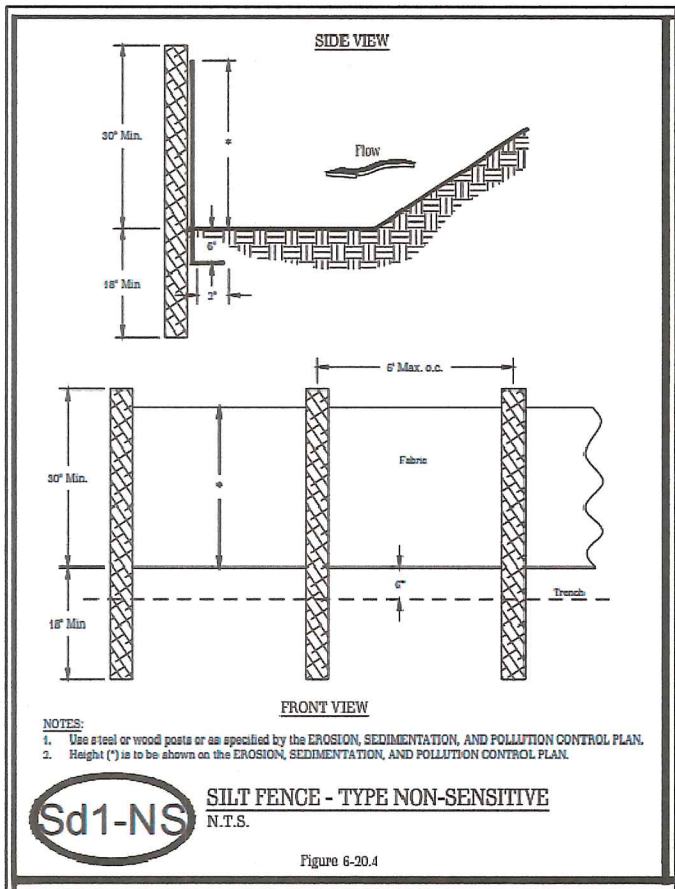
ZONE "X"







IF YOU DIG GEORGIA...  
CALL US FIRST!  
UTILITIES PROTECTION CENTER  
**811**  
IT'S THE LAW  
1-800-282-7411



**Sd1-S** INDICATES SILT FENCE

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Additional erosion controls shall be installed as deemed necessary by the on-site inspector. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to footers being poured. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping. All tree protection fencing to be inspected daily and repaired or replaced as needed. A final as-built lot survey required prior to issuance of Certificate of Occupancy. A final as-built water quality certificate required prior to Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. All collected water shall be directed to the water quality BMP(s). No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are: o Saturday 8:00am-5:00pm o Monday-Friday 7:00am-7:00pm I Charles W. Loveless certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.

**EROSION CONTROL LEGEND**  
APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

CUT-OFF & CAP ALL UTILITIES AT THE PROPERTY LINE FOR FUTURE USE

NO UTILITY WORK PROPOSED

NO GRADING  
NO CUT, NO FILL

NO TREES REMOVED  
PROTECT ALL TREES

NO PROPOSED GRADING EXCEEDING TWO (2)'.  
CONTOURS SHOWN ARE EXISTING.  
MAX 3H:1V SLOPES

**Co**  
USE EXIST DW AS CONSTRUCTION OUTLET

INDICATES TREE PROTECTION FENCE

4' HIGH, ORANGE, POLYETHYLENE LAMINAR SAFETY NETTING.  
3" WOOD OR EQUIV. METAL POST, NORMAL SPACING 6'-0"

SIGNAGE:  
TREE PROTECTION AREA  
KEEP OUT!

2'-0"  
4'-0"  
6"  
TOE IN, COMPACT BACKFILL  
2'-0" MIN.

TREE PROTECTION FENCING DETAIL  
(NOT TO SCALE)

TREE PROTECTION SIGNS are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in a language so that all workers on site are able to understand.

TREE PROTECTION AREA  
KEEP OUT!

TREE ENCLOSED BY THIS FENCE ARE PROTECTION BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER. TOWN & COUNTRY PLANNING ACT 1980

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS

- THE PROTECTION FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTION AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

**TPF** INDICATES TREE PROTECTION FENCE

**DeKALB COUNTY - NOTES**

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913

**SITE PLAN STANDARD DETAILS**

LOT BLOCK UNIT SUBDIVISION

LAND LOT DISTRICT

BY:

DeKALB COUNTY, GEORGIA

FIELD DATE:

LOCATED IN UNINCORP

DRAWN DATE:

~C~

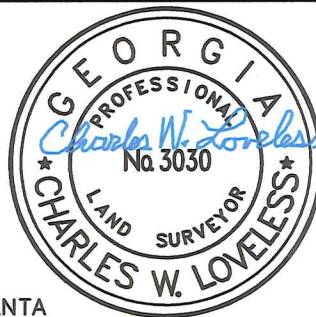
REFERENCE: PLAT BOOK, PAGE  
REFERENCE: DEED BOOK, PAGE

ALL MATTERS OF TITLE ARE  
EXCEPTED ~ NOT FOR RECORDING

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

REVISIONS:

24 HR CONTACT:



SURVEY SYSTEMS ATLANTA  
2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
COA #LSF000867, info@SurveySystemsAtlanta.com  
Cell 678-591-6064 ~ Office 404-760-0010



Front View of 1<sup>st</sup> Single Family



Right Side View





Left Side View







DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

N12

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

COMMENTS FORM:  
**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-19-1243389 Parcel I.D. #: 15-179-08-005

Address: 316  
WILKINSON DR  
ATLANTA, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed. Found nothing that would indicate traffic problems.

Signature: [Signature] David M. Ross

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

8/15/2019

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N.9

LP-19-1243387 2019-4076 15-090-01-013

3101 Clifton Springs Road, Decatur, GA 30034

☐ Amendment

- Please review comments.

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N.10

Z-19-1243386 2019-4077 15-090-01-013

3101 Clifton Springs Road, Decatur, GA 30034

☐ Amendment

- Please review comments.

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N.11

Z-19-1243388 2019-4077 15-090-01-013

3101 Clifton Springs Road, Decatur, GA 30034

☐ Amendment

- Please review comments.

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N.12

Z-19-1243389 2019-4079 15-179-08-005

316 Wilkinson Drive, Atlanta, GA 30317

☐ Amendment

- Please review comments.