



DeKalb County Department of Planning & Sustainability

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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: To the north, south, and east: single family residential; west: City of Atlanta

Adjacent Zoning: **North:** R-75 **South:** R-75 **East:** R-75 **West:** City of Atlanta City Limits

Comprehensive Plan: SUB **Consistent** **Inconsistent**

Proposed Density: Information not provided	Existing Density: One single family detached structure
Proposed Units/Square Ft.: 2 attached single family residences (duplex)	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 52.1%	Existing Lot Coverage: 14.6%

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: R5M

Present Land Use Designation: TN

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

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: 408 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

DeKALB COUNTY, GEORGIA

LOCATED IN UNINCORP

REFERENCE: PLAT BOOK , PAGE
REFERENCE: DEED BOOK 27322, PAGE 407

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
770.309.8665
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.

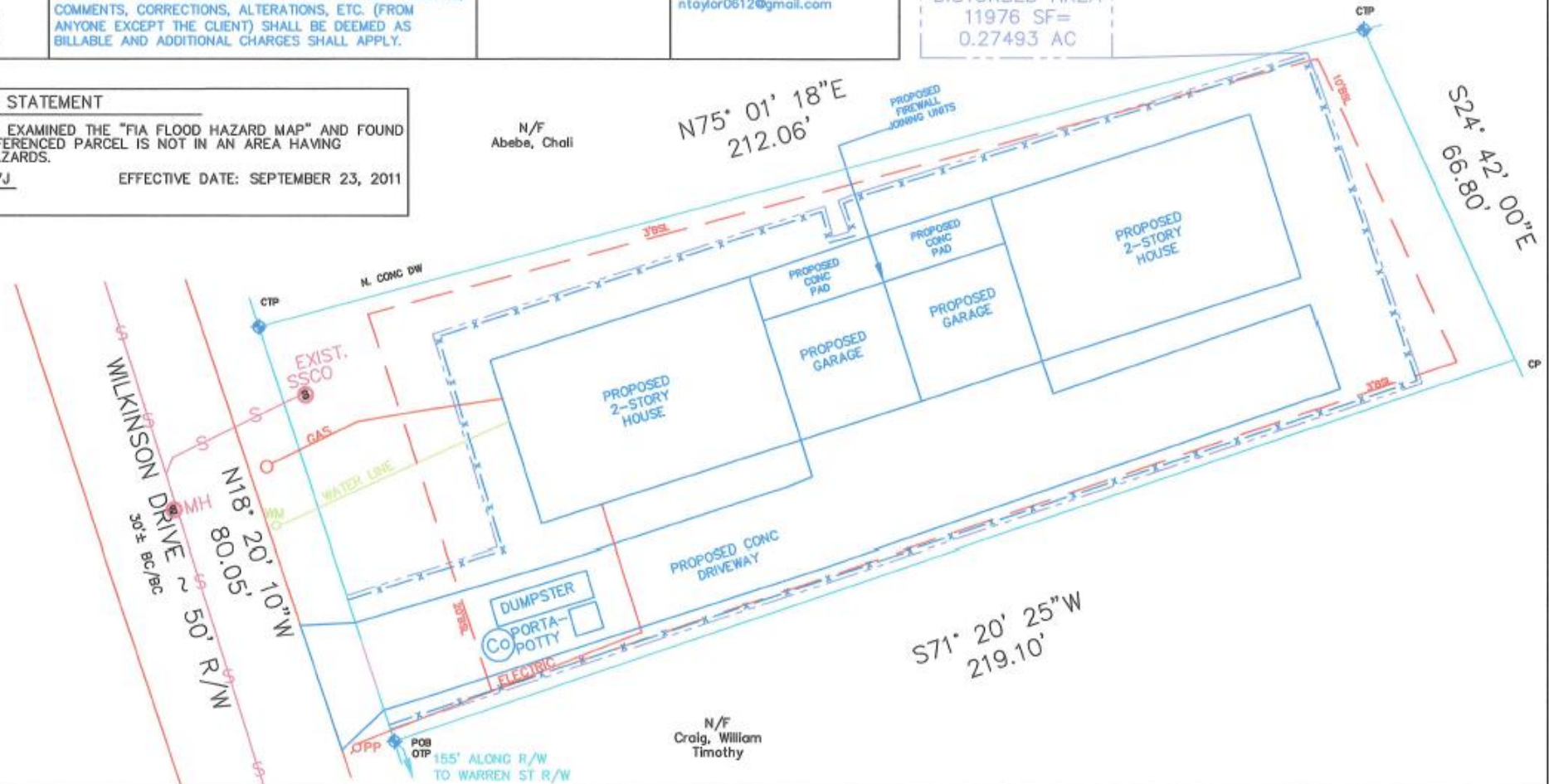
PANEL 13089C0127J
ZONE "X"

EFFECTIVE DATE: SEPTEMBER 23, 2011

N/F
Abebe, Chali

N75° 01' 18"E
212.06'

S24° 42' 00"E
96.80'



N/F
Craig, William
Timothy

