



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: September 10, 2019, 6:30 P.M.

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

STAFF ANALYSIS

Case No.: Z-19-1243376 **Agenda #:** N. 2

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

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

Request: Rezone property within the Druid Hills Historict District from R-85 (Residential Medium Lot–85) to RSM (Residential Small Lot Mix) to allow development of a 19-unit mixed residential development consisting of two-family, three-family, and urban single-family detached homes at a density of 6.3 units per acre.

Property Owner(s): Elegant Homes, LLC

Applicant/Agent: Elegant Homes, LLC

Acreage: 3.02

Existing Land Use: Three single-family detached homes.

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

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

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

Proposed Density: 6.3 units/acre	Existing Density: 1 unit/acre
Proposed Units: 19	Existing Units: 3
Proposed Lot Coverage: 40%	Existing Lot Coverage: (estimated) less than 10%



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

RECEIVED
JUL 03 2019

ZICZ No. 2-19-1243376
Filing Fee:

Date Received: Application No.:

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

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

Applicant Phone: 678.517.2799 Fax: N/A

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

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

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

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

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

Acreage: 3.02 Commission District(s): 2.6

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

Present Land Use Category: TN

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

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

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

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

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

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

NOTARY

SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent

EXPIRATION DATE / SEAL

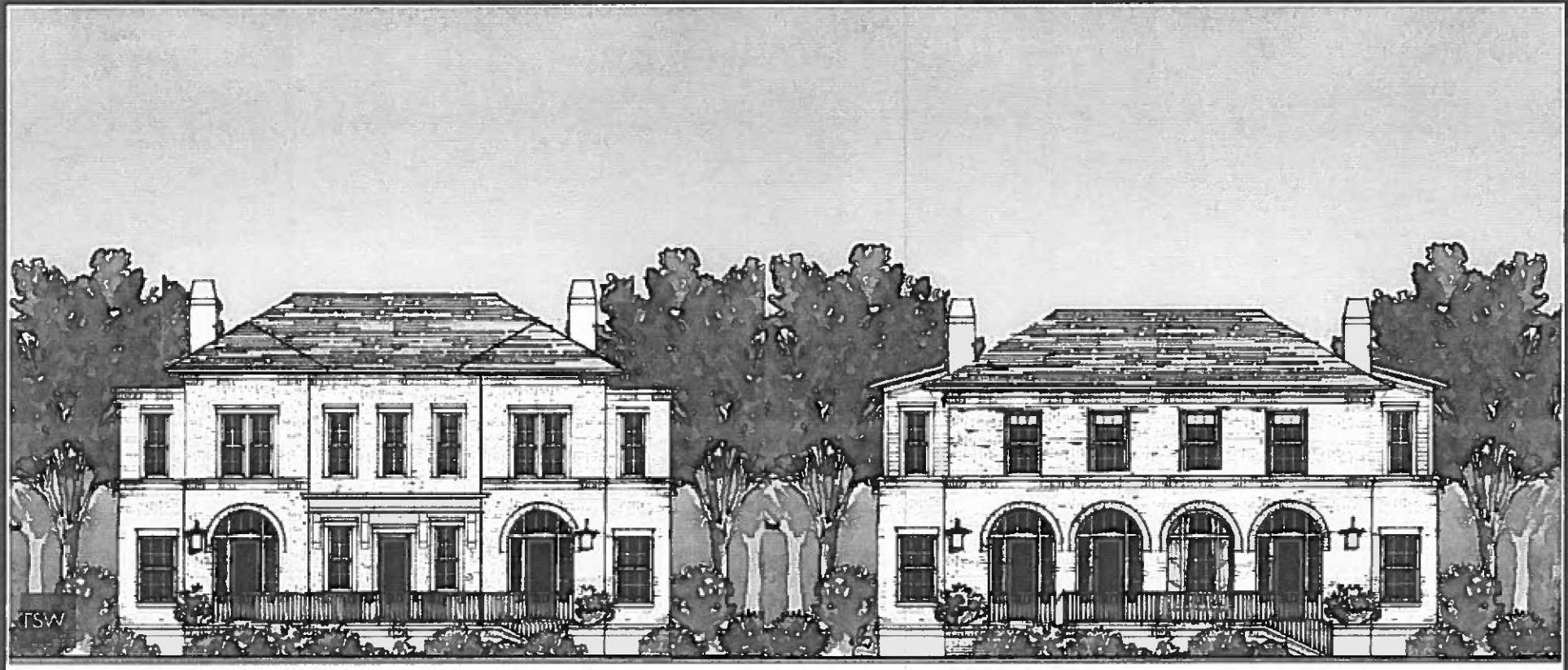


S)



1043, 1047, 1051 Briarcliff Road	
3.02 Acres	
131,377 SF	
R-85	
County)	North: R-85; South: R-85; West: Briarcliff Road; East: R-85 Druid Hills Traditional Neighborhood
Small Lot Residential: RSM	
16 units	
boundary)	20 Feet (Class A) single-family units along an adjacent residential (R) boundary, then a transitional buffer is
Division 11)	
4 units/acre	
6 units/acre	
5.3 units/acre	
35 ft (max allowed by code; 45' or three floors)	
35 ft	
Total	36 %
(additional enhanced open space): 20% greater than base; Amenity Proximity wayway, and building footprints	
anced	
30% of Total Site Area	
42,396 SF (Pocket Park and Green)	
us Eligibility	2' cul/ac

Open Space & Enhanced Open Space	
Total Open Space Required	20% of Total Site Area
Total Open Space Provided	64% of Total Site Area
	84,396 SF
Enhanced Open Space Required	50% of Required Open Space
Enhanced Open Space Provided	50% of Required Open Space
	30,029 SF
	Green
	12,367 SF
	Pocket Park
Parking	
TTF Units 1-6*	9 Parking Spaces (not including garage)
U-SF Units 7-16**	20 Parking Spaces
Guest Parking***	10 Parking Spaces
*1.5 spaces per dwelling unit, not including garage, is required. Required parking is provided in driveway apron. Each unit has a 2 car garage; garage spaces are not included in this total. Three guest spaces are provided of driveway apron.	
**2 spaces per dwelling unit is required. Each unit self parks using a 2 car garage.	



Elevation Study

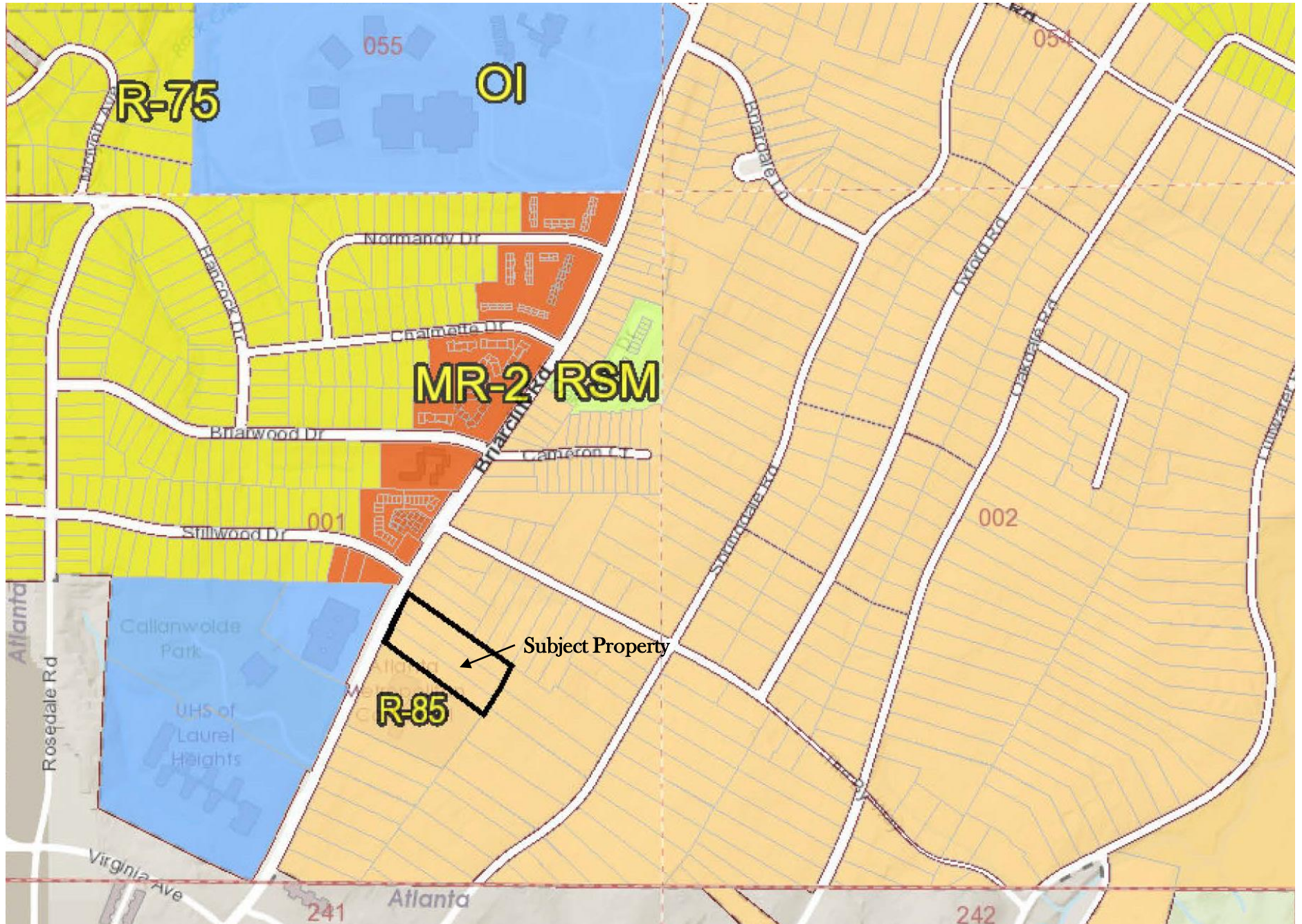
Looking at units 1-6 facing Briarcliff Road

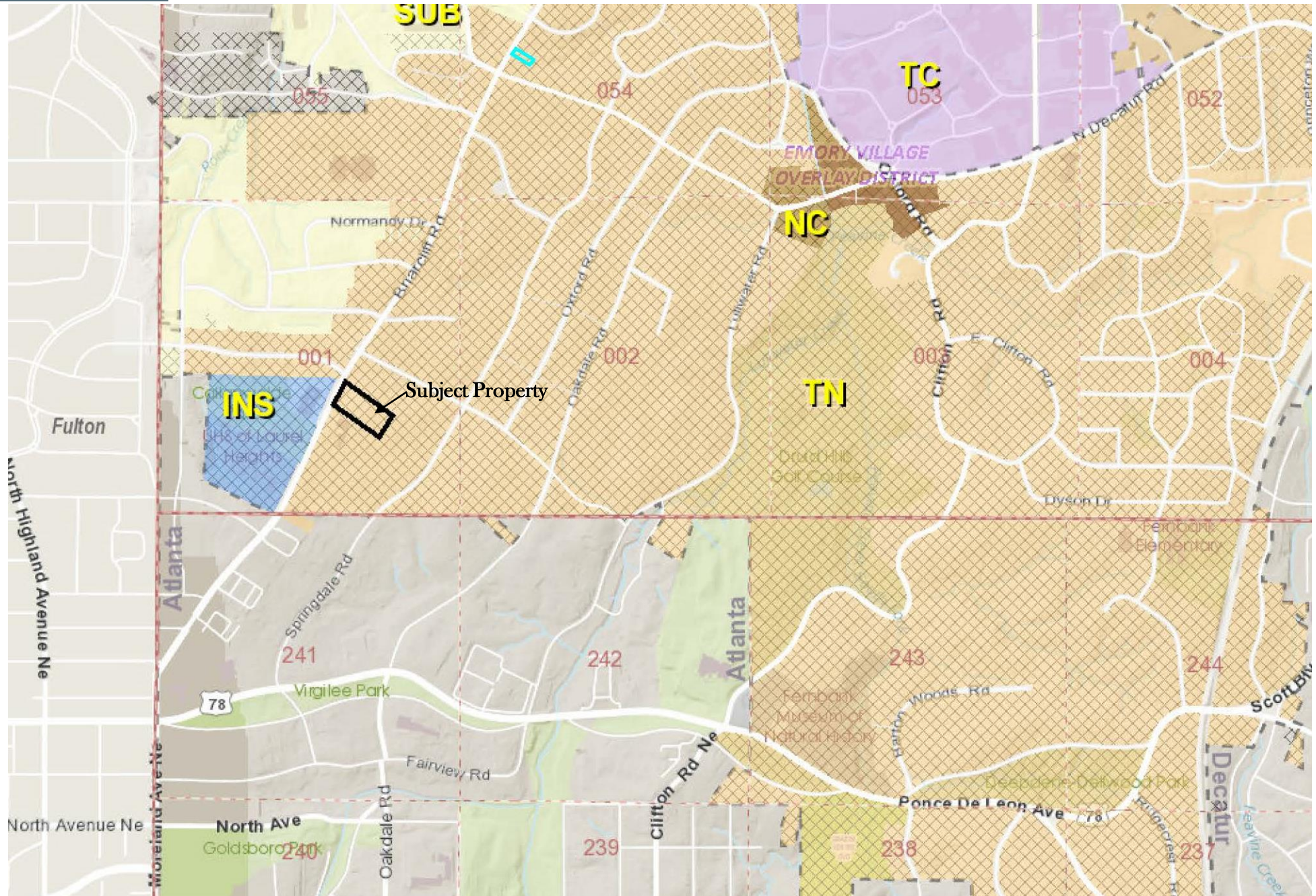
for: Elegant Homes, LLC

by: TSW

07/03/2019

TSW
PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE









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





(left) 1043 Briarcliff Road and Metro Church/Kindergarten

(right) 1047 and 1051 Briarcliff Road

