



DeKalb County Government

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

Agenda Item

File #: 2019-4711

1/28/2020

File Status: Preliminary Item

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a 36-unit single-family attached townhome development at a density of 7.3 units per acre, at 2061 & 2067 Windyhill Road.

PETITION NO: N5. Z-20-1243617 (2019-4711)

PROPOSED USE: Townhome Development

LOCATION: 2061 and 2067 Windyhill Road, Decatur, GA.

PARCEL NO. : 15-151-01-004, 15-151-01-005

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a 36-unit single-family attached townhome development at a density of 7.3 units per acre. The property is located on the west side of Windyhill Road, approximately 255 feet north of Tilson Road, at 2061 and 2067 Windyhill Road, Decatur, GA. The property has approximately 200 feet of frontage on Windyhill Road and contains 12.52 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: DENIAL.

PLANNING COMMISSION: DENIAL.

PLANNING STAFF: FULL CYCLE DEFERRAL.

STAFF ANALYSIS: The applicant has stated that the developer is in discussions with an adjoining property owner and has requested full cycle deferral. The Department of Planning and Sustainability does not support the application, but, in accordance with Departmental policy, recommends “Full Cycle Deferral”.

PLANNING COMMISSION VOTE: Denial, 9-0-0. V. Moore moved and J. West seconded for Denial. The motion unanimously passed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 10-0-0. The CC-3 recommendation was based on comments by affected neighbors, who said that the density of the proposed development would be too high, that the proposal is inconsistent with the surrounding R-75 properties, and that it would establish a negative precedent for developable properties in the area.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: January 7, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: January 28, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-10-1243617 **Agenda #:** N. 5

Location/Address: 2061 and 2067 Windyhill Road, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-151-01-004 & -005

Request: Rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a 36-unit single-family attached townhome development at a density of 7.3 units per acre.

Property Owner(s): Guyley R. Tinsley & Janie P. Tinsley

Applicant/Agent: APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC

Acreage: 4.93 acres

Existing Land Use: Two single-family detached homes.

Surrounding Properties: To the north, northeast, east, southeast, south, southwest, west, and northwest: single-family residential. Adjoining and surrounding properties are zoned R-75.

Comprehensive Plan: Suburban ☒ Consistent ☐ Inconsistent

Proposed Density: 7.3 units/acre	Existing Density: .41 units/acre
Proposed Units: 36	Existing Units: 2
Proposed Lot Coverage: 44%	Existing Lot Coverage: (estimated) 90%

Zoning History: Based on DeKalb County records, it appears that the zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

SITE AND PROJECT ANALYSIS

The subject property is comprised of two lots that are each occupied with a single-family home. It has approximately 200 feet of frontage on the west side of Windy Hill Road, a two-lane local street. The topography is almost level. Numerous hardwood trees are growing in in the back yards of the two properties, especially that of 2061 Windyhill Road, which is densely wooded.

The subject property is part of an extensive R-75 district that stretches from the Candler Road commercial corridor, located approximately 600 feet to the east, to Interstate 20, located approximately two miles to the west and from Glenwood Road, .65 miles to the north, to Interstate 20, approximately one mile to the south. Windyhill Road is a

1,000-foot long north-south street that connects McAfee Road, a collector street, at its north end and Tilson Road, also a collector street, at its south end. Like the subject property, the immediately surrounding single-family residential neighborhood was originally platted in the early 1950s. The Ashling Park (a.k.a. Birkdale Terrace) single-family residential subdivision, developed between 2016 and 2018, is located on the adjoining property to the south. Ashling Park and the other newer single-family residential subdivisions to the south and west have smaller, shallower lots than the properties that were platted in the 1950s, although it and the newer subdivisions are zoned R-75 and developed with single-family residential homes.

The applicant requests the zoning action to develop 36 townhome units in nine buildings on each side of a public T-shaped street. Each unit would be two stories high with a flat roof and a two-car, front-facing, lower-level garage that would be recessed behind the front facade of each unit. The front façade of each unit would be offset from that of its neighbor. The site plan shows three underground detention areas, an open space at the front of the site, and the required transitional buffers along the north, south, and west property lines.

Compliance with District Standards:

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE		Base: 4; with bonuses: up to 8 d.u.s/acre	7.3 units/acre	No
DENSITY BONUSES		Proximity to amenities, provision of off-site improvements, EarthCraft construction, increased enhanced open space, etc.	The proposal does not have features that would qualify for density bonuses.	No
MIN. OPEN SPACE /ENHANCED OPEN SPACE (Applicable if project is > 5 ac. or ≥ 36 d.u.s)		Not applicable.	Not applicable.	N.A.
MIN. LOT AREA		1,000 square feet	Information not provided.	Not provided.
MIN. LOT WIDTH		25 feet	32 feet	Yes
MAX. LOT COVERAGE		70% of total parcel acreage	Information not provided.	Not provided.
MIN. BLDG. SETBACKS	FRONT	20 feet	25 feet	Yes
	INTERIOR SIDE	Not applicable.	Not applicable.	N.A.
	SIDE – CORNER LOT	Not applicable.	Not applicable.	N.A.
	REAR W/O ALLEY	15 ft.	30-64 feet. 20 feet of the rear yards are used for the required 20-foot transitional buffer.	Yes
BUILDING SPACING		Min. 3 ft with fire rating or min. 7 ft. w/out fire rating & no windows (ICC Code)	Units 14-19: 5 ft. Other units: 10-20 ft.	Units 14-19 must be fire-rated.

MINIMUM UNIT SIZE	1,200 square feet	2,400 square feet	Yes
MAX. BLDG. HEIGHT	35 feet	34 feet	Yes
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE	6-ft. landscape strip, 6-ft. sidewalk, street trees 30 ft. on center	3-foot sidewalk, 8-foot landscape strip shown on ½ of the frontage, street trees not shown.	The site plan must comply or an administrative variance will be necessary.
MIN. STREETScape DIMENSIONS - PRIVATE DRIVES	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees every 50 feet	3-foot sidewalk, 3-foot landscape strip, street trees not shown.	The site plan must comply or an administrative variance will be necessary.
TRANSITIONAL BUFFERS	20-ft. buffer & screening fence required along north and south property lines	20-foot buffers; screening fence not shown.	The site plan must comply or an administrative waiver will be necessary.
PARKING	Min. 1.75 spaces/unit; max 3.25 spaces/unit	2 garage spaces & 1 driveway space	Yes

QUALITY OF LIFE METRICS

Open Space: Information not provided.

Linear Feet of New Sidewalk or Trails: Information not provided.

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:

The proposal is not consistent with the policies and intent of the 2035 Comprehensive Plan. For Suburban character areas, the Plan states the following policies: “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” (Policy 1), and “Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access.” (Policy 15) The proposed development would have a higher density and a different housing type than what are found on surrounding properties in newer and older subdivisions and does not follow design standards for traditional neighborhood development such as a grid street pattern, alleyways, and smaller single-family detached lots.

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

The zoning proposal is not suitable. The proposed density of the development would not be compatible with that of adjacent and nearby properties. It is more appropriate for a location that is next to a higher-density district or character area and that has direct access from a major or minor thoroughfare.

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

The subject property has a reasonable economic use as currently zoned R-75. It appears that the property could be developed for approximately 12 single-family homes under its existing R-75 zoning classification. Such development would be compatible with the zoning and character of the surrounding R-75 zoning districts.

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

It is likely that the two-story height of the proposed townhome buildings is similar to that of the newer homes on adjoining property to the south, and that it would be similar to the height of new homes that might be constructed in the future on adjoining property to the north. The existing one-story home on the property to the north is buffered by approximately 75 feet of open space between it and the north property line of the subject property. Moreover, the site plan shows that the required 20-foot undisturbed buffer would be provided on the sides of the property that adjoin R-75 properties. The height of the proposed townhomes is therefore not likely to adversely affect the use of adjacent properties. The most noticeable adverse impact of the zoning proposal would be the increase in trips to and from the site, compared to what would be generated by a single-family detached development. The location of the subject property is not close enough to the Candler Road corridor or Glenwood Road to allow good traffic access for the proposed development. In addition, the zoning proposal might create a precedent for other projects of similar density on Windy Hill Road, which was designed to carry low levels of traffic.

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 zoning proposal does not provide features necessary for it to qualify for the density bonuses that would allow the proposed density of 7.3 units per acre.

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:

There has been no indication from reviewing departments and agencies that the proposal would excessively burden existing schools and infrastructure, including existing streets. The assessment of the impact of the development on surrounding streets doesn't take into account the precedent that the zoning proposal could establish and what could become, over time, traffic that would exceed the carrying capacity of Windy Hill Road and other surrounding streets.

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

The proposed development would not impact the environment to a greater degree than what is typical for single-family residential development on a largely wooded property.

STAFF RECOMMENDATION: DEFERRAL.

The applicant has stated that the developer is in discussions with an adjoining property owner and has requested full cycle deferral. The Department of Planning and Sustainability does not support the application, but recommends “Full Cycle Deferral” to allow the applicant time to make changes to the application proposal.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- ✓ • **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✓ • **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

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



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-5

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-20-1243617

Parcel I.D. #: 15-151-01, 0048-005

Address: 2061 and 2067

Windyhill Rd

DECATUR, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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) 6/7TH 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. NO PROBLEM THAT
WOULD INTERFERE WITH TRAFFIC FLOW.

12-7-19

Signature: Jerry White



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 OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-10-1243617

Parcel I.D. #: 15-151-01-004 & 15-151-01-005

Address: 2061 and 2067 Windyhill Road
Decatur, Georgia

WATER:

Size of existing water main: 8" CI 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: Doolittle Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 388 feet South of property

Water Treatment Facility: Snapfinger Creek WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

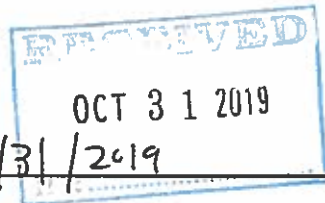
COMMENTS:

* 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: Carla Reid

DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: 10/31/2019 Application No: 2-20-1243617

Applicant Name: APC Contractors, Inc.

Applicant E-Mail Address: eunderwood@mhtlegal.com / tfisher@mhtlegal.com

Applicant Mailing Address: Miles Hansford & Tallant, LLC - J. Ethan Underwood
202 Tribble Gap Road, Suite 200, Cumming, GA 30040

Applicant Daytime Phone: 770-781-4100 Fax: 770-781-9191

Owner Name: Guyley R. Tinsley & Janie P. Tinsley

If more than one owner, attach list of owners.

Owner Mailing Address: 2067 Windy Hill Road Decatur, GA 30032

Owner Daytime Phone: 404-284-5844

Address of Subject Property: 2061 & 2067 Windyhill Road, Decatur, GA 30032

Parcel ID#: 15-151-01-004 & 15-151-01-019

Acreage: 4.93 Commission District: District 3 & Super District 7

Present Zoning District(s): R-75

Proposed Zoning District: RSM

Present Land Use Designation: Suburban Character Area

Proposed Land Use Designation (if applicable): Suburban Character Area



**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
underwood@mhtlegal.com

September 10, 2019

PUBLIC NOTICE
To
Request for Rezoning
Filed by: APC Contractors, Inc.
Located at: 2061 Windy Hill Road
Decatur, GA 30032

Current Zoning – R-75

Current Use – Undeveloped

Proposed Zoning – RSM

Proposed Use – 36 Single-Family Attached Residences/Townhouses

**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: SCOTT CANDLER
LIBRARY MEETING ROOM**

Location: 1917 Candler Road, Decatur, GA 30032

Date & Time: Wednesday, September 25, 2019 at 7:00PM

Please call or email if you have any questions.

Sincerely,

Ethan Underwood
Attorney for Applicant

MEETING SIGN-IN SHEET

Project: Greystone at Windy Hill **Meeting Date: 9/25/19**

Project: Greystone at Windy Hill **Meeting Date: 9/25/19**

Facilitator: APC Contractors, Inc. Location: Scott Candler Library

Facilitator: APC Contractors, Inc. Location: Scott Candler Library

[illegible]



J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF APPLICATION AND IMPACT ANALYSIS

INTRODUCTION

This Letter of Application and Impact Analysis is intended to comply with the application procedures established by DeKalb County, Georgia for submittal of land use applications, as required by the Zoning Ordinance of DeKalb County, Georgia ("Zoning Ordinance"), DeKalb County Public Hearing Application Requirements, and other DeKalb County Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Application and Impact Analysis the application package for the Proposed Zoning and Proposed Use, as may be amended (the "Application"). With regard to any zoning, special use permit, and variances requested in the Application (as applicable), the Applicant incorporates herein all statements made in the Public Hearing Application.

1. LETTER OF APPLICATION

Applicant:	APC Contractors, Inc.
Subject Property:	4.93 Acres Designated as Dekalb County Tax Parcel(s): 15-151-01-004 & 15-151-01-019
Current Zoning:	R-75 (Residential Medium Lot-75) District
Proposed Zoning:	RSM (Small Lot Residential Mix) District
Existing Use:	2 Single-Family Detached Residences
Proposed Use:	36 Single-Family Attached Residences/Townhouses
ROW Access:	Windyhill Road

The Applicant submits the Application for the purpose of rezoning the Subject Property from the R-75 zoning classification to RSM for the purpose of developing 36 Townhouse units thereon.

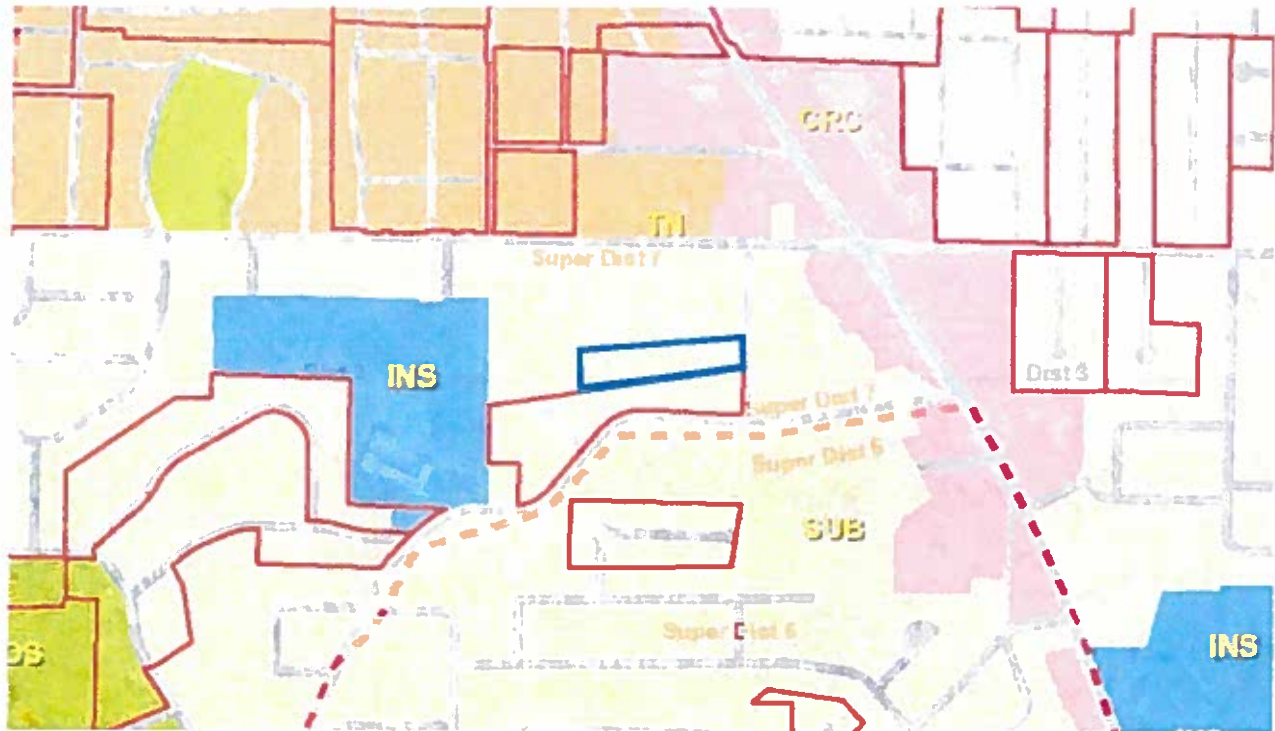
Townhome units will be a maximum of 34 feet in height, 25 feet wide, and be constructed with minimum 2,400 square feet of finished area. Elevation drawings are submitted with the Application and incorporated herein by reference.

2. IMPACT ANALYSIS

Pursuant to Zoning Ordinance § 27-7.3.5, when exercising the County's zoning powers, consideration shall be given to factors associated with the use including, but not limited to, the following. The Applicant's Proposed Use satisfies all of these criteria as described below:

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Suburban Character Area, which identifies RSM as a Permitted Zoning and Townhouses as an appropriate Primary Use in this character area. Also, the proposed design for the

Townhomes incorporates varied front setbacks, varied rooflines, varied front facades, and ample open space, all in accordance with design preferences described in the Comprehensive Plan.



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

The Zoning Proposal will permit Townhouses, a residential use, which is suitable in view of the use and development of the adjacent properties, which are also residential. Candler Road is located to the east of the Subject Property and is a major commercial corridor; to the west is Archbishop Roman Catholic Church, a large institutional use. As such, the proposed RSM zoning will serve as a transitional zoning from high intensity uses along Candler Road to the nearby church.

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

The Subject Property does not have a reasonable economic use as currently zoned. The R-75 zoning allows only single-family detached homes. Specifically, the R-75 zoning classification does not allow Townhouses as a Permitted Use. Townhouses are necessary in order to develop a sufficient number of housing units at a sufficient price-point to make the project economically viable for redevelopment.

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

The Zoning Proposal will not adversely affect the existing use or usability of adjacent or nearby property or properties because the Zoning Proposal will allow for a residential Proposed Use that is compatible with the surrounding residential uses.

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 shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its narrow width and large depth prohibit redevelopment using the Current Zoning. The increasing population of DeKalb County necessitates more dense development to accommodate projected growth, as contemplated by the Comprehensive Plan.

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

The Zoning Proposal will not adversely affect historic buildings, sites, districts, or archaeological resources because there are no historic buildings, sites, districts, or archaeological resources on or adjacent to the Subject Property.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The Zoning Proposal will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The projected impact on schools and utilities will be in keeping with projected growth, and applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses, and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

Assuming each of the 36 proposed homes will facilitate 0.75 students per household persons per residence, the proposed development is anticipated to generate a total 27 new students, which would be phased in over an anticipated 2-year period.

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

The Zoning Proposal will not adversely impact the environment or surrounding natural resources. In fact, because approximately 77% of workers in DeKalb County do not reside in the County, providing additional housing units in the County may lead to more employees residing in the County, potentially decreasing automobile dependency, traffic congestion, and pollution caused by commuters driving through the County to work elsewhere. Also, the Zoning Proposal will not adversely impact the local watershed because there are no streams or stream buffers on the Subject Property and all stormwater will be managed according to applicable codes and engineering standards. Also, the Proposed Use provides open space, especially at the center of the Proposed Use and at the portion of the Proposed Use abutting the Right of Way. Finally, the Subject Property will be planted with numerous trees throughout the site.

CONCLUSION

Because the Proposed Use and site design comply with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein

Page 4 of 4

by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Application and Impact Analysis at any time.

Sincerely,



Ethan Underwood, Attorney for the Applicant



770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Nancy Jester

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Merida Davis Johnson

District 6
Kathie Gannon

District 7
Lorraine Cochran-Johnson

LETTER SHOWING SEWER CAPACITY

October 9, 2019

Attention: Stephan Tremblay
Vest Engineering Inc.
227 Sumac Trl.
Woodstock, GA 30188

Re: 2061 Windy Hill Rd.
15th Dist, LL 151
Greystone at Windy Hill Townhomes
Snapfinger

Dear Mr. Tremblay:

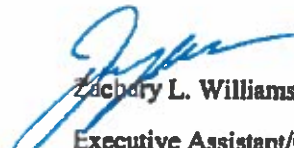
The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff confirms that sanitary sewer capacity may be available for the subject property at this time. After evaluating your capacity request, it has been determined based on the criteria set forth in DWM's Interim Sanitary Sewer Capacity Evaluation Program dated July 13, 2018 that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project. In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV - "Sewers and Sewerage Disposal". Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlotts@dekalbcountyga.gov.

Sincerely,


Zachary L. Williams
Executive Assistant/Chief Operating Officer


Darren Eastall
Program Administrator-Consent Decree



DEKALB COUNTY, GEORGIA
DEPARTMENT OF WATERSHED MANAGEMENT
CAPACITY ANALYSIS

Greystone at Windy Hill Townhomes

Request Date: 6/27/2019

Request Closing Date: 10/6/19

1	Property Name and Address:	2081 Windy Hill Road			
2	Sewershed/Basin	Snappinger			
3	Proposed Property Tie-in Manhole ID	15-151-1314			
4	Net Prop. Daily Ave. Flow from Property	8,840 GPD			
	Net Prop. Peak Flow from Property	34,980 GPD			
5	Downstream historical SDOs with incomplete remedial actions to prevent reoccurrence?	No			
6	Downstream gravity sewer capacity available per 8a-8c below?	Yes			
7	a	Hydraulic Model Capacity Check	Model predicted dry weather flow less than 85% of the pipe capacity or 80% of the pipe diameter for all downstream gravity pipes?	No ¹	
			Model predicted max month average daily flow (MMADF) flow less than 100% of the pipe capacity for all downstream gravity pipes?	No ¹	
	b	Model Network Anomaly	If da - No, are model results due to gravity sewer model network anomalies (reverse-grade pipes, flat-grade pipes, etc.)?	Yes ¹	
			Is capacity determined by reviewer to be available for gravity pipes with network anomalies (reverse-grade, flat-grade pipes, etc.)?	Yes ¹	
			Is capacity determination documentation provided?	Yes	
	c	Capacity Request Flow Monitoring	Is capacity request flow monitoring data available and analyzed?	N/A	
			Is capacity determined by reviewer to be available based upon analysis of flow monitoring data?	N/A	
			Is capacity determination documentation provided?	N/A	
7	All downstream lift station firm capacities greater than model predicted flow for MMADF scenario?			NA	
8	Downstream treatment facility hydraulic capacity greater than model predicted flow for MMADF scenario?			Yes ¹	
9	Downstream intergovernmental connection capacity greater than model predicted flow for MMADF scenario?			NA	
10	Comments: "In this profile there are positive sloped flat pipes (less than minimum design slopes) and negative sloped pipes that are indicating full pipe capacity less than 85% during dry weather. In such cases, engineering judgement has been used to determine adequate capacity exists for the flow rates calculated by the model, which includes 0.8 d/D open channel flow. The maximum d/D for this flow path is 0.83 except pipe 15-073-10071 which has a 1.00 predicted d/D. This pipe is a stream crossing, upstream and downstream of this general section - flowing less than full." "Treatment plant capacity of 17.8 mgd for Snappinger was evaluated through the 'Review of December 2018 and January 2019 Snappinger Snappinger WWTF Effluent Flow' Technical Memo dated June 11, 2019 prepared by the Connet Decees Program Management Team. "Peak flow of 1,600,000 gpd of capacity requests was captured in the 27.8 mgd flow recorded in the 'Review of December 2018 and January 2019 Snappinger Snappinger WWTF Effluent Flow' Technical Memo dated June 11, 2019 prepared by the Connet Decees Program Management Team. This flow is removed from the current MMADF Treatment Capacity (mgd) total."				
11	Hydraulic Modeler Initial			SM & LM	

*MODEL FLAG

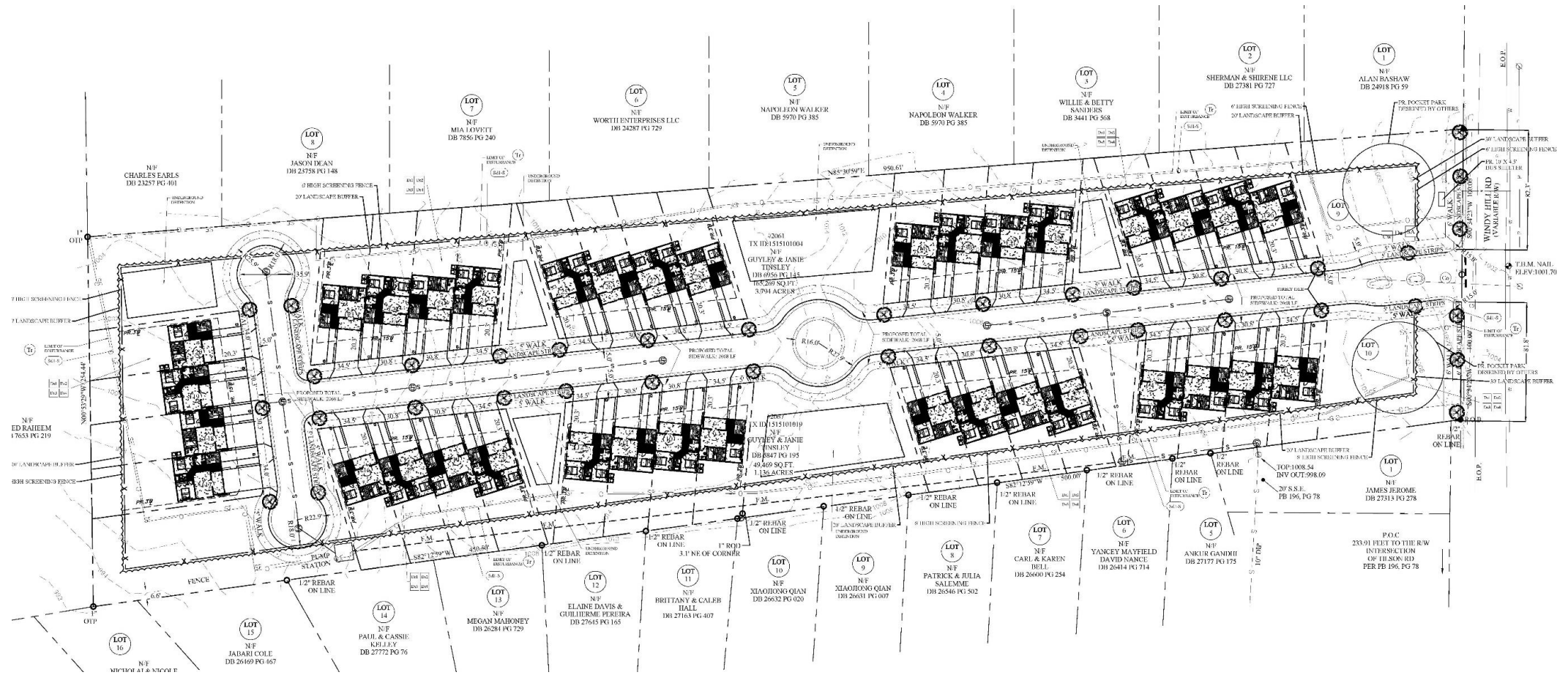
By signing below, this certifies, based on sound engineering judgement, that capacity is available having considered appropriate factors necessary to make that determination including sanitary flow contribution from site specific sources, use of the County's hydraulic model as certified by CH2M Hill, flow data, and historical data, which are all incorporated into the County's Interim Capacity Program and SOPs as authorized by DeKalb County government on July 13, 2018.

Name: Michelle L. (Jackam) Ots, PE

Title: Engineer Principal

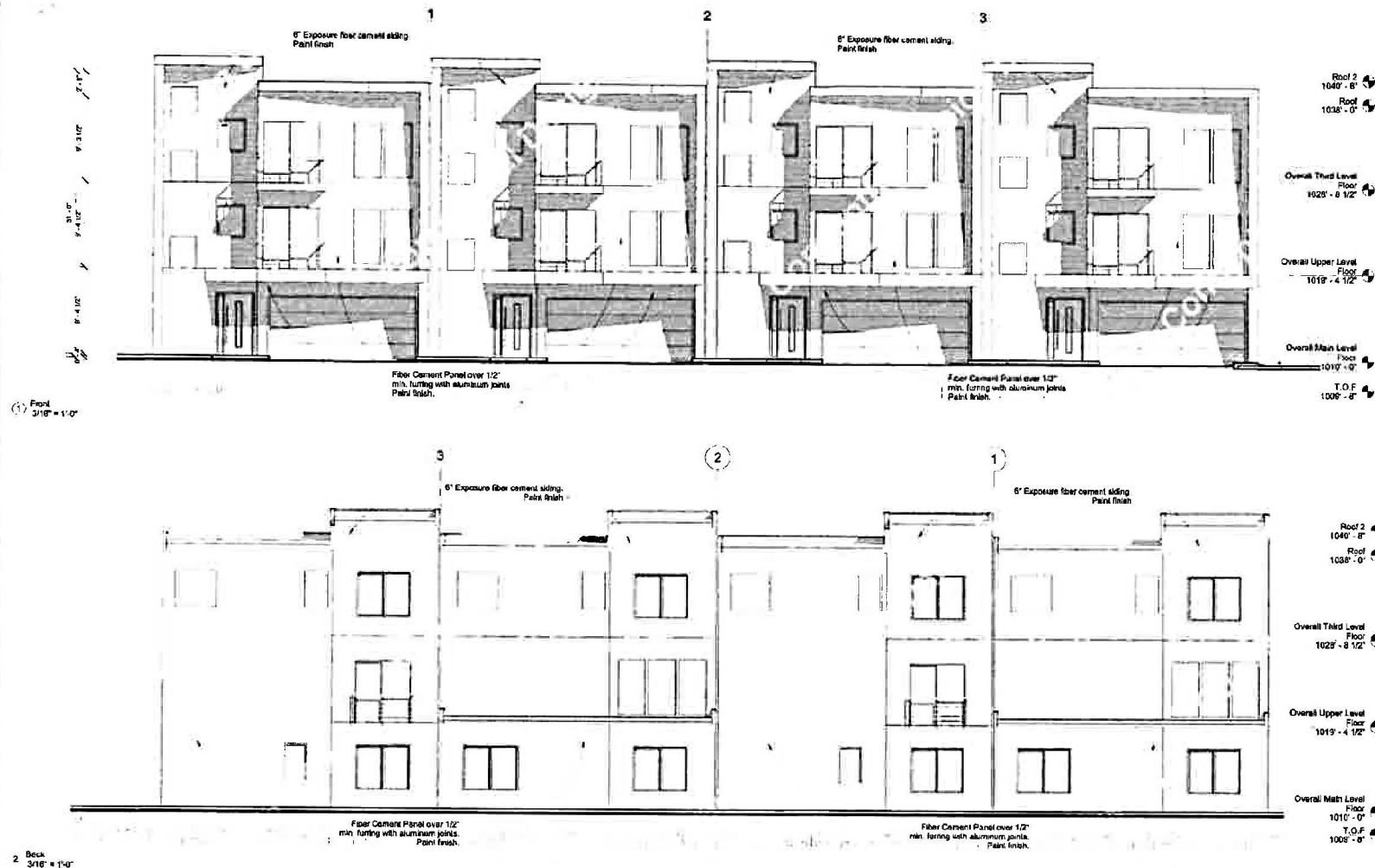
Date: 10/6/19

Michelle L. Jackam Ots, PE



Received by P&S
12/17/19





Greystone at Windy Hill
 2061 Windy Hill Rd, Decatur GA 30032
 Conceptual Design Drawing

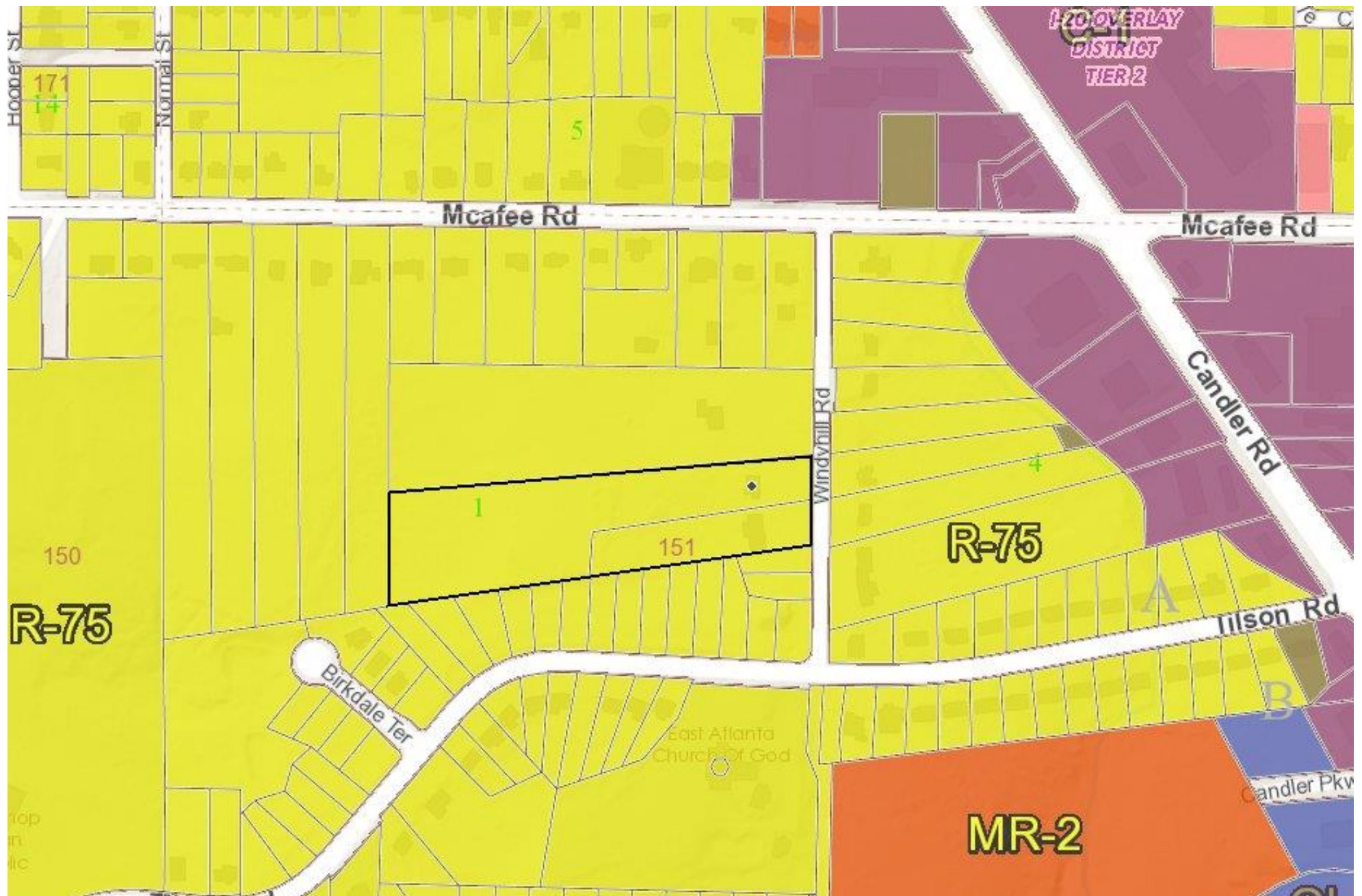
GENERAL NOTES

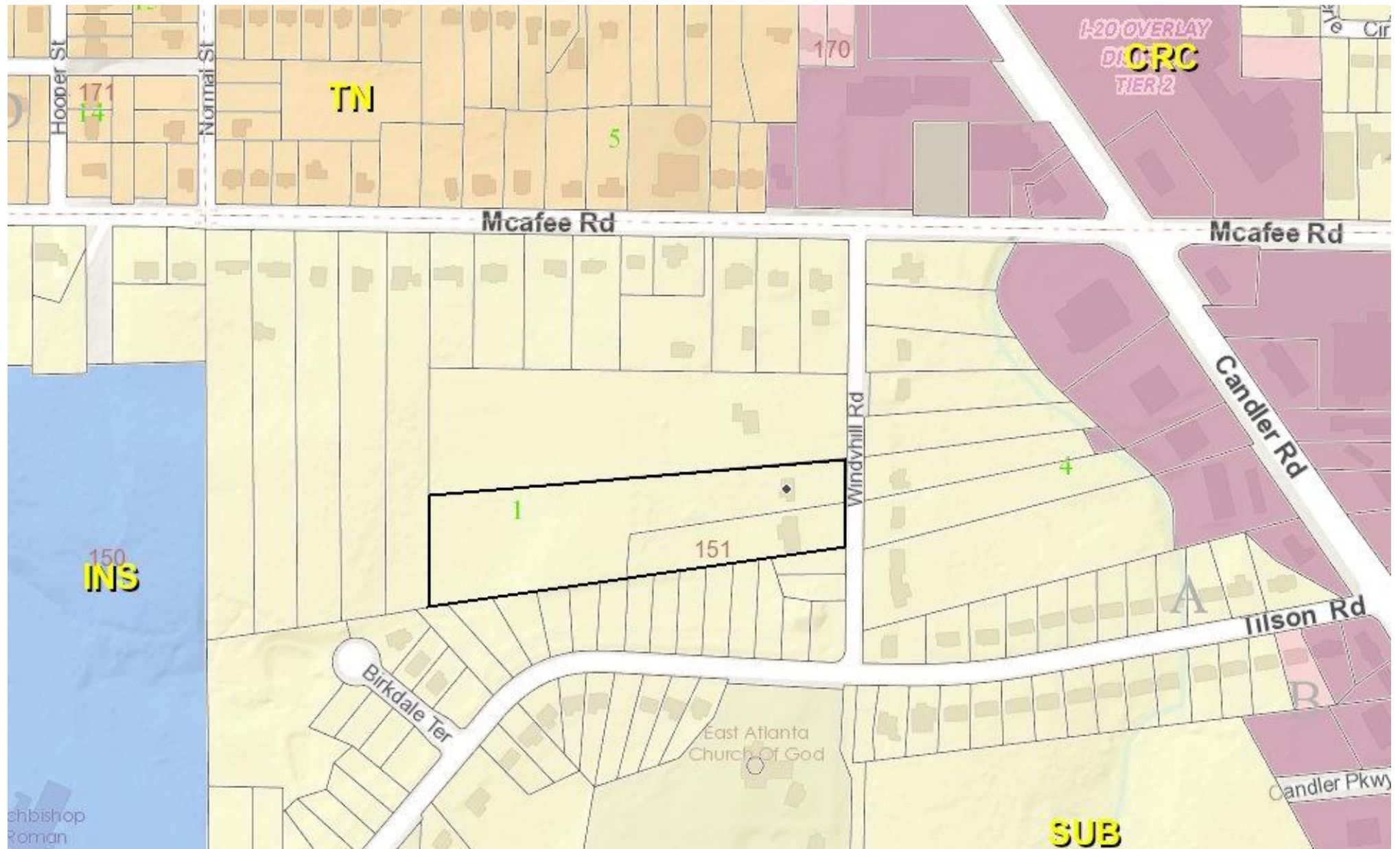
- All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
- Contractor shall verify all conditions and dimensions at site before beginning construction.
- All dimensions should be read or calculated and never scaled.
- All footings to be below frost line (see local code) and must rest on undisturbed soil capable of handling the building.
- Contractor shall insure compatibility of the building with all site requirements.
- If backfill exceeds 4' against and foundation wall, reinforce as per code.
- The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
- All wood, concrete, and steel structural members shall be of a good grade and quality and meet all national, state, and local building codes where applicable.
- All columns or solid framing should be designed to carry loads and should extend down thru the levels below and terminate at the basement floor or at other bearing points designed to carry the load.
- Contractor shall verify all conditions & dimensions at site before beginning construction.
- Contractor will be held responsible for any dimensions not verified, or changes due to dimensions shown on these plans to be incorrect.
- Contractor shall comply with all site requirements.
- All dimensions, unless otherwise noted, are from outside edge to outside edge of studs.

Number	Description	Date

Architect's Stamp: [Blank]

Building Elevation









Subject Property



(left) Homes across Windy Hill Road from subject property.



(right) Homes on nearby Windy Hill Road lots located to the south of the subject property.