



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: May 7, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243163 **Agenda #:** N. 6

Location/Address: 3398 Briarcliff Road **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-195-09-002

Request: To rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small Lot Residential Mix) to develop 21 urban single-family detached dwelling units.

Property Owner(s): Walter, Jeff, and David Pendergrast

Applicant/Agent: Greg Ramsey

Acreage: 8.7 acres

Existing Land Use: A single-family residence.

Surrounding Properties: Single-Family Residential

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** R-100

Comprehensive Plan: Suburban ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: 2.4 units/acre	Existing Density: .11 units/acre
Proposed Units: 21	Existing Units: One
Proposed Lot Coverage: 30%	Existing Lot Coverage: (Estimated) less than 5%



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

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



Date Received: _____ Application No: 1243163

Applicant Name: GREG RAMSEY

Applicant E-Mail Address: gramsey@usa.net

Applicant Mailing Address: 137 PONCE DE LEON COURT

DECATUR GA, 30030

Applicant Daytime Phone: 404-992-4399 Fax: _____

Owner Name: SEE EXHIBIT ATTACHED

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 3398 BRIARCLIFF RD

ATLANTA GA 30345

Parcel ID#: 18-195-09-002

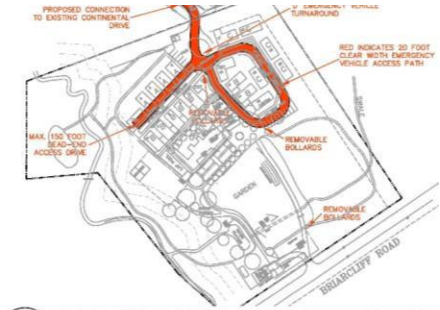
Acreage: 8.7 Commission District: 2

Present Zoning District(s): R100

Proposed Zoning District: RSM-USF

Present Land Use Designation: SUBURBAN

Proposed Land Use Designation (if applicable): _____



2 EMERGENCY VEHICLE ACCESS EXHIBIT
ZP SCALE: 1"=150'



1
ZP

PROJECT OPEN SPACE EXHIBIT

SCALE: 1"=150'

- SITE DATA:**
- SITE ADDRESS:**
3398 BRIARCLIFF ROAD
ATLANTA, GA 30345
 - SITE ZONING:**
 - EXISTING ZONING: R-100
 - PROPOSED ZONING: RSM-USF (SITE SPECIFIC PLAN)
 - MAXIMUM DENSITY: 4 UNITS ACRE = 34.8 = 34 UNITS
 - PROPOSED DENSITY: 21 UNITS / 8.7 ACRES = 2.4 UNITS/AC
 - LOT AREAS:**
 - NET LOT AREA: 8.7 ACRES
 - GROSS LOT AREA: $8.7AC + 0.34AC = 9.04$ ACRES
 - $(500LF * \frac{1}{2} 60FT ROW = 15,000SF = 0.34 ACRES)$
 - PROPOSED DEVELOPMENT AREA: 2.47 ACRES**
(SEE AREA 'A' ON EXHIBIT 1/P)
 - OPEN SPACE SUMMARY:**
 - REQUIRED OPEN SPACE: 20% OF SITE AREA
 - REQUIRED OPEN SPACE: $20\% * 8.7AC = 1.74$ ACRES
 - PROVIDED OPEN SPACE: 6.23 ACRES = 71.6%
 - AREA 'B1' (BUILDABLE PRESERVED AREA): 4.00 ACRES
 - AREA 'B2' (NON-BUILDABLE OPEN SPACE): 2.23 ACRES
 - TOTAL OPEN SPACE: 6.23 ACRES
 - PARKING SUMMARY:**
 - PROVIDED PARKING: (2 PARKING SPACES / UNIT) + (0.75 / UNIT GUEST,
 - = 2.75 PARKING STALLS / UNIT
 - PARKING SQUARE FOOTAGES:**

