



**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: March 3, 2020, 6:30 P.M**  
**Board of Commissioners Hearing Date: March 24, 2020, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** Z-20-1243755 **Agenda #:** N6

**Location/Address:** 879 & 895 Porter Road **Commission District:** 04 **Super District:** 06

**Parcel ID:** 15-229-04-022 & 15-229-04-061

**Request:** To rezone properties from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community at a density of 6 units per acre

**Property Owner/Agent:** Edward Davis, Administrator of Estate of Gus Davis

**Applicant/Agent:** Core Development Group, LLC c/o Battle Law, P.C.

**Acreage:** 11.8 acres

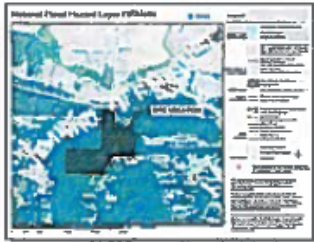
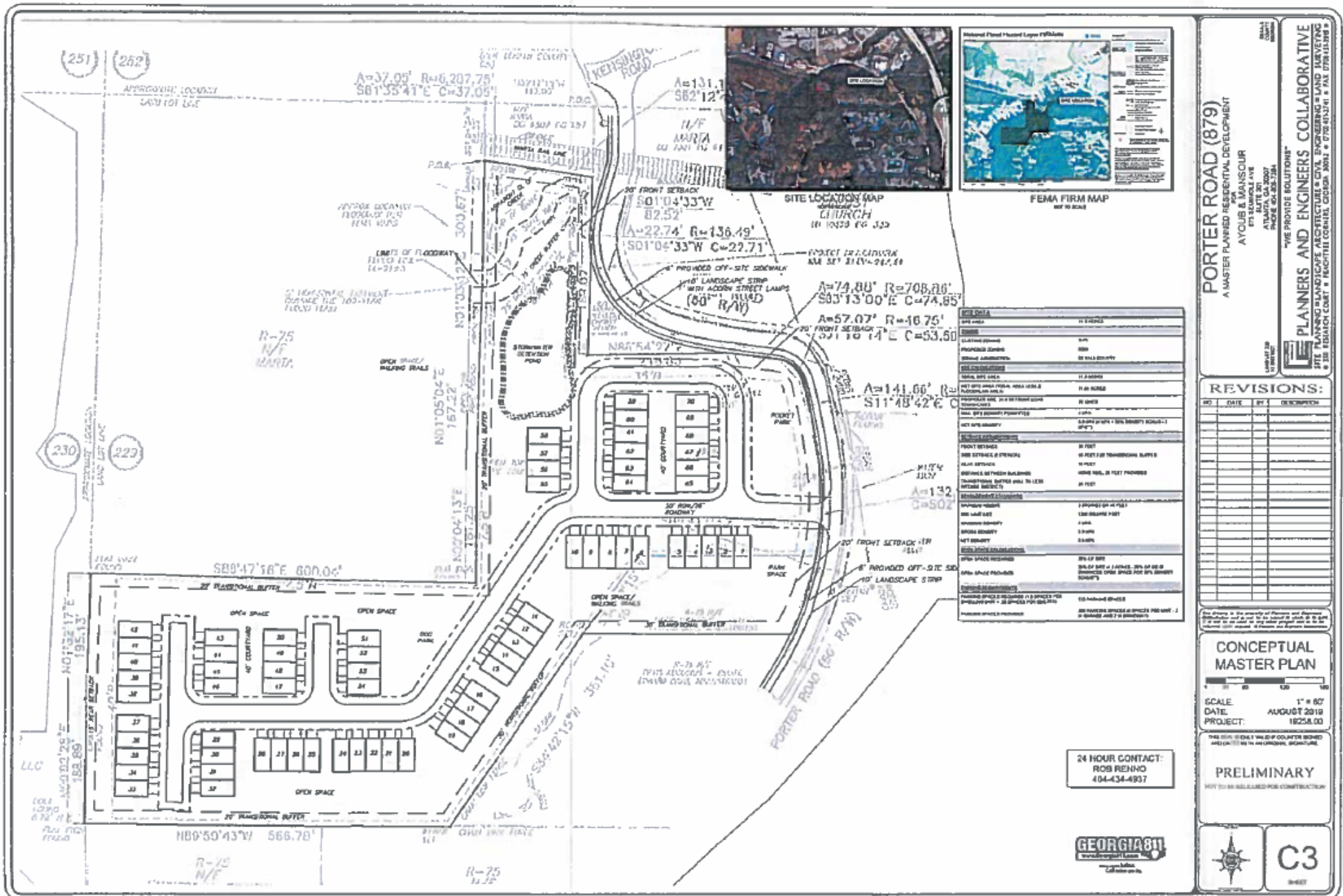
**Existing Land Use:** The site is undeveloped with mature shrubbery, trees, and vegetation

**Surrounding Properties & Adjacent Zoning:** North of the subject properties on Porter Road is an undeveloped parcel on R-75 (Residential Medium Lot) zoned property which has the MATRA rail line running east and west along the center of the property. Further east is the location of the Mount Pleasant Baptist Church on R-75 (Residential Medium Lot) zoned property, as well as multi-family housing on MR-2 (Residential Medium Lot) zoned property. Directly south of the subject properties are single-family detached homes on R-75 (Residential Medium Lot) zoned properties. West of the subject properties is an undeveloped parcel that is zoned R-75 (Residential Medium lot) which has a creek that runs east and west along the center property as well as the MARTA rail line that runs east and west along the northern edge of the property. Also, located west of the subject properties are multi-family housing on MR-2 (Residential Medium Lot) zoned property.

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

<b>Proposed Density:</b> Six (6) units per acre	<b>Existing Density:</b> Undeveloped Parcels
<b>Proposed Units/Square Ft.:</b> 70 single family attached homes (townhomes)	<b>Existing Units/Square Feet:</b> Undeveloped Parcels

<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> Undeveloped Parcels
-----------------------------------	---



**PERMITS DATA**

PERMITS AREA	11.2 ACRES
LOT AREA	1.04 ACRES
PROPOSED LOTS	50
PROPOSED PARKING	50
PROPOSED DRIVEWAYS	10
PROPOSED SIDEWALKS	1.2
PROPOSED LANDSCAPING	1.2
PROPOSED OPEN SPACE	1.2
PROPOSED TOTAL PERMITS AREA	11.2 ACRES
PROPOSED TOTAL PERMITS AREA	11.2 ACRES
PROPOSED TOTAL PERMITS AREA	11.2 ACRES
PROPOSED TOTAL PERMITS AREA	11.2 ACRES
PROPOSED TOTAL PERMITS AREA	11.2 ACRES
PROPOSED TOTAL PERMITS AREA	11.2 ACRES

**PERMITS REQUIREMENTS**

FRONT SETBACK	20 FEET
REAR SETBACK	10 FEET
SIDE SETBACK	10 FEET
MINIMUM LOT AREA	1.04 ACRES
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT AREA	1.04 ACRES
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT AREA	1.04 ACRES
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET

**PORTER ROAD (879)**  
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
 AYOUB & MANISOUR  
 SUITE 301  
 879 SEAWALK AVE  
 PORTER ROAD, GA 30134

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 SITE PLANNING, LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING - LAND SURVEYING & SITE RESEARCH COURT • RECORTICE CORNER, COVINGTON, MISSISSIPPI • 601.776.4130

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

**CONCEPTUAL MASTER PLAN**

SCALE: 1" = 80'  
 DATE: AUGUST 2019  
 PROJECT: 1825A.00

24 HOUR CONTACT:  
 ROB RENNO  
 404-434-4957

**GEORGIA 811**  
 Call before you dig.

**PRELIMINARY**  
 NOT TO BE RELEASED FOR CONSTRUCTION

**C3**



N6

Z-20-1243755

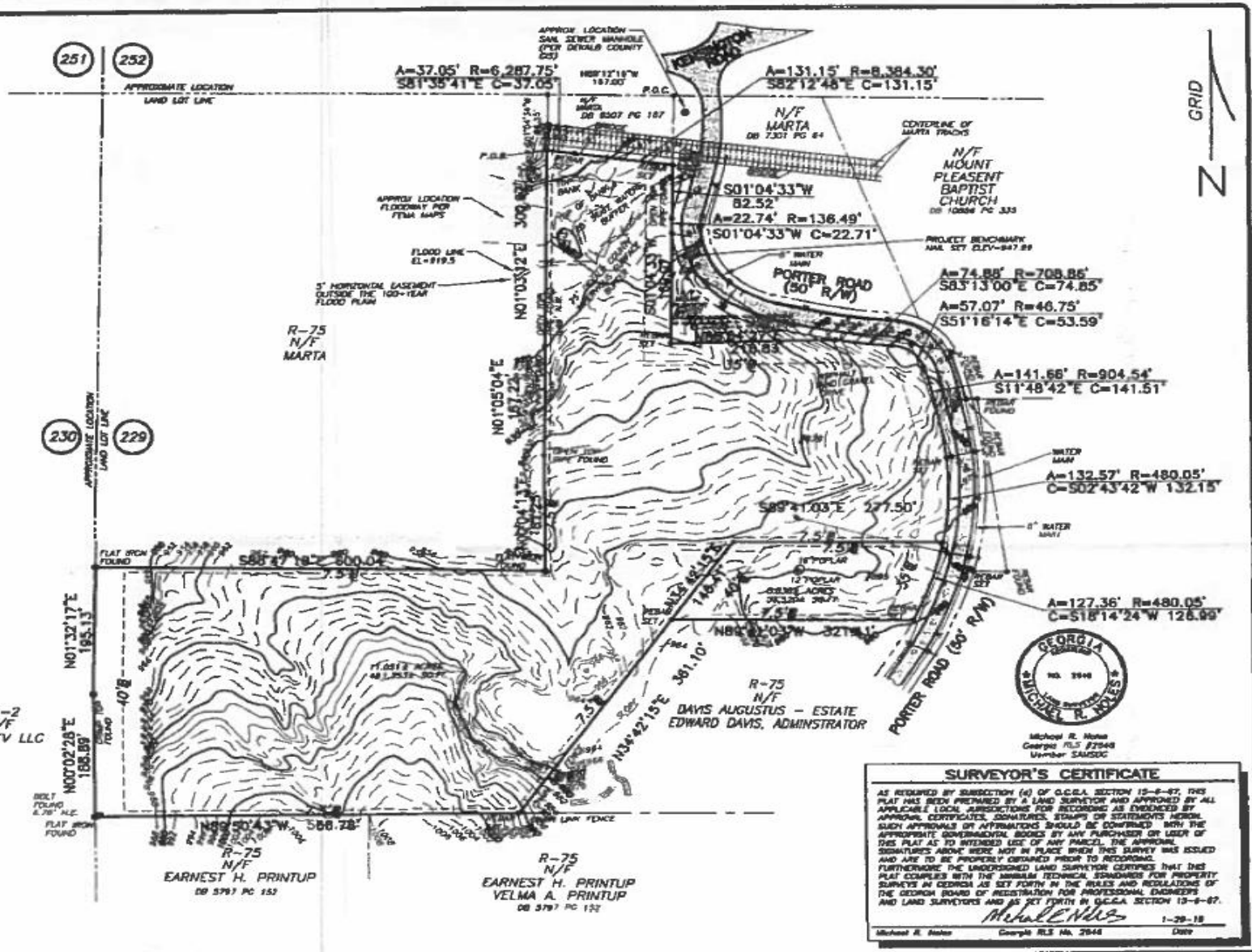
Existing Survey

201808201-PL-00001-254-00  
 Filed and Recorded: 2/20/2018 4:46:00 PM  
 Recording Fee: \$24.00  
 Prepared By:  
 04-2712114

RESERVED FOR CLERK OF SUPERIOR COURT

- LEGEND**
- DENOTES BUILDING LINE
  - DENOTES PROPERTY LINE
  - DENOTES FRONT-OF-WAY
  - DENOTES CENTERLINE
  - DENOTES BACK OF CURB
  - DENOTES CUTTER
  - DENOTES EDGE OF PAVING
  - DENOTES TOP OF WALL
  - DENOTES BOTTOM OF WALL
  - DENOTES REINFORCED CONCRETE PIPE
  - DENOTES CORRUGATED METAL PIPE
  - DENOTES POWER POLE
  - DENOTES LIGHT POLE
  - DENOTES SPLIT WIRE
  - DENOTES POWER LINE
  - DENOTES POWER METER
  - DENOTES POWER BOX
  - DENOTES FIBER OPTIC
  - DENOTES AIR CONDENSERS
  - DENOTES TELEPHONE BOX
  - DENOTES GAS METER
  - DENOTES GAS VALVE
  - DENOTES GAS LINE MARKER
  - DENOTES WATER METER
  - DENOTES WATER VALVE
  - DENOTES FIRE HYDRANT
  - DENOTES MONITORING WELL
  - DENOTES HEADWALL
  - DENOTES JUNCTION BOX
  - DENOTES DROPP WALS
  - DENOTES SANITARY SEWER LINE
  - DENOTES SANITARY SEWER MANHOLE
  - DENOTES CLEAR CUT
  - DENOTES POINT OF BEGINNING
  - DENOTES POINT OF COMMENCEMENT

**ZONING INFORMATION**  
 DEKALB COUNTY R-75  
 MINIMUM LOT WIDTH: 75 FEET  
 MINIMUM LOT AREA: 10,000 SQUARE FEET  
 FRONT SETBACK (SIGNAL THROFARE): 45 FT  
 FRONT SETBACK (SIGNAL THROFARE): 35 FT  
 FRONT SETBACK (COLLECTOR ST): 30 FT  
 MINIMUM SIDE SETBACK: 7.5 FEET  
 MINIMUM REAR SETBACK: 40 FEET  
 MAXIMUM LOT COVERAGE: 35%  
 MINIMUM FLOOR AREA: 1,000 SQUARE FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION



**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, COMMENTS, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNING AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

Michael R. Natus  
 Georgia RLS No. 2548  
 Member SANSOC

1-29-18  
 Date

NO.	REVISIONS	DATE
1	ADDRESS COUNTY COMMENTS	10-12-18
2	REVISE PROPERTY LINES	11-13-18
3	REVISE PROPERTY LINES	1-29-19
4	ADDRESS COUNTY COMMENTS	1-29-19
5	ADD CONTOURS PER DEKALB COUNTY GIS	1-29-19

**McClung Surveying**

McClung Surveying Services, Inc.  
 4813 South Cobb Drive Suite 300  
 Smyrna, Georgia 30080 (770) 434-5383  
 www.mcclungsurveying.com Certificate of Accreditation #20170025

PROPOSED CONDITIONS  
 DAVIS AUGUSTUS - ESTATE  
 EDWARD DAVIS, ADMINISTRATOR

679 & 895 PORTER ROAD  
 DECATUR, GEORGIA

LOT DIMENSION PLAT FOR  
 879 SEPARATION

LAND LOT 229  
 15TH DISTRICT  
 DEKALB COUNTY  
 GEORGIA  
 PLAT PREPARED: 9-15-18  
 FIELD: 8-8-18 SCALE: 1"=100'  
 JOB#248418-REC

