



**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: March 5, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** LP-19-1243107 **Agenda #:** N. 7

**Location/Address:** 2602 East Tupelo Street, Atlanta. **Commission District:** 3 **Super District:** 6

**Parcel ID(s):** 15-202-03-103

**Request:** Amend the Future Land Use Map from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) for development of 24 single-family attached townhome units and six single-family detached units at a density of 5.54 units per acre.

**Property Owner(s):** Walter and Rebecca Stovall

**Applicant/Agent:** ATKM Memorial, LLC c/o J. Alexander Brock, Esq.

**Acreage:** 5.12 acres

**Existing Land Use:** A single-family residence.

**Surrounding Properties:** To the north: undeveloped open space; to the northeast, east, southeast, and south: multifamily residential; to the southwest, west, and northwest: single-family residential.

**Adjacent Land Use:** **North:** COS **South:** CRC **East:** CRC, SUB **West:** SUB **Northeast:** COS, SUB **Northwest:** SUB **Southeast:** CRC **Southwest:** SUB, CRC

**Comprehensive Plan:** SUB (Suburban)  **Consistent**  **Inconsistent**

<b>Proposed Density:</b> 5.54 units per acre	<b>Existing Density:</b> .20 units per acre
<b>Proposed Units:</b> 30	<b>Existing Units/Square Feet:</b> One

**Companion Application:**

The applicant has filed a companion application (LP-19-1243043) To Rezone property from R-75 (Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1).

**STAFF RECOMMENDATION:** Approval

The applicant is requesting a land use amendment from Suburban to Commercial Redevelopment Corridor for development of 24 single-family attached townhome units and six single-family detached units. The applicant is interested in extending the Commercial Redevelopment Corridor to the northwest of an existing Commercial Redevelopment Corridor designation. Because this property is oriented and has primary access to a major arterial

road, adjacent to existing CRC character area, and the associated zoning case will prohibit access from Tupelo Street. The proposed request appears to be consistent with the following policies and strategies of the CRC character area as well as general policies of the Comprehensive Plan. *(CRC Policy 7.18) Development: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. (CRC Policy 7.6) Density –Cluster high density development at nodes & along major corridor outside of established residential areas* .The comprehensive plan will support extending the Commercial Redevelopment Corridor designation, northwest of the existing CRC designation. It should be noted that the comprehensive plan will not support development that could alter established single-family residential development patterns and density. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be “approved” with the necessary buffer to mitigate impacts upon residential area.

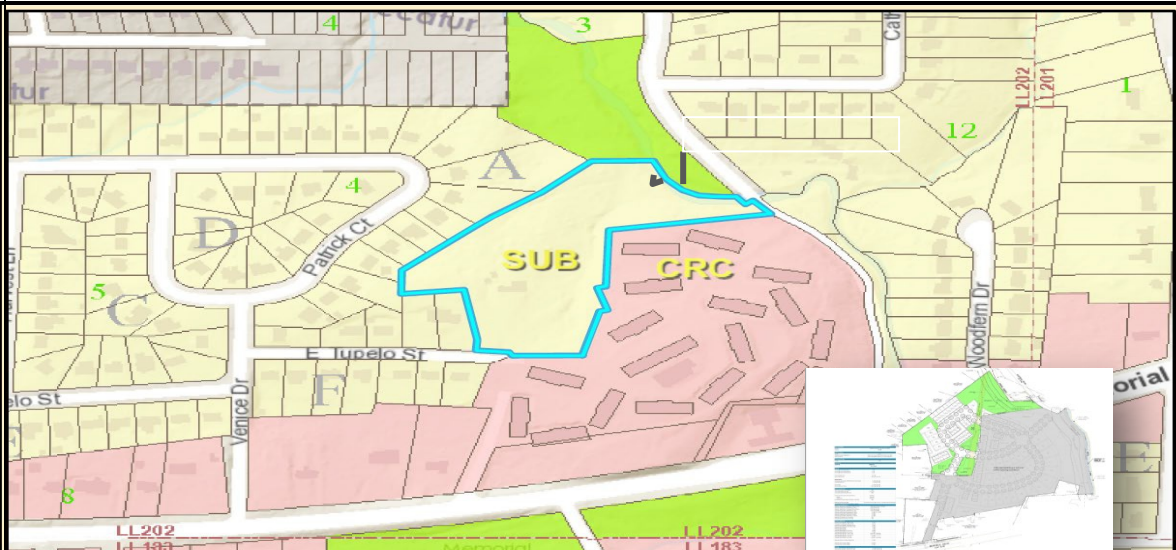
**Attachments:**

1. Department and Division Comments
2. Application
3. Land Use Plan Map
4. Aerial Photograph
5. Zoning Map
6. Site Plan Photographs

**DeKalb County Long Range Planning Division**  
**Supplemental Land Use Report** *(for developments proposed in Activity Centers)*

<b>Case No. N7</b> <b>LP-19-1243107</b> <b>Project Name:</b>	<b>Existing FLU: SUB</b> <b>Proposed FLU: CRC</b>	<b>Staff Recommendation</b> <b>Approval</b>
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**Commercial Redevelopment Corridor Intent** - The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip-style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracks of land. The proposed density for areas of this type is up to 18 dwelling units per acre.

<p><u>Land Use</u> Commercial Redevelopment Corridor 18 dwelling units per acre</p> <p><u>Primary Uses</u></p> <ul style="list-style-type: none"> <li>• Townhomes</li> <li>• Condominiums</li> <li>• Apartments</li> <li>• Health Care Facilities</li> <li>• Retail and Commercial</li> <li>• Office</li> <li>• Institutional</li> <li>• Entertainment and Cultural Facilities</li> <li>• Park and Recreational Facilities</li> <li>• Public and Civic Facilities</li> </ul>	<p><b>Future Land Use Map for Commercial Redevelopment Corridor</b></p>  <p><b>2602 Tupelo Street</b></p> <p><small>DeKalb County GIS Disclaimer: The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County expressly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of data, or profits, whether in an action of contract, negligence, or other tortious, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustrative purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.</small></p>
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<b>Project Description</b>	<b>Address: 2602 E. Tupelo St</b>		
	<b>Owner / Project Name:</b>		
	<b>Use</b>	<b>Square Feet (% of total dev)</b>	<b>Units (if applicable)</b>
	Residential	30 Units	
	Commercial	None	
	Office	None	
	Retail	None	
	Entertainment	None	
	Other		
<b>Total</b>	30 units		

**DeKalb County Long Range Planning Division**  
**Supplemental Land Use Report** *(for developments proposed in Activity Centers)*

Commercial Redevelopment Corridor Character Area Policies	Support to Staff Recommendation			Justification
	YES	NO	N/A	
1. <b>Cyclists and Pedestrians</b> - Provide safe and attractive facilities for bicyclists and pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	East Lake Park is located a mile west of the project and Midway Park is to the east of the project. It's recommended to have a cyclist facility on-site to encourage an active lifestyle and utilization of both parks.
2. <b>Transportation</b> - Provide transportation alternatives to reduce automobile dependency.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are existing MARTA Bus stops along this corridor.
3. <b>Mixed-Use Redevelopment</b> - Redevelop older strip commercial centers into viable mixed-use developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. <b>Streetscape</b> - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The existing infrastructure provides the relationship between the street and surrounding building.
5. <b>Mixed Use Districts</b> - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. <b>Density</b> - Cluster high density development at nodes & along major corridors outside of established residential areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project is located on a major corridor (Memorial Drive) To the west of the project are one story single family detached homes built in the 1950's .The development should incorporate enhance buffers to protect single family housing.
7. <b>Landscaping</b> - Use landscaping and other buffers to protect pedestrians from heavy traffic.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. <b>Aesthetics</b> - Create and implement performance and aesthetic standards to improve visual appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <b>Signage</b> - Implement signage and billboard controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <b>Parking</b> - Require parking to the side or rear of buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <b>Connectivity</b> - Promote parcel interconnectivity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. <b>TOD</b> - Promote transit oriented development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. <b>Bike Parking</b> - Provide safe and accessible areas for bicycle parking..	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. <b>Transit Incentives</b> - Provide incentives to encourage transit compatible development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. <b>Transportation</b> - Accommodate and encourage the development of multi-modal transportation centers, where appropriate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <b>Access Management</b> - Create and implement driveway controls and access management standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. <b>Tree Preservation</b> - Establish tree preservation and landscaping standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. <b>Development</b> - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. <b>Redevelopment Concept</b> - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**DeKalb County Long Range Planning Division**  
**Supplemental Land Use Report** *(for developments proposed in Activity Centers)*

20. <b>Architectural Standards</b> - Upgrade the appearance of existing older commercial buildings with façade improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Impact Analysis**

Section 27-829 of the Zoning Ordinance, "Amendments to comprehensive plan land use maps" states that the following standards and factors shall guide the evaluation of all proposed amendments to the comprehensive plan land use maps:

Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Whether the zoning proposal is consistent with the written policies in the comprehensive plan text:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Whether there are environmental impacts or consequences resulting from the proposed change:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G. 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H. Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Demographic Profile**

Quality of Life Elements	Project Area (census tract)	DeKalb County (2016)	Difference (+/-)
Median Household Income	67,554	\$51,349	(\$16,205)
Owner Occupied Housing	72.90%	57%	-15.90%
Renter Occupied Housing	27.10%	43%	15.90%
Median Home Value	221,500	\$163,600	(\$57,900)
Median Rental Costs (2 BR)			
Age Distribution (majority)	50-64(28.0%)	25-44	

Source:

**DeKalb County Long Range Planning Division**  
**Supplemental Land Use Report** *(for developments proposed in Activity Centers)*

**Economic Development Analysis**

*(Based on the 2014 DeKalb County Economic Strategic Plan)*

Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
<b>Target Industry and Niches</b> <input type="checkbox"/> Click here if no Target Industry applies				
<b>Professional and Business Services (PBS)</b> Niche Markets: Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Life Sciences</b> Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health. Niche Markets: Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Tourism</b> Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers. Niche Markets: Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>LOGISTICS</b> The process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing. Niche Markets: Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>CONSTRUCTION AND SUPPORT TRADES (CST)</b> Construction is the creation or improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities. Niche Markets: Construction Materials Manufacturing, Contracting, Homebuilding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Advanced Manufacturing</b> - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products. Niche Markets: Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Improve Business Climate</b>				
<b>Business Climate Action Plan</b> 1. Optimize Incentives 2. Support Entrepreneurs & Small Businesses 3. Support Existing Businesses & Foster Expansion 4. Finalize Implementation of Development Services Overhaul 5. Strengthen the Economic Development Organization 6. Improve Marketing, Branding, and Communication for the County & DADC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Revitalize Commercial Corridors and Embrace New</b>				

**DeKalb County Long Range Planning Division**  
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<b>Employment Centers</b>			
<b>Employment Centers Action Plan.</b> Subject property / project provides the following (check all that apply):  <input type="checkbox"/> Incentivize redevelopment and build public/private partnerships <input type="checkbox"/> Secure appropriate zoning. Rezone required? ____ <input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries <input type="checkbox"/> Creation of a new employment center in DeKalb County <input type="checkbox"/> Encourage clustering through target industry support programs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Click "N/A" if the property is not within an employment center.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Northern DeKalb Employment Center Location</b> (check one): <input type="checkbox"/> The I-85 / I-285 interchange <input type="checkbox"/> Northlake Mall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>West Central DeKalb Employment Center Location</b> (check one): <input type="checkbox"/> Intersection of Briarcliff Road North Druid Hills Road <input type="checkbox"/> Intersection of I-85 and Clairmont Road <input type="checkbox"/> Intersection of N Druid Hills Road and Lavista Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Southwest DeKalb Employment Center Location</b> (check one): <input type="checkbox"/> I-20/ Candler Road <input type="checkbox"/> I-20 / I-285 Interchange <input checked="" type="checkbox"/> Memorial Drive <input type="checkbox"/> Moreland Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>East Central DeKalb Employment Center Location</b> (check one): <input type="checkbox"/> Stone Mountain Industrial Park <input type="checkbox"/> Memorial Drive, I-285 Interchange	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Southeast DeKalb Employment Center Location</b> (check one): <input type="checkbox"/> I-285/Indian Creek MARTA Station <input type="checkbox"/> I-285 / Covington Hwy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Quality of Place Enhancements</b>			
<b>New Employment Centers and the Comprehensive Plan</b> <input type="checkbox"/> This project will initiate a land use amendment <input type="checkbox"/> The project will provide connectivity for employment centers <input type="checkbox"/> This project will create Gateways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Game Changing / Catalytic Projects</b> <input type="checkbox"/> Consider a multi-purpose Convention Center facility <input type="checkbox"/> Consider a multi-purpose sports complex facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Infrastructure and Aesthetics</b> <input type="checkbox"/> Utilization of CIDs and TADs to fund infrastructure and beautification projects, especially along South Memorial Drive. <input type="checkbox"/> Highway interchange improvements are packaged to accommodate logistics industry in Moreland area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





**DEKALB COUNTY GOVERNMENT**  
**PLANNING DEPARTMENT**

The following areas below may warrant comments from the development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

**DEVELOPMENT ANALYSIS:**

- **Transportation/Access/Row**

Consult the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/Green Infrastructure be included in the proposed site design to protect as much as practicable.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

**DeKalb County School District  
Development Review Comments**

**Analysis Date: 2/19/2019**

**Submitted to:** DeKalb County

**Case #:** LP-19-1243103  
**Parcel #:** 15-202-03-103

**Name of Development:** Tupelo Street SF/TH  
**Location:** 2602 Tupelo Street, Atlanta

**Description:** Applicant is seeking rezoning for a R-75 parcel as part of a larger redevelopment of neighboring garden apartments.

**Impact of Development:** When fully constructed, this portion of the development would be expected to house 4 students: 1 at Avondale ES, 1 at another DCSD school, and 2 in private school. All three neighborhood schools have capacity.

<b>Current Condition of Schools</b>	<b>Avondale ES</b>	<b>Druid Hills</b>		<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
		<b>MS</b>	<b>Druid Hills HS</b>			
Capacity	625	1,182	1,405			
Portables	0	0	0			
Enrollment (Fcst. Oct. 2019)	390	949	1,388			
Seats Available	235	233	17			
Utilization (%)	62.4%	80.3%	98.8%			
<b>New students from development</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>4</b>
<b>New Enrollment</b>	<b>391</b>	<b>949</b>	<b>1,388</b>			
<b>New Seats Available</b>	<b>234</b>	<b>233</b>	<b>17</b>			
<b>New Utilization</b>	<b>62.6%</b>	<b>80.3%</b>	<b>98.8%</b>			

**Summary of Student Calculations**

	<b>TH (24)</b>	<b>SF(6)</b>	<b>TOTAL</b>
Avondale ES	1	0	1
Druid Hills MS	0	0	0
Druid Hills HS	0	0	0
Other DSCD Schools	0	1	1
Private Schools	1	1	2
<b>Total</b>	<b>2</b>	<b>2</b>	<b>4</b>

Housing 1: 24 Townhomes

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.024066	0.008703	0.025994	0.058763
Middle	0.012357	0.003745	0.002106	0.018208
High	0.014141	0.010543	0.010875	0.035559
<b>Total</b>	<b>0.0506</b>	<b>0.0230</b>	<b>0.0390</b>	<b>0.1125</b>
<b>Student Calculations</b>				
Proposed Units	24			
Unit Type	TH			
Cluster	Druid Hills HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.58	0.21	0.62	1.41
Middle	0.30	0.09	0.05	0.44
High	0.34	0.25	0.26	0.85
<b>Total</b>	<b>1.22</b>	<b>0.55</b>	<b>0.93</b>	<b>2.70</b>
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale ES	1	0	1	2
Druid Hills MS	0	0	0	0
Druid Hills HS	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>

Housing 2: 6 Single-Family

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.052468	0.060593	0.098955	0.212016
Middle	0.014844	0.010688	0.041996	0.067528
High	0.030555	0.015602	0.052713	0.098870
<b>Total</b>	<b>0.0979</b>	<b>0.0869</b>	<b>0.1937</b>	<b>0.3784</b>
<b>Student Calculations</b>				
Proposed Units	6			
Unit Type	SF			
Cluster	Druid Hills HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.31	0.36	0.59	1.27
Middle	0.09	0.06	0.25	0.41
High	0.18	0.09	0.32	0.59
<b>Total</b>	<b>0.59</b>	<b>0.52</b>	<b>1.16</b>	<b>2.27</b>
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale ES	0	1	1	2
Druid Hills MS	0	0	0	0
Druid Hills HS	0	0	0	0
<b>Total</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>

**DeKalb County Board of Health**

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2/15/2019

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N.5

Z-19-1243041- 2019-3213/15-196-03-008

3085 Lexington Ter, Decatur, GA 30035

Amendment

- Please see general comments.

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N.6

SLUP-19-1243042/ 2019-3214/16-188-04-025

1794 Nicole Lane, Lithonia

Amendment

- Septic installed on 06/09/1972.

- Review general comments.

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N.7

LP-19-1243107/2019-3330/15-2-2-03-103

2602 E. Tupelo St., Atlanta, GA

Amendment

- Note: Property 2593 located in the same area has septic installed 07/26/1974. Septic installation may apply.

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N.8

Z-19-1243-43/2019-3215/15-202-03-103

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2602 E. Tupelo St., Atlanta, GA

Amendment

- Note: Property 2593 located in the same area has septic installed 07/26/1974. Septic installation may apply.



**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](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-19-1243043

Parcel I.D. #: 15-202-03-103

Address: 2602 East Tupelo Street

Atlanta, Georgia

**WATER:**

Size of existing water main: 6" CI Water Main (adequate/inadequate)

Distance from property to nearest main: Terminate on Property

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: Shoal Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger 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: 



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

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

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: LP-19-1243107 Parcel I.D. #: \_\_\_\_\_

Address: 2602  
East Tupelo street,  
Atlanta, GA

Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	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) 6/7<sup>TH</sup> 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.

Signature: Jerry White

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN  
OF DEKALB COUNTY, GEORGIA

Application No.: LP-14-1243107 Date Received: \_\_\_\_\_  
(for DeKalb County stamp)

Applicant's Name: Director of P&S E-Mail: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Applicant's Daytime Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: Walter & Rebecca Stord E-Mail \_\_\_\_\_

Owner's Mailing Address: 2602 E. Tupelo St. Atlanta 30317

Owner's Daytime Phone # \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: 2602 E. Tupelo St

District(s): 15 Land Lot(s): 202 Block(s): 03 Parcel(s): 103

Acreage: 5.4 Commission District(s): 3 & 6

Current Land Use Designation: SUB Proposed Land Use Designation: CRC

Current Zoning Classification(s): R25 to MR-2

PLEASE READ THE FOLLOWING BEFORE SIGNING

I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.

II. 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 \_\_\_\_\_ 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.

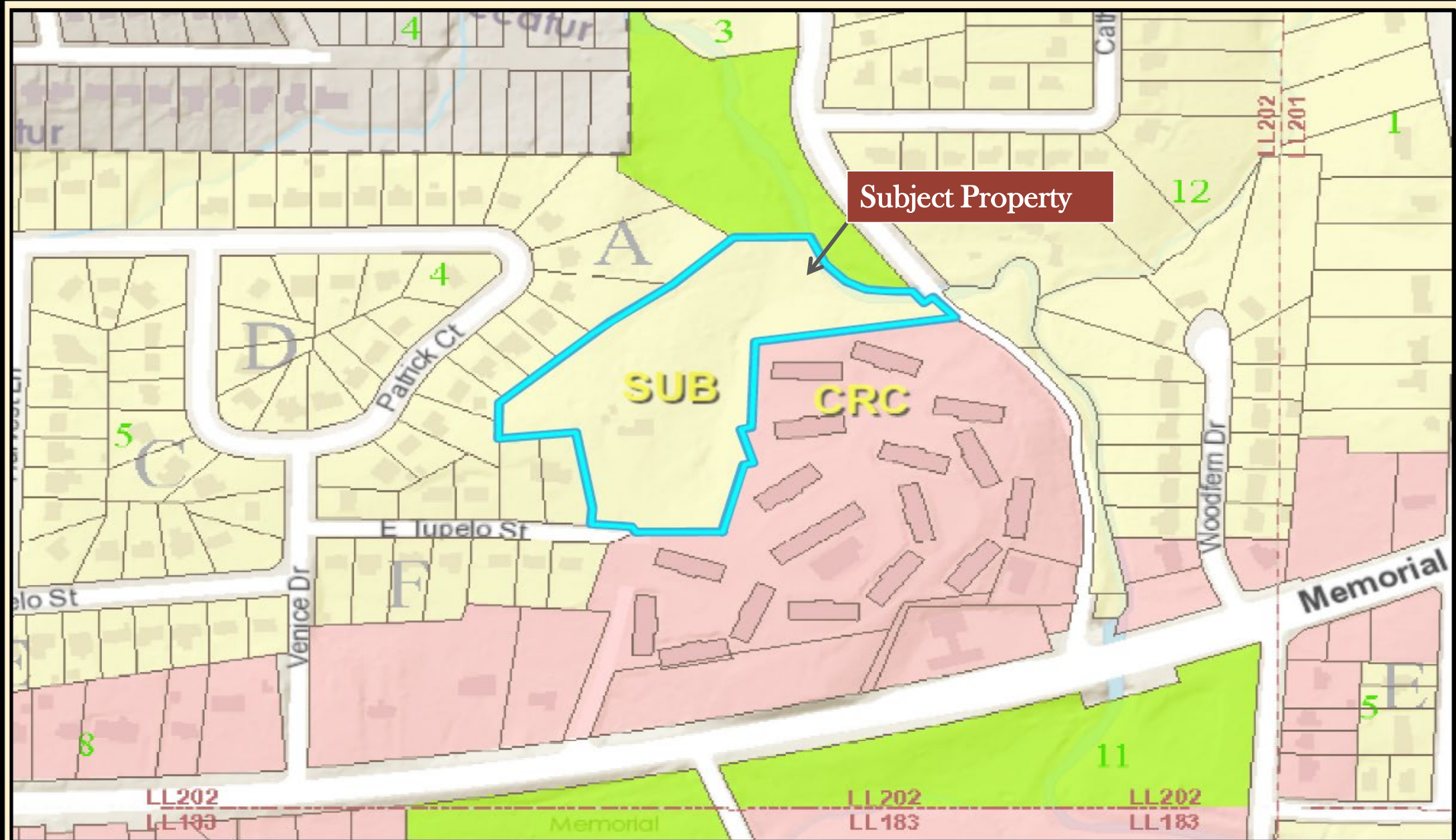
SIGNATURE OF APPLICANT

Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

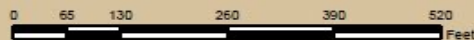
Expiration Date/ Seal

1/2017





**2602 Tupelo Street**



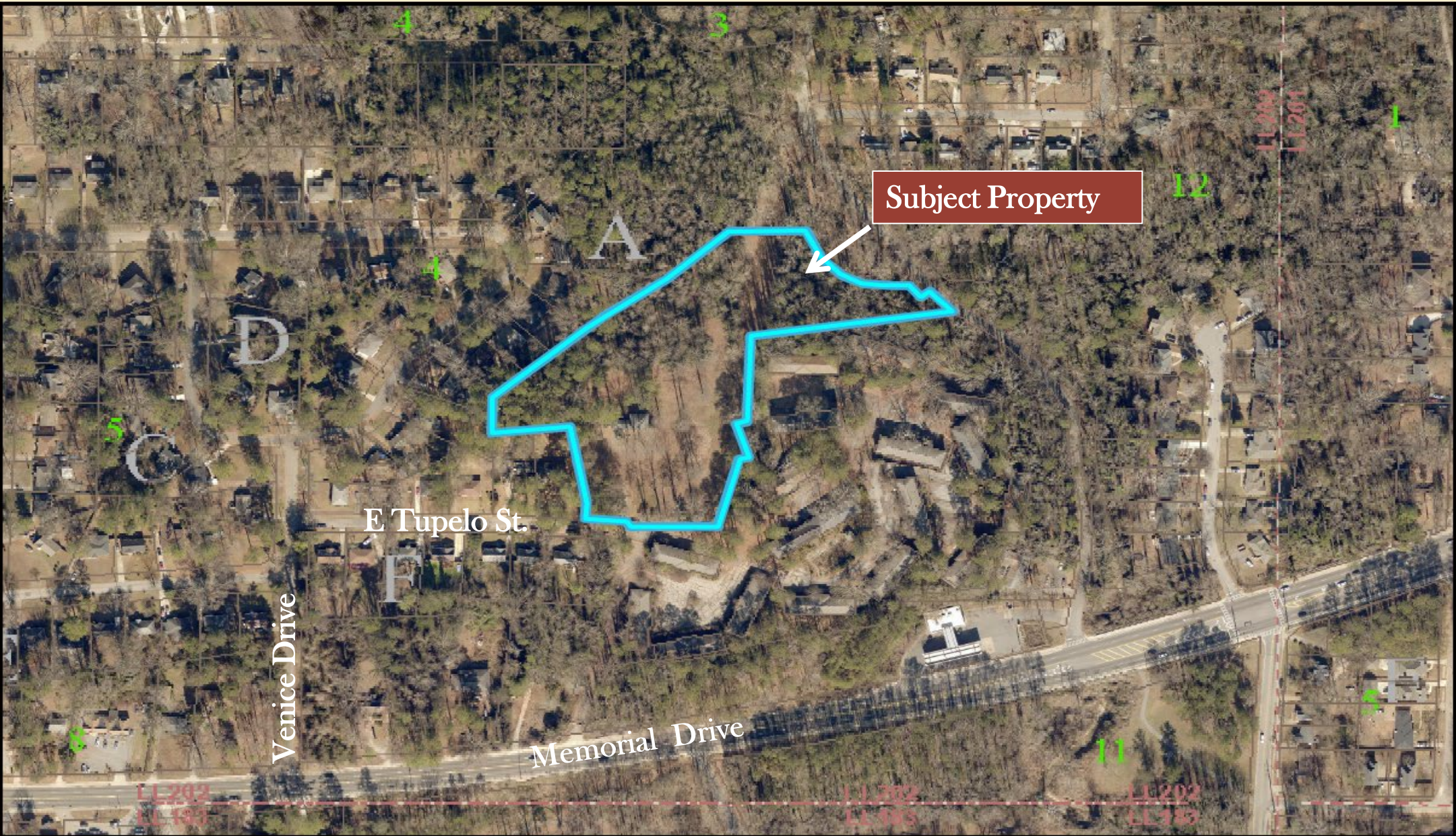
Date Printed: 2/6/2019



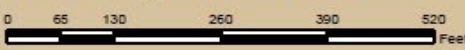
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**2602 Tupelo Street**

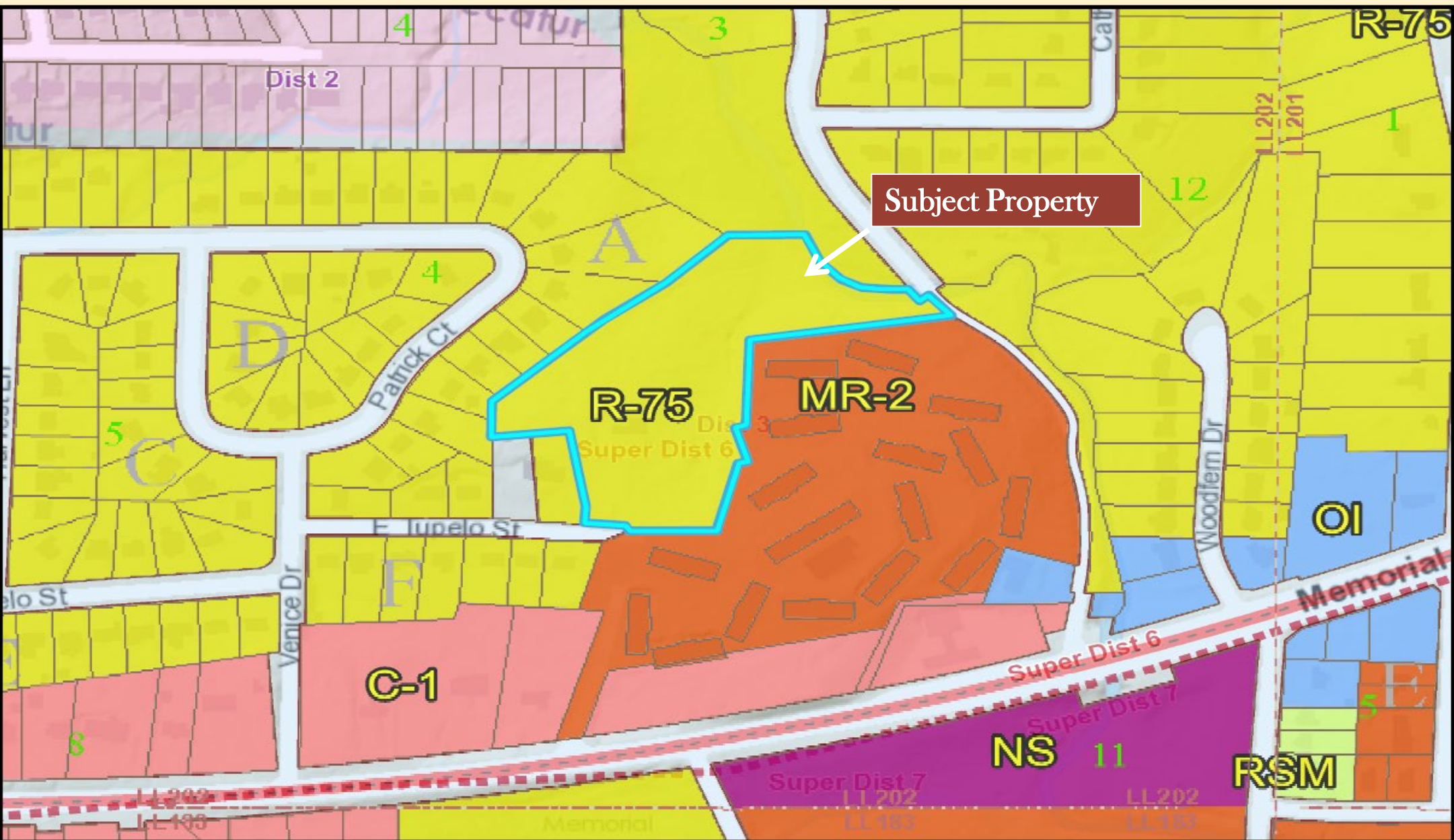


Date Printed: 2/6/2019

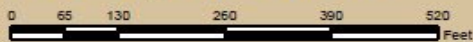


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**2602 Tupelo Street**



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Site Information	
Site Address	480 Memorial Drive, Charlotte, NC 28204
County	Mecklenburg
Zoning	
Existing Zoning	NC-1
Proposed Zoning	NC-1
Site Area	
Lot Area	387,970 sq ft
Site Area	642 Acres
Density	
Net Single-Family Attached	4.30
Net Single-Family Detached	6.30
Net Single-Family Attached (SI)	74.30
Net Single-Family Detached (SI)	74.30
Net Landmark	30 units
Net Landmark Area	5.84 acres per unit
Density Bonus	
Proposed Net Density Bonus (NDB)	4 units per acre
Net Density Bonus	4 units per acre
Site Capacity	
Net Single-Family Attached	185 units per acre
Net Single-Family Detached	185 units per acre
Site Capacity	
Net Single-Family Attached	185 units per acre
Net Single-Family Detached	185 units per acre
Net Landmark	185 units per acre
Net Landmark Area	5.84 acres per unit
Site Capacity	
Net Single-Family Attached	185 units per acre
Net Single-Family Detached	185 units per acre
Net Landmark	185 units per acre
Net Landmark Area	5.84 acres per unit
Site Capacity	
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Site Capacity	
Net Single-Family Attached	185 units per acre
Net Single-Family Detached	185 units per acre
Net Landmark	185 units per acre
Net Landmark Area	5.84 acres per unit

