



DeKalb County Government

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

Agenda Item

File #: 2020-0319

6/2/2020

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Susan A. Moss to rezone property rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit, at 3559 Sherrydale Lane.

PETITION NO: N7. Z-20-1243847 (2020-0319)

PROPOSED USE: Mixed Residential “Conservation Community” Development

LOCATION: 3559 Sherrydale Lane

PARCEL NO. : 15-197-01-001

INFO. CONTACT: Melora Furman

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Susan A. Moss to rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit. The property is located. The property is located on the north side of Sherrydale Lane, approximately 160 feet west of Tulip Drive, at 3559 Sherrydale Lane, Decatur, GA. The property has approximately 165 feet of frontage on Mix) for a conservation co Sherrydale Lane and contains 5 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with one condition.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 1) “Preserve trees

and other natural resources to protect the environment and aesthetically enhance communities.” (No. 4) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.” (No. 6) At 2.14 units per acre, the proposed density of the development is lower than the density allowed in the surrounding area, which, like the subject property, are zoned R-75 and could be redeveloped with minimum 10,000 square foot lots at densities of 4.356 units per acre. The comparatively low density of the proposed development is suitable in the context of the use of adjoining and nearby properties. The zoning proposal is supported by a growing recognition that continued urbanization of the County heightens the need to restore to the County’s natural resource inventory the large green spaces that are found on properties such as the subject property. The proposed development is not expected to overburden the public transportation, school, or utility infrastructure. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval with a condition 7-1-0.** The Board recommended approval with the condition that the developer hold at least one more meeting with the neighbors (including those who object to the proposal).

RECOMMENDED CONDITIONS

Z-20-11243847

Rezoning of Property from R-75 to RSM

May 8, 2020

1. Construction of buildings shall be limited to the area shown as “Area A” and at the location identified for the Forest Clubhouse and Accessory Caretaker’s Unit on the site plan titled, “Zoning Plan for the Sherrydale Conservation Community”, prepared by JVG Civil Engineering, dated 4/21/19.
2. A mandatory homeowners association will be established to manage the common open space.
3. A permanent conservation easement will be placed on the open space in the area shown as “Area B” on the site plan identified in Condition No. 1. Said conservation easement shall allow use of the open space in Area B only for walking on mulch trails, woodland conservation, and similar and related uses.
4. No vehicular through-circulation shall be allowed between Cobb Branch Drive and Sherrydale Lane.
5. The primary storm water detention facility shall be installed underground.
6. The primary means of ingress and egress by construction-related vehicles will be from Cobb Branch Drive.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



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: June 2, 2020, 5:30 P.M.

Board of Commissioners Hearing Date: June 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243847 **Agenda #:** N. 7

Location/Address: 3559 Sherrydale Lane, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-197-01-001

Request: To rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit.

Property Owner(s): Susan Moss

Applicant/Agent: Greg Ramsey

Acreage: 5.14 acres

Existing Land Use: Wooded, floodplain, open space

Surrounding Properties: To the northwest, north, northeast, east, and southeast (zoned R-75): single-family residential. To the west and southwest (zoned R-75): the Peachcrest Elementary School.

Comprehensive Plan: SUB (Suburban) Consistent Inconsistent

Proposed Density: 2.14 units/acre	Existing Density: none (undeveloped)
Proposed Units: 11	Existing Units: none (undeveloped)
Proposed Open Space: 75%	Existing Open Space: 100%

Zoning History: Based on DeKalb County records, it appears that the R-75 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 a 5.14-acre tract that is located in south-central DeKalb County, approximately 1.25 miles southeast of the City of Avondale Estates. Peachcrest Road, a collector that leads to Avondale Estates, is located approximately ½ mile to the west.

The property is undeveloped and wooded. A tributary of Cobb Creek runs coincident with the eastern property line of the property; thus the eastern side of the property has a 75-foot stream buffer. Cobb Branch Drive cul-de-sac ends ten feet from the northern property line. The southern property line fronts on Sherrydale Lane.

The Peachcrest Elementary School is located on the adjoining property to the west. A Salvation Army youth club, called Peachcrest Corps Boys and Girls Club, is located directly across the elementary school, on the south side of Sherrydale Lane. Properties to the north and east are developed with single-family residential subdivisions; for example, the Peachcrest subdivision to the north, the Mountainbrook subdivision to the east, and the Towers Valley subdivision to the northeast. All nearby properties, including the elementary school and the youth club, are zoned R-75, with one exception: Peachcrest Trace, a 267-lot single-family subdivision across Sherrydale Lane and approximately 500 feet to the south, is zoned RSM. The zoning classification of Peachcrest Trace was converted to RSM during the 2015 update of the zoning ordinance.

The proposal is for a ten-unit “conservation community” that would be primarily located at the north end of the site, with vehicular access provided by an extension of the Cobb Branch Drive cul-de-sac. Eight of the units would be the urban single-family detached type, two of the units would be in a two-family building, and one accessory unit, intended for a caretaker, would be inside a clubhouse (labeled “forest clubhouse” on the site plan), located at the south end of the site. The forest clubhouse would provide a meeting place for community gatherings and would have storage space for equipment and supplies needed by the caretaker to conserve the woodlands that would make up most of the land area of the site. In addition, the developed area at the north end of the site would include a clubhouse (labeled “community clubhouse on the site plan”) for use by the residents of the conservation community.

2.13 acres of the site are occupied by the required stream buffer, and the buildable portion of the site is 3.01 acres. The density of the proposed development, when based on the buildable acreage, would be 3.65 units per acre. This is less than the 4.356 units per acre density that would be allowed on the buildable area under the current R-75 zoning.

Nine surface parking spaces are shown on the site plan. Each of the dwelling units would also have on-site parking in a driveway. Parking spaces for the accessory caretaker’s unit at the south end of the site are not shown on the site plan.

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	2.14 units/acre	Yes
DENSITY BONUSSES	No bonus requested or necessary	N.A.	N.A.
MIN. OPEN SPACE /ENHANCED OPEN SPACE (Applicable if project is > 5 acres)	20%/10%	71% open space; of this, at least 10% enhanced open space will be provided as interpretive areas & trails	Yes
MIN. LOT AREA	US-F detached: 1,350 sq. ft. Two-Family: 4,000 sq. ft.	US-F: 3,000 – 5,000 sq. ft. Two-Family: min. 4,000 sq. ft.	Yes
MIN. LOT WIDTH	US-F detached: 25 feet Two-Family: 60 feet	US-F detached: 32 feet Two-Family: min. 60 feet	Yes

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. LOT COVERAGE (of total parcel acreage)		Urban single-fam. detached: 70%; Two-family: 50%	30% of total parcel	Yes
BUILDING SETBACKS	FRONT	US-F detached: min. 20 feet Two-Family: min. 20 ft.; max. 30	US-F detached min. 10-25 feet Two-Family: 10-25 feet	Variations will be required.
	INTERIOR SIDE	US-F detached: 0 ft.; min. 3 ft. between buildings Two-family: min. 3 ft.; min. 10 feet between buildings	US-F detached: 3 ft. to prpty. lines; 6 feet between buildings Two-family: 3 ft. to prpty. lines; 6 feet between buildings	Yes Yes
	REAR W/O ALLEY	US-F detached: min. 20 feet Two-Family: min. 10 feet	20-40 feet 20-40 feet	Yes
BUILDING SPACING		Urban SF detached: min 3 ft or as per ICC Code TTF: min. 10 ft. or per ICC Code	6 feet 6 feet	Yes A variance will be required.
MINIMUM UNIT SIZE		Urban single-fam. detached: 1,100 square feet Two-family: 1,000 square feet	Information not provided	Unit size must comply or a variance will be required.
MAX. BLDG. HEIGHT		Urban single-fam. detached: 3 stories or 45 ft. Two-family: 35 ft.	Urban single-fam. detached: 3 stories or 45 ft. Two-family: 35 ft.	Yes
PARKING		Urban single-fam. detached: min. 2 spaces/unit; max. 4 spaces/unit = min. 16 spaces; max. 32 spaces Two-family: min. 1.75 spaces/unit; max. 3.25 spaces/unit = min. 3 spaces; max. 6 spaces Accessory dwelling unit: min. 2 spaces, max. 4 spaces Totals: min. 21 spaces; max. 42 spaces in driveways & surface spaces	PARKING	Urban single-fam. detached: min. 2 spaces/unit; max. 4 spaces/unit = min. 16; max. 32 spaces Two-family: min. 1.75 spaces/unit; max. 3.25 spaces/unit = min. 3; max. 6 spaces Accessory dwelling unit: min. 2 spaces, max. 4 spaces Totals: min. 21 spaces; max. 42 spaces in driveways & surface spaces

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. STREETScape DIMENSIONS - PRIVATE DRIVES	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees for every unit, or separation of peds & autos	Not provided.	Variances will be necessary.
TRANSITIONAL BUFFERS	20-foot buffer and screening fence	20-foot buffer; screening fence to be provided on request by property owners	Variances for the fence may be required.
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE (Sherrydale Lane Local Street)	5-ft. landscape strip and 5-ft. sidewalk on each side, and street trees 50 ft. on center or for every unit	Not provided.	Variances will be necessary.

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 zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to: “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: (No. 1) “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 4) “Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.” (No. 6) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.”

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

At 2.14 units per acre, the proposed density of the development is suitable in the context of the use of adjoining and nearby properties, which have the potential to be re-developed under their current zoning classification at densities of 4.356 units per acre.

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

The property to be affected by the zoning proposal has reasonable economic use as currently zoned for single-family detached homes at R-75 densities; however, this conclusion does not negate the reasonableness of the proposal to rezone the property.

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

The proposed development will result in an increase in vehicular trips on Cobb Branch Drive. Although the number of trips would be relatively low because of the relatively low number of proposed homes, and although they are not expected to cause congestion on surrounding streets, the homeowners on Cob Branch

Drive would experience an increase in traffic on their street.

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 is supported by a growing recognition that, as the County becomes more developed, it becomes more important to preserve large green spaces and to reduce traffic congestion by building at relatively low densities at appropriate locations.

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

There are no officially-registered historic buildings, sites, districts, or archaeological resources on or near 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 proposed development is not expected to overburden public infrastructure. Retention of relatively large amounts of natural open space is expected to better mitigate the effects of development on drainage patterns than a conventional R-75 subdivision.

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

The 2035 Comprehensive Plan identifies shrinking green spaces due to development as a continuing trend. It asserts a goal to “Preserve trees and other natural resources to protect the environment.” (Natural Resource Policy No. 4) The proposal under consideration offers an opportunity to exceed levels of tree preservation and natural resource conservation that are typically proposed when a property is rezoned for a single-family subdivision.

STAFF RECOMMENDATION:

The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 1) “Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.” (No. 4) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.” (No. 6) At 2.14 units per acre, the proposed density of the development is lower than the density allowed in the surrounding area, which, like the subject property, are zoned R-75 and could be redeveloped with minimum 10,000 square foot lots at densities of 4.356 units per acre. The comparatively low density of the proposed development is suitable in the context of the use of adjoining and nearby properties. The zoning proposal is supported by a growing recognition that continued urbanization of the County heightens the need to restore to the County’s natural resource inventory the large green spaces that are found on properties such as the subject property. The proposed development is not expected to overburden the public transportation, school, or utility infrastructure. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. Construction of buildings shall be limited to the area shown as “Area A” and at the location identified for the Forest Clubhouse and Accessory Caretaker’s Unit on the site plan titled, “Zoning Plan for the Sherrydale Conservation Community”, prepared by JVG Civil Engineering, dated 4/21/19.

2. A mandatory homeowners association will be established to manage the common open space.
3. A permanent conservation easement will be placed on the open space in the area shown as "Area B" on the site plan identified in Condition No. 1. Said conservation easement shall allow use of the open space in Area B only for walking on mulch trails, woodland conservation, and similar and related uses.
4. No vehicular through-circulation shall be allowed between Cobb Branch Drive and Sherrydale Lane.
5. The primary storm water detention facility shall be installed underground.
6. The primary means of ingress and egress by construction-related vehicles will be from Cobb Branch Drive.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

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.

N-10



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-20-1243847 Parcel I.D. #: 15-197, 01-001

Address: 3559 Sherrynedale Lane
Decatur, Georgia

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) 6/7TH 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:

Did not see any traffic engineering concerns at this time.

Signature: Jeffrey R. ...



**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-20-1243847

Parcel I.D. #: 15-197-01-001

Address: 3559 Sherrydale Lane

Decatur, Georgia

WATER:

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

Distance from property to nearest main: Approximately 222 feet Southeast of property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Cobb Fowler 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.

(see attachment)

Signature: _____

Carla B...

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/10/2020

Submitted to: DeKalb County **Case #:** Z-20-1243847
Parcel #: 16-159-01-003; 16-162-05-002

Name of Development: Sherrydale Lane, Conservation Community
Location: 3559 Sherrydale Lane (Parcel), access to homes will be via Cobb Branch Drive

Description: Proposed development with 9 single-family homes

Impact of Development: When fully constructed, this development would be expected to generate 4 students: 0 at Peachcrest ES, 0 at Bethune, Mary McLeod MS, 0 at Towers HS, 3 at other DCSD schools, and 1 at private schools. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Peachcrest ES	Bethune, Mary McLeod MS	Towers HS	Other DCSD Schools	Private Schools	Total
Capacity	950	1,350	1,299			
Portables	2	0	0			
Enrollment (Fcast. Oct. 2020)	818	773	792			
Seats Available	132	577	507			
Utilization (%)	86.1%	57.3%	61.0%			
New students from development	0	0	0	3	1	4
New Enrollment	818	773	792			
New Seats Available	132	577	507			
New Utilization	86.1%	57.3%	61.0%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.032196	0.132169	0.073206	0.237571
Middle	0.021412	0.048719	0.011651	0.081782
High	0.015111	0.046861	0.042325	0.104296
Total	0.0687	0.2277	0.1272	0.4236
Student Calculations				
Proposed Units	9			
Unit Type	SF			
Cluster	Towers HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.29	1.19	0.66	2.14
Middle	0.19	0.44	0.10	0.73
High	0.14	0.42	0.38	0.94
Total	0.62	2.05	1.14	3.81
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest ES	0	1	1	2
Bethune, Mary McLeod MS	0	1	0	1
Towers HS	0	1	0	1
Total	0	3	1	4



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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 Georgia DOT as well as 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 the statewaters and special flood hazard areas.

- **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.

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
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Transportation Division*

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DeKalbCountyGA.gov



04/08/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 **Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 **N3 SLUP-20-1243831 2020-0312 / 15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



Board of Health

- Please review general comments

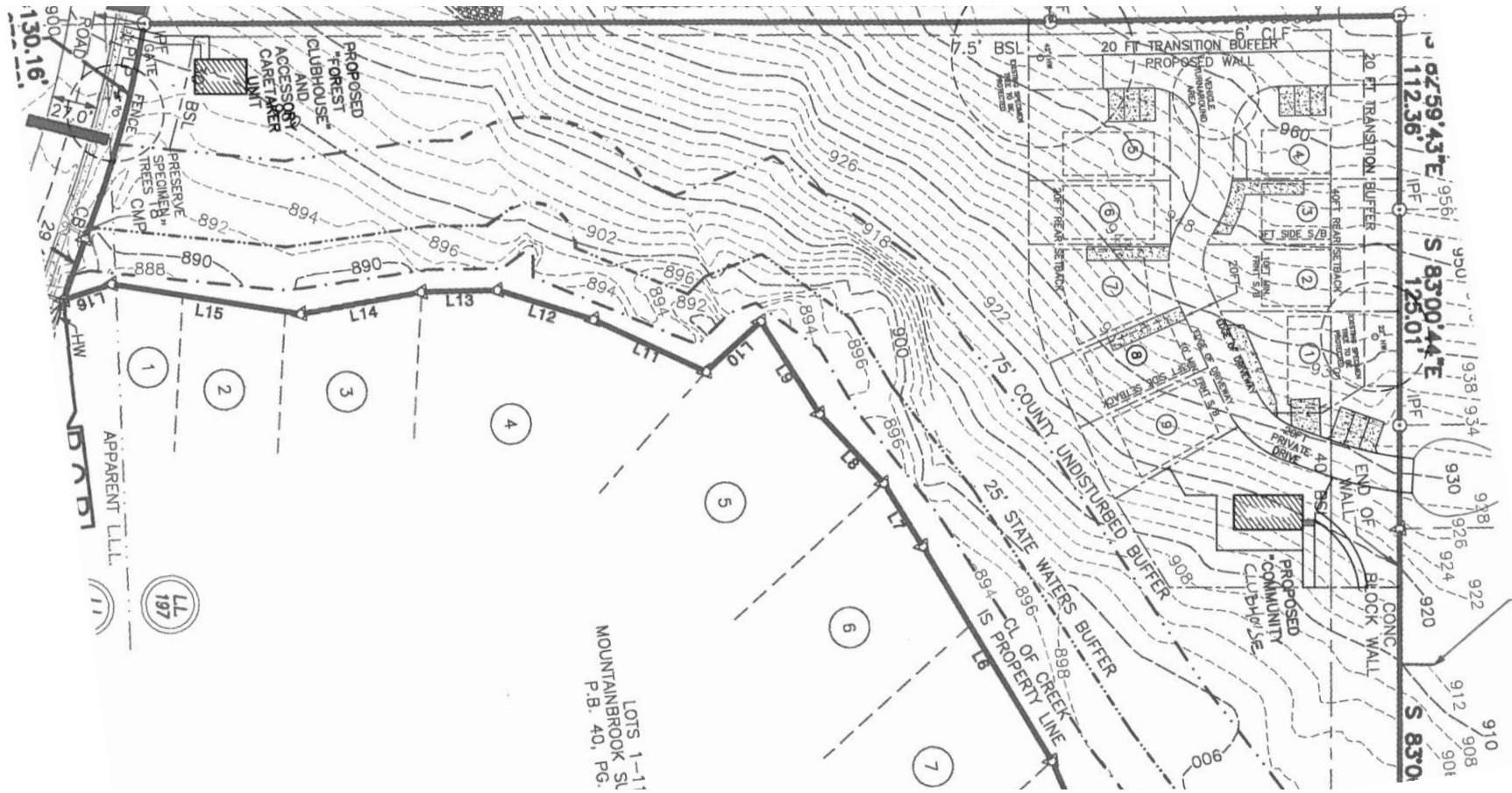
- N.12 **SLUP-20-1243861 2020-0331 / 15-041-01-152**
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294
 - Please review general comments

- N.13 **Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016**
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032
 - Please review general comments

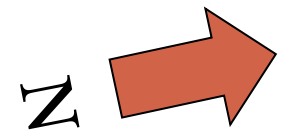
- N.14 **Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

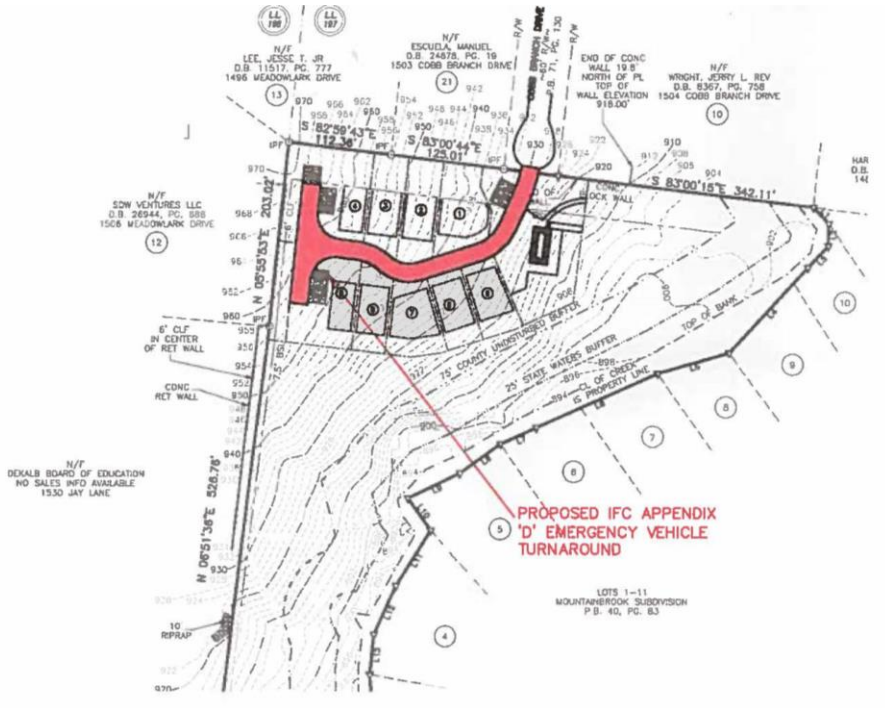
- N.15 **SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.16 **TA-20-1243897 2020-0414**
 - Please review general comments

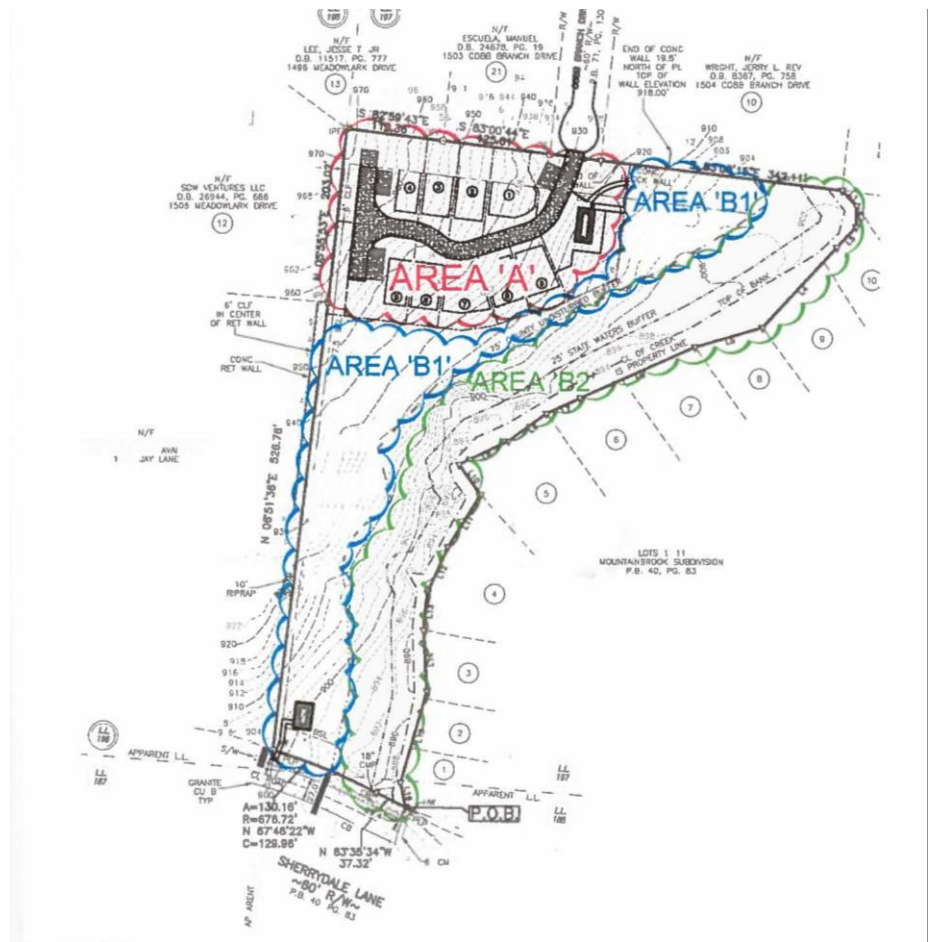


LOTS 1-11
MOUNTAINBROOK ST
P.B. 40, PG.





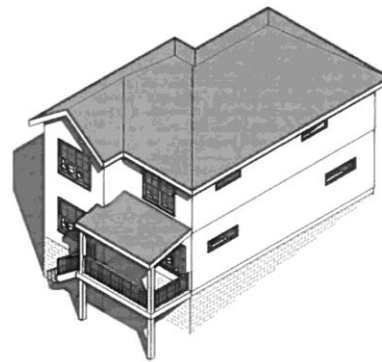
Emergency Vehicle Access Plan



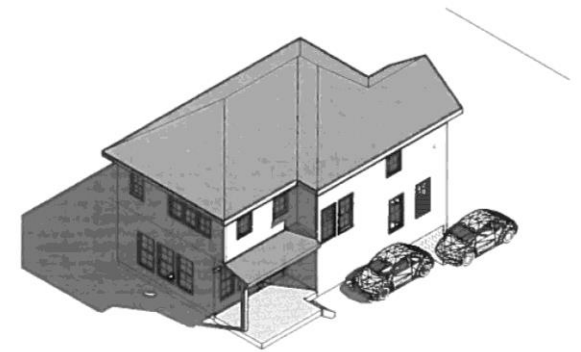
Open Space Plan



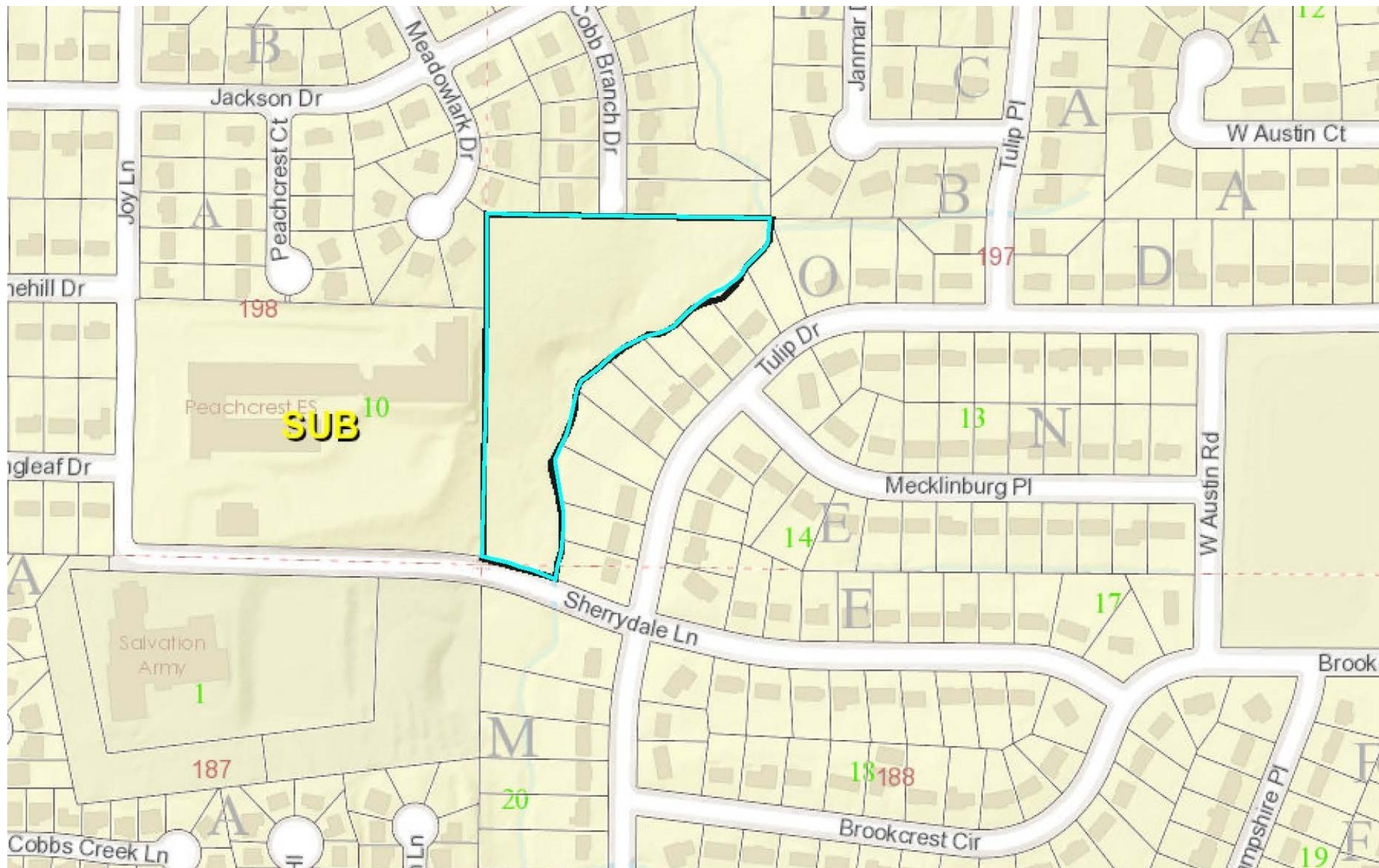
① South
3/16" = 1'-0"

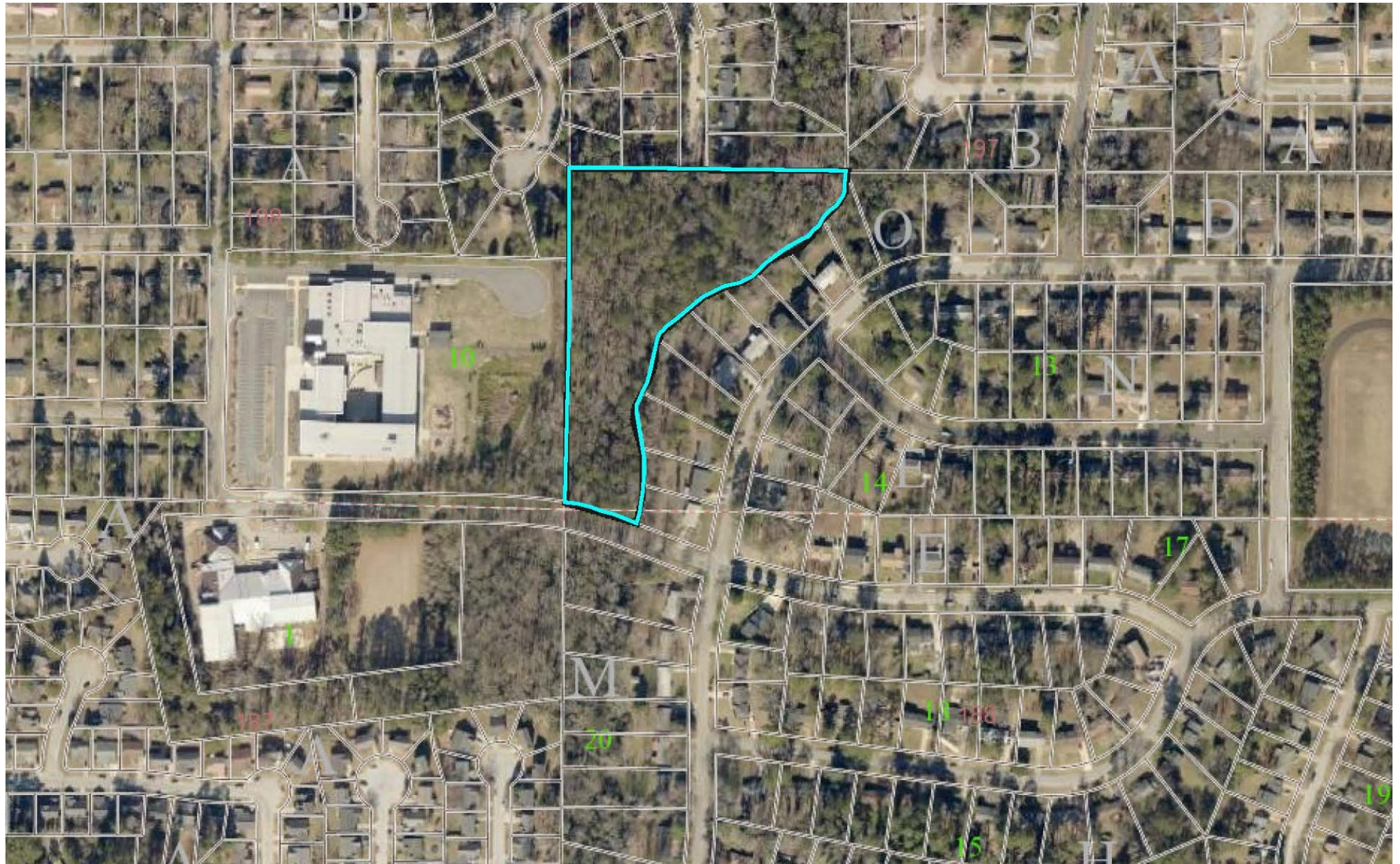


② SOUTH EAST AXON



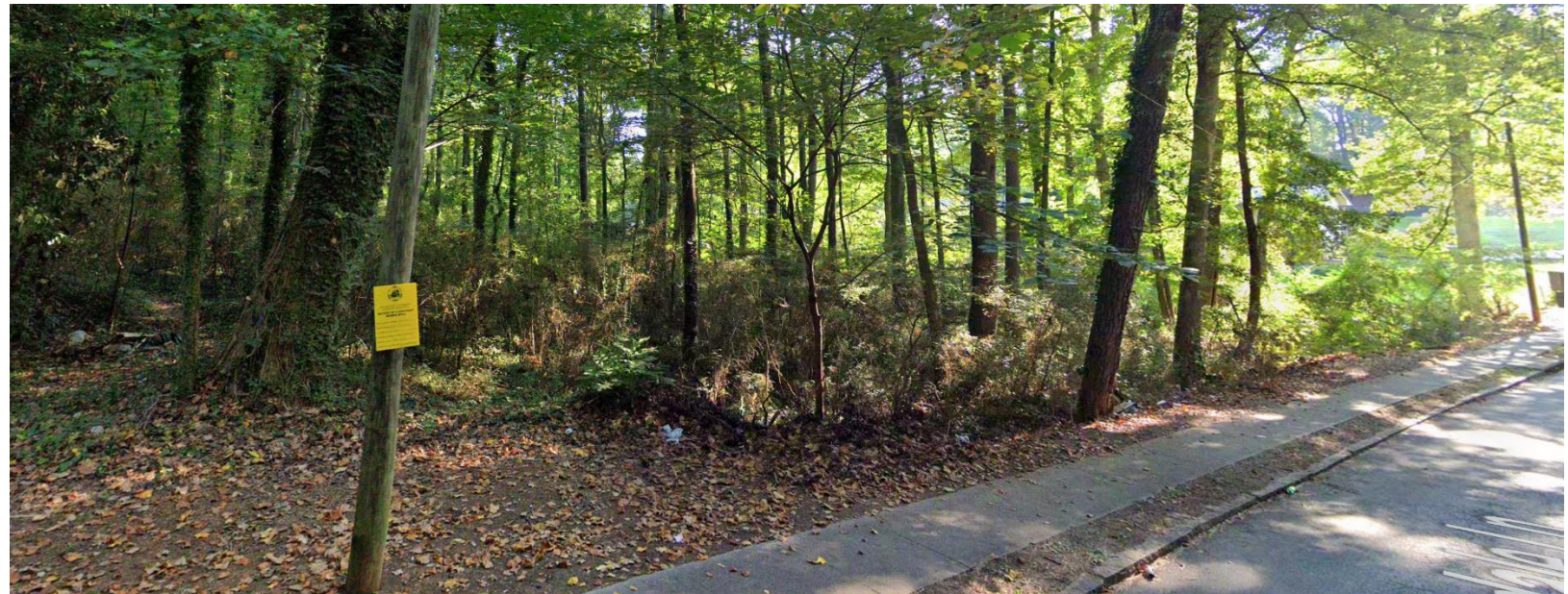








(left) Cob Branch Drive proposed entrance location



(right) Sherrydale Lane street frontage