



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Date Received: 4-24-2020 Application No.: \_\_\_\_\_  
Z/CZ No. \_\_\_\_\_  
Filing Fee: \_\_\_\_\_

Applicant: Future Capital Investment E-Mail: futurecapitalinvestment@gmail.com

Applicant Mailing Address:  
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Applicant Phone: 404-734-5891 Fax: \_\_\_\_\_

\*\*\*\*\*  
Owner(s): Future Capital Investment - Kirk Harvey E-Mail: futurecapitalinvestment@gmail.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Owner(s) Phone: 404-734-5891 Fax: \_\_\_\_\_

Address/Location of Subject Property: 1347 Bermuda Road

District(s): 18 Land Lot(s): 83 Block: \_\_\_\_\_ Parcel(s): 18-083-01-010

Acreage: 6.66 Commission District(s): \_\_\_\_\_

Present Zoning Category: R-100 Proposed Zoning Category: RSM

Present Land Use Category: SUB  
\*\*\*\*\*

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

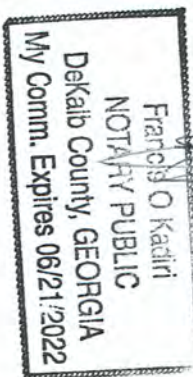
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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 X 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]  
NOTARY  
6/21/2020  
EXPIRATION DATE / SEAL

Kirk Harvey 4-21-20  
SIGNATURE OF APPLICANT / DATE

Check One: Owner  Agent \_\_\_\_\_

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 4-24-2020

CHECK TYPE OF APPLICATION:

- ( ) LAND USE PLAN
- (X) REZONE
- ( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) (WE), Future Capital Investment - Kirk Harvey  
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

JDM Consultants, LLC - Darrell Johnson  
(Name of Applicant or Agent Representing Owner)

to file an application on (my)/(our) behalf

Francis O Kadiri  
NOTARY PUBLIC  
DeKalb County, GEORGIA  
My Comm. Expires 06/21/2022

Notary Public

Kirk Harvey  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Darrell Johnson Phone: 205.266-1648 Email: jdmconsultantsllc@gmail.com

Property Address: 1347 Bermuda Road

Tax Parcel ID: 18-083-01-010 Comm. District(s): 4 & 7 Acreage: 6.66 acres

Existing Use: vacant lot Proposed Use: Townhome Development

Supplemental Regs: \_\_\_\_\_ Overlay District: — DRI: —

Rezoning: Yes  No \_\_\_\_\_

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 3.9 un/AC (26un)

Rezoning Request: Applicant is requesting to rezone property from R-100 to RSM to develop 26 townhomes at a density of 3.9 units per acre.

Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s) \_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates:  PC:  BOC:   
 Letter of Intent  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure   
 Zoning Conditions:  Community Council Meeting:  Public Notice, Signs:   
 Tree Survey, Conservation:  Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density:  Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space:  Enhanced  
 Open Space: \_\_\_\_\_ Setbacks: front  sides  side corner  rear  Lot Size:  
 Frontage:  Street Widths:  Landscape Strips:  Buffers:   
 Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
 Streetscapes:  Sidewalks:  Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
 Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_  
 Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: Not at this moment.

Comments:

Planner: Jeremy McNeil

Date 3/18/2020

**Filing Fees**

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00



Recording Return To:

The Fryer Law Firm  
70 Lenox Pointe NE  
Atlanta, GA 30324

File No.: 2020-00257

2020041191

DEED BOOK

28149 Pg 239



Real Estate Transfer Tax \$200.00

Filed and Recorded:

3/4/2020 3:08:51 PM

Debra DeBerry

Clerk of Superior Court  
DeKalb County, Georgia

### LIMITED WARRANTY DEED

STATE OF GEORGIA

*PID: 18-083-01-010 + Part of 18-083-01-013*

COUNTY OF DEKALB

THIS INDENTURE, made this 28th day of February, in the year 2020, between PATRICIA B. HARRIS AND WALTER T. HARRIS, of the County of DeKalb, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and FUTURE CAPITAL INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 83 of the 18th District of DeKalb County, Georgia, shown as #1347, Re-subdivision Plat for 1347 & 1349 Bermuda Road, said plat being recorded in Plat Book 273, Page 87, DeKalb County, Georgia records, which plat is incorporated herein by reference and being more particularly described as follows:

BEGINNING at an iron pin set on the southwesterly right of way of Bermuda Road 572.10 feet northwesterly, as measured along the southwesterly right of way of Bermuda Road from the intersection formed by the southwesterly right of way of Bermuda Road and the line dividing Land Lots 80 and 83 of said District and County; leaving said right of way and running thence South 40 degrees 10 minutes 08 seconds West a distance of 429.02 feet to an one inch open top pipe found; running thence North 89 degrees 28 minutes 46 seconds West a distance of 588.73 feet to an one inch open top pipe found; running thence North 35 degrees 42 minutes 41 seconds East a distance of 350.78 feet to a one inch open top pipe found; running thence North 35 degrees 40 minutes 41 seconds East a distance of 401.47 feet to an iron pin set on the southwesterly right of way of Bermuda Road; running thence along the southwesterly right of way of Bermuda Road South 53 degrees 51 minutes 53 seconds East a distance of 59.06 feet to a 1/2 inch rebar found; continuing thence along said right of way South 56 degrees 11 minutes 55 seconds East a distance of 455.91 feet to the point of beginning. Said property being known as 1347 Bermuda Road according to the present system of numbering property in DeKalb County, Georgia.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

**LIMITED WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 24th day of February, 2020.

Signed, sealed and delivered in the  
presence of:

*Beth Ann Long*

Unofficial Witness

*Nancy Johnson*

Notary Public

My commission expires:

Notary Public, Columbia County, Georgia  
My Commission Expires August 28, 2021

*Patricia B. Harris*

Patricia B. Harris

*Walter T. Harris*

Walter T. Harris



1347 Bermuda Road

Written Description

All that tract or parcel of land lying and being in Land Lot 83 of the 18<sup>th</sup> District of DeKalb County, Georgia and being more particularly described as follows:

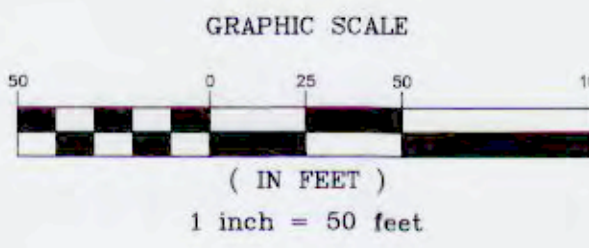
Beginning at a point on the southwesterly side of Bermuda Road (50' Right of Way) 572.10 feet northwest of the intersection of the southwesterly side of Bermuda Road with the south line of Land Lot 83; Thence leaving said right of way of Bermuda Road South 40°10'08" West a distance of 429.02' to an 1" Open Top Pipe; Thence North 89°28'46" West a distance of 588.73 to a 1" Open Top Pipe Found; Thence North 35°42'41" East a distance of 350.78' to a 1" Open Top Pipe Found; Thence North 35°40'41" West a distance of 401.47' to an Iron Pin Set; Thence along the right of way of Bermuda Road South 56°11'55" West a distance of 455.91' to an Iron Pin Set, being the Point of Beginning.

Said tract or parcel being 297,247 Square Feet or 6.6632 Acres.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANE  
WEST ZONE (NAD83)



**Field Observation Notes**

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "LOT DIVISION PLAT" AND COMPLETED ON JUNE 30, 2016 UTILIZING A TOPCON GS ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE EGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOILD WASTE DUMP OR LANDFILL.

**Notes**

1. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.
2. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
3. RECEIVING WATERS: STONE MOUNTAIN CREEK

**GENERAL PLAT NOTE:**  
THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN PARCEL ID: 18 083 01 010 & 18 083 01 013; ALSO KNOWN AS 1347 & 1349 BERMUDA ROAD, DEKALB COUNTY, GEORGIA

**Symbols & Abbreviations**

● 1/2" RBF	PP-PO POWERPOLE	SS SANITARY SEWER PIPING
○ 1/2" RBS	GW GUY WIRE	S SEWER MANHOLE
□ P.K. NAIL FOUND	LP LIGHT POLE	CO CLEAN OUT
⊗ P.K. NAIL SET	SL STREET LIGHT POLE	SD STORM DRAIN PIPING
⊗ FND X MARK	ET ELEC. TRANSFORMER	DM STORM DRAIN MANHOLE
⊗ SET X MARK	AC AIR CONDITIONER	SI STORM INLET
▲ R.R. SPIKE FOUND	BE BURIED ELECTRIC	CI CURB INLET
△ R.R. SPIKE SET	OHE OVERHEAD ELECTRIC	DI DROP INLET
△ BENCHMARK	UE UNDERGROUND ELECTRIC	EM PAY PHONE
⊗ CONC. R/W MARKER	EM MANHOLE	TE TELEPHONE MANHOLE
(R) RECORD DATA	EM ELECTRIC METER	TE TELEPHONE BOX
(M) MEASURED DATA	W WATER LINE	TE TELEPHONE POLE
(C) CALCULATED DATA	WM WATER MANHOLE	UT UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	WV WATER VALVE	OT OVERHEAD TELEPHONE LINE
B.S. BLDG SETBACK LINE	WM WATER METER	CT CABLE TELEVISION LINE
RCP REINFORCED CONC PIPE	WH FIRE HYDRANT	OC OVERHEAD CABLE
CMF CORRUGATED METAL PIPE	PF BACK FLOW PREVENTER	OC CABLE BOX
PVC PLASTIC PIPE	GV GAS VALVE	TS TRAFFIC POLES
MTL METAL	GM GAS METER	TM TRAFFIC SIGNAL
L/S LANDSCAPING	GM GAS MANHOLE	TM TRAFFIC MANHOLE
○ TREE	GL GAS LINE	TM TRAFFIC SIGNAL BOX
B.H. BORE HOLE	GH GAS VALVE	STOP STOP SIGN
MW MONITORING WELL	MB MAIL BOX	SIGN SIGN
○ EXCEPTIONS	UM UNKNOWN MANHOLE	BOLLARD BOLLARD
IPS IRON PIN SET	P POWER BOX	BC/BOC BACK OF CURB
1/2"RBF 1/2" RE-BAR FOUND	FL FENCE LINE	EP EDGE OF PAVEMENT
1"CTIP 1"CRIMP TOP PIPE FOUND	OT OPEN TOP PIPE	EC EDGE OF CONCRETE
P.O.C. POINT OF COMMENCEMENT	SW SIDEWALK	PL PROPERTY LINE
P.O.B. POINT OF BEGINNING	TV TRAVERSE POINT	D.E. DRAINAGE EASEMENT
T.B.M. TEMPORARY BENCH MARK	PL PIPE LINE A	L.E. LANDSCAPE EASEMENT
		S.S.E. SANITARY SEWER ESMT

**Utility Notes**

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
4. WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

EXISTING SQUARE FEET/ACRES	
#1347	290,247 SQ. FT./6.6632 AC (PARCEL #18 083 01 010)
#1349	106,275 SQ. FT./2.4397 AC (PARCEL #18 083 01 013)
PROPOSED SQUARE FEET/ACRES	
#1347	290,247 SQ. FT./6.6632 AC (PARCEL #18 083 01 010)
#1349	106,275 SQ. FT./2.4397 AC (PARCEL #18 083 01 013)

NUMBER OF PROPOSED LOTS	
	2

**NOTES:**  
CONTOURS SHOWN ARE BASED ON DEKALB COUNTY G.I.S.  
ELEVATIONS SHOWN ARE FIELD VERIFIED.

**Map or Plat Certification**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that:  
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

*Seaton G. Shepherd, Jr.*  
Seaton G. Shepherd, Jr.  
Registered Land Surveyor No. 2136  
In the State of Georgia  
Date of Plat or Map: May 22, 2018  
Date of Last Revision: June 25, 2018

**PROPOSED CONDITIONS**

Sketch Plat For:  
Parcel No.: 18 083 01 010 & 18 083 01 013  
1347 & 1349 Bermuda Road  
LAND LOT 83 OF THE 18TH LAND DISTRICT  
DEKALB COUNTY, GA

Sheet / Drawing Scale	1" = 50'
*Unless Otherwise Noted*	
GSA Project No.	16-06-180.2
Drawn By / Field Crew	SCM Crew No. 1
	06/30/2016
Sheet No.	03 OF 03

**GRANT SHEPHERD & ASSOCIATES, INC.**  
Construction Layout • GPS Mapping  
Land Surveying • Site Development  
www.gsasurveying.com

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046  
PHONE: 770.418.9823 FAX: 770.418.9289





**April 24, 2020**  
**Dekalb County Dept. of Planning & Sustainability**  
**330 West Ponce de Leon Avenue**  
**Decatur, GA 30043**

## **STATEMENT OF INTENT**

The applicant, Future Capital Investment, is seeking to rezone 1347 Bermuda Road (to be referred to as the "subject property") for the development of a 26-unit modern-contemporary townhome community. The total acreage of the property is 6.66 acres. The "subject property" is presently zoned Single-Family Residential District (R-100) and the land use designation is Suburban. The intent of this application is to apply for a rezoning of the "subject property" from the aforementioned R-100 to Small Lot Residential Mix (RSM). The proposed development will have a calculated density of 3.9 units/ac, which falls within the requirement of 4.0 units/ac set forth by the Dekalb County Code of Ordinance Sec 27-2.12.

The "subject property" is situated in Land Lot 83, 18<sup>th</sup> District in unincorporated Dekalb County, GA. It has frontage to the north along Bermuda Road R/W & has similar residential zoning of R-100 along the remaining perimeter of the property. The limits of the county jurisdiction ends on the opposite side of Bermuda road. On the southern property line there is an approximate 25' strip of land that separates a similar RSM zoning to which we are applying for that is occupied by the community of "Deer Creek".

The building materials for the subdivision will consist of the following:

- -grade level material at each unit will either be a "white" full veneer brick or a light natural stone veneer. Both the entry and garage doors will be transitional in style.
- -The Entry Porch will have a metal roof supported by simple wood post.
- -Each unit will be diverse in color, consisting of either fiber cementitious siding, lap, shakes, or board and batten. Some units will have a combination of the sidings to generate a cohesive look.
- -All units to have a transitional window pattern, but each unit will have its own distinct layout and some with a specialty window such a bay window or dormer. The specialty windows will also be topped with the metal roofing panels.
- -The overall roof will be architectural asphalt shingles.

The applicant has given special attention to ensure the layout and design of the site allows for efficient ingress & egress to the subject property, as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a similar blend with the surrounding area.

Thank you for the thoughtful attention to the foregoing request for rezoning. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,

Darrell Johnson, CEO  
JDM Consultants, LLC





April 24, 2020  
DeKalb County Dept. of Planning & Sustainability  
330 West Ponce de Leon Avenue  
Decatur, GA 30043

## **IMPACT ANALYSIS**

This application is being filed on behalf of Future Capital Investment (to be referred to as the “applicant”). The applicant proposes to construct a 26-unit modern-contemporary townhome community on 6.66 acres. The property address is 1347 Bermuda Road (to be referred to as the “subject property”) situated in Land Lot 83, 18<sup>th</sup> District in unincorporated DeKalb County, GA with frontage to the Bermuda Rd on the northern property line.

To accommodate the applicant’s request, the applicant has filed the foregoing request to rezone the subject property from R-100 to RSM. This document is submitted as the Documented Impact Analysis with regard to this application as required by the DeKalb County Zoning Ordinance Sec. 7.3.5.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

DeKalb County’s Future Land Use Plan consists of a series of maps & text. The plan is accompanied by a procedure to link changes in zoning with corresponding changes in the plan in order to avoid repeating the situation in which a static land use plan and an evolving zoning map become increasingly out of step with each other. Thus, with an updated plan in effect and a mandatory planning-zoning consistency mechanism in place, it is extremely important that any rezoning request, such as this one, be based on sound land use planning & comprehensive principles. The subject property has a land use designation of Suburban. The proposed rezoning to RSM is appropriate for infill development, particularly based on the surroundings and vicinity of the property.

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

Based on the proposed site design for the subject property, the proposed use is suitable for the surrounding area. The subject property is located in a residential district with surrounding residential zoning. Moreover at approx. 25’ south, beyond a strip of property that separates the subject property from the neighboring community; there is similar zoning to which we are applying. It is the applicant’s contention that the proposed rezoning provides for a suitable transition between these uses, while not compromising the desires of the community to have a single-family development.



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

The subject property has no use as currently zoned. Due to the significant topographical challenges of the site & stormwater mitigation, the cost for development per lot for a single-family detached product is simply not economically feasible. Additionally, the property has a sewer easement that is situated within the southeast region of the property. It is believed that this is the reason that this is the reason why there have not been any offers to develop the property for single family detached homes.

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

The rezoning of the subject property will strengthen the character of the area and have positive impact upon the adjacent properties & surrounding communities. The applicant will be improving the curb appeal of the area by extending R/W streetscaping along the frontage & throughout the property. It will provide sidewalks as well as decorative pedestrian lighting along the roadway. The community entrance will be well landscaped with monument signage which sets a tone for future development in the area.

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 subject property was initially apart of a 2-tract subdivision that has recently underwent a lot line adjustment in March 2020. Although, the applicant's proposed development differs from what was initially zoned, it is entirely consistent with the developments of surrounding nearby communities & property. The applicant's design incorporates adequate site design standards that will contribute to avoiding negative impacts on adjacent properties.

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

The applicant's zoning proposal will have no impact on any historical buildings, sites, districts, or archeological resources.





DESIGN  
CONSULTING  
CONSTRUCTION MANAGEMENT

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 property, if approved, certainly will not affect existing transportation facilities. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area. The proposed development shall provide adequate ingress/egress to the subject property on Bermuda Road. Schools will not be impacted in anyway by the proposed development.

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

The development of the property will not adversely impact the environment or surrounding natural resources. As mentioned previously, the proposed design incorporates adequate site design practices. In addition, appropriate stormwater management practices and construction methods will be employed as the project is developed.

## **CONCLUSION**

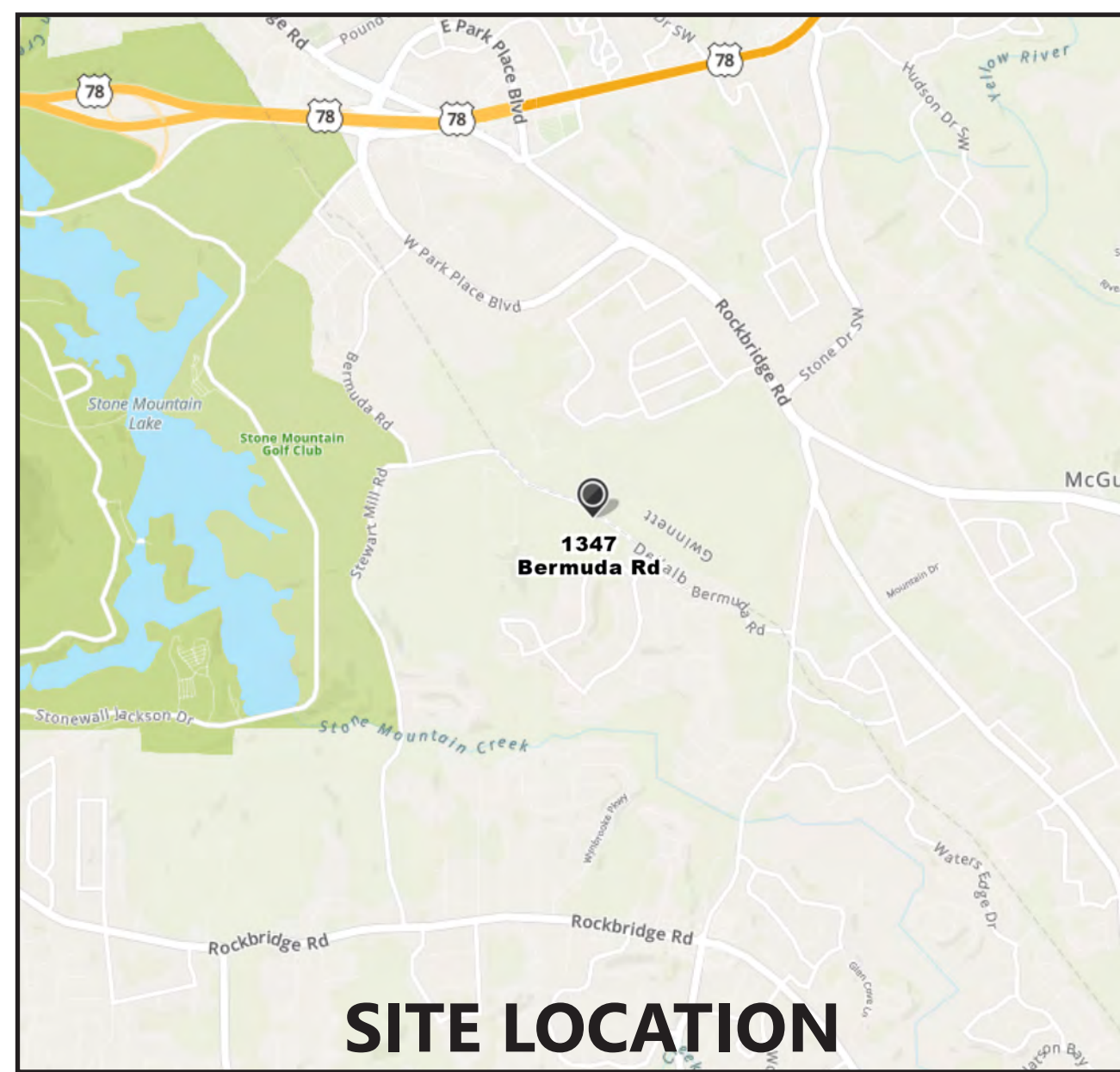
For the foregoing reasons, the applicant respectfully requests that the Rezoning Application from R-100 to RSM be approved. The applicant also invites and welcomes any comments from staff or other officials of Dekalb County so that such recommendations or input might be incorporated as conditions of approvals to this application.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'DJ', is written over a horizontal line.

Darrell Johnson, CEO  
JDM Consultants, LLC





SITE AREA CALCULATIONS	
LOT SIZE	= 290,247 SQ. FT. (6.6632 AC)
<b>ZONING</b>	
R100	(SINGLE FAMILY RESIDENTIAL DIST.)
<b>PROPOSED ZONING</b>	
RSM	(SMALL LOT RESIDENTIAL MIX)
<b>SETBACKS/OPEN SPACE</b>	
FRONT YARD SETBACK	20' MIN., 30' MAX
SIDE YARD SETBACK	0'
REAR YARD SETBACK	15'
TRANSITIONAL BUFFER	20'
MAXIMUM BLDG. HEIGHT	35'
MAXIMUM LOT COVERAGE	70%
MINIMUM HEATED FLOOR AREA	1,200 SF
DENSITY ALLOWED	4.0 UNITS/AC (26.64 UNITS)
DENSITY PROPOSED	3.9 UNITS/AC (26 UNITS)
OPEN SPACE REQUIRED	1.33 ACRES (20%)
OPEN SPACE PROVIDED	1.33 ACRES (20%)



APRIL 23, 2020











QTY	COMMON NAME	BOTANICAL NAME	SIZE	TOTAL INCHES	UNITS	TOTAL UNITS
44	AMERICAN ELM	ULMUS AMERICANA	4" CAL	176	0.7	30.8
35	RED MAPLE OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'	4" CAL	140	0.7	24.5
36	WILLOW OAK	QUERCUS PHELLOS	4" CAL	144	0.7	25.2
34	BLACK GUM	NYSSA SYLVATICA	4" CAL	136	0.7	23.8
<b>149</b>				<b>596</b>		<b>104.3</b>

**SITE AREA CALCULATIONS**

LOT SIZE = 290,247 SQ. FT. (6.6632 AC)

**ZONING**

R100 (SINGLE FAMILY RESIDENTIAL DIST.)

**PROPOSED ZONING**

RSM (SMALL LOT RESIDENTIAL MIX)

**SETBACKS**

FRONT YARD SETBACK 20' MIN., 30' MAX  
 SIDE YARD SETBACK 0'  
 REAR YARD SETBACK 15'  
 TRANSITIONAL BUFFER 20'  
 MAXIMUM BLDG. HEIGHT 35'  
 MAXIMUM LOT COVERAGE 70%  
 MINIMUM HEATED FLOOR AREA 1,200 SF  
 DENSITY ALLOWED 4.0 UNITS/AC (26.64 UNITS)  
 DENSITY PROPOSED 3.9 UNITS/AC (26 UNITS)



DESIGN CONSULTING CONSTRUCTION MANAGEMENT

P.O. Box 366411 Atlanta, GA 30336

TEL: (205) 266-1648

EMAIL: JDMconsultantsllc@gmail.com

CLIENT:

**FUTURE CAPITAL INVESTMENT**

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SEAL:

REVISIONS:

NO. DATE DESCRIPTION

PROJECT:

**THE ASTWOOD AT BERMUDA ROAD**

1347 BERMUDA ROAD  
 STONE MOUNTAIN, GA 30087

SHEET TITLE:

**PRELIMINARY TREE REPLACEMENT PLAN**

DESIGNED BY: JDM

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 4-21-2020

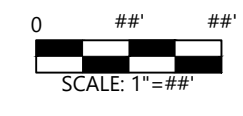
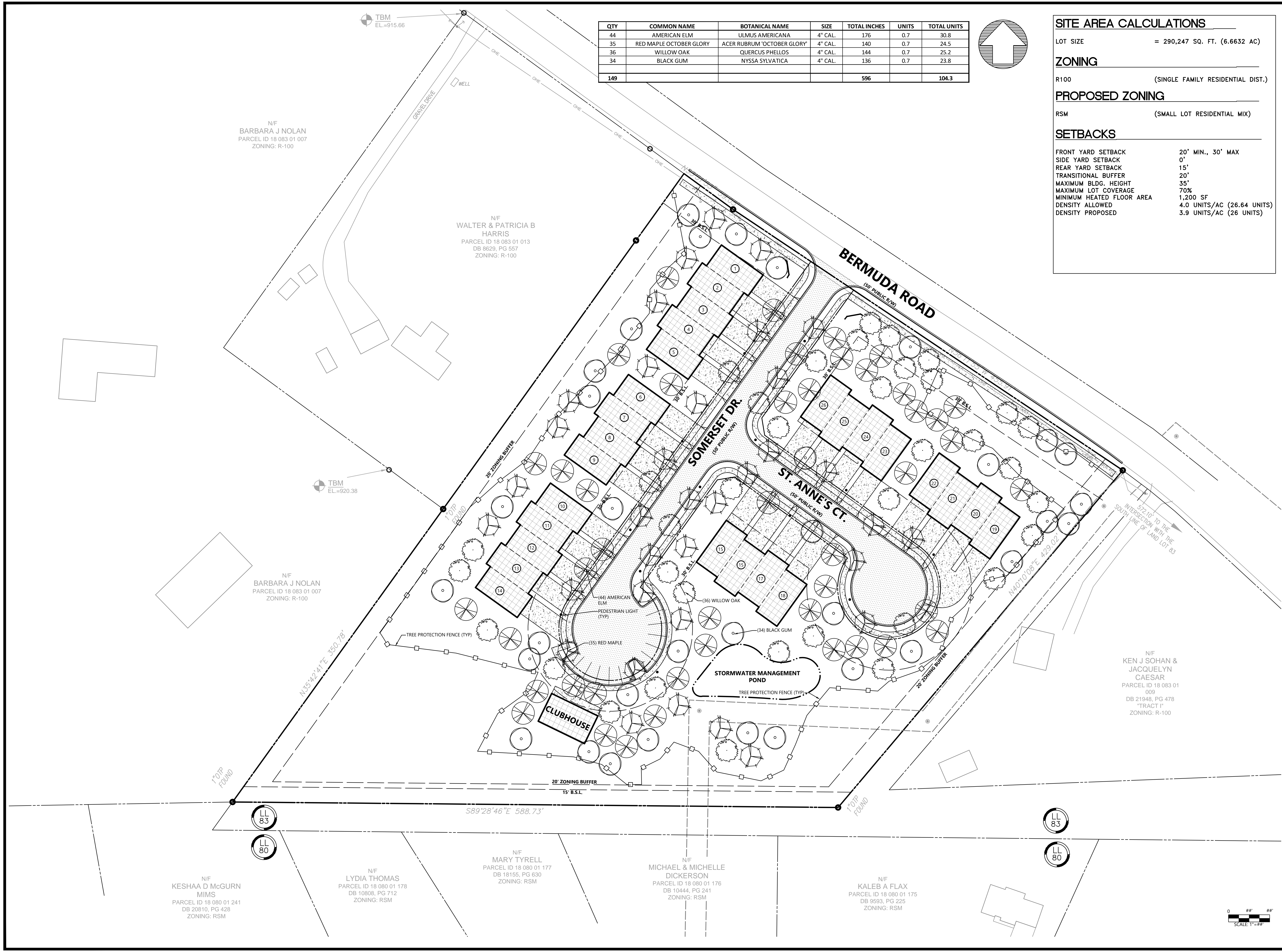
PROJECT NO.:

SHEET:

**L1.1**



Know what's below. Call before you dig.





SEAL

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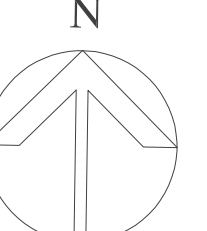
**The Astwood**  
at  
Bermuda Road  
DeKalb County, GA

REVIEWS & REVISIONS

04.22.20 Exterior Schematic  
SHEET TITLE

PROPOSED  
4 & 5 UNIT  
TOWNHOUSE  
ELEVATION

PLAN NORTH



JOB NUMBER  
20-023

SHEET NUMBER

**A1**



*The Astwood at Bermuda Road*

PROPOSED 4-UNIT ELEVATION



*The Astwood at Bermuda Road*

PROPOSED 5-UNIT ELEVATION

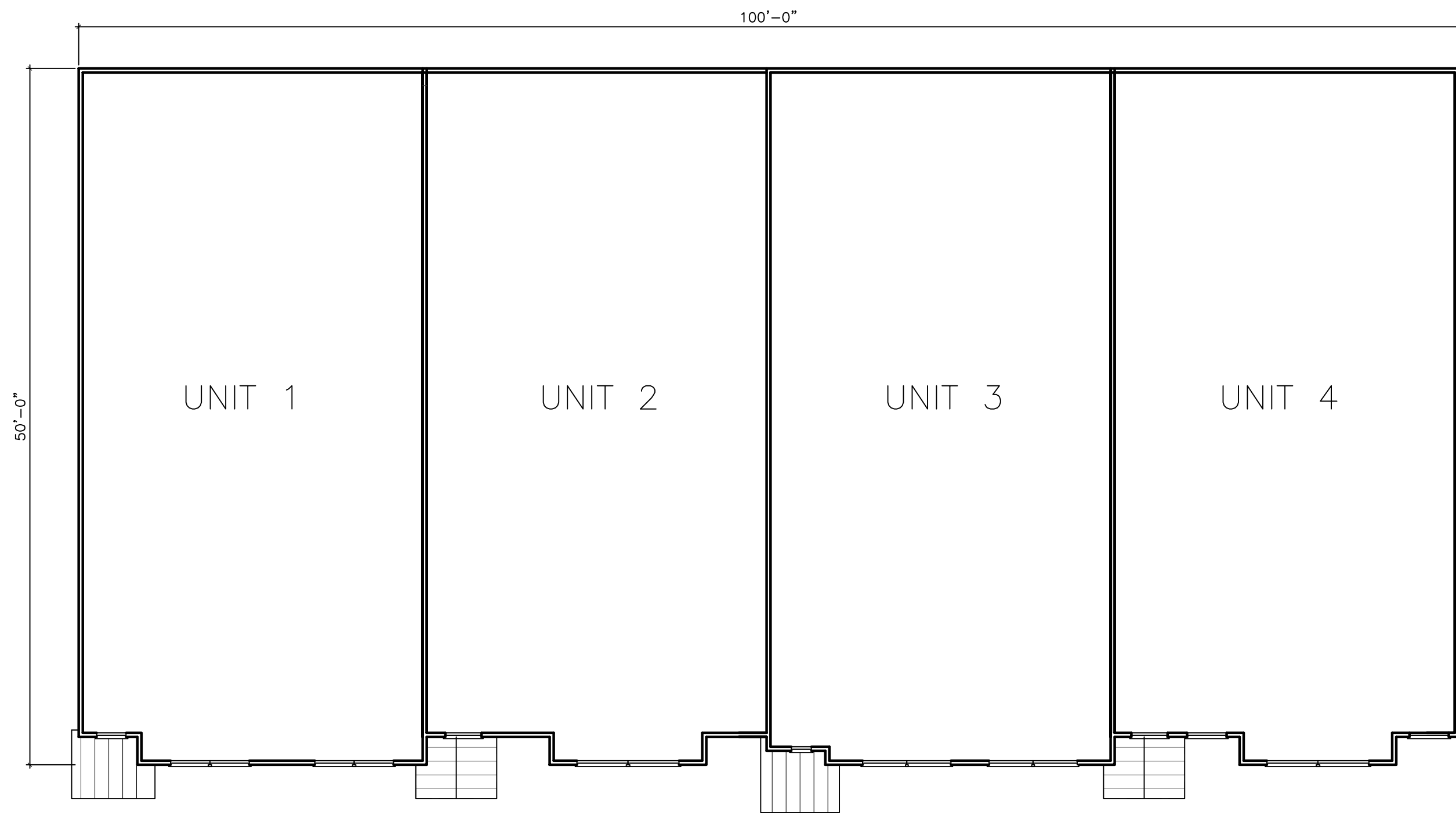


1 PROPOSED 4-UNIT ELEVATION  
A1 SCALE: 1/8"=1'-0"

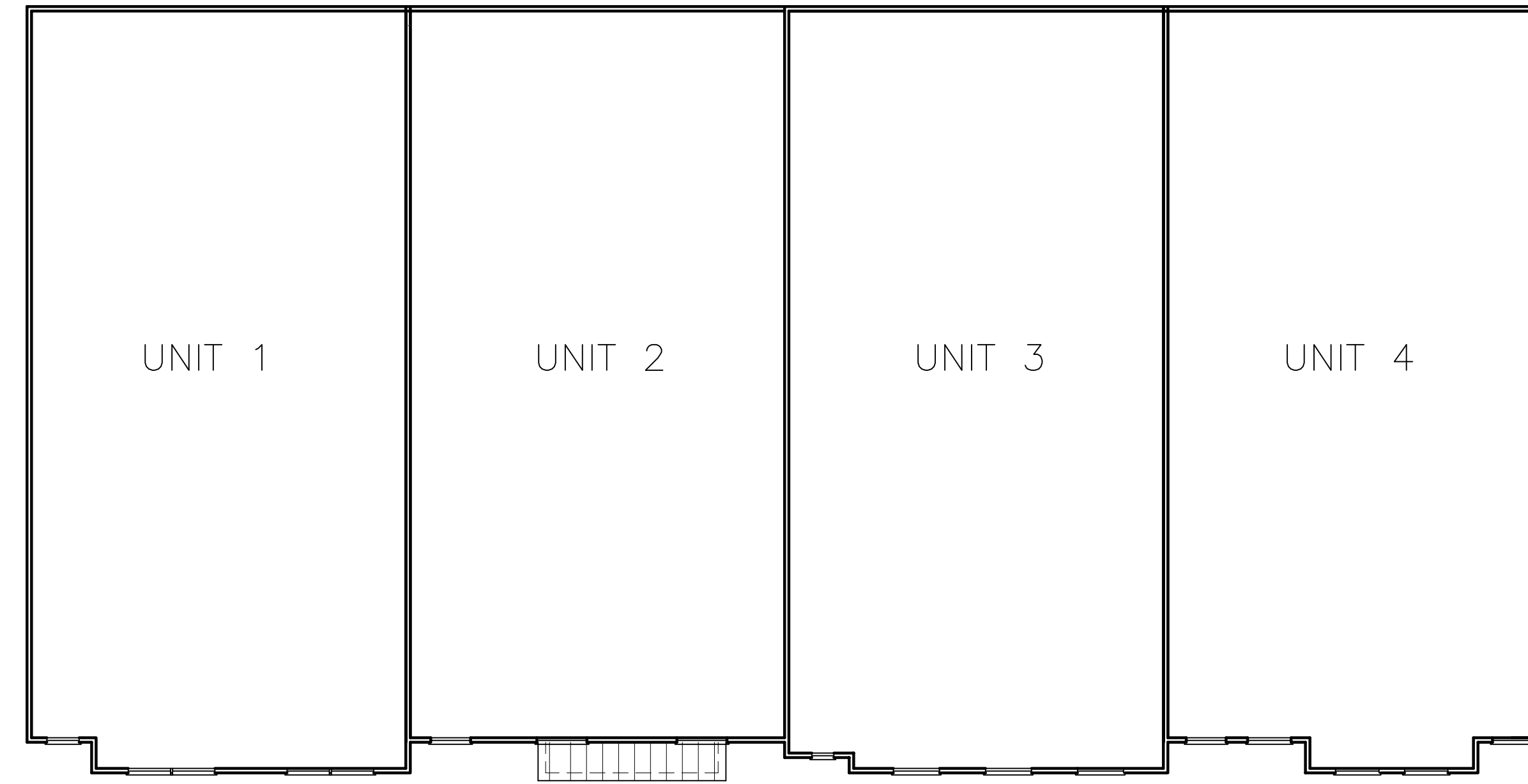


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A1 SCALE: 1/8"=1'-0"

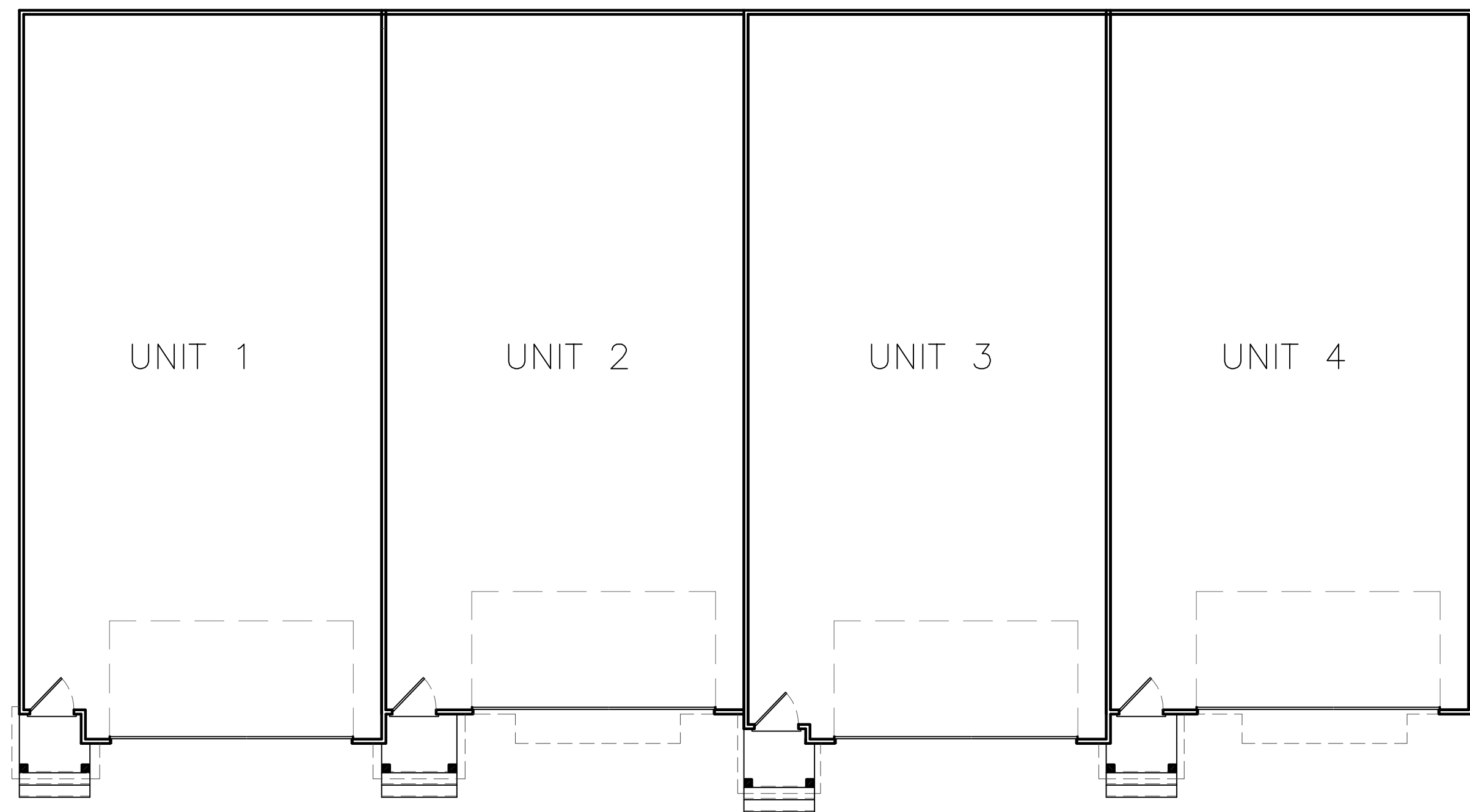




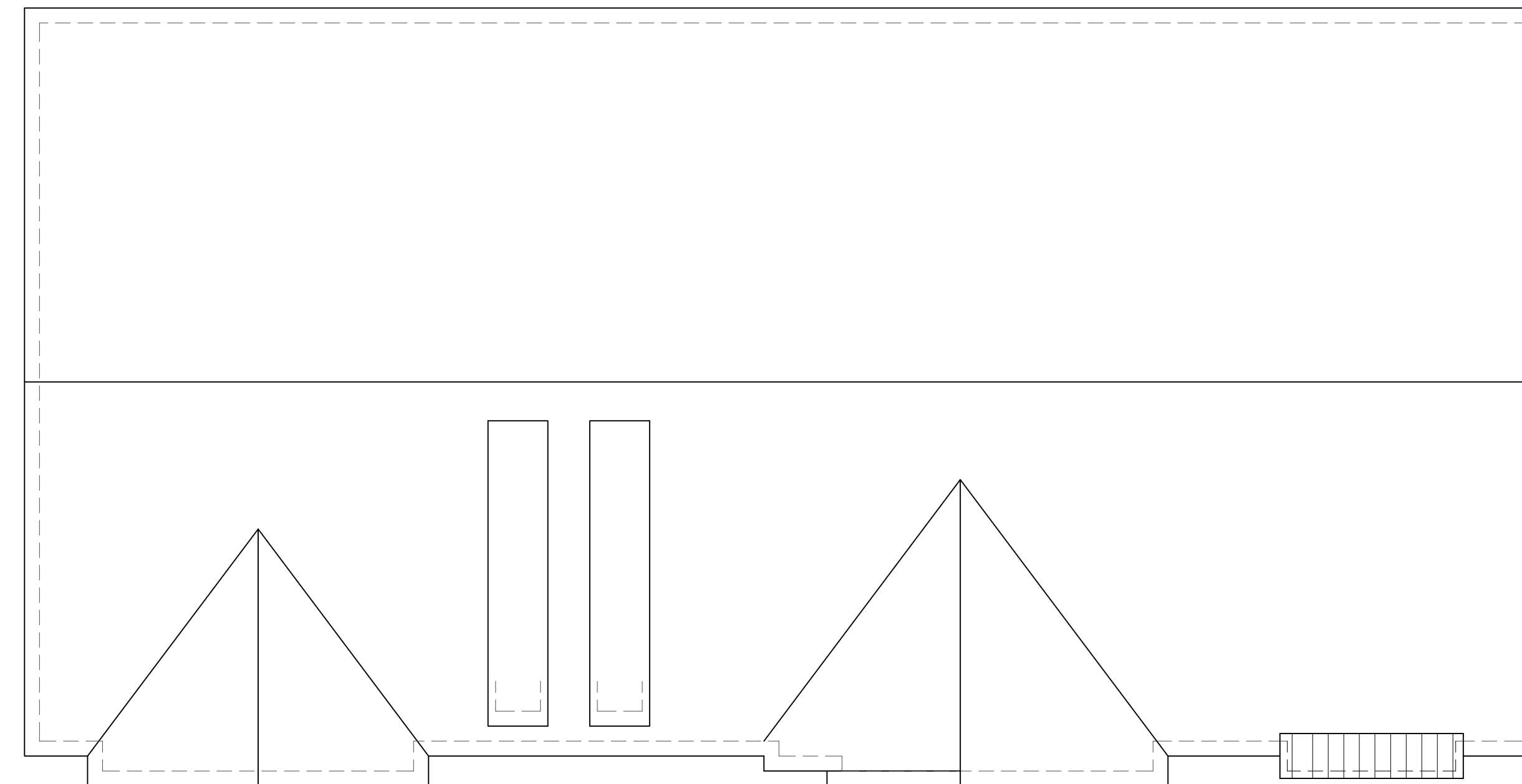
1 PROPOSED MAIN LEVEL SHELL  
A2 SCALE: 1/8"=1'-0"



3 PROPOSED SECOND LEVEL SHELL  
A2 SCALE: 1/8"=1'-0"



2 PROPOSED GRADE LEVEL SHELL  
A2 SCALE: 1/8"=1'-0"



4 PROPOSED ROOF  
A2 SCALE: 1/8"=1'-0"

SEAL

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The Astwood  
at Bermuda Road  
DeKalb County, GA

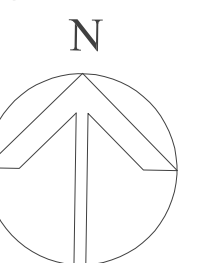
REVIEWS & REVISIONS

04.22.20 Exterior Schematic

SHEET TITLE

PROPOSED  
4-UNIT  
TOWNHOUSE  
SHELL PLAN

PLAN NORTH

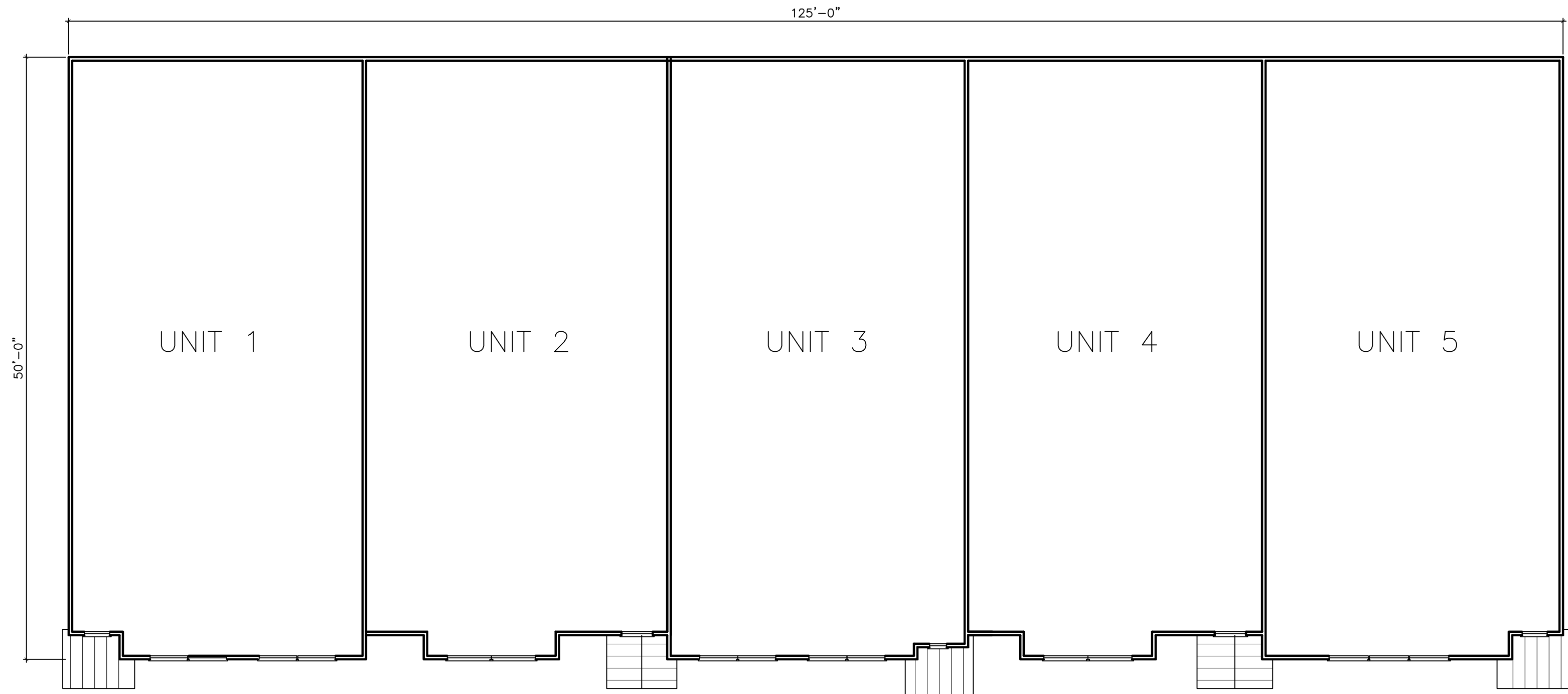


JOB NUMBER  
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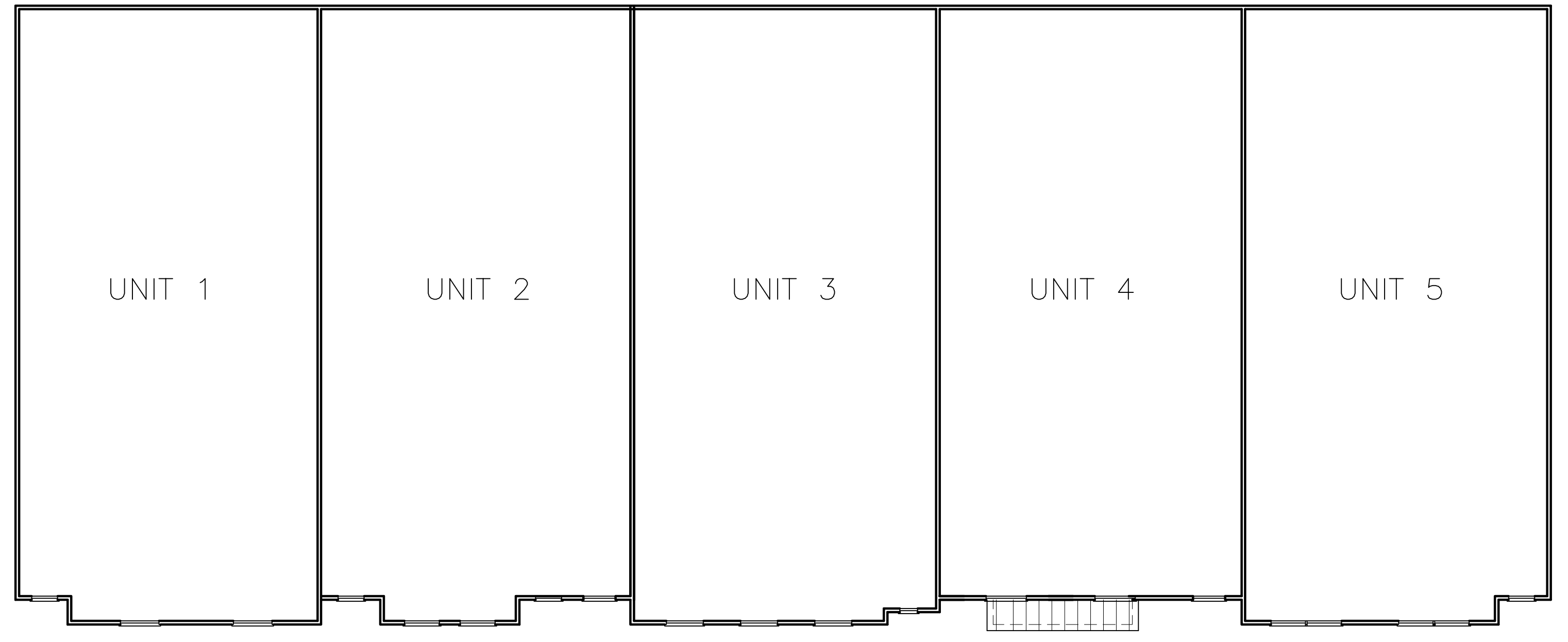
SHEET NUMBER

A2

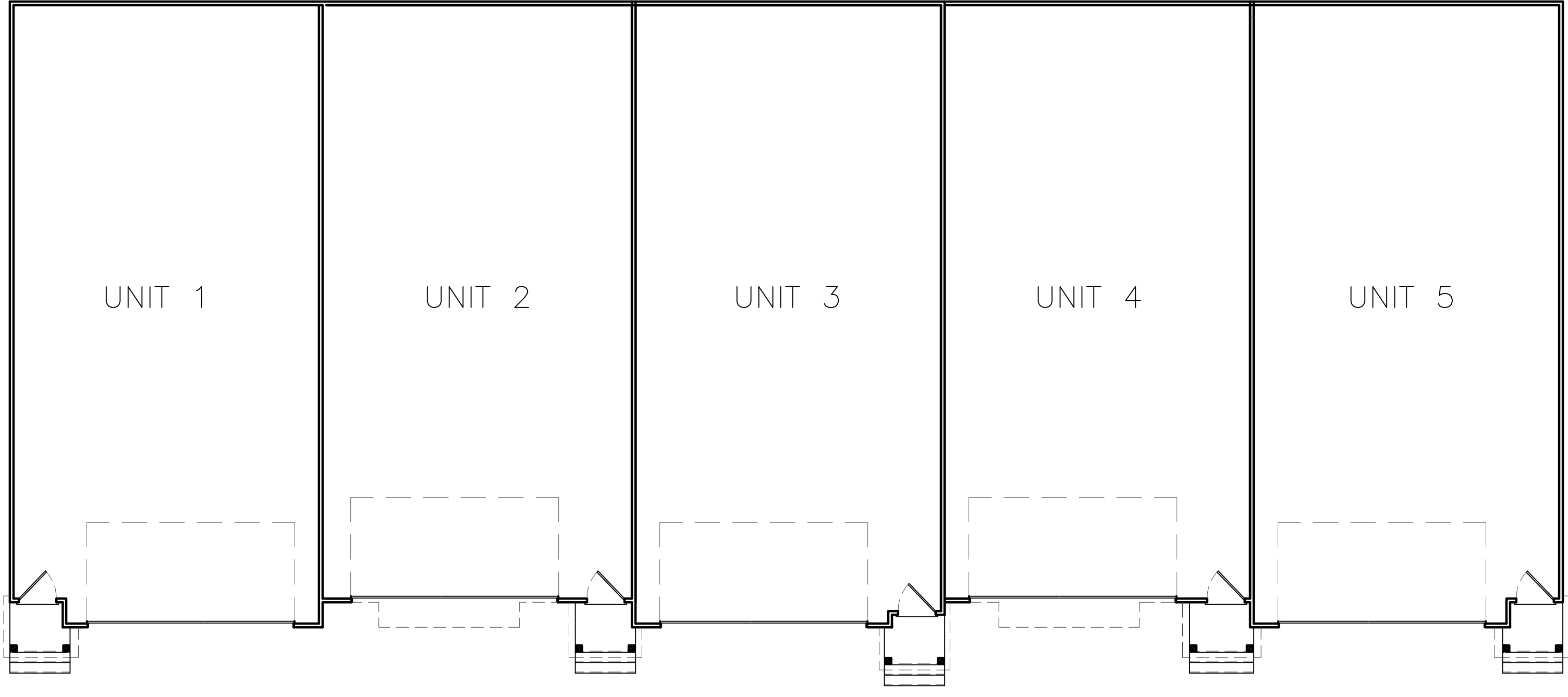




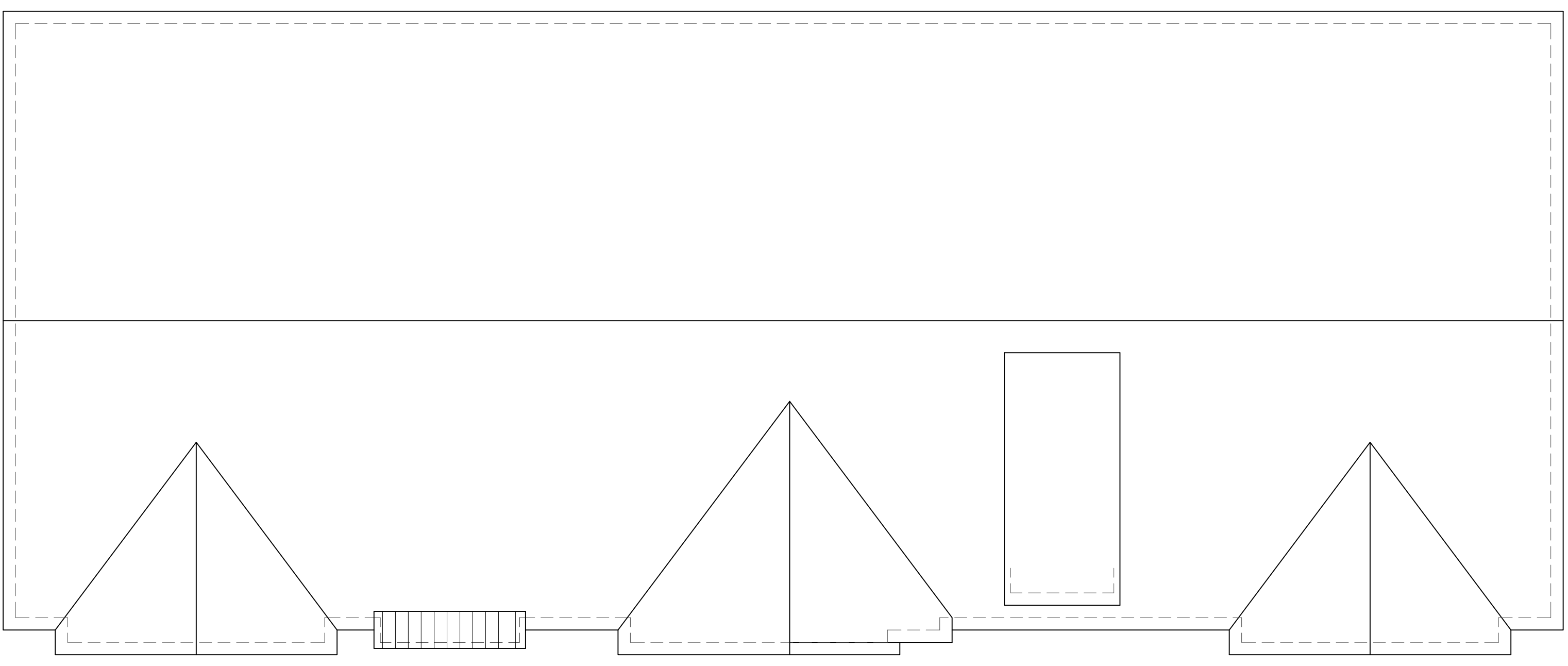
1 PROPOSED MAIN LEVEL SHELL  
A3 SCALE: 1/8"=1'-0"



3 PROPOSED SECOND LEVEL SHELL  
A2 SCALE: 1/8"=1'-0"



2 PROPOSED GRADE LEVEL SHELL  
A3 SCALE: 1/8"=1'-0"



4 PROPOSED ROOF  
A2 SCALE: 1/8"=1'-0"

SEAL

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**The Astwood**  
at Bermuda Road  
DeKalb County, GA

REVIEWS & REVISIONS

04.22.20 Exterior Schematic  
SHEET TITLE

PROPOSED  
5-UNIT  
TOWNHOUSE  
SHELL PLAN

PLAN NORTH  
N

JOB NUMBER  
20-023

SHEET NUMBER  
**A3**