

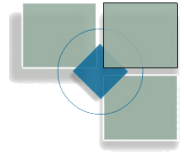


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 1, 2022

Board of Commissioners Hearing Date: November 17, 2022

STAFF ANALYSIS

Case No.: CZ-22-1246090 **Agenda #:** N10

Location/Address: Southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard at 1347 Bermuda Road in Stone Mountain **Commission District:** 4 **Super District:** 7

Parcel ID: 18 083 01 010

Request: A major modification to zoning conditions pursuant to CZ-20-1243972 to reduce the number of single-family detached lots from 19 to 6 lots.

Property Owner: Future Capital Investment c/o Kirk Harvey

Applicant/Agent: Future Capital Investment c/o Kirk Harvey

Acreage: 6.6

Existing Land Use: Vacant Single-Family structure

Surrounding Properties: Single-family homes and a single-family subdivision (English Manor) to the north; vacant land and single-family homes to the east across Bermuda Road; a single-family subdivision to the south (Deer Creek); and single-family homes to the west.

Adjacent Zoning: **North:** R-100 **South:** RSM **East:** NA Gwinnett County **West:** R100

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

Proposed Density: NA **Existing Density:** NA
Proposed Units/Square Ft.: 6 single-family detached units at a density of 1 unit per acre **Existing Units/Square Feet:** Vacant Structure
Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

Staff Recommendation: FULL CYCLE DEFERRAL

The property was originally rezoned from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district on September 24, 2020 by the Board of Commissioners to allow up to 19 single-family detached homes, maximum building height of two-stories, and minimum lot sizes of 8,000 square feet. The RSM zoning was approved with several conditions per case CZ-22-1243972 (see attached) including general compliance to a site plan (Condition #2) and that individual homes shall not face or have direct access to Bermuda Road (Condition #10). The applicant is proposing to amend these two conditions by decreasing from 19 to 6 single-family lots and allowing the proposed homes to face Bermuda Road. The applicant indicates that due to significant topographical issues, infrastructure and grading costs have made the original approved RSM plan cost prohibitive. In response to these issues, the applicant is proposing to drop the number of lots from 19 to 6 which should result in less land and tree disturbance, less traffic impacts on Bermuda Road, less school capacity impacts, and less potential flooding impacts. Additionally, the applicant is increasing the minimum lot size from 8,000 to 19,000 square feet and maintaining the two-story maximum building height to enhance compatibility with the adjacent and surrounding single-family detached subdivisions. The revised plan continues to provide a minimum of 20% open space and a 20- foot transitional buffer around the perimeter of the site. The proposed larger lot sizes, two-story building heights, transitional buffers, open space, and significant reduction in number of lots appear to be more consistent with the predominant single-family detached development pattern in the area and should result in less potential traffic, school capacity, loss of tree cover, and flooding impacts.

Notwithstanding these positive site plan features, the revised plan proposes a different access and building orientation scenario than what was originally approved. The previously approved plan provided access to all the homes via a new public street with all units facing the interior of the project site, while the proposed plan provides access via a shared access driveway with all units fronting along and facing Bermuda Road (see attached). The Planning Department would prefer that the shared access driveway be relocated behind the proposed homes so that the garages would not be visible to the motoring public along Bermuda Road. The applicant has indicated that while that design scenario would be ideal, the steep topography of the site would prevent that from being implemented. However, the applicant indicates that the project will comply with the Bermuda Road landscaping condition that was previously adopted with the original RSM zoning approval (see Condition #15) which should hide the proposed garages from view as much as possible. The Zoning Board of Appeals (ZBA) will be required to review the proposed shared driveway on its merits since Sec. 5.7.5.F.2 of the Zoning Ordinance allows a maximum of two lots to share the same driveway and the plan shows shared driveway access to six lots.

More information is needed to verify compliance with stormwater management regulations. The Land Development Division indicates that the conceptual plan doesn't indicate the location of the stormwater management facility. The Land Development Division strongly recommends that a design professional investigate the site and identify location where runoff Run-off Reduction Volume (RRV) can be provided and re-design/revise the layout to comply with the RRV requirement (see attached interdepartmental comments from Land Development Division).

Therefore, it is the recommendation of the Planning & Sustainability Department that the request be "*Deferred Full Cycle*" to allow the applicant time to address the stormwater management regulations and re-design or revise the plan as needed to comply. Should the Board decide to approve the request, Planning Staff recommends the following conditions (additions from the previously approved zoning conditions are in **blue bold**, and proposed deletions are in ~~red strikethrough~~).

1. Up to a maximum of 6 single-family detached conventional homes. Minimum lot sizes shall be at least ~~8,000~~ 19,000 square feet.
2. ~~Location of the proposed open space shall be generally consistent with the conceptual site plan titled "The~~

~~Astwood at Bermuda Road” and dated 08/23/2020. Developer shall demonstrate compliance with Sec. 5.5.3.E.8 of the zoning ordinance regarding requirements for stormwater facilities to be considered as meeting the minimum open space requirements. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.~~ **Location of the proposed open space shall be generally consistent with the conceptual site plan titled “The Astwood at Bermuda Road” and dated 08/15/2022. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.**

3. Existing trees within the 20-foot transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any Certificates of Occupancy.
4. Maximum building height of two stories.
5. The single-family detached units shall have a minimum floor area of 2,000 square feet. **Minimum Lot Width shall be 50 feet.**
6. Building materials shall be consistent with the requirements of Article 5 of the Zoning Ordinance. No metal or vinyl allowed.
7. The subdivision shall include distinctly different front façade designs within each phase of the development. “Distinctly different” shall mean that each front façade must differ from adjacent buildings’ front façades in at least four (4) of the following six (6) ways: a. The use of different primary exterior materials; b. Variation in the width or height of the front façade by four (4) feet or more; c. Variation of the type, placement or size of windows and doors on the front façades; d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e. Variation in the location and proportion of front porches; and f. Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
8. Any single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
9. Street-facing garage façades shall not comprise more than forty-five (45) percent of the total width of the conventional single family detached residence’s front façade. Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a single-family detached residence.
- ~~10. The front facades of homes along Bermuda Road shall be oriented to face away from Bermuda Road. No driveway access from Bermuda Road shall be allowed for these lots.~~
11. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
12. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs)

for run-off and temporary sedimentation storage in compliance with Section 14. 38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.

13. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
14. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
15. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6- foot wide sidewalk and a 15- foot wide landscape strip with street trees 50 feet on center within the Bermuda Road right-of-way prior to the issuance of any certificates of occupancy. Additionally, one street light for every 80 feet of road frontage along Bermuda Road shall be provided. A six-foot high decorative wooden fence shall be provided which utilizes pressure treated lumber, with the finished side facing Bermuda Road. The 15-foot buffer must meet the requirements of Section 5.4.5.C.1., 2., and 3 regarding planting height, planting type and planting function and shall be located between the fence and Bermuda Road to provide additional screening for the lots that have frontage along Bermuda Road. Street-facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide. Only black, white, earth tones, or colors of natural wall or fence materials shall be permitted. Primary and neon colors are prohibited.
- ~~16. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6-foot wide sidewalk and a 5-foot wide landscape strip with street trees 30 feet on center within the right-of-way of the proposed internal streets prior to the issuance of any certificates of occupancy. Additionally, one street light for every 100 feet of road frontage shall be provided.~~
17. Each single-family residential lot on which new development occurs shall be planted with a minimum of three (3) new trees. The species and specifications for the trees to be planted in compliance with this requirement shall meet the requirements of a list approved by the County Arborist.
18. Blasting shall be permitted only with the written approval of the county under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents of adjacent properties and properties within the Deer Creek and English Manor Estates subdivision, by way of mailbox flyers, 24 hours in advance of any blasting.
- 19. Must comply with the county stormwater management regulations as required by the Land Development Division of Public Works.**

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

RECOMMENDED CONDITIONS

Z-20-1243972

9/2/2020

1. Up to a maximum of 19 single-family detached homes. Minimum lot sizes shall be at least 8,000 square feet.
2. Location of the proposed open space shall be generally consistent with the conceptual site plan titled "*The Astwood at Bermuda Road*" and dated 08/23/2020. Developer shall demonstrate compliance with Sec. 5.5.3.E.8 of the zoning ordinance regarding requirements for stormwater facilities to be considered as meeting the minimum open space requirements. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.
3. Existing trees within the 20-foot transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any Certificates of Occupancy.
4. Maximum building height of two stories.
5. The single-family detached units shall have a minimum floor area of 2,000 square feet.
6. Building materials shall be consistent with the requirements of Article 5 of the Zoning Ordinance. No metal or vinyl allowed.
7. The subdivision shall include distinctly different front façade designs within each phase of the development. "Distinctly different" shall mean that each front façade must differ from adjacent buildings' front façades in at least four (4) of the following six (6) ways: a. The use of different primary exterior materials; b. Variation in the width or height of the front façade by four (4) feet or more; c. Variation of the type, placement or size of windows and doors on the front façades; d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e. Variation in the location and proportion of front porches; and f. Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
8. Any single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
9. Street-facing garage façades shall not comprise more than forty-five (45) percent of the total width of the conventional single family detached residence's front façade.

Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a single-family detached residence.

10. The front facades of homes along Bermuda Road shall be oriented to face away from Bermuda Road. No driveway access from Bermuda Road shall be allowed for these lots.
11. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
12. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage in compliance with Section 14. 38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.
13. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
14. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
15. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6- foot wide sidewalk and a 15- foot wide landscape strip with street trees 50 feet on center within the Bermuda Road right-of-way prior to the issuance of any certificates of occupancy. Additionally, one street light for every 80 feet of road frontage along Bermuda Road shall be provided. A six-foot high decorative wooden fence shall be provided which utilizes pressure treated lumber, with the finished side facing Bermuda Road. The 15-foot buffer must meet the requirements of Section 5.4.5.C.1., 2., and 3 regarding planting height, planting type and planting function and shall be located between the fence and Bermuda Road to provide additional screening for the lots that have frontage along Bermuda Road. Street-facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide. Only black, white, earth tones, or colors of natural wall or fence materials shall be permitted. Primary and neon colors are prohibited.
16. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6- foot wide sidewalk and a 5- foot wide landscape strip with street trees 30 feet on center within the right-of-way of the proposed internal streets prior to the issuance of any certificates of occupancy. Additionally, one street light for every 100 feet of road frontage shall be provided.
17. Each single-family residential lot on which new development occurs shall be planted with a minimum of three (3) new trees. Street trees along the lot frontage shall count towards this requirement. The species and specifications for the trees to be planted in



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:

- 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 (sections have been amended recently; please request the amended chapter), 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.

Conceptual plan doesn't indicate the location of the stormwater management facility. Location of stormwater management shall be shown or compliance with the County stormwater management regulations shall be explained.

The discharge from the stormwater facility/detention pond must discharge into an outfall that has adequate capacity to accommodate the runoff from the development. If the connecting downstream system is not able to accommodate the allowable design flows from the site, then the design engineer must design drainage facilities with the capacity to over-detain flows so they can be accommodated by the existing downstream conveyance structures whereby allowing the existing downstream system to operate correctly. If downstream easements are needed to extend the drainage system to an adequate outfall, the developer shall obtain these easements.

Additional consideration must be given to the 10% downstream analysis. Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- Flood Hazard Area/Wetlands

The presence of FEMA Flood Hazard Area was not 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

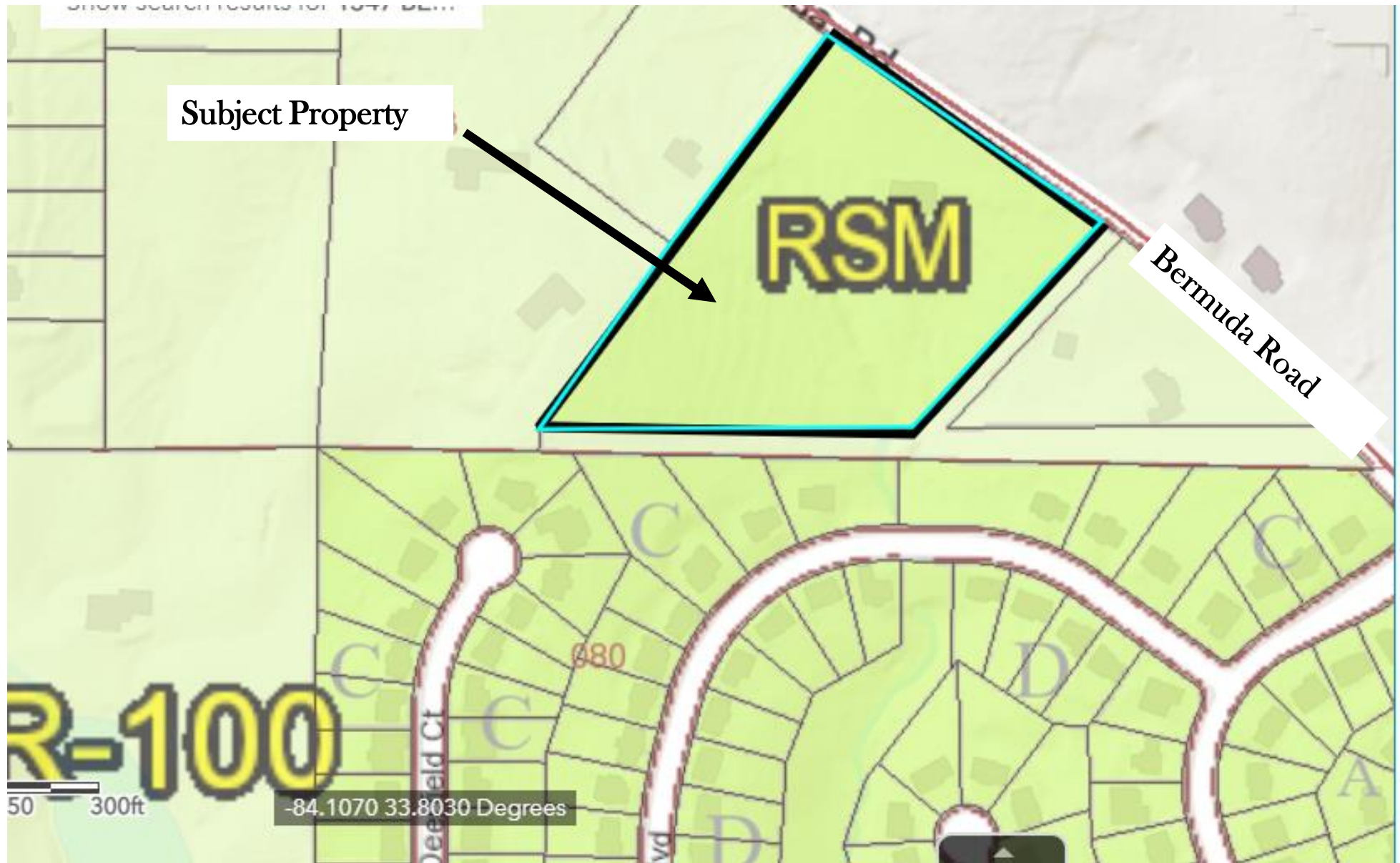
- **Landscaping/Tree Preservation**

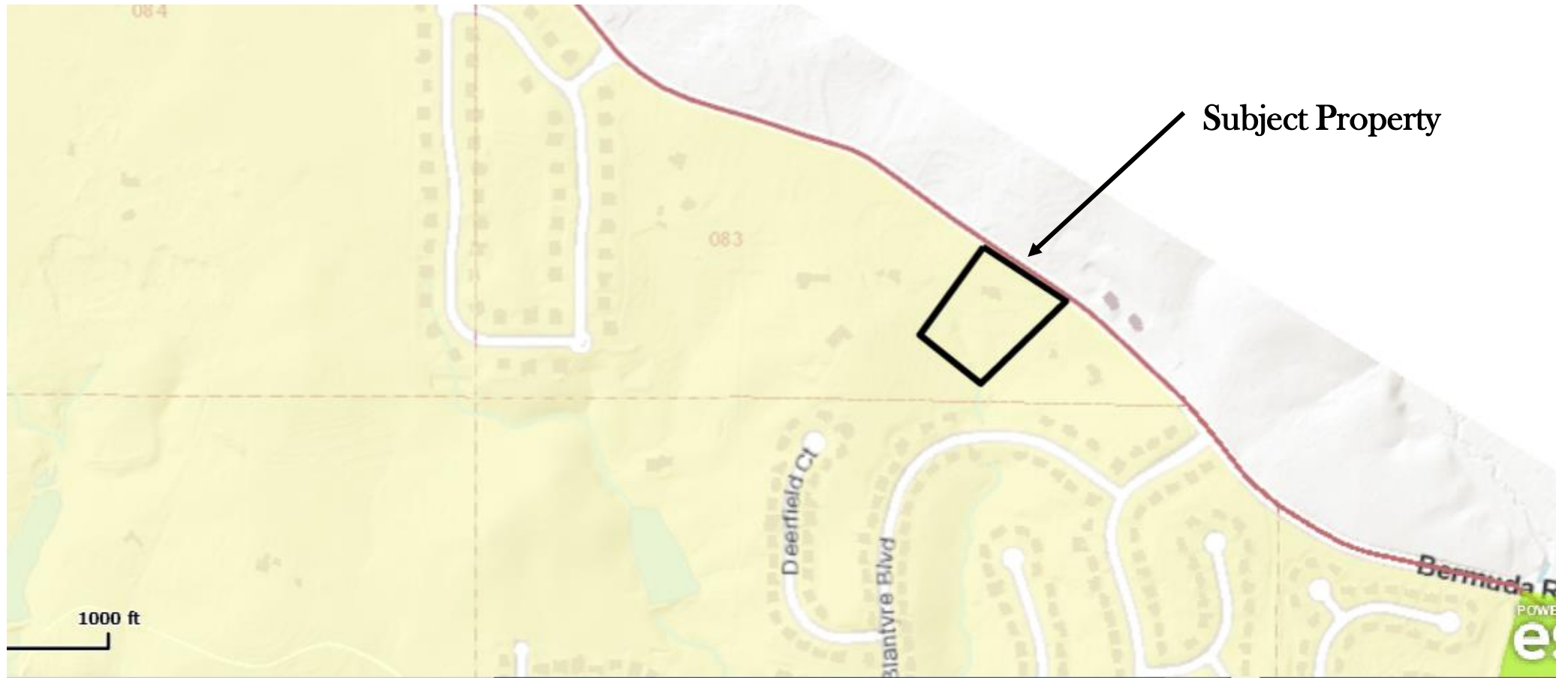
Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not 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.

However, a state water determination request must be submitted to the County to confirm that the ditch that is running through the property is not a creek/state water with buffer.













**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 WATER AND SEWER**

Case No.: CZ-22-1246090

Parcel I.D. #: 18-083-01-010

Address: 1347 Bermuda Rd
STONE MOUNTAIN, GA 30087

WATER:

Size of existing water main: 8" DI (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Lower Stone Mountain Creek

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: approx. 517' south

Water Treatment Facility: Pole Bridge () adequate () inadequate

Sewage Capacity: 20 (MGPD) Current Flow: 7.8 (MGPD)

COMMENTS:

Sewer capacity request is required

Signature: Yola Lewis

10/17/2022

To: Ms. Madolyn Spann, Planning Manager
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.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/17/2022

N9 2022-2259

CZ-22-1246089 15-179-06-062

211 South Howard Street, Atlanta, GA 30317

Amendment

- Please review general comments.

N10 2022-2260

CZ-22-1246090 18-083-01-010

1347 Bermuda Road, Stone Mountain, GA 30087

Amendment

- Please review general comments
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

N11 2022-2261

Z-22-1246091 16-193-03-011

8067 Rockbridge Road, Lithoina, GA 30058

Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

N12 2022-2261

Z-22-1246091 16-193-03-011

1065 Fayetteville Road, Atlanta, GA 30316

Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot multituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

N17/N18. Not in package to review.

N19. No comment.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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DEVELOPMENT ANALYSIS:

- **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 **(sections have been amended recently; please request the amended chapter)**, 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.

Conceptual plan doesn't indicate the location of the stormwater management facility. Location of stormwater management shall be shown or compliance with the County stormwater management regulations shall be explained.

The discharge from the stormwater facility/detention pond must discharge into an outfall that has adequate capacity to accommodate the runoff from the development. If the connecting downstream system is not able to accommodate the allowable design flows from the site, then the design engineer must design drainage facilities with the capacity to over-detain flows so they can be accommodated by the existing downstream conveyance structures whereby allowing the existing downstream system to operate correctly. If downstream easements are needed to extend the drainage system to an adequate outfall, the developer shall obtain these easements.

Additional consideration must be given to the 10% downstream analysis.

Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not 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 not 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.

However, a state water determination request must be submitted to the County to confirm that the ditch that is running through the property is not a creek/state water with buffer.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

M-10

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.: CZ-22-1246090 Parcel I.D. #: 18-083-01-010

Address: 1347
BERMUDA Rd
ST. MARY, GA 30087

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:

Plans and field review. Nothing found that would interfere with traffic pattern or flows.

Signature: [Handwritten Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 11/01/22*
BOC: 11/17/22** Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting: 10/18/22
Public Notice, Signs: (Applicant must pick up and post and/or will be done by Staff) 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

***Deadline for hosting pre-community meeting with 15 days notice for November 2022 agenda cycle would be 08/31/22**

****Filing Deadline for application is 09/01/22. If there are more than 20 cases on November agenda cycle then case would be heard in January 2023.**

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: Proposed shared drive will be reviewed to verify compliance with Transportation Department and Zoning Ordinance requirements. From a conceptual standpoint Planning Department would prefer the access drive to provide access to the rear of the proposed lots. Show compliance with RSM requirements including but not limited to minimum lot area and lot width, required parking, parking lot landscaping, minimum open space, maximum building height, transitional buffers, streetscape improvements (sidewalks/street trees/street lighting), building materials, outdoor lighting, etc. The applicant is encouraged to discuss possible transportation improvements that may be required (if the rezoning is approved by the Board of Commissioners) with the county Transportation Department. The applicant is encouraged to contact Land Development Division of Public Works regarding required storm water management, floodplain, and stream

DEPARTMENT OF PLANNING & SUSTAINABILITY

buffer issues.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid _____ Date 08/11/22 _____

Filing Fees

REZONING: 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
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00



August 13, 2022

RE: Major Modification to Zoning Conditions at 1347 Bermuda Rd, Stone Mountain, GA 30087

Meeting Notification

Dear Neighboring Property Owners,

In an attempt to ensure a successful “Major Modification” process, JDM Consultants would like for you to join our Zoom Video meeting **Wednesday, August 31, 2022 from 7:00 pm – 8:00 pm** to discuss a Major Modification to Approved Zoning Conditions for the property at 1347 Bermuda Rd. My client, Future Capital Investment, is seeking to amend the Zoning Conditions for the development in order to reduce the previous proposed plan from nineteen (19) to six (6) Single Family Detached homes.

Below are the meeting instructions. There are multiple ways to join the meeting, including via your computer, tablet, or mobile phone.

Zoom Meeting Details

Meeting ID: 880 7387 5169

Password: 378700

Internet: <https://us02web.zoom.us/j/88073875169?pwd=V0xDSGJURE81V21OMmpjSDVJUmdhdz09>

Telephone: 1.929.205.6099

Thank you for your attention. We look forward to speaking with you soon.

Please call us if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be 'Darrell Johnson', with a long horizontal line extending to the right.

Darrell Johnson, P.E. & CEO
JDM Consultants, LLC




Darrell Johnson




Jennifer Campbell


Pamela

 Pamela

Katherine Holmes

 Katherine Holmes

A Perry

 A Perry

Renaldo Woods

Renaldo Woods

MAJOR MODIFICATION APPLICATION CHECKLIST (SUBMIT 4 COMPLETE, COLLATED SETS AND PDF FLASH DRIVE OF APPLICATION DOCUMENTS)

- 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- 2. Hold a **Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- 3. **Application Form**. Form must be completely filled out and be the first page of packet.
- 4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
 - a. is signed and notarized by all owners of the subject property;
 - b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - c. includes a warranty deed, if ownership is less than 2 consecutive years.
- 5. **Written Legal Description** of subject property, in metes and bounds.
- 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the last ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - d. Notation of the total acreage or square footage of the subject property;
 - e. Landscaping, trees, open space, and undisturbed buffers;
 - f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - g. Four copies of site plans:
 - 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 - 2. Site plan reduced to 8 ½" x 11". 4 copies
- 7. **Attached approved Conditions**. Include statement of any additional conditions proposed.
- 8. **Letter of Application** identifying the proposed modification to conditions, the reason for the request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc
- 9. Written detailed **Impact Analysis** of the anticipated impact of the proposed use and change in conditions, in response to the standards and factors specified in **Section 27-832** of the DeKalb County Zoning Ordinance.
- 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- 11. **Application fee**. Make payable to "DeKalb County". \$250.00

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: Z-20-1243972

APPLICANT NAME: FUTURE CAPITAL INVESTMENT - KIRK HARVEY

Daytime Phone#: 404-734-5891 Fax #: _____ E-mail: FUTURECAPITALINVESTMENT@GMAIL.COM

Mailing Address: 2870 PEACHTREE RD NW, SUITE 241, ATLANTA, GA 30305

OWNER NAME: FUTURE CAPITAL INVESTMENT - KIRK HARVEY (If more than one owner, attach contact information for each owner)

Daytime Phone#: 404-734-5891 Fax #: _____ E-mail: FUTURECAPITALINVESTMENT@GMAIL.COM

Mailing Address: 2870 PEACHTREE RD NW, SUITE 241, ATLANTA, GA 30305

SUBJECT PROPERTY ADDRESS OR LOCATION: 1347 BERMUDA ROAD

STONE MOUNTAIN, DeKalb County, GA, 30087

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

Acreage or Square Feet: 6.66 Commission District(s): _____ Existing Zoning: RSM

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

 Yes X No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: Agent: _____
(Check One)

Signature of Applicant: Kirk Harvey

Printed Name of Applicant: Kirk Harvey **Major Modification Application**

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 1649 Email: jdmconsultantsllc@gmail.com

Property Address: 1347 Bermuda Road

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

Existing Use: Vacant Proposed Use Single-family detached

Supplemental Regs: NA Overlay District: NA DRI: NA

Rezoning: Yes No X

Existing Zoning: RSM (Residential Small Lot Mix)

Proposed Zoning: NA

Square Footage/Number of Units:

Land Use Plan Amendment: Yes No X

Existing Land Use: SUB Proposed Land Use: NA Consistent Inconsistent X

Special Land Use Permit: Yes No X

Major Modification: Y

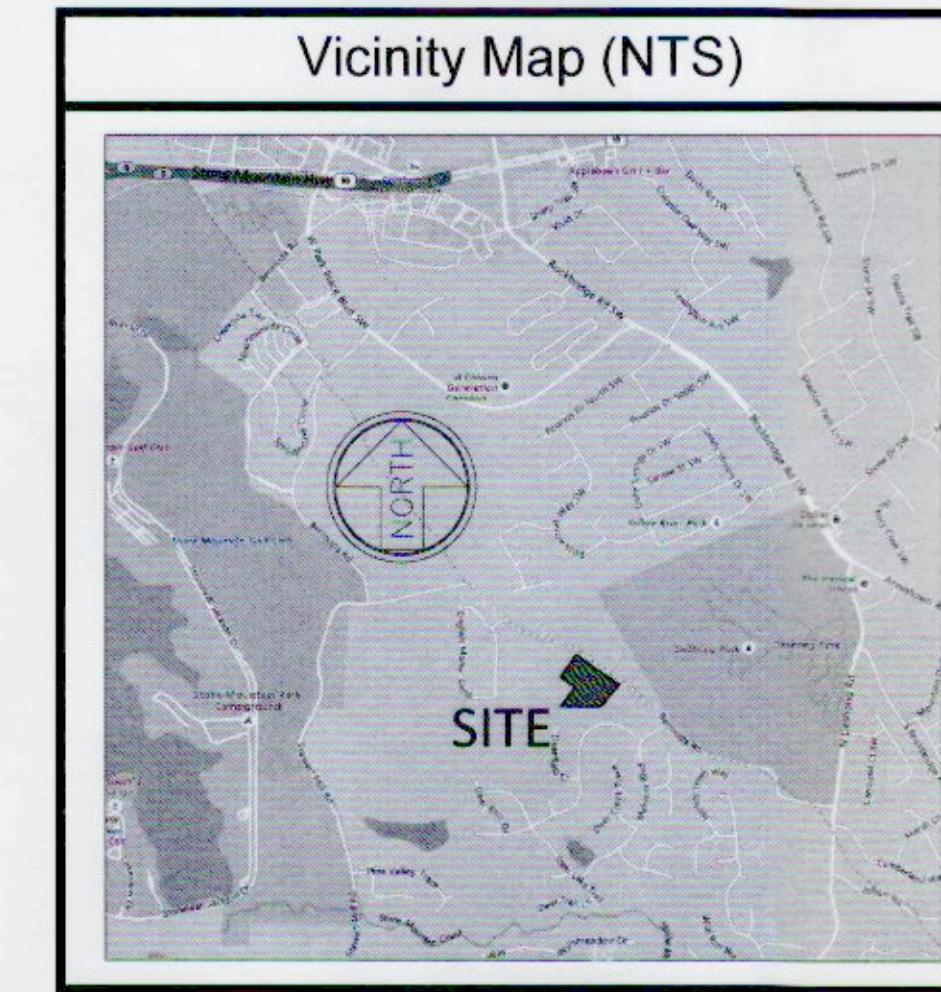
Existing Case Number(s): CZ-22- 1243972

Condition(s) to be modified:

Conditions #2 and #10 regarding previous site plan and homes not facing Bermuda Road. Applicant is proposing to modify previous approved plan by decreasing the number of single-family detached lots from 19 to 6.

SKETCH PLAT FOR:
1347 & 1349 BERMUDA ROAD
 LOCATED IN LAND LOT 83
 OF THE 18TH DISTRICT
 DEKALB COUNTY, GA
 TAX PARCELS: 18 083 01 010 & 18 083 01 013
AP22346

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



Flood Hazard Statement

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0111K, CONTAINING A LATEST DATE OF 12/08/2016. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 469,633 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAV 27 (DEKALB COUNTY GIS). VERTICAL RELIEF SHOWN HEREIN BY 2' CONTOUR INTERVALS.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

DEKALB COUNTY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS OF THIS PROJECT. ✓

Zoning

PARCEL ID: 18 083 01 010 & 18 083 01 013
 CURRENT ZONING: R-100

SETBACKS:
 FRONT - 35'
 SIDE - 10'
 REAR - 40'
 MIN. LOT FRONT - 100'
 MAX. LOT COVERAGE - 35%
 MAX. BUILDING HEIGHT - 35'
 MIN. LOT SIZE - 15,000 S.F.
 MIN. FLOOR AREA - 2,000 S.F. (HEATED)

Owner/Developer

OWNER
 WALTER T. HARRIS
 PATRICIA B. HARRIS
 868 DEERCREST CIRCLE
 EVANS, GEORGIA 30809
 404-307-9005
 tpjeeper@gmail.com

CONTACT
 WALTER T. HARRIS
 PATRICIA B. HARRIS
 868 DEERCREST CIRCLE
 EVANS, GEORGIA 30809
 404-307-9005
 tpjeeper@gmail.com

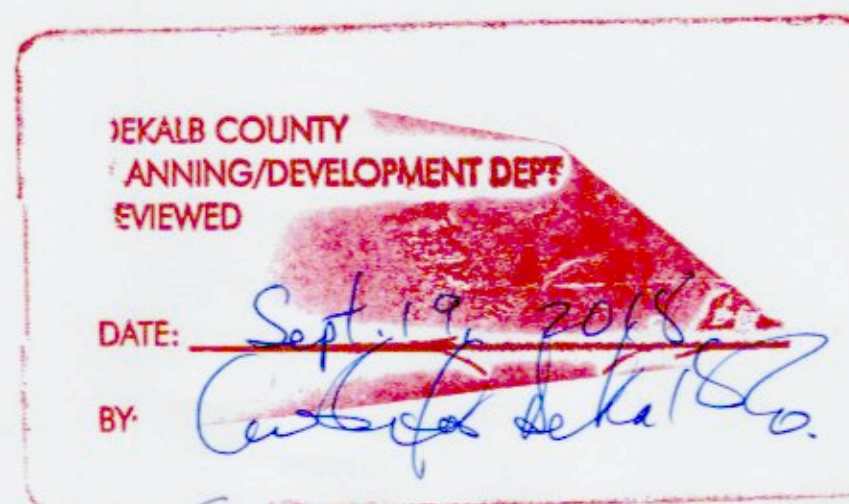
GENERAL PLAT NOTE:
 THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN PARCEL ID: 18 083 01 010 & 18 083 01 013; ALSO KNOWN AS 1347 & 1349 BERMUDA ROAD, DEKALB COUNTY, GEORGIA

Certificate of Conformity

I, SEATON G. SHEPHERD, JR., THE ENGINEER/SURVEYOR FOR THE PROPERTIES KNOWN AS 1347 & 1349 BERMUDA ROAD, TAX PARCEL ID: 18 083 01 010 & 18 083 01 013, DEKALB COUNTY, GEORGIA, LOCATED IN LAND LOT 83 OF THE 18TH DISTRICT, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THE SUBJECT PROPERTIES ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

Seaton G. Shepherd, Jr.
 SIGNATURE

SEATON G. SHEPHERD
 735 LONGLEAF BOULEVARD, SUITE A
 LAWRENCEVILLE, GA 30046



Map or Plat Certification

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements her. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 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
 Last Revised: June 25, 2018



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

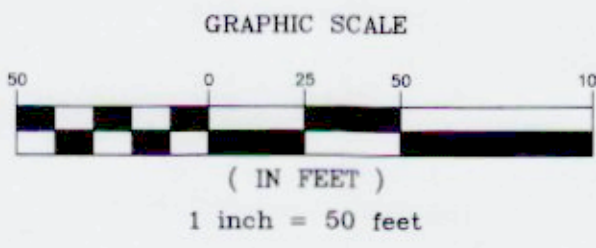
Sheet / Drawing Scale
 N/A
 Unless Otherwise Noted
 GSA Project No.
 16-06-180.2
 Drawn By / Field Crew
 SCM Crew No. 1
 06/30/2016
 Sheet No. 01 OF 03

GRANT SHEPHERD & ASSOCIATES, INC.
 Construction Layout • GPS Modeling
 Land Surveying • Site Development
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.8823 FAX: 770.418.9289
 www.gsasurveying.com
 COA /LSF 000459

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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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



Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "LOT DIVISION PLAT" AND COMPLETED ON JUNE 30, 2018 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 #GPS GPS NETWORK.
- 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.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ALTERATIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.

Notes

- 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.
- THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- RECEIVING WATERS: STONE MOUNTAIN CREEK
- ELECTRIC SERVICE IS TO BE ABOVE GROUND

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" RFB	PP POWERPOLE	SS SANITARY SEWER PIPING
○ 1/2" RBS	GW GUY WIRE	SM SEWER MANHOLE
■ P.K. NAIL FOUND	LP LIGHT POLE	CO CLEAN OUT
□ P.K. NAIL SET	SLP STREET LIGHT POLE	SD STORM DRAIN PIPING
× FND X MARK	ET ELEC. TRANSFORMER	SMH STORM MANHOLE
△ SET X MARK	BE BURIED ELECTRIC	SI STORM INLET
▲ R.R. SPIKE FOUND	OE OVERHEAD ELECTRIC	CI CURB INLET
△ R.R. SPIKE SET	UE UNDERGROUND ELECTRIC	DI DROP INLET
● BENCHMARK	EM ELEC. MANHOLE	PI PAY PHONE
1/2" W CONC. R/W MARKER	EM ELEC. METER	TEB TELEPHONE BOX
(R) RECORD DATA	W WATER LINE	TEP TELEPHONE POLE
(M) MEASURED DATA	WM WATER MANHOLE	TP TELEPHONE POLE
(C) CALCULATED DATA	WV WATER VALVE	UGT UNDERGROUND TELEPHONE LINE
R/W RIGHT OF WAY	WMF WATER METER	O/H T OVERHEAD TELEPHONE LINE
BSL BLDG SETBACK LINE	FW FIRE HYDRANT	C CABLE TELEVISION LINE
RCP REINFORCED CONC. PIPE	BF BACK FLOW PREVENTOR	O/H C OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	GV GAS VALVE	CB CABLE BOX
PVC PLASTIC PIPE	GM GAS METER	TP TRAFFIC POLES
MTL METAL	GL GAS MANHOLE	TS TRAFFIC SIGNAL
L/S LANDSCAPING	GL GAS LINE	TM TRAFFIC MANHOLE
B.H. BORE HOLE	MO MONITORING WELL	TSB TRAFFIC SIGNAL BOX
MW MONITORING WELL	MB MAIL BOX	● SIGN
EX EXCEPTIONS	UM UNKNOWN MANHOLE	● BOLLARD
IPS IRON PIN SET	PB POWER BOX	BC/BOC BACK OF CURB
1/2" RFB 1/2" RE-BAR FOUND	FL FENCE LINE	EP EDGE OF PAVEMENT
1" TOP 1" TOP PIPE FOUND	OTP OPEN TOP PIPE	EC EDGE OF CONCRETE
P.O.C. POINT OF COMMENCEMENT	SW SIDEWALK	P PROPERTY LINE
P.O.B. POINT OF BEGINNING	TV TRAVERSE POINT	R DRAINAGE EASEMENT
T.B.M. TEMPORARY BENCH MARK	● PIPE LINE A	L.E. LANDSCAPE EASEMENT
		S.S.E. SANITARY SEWER ESMT

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- 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.
- 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.
- WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

EXISTING SQUARE FEET/ACRES	
#1347	177,962 SQ. FT./4.0854 AC (PARCEL #18 083 01 010)
#1349	218,560 SQ. FT./5.0174 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	
#1347	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 herein. 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

GRANT SHEPHERD & ASSOCIATES, INC.
Construction Layout • GPS Modeling
Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770 418 9823 FAX: 770 418 9289
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COA/LSF 000459

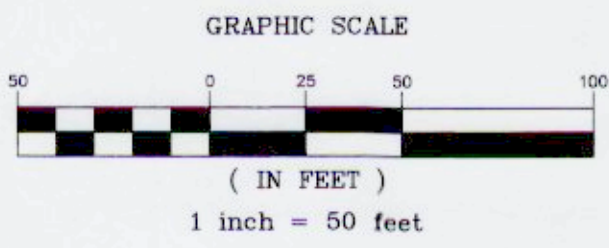
EXISTING CONDITIONS

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.	02 OF 03

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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



Field Observation Notes

- 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.
- 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.
- THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
- THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOILD WASTE DUMP OR LANDFILL.

Notes

- 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.
- THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPUS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- 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" RFB	PP □ POWERPOLE	— SS — SANITARY SEWER PIPING
○ 1/2" RBS	□ GUY WIRE	⊙ SEWER MANHOLE
□ P.K. NAIL FOUND	○ LIGHT POLE	CO □ CLEAN OUT
□ P.K. NAIL SET	○ STREET LIGHT POLE	— SD — STORM DRAIN PIPING
× FND X MARK	⊠ ELEC. TRANSFORMER	⊙ STORM DRAIN MANHOLE
× SET X MARK	⊠ AIR CONDITIONER	⊠ STORM INLET
▲ R.R. SPIKE FOUND	— BE — BURIED ELECTRIC	⊠ CURB INLET
△ R.R. SPIKE SET	— OHE — OVERHEAD ELECTRIC	⊠ DROP INLET
△ BENCHMARK	⊠ ELEC. MANHOLE	⊠ PAY PHONE
⊠ CONC. R/W MARKER	⊠ ELECTRIC METER	⊠ TELEPHONE BOX
(R) RECORD DATA	— W — WATER LINE	⊠ TELEPHONE MANHOLE
(M) MEASURED DATA	⊠ WATER MANHOLE	⊠ TELEPHONE POLE
(C) CALCULATED DATA	— UGT — UNDERGROUND TELEPHONE LINE	⊠ TELEPHONE POLE
R/W RIGHT OF WAY	⊠ WATER VALVE	⊠ OVERHEAD TELEPHONE LINE
BSL. BLDG SETBACK LINE	⊠ FIRE HYDRANT	⊠ CABLE TELEVISION LINE
RFP. REINFORCED CONC PIPE	⊠ BACK FLOW PREVENTER	⊠ OVERHEAD CABLE
CMF CORRUGATED METAL PIPE	⊠ GAS VALVE	⊠ CABLE BOX
PVC PLASTIC PIPE	⊠ GAS METER	⊠ TRAFFIC POLES
MTL METAL	⊠ GAS MANHOLE	⊠ TRAFFIC SIGNAL
L/S LANDSCAPING	⊠ GAS LINE	⊠ TRAFFIC MANHOLE
⊠ TREE	⊠ BORE HOLE	⊠ TRAFFIC SIGNAL BOX
⊠ EXCEPTIONS	⊠ MONITORING WELL	⊠ STOP SIGN
⊠ IRON PIN SET	⊠ MAIL BOX	⊠ SIGN
1/2" RFB 1/2" RE-BAR FOUND	⊠ UNKNOWN MANHOLE	⊠ BOLLARD
1" CIP 1" CRIMP TOP PIPE FOUND	⊠ FENCE LINE	BC/BOC BACK OF CURB
P.O.C. POINT OF COMMENCEMENT	⊠ OPEN TOP PIPE	EP EDGE OF PAVEMENT
P.O.B. POINT OF BEGINNING	⊠ SIDEWALK	EC EDGE OF CONCRETE
T.B.M. TEMPORARY BENCH MARK	⊠ TRAVELER POINT	PL PROPERTY LINE
	⊠ PIPE LINE A	D.E. DRAINAGE EASEMENT
		L.E. LANDSCAPE EASEMENT
		S.S.E. SANITARY SEWER ESMT

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- 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.
- 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.
- WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

EXISTING SQUARE FEET/ACRES	
#1347	177,962 SQ. FT./4.0854 AC (PARCEL #18 083 01 010)
#1349	218,560 SQ. FT./5.0174 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

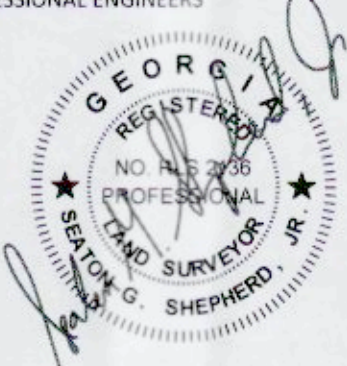
NOTES:
CONTOURS SHOWN ARE BASED ON DEKALB COUNTY G.I.S.
ELEVATIONS SHOWN ARE FIELD VERIFIED.

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:
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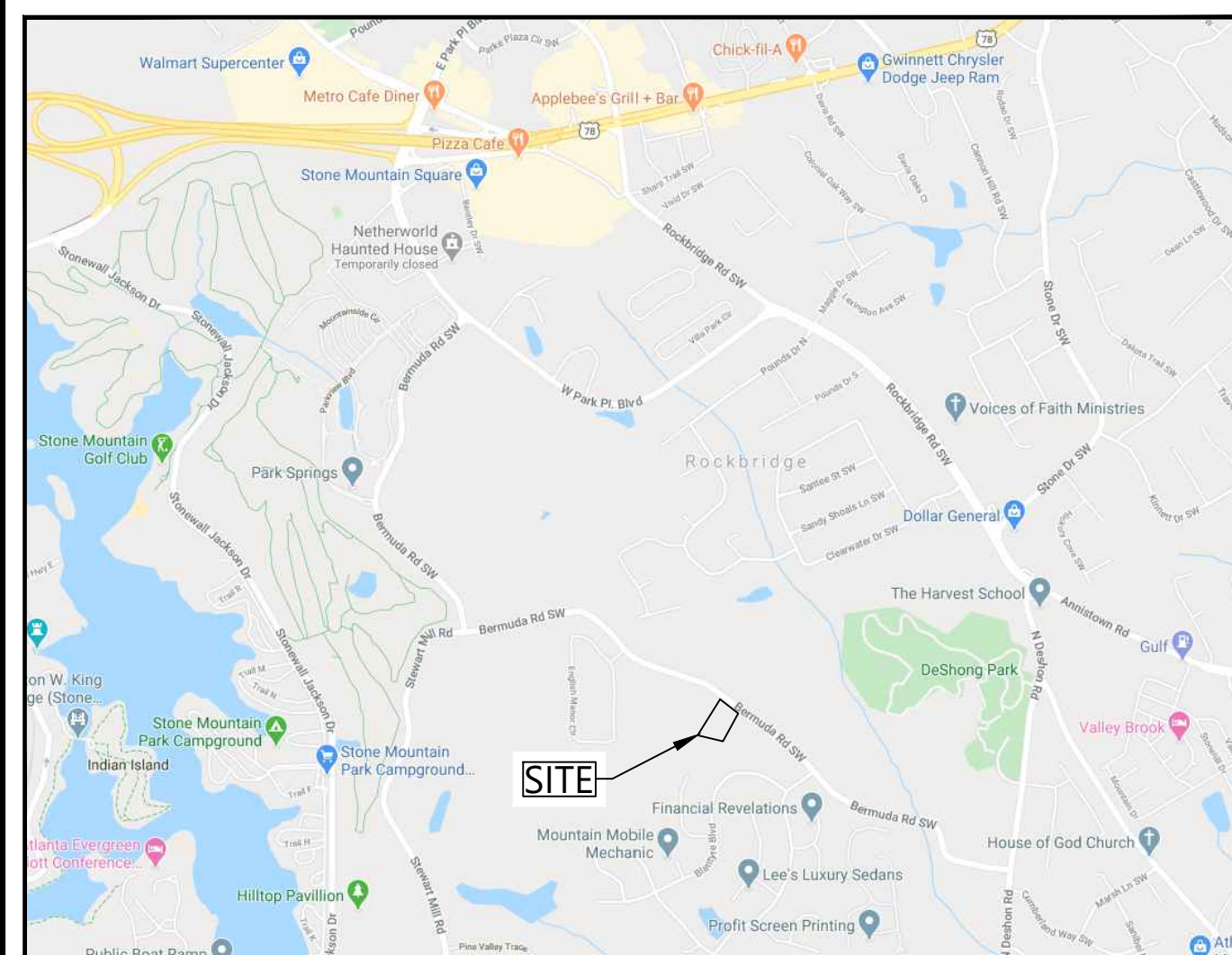
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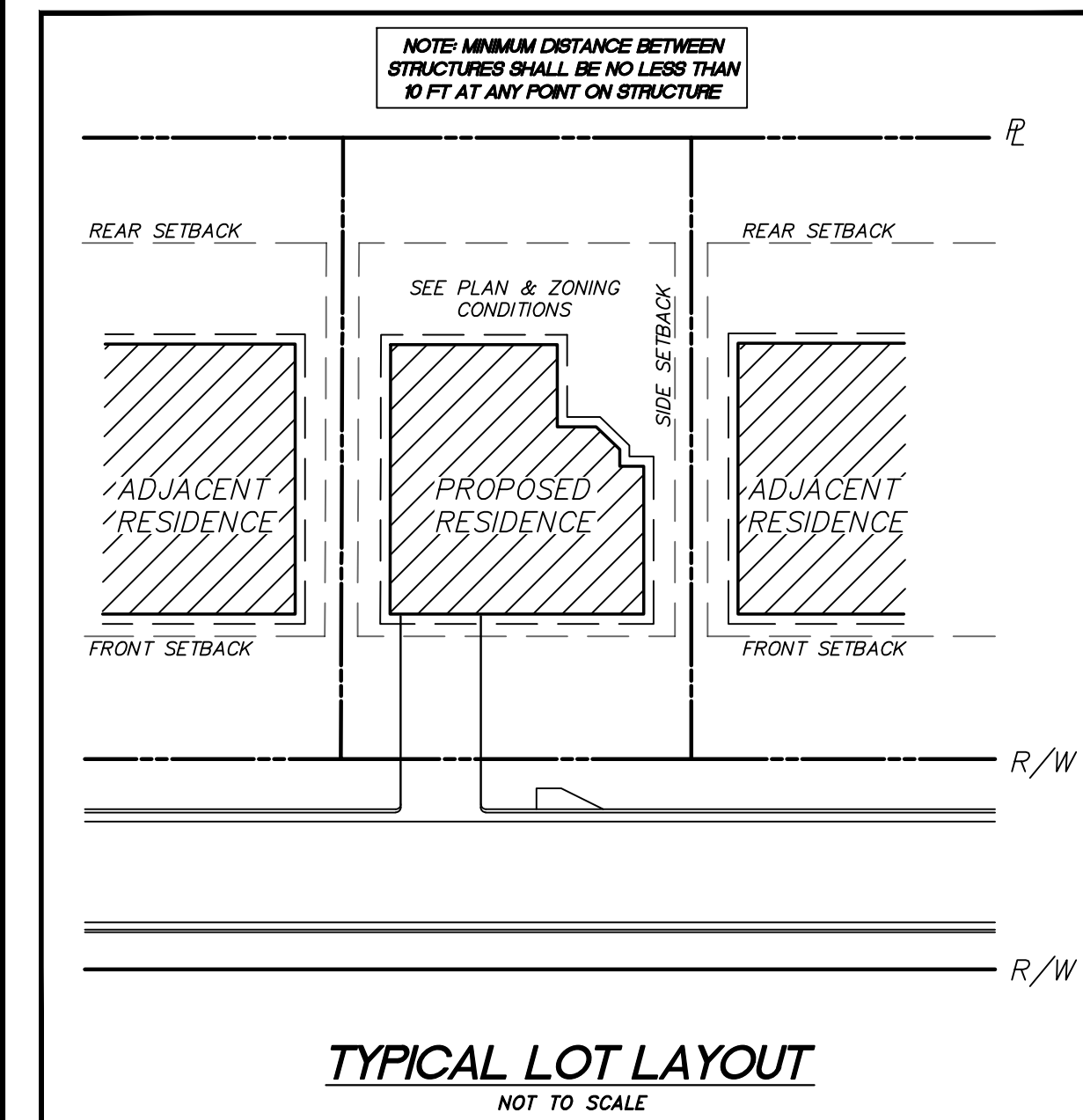
PROPOSED CONDITIONS

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

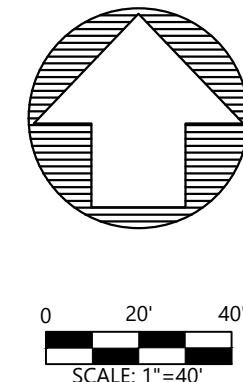
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Unless Otherwise Noted	
GSA Project No.	16-06-180.2
Drawn By / Field Crew	SCM Crew No. 1
	06/30/2016
Sheet No.	03 OF 03



VICINITY MAP
(NOT TO SCALE)



TBM
EL.=915.66



LOT SUMMARY		
LOT #	AREA (SF)	AREA (AC.)
1	38269	0.88
2	33452	0.77
3	33362	0.77
4	19144	0.44
5	19271	0.44
6	22704	0.52
7	58105	1.33
OPEN SPACE AREA	59782	1.37

SITE AREA CALCULATIONS	
LOT SIZE	= 290,247 SQ. FT. (6.6632 AC)
ZONING	
RSM	(SMALL LOT RESIDENTIAL MIX)
SETBACKS/OPEN SPACE	
FRONT YARD SETBACK	20' MIN., 30' MAX
SIDE YARD SETBACK	3' (MIN. 10' BLDG SEPARATION)
REAR YARD SETBACK	20'
TRANSITIONAL BUFFER	20'
MAXIMUM BLDG. HEIGHT	35'
MAXIMUM LOT COVERAGE	50%
MINIMUM HEATED FLOOR AREA	1,200 SF
DENSITY ALLOWED	4.0 UNITS/AC (26.64 UNITS)
DENSITY PROPOSED	1.11 UNITS/AC (6 UNITS)
OPEN SPACE REQUIRED	1.33 ACRES (20%)
OPEN SPACE PROVIDED	1.37 ACRES (20.6%)

JDM CONSULTANTS
DESIGN CONSULTING
CONSTRUCTION MANAGEMENT

P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648
darrell@jdmconsultantsllc.com
jdmconsultantsllc@gmail.com

CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:

REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:

THE ASTWOOD AT BERMUDA

1347 BERMUDA ROAD
STONE MOUNTAIN, GA 30087
LAND LOT 83, 18TH DIST.
DEKALB COUNTY, GA

SHEET TITLE:

SITE PLAN

DESIGNED BY: JDM
DRAWN BY: DJ
CHECKED BY: DJ
APPROVED BY: JDM

SCALE: AS SHOWN
DATE: 08-15-2022

PROJECT NO.:

SHEET:

1 OF 1



NOT ISSUED FOR CONSTRUCTION

N/F
WALTER & PATRICIA B HARRIS
PARCEL ID 18 083 01 013
DB 8629, PG 557
ZONING: R-100

N/F
BARBARA J NOLAN
PARCEL ID 18 083 01 007
ZONING: R-100

N/F
KEN J SOHAN & JACQUELYN CAESAR
PARCEL ID 18 083 01 009
DB 21948, PG 478
"TRACT I"
ZONING: R-100

N/F
KESHAA D McGURN MIMS
PARCEL ID 18 080 01 241
DB 20810, PG 428
ZONING: RSM

N/F
LYDIA THOMAS
PARCEL ID 18 080 01 178
DB 10808, PG 712
ZONING: RSM

N/F
MARY TYRELL
PARCEL ID 18 080 01 177
DB 18155, PG 630
ZONING: RSM

N/F
MICHAEL & MICHELLE DICKERSON
PARCEL ID 18 080 01 176
DB 10444, PG 241
ZONING: RSM

N/F
KALEB A FLAX
PARCEL ID 18 080 01 175
DB 9593, PG 225
ZONING: RSM

TOTAL OPEN SPACE
59,782 (1.37 AC.)

PROPOSED R/W IMPROVEMENTS
-4' LANDSCAPE STRIP
-6' CONCRETE SIDEWALK
-6' LANDSCAPE SHOULDER
(R/W DEDICATION WITHIN THIS AREA)

REPRESENTS OPEN SPACE AREA
(NOTE ZONING BUFFER AREA HAS BEEN INCLUDED INTO OPEN SPACE AREA)

REPRESENTS 20' ZONING BUFFER



RECOMMENDED CONDITIONS

Z-20-1243972

9/2/2020

1. Up to a maximum of 19 single-family detached homes. Minimum lot sizes shall be at least 8,000 square feet.
2. Location of the proposed open space shall be generally consistent with the conceptual site plan titled "*The Astwood at Bermuda Road*" and dated 08/23/2020. Developer shall demonstrate compliance with Sec. 5.5.3.E.8 of the zoning ordinance regarding requirements for stormwater facilities to be considered as meeting the minimum open space requirements. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.
3. Existing trees within the 20-foot transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any Certificates of Occupancy.
4. Maximum building height of two stories.
5. The single-family detached units shall have a minimum floor area of 2,000 square feet.
6. Building materials shall be consistent with the requirements of Article 5 of the Zoning Ordinance. No metal or vinyl allowed.
7. The subdivision shall include distinctly different front façade designs within each phase of the development. "Distinctly different" shall mean that each front façade must differ from adjacent buildings' front façades in at least four (4) of the following six (6) ways: a. The use of different primary exterior materials; b. Variation in the width or height of the front façade by four (4) feet or more; c. Variation of the type, placement or size of windows and doors on the front façades; d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e. Variation in the location and proportion of front porches; and f. Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
8. Any single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
9. Street-facing garage façades shall not comprise more than forty-five (45) percent of the total width of the conventional single family detached residence's front façade.

Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a single-family detached residence.

10. The front facades of homes along Bermuda Road shall be oriented to face away from Bermuda Road. No driveway access from Bermuda Road shall be allowed for these lots.
11. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
12. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage in compliance with Section 14. 38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.
13. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
14. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
15. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6- foot wide sidewalk and a 15- foot wide landscape strip with street trees 50 feet on center within the Bermuda Road right-of-way prior to the issuance of any certificates of occupancy. Additionally, one street light for every 80 feet of road frontage along Bermuda Road shall be provided. A six-foot high decorative wooden fence shall be provided which utilizes pressure treated lumber, with the finished side facing Bermuda Road. The 15-foot buffer must meet the requirements of Section 5.4.5.C.1., 2., and 3 regarding planting height, planting type and planting function and shall be located between the fence and Bermuda Road to provide additional screening for the lots that have frontage along Bermuda Road. Street-facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide. Only black, white, earth tones, or colors of natural wall or fence materials shall be permitted. Primary and neon colors are prohibited.
16. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6- foot wide sidewalk and a 5- foot wide landscape strip with street trees 30 feet on center within the right-of-way of the proposed internal streets prior to the issuance of any certificates of occupancy. Additionally, one street light for every 100 feet of road frontage shall be provided.
17. Each single-family residential lot on which new development occurs shall be planted with a minimum of three (3) new trees. Street trees along the lot frontage shall count towards this requirement. The species and specifications for the trees to be planted in

compliance with this requirement shall meet the requirements of a list approved by the County Arborist.

18. Blasting shall be permitted only with the written approval of the county under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents of adjacent properties and properties within the Deer Creek and English Manor Estates subdivision, by way of mailbox flyers, 24 hours in advance of any blasting.



August 29, 2022

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

LETTER OF APPLICATION

The applicant, Future Capital Investment, is seeking to make major modifications to the zoning conditions at the property located on 1347 Bermuda Road (to be referred to as the “subject property”) for the development of a 6-lot modern-contemporary single family residential community. The total acreage of the property is 6.66 acres. The “subject property” is presently zoned Small Lot Residential Mix (RSM). The intent of this application is to petition for a major modification to Items 2 & 10 as per the “Recommended Conditions Z-20-1243972”. Please see suggested modification for aforementioned items below. The proposed development will now have a calculated density of 1.11 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, 18th District in unincorporated Dekalb County, GA. It has frontage to the north along Bermuda Road R/W. 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 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 as 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.

The following are the conflict points and the validation in applying for major changes to the approved rezoning conditions as mentioned above, dated on 09/02/2020 (the zoning conditions are attached following this application).

2. *Location of the proposed open space shall be generally consistent with the conceptual site plan titled “The Astwood at Bermuda Road” and dated 08/23/2020. Developer shall demonstrate compliance with Sec. 5.5.3.E.8 of the zoning ordinance regarding requirements for stormwater facilities to be considered as meeting the minimum open space requirements. The developer shall create a Homeowners Association which shall be responsible for maintaining the open*



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space. – The location of the proposed open space shall be generally consistent with the conceptual site plan titled “The Astwood at Bermuda Road” and dated 08/15/2022. Developer shall demonstrate compliance with Sec. 5.5.3.E.8 of the zoning ordinance regarding requirements for stormwater facilities to be considered as meeting the minimum open space requirements. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.

10. The front facades of homes along Bermuda Road shall be oriented to face away from Bermuda Road. No driveway access from Bermuda Road shall be allowed for these lots. – Due to the nature of rising costs. We have reconfigured the design to limit the disturbance on the property & reduce development costs for infrastructure. Accordingly, we are showing front facing property to Bermuda Rd. The residences will be situated approx. 100 ft from the R/W. The property frontage will contain a heavy landscaping to some screening. Therefore, we would like to get this stricken from the recommended conditions.

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

Please call us if you have any questions.

Regards,

Darrell Johnson

8/31/2022

Darrell Johnson, CEO
JDM Consultants, LLC



August 29, 2022
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 6-lot modern-contemporary single family residential 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, 18th 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 for major modification 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.

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.



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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.



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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 Major Modification to the zoning conditions 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,

Darrell Johnson 8/31/2022

Darrell Johnson, CEO
JDM Consultants, LLC