



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: July 10, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-2155/ Z-18-22305 **Agenda #:** N.1

Location/Address: The southwest side of Alton Road approximately 596 feet southeast of Chamblee-Tucker Road at 3121 Alton Road, Atlanta, Georgia. **Commission District:** 1 **Super District:** 7

Parcel ID: 18-283-03-039

Request: To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) to allow for construction of twelve (12) single-family attached fee-simple townhomes in accordance with Section 27-4.1 of the DeKalb County Code.

Property Owners: Shaker J. C. Reddy

Applicant/Agent: Zach Handac

Acreage: 3.01 Acres

Existing Land Use: Undeveloped

Surrounding Properties: Embry Hills Recreation & Subdivision; Barrington Townhomes
Warren Technical High School

Adjacent & Surrounding Zoning: North, East & West: R-100 (Residential Medium Lot) District
South: MR-1 (Medium Density-Residential-1) District

Comprehensive Plan: Institutional Consistent X

Proposed Units: 12	Existing: None
Proposed Lot Coverage: < 70% Per Lot	Existing Lot Coverage: N/A

SUBJECT PROPERTY & ZONING HISTORY:

The 3.01-acre undeveloped site is located east of Chamblee-Tucker Road on the south side of Alton Road (a local street) at 3121 Alton Road, Atlanta, Georgia. With approximately 50-feet of frontage along Alton Road, the site is irregular shaped with a long narrow lane that leads to an L-shaped lot. The site is heavily wooded with dense mature trees and shrubbery. Warren Creek runs horizontally along the southern portion of the site. Adjacent and surrounding land uses include Warren Technical High School west of the site. East and north of the site is Embry Hill Recreation Club with a pool and tennis courts. Further east and southeast is Embry Hills Subdivision. South of Warren Creek is Barrington Subdivision, a single-family attached residential development with frontage on Mercer University Drive. Further northwest on Alton Road is Chamblee Tucker Christian Fellowship. DeKalb County records indicate that the property was zoned R-100 (Residential Medium Lot) with the establishment of the 1956 Zoning Ordinance.

PROJECT ANALYSIS:

Per the submitted application, the applicant is requesting to rezone the property from R-100 (Residential Medium Lot) District to the RSM (Small Lot Residential Mix) District to develop twelve (12) fee simple attached single-family residences at a density of 4 units per acre.

The submitted site plan depicts one row of 7 attached units and one row of 4 attached units. One (1) unit is an unattached single-family residence. All units will be 2-stories with a one car garage. Access to the individual units shall be from the private access road that leads to Alton Road. A 75-foot undisturbed stream buffer is depicted adjacent to Warren Creek along the south property line. A sidewalk is noted along the private access road. A 10-foot wide landscape strip with a fence is depicted adjacent to the tennis courts within the Embry Hills Recreation Club.

ZONING ANALYSIS:

The R-100 (Residential Medium Lot) District allows single-family detached residences on minimum 15,000 square foot lots. The RSM (Small Lot Residential Mix) District allows single-family attached residences on 1,000 square foot lots at a density from 4 to 8 units per acre.

Adjacent and nearby non-residential uses on R-100 (Residential Medium Lot) District properties support the proposed RSM zoning district on the site. Warren Technical High School, Chamblee Tucker Christian Fellowship and the Embry Hill Recreation Club are institutional and recreational uses that are zoned R-100 and not used for residential development. The proposed RSM district would serve as a transitional zoning district to the established single-family detached residential subdivision (Embry Hills) zoned R-100 east of the site. Given the irregular shaped lot, the proposed development will not be seen from Alton Road. Therefore, the existing residential character of the neighborhood will not change along Alton Road as you pass the Embry Hills Recreation club leading to the entrance of Embry Hills Subdivision. The proposed RSM zoning district and development also serves as a transitional land use to the MR-1 (Medium Density Residential -1) zoned and developed property south of the site. Given the irregular shaped lot and the required stream buffer adjacent to Warren Creek, the existing residential developments in the area will not be negatively impacted by the proposed RSM zoning on the subject site. Therefore, the zoning analysis concludes that the proposed RSM District would be appropriate for the subject site.

IMPACT ANALYSIS:

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

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

The site is located within a designated Institutional Character Area by the Comprehensive Plan. Residential is a less intense land use than an employer generating Office-Institutional use. The proposed density of 4 units per acre is consistent with the base maximum for character areas within the RSM zoning district. The requested rezoning from R-100 (Residential Medium Lot) District to the RSM (Small Lot Residential Mix) District is consistent with the following 2035 comprehensive plan policies and strategies: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density; In appropriate locations encourage residential development to conform with traditional neighborhood development principles.

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

The proposed rezoning to the RSM (Small Lot Residential Mix) district for single-family attached residences is suitable given the adjacent and nearby institutional uses and recreational uses west, north and east of the site. South of the site is developed with attached residences (Barrington Subdivision).

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

The property as currently zoned R-100 (Residential Medium Lot) District for single-family detached residences limits the number of residential dwellings with minimum 15,000 square foot lots. The proposed rezoning to the RSM (Small Lot Residential Mix) District allows a higher unit yield for greater economic value.

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

The rezoning request to the RSM (Small Lot Residential Mix) district for single-family attached residences should not adversely affect the use or usability of adjacent property to the west zoned R-100 and developed with Warren Technical High School and adjacent property to the north and east (Embry Hills Recreation Club). Required stream buffer along the south side of the site should negate any possible adverse effects on adjacent single-family attached residences within Barrington Subdivision. Land development regulations concerning storm water will address hydrology impacts, if any.

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:

Given the existing irregular shaped lot, development of the site behind the existing Embry Hills Recreation Club site should not have any negative impact on nearby residential properties.

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

There are none known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the RSM District.

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 request for twelve (12) residential units should not cause an excessive burden on existing streets, transportation facilities and utilities. The proposed development may generate less than 6 new school students.

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

The request for residential zoning on the site should not adversely impact the environment or surrounding natural resources. However, the applicant should submit for sketch plat approval to establish tree preservation standards, storm water management and emergency vehicle access.

COMPLIANCE WITH RSM (SMALL LOT RESIDENTIAL) DISTRICT STANDARDS PER TABLE 2.4: Medium and High Density-Residential Zoning Districts

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
UNIT SIZE	Min. 1,200 Square Ft	1,800 Heated Floor Area	Yes
FRONT SETBACKS	Min. 15 Feet	Appears 15 Feet	Yes
REAR SETBACKS	Min. 15 Feet	30 Feet	Yes
STREAM BUFFERS Chapter 14 DeKalb County Code: Sec.14-44.1	75-Foot stream buffer adjacent to Warren Creek along south property line	75-Foot undisturbed buffer	Yes
HEIGHT	Max. 3 Stories or 45 Feet	Max. Height 2-Stories or 35 Feet	Yes
LOT COVERAGE	Max. 70%	+/-24 %	Yes
OPEN SPACE	Min. 20%	Min. 20%	Yes
PARKING	Min. (1.5) space per dwelling unit, plus (.25) space for guest parking = 21 required spaces	1-car garage & 1 driveway space per unit = 24 spaces plus 7 guest parking spaces for a total of 31 spaces	Yes

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposed rezoning request from R-100 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District is compatible with adjacent non-residential uses west and east of the subject site. The request for attached single-family townhomes provide an appropriate land use transition from institutional and recreational uses to single-family residences east of the subject site. Located in an Institutional Character area, the request for single-family attached residences is consistent with the following plan policies: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density; In appropriate locations encourage residential development to conform with traditional neighborhood development principles. Therefore, it is

the recommendation of the Planning and Sustainability Department that the application be **“Approved”** subject to Staff’s recommended conditions:

1. The development shall have a maximum of 12 attached fee-simple townhouse units. Conceptual layout of site plan and building design shall be subject to approval of the Director of Planning & Sustainability Department.
2. No more than one (1) curb cut on Alton Road. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works.
3. A mandatory homeowners’ association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas, pedestrian paths, private alleys and private drives.
4. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
5. Building facades shall have four sided architectural finishes which shall consist of brick, stone, stucco, hardiplank or man-made equivalents (such as EIFS, architectural split block) or combination of these finishes.
6. All exterior lighting shall be screened from adjacent properties, or shielded to minimize glare and keep light inside the development.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
8. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
9. Final lot layout is subject to sketch plat approval in accordance with DeKalb County Ordinances, Chapter 27 (Zoning Code) & Chapter 14 (Land Development Code) before applying for a Land Disturbance Permit (LDP).
10. The name of the development shall include “Embry Hills”.
11. A formal entry to Embry Hills on Alton Road with stone columns and landscaping similar to the existing entrance at Embry Circle at Chamblee Tucker Road.
12. Power lines shall be underground.
13. Provide low profile street light poles with LED bulbs to reduce light pollution.
14. Provide wooden fencing along boundary lines with attractive side (finished side) facing the Emory Hills Club.
15. The applicant and Embry Hills Club will come up with mutually agreed upon days of the week and hours of the day for construction to take place.

Attachments:

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

NEXT STEPS

Following an approval of this modification action, one or several of the following may be required:

- **Land Disturbance Permit** (Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)
- **Building Permit** (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)
- **Certificate of Occupancy** (Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)
- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)
- **Sketch Plat & Final Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)
- **Overlay Review** (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)
- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)
- **Variance** (Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)
- **Minor Modification** (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)
- **Major Modification** (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)
- **Business License** (Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).
- **Alcohol License** (Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

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

- **Retaining Wall**

Any proposed retaining wall must comply with DeKalb County Code of Ordinances Chapter 27-5.4.7



April 24, 2018

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth |
| | | Regulatory Floodway Zone AE, AO, AH, VE, AR |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



33°53'0.06"N
84°15'57.13"W



84°15'19.67"W

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



33°52'30.19"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/1/2018 at 3:47:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

TRANSPORTATION COMMENTS – JULY 2018 REZONE AGENDA

N1. Alton Road is classified as a local road. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights are required. New road to be private. Add sidewalks on the existing county right of way between new road and Chamblee Tucker Road. Sight Triangles for access point will be required at Land Development Permit submittal.

N2. Lawrenceville Hwy (SR 8) and North Druid Hills Road are both major arterials and both are on the Bike Network as Second Tier Priority. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights required. Request to comment at a future date when the traffic GRTA/ARC DRI required traffic study is complete and a Notice of Decision is given. Transportation is requesting a deferral, as any action taken by the county prior to NOD may jeopardize federal transportation funding. At a minimum, we want a PATH connection along the southern property line as part of the South Fork Peachtree Creek Trail and a direct, buffered ped/bike connection between the PATH and the neighborhood, crossing at the signal at Mistletoe Road. In addition, the access point on Lawrenceville Hwy just south of NDH will be restricted to right in/right out/left in. Sight Triangles for access point will be required at Land Development Permit submittal. Other comments later once traffic study is received.

N3. See N2.

N4. Does a recycling plant automatically trigger a DRI? Lancaster Road is classified as a local road. This property is in the Bouldercrest Overlay District Tier 4- verify infrastructure requirements in Code. It appears to be a packed gravel, unimproved road, not up to current standards with a right of way corridor of only 35 feet. DeKalb County has no current plans to upgrade this road to modern standards. Right of way dedication of 27.5 from centerline is required.

N5. Does a recycling plant automatically trigger a DRI? Fleetwood Drive is classified as a local road. Please note that there is an effort to make the private railroad crossing to the private properties a Quiet Zone- no RR train horns will be sounded. The property owner needs to pave their approach to the crossing to reduce the amount of sediment tracked onto the county road.

N6. Memorial Drive is a state route. GDOT review and permits required. Transportation is requesting a traffic study be performed. This development will have a hard time getting thru the land development process. Chapter 14 requires 3 access points. See Chapter 14, Section 14-200 (6) for the requirements of separation of access points. Requests deferral until the traffic study is completed for additional comments. This seems like a large development for such a small parcel. Sight Triangles for access point will be required at Land Development Permit.

N7. No Comment.

N8. Mountain Drive is a state route. GDOT review and permits are required. Not enough information to comment about the change in alleys. Public alleys must connect to public street on both ends. Private alleys may end in a turn around. See section 14-195 of the Land Development Code for more information related to alleys.

N9. No comments.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-18-22305/ 2018-2155

Parcel I.D. #: 18-283-03-039

Address: 3121 Alton Road

Atlanta, Georgia

WATER:

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

Distance from property to nearest main: 149 Feet Southeast from Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: North Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: 105 Feet South from Property

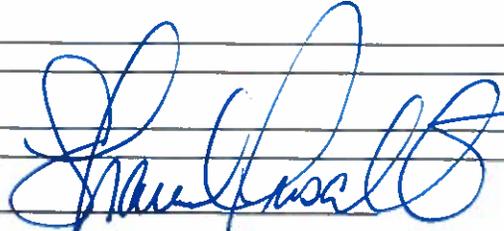
Water Treatment Facility: RM Clayton WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 122 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: 





DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2018-2155/z-18-22305 Parcel I.D. #: 18-283-0.3-039

Address: 3121
Alton Road,
Atlanta, Ga.

Adjacent Roadway (s):

_____	_____
_____	_____
(classification)	(classification)
Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH 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:

<u>PLANS AND FIELD REVIEWED, NO PROBLEM THAT WOULD INTERFERE WITH TRAFFIC FLOW.</u>

Signature: Jerry White

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 6/11/2018

Submitted to: Dekalb County

Case #: Z-18-22305

Name of Development: Alton Road Townhomes

Parcel #: 18-283-03-039

Location: 3121 Alton Road near Warren Tech and Embry Hills

Description: Currently vacant property developed in to a 12 unit townhome community.

Impact of Development: If approved, this development would be expected to generate only 1 student at Henderson Mill ES and 1 student at Lakeside.

Current Condition of Schools	Henderson Mill ES	Henderson MS	Lakeside HS	Other DCSD Schools	Private Schools	Total
Capacity	516	1,572	1,795			
Portables	7	0	10			
Enrollment (Fcst. Oct. 2018)	565	1,490	2,245			
Seats Available	-49	82	-450			
Utilization (%)	109.5%	94.8%	125.1%			
New students from development	1	0	1	0	0	2

New Enrollment	566	1,490	2,246
New Seats Available	-50	82	-451
New Utilization	109.7%	94.8%	125.1%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total	
Elementary	0.057359	0.015152	0.015152	0.087662	
Middle	0.009019	0.000000	0.018110	0.027128	
High	0.032468	0.000000	0.000000	0.032468	
Total	0.0988	0.0152	0.0045	0.1185	
Student Calculations					
Proposed Units	<table border="1"><tr><td>12</td></tr></table>				12
12					
Unit Type	<table border="1"><tr><td>TH</td></tr></table>				TH
TH					
Cluster	<table border="1"><tr><td>Lakeside</td></tr></table>				Lakeside
Lakeside					
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total	
Elementary	0.69	0.18	0.18	1.05	
Middle	0.11	0.00	0.22	0.33	
High	0.39	0.00	0.00	0.39	
Total	1.19	0.18	0.40	1.77	
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total	
Henderson Mill ES	1	0	0	1	
Henderson MS	0	0	0	0	
Lakeside HS	1	0	0	1	
Total	2	0	0	2	



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: ZACH HANDAC

Applicant E-Mail Address: zhandac@accura.com

Applicant Mailing Address: 3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340

Applicant Daytime Phone: 404-241-8722 Fax: 404-241-4577

Owner Name: SHAKER J. C. REDDI
If more than one owner, attach list of owners.

Owner Mailing Address: 1670 RIVERSIDE RD, ROSWELL, GA-30076

Owner Daytime Phone: 678-358-8532.

Address of Subject Property: 3121 ALTON ROAD, ATLANTA, GA 30341

Parcel ID#: 18-283-03-039

Acreage: 3.015

Commission District: 1st

Present Zoning District: R-100
RSM

Proposed Zoning District:

Present Land Use Designation: INS
INS

Proposed Land Use Designation:

(For Office Use) Filing Fee: _____

Notice Date: Friday, April 13, 2018

PUBLIC NOTICE

for

REZONING APPLICATION

Filed by: Shaker Reddy

Located at: 3121 Alton Road

Atlanta, GA 30341

Current use: vacant

Current zoning: R-100

Proposed use: low density townhouses

Proposed zoning: RSM

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Accura Engineering

Location: 3200 Presidential Drive, Atlanta, GA 30340

Date and Time: Wednesday, May 2, 2018 at 7:00 PM

Zach Handac

From: Zach Handac
Sent: Thursday, April 12, 2018 1:22 PM
To: jjbrower1@bellsouth.net; paul_byrnes@yahoo.com; spencer.gb@comcast.net; regencysquare2@comcast.net; solarisapartments@gmail.com; bbrennan@dekalbcountyga.gov; respy49779@aol.com; kmglenn@att.net; ejhanfelt@bellsouth.net; dougers1979@gmail.com; russjam2000@yahoo.com; paul.maner@yahoo.com; kelmark@comcast.net; pennhastings@yahoo.com; jb5951@aol.com; ewtingley@gmail.com
Subject: Rezoning Application + Public Notice
Attachments: Community Meeting Notice.pdf

Please see attached notice.

Send any comments or questions to Zach Handac; contact information is below.

*Zach Handac, P.E. LEED AP ND
Senior Engineer*



Accura Engineering and Consulting Services, Inc.
3200 Presidential Drive | Atlanta, GA 30340
Corporate Office: 404.241.8722 | Fax: 404.241.4577
Email: zhandac@accura.com | www.accuraengineering.com
SBA 8(a) & WOSB Certified Firm | GSA Contract Holder

MEETING SIGN-IN SHEET

Project: ALTON ROAD

Meeting Date: 05-02-2018

Facilitator: ACCURA ENGINEERING

Location: 3200 PRESIDENTIAL DR.

Name	Address	Phone	E-Mail
Kelley McManaman	3301 Chase Rd. 30341	678-637-6673	kelmark@comcast.net
Debbie Miller	2978 McCully Dr	678 793-6627	Debbie@peachtreecreek.org
Jennifer Schelman	3134 Embury Hills Dr	404-273-1107	jensferschelman@comcast.net
John Schelman	11 11	770-329-7416	john.schelman@juno.com
Helen Strickland	3257 Alton Rd.	404-275-0265	hestrickland72@comcast.net
Russell Spornberger	3456 EMBRY CIRCLE	4-202-5363	RUSSELL SPORNBERGER @GMAIL.COM
DAN HOFERT	3221 ALTON ROAD	770 363 0558	hofey9@gmail.com
Dave Allen Grady	3247 Embury Hills Dr	404-481-7027	dave.2llong2@gmail.com
ELIANA TYRE	3069 MARGAVERA TER	770-864-5504	elhtyre@gmail.com
Robert Burek	3226 Alton Rd.	508-329-4560	burekrobert1@gmail.com
Maxwell Crudder	3372 Embury Circle	(4) 308-7388	maxcrudder@yahoo.com
Kevin Pope	3275 DAVID RD	(4) 376-2552	KBPPOPE@GMAIL.COM
Kathy Ackerman	3248 Embury Cir	(7) 361-6284	crossstownjazz@aol.com
Jenny Parker	3247 Embury Cir	(7) 26-9786	socdoc@Jcool.com
John + Susanne Marsh	3255 Embury Hills Dr. 3053	(4) 502-2894	marsh.john.d@gmail.com
Joy + Suzanne Shapiro	Margavera Ter	770 451 3081	
JOHN + JODI ABEL	3217 EMBRY CIR	770-861-1875	JJABEL@ATT.NET
Oksana Bilutcha	3143 Embury Hills Dr	404-641-7199	oksanabilutcha@gmail.com
Vicki Hood	3154 CTR, #6A	404-302-4272	vhoodyr42@yahoo.com
Lena Vrazel	3292 David Rd	7-680 5789	lbrefn2@gmail.com

ANNY PEREZ 3128 Embury Hills Dr. 7) 298-7993 1KAFRAN1@GMAIL.COM

Ashlea Fairchild 3204 EHD 800-408-2620 ashlea.wiley@gmail.com

Heather Whitcomb 3239 Embury Hills Dr 404 610 8559 heatherbwhitcomb@gmail.com

Joan Brown 3295 Embury Cir. 404 376 4411 ishep25@gmail.com

NAME:

ADDRESS:

PHONE

E-MAIL

NAME:	ADDRESS:	PHONE	E-MAIL
Kathy Franklin	3085 Margarita Terrace		Kathy.franklin2@Gmail.com
Rebecca Perkins	3445 Embury Circle		
Tom Stanford	3061 Margarita Terrace	7-451-8325	
Eugene Rozharsky	3060 Margarita Ter	404-824-3777	Jrozharst@gmail.com
Eddie Robertson	3271 Embury Circle		
Julian + Martha Fuerst	3279 Alton Rd	770-457-1792	fmfuerst@comcast.net
Judy + Jay Brower	3236 Embury Hills Dr		jay.brower@gmail.com jbrower99@gmail.com
Jon + Kristi McAlister-Retka	ALTON RD.		SLINKYNEXUS@GMAIL.COM



REZONING APPLICATION LETTER

Please accept Application for Rezoning of the property located on 3121 Alton Road, Parcel ID #18 283 03 039.

The reason for rezoning is to allow for use of the property to the full potential, as that is practically impossible within current zoning.

Proposed development characteristics are outlined below:

- Existing property area is 3.015 acres.
- Current property zoning is R-100, proposed zoning is RSM.
- Property is vacant, proposed use is single family attached residences.
- Fee-simple development is proposed. Mandatory Homeowner association will be formed for ownership and maintenance of all open areas.
- Total of 12 units is proposed for development density of 4 units / acre.
- Proposed unit size is +/- 2,000 s.f. with +/- 1,800 s.f. of heated area. Each unit will have one-car garage.
- Units will be two-story with maximum height of 35 feet.
- Total proposed building coverage is 12,000 s.f. or 9.1% of site area.
- Total proposed impervious area is 31,850 s.f. or 24% of site area.
- Total proposed area within the undisturbed buffer is 1.2 acres or 40% of site area.
- Development will comply with all requirements for architectural, landscape and hardscape regulations.
- Landscape strips with fence will be provided along property lines with structures; 75' wide undisturbed buffer will be provided along rear property line.

The proposed rezoning is in the conformance with Comprehensive Plan and will not have any detrimental impact to the surrounding properties. Use of the adjacent properties is: a private club with tennis courts, pool and clubhouse, technical high school and single family attached homes, which is in full agreement with use as proposed.



IMPACT ANALYSIS

- A. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.*

The zoning proposal is in full conformity with Comprehensive Plan. This is demonstrated in multiple ways:

- Land Use Plan shows this area as Institutional (INS). The proposed zoning (RSM) is permitted within this land use. It will be integrated into proposed area character as a residential support use.
- The project will follow Comprehensive Plan's intent as vacant property in the neighborhood will be utilized as an infill development with compatible structures.
- The property will provide landscape buffer adjacent to lower density development.
- The development will be completely walkable creating environment that encourages interaction.

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

The proposed use is completely suitable in view of adjacent properties. Directly adjacent to the site are properties with the following use: high school, attached single-house residences and private club with tennis courts and pool on site. The zoning proposal will not have detrimental effect in any way on the adjacent properties or the larger area which is a mix of institutional, commercial and residential uses with similar densities.

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

Due to site constraints and current zoning (R-100) only one home can be developed on the site. For the property of this size that is not reasonable economic use. Zoning proposal will allow for twelve single family home units on the site. The proposed density is still low and without detrimental effect to the adjacent properties.

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

The proposed development will not adversely affect adjacent properties. Due to the boundary configuration, the site is completely secluded.



The development will follow all guidelines and use Best Management Practices to eliminate impact of stormwater runoff. A 75' undisturbed buffer will be provided along the banks of Warren Creek.

All design guidelines for landscaping, hardscaping and architectural features will be followed. The development will provide large greenspace, compared to the size of the property. Approximately 50% will be preserved as a greenspace within the stream buffer.

- 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 site is vacant and is very good example of infill development. This is in conformance with Comprehensive Plan's intent and if developed as proposed will benefit the area.

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

There are no historic buildings, sites, districts, or archaeological resources in vicinity of this site.

- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome Use of existing streets, transportation facilities, utilities or school.*

The zoning proposal will not result in the excessive use of existing streets, transportation facilities, utilities or schools and it will not degrade in any way overall quality of services or quality of life for the surrounding established neighborhood. This is small development and population increase related to the project will be minimal. Existing infrastructure is in the good condition and will not experience any notable load increase. Per Comprehensive Plan, this area experienced decrease in the population in period 2010-2014, which is additional element in support of the zoning proposal.



Tax Map

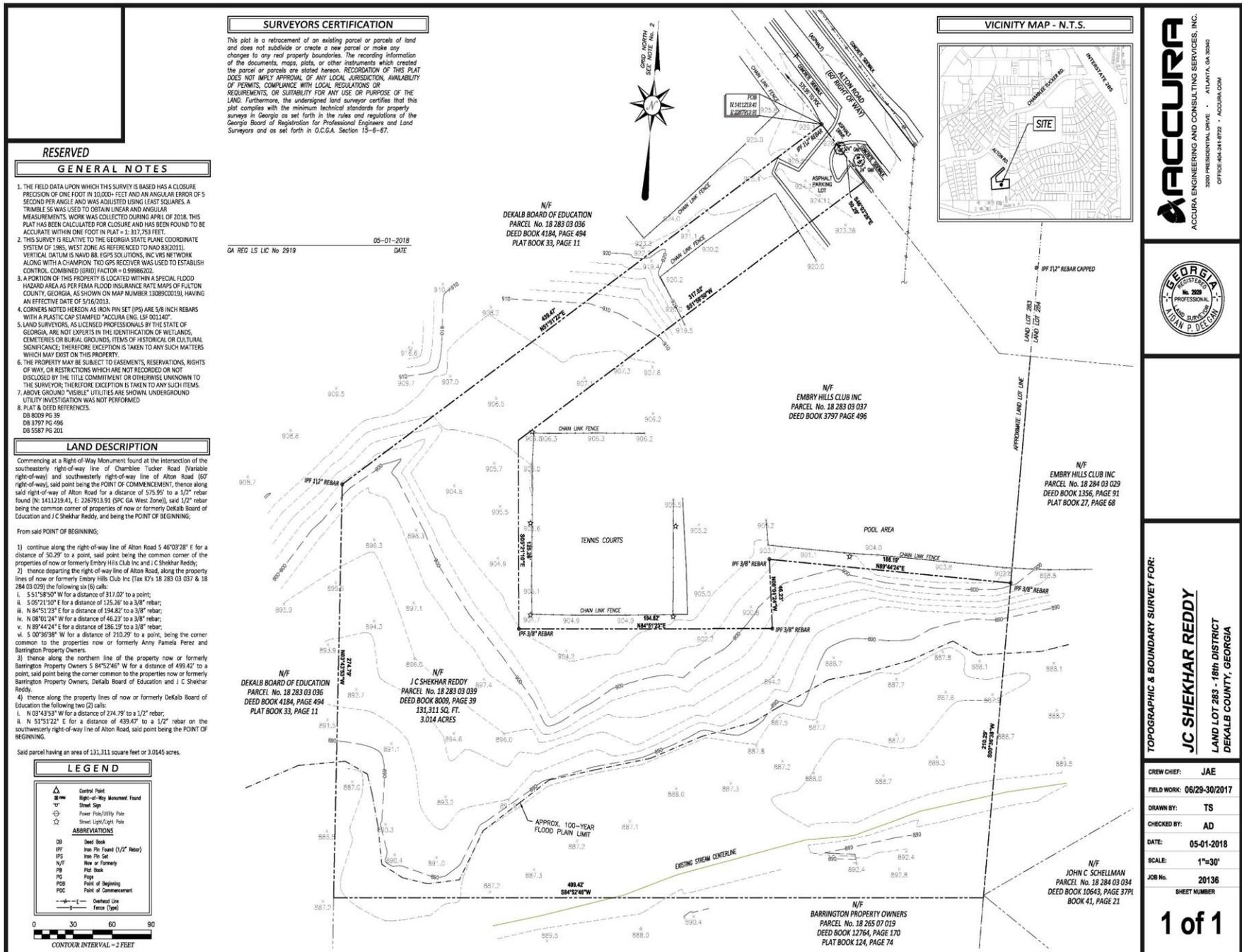


Date Printed: 4/19/2018



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SURVEYORS CERTIFICATION

This plot is a restatement 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 land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

RESERVED GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIANGLE WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED DURING APRIL OF 2018. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN PLAT AT 1:12,175.3 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM OF 1985, WEST ZONE AS REFERENCED TO NAD 83(2011). VERTICAL DATUM IS NAVD 83. ELEVATION SOLUTIONS INC. NETWORK ALONG WITH A CHAMPION T100 GPS RECEIVER WAS USED TO ESTABLISH CONTROL. COMBINED (GRID) FACTOR = 0.99886202.
3. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13080C0013I, HAVING AN EFFECTIVE DATE OF 3/16/2013.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "ACCURA ENG. LSF 0011407".
5. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OR WELL-KNOWN CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. ABOVE GROUND "VISIBLE" UTILITIES UNDERGROUND UTILITY INVESTIGATION WAS NOT PERFORMED.
8. PLAT & DEED REFERENCES:
DB 8029 PG 39
DB 3797 PG 096
DB 5587 PG 201

LAND DESCRIPTION

Commencing at a Right-of-Way Monument found at the intersection of the southeasterly right-of-way line of Chamblie Tucker Road (Variable right-of-way) and southwesterly right-of-way line of Alton Road (60' right-of-way), said point being the POINT OF COMMENCEMENT, thence along said right-of-way of Alton Road for a distance of 575.95' to a 1/2" rebar found N: 141.134.41, E: 236.793.93 (CPC GA West Zone), said 1/2" rebar being the common corner of properties of now or formerly DeKalb Board of Education and J C Shekhar Reddy, and being the POINT OF BEGINNING;

- From said POINT OF BEGINNING;
- 1) continue along the right-of-way line of Alton Road S 46°03'38" E for a distance of 50.29' to a point, said point being the common corner of the properties of now or formerly Embury Hills Club Inc. and J C Shekhar Reddy;
 - 2) thence departing the right-of-way line of Alton Road, along the property lines of now or formerly Embury Hills Club Inc. (Tax ID's 18 283 03 031 & 18 284 03 029) the following six (6) calls:
 i. S 51°58'50" W for a distance of 317.07' to a point;
 ii. S 05°21'10" E for a distance of 135.36' to a 3/8" rebar;
 iii. N 84°51'23" E for a distance of 194.82' to a 3/8" rebar;
 iv. N 08°01'24" W for a distance of 46.23' to a 3/8" rebar;
 v. N 89°44'24" E for a distance of 385.19' to a 3/8" rebar;
 vi. S 00°36'38" W for a distance of 210.29' to a point, being the corner common to the properties now or formerly Army Pamela Perez and Barrington Property Owners;
 - 3) thence along the northern line of the property now or formerly Barrington Property Owners S 84°52'46" W for a distance of 499.42' to a point, said point being the corner common to the properties now or formerly Barrington Property Owners, DeKalb Board of Education and J C Shekhar Reddy;
 - 4) thence along the property lines of now or formerly DeKalb Board of Education the following two (2) calls:
 i. N 03°43'53" W for a distance of 274.79' to a 1/2" rebar;
 ii. N 51°51'22" E for a distance of 439.47' to a 1/2" rebar on the southwesterly right-of-way line of Alton Road, said point being the POINT OF BEGINNING.

Said parcel having an area of 131,311 square feet or 3.0145 acres.

LEGEND

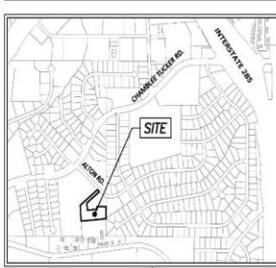
	Control Point
	Right-of-Way Monument Found
	Steel Sign
	Power Pole/Utility Pole
	Street Light/Sign Pole

ABBREVIATIONS

DB	Deed Book
IPF	Iron Pin Found (1/2" Rebar)
IPS	Iron Pin Set
N/F	Now or Formerly
PG	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement

0 30 60 90
CONTOUR INTERVAL = 2 FEET

VICINITY MAP - N.T.S.



ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3300 PRESIDENTIAL DRIVE • ATLANTA, GA 30309
OFFICE 404-341-8722 • ACCURA.COM



TOPOGRAPHIC & BOUNDARY SURVEY FOR:
JC SHEKHAR REDDY
LAND LOT 283 - 18th DISTRICT
DEKALB COUNTY, GEORGIA

CREW CHIEF: JAE
FIELD WORK: 06/29-30/2017
DRAWN BY: TS
CHECKED BY: AD
DATE: 05-01-2018
SCALE: 1"=30'
JOB No. 20136
SHEET NUMBER



NOTES:

ALL EXTERIOR MATERIALS WILL COMPLY WITH ARTICLE 5 OF ZONING ORDINANCE OF DEKALB COUNTY.

WALL MATERIALS:

- STONE MASONRY
 - BRICK MASONRY
 - WOOD SIDING (VERTICAL AND HORIZONTAL)
 - CEDAR SHINGLES
 - HARD COAT STUCCO.
- COMBINATION OF MATERIALS WILL BE USED TO PROVIDE ARCHITECTURALLY PLEASING EFFECT.

ROOF MATERIALS:

- ASPHALT SHINGLES

ACCESSORY BUILDINGS ARE NOT PROPOSED FOR THIS DEVELOPMENT.



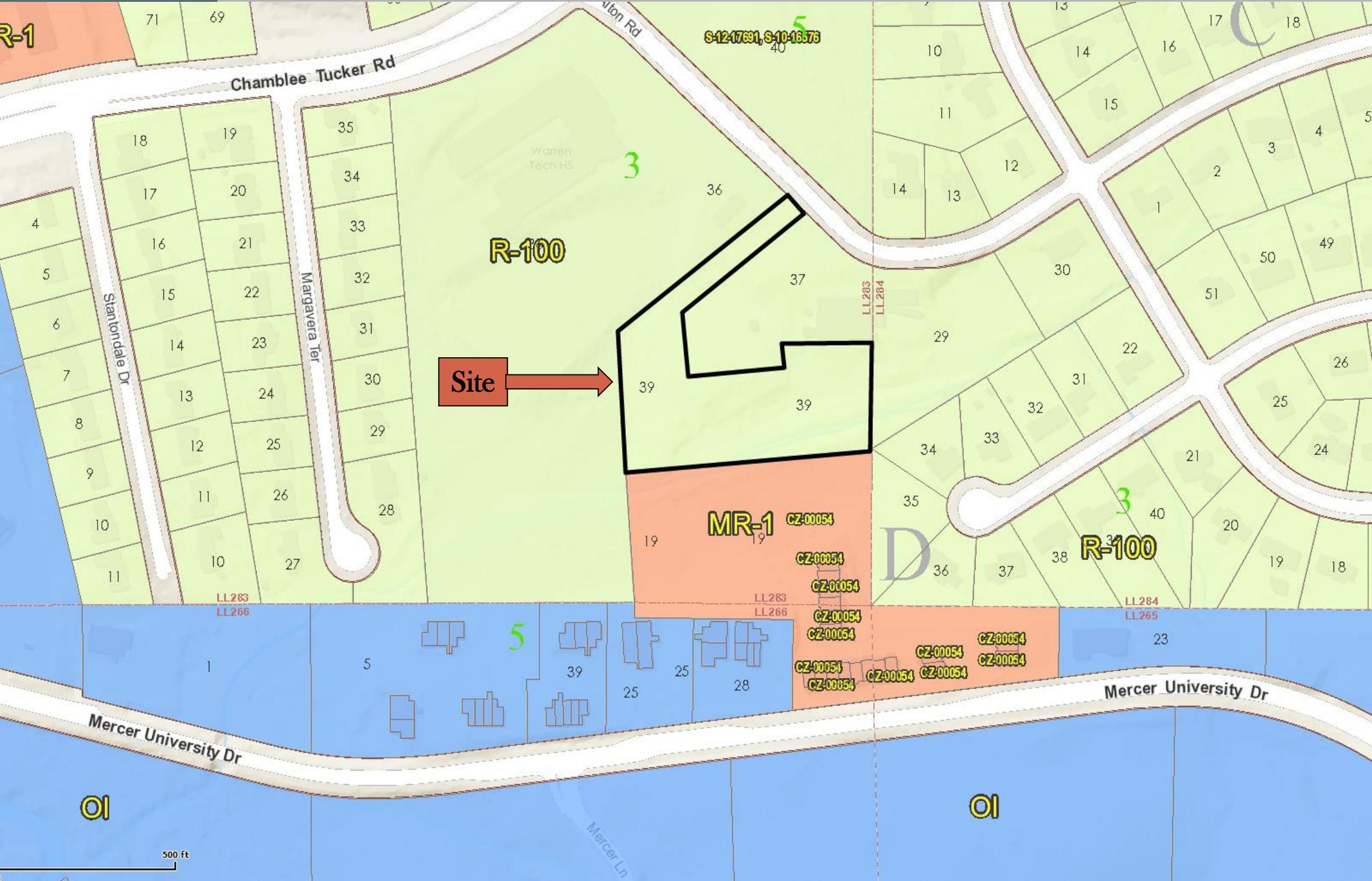
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.

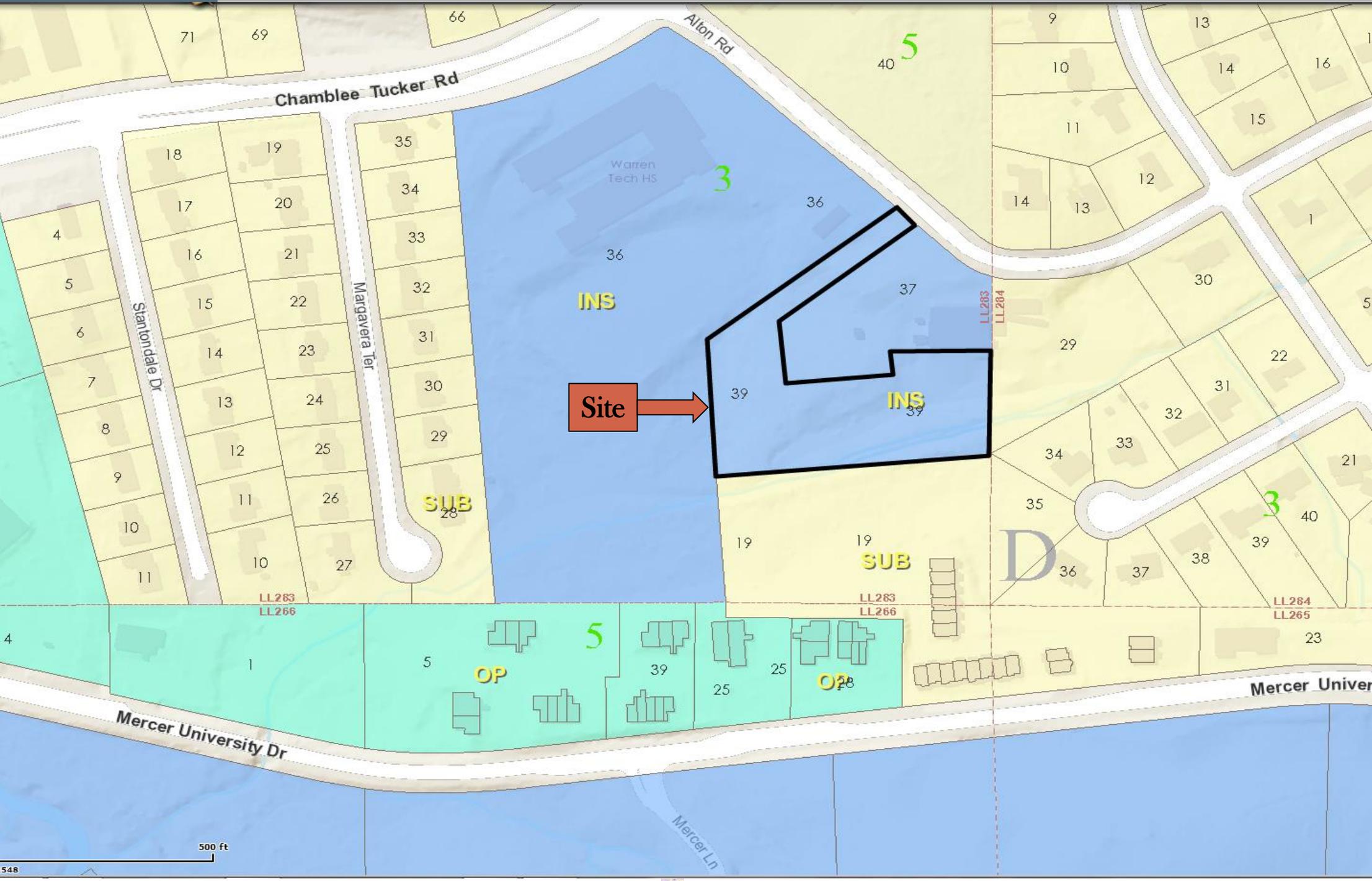
3200 PRESIDENTIAL DRIVE ATLANTA, GA 30340

OFFICE 404-241-8722 ACCURA.COM

TOWNHOMES CONCEPTUAL VIEW
ALTON ROAD

DRAWN:	ZH
DATE:	APR. 2018
REV:	
SCALE:	N.T.S.
JOB NO.:	







Chamblee Tucker Road

Alton Road

Site

Mercer University Drive

500 ft