

Agenda Item

File ID: 2020-0319

Substitute

7/28/2020

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 3 and 7

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

Petition No.: Z-20-1243847

Proposed Use: Conservation Subdivision

Location: 3559 Sherrydale Lane

Parcel No.: 15-197-01-001

Information Contact: Jahnee Prince

Phone Number: 404-371-2155

PURPOSE:

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

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with the developer hold one more meeting with the neighbors.

PLANNING COMMISSION: Approval with staff conditions.

STAFF RECOMMENDATION: Approval with Substitute Conditions dated 7-27-2020.

PLANNING STAFF ANALYSIS: The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 1) “Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.” (No. 4) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.” (No. 6) At 2.14 units per acre, the proposed density of the development is lower than the density allowed in the surrounding area, which, like the subject property, are zoned R-75 and could be redeveloped with minimum 10,000 square foot lots at densities of 4.356 units per acre. The comparatively low density of the proposed development is suitable in the context of the use of adjoining and nearby properties. The zoning proposal is supported by a growing recognition that continued urbanization of the County heightens the need to restore to the County’s natural resource inventory the large green spaces that are found on properties such as the subject property. The proposed development is not expected to overburden the public transportation, school, or utility infrastructure. Therefore, the Department of Planning and Sustainability recommends “Approval” with the substitute conditions dated July 27, 2020.

Substitute

RECOMMENDED CONDITIONS

Z-20-11243847

Rezoning of Property from R-75 to RSM

July 27, 2020

1. Construction of buildings shall be limited to the area shown as "Area A" and at the location identified for the Forest Clubhouse and Accessory Caretaker's Unit on the site plan titled, "Zoning Plan for the Sherrydale Conservation Community", prepared by JVG Civil Engineering, dated 5/11/19.

2. A mandatory homeowners association will be established. The homeowners association will manage the common open space, unless it is donated or sold to a land trust.

3. A permanent conservation easement will be placed on the open space in the area shown as "Area B" on the site plan identified in Condition No. 1. Said conservation easement shall allow use of the open space in Area B only for walking on mulch trails, woodland conservation, and similar and related uses.

Sherrydale Conservation Community open space areas B1 & B2 (as defined in the open space project exhibit 1 on the zoning plan dated 5/11/2020) shall either be owned and managed by a homeowners association or shall be subdivided from area A and be owned and managed by a land trust.

4. No vehicular through-circulation shall be allowed between Cobb Branch Drive and Sherrydale Lane.

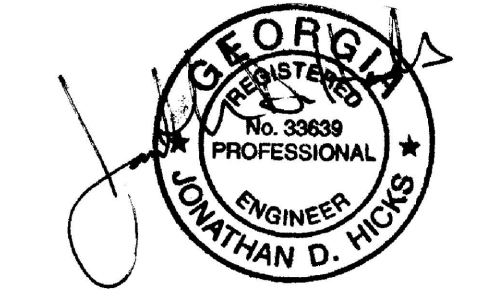
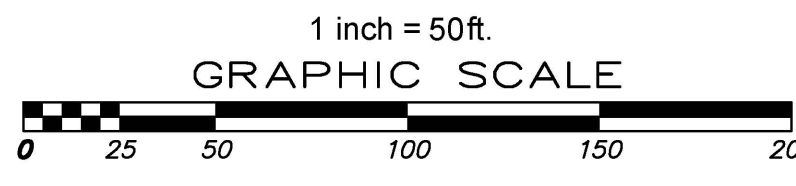
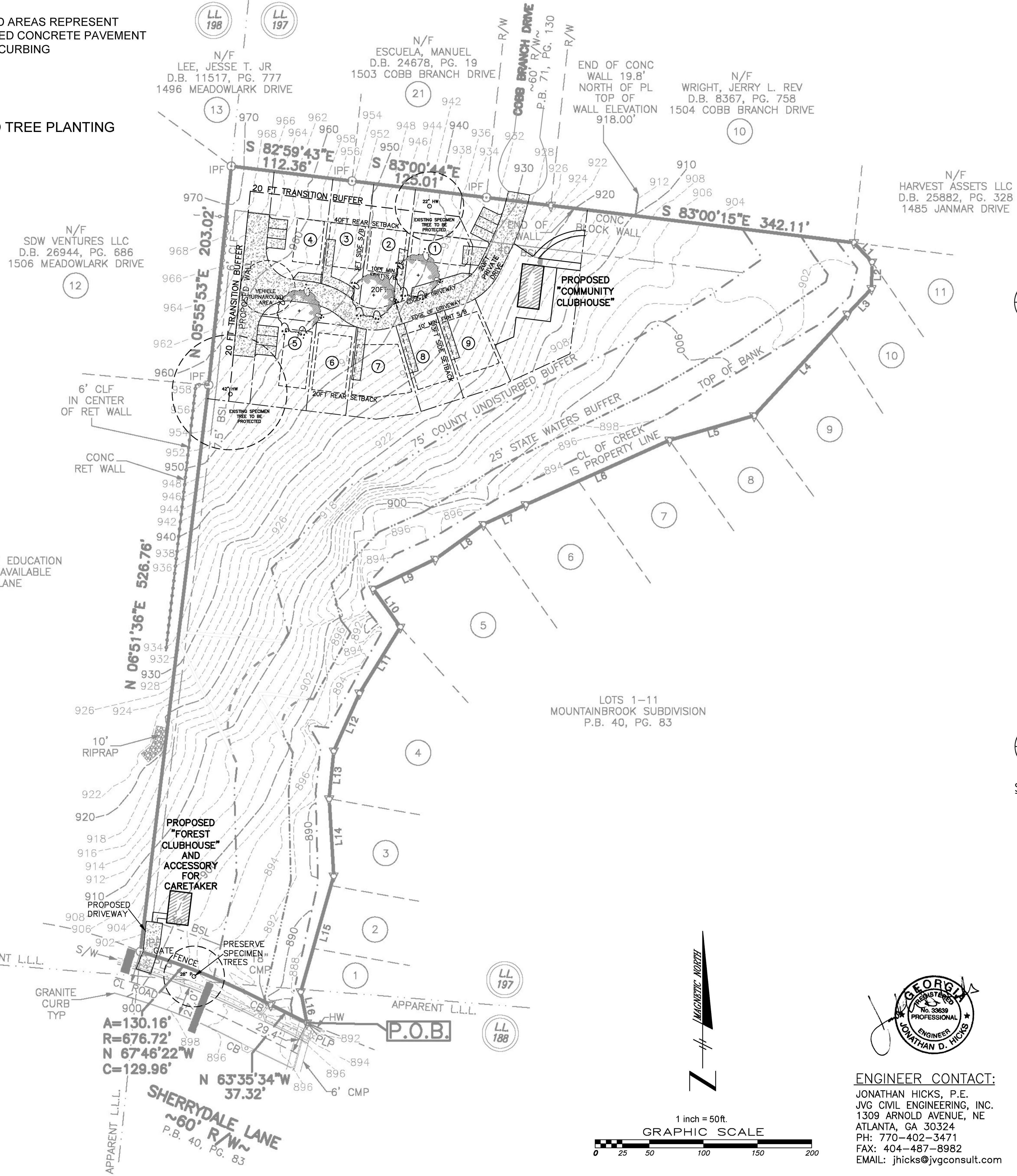
5. The primary storm water detention facility shall be installed underground.

6. The primary means of ingress and egress by construction-related vehicles will be from Cobb Branch Drive.

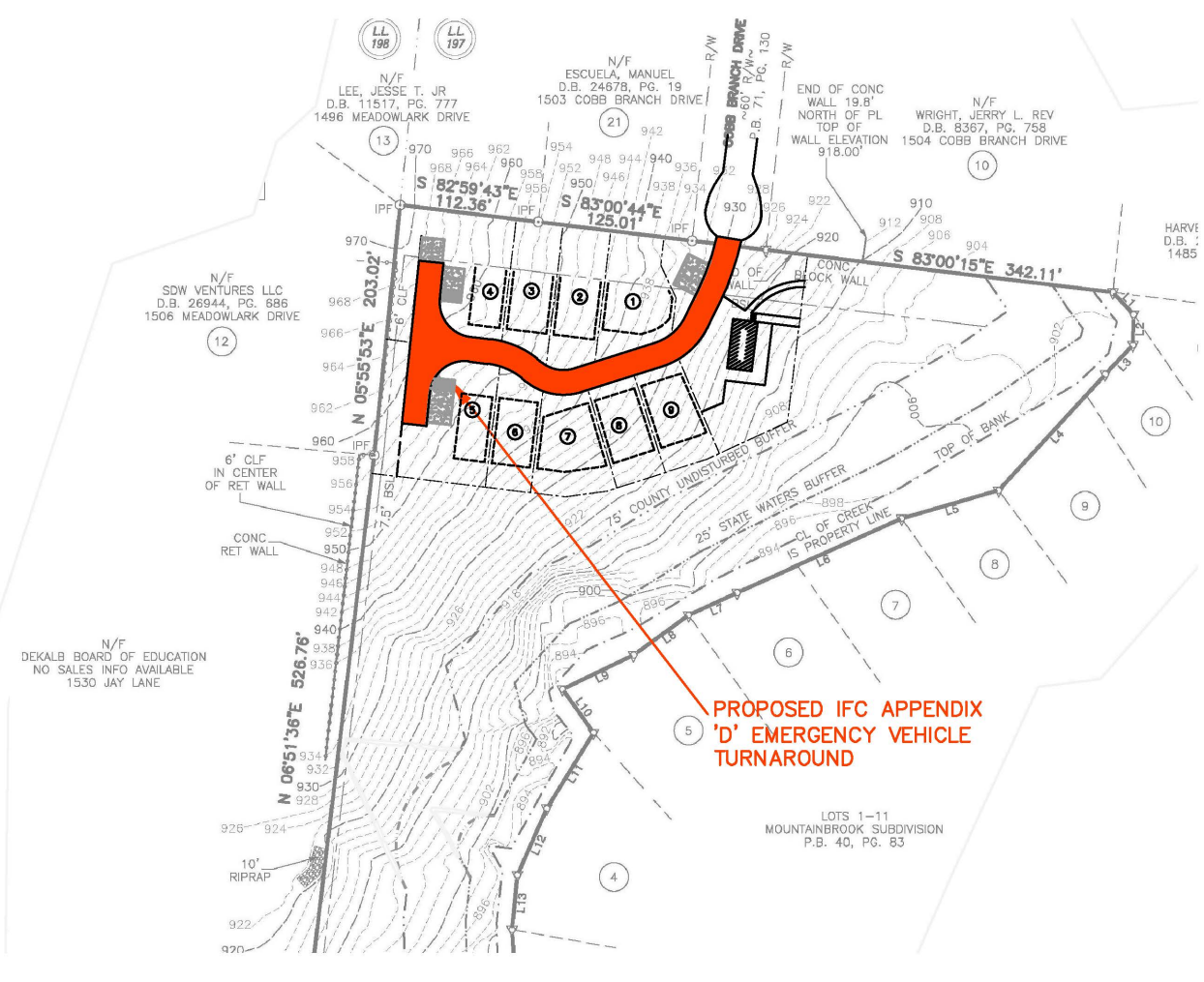
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

HATCHED AREAS REPRESENT PROPOSED CONCRETE PAVEMENT AND/OR CURBING

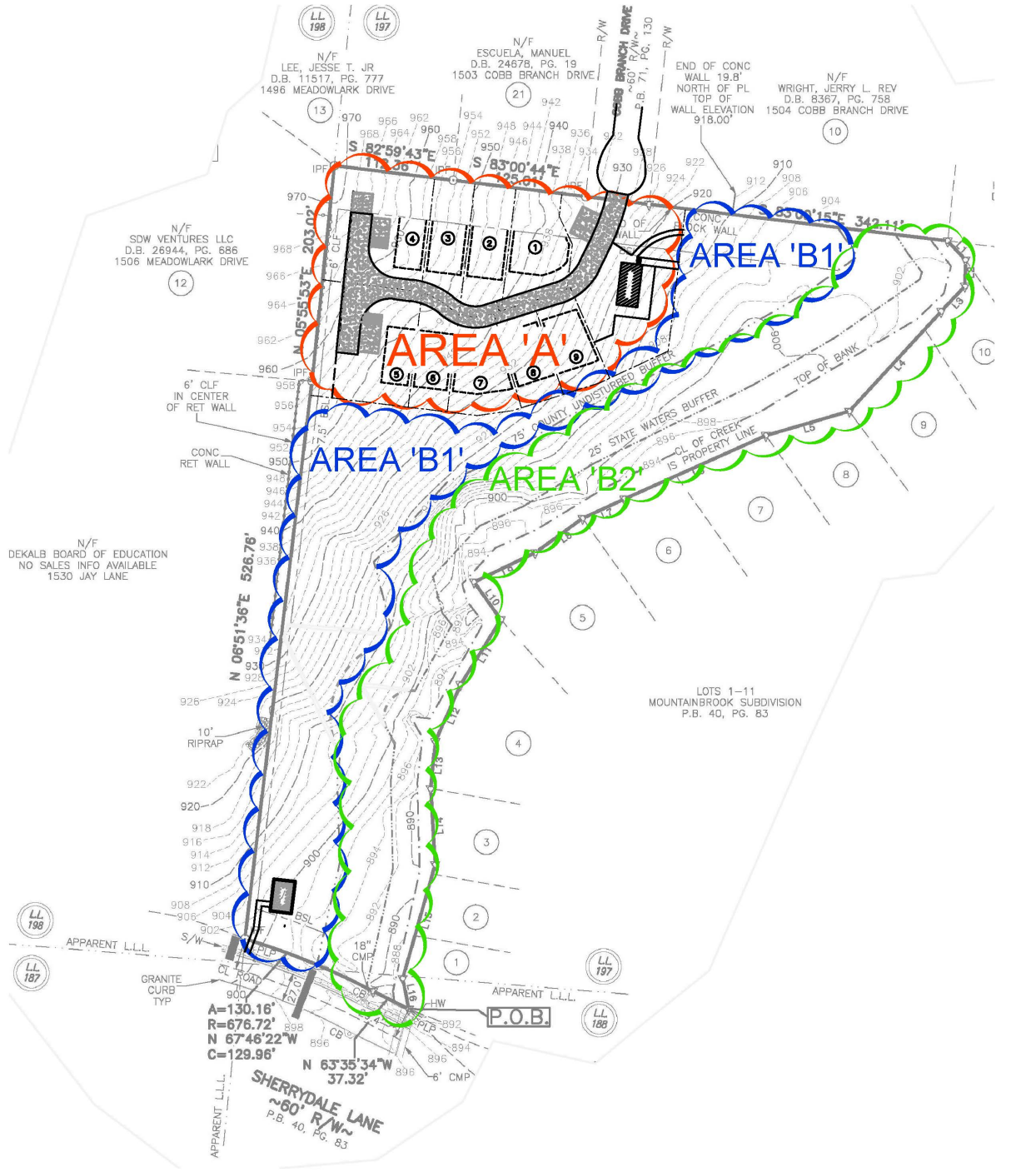
TREE LEGEND:
- PROPOSED TREE PLANTING



ENGINEER CONTACT:
 JONATHAN HICKS, P.E.
 JVG CIVIL ENGINEERING, INC.
 1309 ARNOLD AVENUE, NE
 ATLANTA, GA 30324
 PH: 770-402-3471
 FAX: 404-487-8982
 EMAIL: jhicks@jvgconsult.com



2 ZP EMERGENCY VEHICLE ACCESS EXHIBIT SCALE: 1"=150'



1 ZP PROJECT OPEN SPACE EXHIBIT SCALE: 1"=150'

- SITE DATA:**
- SITE ADDRESS:**
3559 SHERRYDALE LANE
DECATUR, GA 30032
 - SITE ZONING:**
-EXISTING ZONING: R-75
-PROPOSED ZONING: RSM-USF (SITE SPECIFIC PLAN)
-MAXIMUM DENSITY: 4 UNITS/ACRE = 20.5 = 20 UNITS
-PROPOSED DENSITY: 11 UNITS / 5.14 ACRES = 2.14 UNITS/AC
(8 SINGLE FAMILY, 1 TWO FAMILY, 1 ACCESSORY UNIT)
 - TOTAL SITE ACREAGE:** 5.14 ACRES
 - PROPOSED DEVELOPMENT AREA:** 1.49 ACRES
(SEE AREA 'A' ON EXHIBIT '1/ZP')
 - OPEN SPACE SUMMARY:**
-REQUIRED OPEN SPACE: 20% OF SITE AREA
-REQUIRED OPEN SPACE: 20% * 5.14AC = 1.03 ACRES
-PROVIDED OPEN SPACE: 3.65 ACRES = 71.0%
AREA 'B1' (BUILDABLE PRESERVED AREA): 1.52 ACRES
(MIN. 50% OF TOTAL BUILDABLE AREA)
AREA 'B2' (NON-BUILDABLE OPEN SPACE): 2.13 ACRES
TOTAL OPEN SPACE: 3.65 ACRES
 - PARKING SUMMARY:**
-PROVIDED PARKING: (2 PARKING SPACES / SINGLE FAM. UNIT AND TWO UNIT DWELLING) + (0.5 / UNIT GUEST)
= 23 PARKING SPACES (INCLUDES PARALLEL)
-1 ADDITIONAL PARKING SPACE PER ACCESSORY UNIT
-TOTAL ONSITE PROVIDED PARKING: 24 UNITS
 - BUILDING SQUARE FOOTAGES:**
-MIN. DWELLING UNIT SIZE: 1,000SF - 2,000SF (UNITS 1-9)
(MAX UNIT SIZE FOR ACCESSORY CARETAKER STRUCTURE: 650SF)

ZONING PLAN
FOR THE
SHERRYDALE CONSERVATION
COMMUNITY
LAND LOT 188 & 197, 15TH DIST., DEKALB COUNTY, GA

1	ZONING PLAN SUBMITTAL	3/5/20
2	REVISED PER CITY COMMENT	5/11/20
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Ave, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:

CONTACT:
GREG RAMSEY
404-992-4399

Project	190421	Sheet	ZP
Date	4/21/2019		
Scale	1"=50'		