

Agenda Item

File ID: 2025-0627

Substitute 8/26/2025

Public Hearing: YES ☒ NO ☐

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 03 Super District 07

Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow single-family detached and single-family attached duplexes and townhomes, at 3803 & 3815 Glenwood Road.

Petition No.: 2025-0627 Z-25-1247528

Proposed Use: Single-family detached and attached duplexes and townhomes.

Location: 3803 & 3815 Glenwood Road, Decatur, Georgia 30032

Parcel No.: 15 167 11 014; 15 167 11 062

Information Contact: John Reid, Sr. Planner

Phone Number: 404-371-2155

PURPOSE:

Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow single-family detached and single-family attached duplexes and townhomes.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2025) Approval with a condition.

PLANNING COMMISSION: (July 8, 2025) Full Cycle Deferral.

STAFF RECOMMENDATION: Approval with conditions.

PLANNING STAFF ANALYSIS: Since the July 24th Board of Commissioners public hearing, the applicant has submitted a revised plan (see attached) which increased the maximum number of units from 28 to 32 (8 units per acre) and provides a larger centralized courtyard open space in the center of the subject properties. Compatibility features and amenities include a 20-foot buffer along the west and south property line, a step down in building heights from 3 stories along the Glenwood Road frontage to 2 stories/35 feet for the remainder of the site (to provide a transitional building height more compatible with the adjacent single-family properties to the west and south), a larger park with a clubhouse in the center of the project, and a dog park. Additionally, the applicant is providing 65 parking spaces which complies with Article 6 (Parking) of the Zoning Ordinance. The plan shows one access from Farris Drive. While the plan appears conceptually compliant, the applicant may or may not be able to obtain 32 units depending on compliance with the Subdivision Ordinance and Land Development Ordinance. Taken as a whole, the proposed RSM zoning district and mixture of housing types appears to provide an appropriate transition between the C-1 zoning and gas station to the east across Farris Drive and the R-75 zoned single-family detached neighborhood to the west and south. The proposed mixture of housing options appears to be consistent with the goals of the 2050 Comprehensive Plan to encourage more diverse and affordable housing to meet the changing needs of residents and communities (page 11, 2050 Comprehensive Plan). **The proposed access off Farris Drive is consistent with the Transportation Department recommendation that there be no access from Glenwood Road (see inter-governmental comments).** Other

items to be addressed at the Land Development stage include clarification of density bonuses, fee simple versus condominium form of ownership, and private vs public internal roads. With appropriate zoning conditions the project appears to be consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. Promotion of streetscaping and a strong public realm; 3. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 4. Provide a variety of housing options for County residents; and 5. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (page 29 and 47, 2050 Comprehensive Plan). **Based on review of Section 27-7.3.5 (Standards governing review of proposed amendments to zoning map), Subsections A (conformity with Comprehensive Plan), B (suitability of use), and D (impacts on adjacent properties), and the guiding principles and SUB Character Area of the 2050 Comprehensive Plan (pages 29 and 47), it appears that there is compliance with all rezone criteria,** and it is the recommendation of the Planning & Sustainability Department that the application be *“Approved, with the attached recommended conditions”*.

PLANNING COMMISSION VOTE: (July 8, 2025) Full Cycle Deferral 8-0-0. Commissioner West moved, Commissioner Cooper seconded for a full cycle deferral to the September 2025 zoning agenda to address issues related to design, the recommendation from Planning Commission that there be a covenant in the HOA that requires there be a “replacement reserve fund” set aside for the private road maintenance, and other issues raised during discussion. Commissioner Moore was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval with a condition (9-0-0) that applicant hold another community meeting due to recent revision to site plan.

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

Applicant Name: Nichelle Bell

Applicant Email Address: paatl1968@gmail.com

Applicant Mailing Address: P.O. Box 115404, Atlanta, GA 30310

Applicant Phone Number: 678-900-4772

Owner Name: Sarah Lee Choe & Triangle Realty, Inc.
(If more than one owner, attach list of owners.)

Owner Email Address: 4989house@gmail.com

Owner Mailing Address: 820 Church St Decatur, GA 30030

Owner Phone Number: 404-453-4989

Subject Property Address: 3803 & 3815 Glenwood Road, Decatur GA 30032

Parcel ID Number(s): 15 167 11 062 & 15 167 11 014

Acreage: 0.5100 & 3.530 Commission District(s): 3 Super District: _____

Existing Zoning District(s): R-75 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

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

Owner: _____ Agent: X Nichelle Bell

Signature of Applicant:

Meetings



My Meetings (/meeting?type=previous) > Manage "Community Meeting - Rezoning Application"

| Details | Registration | Email Settings | Branding | Live Streaming |
|-------------------|---|----------------|----------|----------------|
| Topic | Community Meeting - Rezoning Application | | | |
| Time | Apr 8, 2025 06:00 PM Eastern Time (US and Canada) | | | |
| Meeting ID | 870 0749 3695 | | | |
| Security | <div>✓ Passcode ***** Show</div> <div>✓ Waiting Room</div> | | | |
| Registration Link | <div>https://us02web.zoom.us/meeting/register/D4EcAHfnStOTMGa5SRcdWg</div> <div>(https://us02web.zoom.us/meeting/register/D4EcAHfnStOTMGa5SRcdWg) </div> | | | |
| Add to | <div>Google Calendar (/meeting/tZMtd-6spzgsE9GmZdfiJDHAQN6zh1u-QGMj/calendar/google/add)</div> <div>Outlook Calendar (.ics) (/meeting/tZMtd-6spzgsE9GmZdfiJDHAQN6zh1u-QGMj/ics)</div> <div>Yahoo Calendar (https://calendar.yahoo.com/?v=60&VIEW=d&TITLE=Community%20Meeting%20-%20R%0D%0A%0D%0ADial%20by%20your%20location%0D%0A%E2%80%A2%20%2B1%20929%20205%2</div> | | | |
| AI Companion | Automatically start meeting summary | | | |
| Video | Host | on | | |
| | Participant | on | | |
| Audio | <div>Telephone and Computer Audio</div> <div>Dial from United States</div> | | | |

Start(/s/87007493695)

Copy Invitation

Edit(/meeting/87007493695/edit)

Delete

Save as Template

Here is a list of the names along with their email addresses from the screenshots:

1. Joscelyn's iPad – fn52vczqgr@privaterelay.appleid.com
2. Tara Duncan - 1965 Farris Drive – rc8zbny2zv@privaterelay.appleid.com
3. South DeKalb Coalition – info@southdekalb.org
4. Donald Brown – donaldbrown50@bellsouth.net
5. Horace Henley – cadatlanta327@gmail.com
6. Kenneth Powell – pdk-powell@comcast.net
7. Bryn Gravitt – brynjg@gmail.com
8. Diana Ketchum – dlketch@yahoo.com
9. Robert Miller – Andrewram47@yahoo.com
10. Dafne Dominguez – ddominguez@duranconstructioninc.com
11. Jonathan Duran – Jonathan@duranconstructioninc.com
12. Natalyn Archibong – nmarchibong@gmail.com
13. Victor Botero – vbotero@duranconstructioninc.com
14. Víctor M Botero – vbotero@duranconstructioninc.com
15. Jennifer O'Neil – flowstick99@gmail.com
16. Rebekka Borland – autumn_borland@hotmail.com
17. Kim Heard – kheard38@yahoo.com
18. Edward Alston – Bayareaed24@gmail.com
19. Cecil Francis – ecoexpresswash@gmail.com
20. Tara Duncan – taraduncantd@gmail.com
21. Josh Gwynn – josh.gwynn@gmail.com
22. Joscelyn O'Neil – oneiloooo4@comcast.net
23. Willie Whitehead – Snowstormlady44@gmail.com
24. Adrienne Couter – couter@icloud.com

- 25. Rosaia Shepard – rosaiashepard@gmail.com
- 26. Aaron Vinson – aaron.vinson@yahoo.com
- 27. Claudette Leak – cfleak1@gmail.com
- 28. Brenda Pace – bcpace2@gmail.com
- 29. Dawn Rayford – dawnrayford@att.net
- 30. Chris Anglin – canglin@anglingroup.com

LETTER OF APPLICATION

The Applicant has assembled 3803 Glenwood Road and 3815 Glenwood Road (4.04 +/- acres) for the purpose of rezoning from its present R-75 (Residential Medium Lot -75) zoning classification to RSM (Small Lot Residential Mix) District. An existing single-family dwelling has been previously removed from the 3803 Glenwood site; however, a dilapidated and vacant single-family dwelling is still present at the 3815 Glenwood Road location. The sites are presently served by ingress/egress to Glenwood Road and Farris Drive within the Glenwood Forest community.

Due to the changing circumstances and economies affecting south Dekalb County and metropolitan Atlanta in general, a need exists for more diverse and dense residential infill re-development. A niche market exists which is being underserved by single-family homes on larger lots and rental apartment communities. This need is sometimes referred to by those in urban planning as the "missing middle." The Applicant's proposal reflects yet another opportunity for diversification of housing type(s) on smaller, more affordable, and more manageable parcels and is a cornerstone of the 2050 Dekalb Comprehensive Plan.

The properties are presently and were previously single-family homes on large lots as these existed since the 1930's and 1950's. A location within an existing, developed community offers an ideal opportunity for the clustering of the same and similar uses under the RSM zoning designation as a transition to the Glenwood Road corridor while further avoiding any further commercial zoning classifications along the heavily travelled 4-lane State Road corridor as it approaches Columbia Drive. The development is perfectly situated between Candler Road, Columbia Drive, and other major transportation corridors with proximity to Atlanta and Decatur.

The Applicant will be also be the developer. To this end, the Applicant desires flexibility in the construction of a diverse array of housing types clustered around a common green space in a campus styled setting. The unit mix will reflect single-family detached, attached (duplex and tri-plex), and multi-story low rise congregate housing served by an elevator. All phases of lifestyle aging in-place can be accounted for with this concept. The exterior facades of the dwellings shall include masonry and cement board siding types with an emphasis on Neo-Traditional neighborhood design. Vinyl may only be used on fascia and soffits. Lush landscaping will enhance the enclave and enhance the built form. The Applicant is seeking a bonus residential density maximum in concert with the proposed rezoning. No other variances from Code have been requested.

IMPACT ANALYSIS

- A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes, the zoning proposal as RSM is in conformity with the policy and intent of the Dekalb 2050 Comprehensive Plan (the Plan) reflecting the changes and evolution which have occurred since the properties 1930 to 1950's origins. Some of the guiding principles of the Plan which support this petition are: (1) housing variety and choice near the Columbia Drive activity center; (2) stabilization of existing single-family neighborhoods (e.g. Glenwood Forest) with appropriate infill development; and (3) encouragement of more diverse housing to meet the changing needs of residents and communities.

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

Yes, the development of the site as single-family detached and single-family attached is consistent with the surrounding land use(s) within the community and a neighborhood which has just one street for ingress/egress (Farris Drive). The area is primarily developed as modest one and two-story brick bungalows, tri-levels, and ranch styled dwelling units. Elevated architectural renderings provided by the Applicant suggest a sensitivity to the design and style of the community into which these new housing choices will be seamlessly integrated.

Again, yet another opportunity for proximity to multi-generational housing opportunities, aging in place, and diversity of house types. These ideas were further expressed and supported by the community in the 2021 Glenwood Road and Columbia Drive Area Redevelopment Plan/CRC with partnership Dekalb County, Atlanta Regional Commission (ARC), and POND & Company.

- C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

No, the subject properties have languished on the market as vacant properties for extended periods of time (4 or more years) further reflecting and validating their outdated economic obsolescence. The subject properties are no longer viable for medium to large lot residential uses given their proximity and frontage on a suburban mixed corridor – Glenwood Road.

- D. Will the zoning proposal adversely affect the existing use and usability of adjacent or nearby properties?

The proposal zoning proposal will further act to preserve and enhance the surrounding residential properties and contribute rooftops and patrons to the activity node and re-emerging commercial mixed-use corridor at Columbia Drive. The rezoning proposal is perfectly suited to take advantage

of the nearby Shoal Creek Park I and II properties which features active and passive amenities (within 0.4 +/- miles) and the conveniences of the Glenwood Road corridor and its pedestrian improvements. The proposed zoning provides a 15-minute walk or 5-minute drive to the Columbia Drive activity center (e.g. retail, restaurant, and grocery store).

- E. Are there 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?

In order to sustain older mixed use styled suburban corridors and provide a more appropriate transition to a commercial corridor, a clustering of similar type residential uses is ideal to preserve the Glenwood Forest community. Any other non-residential development would be a faceless wall view of the rear and/or services areas of commercial development with hours, lighting, noise, and concentrations of patrons unsuitable for a residential entrance during traditional neighborhood quiet hours.

- F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

Not affected. There are no historic buildings, sites, districts, or archeological resources in direct proximity to the site.

- G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the subject property is bound by existing, developed rights-of-way and including an existing subdivision street (Farris Drive) which acts as a feeder to Glenwood Road. Utilities already service the site as a dilapidated residential structure is present and another has previously been demolished. Transit locations and stops are abundant in the immediate area.

A few nearby schools include Toney Elementary (1.2 +/- miles), Columbia Middle School (2.8 +/- miles), and Columbia High School (1.1 +/- miles) which are ideal for short commutes.

- H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The zoning proposal will have low to negligible impact on the environment or natural resources. This impact would be substantially less than the impact of a rezoning for commercial uses which is more likely commonly found along the Glenwood corridor.

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: March 19, 2025

TO WHOM IT MAY CONCERN:

I/WE: Sarah Lee Choe

Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

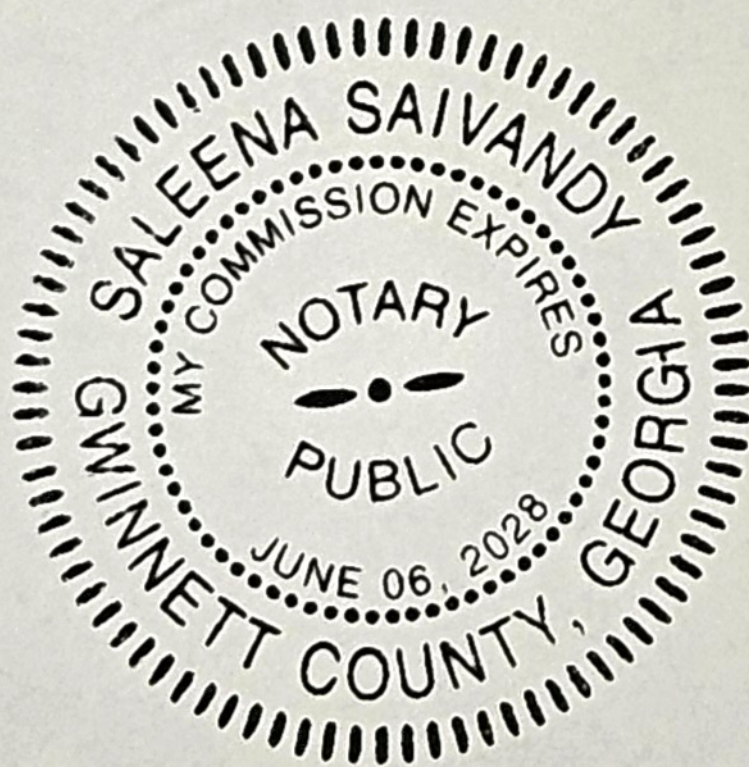
Nichelle Bell

Name of Agent or Representative

to file an application on my/our behalf.

[Signature]
Notary Public

[Signature]
Owner



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Mathieu T. Walters
Notary

Mathieu Walters 4/18/2025
Signature of Applicant /Date

Check one: Owner _____ Agent ✓

May 03, 2026
Expiration Date/ Seal



***Notary seal not needed if answer is "No".**

TAX PARCEL: 15 167 11 014 &
15 167 11 062
3803 & 3815 GLENWOOD ROAD
ATLANTA, GEORGIA 30092-7301
ZONED: R-75 (DEKALB COUNTY)

NOTES:

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
- BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. WITH A POSITIONAL ACCURACY NOT EXCEEDING 0.07'.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 522,746 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRX6+ AND A CARLSON RT-4 FIELD COMPUTER.
- FIELD WORK COMPLETED ON APRIL 1, 2025.
- SETBACK SHOWN ARE FROM COUNTY RECORDS. VERIFY WITH DEKALB COUNTY. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 28087, PAGE 527, AND PLAT BOOK 28, PAGE 99, DEKALB COUNTY, GEORGIA RECORDS.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 28087, PAGE 527, DEKALB COUNTY, GEORGIA RECORDS.
- SEE A SURVEY FOR AHP CAPITAL, BY SCI DEVELOPMENT SERVICES, DATED DECEMBER 6, 2019.
- SEE DEED BOOK 25467, PAGE 720, GEORGIA D.O.T. RIGHT-OF-WAY PLAN, DEKALB COUNTY, GEORGIA RECORDS.

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 land surveyor certifies that this plat 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.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

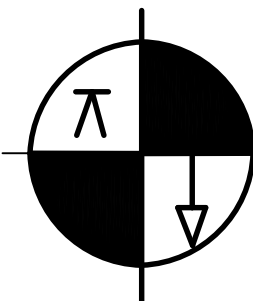
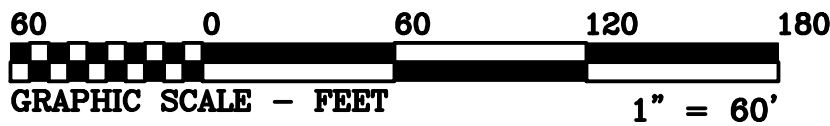
David L. Garrison



RETRACEMENT/RECOMBINATION SURVEY FOR:
DCI COMMUNITIES
MAGGIE ANB BENJAMIN COOK PROPERTY
LAND LOT 167, DISTRICT 15
DEKALB COUNTY, GEORGIA
DATE : APRIL 11, 2025
JOB NO. : 3803 GLENWOOD RD
FILE NO : 3803 3815 GLENWOOD RD

- LEGEND**
- CTF CRIMP TOP FOUND
 - OTP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - IPS IRON PIN SET
 - RBF REBAR FOUND
 - FIRE HYDRANT
 - UTILITY POLE
 - WATER METER
 - UTILITY POLE
 - GAS METER
 - RW RIGHT OF WAY
 - SW STORM WATER JUNCTION BOX
 - SS SANITARY SEWER MANHOLE
 - MH UTILITY MANHOLE

AREA = 4.03 ACRES



DAVID L. GARRISON
LAND SURVEYING

969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM



APPROXIMATE LAND LOT LINE

GLENWOOD ROAD
R/W VARIES

GLENDAL DRIVE

PARKHILL DR.

FARRIS DRIVE 60' R/W

HOUSE

WELL

35' B.L. (SEE NOTE 7)

APPROXIMATE LAND LOT LINE

NUMBERED CALLS

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 88°18'28" E | 11.38' |
| L2 | S 05°55'49" W | 8.54' |
| L3 | S 86°22'34" E | 9.91' |
| L4 | N 04°46'40" E | 9.05' |

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 15 OF LAND LOT 167 OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST INTERSECTION GLENDALE DRIVE AND GLENWOOD ROAD; THENCE TRAVELING ALONG THE SOUTHERN RIGHT-OF-WAY OF GLENWOOD ROAD S 88°40'32" E FOR A DISTANCE OF 190.03' TO A 1/2" REBAR SET AND BEING THE **TRUE POINT OF BEGINNING**:

THENCE S 88°18'28" E A DISTANCE OF 11.38' TO A CONCRETE MONUMENT FOUND;

THENCE S 05°55'49" W A DISTANCE OF 8.54' TO A CONCRETE MONUMENT FOUND;

THENCE S 86°22'34" E A DISTANCE OF 9.91' TO A CONCRETE MONUMENT FOUND;

THENCE N 04°46'40" E A DISTANCE OF 9.05' TO A CONCRETE MONUMENT FOUND;

THENCE S 88°47'17" E A DISTANCE OF 334.23' TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION ON GLENWOOD ROAD AND FARRIS DRIVE;

THENCE S 00°33'36" W A DISTANCE OF 495.48' ALONG THE WESTERLY RIGHT-OF-WAY OF FARRIS DRIVE TO A 1/2" REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY N 89°36'23" W A DISTANCE OF 102.00' TO A 1/2" REBAR FOUND;

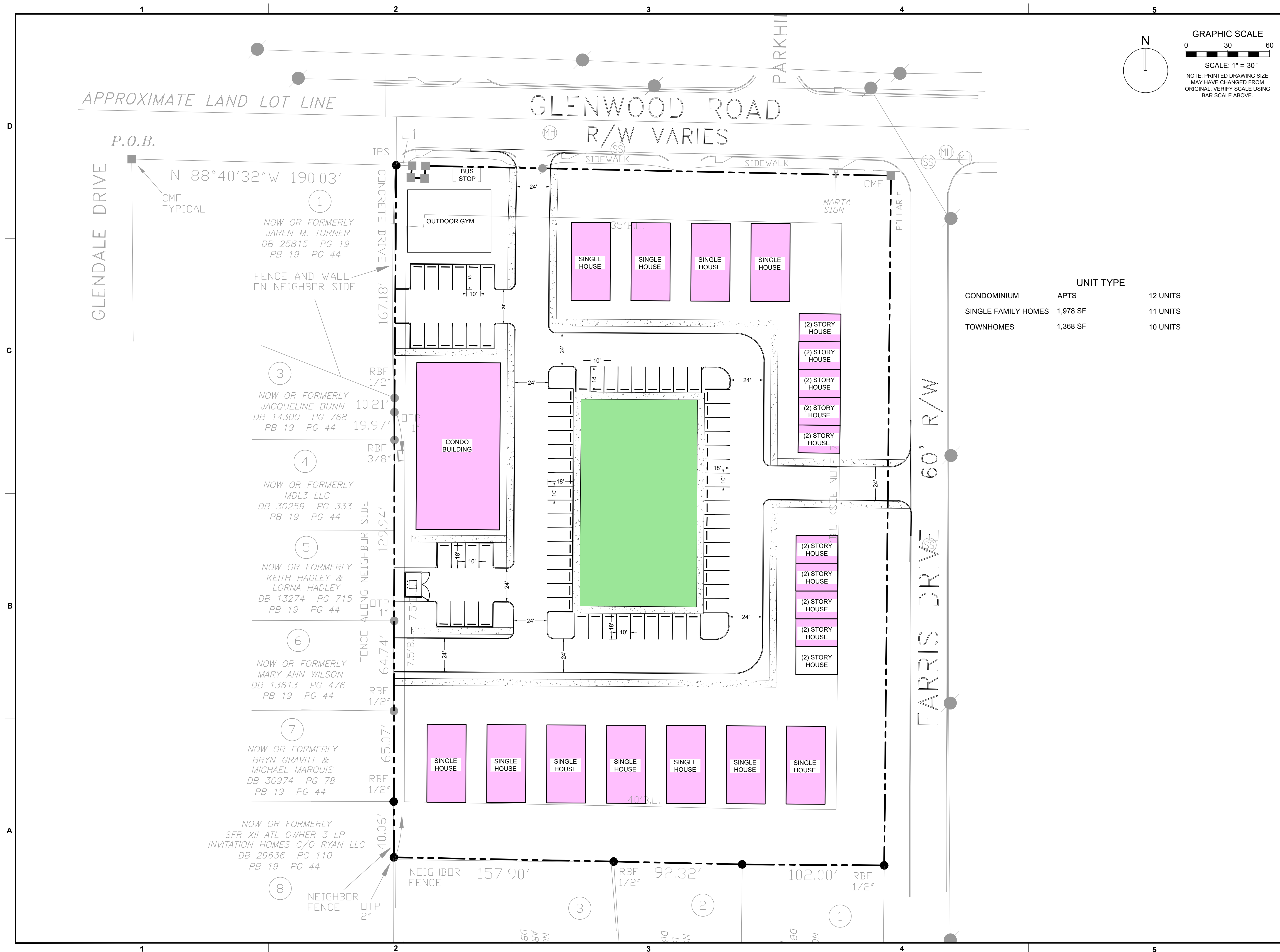
THENCE N 88°43'28" W A DISTANCE OF 92.32' TO A 1/2" REBAR FOUND;

THENCE N 88°53'49" W A DISTANCE OF 157.90' TO A 2" OPEN TOP PIPE FOUND;

THENCE N 00°04'27" E A DISTANCE OF 319.78' TO A 1" OPEN TOP PIPE FOUND;

THENCE N 00°25'14" E A DISTANCE OF 177.39' TO A 1/2" REBAR SET AND BEING THE **TRUE POINT OF BEGINNING**

SAID TRACT OR PARCEL HAVING AN AREA OF 4.03 ACRES AS SHOWN ON A SURVEY BY DAVID GARRISON LAND SURVEYING FOR DCI COMMUNITIES, DATED APRIL 14, 2025.

[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.**

| | |
|----------------------|-----------------|
| ISSUE DATE: | XX/XX/25 |
| DESIGNED BY: | XXX |
| DRAWN BY: | XXX |
| CHECKED BY: | XXX |
| BID-CONTRACT: | |

CLIENT

PROJECT

**DCI
COMMUNITIES**

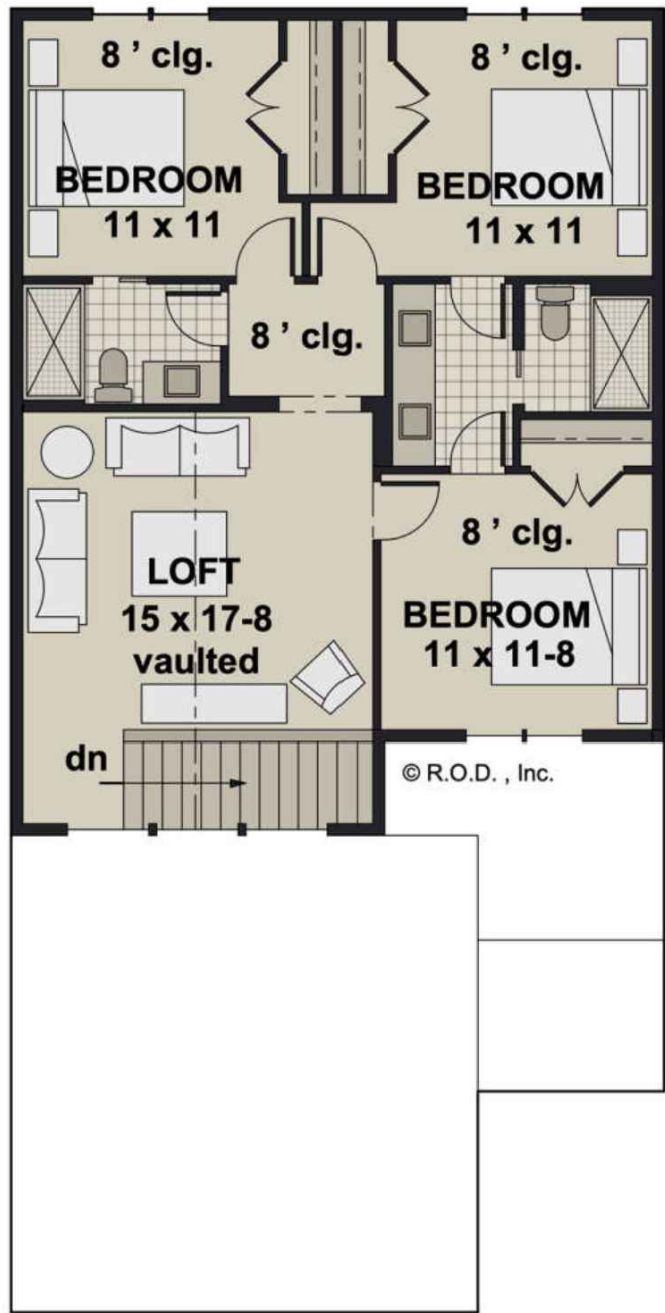
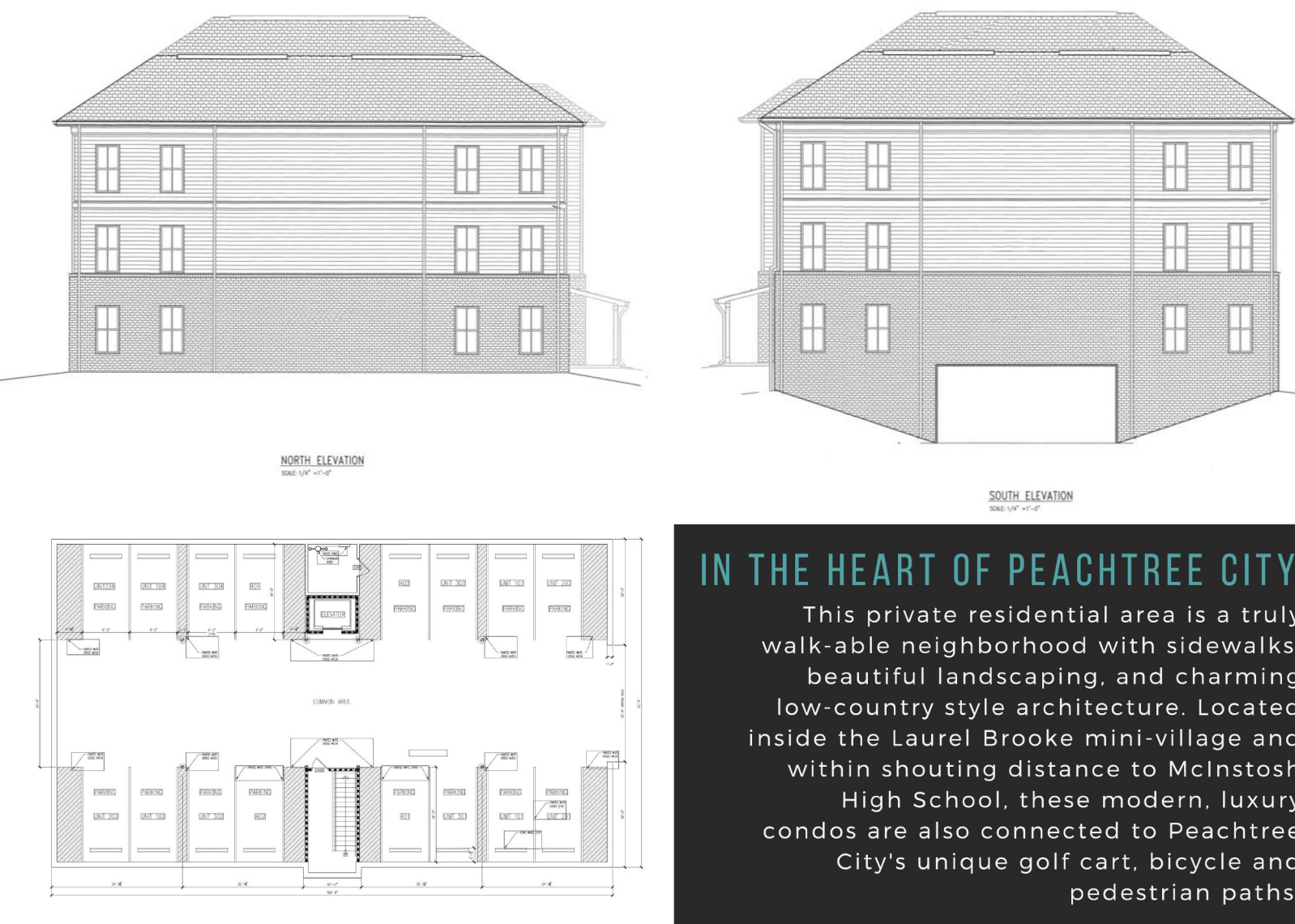
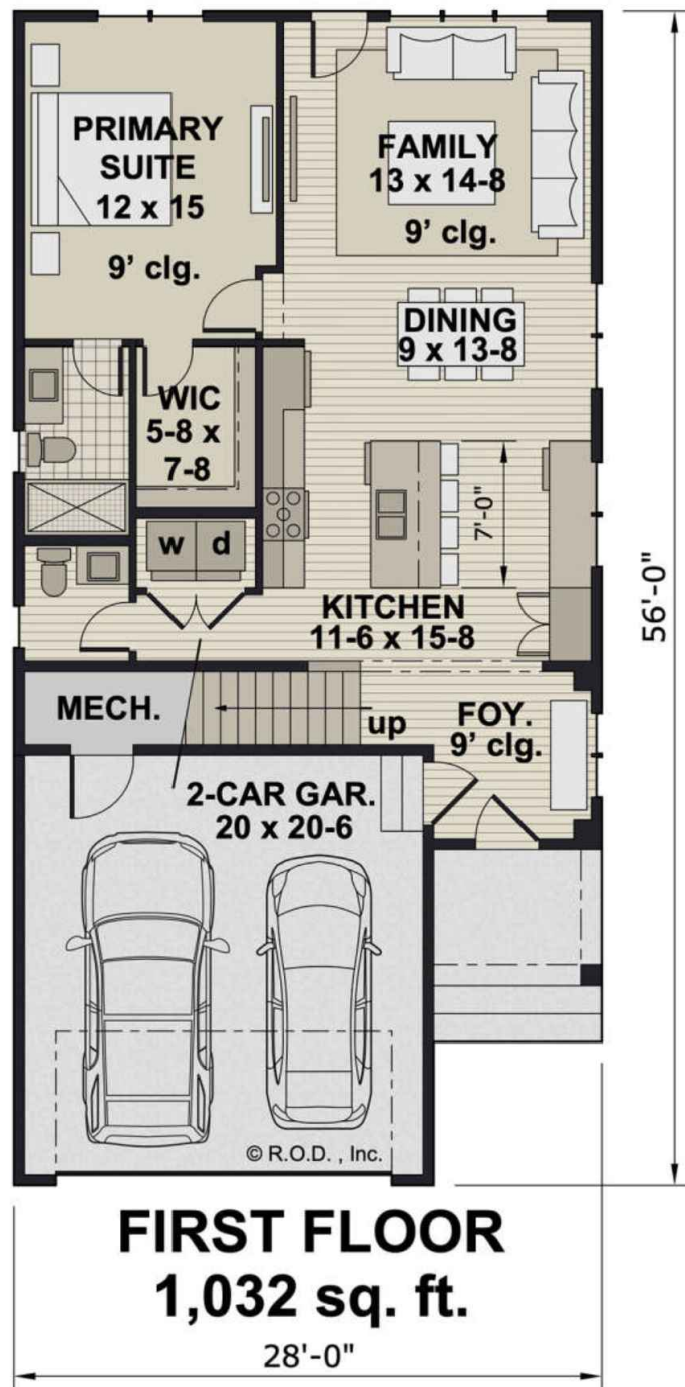
SHEET TITLE

SITE PLAN

| | |
|-------------------|----------|
| SHEET NUMBER | SP-101 |
| PROJECT NUMBER | XXXXX.XX |

Plotted by: fascuntar On 4/21/2025 3:45 PM

STATUS: PRELIMINARY

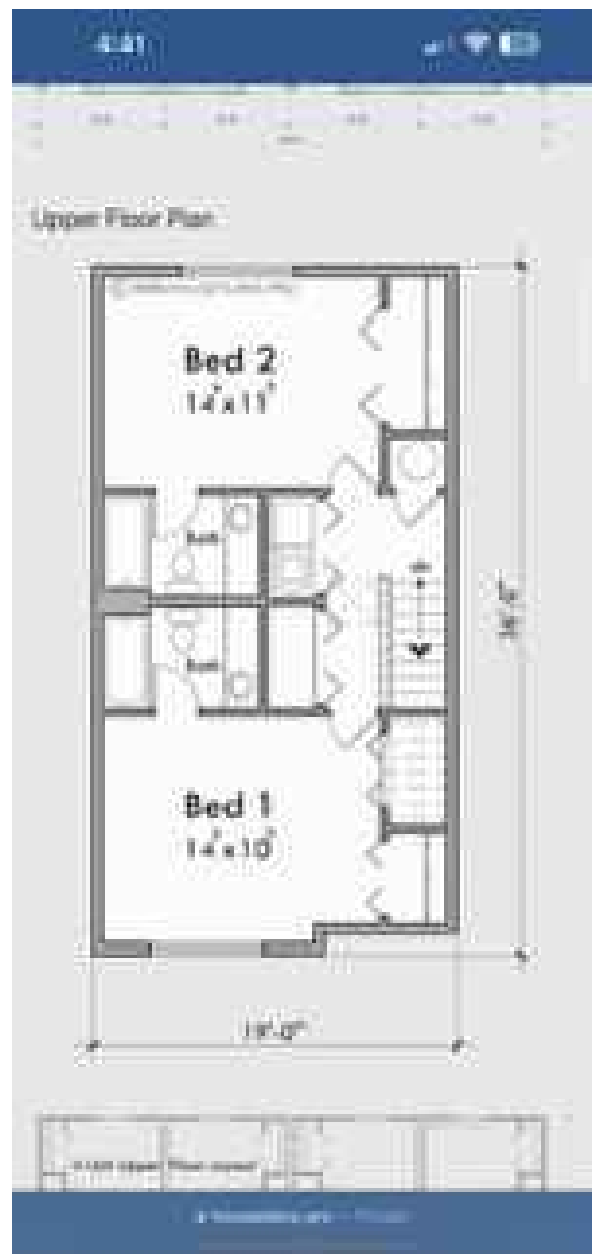
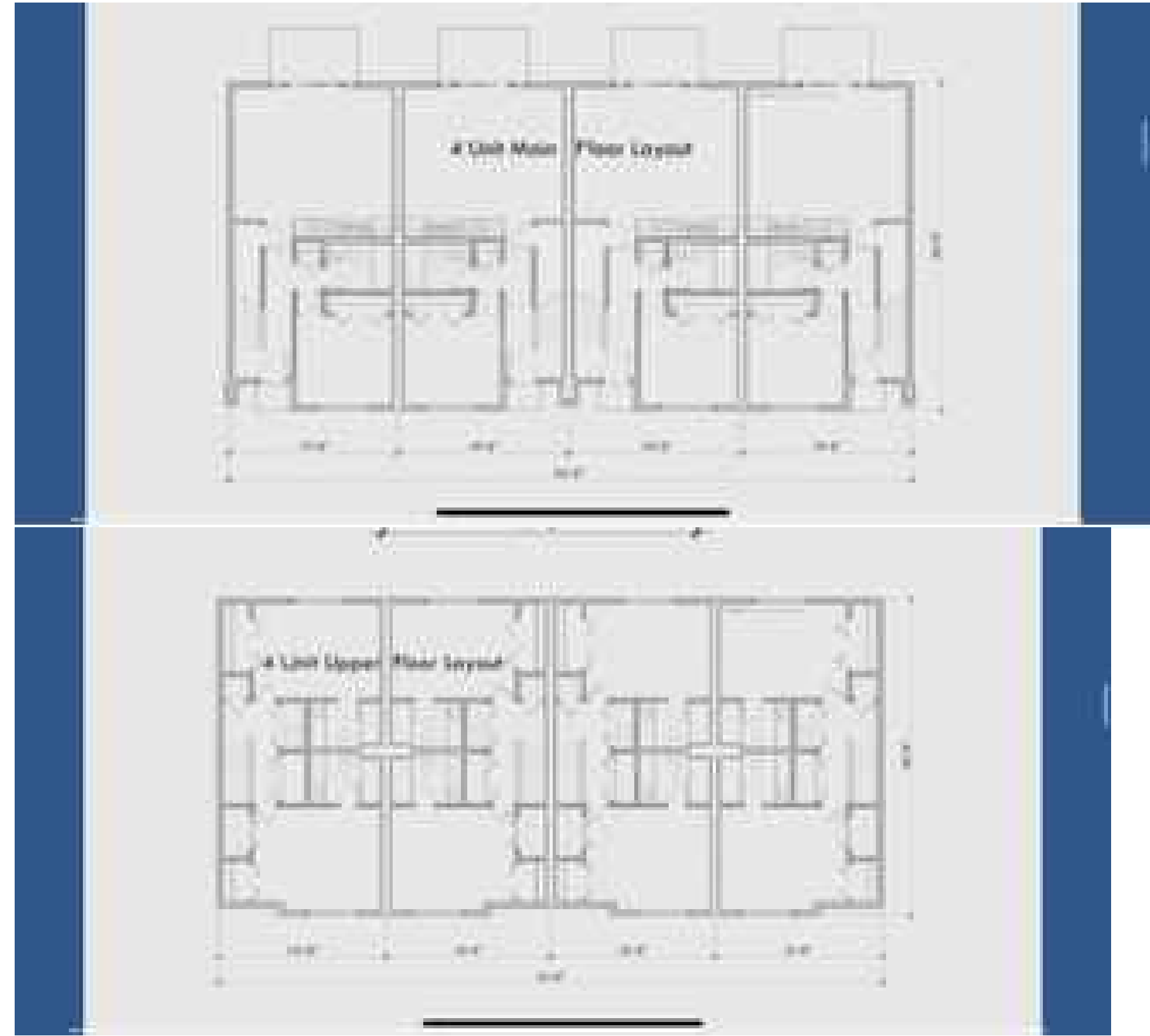
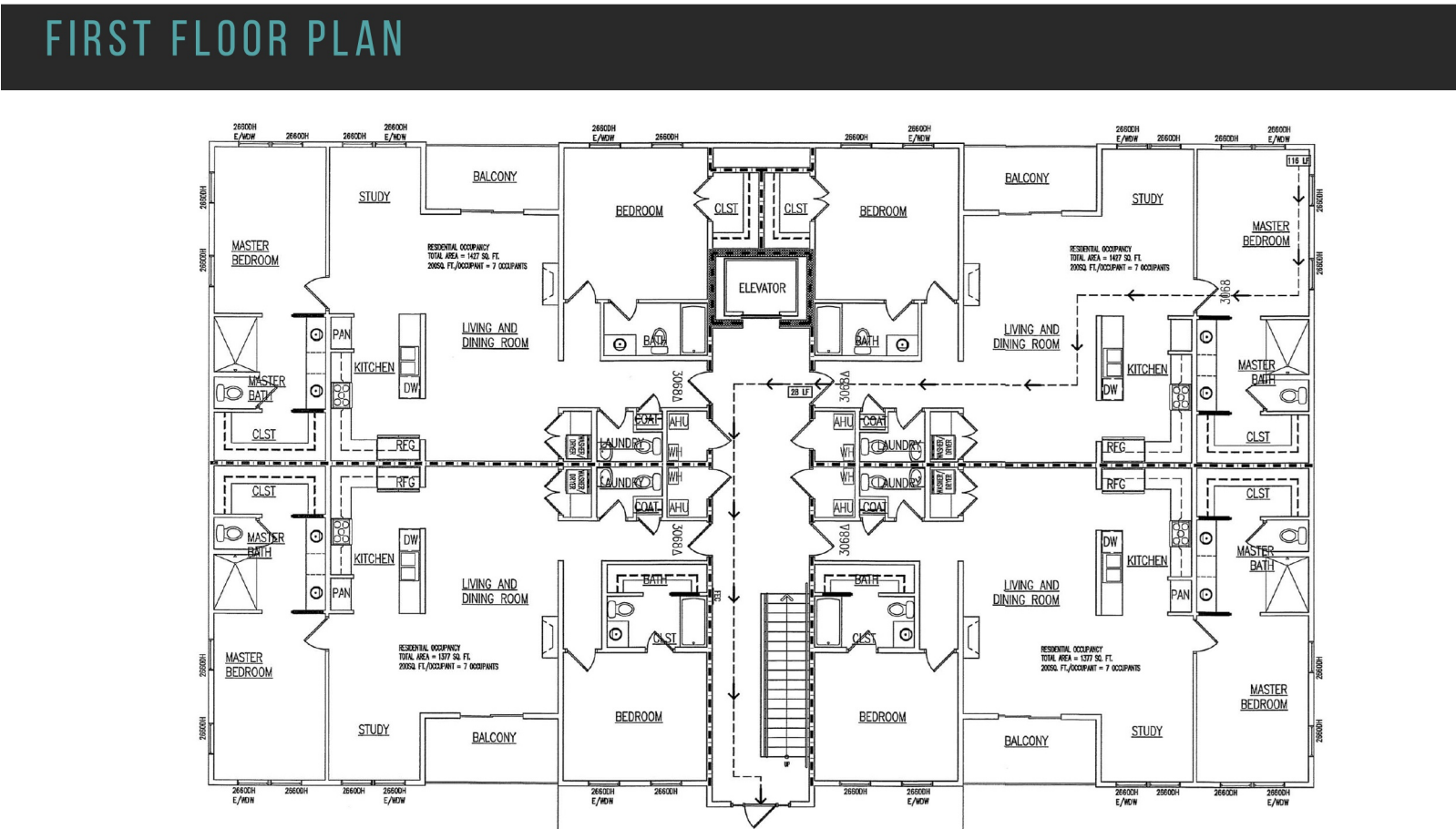
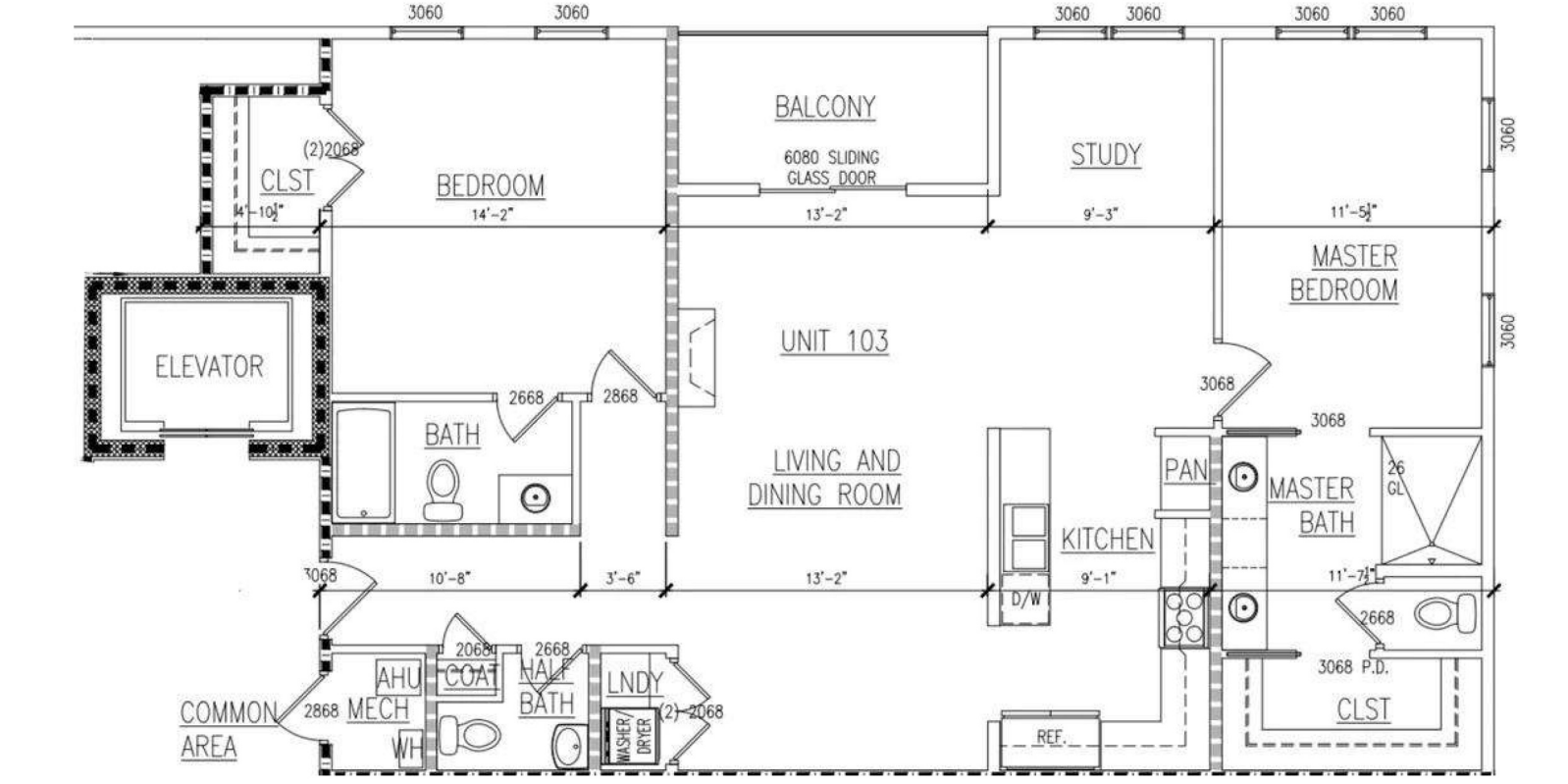


SINGLE UNIT EXAMPLE

MICHELLE HUMES GROUP

103 Westpark Drive
Peachtree City
678.940.8102

exp REALTY



UPPER FLOOR
946 sq. ft.



| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

| | |
|---------------|----------|
| ISSUE DATE: | XX/XX/25 |
| DESIGNED BY: | XXX |
| DRAWN BY: | XXX |
| CHECKED BY: | XXX |
| BID-CONTRACT: | |

CLIENT

PROJECT

DCI COMMUNITIES

SHEET TITLE

DETAILS

| | |
|----------------|-----------------|
| SHEET NUMBER | SP-102 |
| PROJECT NUMBER | XXXXX.XX |

Plotted by: fscantur On 4/21/2025 3:46 PM

STATUS: PRELIMINARY

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

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: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

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 |

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

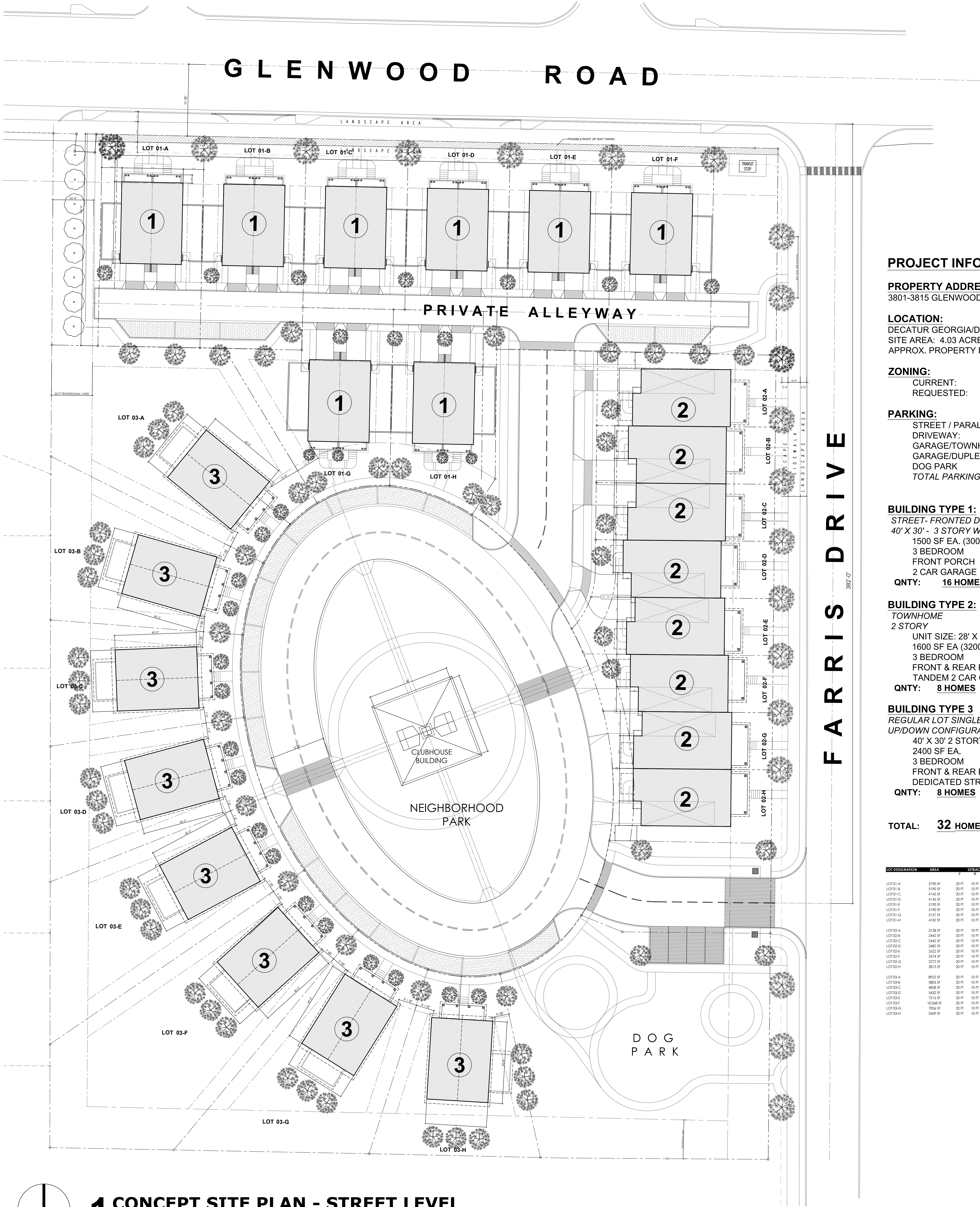
PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: _____

ADDRESS/PARCEL: _____

COMMENTS: _____

PLANNER: _____



PROJECT INFORMATION:

PROPERTY ADDRESS:
3801-3815 GLENWOOD RD.

LOCATION:
DECATUR GEORGIA/DEKALB CO.
SITE AREA: 4.03 ACRES
APPROX. PROPERTY DIMS: ~400' X 300'

ZONING:
CURRENT: R-3
REQUESTED: RSM

PARKING:
STREET / PARALLEL: 21 SPACES
DRIVEWAY: 8 SPACES
GARAGE/TOWNHOME: 16 SPACES
GARAGE/DUPLEX: 16 SPACES
DOG PARK: 4 SPACES
TOTAL PARKING: 65 SPACES

BUILDING TYPE 1:
STREET- FRONTED DUPLEX
40' X 30' - 3 STORY W/ DOUBLE FRONT PORCH
1500 SF EA. (3000 SF TOTAL)
3 BEDROOM
FRONT PORCH
2 CAR GARAGE
QNTY: 16 HOMES

BUILDING TYPE 2:
TOWNHOME
2 STORY
UNIT SIZE: 28' X 44' - 2 STORY
1600 SF EA (3200 SF BLDG.)
3 BEDROOM
FRONT & REAR PORCHES
TANDEM 2 CAR GARAGE
QNTY: 8 HOMES

BUILDING TYPE 3
REGULAR LOT SINGLE FAMILY HOME
UP/DOWN CONFIGURATION
40' X 30' 2 STORY
2400 SF EA.
3 BEDROOM
FRONT & REAR PORCHES
DEDICATED STREET PARKING (2 EA)
QNTY: 8 HOMES

TOTAL: 32 HOMES

| LOT DESIGNATION | AREA | STREACKS | | FRONTAGE | DEPTH | IRREGULAR SHAPED LOT |
|-----------------|----------|----------|-------|----------|---------|----------------------|
| | | K | B | | | |
| LOT01-A | 5190 SF | 20 FT | 10 FT | 7.5 FT | 50 FT | 104 FT |
| LOT01-B | 5190 SF | 20 FT | 10 FT | 7.5 FT | 50 FT | 104 FT |
| LOT01-C | 4145 SF | 20 FT | 10 FT | 7.5 FT | 50 FT | 83 FT |
| LOT01-D | 4145 SF | 20 FT | 10 FT | 7.5 FT | 50 FT | 83 FT |
| LOT01-E | 5190 SF | 20 FT | 10 FT | 7.5 FT | 50 FT | 104 FT |
| LOT01-F | 5190 SF | 20 FT | 10 FT | 7.5 FT | 50 FT | 104 FT |
| LOT01-G | 5127 SF | 20 FT | 10 FT | 7.5 FT | 45 FT | 80 FT (AVG.) |
| LOT01-H | 4042 SF | 20 FT | 10 FT | 7.5 FT | 45 FT | 80 FT (AVG.) |
| LOT02-A | 3129 SF | 20 FT | 10 FT | 7.5 FT | 33.5 FT | 88 FT |
| LOT02-B | 2442 SF | 20 FT | 10 FT | 0 FT | 26 FT | 88 FT |
| LOT02-C | 2442 SF | 20 FT | 10 FT | 0 FT | 26 FT | 88 FT |
| LOT02-D | 2442 SF | 20 FT | 10 FT | 0 FT | 26 FT | 88 FT (AVG.) |
| LOT02-E | 2442 SF | 20 FT | 10 FT | 0 FT | 26 FT | 88 FT (AVG.) |
| LOT02-F | 2414 SF | 20 FT | 10 FT | 0 FT | 26 FT | 88 FT (AVG.) |
| LOT02-G | 2272 SF | 20 FT | 10 FT | 0 FT | 26 FT | 80 FT (AVG.) |
| LOT02-H | 2815 SF | 20 FT | 10 FT | 7.5 FT | 33.5 FT | 78 FT (AVG.) |
| LOT03-A | 8922 SF | 20 FT | 10 FT | 7.5 FT | 69 FT | 96 FT (AVG.) |
| LOT03-B | 5805 SF | 20 FT | 10 FT | 7.5 FT | 57 FT | 92 FT (AVG.) |
| LOT03-C | 4828 SF | 20 FT | 10 FT | 7.5 FT | 54 FT | 83 FT (AVG.) |
| LOT03-D | 5425 SF | 20 FT | 10 FT | 7.5 FT | 54 FT | 100 FT (AVG.) |
| LOT03-E | 7716 SF | 20 FT | 10 FT | 7.5 FT | 54 FT | 126 FT (AVG.) |
| LOT03-F | 10068 SF | 20 FT | 10 FT | 7.5 FT | 59 FT | 156 FT (AVG.) |
| LOT03-G | 7556 SF | 20 FT | 10 FT | 7.5 FT | 45 FT | 110 FT (AVG.) |
| LOT03-H | 5369 SF | 20 FT | 10 FT | 7.5 FT | 39 FT | 88 FT (AVG.) |

1 CONCEPT SITE PLAN - STREET LEVEL

SCALE: 1 / 16 " = 1 ' - 0 "

3803-3815 GLENWOOD ROAD
FULL REDEVELOPMENT

PLANNED UNIT DEVELOPMENT FOR AFFORDABLE HOUSING
DEVELOPER:
DURAN CONSTRUCTION

AS3.1



CONCEPT ZONING
SITE PLAN - OPTION 3

07-22-2025 VER 1.7 - 1ST ISSUE
06-12-2025 PLAN REVIEW
06-18-2025 PLANNING COMMENTS
06-19-2025 UPDATE SITE DATA

Z-25-1247528 (2025-0627) Recommended Conditions
3803 & 3815 Glenwood Road, Decatur, GA 30032
August 26, 2025 BOC

1. There shall be a mixture of single-family detached and single-family attached (single-family attached may include duplex or triplex units constructed at the Site). The maximum number of residential dwelling units must not exceed 32 units (8 units per acre). The applicant may or may not be able to obtain 32 units depending on compliance with the Subdivision Ordinance and Land Development Ordinance.. No less than 20% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. Three (3) story residential units shall be restricted to the Glenwood Road property frontage, with remaining units at a maximum 2-stories/35feet tall to provide a building height step down to the adjacent single-family residential areas.
3. Access from Glenwood Drive is prohibited.
4. The approval of this rezone application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
5. Transportation improvements including but not limited to right-of-way dedications, landscape strips, and sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
6. The size and location of the proposed parks and outdoor recreation areas shall remain generally consistent with the submitted site plan titled “*3803 - 3815 Full Redevelopment*”. Prior to the issuance of any certificates of occupancy, the proposed parks and outdoor recreation areas shall be completed.

Board of Commissioners Hearing Date: August 26, 2025

STAFF ANALYSIS

| | | |
|--------------------------------|--|--|
| CASE NO.: | 2025-0627 | File ID #: Z-25-1247528 |
| Address: | 3803 & 3815 Glenwood Road, Decatur, Georgia | Commission District: 3 Super District: 7 |
| Parcel ID(s): | 15 167 11 014 & 15 167 11 062 | |
| Request: | Application to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached and single-family attached units (townhomes and duplexes). | |
| Property Owner(s): | Sarah Lee Choe & Triangle Realty Inc. | |
| Applicant/Agent: | Nichelle Bell | |
| Acreage: | 4 acres | |
| Existing Land Use: | Vacant building and vacant land | |
| Surrounding Properties: | North: Single-Family South: Single-Family East: Gas Station and Single-Family West: Single-Family | |
| Adjacent Zoning: | North: R-75 South: R-75 East: C-1 & R-75 West: R-75 | |
| Comprehensive Plan: | Suburban (SUB) <u> X </u> Consistent <u> </u> Inconsistent | |

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

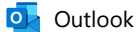
Since the July 24th Board of Commissioners public hearing, the applicant has submitted a revised plan (see attached) which increased the maximum number of units from 28 to 32 (8 units per acre) and provides a larger centralized courtyard open space in the center of the subject properties. Compatibility features and amenities include a 20-foot buffer along the west and south property line, a step down in building heights from 3 stories along the Glenwood Road frontage to 2 stories/35 feet for the remainder of the site (to provide a transitional building height more compatible with the adjacent single-family properties to the west and south), a larger park with a clubhouse in the center of the project, and a dog park. Additionally, the applicant is providing 65 parking spaces which complies with Article 6 (Parking) of the Zoning Ordinance. The plan shows one access from Farris Drive. While the plan appears conceptually compliant, the applicant may or may not be able to obtain 32 units depending on compliance with the Subdivision Ordinance and Land Development Ordinance.

Taken as a whole, the proposed RSM zoning district and mixture of housing types appears to provide an appropriate transition between the C-1 zoning and gas station to the east across Farris Drive and the R-75 zoned single-family detached neighborhood to the west and south. The proposed mixture of housing options appears to be consistent with the goals of the 2050 Comprehensive Plan to encourage more diverse and affordable housing to meet the changing needs of residents and communities (page 11, 2050 Comprehensive Plan). **The proposed access off Farris Drive is consistent with the Transportation Department recommendation that there be no access from Glenwood Road (see inter-governmental comments).** Other items to be addressed at the Land Development stage include clarification of density bonuses, fee simple versus condominium form of ownership, and private vs public internal roads.

With appropriate zoning conditions the project appears to be consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. Promotion of streetscaping and a strong public realm; 3. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 4. Provide a variety of housing options for County residents; and 5. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (*page 29 and 47, 2050 Comprehensive Plan*).

Based on review of Section 27-7.3.5 (Standards governing review of proposed amendments to zoning map), Subsections A (conformity with Comprehensive Plan), B (suitability of use), and D (impacts on adjacent properties), and the guiding principles and SUB Character Area of the 2050 Comprehensive Plan (pages 29 and 47), it appears that there is compliance with all rezone criteria, and it is the recommendation of the Planning & Sustainability Department that the application be “Approved” with the following conditions.

1. There shall be a mixture of single-family detached and single-family attached (single-family attached may include duplex or triplex units constructed at the Site). The maximum number of residential dwelling units must not exceed 32 units (8 units per acre). The applicant may or may not be able to obtain 32 units depending on compliance with the Subdivision Ordinance and Land Development Ordinance.. No less than 20% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. Three (3) story residential units shall be restricted to the Glenwood Road property frontage, with remaining units at a maximum 2-stories/35feet tall to provide a building height step down to the adjacent single-family residential areas.
3. Access from Glenwood Drive is prohibited.
4. The approval of this rezone application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
5. Transportation improvements including but not limited to right-of-way dedications, landscape strips, and sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
6. The size and location of the proposed parks and outdoor recreation areas shall remain generally consistent with the submitted site plan titled “3803 - 3815 Full Redevelopment”. Prior to the issuance of any certificates of occupancy, the proposed parks and outdoor recreation areas shall be completed.



Fw: URGENT_-3803 3815 Glenwood Road--Revised Plan--August 26th BOC meeting

From Reid, John <jreid@dekalbcountyga.gov>
Date Mon 8/4/2025 3:43 PM
To jonathan@durancconstructioninc.com <jonathan@durancconstructioninc.com>

1 attachment (4 MB)
 3803 3815 GLENWOOD RD - AS4.1 ZONING SITE PLAN (07-22-2025) (1).pdf;

John -fyi transportation comments

John Reid
Senior Planner, Lead Public Hearing
 DeKalb County Government | Department of Planning & Sustainability
 Current Planning/Zoning Division
 Government Services Center| 178 Sams Street | Decatur, GA 30030
 Email: jreid@dekalbcountyga.gov
 Office: 404-275-3944



Click here for **Permit Status** [DeKalb County Permit Tracker](#)
 Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/
 Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)

From: Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Sent: Monday, July 28, 2025 3:42 PM
To: Reid, John <jreid@dekalbcountyga.gov>
Subject: RE: URGENT_-3803 3815 Glenwood Road--Revised Plan--August 26th BOC meeting

They need to make sure it passes the spacing requirements in the Land Development Code Section 14-200 (6) in relation to Parkhill Drive and Glendale. If not, it must line up with Parkhill Dr. Also all AASHTO sight distance requirements must be met. As for the security gate- he would need to place it so that all storage/queuing in on his property AND there is a spot to turn around for those not allowed to enter. Of course- public roads cannot have gates.

However, I would much prefer NOT having another access point on Glenwood and would prefer access off Farris Drive.

Regards,
Patrece G. Keeter, P.E.
Engineering Manager
 DeKalb County Government | Public Works Department
 Transportation Division | 1950 West Exchange Place, 4th Floor | Tucker, GA 30084
 Email: pgkeeter@dekalbcountyga.gov
 Website: www.dekalbcountyga.gov
 Office: 770-492-5281
 Mobile: 470-930-0898



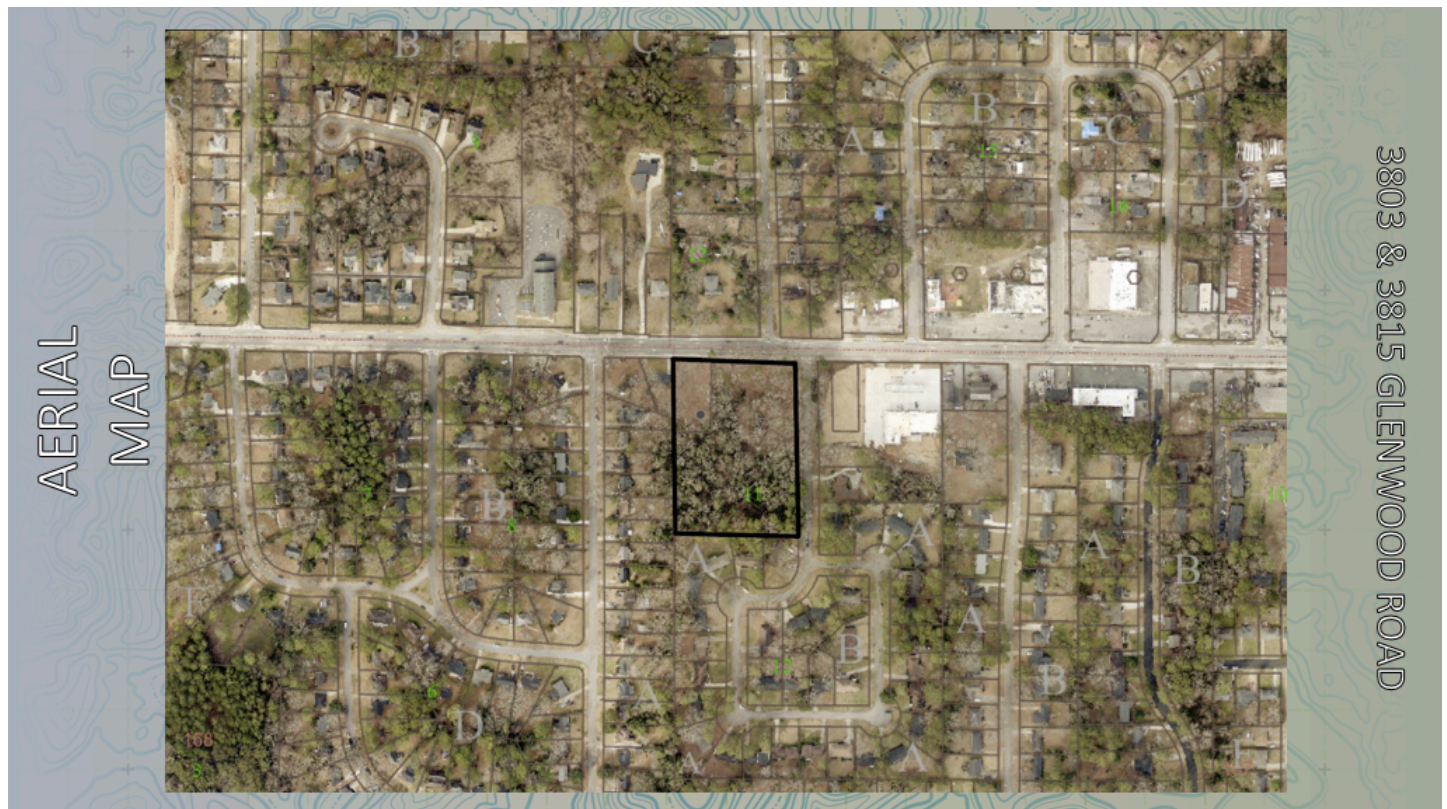
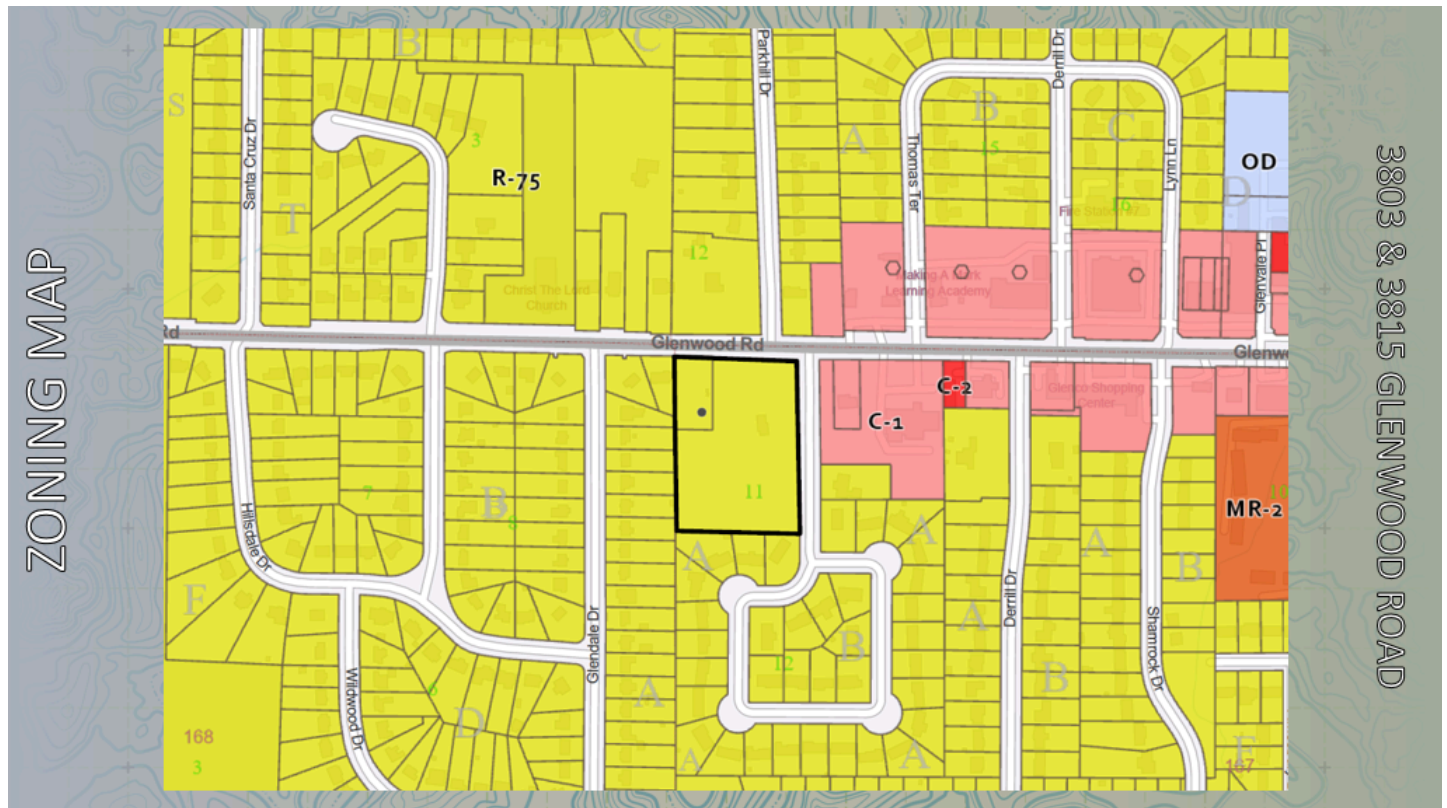
From: Reid, John <jreid@dekalbcountyga.gov>
Sent: Monday, July 28, 2025 3:21 PM
To: Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Subject: URGENT_-3803 3815 Glenwood Road--Revised Plan--August 26th BOC meeting

Patrece,

This relates to a rezoning from R-75 to RSM (Small Lot Residential Mix) at the intersection of Glenwood and Farris Drive, at 3803 and 3815 Glenwood Road--see two slides at end of this email. The applicant has revised their plans to show a mixture of single-family detached homes, single-family attached townhomes, and duplexes--for a total unit count of 32 units at density of 8 units per acre. FYI--I can't tell if the main interior road is proposed to be public or private. This plan does NOT show a security gate, but his original plan did--what is your take on that if for some reason he wanted to consider having a security gate--ie is there a requirement that the security gate be positioned on the subject property in a way that allows several cars to stack up without causing backups on Glenwood?

The plan shows one access point (see attached site plan) on Glenwood. **We had a concerned citizen who was saying something along the lines of "if anyone tries to turn left onto Glenwood they will die" because it is so congested.** From the submitted plan, I can't tell what kind of access configuration they propose- ie whether it is full service access or limited to right in or right out—can you review and let me know your comments on these issues as well as any other concerns you have as soon as possible--the BOC meeting is August 26 and we have to make any revisions to our staff report by end of this week. Thank you Patreece,

John Reid



John Reid

Senor Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability

Current Planning/Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: jreid@dekalbcountyga.gov

Office: 404-275-3944



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)