

**AN ORDINANCE BY THE GOVERNING AUTHORITY OF DEKALB
COUNTY, GEORGIA, TO SET REQUIREMENTS FOR THE
CONSTRUCTION OF NEW EDUCATIONAL FACILITIES WITHIN THE
COUNTY IN THE BUILDING CODE OF DEKALB COUNTY CHAPTER
7 ARTICLE II SECTION 7-55**

WHEREAS, the Governing Authority of DeKalb County is dedicated to the safety of all facilities constructed within DeKalb County; and

WHEREAS, the Governing Authority is dedicated to the construction of educational facilities that are consistently sufficient in size and space for the current and future needs of the County's citizens; and

WHEREAS, the Governing Authority has determined that certain regulations allow for the construction of educational facilities that do not consider the future needs of the County's students; and

NOW THEREFORE, BE IT RESOLVED, by the Governing Authority of DeKalb County, Georgia, that the following guidelines shall be used to determine the minimum acreage requirements needed for new educational facilities:

MINIMUM USEABLE ACREAGE REQUIREMENTS

Elementary School Facilities – five acres plus one acre for each 100 children in FTE

Middle School Facilities – 12 acres plus one for each 100 children in FTE

High School Facilities – 20 acres plus one for each 100 students in FTE

NOW THEREFORE, BE IT RESOLVED, by the Governing Authority of DeKalb County, Georgia, that the following guidelines shall be used to determine the road access requirements needed for new educational facilities:

An evaluation of site accessibility and the flow of traffic will need to be performed to determine any road improvements that must be incorporated in the site development. Site access

from two different roads is preferable. Bus traffic and car traffic should be separated whenever feasible. At a minimum the following items will need to be checked in the evaluation:

1. Adequate sight distance for vehicle speeds on the main highway and for vehicles departing the proposed facility.
2. Access point to nearest signalized intersection with adequate spacing between the proposed driveway and the intersection
3. Depending on the main highway traffic volumes, consideration should be given for driveways that are one way in and one way out. This is especially true for proposed high school facilities where new student drivers will represent a higher percentage of the traffic.
4. Posted speed limit on the main highway
5. The need for left and right turn lanes must be evaluated
6. Adequate campus and entrance way
7. Adequate pedestrian movement for access into the proposed site, including handicap access

NOW THEREFORE, BE IT RESOLVED, by the Governing Authority of DeKalb County, Georgia, that the previously mentioned guidelines be included in the code of DeKalb County, in Chapter 7 Article II Section 7-55 and be named “Elementary, Middle and High School” to read as follows:

- A. The minimum lot size for elementary, middle and high school, for which an application for a special land use permit is filed, shall be as follows:
 1. Elementary school: Five (5) acres plus one (1) additional acre for each one hundred (100) students based on the designed capacity of the school.
 2. Middle school: Twelve (12) acres plus one (1) acres for each one hundred (100) students based on the designed capacity of the school.
 3. High school: Twenty (20) acres plus one (1) acres for each one hundred (100) students based on the designed capacity of the school.
- B. The minimum public road frontage for a school is two hundred (200) feet.

An evaluation of site accessibility and the flow of traffic will need to be performed to determine any road improvements that must be incorporated in the site development. Site

access from two different roads is preferable. Bus traffic and car traffic should be separated whenever feasible. At a minimum the following items will need to be checked in the evaluation:

1. Adequate sight distance for vehicle speeds on the main highway and for vehicles departing the proposed facility.
2. Access point to nearest signalized intersection with adequate spacing between the proposed driveway and the intersection
3. Depending on the main highway traffic volumes, consideration should be given for driveways that are one way in and one way out. This is especially true for proposed high school facilities where new student drivers will represent a higher percentage of the traffic.
4. Posted speed limit on the main highway
5. The need for left and right turn lanes must be evaluated
6. Adequate campus and entrance way
7. Adequate pedestrian movement for access into the proposed site, including handicap access

C. Accessory ball fields shall be located at least fifty (50) feet from a residential district or property used for a residential purpose.

D. A fifty (50) foot undisturbed buffer is required if adjacent to a residential district or property used for a residential purpose.

E. Please refer to attachment A for additional space requirements.

Attachment A

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____, 2019.

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of _____, 2019.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

APPROVED AS TO FORM:

BARBARA SANDERS-NORWOOD, CCC
Clerk

VIVIANE H. ERNSTES
County Attorney