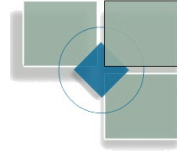




DeKalb County Department of Planning & Sustainability

Development Services Facility
178 Sams Street, Building 1 – A3600
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov



The Honorable Michael L. Thurmond
Chief Executive Officer

Planning Commission Hearing Date: September 1, 2022 5:30 P.M.

Board of Commissioners Hearing Date: October 4, 2022 5:30 P.M.

STAFF ANALYSIS

Case No.: LP-22-1245937		Agenda #: N.12
Location/Address:	2716 Ellen Way, Decatur, GA 30032	Commission District:03 Super District: 06
Parcel ID:	15-152-12-011	
Request:	Amend the future land use map from Commercial Redevelopment Corridor (CRC) to Suburban (SUB).	
Property Owner:	Abeba Abebe	
Applicant/Agent:	Abeba Abebe	
Acreage:	0.22	
Existing Land Use:	Commercial Redevelopment Corridor (CRC)	
Surrounding Properties:		
Adjacent Zoning:	North: C-1(CRC) South: R-75(SUB) East:C-1(CRC) West: R-75(SUB) Northeast: C-1(CRC) Northwest: R-75(SUB) Southeast: C-1(CRC) Southwest: R-75(SUB)	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent

Proposed Density: N/A	Existing Density: 1 Unit
Proposed Units/Square Ft.:	Existing Units/Square Feet:
Proposed Lot Coverage	Existing Lot Coverage:

Staff Recommendation: Approval

Staff Analysis: The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

Primary Land Uses: Single Family Detached Residential • Townhomes • Assisted Living Facilities • Neighborhood Retail • Schools • Libraries • Health Care Facilities • Parks and Recreational Facilities • Public and Civic Facilities • Institutional Uses

Policies: Residential Protection- Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.

Traditional Neighborhood Principles- In appropriate locations, encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses, improved pedestrian vehicular activity and increased pedestrian access to retail and other activities.

Non-Residential Development- The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).

Infill Development- Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods. Permit accessory housing units, or new well-designed, small-scale infill multi-family residences to increase neighborhood density and income diversity.

Transitional Buffer- In areas adjacent to Activity Center, require the transition of higher densities to occur within Activity Center and abiding by the delineated Activity Center Boundary.

Density Increases- This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.

Walkability- Locate development and activities within easy walking distance of transportation facilities.

Greenspace- Whenever possible, connect to a regional network of greenspace and trails, available to pedestrians.

Connectivity- Promote strong connectivity and continuity between existing and new developments.

Street Design- Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.

Bicycle and Pedestrian- Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.

Transportation Alternatives- Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas.

Sense of Place Promote- sense of place initiatives such as public art, fountains, plazas, signage, and other design guidelines to improve the public realm.

Density- Promote moderate density, traditional neighborhood development style residential subdivision, which may utilize alley ways and rear vehicular access as well as automobile dependency.

Permitted Zoning: RE • RLG • R100 • R85 • R75 • R60 • RNC • MHP • RSM • MU1 • NS • C1 • OIT • OI

The proposed future land use map amendment is consistent with the 2035 Comprehensive Plan. The SUB (Suburban) future land use designation supports the requested zoning designation. Therefore, staff's recommendation is Approval.

Attachments:

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP
PLAN OF DEKALB CONTY, GEORGIA

Application No _____ Date Received: _____

Applicant's Name ABEBA ABEBE E-Mail AGMCHH@YAHOO.COM

Applicant's Mailing Address 620 PEACHTREE ST. NE #607 ATL, GA. 30308

Applicant's Daytime Phone# 404-956-6809 Fax# _____

If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: N/A E-Mail _____

Owner's Mailing Address _____

Owner's Daytime Phone # _____ Fax # _____

Address/Location of Subject Property 2716 ELLEN WAY

Parcel ID# 15 - 152 - 12 - 001 Acreage _____

Commission District 3

Present Zoning District G1 I20 DVD Proposed Zoning District R-75

Present Land Use Designation CRC

Proposed Land Use Designation SUBURBAN

Current Zoning Classification(s) _____

June 10, 2022

RE: Rezoning of 2716 Ellen Way Decatur, GA 30032 from Commercial to Residential property

Dear property owner,

I would like for you to join our zoom video meeting Sunday, June 26th, 2022 4:00pm to discuss the rezoning of the property located at 2716 Ellen Way from a Commercial to Residential Property. The property tax record shows both the Class and Land Use Codes as Residential, but the Zoning is Commercial.

Below are the meeting instructions. There are multiple ways for you to join the meeting including via your computer, tablet, or cell phone with or without video.

You are invited to a scheduled Zoom meeting.

Topic: Rezoning of 2716 Ellen Way from Commercial to Residential Property

Time: June 26, 2022 04:00 PM Pacific Time (US and Canada)

Please go to <https://zoom.us/>

Click **"JOIN"** on top right side

Enter Meeting ID: **899 9883 5291**

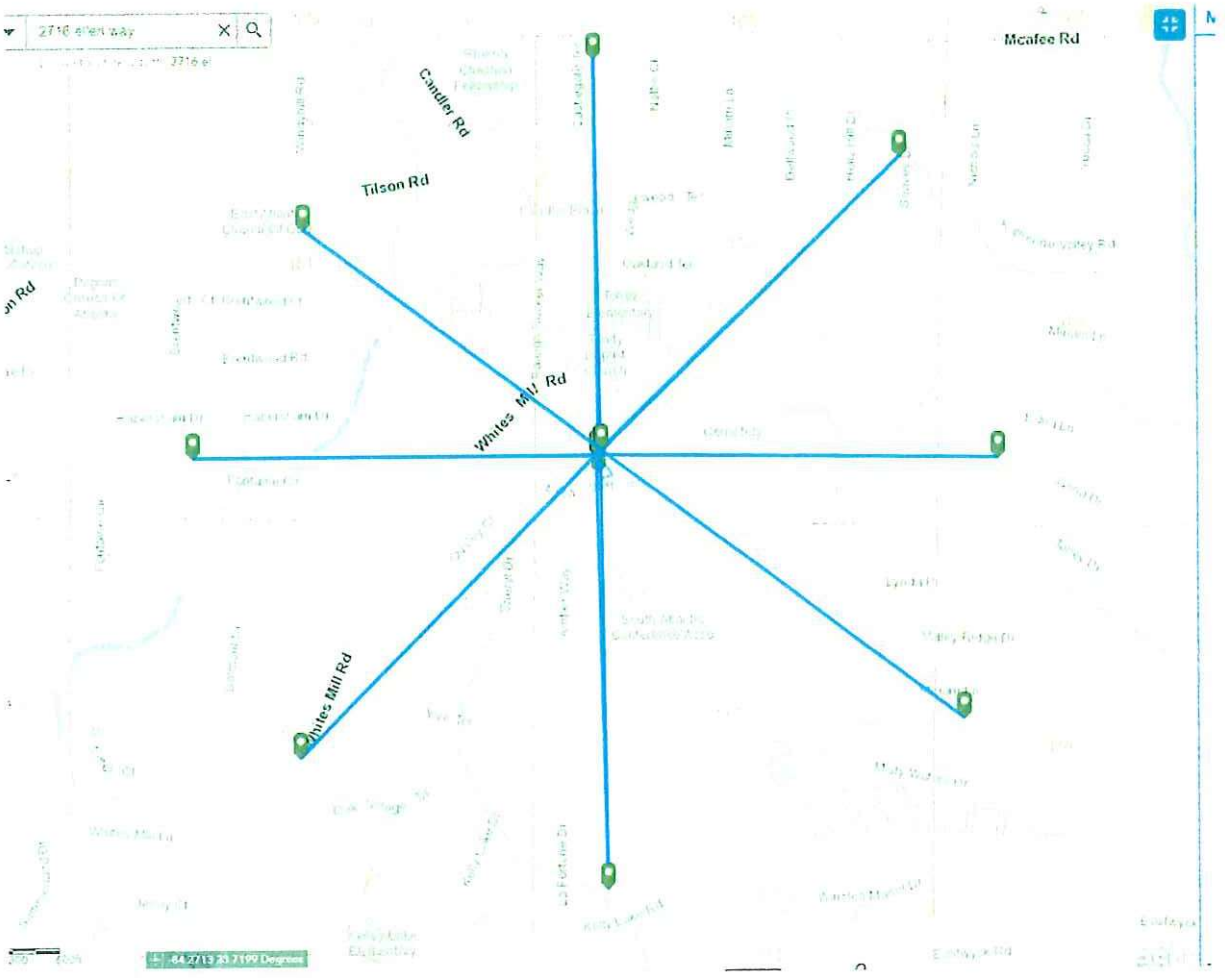
Passcode: **RKr8H0**

If you have any questions, my email address is agmchh@yahoo.com

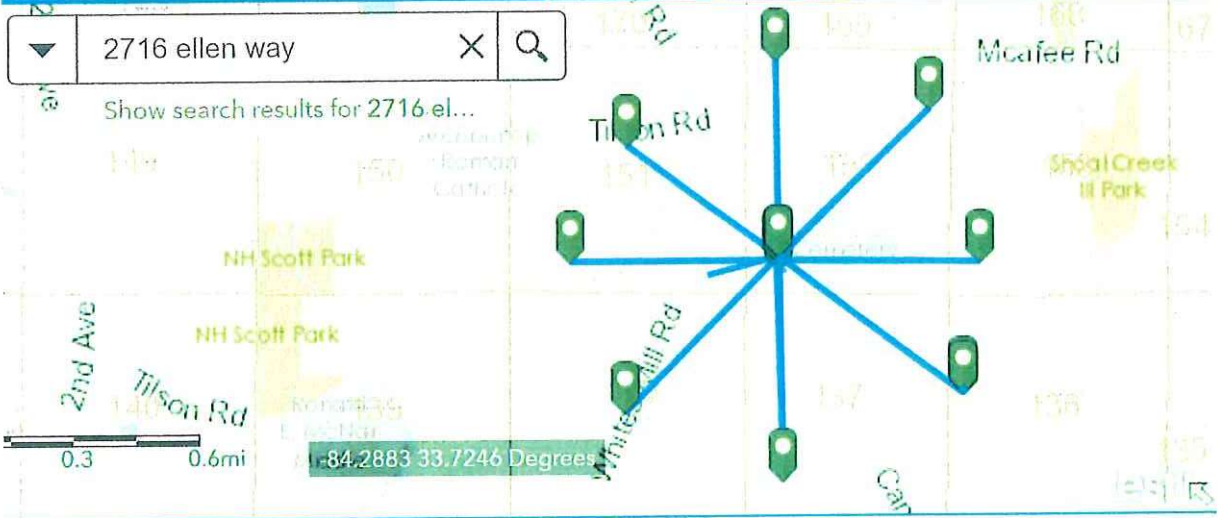
Sincerely,

Abby Abebe

Abby Abebe



DeKalb County Parcel Viewer



Rezoning of 2716 Ellen Way Decatur, GA 30032 from Commercial to Residential property

From: abby abebe (agmchh@yahoo.com)

To: agmchh@yahoo.com

Bcc: berryelfreda227@gmail.com; samandbettysmith@bellsouth.net; tommyt4dekalb@gmail.com; nahwash4ms@aol.com; regeniarobertsone@gmail.com

Date: Friday, June 17, 2022 at 03:53 PM EDT

Dear Community Council Board,

I would like for you to join our zoom video meeting Sunday, June 26th, 2022 4:00pm to discuss the rezoning of the property located at 2716 Ellen Way from a Commercial to Residential Property. The property tax record shows both the Class and Land Use Codes as Residential, but the Zoning is Commercial.

Below are the meeting instructions. There are multiple ways for you to join the meeting including via your computer, tablet, or cell phone with or without video.

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Time: June 26, 2022 04:00 PM Pacific Time (US and Canada)

Please go to <https://zoom.us/>

Click "JOIN" on top right side

Enter Meeting ID: 899 9883 5291

Passcode: RKr8H0

If you have any questions, please let me know .

Sincerely,

Abby Abebe

Abby Abebe

Rezoning of 2716 Ellen Way Decatur, GA 30032 from Commercial to Residential property

From: abby abebe (agmchh@yahoo.com)

To: carolyn.jones818@yahoo.com

Date: Friday, June 17, 2022 at 03:55 PM EDT

Dear Community Council Board,

I would like for you to join our zoom video meeting Sunday, June 26th, 2022 4:00pm to discuss the rezoning of the property located at 2716 Ellen Way from a Commercial to Residential Property. The property tax record shows both the Class and Land Use Codes as Residential, but the Zoning is Commercial.

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Click "JOIN" on top right side

Enter Meeting ID: 899 9883 5291

Passcode: RKr8H0

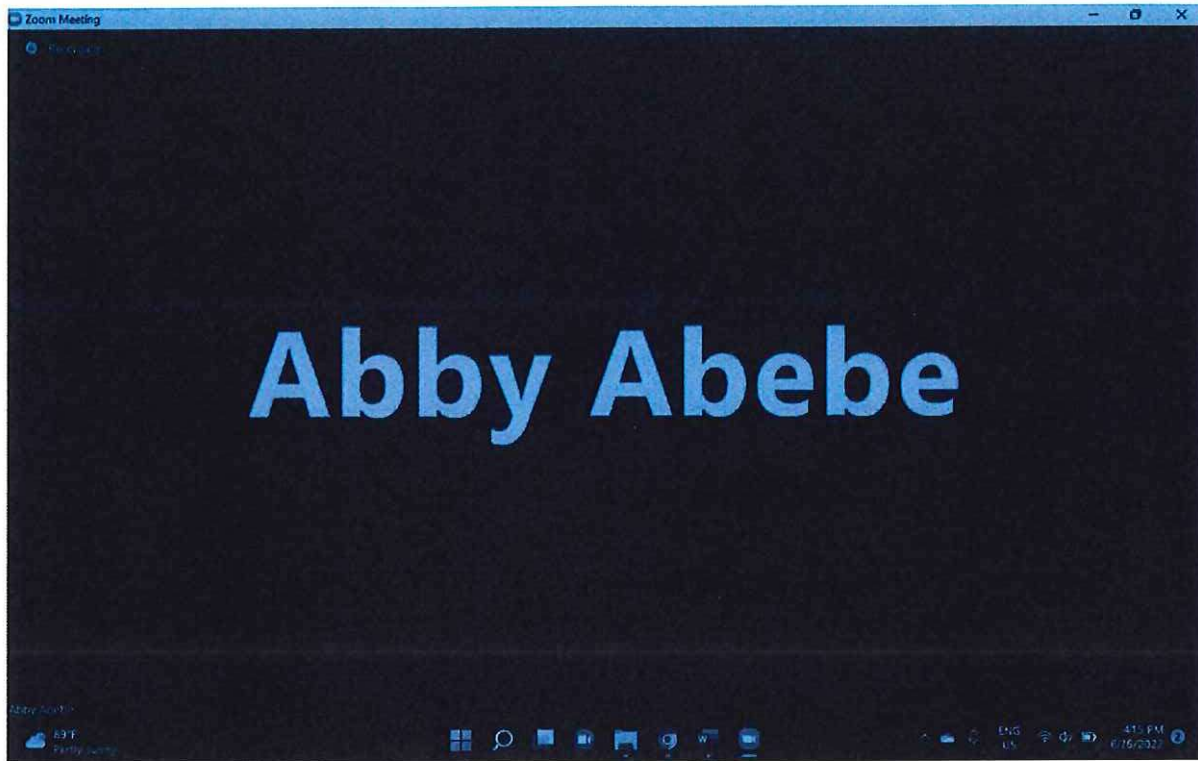
If you have any questions, please let me know. .

Sincerely,

Abby Abebe

Abby Abebe

I started the Zoom community meeting a 3:50 PM on June 26, 2022 and waited until 4:15 PM, but nobody showed up.



Letter Of Intent

SUBJECT: Rezoning from C-1 - LOCAL COMM DIST to R-75 - SF RES DIST

PROPERTY: 2716 Ellen Way, Decatur, Georgia 30032

I would like to rezone the property located at 2716 Ellen Way, Decatur, Georgia 30032; PARCEL NO: 15 152 12 011 from C-1 - Local Comm Dist to R-75 - SF RES DIST. Per David Cullison, in 1974 the owner of the property and three nearby properties on Candler Rd had the zoning changed to commercial (C-1). The rezoning will bring the existing use of the property into compliance with its zoning classification, and minimizing potentially negative impact of nearby uses.

The tax records of this single-family property show both the Class and Land Use Codes as Residential consistent with the surrounding neighborhood residential uses. The rezoning would complement the existing and future uses and enhance the neighborhood and will not be injurious to the adjacent property owners or general public.

The property is located in Commission District 03; Super District 06 and 07; Overlay District I-20, Tier 2. It has .22 acreage, single story residential structure, 1,490 Sq Ft, 4 bed/2 bath. I will not be making any changes to the property. I just need to rezone the house to sell it.

I had the community Zoom meeting scheduled for today, June 26, 2022 at 4PM but nobody showed up.

Sincerely,

Abeba Abebe

LAND USE - IMPACT ANALYSIS

2716 Ellen Way, Decatur GA 30032

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.

The proposed land use is in concert with all the adjacent and nearby residential properties off Candler Road.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby properties.

The proposed land use will have less demand on the street therefore not adversely affect the existing use or usability of adjacent or nearby properties in the area.

3. Whether the land use change will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed land use will not result in excessive use of the existing infrastructure.

4. Whether the amendment is consistent with the written policies in the comprehensive Plan text.

The proposed land use is in conformity with the policy and intent of the comprehensive plan. The proposed property's tax records show both the Class and Land Use Codes as Residential consistent with the neighborhood.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

The proposed land use will not adversely impact the environment or surrounding natural resources.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

The proposed land use will not adversely impact on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of proposed land use change.

I am not aware of any existing or changing conditions affecting the use of the property which support either approval or denial of proposed land use change.

8. Whether there are impacts on historic building, sites, districts, or archaeological resources resulting from the proposed change.

The property is not located in historic building, sites, districts, or archaeological area.

PARID: 15 152 12 011

Tax Dist: 04-UNINCORPORATED

EQUITY TRUST COMPANY CUSTODIAN

2716 ELLEN WAY

Parcel

Status	ACTIVE
Parcel ID	15 152 12 011
Alt ID	240010
Address	2716 ELLEN WAY
Unit	
City	DECATUR
Zip Code	30032-6447
Neighborhood	1270
Super NBHD	
Class	R3 - RESIDENTIAL LOT
Land Use Code	102-Residential 2 family
Living Units	
Zoning	C1 - LOCAL COMM DIST
Appraiser	JIMMY - JAMES BURROUGHS (404) 371-2070

Mailing Address

EQUITY TRUST COMPANY CUSTODIAN
 FBO ABEBA ABEBE IRA
 P O BOX 451340
 WESTLAKE OH 44145

Current Ownership

Owner	Co-Owner
EQUITY TRUST COMPANY CUSTODIAN	FBO ABEBA ABEBE IRA

Ownership on January 1st

Owner	Co-Owner
FBO ABEBA ABEBE IRA	EQUITY TRUST COMPANY CUSTODIAN

File an Appeal to Board of Equalization

2022 [Click Here To File an Appeal Online](#)

Notices of Assessment

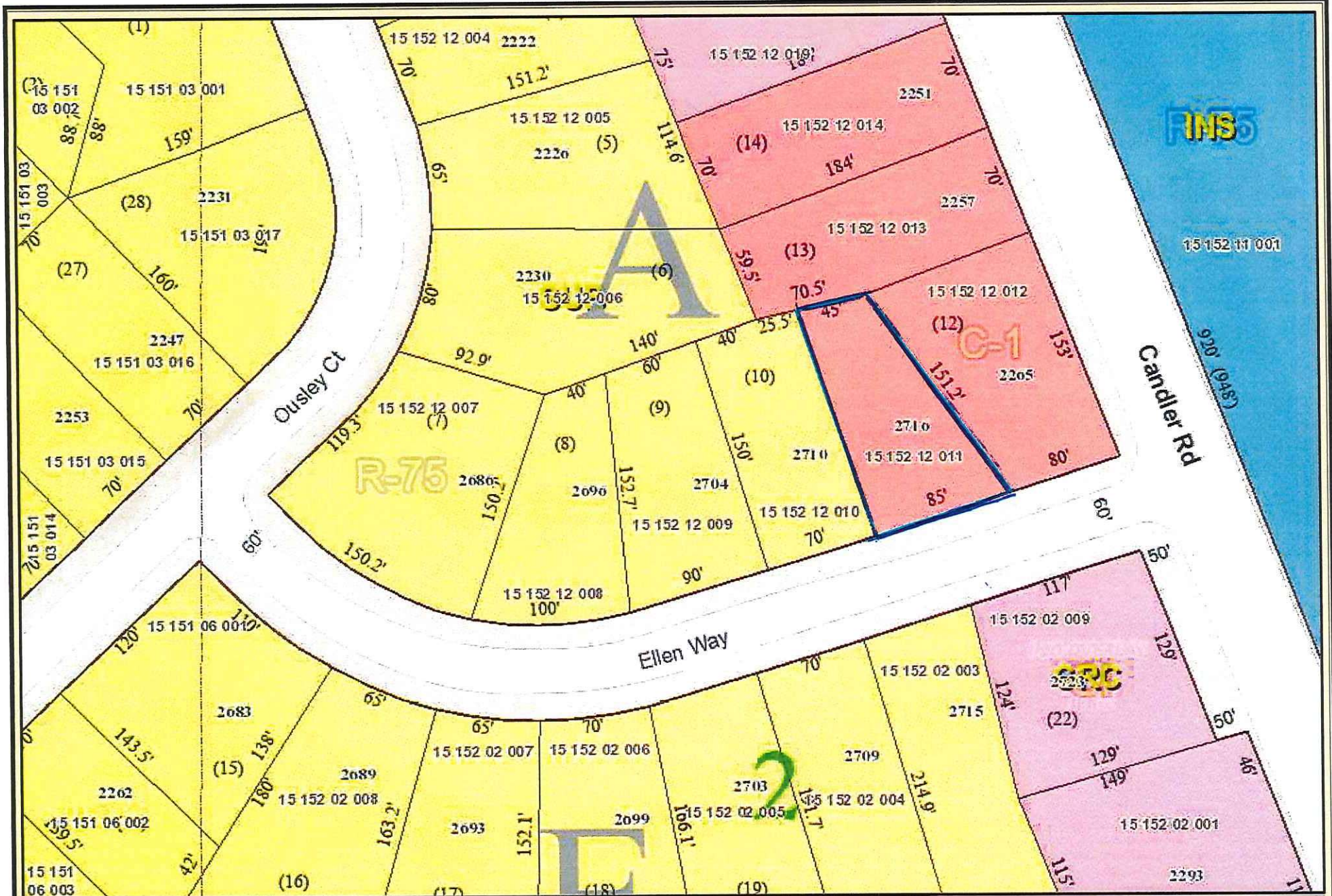
Tax Year	Notice Type	Download
2021	Annual Notice	Click Here
2020	Annual Notice	Click Here

Property Tax Information

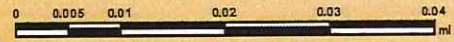


QUINN MANOR SUBDIVISION
 DIST. DEKALB CO. GA.
 APRIL 22, 1953
 REC. 853

ORWELL DEKALB



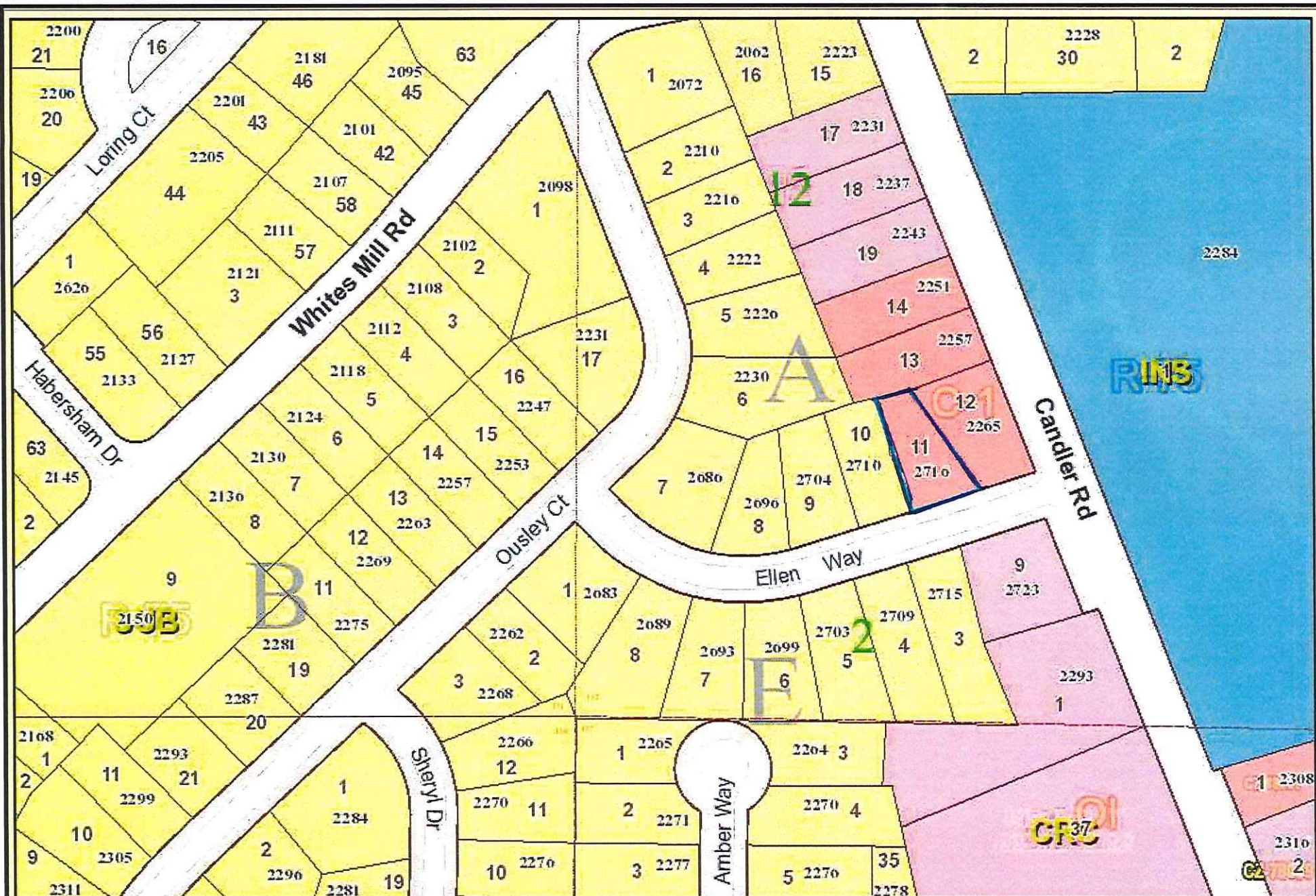
DeKalb County Parcel Map



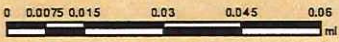
Date Printed: 6/25/2022



DeKalb County GIS Disclaimer
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DeKalb County Parcel Map



Date Printed: 6/25/2022



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2716 Ellen Way PARID: 15 152 12 011 Dekalb County Property Appraisal Pictometry



02/24/2021

Return to: MCMANAMY MCLEOD HELLER, LLC
621 NORTH AVENUE NE, STE. C-100
ATLANTA, GA 30308
File # 17-03-6802

2017045814 DEED BOOK 26127 Pg 741
Filed and Recorded:
3/10/2017 12:46:40 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Real Estate Transfer Tax \$58.50

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 3rd day of March, 2017 between

Mathieu Sampson

as party or parties of the first part, hereinafter called Grantor, and

Equity Trust Company Custodian FBO Abeba Abebe IRA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 152 of the 15th District, DeKalb County, Georgia, being Lot 11, Block A, Ousley Manor Subdivision, as per plat recorded in Plat Book 21, Page 30, DeKalb County Records, and being more particularly described as follows:

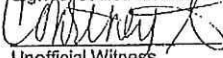
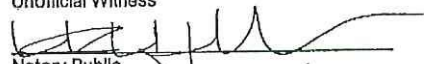
Beginning at a point on the Northwestern side of Ellen Way 90 feet Southwesterly from the Northwest intersection of Ellen Way and Candler Road; running thence Southwesterly along the Northwestern side of Ellen Way, 85 feet to a point; running thence Northwesterly 148.1 feet to a point; running thence Easterly 45 feet to a point running thence Southeasterly 151.2 feet to the Northwestern side of Ellen Way and the point of beginning; being improved property known as No. 2716 Ellen Way, according to the present system of numbering houses in DeKalb County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims passing by or through Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:



Unofficial Witness

Notary Public
My Commission expires: _____

[Notary Seal]




Mathieu Sampson by Ryan Paul Sconyers
Attorney-in-Fact

Return to: MCMANAMY MCLEOD HELLER, LLC
621 NORTH AVENUE NE, STE. C-100
ATLANTA, GA 30308
File # 17-03-6802

2017045814 DEED BOOK 26127 Pg 741

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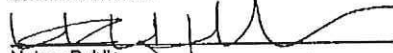
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Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public
My Commission expires: _____

[Notary Seal]




Mathieu Sampson by Ryan Paul Sconyers
Attorney-in-Fact

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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(s): Abeba Abebe
Phone: (404) 956-6809 Email: aqmchh@yahoo.com
Property Address: 2716 Ellen Way
Tax Parcel ID: 15-152-12-011 Comm. District(s): 3 & 6 Acreage: .22 (9,620 square feet)
Existing Use: single-family house Proposed Use single-family house
Supplemental Regs: No Overlay District: I-20, Tier 2 DRI: No
Rezoning: Yes No R-75
Existing Zoning: C-1, I-20 OVR Proposed Zoning: RSM Square Footage/Number of Units: 1 UNIT (Existing)
Rezoning Request: Rezone to bring the existing use of the property into conforms with its zoning classification.

Land Use Plan Amendment: Yes No

Existing Land Use: CRC Proposed Land Use: SUBURBAN Consistent Inconsistent
(Commercial Redevelopment Corridor)

Special Land Use Permit: Yes No

Special Land Use Request(s) REMOVE THE "I-20 OVERLAY DISTRICT"

Major Modification: Yes No

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: NA Land Disturbance Permit (LDP): NA Sketch Plat: NA
 Bldg. Permits: NA Fire Inspection: NA Business License: NA State License: NA
 Lighting Plan: NA Tent Permit: NA Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan *not applicable
no changes to site plan
proposed*

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____
 Frontage: _____ Street Widths: _____ Bicycle Lanes: _____ 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: none - no new bldgs, structures, or site changes
proposed

Comments: As per D. Cullison, zoning was changed from residential
to C-1 in 1974.

Planner: Melora Furman Date 6/8/22

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, <u>RSM</u> , MR-1	<u>\$500.00</u>
	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		<u>\$500.00</u>
SPECIAL LAND USE PERMIT		\$400.00



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245875

Parcel I.D. #: 15-152-12-011

Address: 2716 Ellen Way

Decatur Ga 30032

WATER:

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Doolittle Creek

Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger () adequate () inadequate

Sewage Capacity: 36 (MGPD)

Current Flow: 28.25 (MGPD)

COMMENTS:

Will need sewer capacity approval.

Signature: _____

8/15/2022

To: Ms. Andrea Folgherait, Planning and Ms. LaShonda Hill
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/15/2022

N.12 2022-1980 LP-22-1245937 15-152-12-011

2716 Ellen Way, Decatur, GA 30032

Amendment

- Please review general comments.
- Septic system installed on property 3/13/1962.

N.13 2022-1981 Z-22-1245875 15-152-12-011

2716 Ellen Way, Decatur, GA 30032

Amendment

N.14 2022-1991 Z-22-1245876 15-170-10-011, 15-170-10-013,15-170-10-015,15-170-13-040,15-170-13-042

1866 Eastfield Street, Decatur, GA 30032

Amendment

- Please review general comments.

N.15 2022-1992 SLUP-22-1245885 18-286-06-009, 18-286-06-020

3201 Bolissa Drive, Doraville, GA 30340

Amendment

Zoning Comments - September 2022

N2. SLUP-22-1245880 - Briarcliff Road is SR 42. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). The property is within the Druid Hills Historic District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. **Briarcliff Road** is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. University Drive is classified as a local residential road. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 12 foot travel lane from centerline, curb and gutter, a 5 foot sidewalk (Zoning Code) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Concerned about the entrance and the interior intersection being too close and impacting Briarcliff Road. Traffic Study required to include a traffic signal warrant study at main entrance. Traffic operations at access point on University Drive will also need to be considered- as this will be a non-traditional intersection. Interior streets to be private. At time of permitting, verify sight distance at intersection of access points and Briarcliff Road and University Drive.

N3 & N4. Z-22-1245923 & SLUP-22-1245924 - North Decatur Road is classified as a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with 11 foot travel lane with curb and gutter, a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see Land Development Code Section 14-200 (5) for the number of access points required by code for 200 units. Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N5. SLUP-22-1245924 - Shallowford and Briarcliff Roads are classified as a minor arterials. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane from centerline with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Dedicate necessary right of way for the extension of the right turn lane from Briarcliff Road onto Shallowford Road.

N6. SLUP-22-1245925 - No Comment

N7. Z-22-1245928 - Mountain View Drive is classified as a collector street. The following minimum infrastructure requirements must be met: Right of way dedication of 35 feet from centerline OR such that

all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). New local public streets have the following minimum requirements: Right of way dedication of 55 feet, 24 feet of pavement with curb and gutter, a 5 foot sidewalk (Zoning Code) located 6 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N8. Z-22-1245935 - Jordan Lane & Reverend D.L. Edwards Drive are classified as local streets have the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Developer required to pay to relocate traffic calming speed table away from proposed driveways. Driveways need to be at least 33 feet apart (edge of drive to edge of drive) from each other to fit the relocated speed table. May need to flip driveway location on corner lot to accommodate.

N9 & N10. Z-22-1245856 & SLUP-22-1245857 - No comment.

N11. Z-22-1245874 - Clairmont Road is SR 155. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Donate right of way necessary for GDOT's project at Clairmont Road project. Briarcliff Road is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Additional comments may be warranted after receipt of traffic study.

N12. & N13. LP-22-1245937 & Z-22-1245875 - No comments.

N14. Z-22-1245876 - 1893, 1901 and 1909 are within the I-20 Overlay District, Tier 2. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. East Field Street, Glenvalley Dr & Northview Ave are classified as local streets. Improvements required on all frontages. Where the overlay district is silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please note that the required right of way dedication may have significant impacts to your site plans. Please review.

N15. SLUP-22-1245885 - Chamblee Tucker Road is classified a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code)

with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. If you are seeking a variance for the bike facility requirements, I would do so during zoning. Bolissa Drive is classified as a local road with the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov).

N16. & N17. LP-22-1245892 & Z-22-1245922 - Properties are located in the Covington Overlay District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. Redan Road and Longshore Drive are classified as local roads. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Interior streets to be private.

N18. CZ-22-1245934 - Lawrenceville Hwy is a State Route. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Lawrenceville Hwy is classified as a major arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 50 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Jordan Lane is classified as a local road. The following minimum requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Add pedestrian crossing and ADA ramps to the intersection of Jordan Lane at Lawrenceville Hwy.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-13

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-22-1245875 Parcel I.D. #: 15-152 12-011
Address: 2716 Kilen Way
Decatur, Ga. 30032

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.

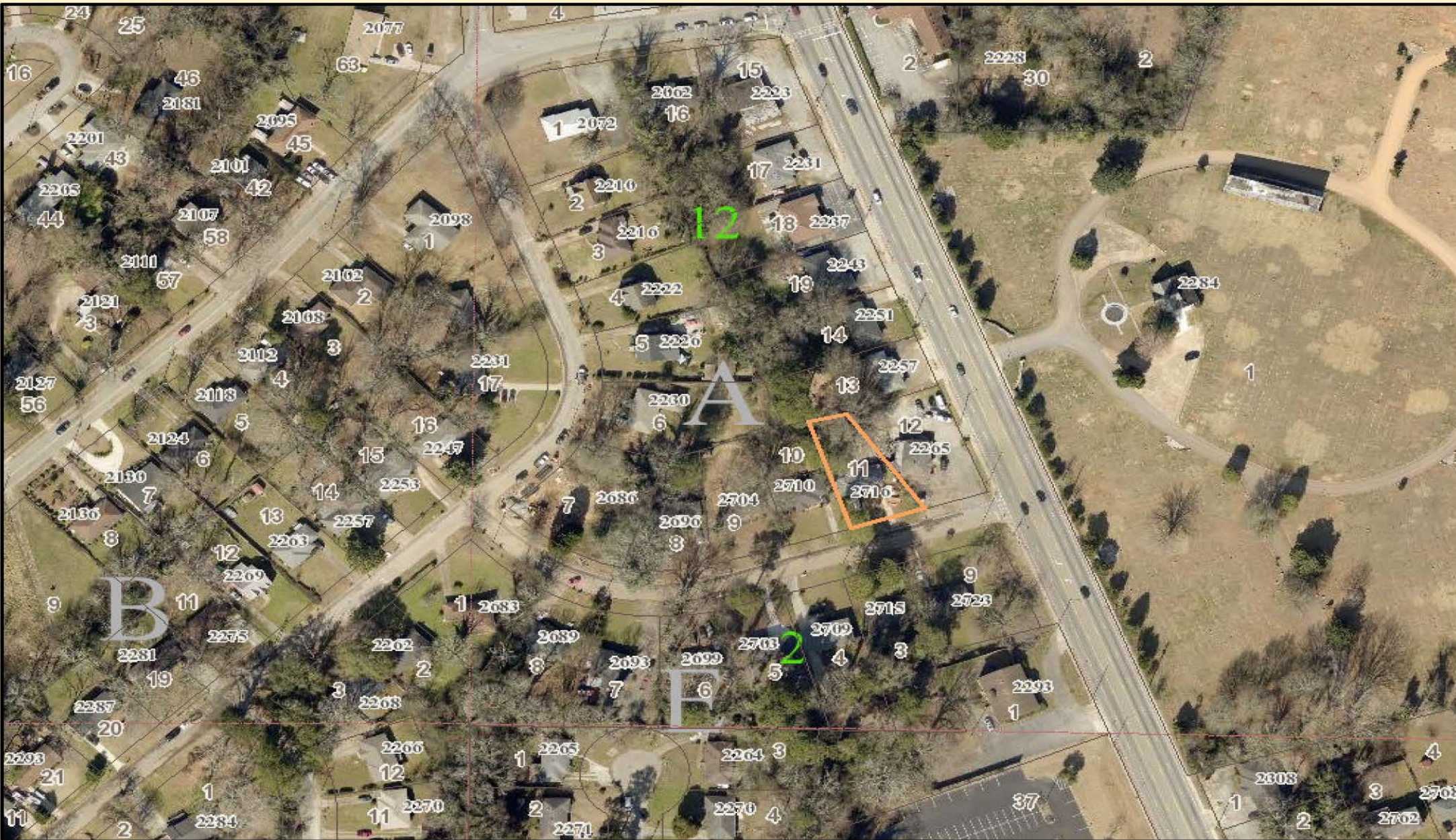
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ 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:

No traffic engineering concerns at this time.

Signature: Jeffrey Russell



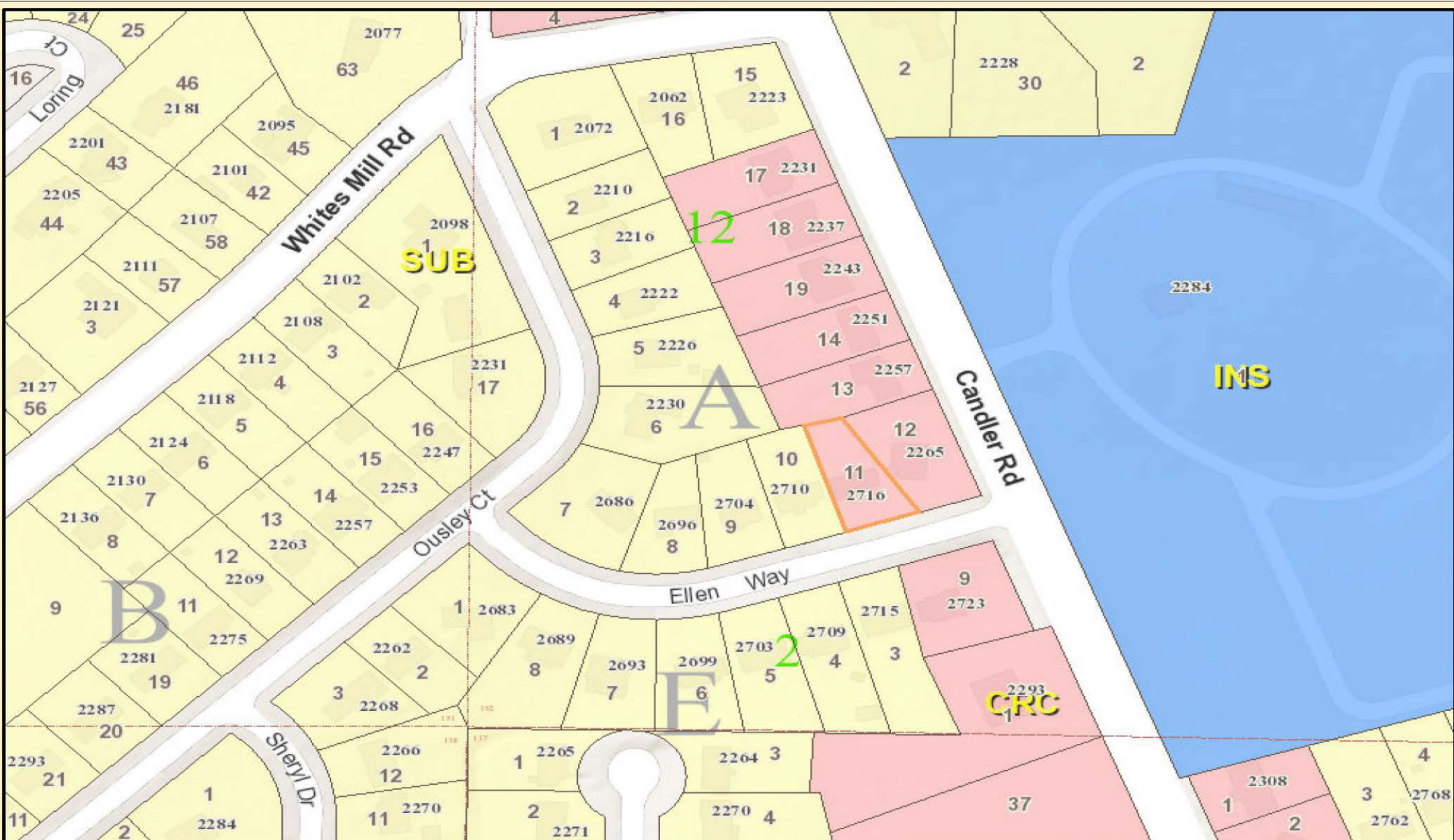
LP-22-1245937 Aerial

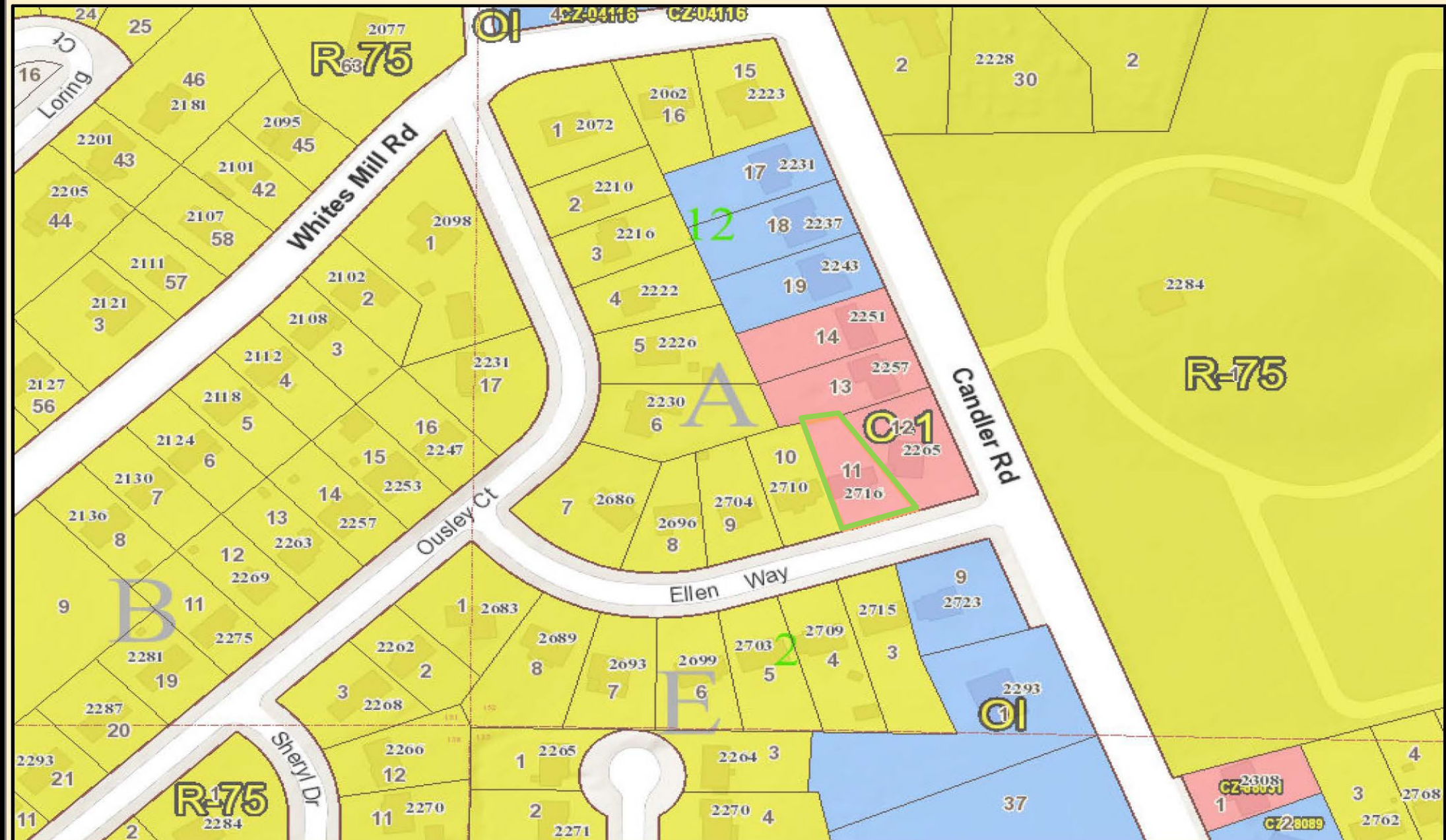


Date Printed: 8/2/2022



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LP-22-1245937 Zoning



Date Printed: 8/2/2022



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