



DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: June 2, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: June 25, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1243861 **Agenda #:** N. 9

Location/Address: 2902 Cedar Trace Drive **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-041-01-152

Request: A Special Land Use Permit for a 24-hour in-home day care facility for up to six children.

Property Owner: Willie Stewart

Applicant/Agent: Erica Stewart

Acreage: .37 acres

Existing Land Use: A single-family residence.

Surrounding Properties: To the northwest, north, southwest, and west (zoned RSM (Residential Small Lot Mix)): single-family residential; to the northeast, east, and southeast (zoned RSM (Residential Small Lot Mix)): vacant and wooded.

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Units: Not applicable.	Existing Units: One.
Proposed Lot Coverage: Not applicable.	Existing Lot Coverage: (Estimated) 15%

PROJECT HISTORY:

In May, 2019, the Board of Commissioners approved a Special Land Use Permit for applicant Erica Stewart, pursuant to SLUP-19-1243155 for an in-home child day care facility. The proposal was to operate the facility, subject to certain conditions, 24 hours a day so that parents who work the night shift or otherwise have need of overnight child care could find such a service in a residential setting. SLUP-19-1243155 was conditioned on a year’s duration so that there could be a test period for operation of the facility. Ms. Stewart did not operate the facility after approval and seeks approval again, in the form of the Special Land Use Permit under consideration.

ZONING HISTORY

The subject property is located within the Cedar Trace subdivision, which was rezoned in 1989 from R-100 to R-A8 with conditions regarding access to surrounding streets, unit density, minimum unit size, and minimum development standards for the lots that were proposed to adjoin existing single-family residential properties. These conditions are not applicable to the special land use permit request under consideration in this staff analysis. The zoning was converted to RSM in 2015 when the zoning ordinance was updated.

SITE AND PROJECT ANALYSIS

The subject property is a .38 acre (16,553 square foot) lot that has been developed with a 1,354 square foot house. The house has a front entrance that faces Cedar Trace Drive and a rear door that provides egress to the back yard. Pedestrian access to the house is provided by the walkway that leads from the driveway to the front door. Vehicular access and parking are provided by a 20-foot wide, 36-foot long driveway and a two-car garage. Approximately half of the back yard is lawn; the remainder is wooded. The adjoining property to the northeast (2898 Cedar Trace Drive) has a wooden privacy fence along the property line that it shares with the subject property.

The property is located within a single-family residential neighborhood. Surrounding areas are single-family residential or undeveloped. According to the facilities locator operated by the Georgia Department of Early Care and Learning – Bright From the Start program, at this time the nearest child care facility is located more than one mile from the subject property.

The applicant, Erica Stewart, proposed to operate an in-home child day care facility for up to six children. The proposal is to care for children in a day shift and a night shift. The night shift would be for children of parents who work at night. The day shift is proposed to be from 6:00 A.M. to 6:00 P.M. and the night shift would be from 6:00 P.M. to 6:00 A.M. Ms. Stewart would be responsible for child care during the day shift, and her father, Willie Stewart (or an alternate adult if needed) would be responsible for child care during the night shift. During the day shift, when Ms. Stewart's own three children would be at school, Ms. Stewart would provide child care services for up to six of her clients' children. During the night shift, when Ms. Stewart's own children would be at home, she would provide child care services for up to three of her clients' children. On a school holiday that falls on a weekday, Ms. Stewart understands that she must make arrangements so that she is not providing day care services to more than six children at a time.

Ms. Stewart has explained that providing child care during a night shift will enable parents who work overnight to obtain child care. Such overnight workers include medical/emergency personnel, fire fighters, police/security personnel, hospitality and entertainment industry workers, resident chaplains and counselors, transportation workers, and night shift factory workers. The children who are cared for overnight are not expected to cause any unusual impacts on neighboring properties because they would be sleeping during most of the night shift.

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The size of the site is adequate for provision of required yards. There appears to be ample area in the rear yard for children to play, including play that involves running and other physically challenging activity. The driveway is wide and long enough to accommodate up to four passenger vehicles at a time; in combination with street parking is expected to adequately accommodate visitors and clients.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The proposed day care use for not more than six children is compatible with the residential character of the surrounding neighborhood. It would be consistent with the use of a typical residential property that is occupied by a family with children. To mitigate unexpected adverse impacts, Staff has recommended conditions for the duration of the permit, hours of operation, and fencing of the outdoor play area.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Based on the location of the proposed use within an established subdivision, adequate public facilities and services appear to be available for the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** The number of trips that are expected to be generated by a facility with a maximum of six children at a time are not expected to cause congestion on Cedar Chase Drive or on surrounding streets.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** The proposed use is expected to generate traffic only from passenger vehicles, which would not adversely impact existing land uses along access routes to the site.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** In April 2019, when the proposal was first reviewed, the Department of Public Works Transportation Division commented to the effect that the proposed child care facility would not interfere with traffic flow. Two points of ingress and egress appear to be sufficient to provide a means of exiting the house in an emergency. A fire truck or ambulance could access the property from the driveway or from Cedar Trace Drive, since the house is approximately 24 feet from the right-of-way and there are no structures or other obstructions between the right-of-way and the house. In the event of a fire, the fire fighters could use the water supply provided by the fire hydrant located in front of the house.
- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** The proposed hours of operation area not expected to have an adverse effect on adjoining land uses. The hours are reasonable for a day care
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The 24-hour nature of the proposed child care facility means that the facility would accept some children for overnight stays. However, the children who are cared for overnight are not expected to cause any unusual impacts on neighboring properties because they would be sleeping during most of the night-time shift.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** There is nothing in the application to indicate that operation of the day care facility would have an adverse impact on adjoining land uses.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** Because no new platting or construction is proposed, this consideration is not applicable. Existing conditions are either grandfathered in or irrelevant to the request for a Special Land Use Permit.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal is consistent with the policies of the 2035 Comprehensive Plan that support the provision of convenient child care for working parents. By providing day care within a residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the home on the subject property would not be changed, the proposed use is compatible with Suburban Character Policy No. 1 of the Comprehensive Plan, which states: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density."
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Because no new platting or construction

is proposed, this consideration is not applicable. Existing conditions are either grandfathered in or irrelevant to the request for a Special Land Use Permit.

- M. Whether or not there is adequate provision of refuse and service areas:** The application explains that refuse will be deposited in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** To test the suitability of night-time care for children at the subject location, Staff recommends that the Special Land Use Permit be granted for a period of one year, just as the 2019 SLUP.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no new buildings are proposed, this consideration is not applicable.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposed use would meet or exceed the requirements contained in the supplemental regulations of the zoning ordinance for a child day care facility.
- R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** Because no new buildings are proposed, this consideration is not applicable.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** The proposed child day care facility meets the standard to be located more than 1,000 feet from any other child day care facility. The standard was established to help distribute child day care facilities throughout DeKalb County to meet the needs of the various communities within the County. Moreover, the provision of child day in two shifts allows the facility to meet the needs of parents who work overnight, needs that don't appear to be addressed by conventional child care facilities that provide care only during the day.

Compliance with District Standards:

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA	5,000 square feet	.38 acre (16,553 square feet)	Yes
MIN. LOT WIDTH	50 feet	65 feet	Yes
MAX. LOT COVERAGE	50%	Not applicable; no additional lot coverage proposed.	N.A.
PARKING	Min. 2 spaces; max. 4 spaces	Two spaces in the garage and up to four spaces in the driveway	Parking appears to be legally nonconforming.

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
BUILDING SETBACKS	FRONT	Local street, Suburban character area: 20 feet	24 feet	Yes
	INTERIOR SIDE	3 ft. w/min. 10 feet between buildings	Side setbacks: approx.. 6.5 feet. Distance to houses on adjoining properties: approx.. 13 – 15 feet.	Yes
	REAR W/O ALLEY	20 feet	Approx. 95 feet	Yes
	REAR W/ALLEY	10 feet		

SUPPLEMENTAL REGULATIONS

Sec. 7.4.7. - Additional criteria for specified uses.

C. Child day care facility. In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

Whether there is adequate off-street parking for all staff members and for visitors to the child day care facility:

The driveway, which can accommodate up to four cars at a time, provides satisfactory off-street parking for visitors; however, Ms. Williams does not envision an occasion that would necessitate parking for visitors and it is not likely that four parents would drop off children simultaneously. Ms. Williams does not plan to hire staff.

Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use: Staff does not envision the need for screening of the driveway, even if four visitors were to park their cars in the driveway at one time. If screening of the outdoor play area is desired, the required fence could be made of solid wood. Alternatively, there is enough green space in the rear yard to plant screening such as holly or evergreens.

Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility: The driveway or street provide satisfactory and safe locations at which parents could drop off or pick up children. Cedar Trace Drive is a quiet residential street that connects two collector streets in the heart of a single-family neighborhood. It is not a cut-through route to any major employment destinations. It is unlikely that there would be traffic congestion or hazards on the street during the times at which parents would be dropping off or picking up their children. There is no turnaround on the property; however, it appears that parents can safely back out of the driveway after dropping off or picking up their children, since Cedar Trace Drive is a local residential street.

Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district: The day care facility will be operated in a single-family detached home.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The proposed child day care facility is consistent with policies of the 2035 DeKalb County Comprehensive Plan that support the provision of convenient child care for working parents. By providing day care within a residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is

compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan, which states: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." The proposed use is expected to generate traffic only from passenger vehicles, which would not adversely impact existing land uses along access routes to the site. It appears that parents would be able to safely drop off and pick up their children because Cedar Trace Drive, a local street that terminates in a cul-de-sac, carries relatively low amounts of traffic. Emergency ingress and egress appear to be sufficient. By providing child care in a day shift and a night shift, the proposal would enable parents who work overnight to obtain child care. Such overnight workers include health care/medical emergency personnel, fire fighters, police/security personnel, hospitality and entertainment industry workers, resident chaplains and counselors, transportation workers, and night-shift factory workers. The children who are cared for overnight are not expected to cause any unusual impacts on neighboring properties because they would be sleeping during most of the night-time shift. The children might make noise while playing outside, but there is enough space between the home on the subject property and the homes on the adjoining properties to provide a reasonable buffer against noise and activity. Children regularly play outdoors in single-family neighborhoods and it is not unusual to see a group of up to six children playing together in the yards of individual homes. Thus, the facility would not introduce activity into the neighborhood that would be unexpected or unreasonable. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. A Special Land Use Permit for a child day care facility shall be granted to Erica Stewart and shall not be transferrable. Ms. Stewart may designate another person ("Director") or persons ("directors") to operate the facility, provided that she will reside in the home that is being used for the facility while such Director or Directors operate the facility.
2. The proposed child day care facility shall operate Monday through Friday, starting at 6:00 A.M. on Mondays and ending at 6:00 A.M. on Saturdays.
3. No more than six children shall be under the care of the operator(s) of the child day care facility at a time. For the purpose of computing the number of children under care, all children who are related by blood, marriage, adoption, or guardianship to the person or persons operating the facility shall be counted.
4. The operator(s) of the facility may care for children in two shifts, including a daytime shift from 6:00 A.M. to 6:00 P.M. and a night-time shift from 6:00 P.M. to 6:00 A.M.
5. Prior to obtaining a certificate of occupancy for a child day care facility, Ms. Stewart shall cause an outdoor play area in the rear yard of the property to be enclosed with a fence.

Attachments:

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

N-10



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 TRAFFIC ENGINEERING

Case No.: Z-20-1243847 Parcel I.D. #: 15-197-01-001
Address: 3559 Sherrisdale Lane
Decatur, Georgia

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:

Did not see any traffic engineering concerns at this time.

Signature: Jeffrey R. Powell



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-20-1243847

Parcel I.D. #: 15-197-01-001

Address: 3559 Sherrydale Lane

Decatur, Georgia

WATER:

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

Distance from property to nearest main: Approximately 222 feet Southeast of property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Cobb Fowler Creek Basin

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

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

(see attachment)

Signature: 

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/10/2020

Submitted to: DeKalb County

Case #: Z-20-1243847

Parcel #: 16-159-01-003; 16-162-05-002

Name of Development: Sherrydale Lane, Conservation Community

Location: 3559 Sherrydale Lane (Parcel), access to homes will be via Cobb Branch Drive

Description: Proposed development with 9 single-family homes

Impact of Development: When fully constructed, this development would be expected to generate 4 students: 0 at Peachcrest ES, 0 at Bethune, Mary McLeod MS, 0 at Towers HS, 3 at other DCSD schools, and 1 at private schools. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Peachcrest ES	Bethune, Mary McLeod MS	Towers HS	Other DCSD Schools	Private Schools	Total
Capacity	950	1,350	1,299			
Portables	2	0	0			
Enrollment (Fcast. Oct. 2020)	818	773	792			
Seats Available	132	577	507			
Utilization (%)	86.1%	57.3%	61.0%			
New students from development	0	0	0	3	1	4

New Enrollment	818	773	792			
New Seats Available	132	577	507			
New Utilization	86.1%	57.3%	61.0%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.032196	0.132169	0.073206	0.237571
Middle	0.021412	0.048719	0.011651	0.081782
High	0.015111	0.046861	0.042325	0.104296
Total	0.0687	0.2277	0.1272	0.4236

Student Calculations				
Proposed Units	9			
Unit Type	SF			
Cluster	Towers HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.29	1.19	0.66	2.14
Middle	0.19	0.44	0.10	0.73
High	0.14	0.42	0.38	0.94
Total	0.62	2.05	1.14	3.81

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Peachcrest ES	0	1	1	2
Bethune, Mary McLeod MS	0	1	0	1
Towers HS	0	1	0	1
Total	0	3	1	4



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. 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 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 reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

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

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
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Transportation Division*

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04/08/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

Board of Health

- N.1 **Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 **N3 SLUP-20-1243831 2020-0312 /15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



Board of Health

- Please review general comments

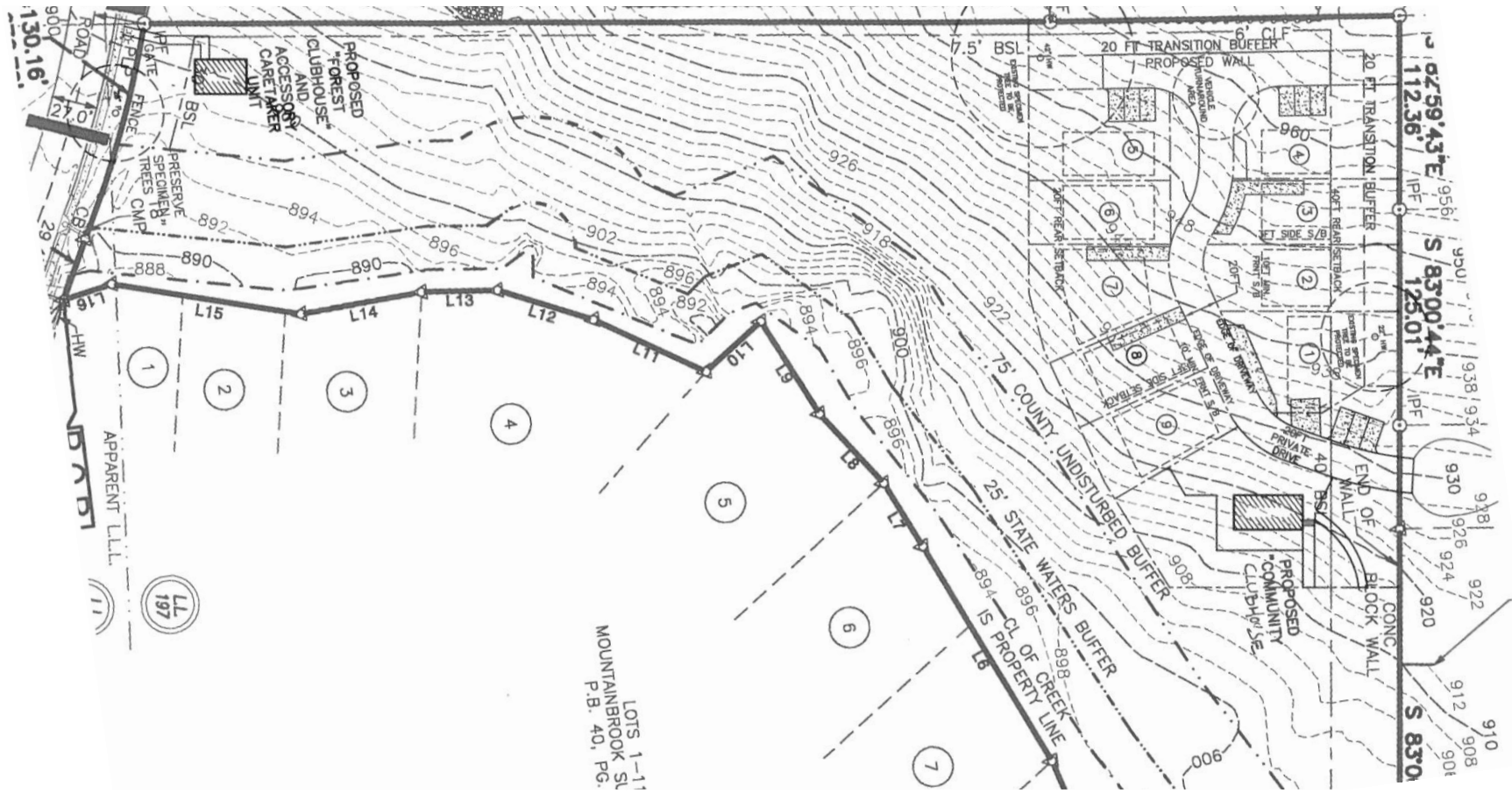
- N.12 **SLUP-20-1243861 2020-0331 / 15-041-01-152**
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294
 - Please review general comments

- N.13 **Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016**
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032
 - Please review general comments

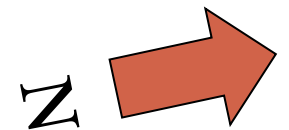
- N.14 **Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

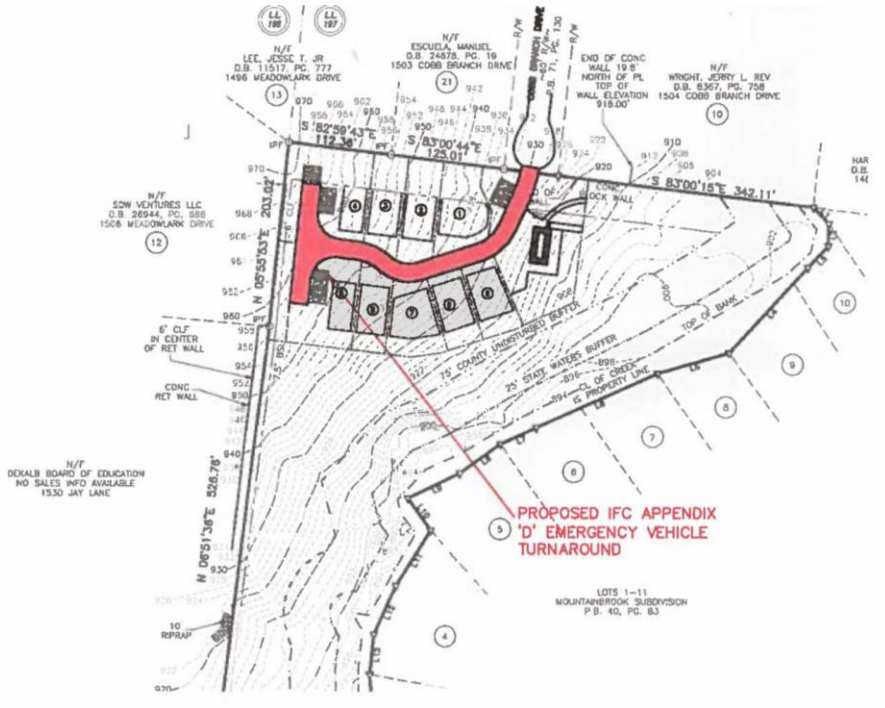
- N.15 **SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.16 **TA-20-1243897 2020-0414**
 - Please review general comments

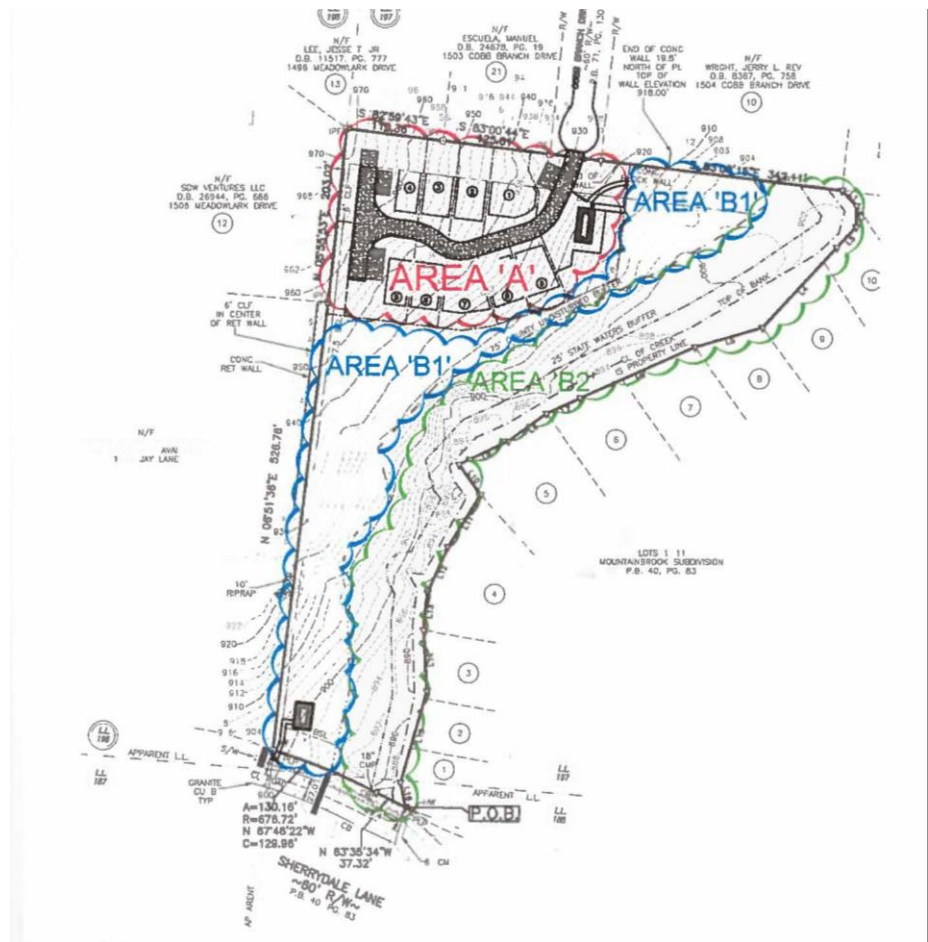


LOTS 1-11
MOUNTAINBROOK ST
P.B. 40, PG.





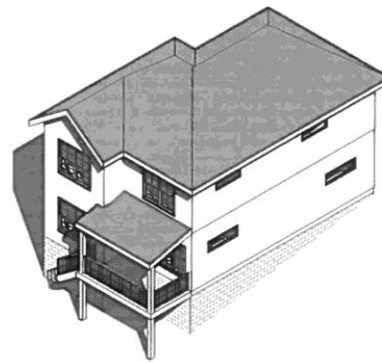
Emergency Vehicle Access Plan



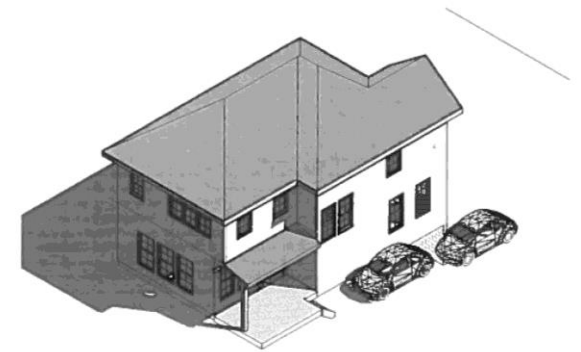
Open Space Plan

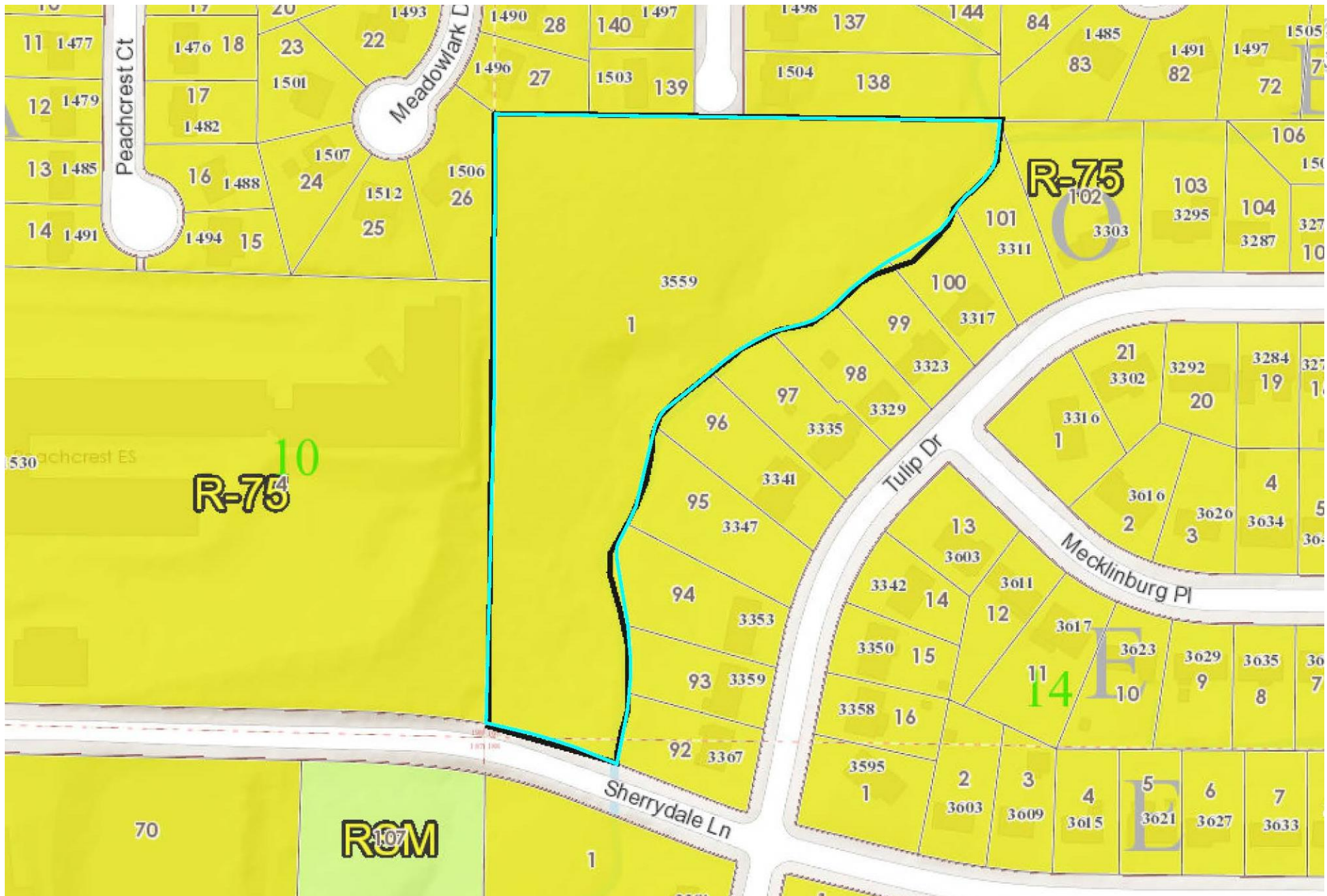


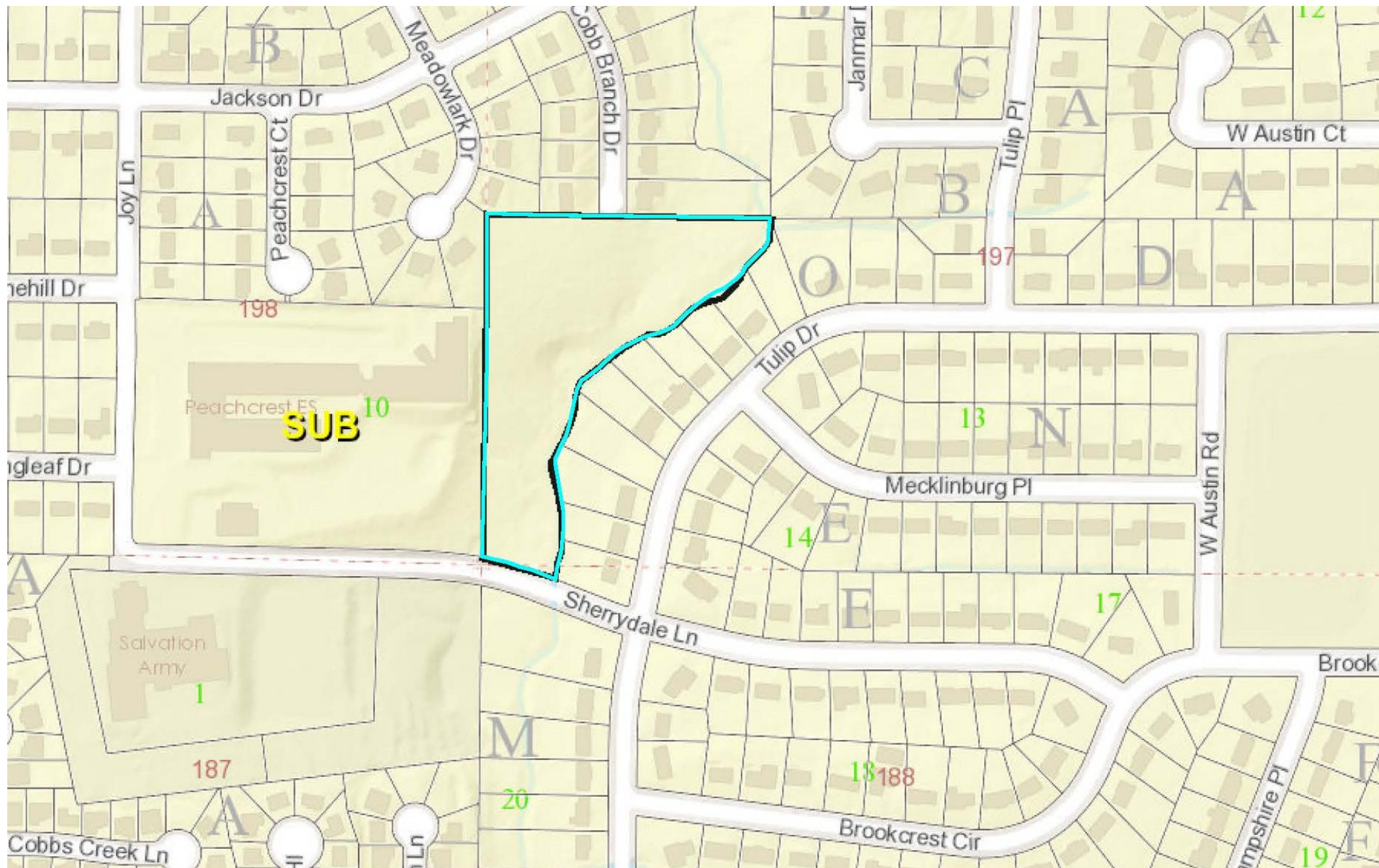
① South
3/16" = 1'-0"

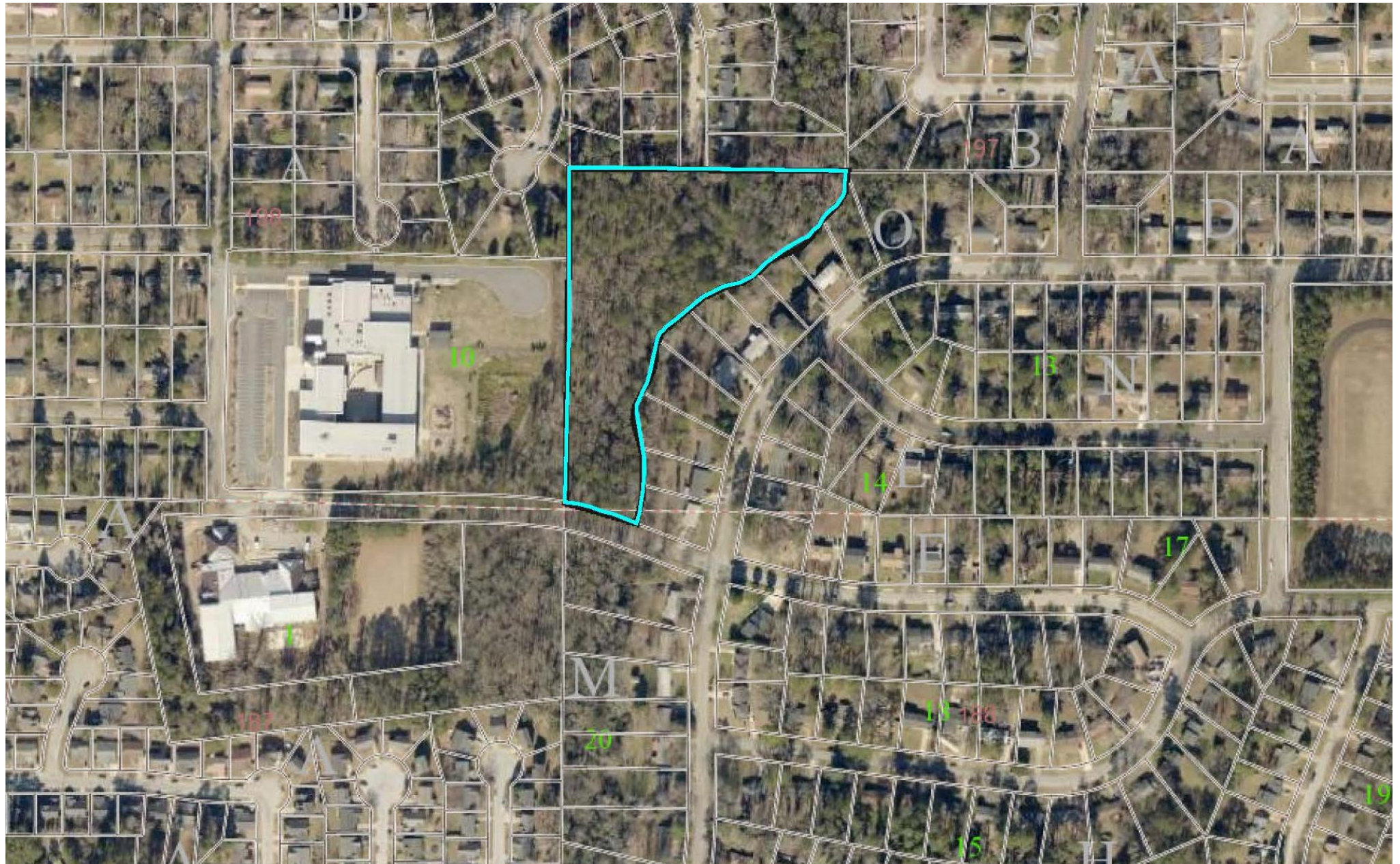


② SOUTH EAST AXON



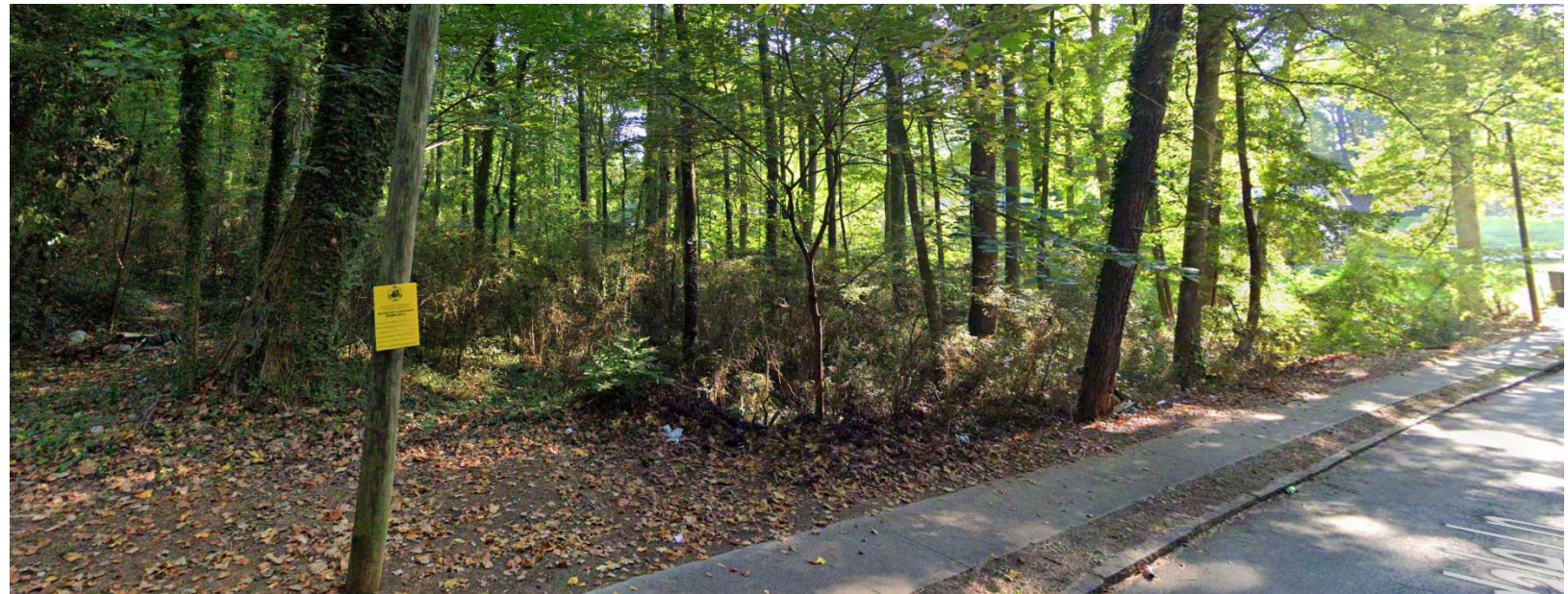








(left) Cob Branch Drive proposed entrance location



(right) Sherrydale Lane street frontage