



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 3, 2022, 5:30 P.M.

Board of Commissioners Hearing Date: March 24, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-22-1245421 **Agenda #:** N4

Location/Address: 4226 Glenwood Road, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-187-06-048

Request: To rezone property from C-1 (Local Commercial) to MR-2 (Medium Density Residential-2) to allow for development of single-family, cottage homes and single-family, attached townhomes.

Property Owner(s): United Bolton I, LLC

Applicant/Agent: Sean Bitarafan

Acreage: 1.55 acres

Existing Land Use: Undeveloped, wooded.

Surrounding Properties: To the north, northwest, and north: single-family residential (zoned R-75); to the east: automobile junk yard (zoned C-2 and OI); to the southeast: A 76 gas station and a restaurant (zoned C-1); to the south: single-family residential (zoned R-75); to the southwest: undeveloped, wooded property (zoned R-75).

Comprehensive Plan: **CRC (Commercial Redevelopment Corridor)** **Consistent** **Inconsistent**

Proposed Density: 13.55 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units: 21	Existing Units: N.A. (undeveloped)
Proposed Open Space: 34%	Existing Open Space: 100%

Zoning History: Based on DeKalb County records, it appears that the C-1 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.

SITE AND AREA ANALYSIS

The subject property is a 1.55-acre parcel located approximately 2,000 feet east of the commercial node at the intersection of Glenwood Road and Columbia Drive and approximately 3,000 feet west of the commercial node at Glenwood and Austin Drive. Between these two commercial nodes, along both sides of Glenwood Road, the land use pattern can be generalized as low-intensity commercial, auto storage or wrecking, offices, and single-family residential neighborhoods. Local streets lead from Glenwood Road to single-family residential neighborhoods beyond the road corridor.

The subject property is a corner lot at Glenwood Road and Misty Valley Road, a local street that leads from Glenwood Road to a single-family residential neighborhood to the north of the subject property. Most of the subject property is wooded. To a depth of approximately 75 feet, the Glenwood Road side of the property is taken up by a Georgia Power easement. A monopole tower is located within this easement. Rear yards of single-family properties adjoin the north property line of the subject properties. The adjoining property to the east is used for an auto wrecking yard.

PROJECT DESCRIPTION

The applicant proposes a 21-unit residential development consisting of 17 fee-simple townhomes and four single-family, cottage residences on individual lots. The latter will be clustered around a looped sidewalk with open space at its center. The single-family, cottage properties are located on the north side of the development site, closest to the adjoining single-family properties to the north. One row of townhomes face Misty Valley Road and the other townhomes are located on a private drive which traverses the length of the development site. The applicant initially proposed to help fund a bus shelter to earn a density bonus; however, staff has encouraged him to provide enhanced open space because of the desirability of recreational amenities in the proposed development.

COMPLIANCE WITH DISTRICT STANDARDS:

MR-2 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE	Base: 12 d.u.s/acre W/Bonuses: 24 d.u.s/ac	13.55 d.u.s/acre	Yes
DENSITY BONUS	Bonus of 50% greater than base allowed when enhanced open space comprises 20% of the development site	Bonus Calculation for enhanced open space: 12 units/acre + 6 units/acre = up to 18 units/acre allowed	
ENHANCED OPEN SPACE	For bonus: min. 20%	20%	Yes
MIN. OPEN SPACE	15%	34%	Yes
MIN. TRANSITIONAL BUFFER	None required	N.A.	N.A.
MIN. LOT AREA	Single-Family Attached: 1,000 square feet Cottages: 2,000 sq. ft.	S-F Attached: Not applicable; indiv. lots not proposed. Cottages: 2,100 - 2,523 s.f.	N.A. Yes

MR-2 STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT WIDTH		Single-Family Attached: 20 feet Cottages: 20 feet	S-F Attached: Not applicable; indiv. lots not proposed. Cottages: 30 feet	Yes Yes
MAX. LOT COVERAGE		75%	66%	Yes
BUILDING SETBACKS	FRONT (For entire bldg. site)	Glenwood Rd.: min. 10 ft.; max. 20 ft. Misty Valley Rd.: Determined by utility placement, ROW, streetscape	Glenwood Rd.: 10 feet Misty Valley Rd.: 10 feet	Yes Yes
	INTERIOR SIDE	For entire lot: none required	N.A.	N.A.
	REAR	15 feet	15 feet	Yes
MINIMUM UNIT SIZE		Cottages: min. 800 s.f. SF Attached: min. 1,000 s.f.	Cottages: 1,200 s.f. SF Attached: 1,400 s.f.	Yes Yes
MAX. BLDG. HEIGHT		Cottages: max. 35 ft. (not to exceed 1.5 stories) SF Attached: max. 45 ft. or 3 stories	Cottages: max. 35 ft. SF Attached: max. 35 ft.	Yes Yes
PARKING		Cottages: min. 2 per unit; max. 4 per unit SF Attached: min. 1.75 spaces per unit = 30 units; max. 3.25 spaces per unit = 56 spaces	Units 1 and 2: 2 per unit: 1 in each driveway + 1 in surface lot; units 3 and 4: 2 for each in surface lot 31 spaces: 17 garage spaces, 14 lot spaces	Yes Yes

LAND USE AND ZONING ANALYSIS

Section 7.3.5 of the *Zoning Ordinance*, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors...shall govern the review of all proposed amendments to the official zoning map.

- A. **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**
The zoning proposal is consistent with policy No. 9 of the Comprehensive Plan regarding housing variety and access, which states the goal of providing a variety of housing opportunities and choices to better accommodate the needs of residents.
- B. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:** The density of the proposed development is appropriate on Glenwood Road since Glenwood can provide good vehicular and bus access to amenities, schools, and employment destinations. The

development provides a step-down of density from Glenwood Road to the single-family residential development to the north.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:** The power easement along Glenwood Road eliminates the possibility that parking for a non-residential use could be constructed along the Glenwood frontage or that a non-residential building could be sited along Glenwood Road for optimal visibility for clients or customers. Thus, the property appears to have little economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:** Two of the four proposed single-family detached cottages are located within approximately five feet of the rear property line of 3578 Misty Valley Road. This is smaller by 2.5 feet than the side setback of the R-75 district, which has been considered to be an acceptable setback when the side of an R-75 property abuts the rear of an adjoining property. To mitigate possible negative impacts on the neighboring property, staff recommends that a vegetative buffer be planted along the shared property line. The property adjoins streets on its west and south sides, and an auto wrecking yard on its east side. Negative impacts on adjoining streets or commercial/industrial land uses is not an issue.
- E. Whether there are 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:**
As a result of the proposed development, the stretch of Glenwood Road in which the subject property is located may be very slowly transitioning away from non-residential land uses that include automobile wrecking yards.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:** Comments by reviewing divisions, departments, and agencies indicate that the zoning proposal will not result in a use that would excessively burden existing infrastructure.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:** There has been no indication that the zoning proposal will have adverse impacts on the environment or surrounding natural resources beyond those that are typical when a wooded property is redeveloped.

STAFF RECOMMENDATION:

The zoning proposal is consistent with the following policies and strategies of the Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) The density of the proposed development, a density that is greater than that which would be achieved through redevelopment of the site for single-family homes, is appropriate on Glenwood Road since Glenwood can provide good vehicular and bus access to amenities, schools, and employment destinations. At the same time, the development provides a step-down of density from Glenwood Road to the single-family residential development to the north. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. Evergreen plants shall be installed along the north property line from the property frontage on Windy Hill Road to a distance of 230 feet, to screen the rear yard of the property at 3578 Misty Valley Road from the proposed cottages.
2. The driveways for cottages 1 and 2, which are located on Misty Valley Road, shall be a maximum of 20 feet wide.
3. Open spaces shall be enhanced with a walking trail, a barbecue area, a community garden, benches, a dog waste disposal station, or other similar amenities, subject to approval of Planning staff.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS



- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



**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-22-1245421

Parcel I.D. #: 15-187-06-048

Address: 4226 Glenwood Road,

Decatur, GA

WATER:

Size of existing water main: 20" & 8" (likely adequate) (adequate/inadequate)

Distance from property to nearest main: ~70 ft. to 8" - may not be permitted to tap transmission main

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes () No (x) If no, distance to nearest line: ~125 ft.

Water Treatment Facility: Snapfinger Plant (x adequate () inadequate)

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

Sewer capacity approval required, and a sewer extension may be needed.

Signature: _____



2/7/2022

To: Mr. Brandon White, Planning Manager
From: Ryan Cira, Environmental Health Director
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.

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

2/7/2022



N.1 SLUP-22-124502 2022-1145/18-048-01-002

2773 North Decatur Road; Decatur, GA 30030

Amendment

- Please review general comments.

N.2 Z-22-1245405 2022-1168/15-151-01-006

2551 McAfee Road, Decatur, GA 30032

Amendment

- Please review general comments.
- Septic installed on property 03/28/1984

N.3 SLUP-22-1245406 2022-1170/18-009-29-007

203 Rio Circle, Decatur, GA 30030

Amendment

- Please review general comments.

N.4 Z-22-1245421 2022-1171/15-187-06-048

4226 Glenwood Road, Decatur, GA 30032

Amendment

Public Works Transportation Division Comments

N4. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Misty Valley Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6 foot landscape strip, 5 foot sidewalk, pedestrian scale street lighting required. Miter right of way to allow for ADA ramps at the corner of Misty Valley at Glenwood. Glenwood is classified as a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10 foot landscape strip, 6 foot sidewalk with a 4 foot bike and OR a 10 for multiuse path (preferred), pedestrian scale street lighting required. No poles or utility obstructions (including guy wires) to remain within the pedestrian/bike facilities. Interior street must be private. Section 14-200(6)- watch required street spacing. Hard to tell if you have enough offset on the plans submitted but the offset may come up at the land development stage. Ensure intersection and stopping sight distance for the new road and Misty Valley during permitting.

N-4



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-22-12421 Parcel I.D. #: 15-187, 16-048
Address: 4226 Glenwood Road
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:

<u>Did not see any traffic engineering concerns at this time.</u>

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: SEAN BITARAFAN

Applicant E-Mail Address: sbitarafan@unitedconsulting.com

Applicant Mailing Address: 625 HOLCOMB BRIDGE RD.
NORCROSS, GA 30071

Applicant Daytime Phone: 678-510-3487 Fax: 770-582-2800

Owner Name: UNITED BOLTON I, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 625 HOLCOMB BRIDGE RD., NORCROSS, GA 30071

Owner Daytime Phone: 770-209-0029

Address of Subject Property: 4226 GLENWOOD ROAD

DECATUR, GA

Parcel ID#: 15 187 06 048

Acreage: 1.55 Commission District: 3

Present Zoning District(s): C-1

Proposed Zoning District: MR-2

Present Land Use Designation: CRC

Proposed Land Use Designation (if applicable): _____

REZONING APPLICATION CHECKLIST

Submit **4 printed, collated sets** of the complete application (no staples, no binders) and a PDF version on a **flash drive**

✓ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

✓ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

✓ A. **Application form** with name and address of applicant and owner, and address of subject property;

✓ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

✓ C. **Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

NA D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

✓ E. **Campaign disclosure statement** (required by State law).

✓ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

✓ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

- ✓ a. complete boundaries of subject property;
- ✓ b. dimensioned access points and vehicular circulation drives;
- ✓ c. location of all existing and proposed buildings, structures, setbacks and parking;
- ✓ d. location of 100 year floodplain and any streams;
- ✓ e. notation of the total acreage or square footage of the subject property;
- ✓ f. landscaping, tree removal and replacement, buffer(s); and
- ✓ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

✓ H. **Reduced Site Plan**, reduced to 8.5" x 11".

✓ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

✓ J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

✓ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

UNITED BOLTON I, LLC

NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING DECEMBER 15, 2021

Location: 4226 Glenwood Road SE
Decatur, GA 30032
Parcel ID: 15 187 06 048

Dear Neighbor:

United Bolton I LLC is the owner of a 1.55-acre parcel located at 4226 Glenwood Road SE, Decatur, GA 30032. We are planning to submit an application to DeKalb County to rezone the property from its current designation of Commercial (C-1) to Medium Density Residential (MR-2). We will be seeking approval to develop a 21-unit residential development that includes a mix of townhomes and single-family homes. A copy of our proposed site plan is attached to this letter.

We will be holding an online pre-submittal community meeting at the following date/time:
Wednesday, December 15, 2021 at 7:00 PM

The meeting will be held on Microsoft Teams. The link for the meeting is as follows:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTFhMjk0ZDktNmFkYi00MDA3LTk1MWQqOGJiYWVhZDlyMTY2%40thread.v2/0?context=%7b%22Tid%22%3a%222267db99-fa2e-46c2-bb69-0387c33fd92f%22%2c%22Oid%22%3a%22cbf897ca-44ab-4be4-9d40-7bb7e2c1eef9%22%7d

If you have any questions or comments about the plan and would like to receive an email with a link to this meeting, please send an email to my attention at:
sbitarafan@unitedconsulting.com

Sincerely,

Sean Bitarafan
Vice President of Real Estate Services
Telephone: 678-510-3487

Attachment: Zoning Site Plan

NO	Parcel No	property address	Property Owner Name	Property Co-owner Name	Mailling Address
1	15 187 05 019	4204 Glenwood Road Decatur, GA 30032	MAXWELL CHARLES K	MAXWELL ROBERTA P	3981 BROOKCREST CIR DECATUR GA 30032-3819
2	15 187 05 062	4194 Glenwood Avenue Decatur, GA 30032	RUBY RYBYRO ENTERPRISES LLC		RUBY RYBYRO ENTERPRISES LLC 3423 FINESSE DR DECATUR GA 30032-7213
3	15 187 05 018	4192 Glenwood Road Decatur, GA 30032	RUBY RYBYRO ENTERPRISES LLC		RUBY RYBYRO ENTERPRISES LLC 3423 FINESSE DR DECATUR GA 30032-7213
4	15 187 05 017	4176 Glenwood Road Decatur, GA 30032	J AND I AUTO PARTS INC		J AND I AUTO PARTS INC 4176 GLENWOOD RD DECATUR GA 30032
5	15 187 05 021	3543 Glensford Drive Decatur, GA 30032	MAXWELL CHARLES K	MAXWELL ROBERTA P	MAXWELL CHARLES K MAXWELL ROBERTA P 3981 BROOKCREST CIR DECATUR GA 30032-3819
6	15 187 05 022	3533 Glensford Drive Decatur, GA 30032	WASHINGTON TOYA		WASHINGTON TOYA 3533 GLENSFORD DR DECATUR GA 30032
7	15 187 05 023	3525 Glensford Drive Decatur, GA 30032	954 REDFORD LLC		954 REDFORD LLC ATTN: STUART SCHLEIN 2855 CANDLER RD STE 5 DECATUR GA 30034
8	15 187 05 024	3519 Glensford Drive Decatur, GA 30032	BURRELL ROBERT L		BURRELL ROBERT L 3519 GLENSFORD DR DECATUR GA 30032-4752

9	15 187 05 025	3511 Glensford Drive Decatur, GA 30032	PASCHAL CORA LOUISE		PASCHAL CORA LOUISE 3511 GLENSFORD DR DECATUR GA 30032-4752
10	15 187 05 026	3505 Glensford Drive Decatur, GA 30032	ST AMOUR PATRICK E		ST AMOUR PATRICK E 3505 GLENSFORD DR DECATUR GA 30032-4752
11	15 187 02 013	3510 Glensford Drive Decatur, GA 30032	MCCLANAHAN RUFUS DEWAYNE		MCCLANAHAN RUFUS DEWAYNE 3510 GLENSFORD DR DECATUR GA 30032
12	15 187 02 014	3520 Glensford Drive Decatur, GA 30032	MCLAUGHLIN EMILY N	BATTLES JOHN E	MCLAUGHLIN EMILY N BATTLES JOHN E 3520 GLENSFORD DR DECATUR GA 30032
13	15 187 02 015	3526 Glensford Drive Decatur, GA 30032	POWELL AMBER		POWELL AMBER 3526 GLENSFORD DR DECATUR GA 30032
14	15 187 02 016	3532 Glensford Drive Decatur, GA 30032	THOMPSON GREGORY E	THOMPSON ALICE M	THOMPSON GREGORY E THOMPSON ALICE M 3532 GLENSFORD DR DECATUR GA 30032-4751
15	15 187 02 017	3548 Glensford Drive Decatur, GA 30032	MORGAN HIRAM	MORGAN CELESTINE	MORGAN HIRAM MORGAN CELESTINE 3548 GLENSFORD DR DECATUR GA 30032-4751
16	15 187 02 018	3561 Misty Valley Road Decatur, GA 30032	REID DEBORAH		REID DEBORAH 2129 ROSEWOOD RD DECATUR GA 30032-3681

17	15 187 02 019	3547 Misty Valley Road Decatur, GA 30032	THOMPSON BRENDA ANN		THOMPSON BRENDA ANN 3547 MISTY VALLEY RD DECATUR GA 30032
18	15 187 02 020	3541 Misty Valley Road Decatur, GA 30032	LE DIEU	TARRANCE CARL JR	TARRANCE CARL JR SHARP KIMBERLY SHIRELL 3541 MISTY VALLEY RD DECATUR GA 30032
19	15 187 06 007	3550 Misty Valley Road Decatur, GA 30032	NELSON MILTON		NELSON MILTON 3550 MISTY VALLEY RD DECATUR GA 30032-4759
20	15 187 06 006	3556 Misty Valley Road Decatur, GA 30032	3556 MISTY VALLEY ROAD LLC		3556 MISTY VALLEY ROAD LLC 738 ROLLINGWOOD DR STONE MOUNTAIN GA 30087-2741
21	15 187 06 005	3562 Misty Valley Road Decatur, GA 30032	YOUNG BARBARA J		YOUNG BARBARA J 3562 MISTY VALLEY RD DECATUR GA 30032-4759
22	15 187 06 003	3570 Misty Valley Road Decatur, GA 30032	BATCHLER JAY MICHAEL		BATCHLER JAY MICHAEL 3570 MISTY VALLEY RD DECATUR GA 30032
23	15 187 06 002	3574 Misty Valley Road Decatur, GA 30032	STAR 2021 SFR1 BORROWER LP	SFR ATL OWNER 3 LP	SFR ATL OWNER 3 LP 4645 HAWTHORNE LN WASHINGTON DC 20016
24	15 187 06 001	3578 Misty Valley Road Decatur, GA 30032	GARRETT JOE RIDLEY		GARRETT JOE RIDLEY 3578 MISTY VALLEY RD DECATUR GA 30032-4759

25	15 188 02 060	4276 Glenwood Avenue Decatur, GA 30032	BEMBRY JOE H		BEMBRY JOE H
					PO BOX 1647
					PINE LAKE GA 30072-1647
26	15 188 02 047	4280 Glenwood Road Decatur, GA 30032	DEKALB COUNTY		DEKALB COUNTY
					BUDGET DEPT
					1300 COMMERCE DR
					DECATUR GA 30030-3222
27	15 188 02 041	3569 Larkspur Terrace Decatur, GA 30032	DEKALB COUNTY		DEKALB COUNTY
					BUDGET DEPT
					1300 COMMERCE DR
					DECATUR GA 30030-3222
28	15 165 01 028	4275 Glenwood Road Decatur, GA 30032	205 GLENWOOD LLC		205 GLENWOOD LLC
					1961 ROSECLIFF DR
					ATLANTA GA 30329
29	15 165 01 112	4295 Glenwood Road Decatur, GA 30032	4295 PROPERTY LLC	PARK SUNNY K	PARK SUNNY K
					3835 PRESIDENTIAL PKWY # 200
					DORAVILLE GA 30340-3724
30	15 165 01 031	1860 Glenmar Drive Decatur, GA 30032	ARNOLD CARLTON		ARNOLD CARLTON
					1860 GLENMAR DR
					DECATUR GA 30032-5143
31	15 165 02 020	1865 Glenmar Drive Decatur, GA 30032	HOLLINS FELTON L	HOLLINS JOAN F	HOLLINS FELTON L
					HOLLINS JOAN F
					1865 GLENMAR DR
					DECATUR GA 30032-5145
32	15 165 02 021	1859 Glenmar Drive Decatur, GA 30032	THOMAS JIMMY	THOMAS JANICE D	THOMAS JIMMY
					THOMAS JANICE D
					1859 GLENMAR DR
					DECATUR GA 30032-5145

33	15 165 02 022	1853 Glenmar Drive Decatur, GA 30032	GIBSON CALVIN		GIBSON CALVIN 600 PULLIN RD MCDONOUGH GA 30253
34	15 165 02 023	1847 Glenmar Drive Decatur, GA 30032	GLENMAR GROUP LLC		GLENMAR GROUP LLC 1847 GLENMAR DR DECATUR GA 30032
35	15 166 06 001	1830 Cindy Drive Decatur, GA 30032	MISHMISH LLC		MISHMISH LLC 5400 GLENRIDGE DR NE UNIT 421054 ATLANTA GA 30342
36	15 166 06 002	1836 Cindy Drive Decatur, GA 30032	HUMMINGBIRD REALTY LLC		HUMMINGBIRD REALTY LLC 5400 GLENRIDGE DR NE # 421054 ATLANTA GA 30342
37	15 166 06 003	1840 Cindy Drive Decatur, GA 30032	ROHAN HOMES INC		ROHAN HOMES INC P O BOX 360545 DECATUR GA 30036-0545
38	15 166 06 004	1846 Cindy Drive Decatur, GA 30032	GEORGIA RENTAL PROPERTIES IV LLC		GEORGIA RENTAL PROPERTIES IV LLC 5400 GLENRIDGE DR H420792 ATLANTA GA 30342
39	15 166 06 005	1852 Cindy Drive Decatur, GA 30032	DEKALB COUNTY		DEKALB COUNTY BUDGET DEPT 1300 COMMERCE DR DECATUR GA 30030-3222
40	15 166 06 006	1858 Cindy Drive Decatur, GA 30032	RIOS JOEL DE LA TORRE		RIOS JOEL DE LA TORRE 1858 CINDY DR DECATUR GA 30032

41	15 166 08 020	1859 Cindy Drive Decatur, GA 30032	FORKNER THOMAS F JR		FORKNER THOMAS F JR
					1930 CALVIN DR
					DULUTH GA 30097-5113
42	15 166 08 019	1853 Cindy Drive Decatur, GA 30032	HENDRICKS MAE	TYLER KATHERINE	HENDRICKS MAE
					TYLER KATHERINE
					1853 CINDY DR DECATUR GA 30032
43	15 166 08 018	1847 Cindy Drive Decatur, GA 30032	FYR SFR BORROWER LLC		FYR SFR BORROWER LLC
					HAVENBROOK HOMES
					3505 KOGER BLVD STE 400 DULUTH GA 30096
44	15 166 08 017	1841 Cindy Drive Decatur, GA 30032	HOUSEWORTH JOAN B		HOUSEWORTH JOAN B
					1841 CINDY DR
					DECATUR GA 30032-5122
45	15 166 08 016	1837 Cindy Drive Decatur, GA 30032	CHESTER GEORGE	CHESTER MAY ALICE	CHESTER GEORGE
					CHESTER MAY ALICE
					1837 CINDY DR DECATUR GA 30032-5122
46	15 166 08 015	1831 Cindy Drive Decatur, GA 30032	MURPHY JOHN WESLEY	MURPHY LOUISE MARIE GUFFIE FAV	MURPHY JOHN WESLEY
					MURPHY LOUISE MARIE GUFFIE FAV
					1831 CINDY DR DECATUR GA 30032-5122
47	15 166 08 014	4205 Glenwood Road Decatur, GA 30032	PARADIS CONSTRUCTION		PARADIS CONSTRUCTION
					107 TEE DR
					FORSYTH GA 31029
48	15 166 01 085	4195 Glenwood Road Decatur, GA 30032	MUCHE ABEBE		MUCHE ABEBE
					1840 CHESHIRE BRIDGE RD STE A
					ATLANTA GA 30324

49	15 166 01 093	4185 Glenwood Road Decatur, GA 30032	BRAHMA LLC		BRAHMA LLC P O BOX 801 STOCKBRIDGE GA 30281

Last Name	First Name	Email	Address	Affiliation Name	CD	SD
Berry	Elfreda	berrylefreda227@gmail.com		Community Council 3	3	
Bond	Beth	bethbond@bellsouth.net		Community Council 3	3	
Craig	Pat	pat.lawrencecraig@gmail.com	3830 Brookview Point	Community Council 3	3	
Hodby	Peggy	phthompson3@msn.com		Community Council 3	3	
Jackson	Nettie	NettieJackson@me.com	3714 Valpariso Circle	Community Council 3	3	
Jones	Carolyn	carolyn.jones818@yahoo.com		Community Council 3	3	
Pringle	Willie	aprangle@bellsouth.net		Community Council 3	3	
Smith	Samuel	samandbettysmith@bellsouth.net		Community Council 3	3	
Travis	Tommy	TommyTTravisconsulting@gmail.com		Community Council 3	3	
Washington	Norma	nahwash4ms@aol.com		Community Council 3	3	
Harris	Tene	tharris@galleryatsouthdekalb.com	2801 Candler Rd	Gallery at South DeKalb	3	6

PRE-SUBMITTAL COMMUNITY MEETING SUMMARY: 4226 GLENWOOD ROAD

A pre-submittal community meeting was held via Microsoft Teams on December 15, 2021. The following citizens participated in the meeting: Marlys Favors, Amber Powell, Robert H. Hall, Sr., Victoria Anglin, Tarik Johnson, Michael Haynie, and Jeannette Bell.

A screenshot of the meeting is shown below. Mr. Haynie had departed the meeting prior to this screenshot being taken. All other participants' names are shown in the screenshot.



The applicant was represented by David Versel, Sean Bitarafan and Ray Hedayati. Mr. Versel presented information about the site location, current zoning, Future Land Use Map, and proposed development plan. Citizen comments were focused on ongoing concerns regarding traffic and safety along this stretch of Glenwood Road.

The meeting commenced at 7:07 PM and concluded at 7:31 PM.

UNITED BOLTON I LLC

December 16, 2021

Mr. John Reid, Senior Planner
DeKalb County Department of Planning & Sustainability
1300 Commerce Drive
Decatur, Georgia 30030

RE: Letter of Application for subject property located at 4226 Glenwood Road

Dear Mr. Reid:

United Bolton I LLC is the owner of a 1.55-acre property located at 4226 Glenwood Road, located at the corner of Glenwood and Misty Valley Road in unincorporated DeKalb County, Georgia (Tax Parcel ID 15 187 06 048, Community District 3). We are seeking approval from DeKalb County to develop a 21-unit residential development that includes 17 townhomes and 4 single-family homes. In support of this development proposal, we are submitting a Rezoning Application to change the property's zoning from its current designation of Commercial (C-1) to Medium Density Residential (MR-2).

Our vision for the development is to provide quality, market-rate units for professionals who are struggling to find suitable units in the Decatur area. The planned townhome units would be about 1,400 SF with one-car attached garages. Garages would be alley-loaded, with most of the units facing outward towards Glenwood and Misty Valley roads. The single-family cottages would have footprints of 800 SF and would be designed to have a partial second story, making the units about 1,200 SF in total. These units would share a central courtyard. The courtyard and all other open spaces would be commonly owned and maintained by the HOA.

This site has long been zoned for commercial use but its actual use for that purpose is limited. It is a small site located in a mostly residential stretch of Glenwood Road, about a half-mile from the commercial cluster at Columbia Drive and one mile from the I-285 interchange. The site is also constrained by the presence of a utility easement along its Glenwood Road frontage and by buffer requirements with the mature single-family residential neighborhood to the north. As such, there is no reasonable opportunity for commercial development on the site.

The proposed development is consistent with the Future Land Use designation for the site of Commercial Redevelopment Corridor. This category specifies a mix of commercial and residential uses and explicitly states that the MR-2 zoning district is consistent with its purposes. The baseline density for this district is 12 units per acre, with density bonuses for providing certain public amenities. In addition to the on-site sidewalks, we also propose to build a sidewalk in the public right-of-way along the entirety of the site's frontage with Misty Valley Road as shown in our site plan. We also

propose to provide funds for a bus shelter for the MARTA bus stop located near the intersection of Glenwood and Misty Valley that is current an unsheltered stop. By providing this amenity, we believe we should qualify for 20 percent density bonus that would increase the allowable residential density to 14.4 units per acre, thereby permitting 21 units on the site.

The granting of this Rezoning will have no negative impact on adjoining or nearby properties. Rather, it will represent a significant improvement to a neglected site in a highly visible location along a major corridor. It will also provide much-needed quality housing opportunities in a very tight market. A full evaluation of the development's impacts is provided in the Impact Analysis section of this submittal.

On behalf of United Bolton I LLC, I respectfully request that the DeKalb County Board of Commissioners grant approval to our Rezoning Application.

Respectfully submitted this 16th day of December, 2021.



Sean Bitarafan
Vice President of Real Estate Services
Telephone: 770-582-2866

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are 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.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

IMPACT ANALYSIS: 4226 GLENWOOD ROAD

The following are responses to the Impact Analysis standards and factors as expressed in Section 27-7.3.5 of the DeKalb County Zoning Ordinance.

A. Conformity with Comprehensive Plan

The Future Land Use Map designation for this site in the DeKalb County Comprehensive Plan is for Commercial Redevelopment Corridor (CRC). This category specifies a mix of commercial and residential uses, including several different commercial, residential, and mixed-use districts. The requested rezoning is for Medium Density Residential (MR-2) – this district is explicitly named in the Comprehensive Plan as a desired zoning district for CRC areas.

B. Suitable Use with Adjacent Properties

The proposed development is located along Glenwood Road and provides a buffer between Glenwood and the single-family neighborhood behind it along Misty Valley Road. As such, having a medium density residential development at this location provides an effective transition between a four-lane arterial and a quiet residential neighborhood.

C. Reasonable Use as Currently Zoned

The site has long been zoned for commercial use but its actual use for that purpose is limited, and no feasible commercial use has ever been identified. It is a small site located in a mostly residential stretch of Glenwood Road, about a half-mile from the commercial cluster at Columbia Drive and one mile from the I-285 interchange. The site is also constrained by the presence of a utility easement along its Glenwood Road frontage and by buffer requirements with the mature single-family residential neighborhood to the north. As such, there is no reasonable opportunity for commercial development on the site.

D. Adverse Effects on Adjacent Properties

The granting of this Rezoning will have no negative impact on adjoining or nearby properties. Rather, it will represent a significant improvement to a neglected site in a highly visible location along a major corridor. It will also provide much-needed quality housing opportunities in a very tight market.

E. Existing or Changing Conditions

Housing prices in the Decatur/South DeKalb area have been rising rapidly over the past few years, with very little inventory available for buyers seeking for new, quality housing at reasonable prices. A search of the First Multiple Listing Service (FMLS) on December 13, 2021 revealed that there were just four units available for sale within three miles of the site that had been built since 2010 and that the asking prices for these units ranged from \$649,000 to \$825,000. The intent of this development is to produce new units for working professionals who cannot afford the units that are currently available in the area.

F. Historic or Archaeological Resources

We are not aware of any historic buildings, sites, districts, or archaeological resources on or near the site. Therefore, there will not be any adverse impacts on such resources.

G. Burdensome Use of Facilities

This proposed small, infill residential development is located in a heavily developed area, is situated along a major transportation route, has public water and sewer service available, and is directly adjacent to a MARTA bus stop. As such, it will make effective use of existing public infrastructure, utilities, and services and will not place undue burdens on any of them.

H. Adverse Impacts on Natural Resources

The project will not have negative impacts on the environment or nearby natural resources. It will include a new, modern stormwater system that will capture all runoff from its impervious surfaces. It will also include a significant amount of open space for its residents.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 filing of this application?

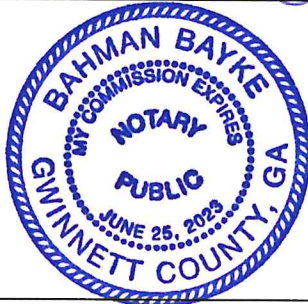
Yes _____ No *

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.

Notary



Expiration Date/ Seal

12-17-2021

Signature of Applicant /Date

Check one: Owner _____ Agent

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

LEGEND

- MONUMENT POINT (THIS MONUMENT)
- 3/4" IRON PIPE SET WITH CAP
- IRON NAIL FOUND
- CONCRETE MONUMENT (FOUND)
- IRON NAIL FOUND
- HIGH WATER (FOUND)
- (TYPE) SET PLAT/DEED DISTANCE
- ADJACENT PROPERTY LINE
- SUBJECT PROPERTY LINE
- FUTURE ZONE LINES
- CENTER

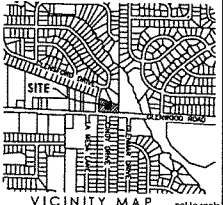
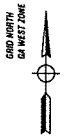
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

REFERENCES:

1. BOUNDARY DEED FOR UNITED BOLTON I, DATED APRIL 21, 2008, DEED BOOK 1861, PAGE 43
2. PLAT FOR ALTAIRMA PARK #2, DATED APRIL 11, 1994, PLAT BOOK 21, PAGE 43
3. PLAT FOR R-1A PLOTS #1-17, DATED SEPTEMBER, 1953, PLAT BOOK 10, PAGE 127

NOTES

1. A TRIMBLE 4000 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 26,137 FEET, AN ANGULAR CLOSURE OF 0" PER ANGLE POINT AND HAS ADJUSTED BY THE LEAST SQUARES METHOD. THIS PLAT HAS A PRECISION OF ONE FOOT IN 87,649 FEET.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL ZONE "A" OR "B" FLOOD HAZARD ZONE AS PER DEKALB COUNTY FIRM PANEL NO. 107000000A, MAP DATING AN EFFECTIVE DATE OF MAY 11, 2011.
4. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKERS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, DEPTH, TYPE, AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED BY AN EXCAVATION OF THE UTILITY.
5. TAX MAP NUMBER: 18-07-06-048
6. PROPERTY OWNER: UNITED BOLTON I, LLC
7. DEED REFERENCE: DEED BOOK 1861, PAGE 43
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
9. THE CERTIFICATION IS A PERSONAL STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON BEST PRACTICES AND OCCASIONAL EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN IMPROVED OR IMPLIED WARRANTY OR GUARANTEE WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. § 43-6-47, THE REQUIREMENTS OF LAW PREVAIL.
10. HORIZONTAL POSITIONS INDICATED HEREON ARE BASED ON BROADS GEORGIA STATE PLANE, BEST LINE AND VERTICAL POSITIONS ARE BASED ON NAVD83 DATUM.
11. CONTOUR SHOWN ON PLAT ARE FIELD RUN BY THOMAS & HUTTON.
12. DATE OF SURVEY: 06/23/2020
13. 1' FOOT CONTOUR INTERVAL IS SHOWN.



VICINITY MAP

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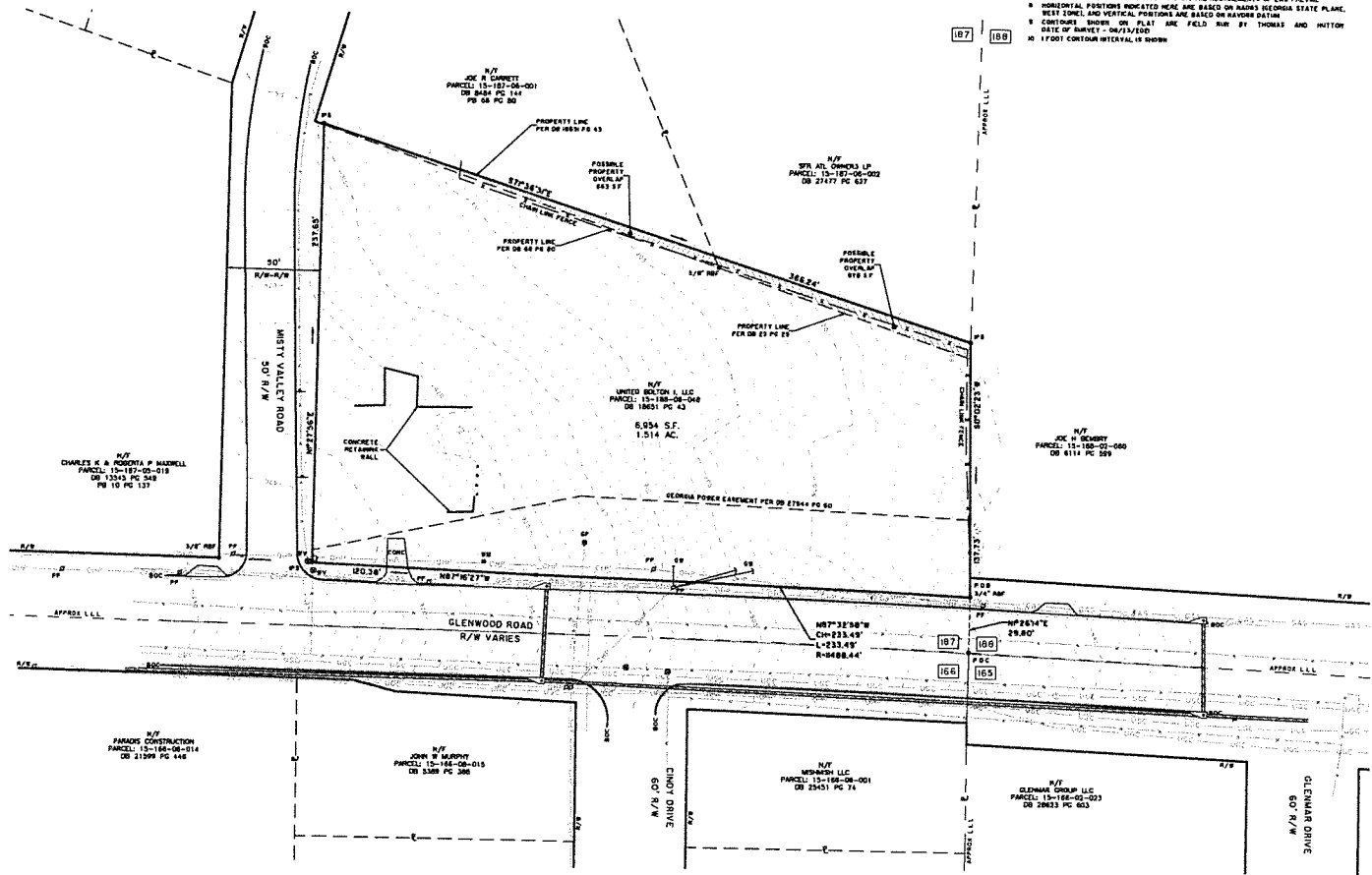
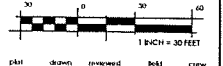
SURVEYOR'S CERTIFICATION
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT INVOLVE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY. ANY CHANGES TO ANY REAL PROPERTY INVOLVED IN THE RECORDING OF THIS DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE 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 LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYING CERTIFICATES 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 43-6-41.



BOUNDARY / TOPOGRAPHIC SURVEY
4226 GLENWOOD ROAD
PARCEL
15-187-06-048

LAND LOT 187, 15TH DISTRICT
 DEKALB COUNTY, GEORGIA
 prepared for
UNITED CONSULTING MASTER, LLC

THOMAS & HUTTON
 5074 Bristol Industrial Way • Suite A
 Buford, GA 30518 • 770-271-2866
 www.thomasandhutton.com



R-75 ZONING

R-75 ZONING

R-75 ZONING

R-75 ZONING

SITE LOCATION MAP



FEMA FLOOD MAP



SITE DATA SUMMARY

PROPERTY
 PROPERTY ADDRESS: 4226 GLENWOOD ROAD, DECATUR, GA 30032
 PARCEL ID: 15-187-06-048
 PROPERTY ZONING: MR-2 (MEDIUM DENSITY RESIDENTIAL)
 PROPERTY AREA: 1.5 ACRES
 PROPOSED PROPERTY USE: SINGLE FAMILY RESIDENTIAL

BUILDINGS
 BUILDING STRUCTURES:
 4 COTTAGES + 17 TOWNHOMES + MAIL KIOSK
 COTTAGES:
 HEIGHT - 1.5 STORY (SEC. 5.7.5, A.2)
 MINIMUM LOT SIZE = 2000 SF (TABLE 2.4)
 FOOTPRINT (20' x 40') = 800 SF, 1200 SF TOTAL (SEC. 5.7.5, L.2)
 TOWNHOMES:
 HEIGHT - 3-STORY
 GARAGE - 1-CAR GARAGE
 FOOTPRINT (16' x 34') = 544 SF

PARKING
 MINIMUM PARKING REQUIRED:
 SINGLE FAMILY DETACHED (COTTAGES): 2 SPACES PER DWELLING + 8 SPACES
 SINGLE FAMILY ATTACHED (TOWNHOMES): 1.5 SPACES PER DWELLING UNIT + 0.25 SPACES PER DWELLING (FOR GUESTS) + 30 SPACES
 TOTAL PARKING REQUIRED: 38 SPACES
 TOTAL ADA PARKING REQUIRED: 2 SPACES (1 STANDARD, 1 VAN ACCESSIBLE)

PARKING PROVIDED:
 SINGLE FAMILY DETACHED (COTTAGES): 8 SPACES (4 DRIVEWAY, 4 BAY)
 SINGLE FAMILY ATTACHED (TOWNHOMES): 31 SPACES (14 BAY, 17 GARAGE)
 TOTAL PARKING PROVIDED: 39 SPACES
 TOTAL ADA PARKING PROVIDED: 2 VAN ACCESSIBLE SPACES

SETBACKS & BUFFERS
 SINGLE FAMILY DETACHED (COTTAGES): (TABLE 2.4)
 FRONT - THOROUGHFARES/ARTERIALS (MIN./MAX. FEET): 10'/20'
 FRONT - ALL OTHER STREETS (MIN./MAX. FEET): 0'
 SIDE - INTERIOR LOT (FEET): 3' (WITH MINIMUM 10' B/W BUILDINGS)
 SIDE - CORNER LOT ON PUBLIC STREETS (FEET): SAME AS FRONT
 REAR - WITHOUT ALLEY (FEET): 20'
 REAR - WITH ALLEY (FEET): 10'
 SINGLE FAMILY ATTACHED (TOWNHOMES): (TABLE 2.4)
 FRONT - THOROUGHFARES/ARTERIALS (MIN./MAX. FEET): 10'/20'
 FRONT - ALL OTHER STREETS (MIN./MAX. FEET): 0'
 SIDE - INTERIOR LOT (FEET): N/A
 SIDE - CORNER LOT ON PUBLIC STREETS (FEET): SAME AS FRONT
 REAR - WITHOUT ALLEY (FEET): 15'
 REAR - WITH ALLEY (FEET): 10'

MINIMUM OPEN SPACE REQUIRED (OVERALL SITE):
 SITE AREA = 1.5 AC = 65,340 SF
 MIN. OPEN SPACE REQUIRED = (65,340 SF X 0.15)
 MIN. OPEN SPACE REQUIRED = 9,801 SF (5,000 SF FOR COTTAGES, TABLE 5.4 AND SECT. 5.7.5, O.2)
 OPEN SPACE PROVIDED = 122,235 SF

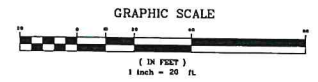
IMPERVIOUS MAX % (PER LOT OR TOTAL PARCEL ACREAGE) REQUIRED:
 COTTAGES = 65%
 TOWNHOMES = 85%
 IMPERVIOUS AREA PROVIDED = 56%

DENSITY REQUIREMENTS (DWELLING UNITS PER ACRE):
 BASE MAX = 12
 BONUS MAX = 18
 DENSITY PROVIDED = 21 UNITS / 1.5 ACRES = 14 UNITS PER ACRE

N/F
 JOE R. GARRETT
 PARCEL: 15-187-06-001
 DB 8484 PG 244
 PB 68 PG 80

R-75 ZONING

N/F
 SER ATL OWNERS LP
 PARCEL: 15-187-06-002
 DB 27477 PG 62



50' R/W
 MISTY VALLEY ROAD
 SPEED LIMIT: 25 MPH

GLENWOOD ROAD
 R/W VARIES
 SPEED LIMIT: 40 MPH

R-75 ZONING
 N/F
 PARADISE CONSTRUCTION
 PARCEL: 15-166-08-014
 DB 21569 PG 446

R-75 ZONING
 N/F
 JOHN W. MURPHY

R-75 ZONING

C-2, OI ZONING

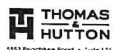
N/F
 JOE H. BEMBRY
 PARCEL: 15-158-02-060
 DB 8114 PG 509

REZONING SITE PLAN

4226 GLENWOOD ROAD
 DEKALB COUNTY, GA

PREPARED FOR:
 UNITED CONSULTING MASTER, LLC.

PREPARED BY:



1800 Peachtree Road - Suite 175
 Chamblee, GA 30158 • 478.703.1700
 www.thomashutton.com

FORM: A200	DATE: 10/19/2011
DRAWN: N/A	SCALE: 1" = 30'
REVISION: 2008	SHEET: 1

LEGAL DESCRIPTION

All that tract(s) or parcel(s) of land lying and being in Land Lot 187 of the 15th District of DeKalb County, Georgia, and more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point, said point being located in the centerline of Glenwood Road (R/W varies), said point also being the corner of Land Lots 165, 166, 187, and 188; THENCE traveling northerly along the common line of Land Lots 187 and 188, North 01 degrees 26 minutes 14 seconds East a distance of 29.80 feet to a 3/4" rebar found, said rebar being located on the northern right-of-way line of Glenwood Road, and being THE TRUE POINT OF BEGINNING;

THENCE traveling westerly with the right-of-way line of Glenwood Road, along a curve to the left for an arc length of 233.49 feet, having a radius of 11488.44 feet, being subtended by a chord bearing North 87 degrees 32 minutes 58 seconds West a distance of 233.49 feet to a point;

THENCE North 87 degrees 16 minutes 27 seconds West a distance of 120.38 feet to an iron rebar set, said rebar being located at the intersection of the northerly right-of-way line of Glenwood Road, and the easterly right-of-way line of Misty Valley Road (50' R/W);

THENCE traveling northerly along the right-of-way line of Misty Valley Road, North 01 degrees 27 minutes 56 seconds East a distance of 237.65 feet to an iron rebar set;

THENCE leaving said right-of-way of Misty Valley Road, South 71 degrees 36 minutes 31 seconds East a distance of 366.24 feet to an iron rebar set, said rebar being located on the common line to Land Lots 187 and 188;

THENCE South 00 degrees 02 minutes 23 seconds West a distance of 137.73 feet to a 3/4" rebar found, said rebar being THE TRUE POINT OF BEGINNING.

The above described tracts contains 1.514 acres.

BUILDING FORM INFORMATION: 4226 GLENWOOD ROAD

The proposed development includes two different types of units: townhomes and single-family cottages.

The **townhomes** will be three-level units with ground-level footprints of 16'x34'. Each unit will have a one-car garage with access via a rear alley. The total square footage of each unit will be about 1,400 SF.

The **single-family cottages** will be 1.5-story units, with a ground-level footprint of 800 SF and a total unit size of 1,200 SF. These units are intended to comply with the standards of single-family cottages in Section 5.7.5 of the DeKalb County Zoning Ordinance.

The exteriors of all units will feature cement wood or fiber cement siding, in compliance with Section 5.7.4.A. of the Ordinance. Each unit will have a sloped roof clad with asphalt shingles, in compliance with Section 5.7.4.C. of the Ordinance.

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: Sean Bitarafan Phone: 770.582.2866 Email: sbitarafan@unitedconsulting.com

Property Address: 4226 Glenwood Road, Decatur, GA 30032

Tax Parcel ID: 15 187 06 048 Comm. District(s): 3 Acreage: 1.55

Existing Use: Vacant Land Proposed Use: Mixed-Use Residential/Commercial

Supplemental Regs: NA Overlay District: NA DRI: NA

Rezoning: Yes No

Existing Zoning: C-1 Proposed Zoning: MR-2 Square Footage/Number of Units: 21

Rezoning Request: Rezone property for a residential development including 11 single-family attached dwellings and 10 single-family detached dwellings.

Land Use Plan Amendment: Yes No

Existing Land Use: CRC Proposed Land Use: NA Consistent
Inconsistent

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): NA

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: 11/4/21* BOC:
 11/18/21* Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting:
 10/13/21* 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

***Deadline for hosting community meeting with 15 days notice to get on November agenda cycle is 9/01/21**

****Filing deadline for application is September 2, 2021**

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: Applicant may need variances to cottage maximum building height and clustering
requirement. _____

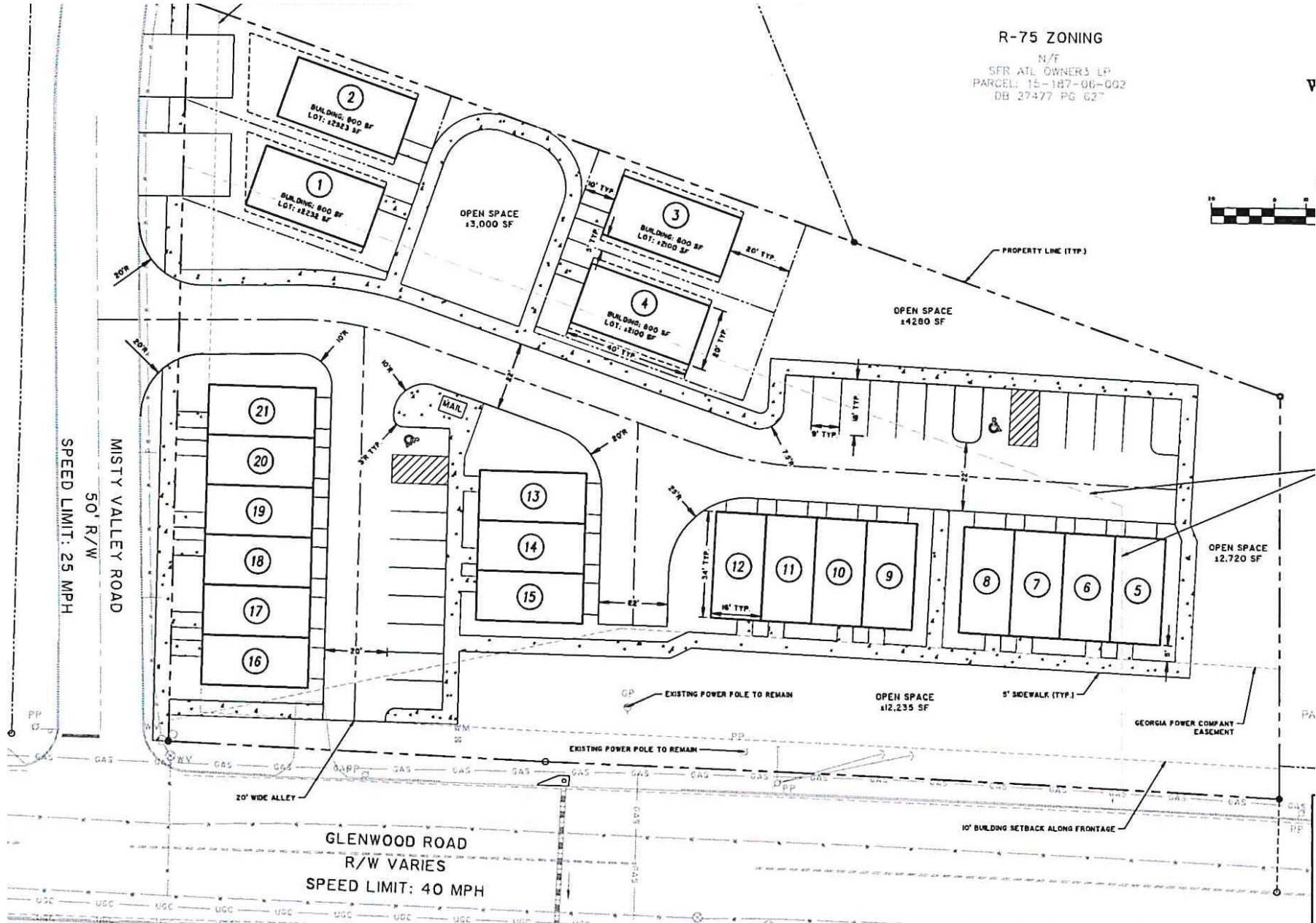
Comments: Maximum allowed density per CRC character area is 18 units per acre. For MR-2, any density above 12 units per acre requires density bonuses. To obtain density bonuses, must have at least 2 fee simple lots. Cottage lots must be maximum 1.5 stories tall, clustered around courtyard open space, and shall not exceed a building footprint of eight hundred (800) square feet and gross floor area of twelve-hundred (1,200) square feet. Applicant to provide justification as to how application is compatible with surrounding community.

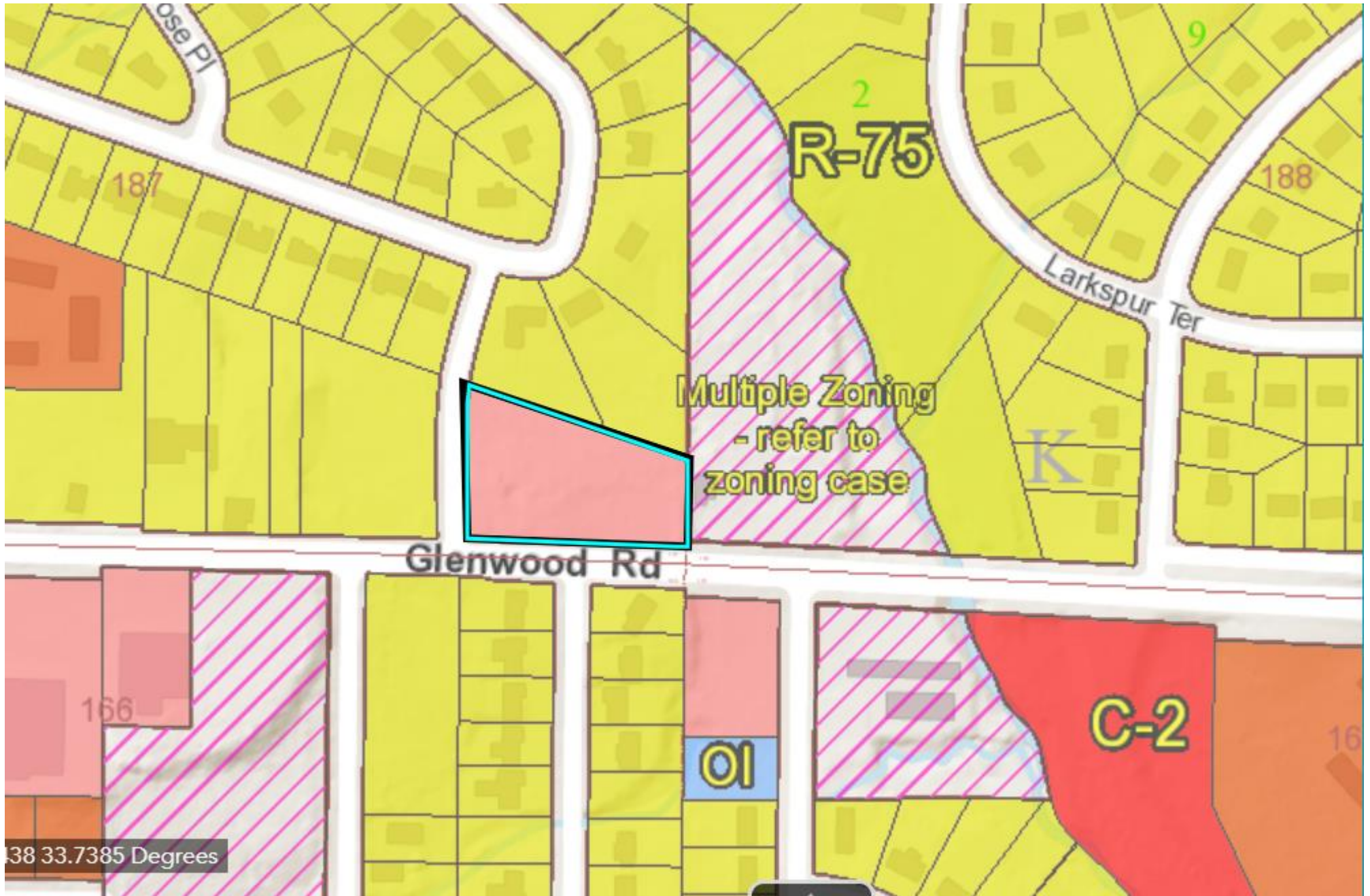
DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date July 7, 2021

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











(left) Subject Property.

(right) Neighborhood on opposite side of Glenwood Drive

