



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 2, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: March 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1244587 **Agenda #:** N. 20

Location/Address: 2670 Clifton Springs Road **Commission District:** 3 **Super District:** 6

Parcel ID(s): The rear of 15-087-01-005

Request: Rezone property from R-100 (Residential-Medium Lot-100) to RSM (Residential Small Lot Mix) to allow a townhome development.

Property Owner(s): Harar Properties, LLC

Applicant/Agent: A.C. Johnson/Tri Septem Developers, Inc.

Acreage: 6.31 acres

Existing Land Use: Undeveloped, wooded

Surrounding Properties: North: Undeveloped, wooded (R-100); Northeast, East, Southeast, South, Southwest, West: Single-Family Residential (R-100); Northwest: Undeveloped, wooded (R-100)

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: 8.24 units/acre	Existing Density: Not applicable
Proposed Units: 2 single-family residential; 50 townhomes	Existing Units: None
Proposed Lot Coverage: Information not provided	Existing Lot Coverage: Not applicable

Zoning History: Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

SITE AND PROJECT ANALYSIS

The subject property is a 6.31 acre site with approximately 372 feet of frontage on Clifton Road, a two-lane minor arterial. Located approximately 2,000 feet east of I-285, the property is currently undeveloped and wooded. The grade of the property slopes upwards from a sidewalk located along Clifton Springs Road. It appears that parts of the property were readied for development; the front of the property is cleared to a distance of approximately 100 feet from the street, and immature pine trees about 15 feet tall are growing in back of this cleared area.

A pole-type street light is located in the eastern half of the cleared area. The circumstances of its installation are unknown.

The surrounding area is single-family residential, with R-100 zoning. The Georgia State University South Campus baseball stadium, also zoned R-100, is located approximately 1,100 feet to the east.

Proposal:

The proposal under consideration is for a townhome development. The development would be located to the side and rear of two single-family lots that would front on Clifton Springs Road, would remain zoned R-100, and would be developed some time after development of the townhomes. The townhome development consists of fifty-four townhomes, laid out on 24-foot wide private drives with rollover curbs. The entrance to the development is from Clifton Springs Road, via a 26-foot with curb cut. A clubhouse and 8 parking spaces are located near the Clifton Springs Road entrance. Detention would be located at a low point at the northwest corner of the site.

Compliance with District Standards:

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE		Base: 4; with bonuses: up to 8 d.u.s/acre	8 units/acre	Yes
MIN. OPEN SPACE (townhomes)		20%	31%	Yes
MIN. LOT AREA		Not applicable to townhomes surrounded by common space.	Not applicable	Not applicable
MIN. LOT WIDTH		Not applicable to townhomes surrounded by common space.	Not applicable	Not applicable
MAX. LOT COVERAGE		70% of total parcel acreage	37.8%	Yes
BUILDING SETBACKS	FRONT (for entire bldg. site)	Min. 20 ft.; max. 30	Approx. 210 feet (clubhouse).	A variance will be necessary.
	INTERIOR SIDE (for entire bldg. site)	Superseded by transitional buffer	N.A.	N.A.
	REAR (for entire bldg. site)	Superseded by transitional buffer	N.A.	N.A.
MINIMUM UNIT SIZE		1,200 sq. ft.	1,920 sq. ft.	Yes
MAX. BLDG. HEIGHT		3 stories or 45 feet	2 stories	Yes
MIN. STREETSCAPE DIMENSIONS - PROPERTY FRONTAGE		(Arterials) 10-ft. landscape strip and 6-ft. sidewalk on each side, and street trees 50 ft. on center or for every unit	Existing 5-foot sidewalk and 3-foot landscape strip back of curb; no street trees	Variances will be required.

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. STREETSCAPE DIMENSIONS - PRIVATE DRIVES	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees 50' on center or for every other unit	5-foot sidewalk on each side; no landscape strip; no street trees.	Variances will be required.
TRANSITIONAL BUFFERS	20-ft. buffer & screening fence required along north and northwest property lines next to R-100 properties.	20-ft. buffer & screening fence along north and northwest property lines.	??
PARKING	Townhomes: Min. 1.5 spaces per d.u. & .25/d.u. visitor parking; Max 3/d.u. & .25 spaces/d.u. visitor parking	4 spaces per unit and 8 visitor parking spaces	Variances will be necessary to exceed the parking requirements

QUALITY OF LIFE METRICS

Open Space: 2 acres 31%

Linear Feet of New Sidewalk: 2,600 linear feet

LAND USE AND ZONING ANALYSIS

Section 27-832 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 zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The zoning proposal is consistent with the following policy of the 2035 Comprehensive Plan: “Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents.” (HP9)

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 zoning proposal is suitable at the proposed location. The single-family lots at the front of the site would make the development appear consistent with the single-family homes in the surrounding area. The size of the single-family lots, at .38 acres and .39 acres, are larger than the lots in the subdivision to the east of the property and smaller than the single-family properties to the west of the property, thus effecting a transition in lot sizes. The proposed townhomes will be located behind the single-family lots, and when the single-family homes are developed, the townhomes will be screened from view from the street.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The property has reasonable economic use as currently zoned. However, it has remained vacant for at least five years, indicating that there is little market interest in developing it under the current zoning classification.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The transitional buffers to the sides and rear of the development would provide a distance separation between the development and adjoining properties. Because most of the site is currently wooded, existing trees can provide satisfactory screening of the development. Staff has recommended that the transitional buffer remain undisturbed, to protect the established trees and other vegetation in the buffer, and to preserve the wildlife habitat they provide.

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:

Staff is unaware of any other conditions that would support either approval or disapproval of the zoning proposal.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

There are no historic buildings, sites, districts, or archaeological resources on or near the subject property.

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:

The Department of Public Works Traffic Engineering Division has commented that the proposed development would not interrupt traffic flow on surrounding streets. The School District has indicated in its comments that there is adequate capacity for the number of elementary, middle, and high school students who are projected to live in the development. Comments by other reviewing departments and agencies indicate that the proposal would not be burdensome on the public infrastructure.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

There has been no indication that the proposed development would impact the natural environment or surrounding natural resources any more than what is typical for residential redevelopment of a wooded site.

STAFF RECOMMENDATION: Approval with Conditions.

The zoning proposal is consistent with the following policy of the 2035 Comprehensive Plan: "Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents." (HP9) The proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The transitional buffers to the sides and rear of the development would provide a distance separation between the development and adjoining properties. Because most of the site is currently wooded, existing trees can provide satisfactory screening of the development. The single-family lots at the front of the site would make the development appear consistent with the single-family homes in the surrounding area. Comments by reviewing departments and agencies indicate that the proposal would not be burdensome on the public infrastructure. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The required 20-foot transitional buffer on the sides and rear of the site shall remain undisturbed. The required six-foot screening fence for the transitional buffer shall be constructed on the interior (the development side) of the transitional buffer.
2. The detention basin shall be screened with evergreen vegetation, subject to approval by the County Arborist, and shall be constructed as a bioretention pond.
3. Post-construction stormwater runoff from the development site shall be no greater than pre-construction runoff, subject to approval by staff of the Development Services Division, Land Development Section.
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

Following an approval of this zoning action, one or several of the following may be required:

- **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

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site, **but a state water determination is required to confirm that the natural feature shown as ditch on the County GIS maps is not state water.** 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.



**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-21-1244587

Parcel I.D. #: 15-087-01-005

Address: 2670 Clifton Springs Road
Decatur, Georgia

WATER:

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

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Dolittle 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.

Signature: _____

N-20



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 OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-21-1244587 Parcel I.D. #: 15-087-01-005

Address: 2670
Clifton Springs Rd
Decatur, GA 30034

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:

Reviewed, found nothing that would effect
traffic flow

Signature: [Signature] David M. Ross

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.



Board of Health

02/15/2021

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 **TA-21-1244539 2021-2108**
County-Wide (All District)
36
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30035
 - Please review general comments
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30045
 - Please review general comments
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07
 2346 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 Total acres 1.2



Board of Health

- N.7 **Z-21-1244581 2021-2114 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
Total acres 1.2
- N.8 **TA-21-1244599 2021-2115** District 02 Super District 06
North Druid Hills Briarcliff Node, Atlanta, GA 30329
- Please review general comments
Total acres (not stated)
- N.9 **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**
District 02 Super District 06
2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 5.6
- N.10 **LP-21-1244541 2021-2117 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79
- N.11 **Z-21-1244542 2021-2118 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79

**DeKalb County School District
Development Review Comments**

Analysis Date: 2/8/2021

Submitted to: DeKalb County

Case #: Z-21-1244587
Parcel #: 15-087-01-005

Name of Development: Clifton Springs Townhomes
Location: 2670 Clifton Springs Road

Description: Proposed townhome development on vacant land near Clifton Springs Road and Clifton Springs Manor

Impact of Development: When fully constructed, this development would be expected to generate 9 students: 2 at Oak View Elementary School, 1 at Cedar Grove Middle School, 1 at Cedar Grove High School, 4 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Oak View	Cedar Grove	Cedar Grove High School	Other DCSD Schools	Private Schools	Total
	Elementary School	Middle School				
Capacity	949	1,264	1,254			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2021)	718	768	1,122			
Seats Available	231	496	132			
Utilization (%)	75.7%	60.8%	89.5%			
New students from development	2	1	1	4	1	9

New Enrollment	720	769	1,123
New Seats Available	229	495	131
New Utilization	75.9%	60.8%	89.6%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
	Elementary	0.0413	0.0287	0.0135
Middle	0.0167	0.0149	0.0040	0.0119
High	0.0266	0.0203	0.0017	0.0162
Total	0.0282	0.0213	0.0064	0.0186
Student Calculations				
Proposed Units	52			
Unit Type	TH			
Cluster	Cedar Grove High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	2.15	1.49	0.70	4.34
Middle	0.87	0.77	0.21	1.85
High	1.38	1.06	0.09	2.53
Total	4.40	3.32	1.00	8.72
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Oak View Elementary School	2	2	1	5
Cedar Grove Middle School	1	1	0	2
Cedar Grove High School	1	1	0	2
Total	4	4	1	9

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: A C Johnson /Tri Septem Developers Inc.

Applicant E-Mail Address: acjohnson777@yahoo.com; triseptemdevelopersinc@gmail.com

Applicant Mailing Address: 4257 Flat Shoals Pkwy.
Decatur, GA 30034

Applicant Daytime Phone: 678 887 2448 Fax: _____

Owner Name: Harar Properties LLC
If more than one owner, attach list of owners.

Owner Mailing Address: 3050 Five Forks Trickum Rd.

Owner Daytime Phone: 678 887 2448

Address of Subject Property: 2670 Clifton Springs Rd

Parcel ID#: 15-087-01-005

Acreage: 6.31 acres Commission District: 3

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): Townhomes

Harrar Properties & Tri/Septem Developers, Inc. Joint Venture
A C Johnson
triseptemdevelopersinc@gmail.com

Notice of a Rezoning Application Community Meeting

TO:

We are planning to apply for a DeKalb County Rezoning Application for 2670 Clifton Springs Road for the development of townhomes. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

DATE: Wednesday October 7, 2020

TIME: 7 pm

LOCATION: Via Zoom

Topic: 2670 Clifton Springs Rd. Community Meeting

Time: Oct 7, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/72385595982?pwd=c1EyNG4xRjdOOWhLWU1BVlZTdEISQT09>

Meeting ID: 723 8559 5982

Passcode: hC3k52

**** If you have any questions about the meeting and to confirm attendance, please email us at triseptemdevelopersinc@gmail.com. We look forward to seeing you there!**

Sincerely,

A C Johnson

DeKalb County Neighborhood Registry - Commission District 3

Last Name	First Name	Email	Address	City	State
Berry	Elfreda	berryelfreda227@gmail.com			
Bond	Beth	bethbond@bellsouth.net			
Craig	Pat	pat.lawrencecraig@gmail.com	3830 Brookview Point	Decatur	GA
Hodby	Peggy	phthompson3@msn.com			
Jackson	Nettie	NettieJackson@me.com	3714 Valpariso Circle	Decatur	GA
Jones	Carolyn	carolyn.jones818@yahoo.com			
Pringle	Willie	aprangle@bellsouth.net			
Smith	Samuel	samandbettysmith@bellsouth.net			
Travis	Tommy	TommyTTravisconsulting@gmail.com			
Washington	Norma	nahwash4ms@aol.com			
Harris	Tene	tharris@galleryatsouthdekalb.com	2801 Candler Rd	Decatur	GA
Sanders	Christopher	csanders@eastmetrocid.com	2724 Wesley Chapel Road #360909	Decatur	GA
Wayne	Powell	Pdk-powell@comcast.net	P.O. 374	Decatur	GA
Roark	Rob	robroark@allsouthwarehouse.com	1775 Continental Way	Atlanta	GA
Gross	Joel L.	jgross@stickybusiness.net	4140 Bonsal Road	Conley	GA
Roark	Rob	robroark@allsouthwarehouse.com			
Hassan	Ali	AliHasanandassociates.com	3496 Midway	Decatur	GA
Locks	Danita	dlocks1019@aol.com	1211 Crescentwood Lane	Decatur	GA
Stephens	Sandra	sls1289@gmail.com	1289 Crescentwood Lane	Decatur	GA
Frank	Leanne	leannef@lightnountain.com	3141 Bonway Dr	Decatur	GA
Golley	Frank	frank@golleyrealty.com	3392 Midway Rd	Decatur	GA
Funk	Melanie	mfunk64@att.net	3392 Midway Rd	Decatur	GA
Barrow	Rachel	rbarrow@comcast.net	3355 Beech Dr	Decatur	GA
Preston	Judy	hjpreston23@gmail.com	2305 Bailey St		
Lips	Erik		1307 Crescent Wood Lane	Decatur	GA
Akins	Pat		3347 Beech Dr	Decatur	GA
Berlinsky	Samantha	saberlinsky@gmail.com	1301 Crescentwood Lane	Decatur	GA
McGannon	Monica	mhand27@gahoe.com	1305 Crescentwood Lane		
Gross	Joel	jgross@stickybusiness.net	4140 Bonsal Rd	Conley	GA
Arnold	Sandra	edsan@bellsouth.net	4296 Cedar Valley Court	Conley	GA
Barnes, AIA	Vernell	barnesve@yahoo.com	3826 Loyola Court	Decatur	GA
Evans	John	naacpdek@comcast.net	3011 Rainbow Drive, Suite 180A	Decatur	GA
Pace	Brenda	bcpace2@gmail.com	2638 Glenvalley Drive	Decatur	GA
Roberts	Regenia	regeniaroberts@bellsouth.net			
Culp	Patricia	ppculp@att.net			
Dennis	Robert	christinedennis@bellsouth.net	1987 Joseph Court	Decatur	GA

Houston	S B	sbhouston@bellsouth.net		Decatur	GA
Coleman	Michael	norfley@yahoo.com		Decatur	GA
Hardy	Teresa	president@naacpdekalb.org		Decatur	GA
Dennis	Christine	christinedennis@bellsouth.net	1987 Joseph Court	Decatur	GA
Banks	Kenneth	k1776usa@yahoo.com	4116 Marquette Court	Decatur	GA
Carter	Rachel	info@greshamhills.org		Atlanta	GA

2670 Clifton Springs Rd

Letter of Intent

Now comes Tri/Septem Developers, Inc. with the Intent to have approximately 6.4 acres located at 2670 Clifton Springs Rd Decatur, Georgia 30034 and bearing Tax ID # 15-087-01-005, Zoned RSM from the present classification of R-100.

The request is being sought, as there is an immediate need for housing to accommodate the shortage that exist in the low to moderate income segment. It has been stated that with the present climate in Real Estate, the Middle Class will be priced out of the housing market. The granting of a rezoning to RSM will help address the forecasted situation.

The area at present is classified residential and the request will afford the proposed development a higher density of use. The design of the future buildings will feature two stories with a Modern Retro motif having a three (3) bedroom and two (2) bathroom floor plan at a square footage of around 2,200 for small to moderate family sizes. The Fifty (50) Townhomes will not overwhelm the vertical and horizontal sight line by incorporating the 30ft or less height criteria and the use of techniques that conceal the necessary infrastructure i.e. underground utilities and water retention.

The project will have a minimal impact on traffic and congestion as it is in great proximity to several major thoroughfares (Clifton Springs Rd, Flat Shoals Pkwy and I-285) and is serviced by the Transportation Authority MARTA.

2670 Clifton Springs Rd

Impact Analysis

A) The RSM Zoning of 2670 Clifton Springs Rd will conform to the policy and intent of the Comprehensive Plan for this area because the region is zoned for residential development and the RSM zoning is residential just a higher density.

B) The 2670 Clifton project does permit a use suitable to views of other projects in the area, the Townhome development is in line with several completed and under-construction projects in the nearby vicinity i.e. (City Park Place at Flat Shoals Rd and Tarian Townhomes at Tarian Dr.)

C) The current zoning of 2670 Clifton (R-100) that allows SFR will not give the socio-economical inhabitants who seek housing in this neighborhood the ability to participate because of the current high pricing SFR trends. The RSM zoning will permit homes that are affordable and obtainable for people of the region.

D) The usability of the adjacent and nearby properties will not be adversely affected by the proposed Zoning due to the fact that the area is not overly populated and the townhomes will only add to the economic base of the area.....providing for a better tax base.

E) The area has not revealed any negative conditions that will prohibit the development or uses of 2670 Clifton Rd, conversely the project would reintroduce patrons to a shopping area that has been affected by the Pandemic and provide potential employees for the major businesses in the area like GA State University, the GBI and the Panthersville Industrial Park.

F) The RSM zoning will not adversely affect any historic buildings, sites, districts or archeological resources for there are no known historic factors in close proximity to the development. Furthermore, the project design will minimize any encroachment to neighboring properties both physically and visually.

G) The RSM zoning and the addition of 50 living units in the area will not cause excessive or burdensome use of the streets, transportation facilities, utilities or schools. There are several major thoroughfares in this region such as Clifton Springs Rd, Panthersville Rd and Flat Shoals Pkwy; all of which will more than handle a small traffic increase. MARTA, the transportation authority has several routes that will give any inhabitants local and citywide mobility. The schools will benefit from the increase of the tax base and very capable students. The sewer system has the only concern according to the DeKalb Watershed Authority and the design engineers will address this concern by utilizing off peak hours operation techniques and mechanisms.

H) The RSM zoning will allow for a Landscaping and Tree Recompense Plan that will not negatively affect the environment and the surrounding natural resources, in fact it will include Streetscapes and vegetation infill that will enhance the environment.



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes _____ No _____ *

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



Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

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



AUTHORIZATION

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

Date: 12-14-2020

TO WHOM IT MAY CONCERN:

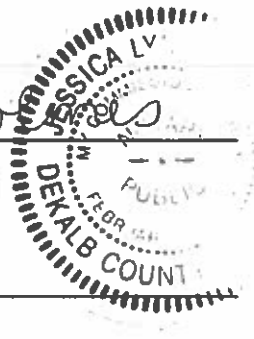
(I) (WE) HARRAR PROPERTIES / THE SEPTIMA DFW
Name of owner(s)

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

A.C. Johnson
Name of Agent or Representative

to file an application on (my) (our) behalf.

Jessica L. Hoopes
Notary Public



[Signature]
Owner

Owner

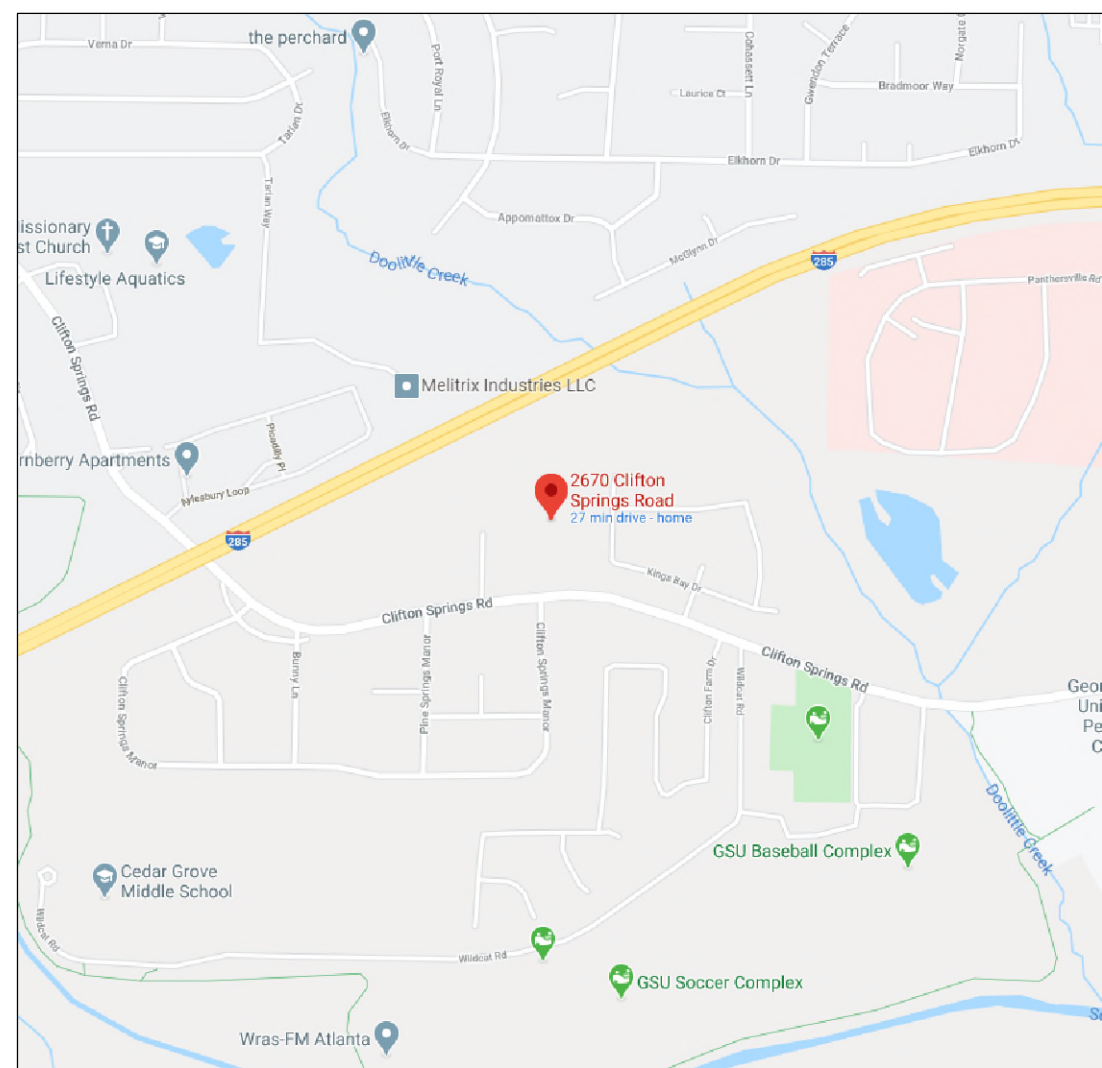
Owner

Owner

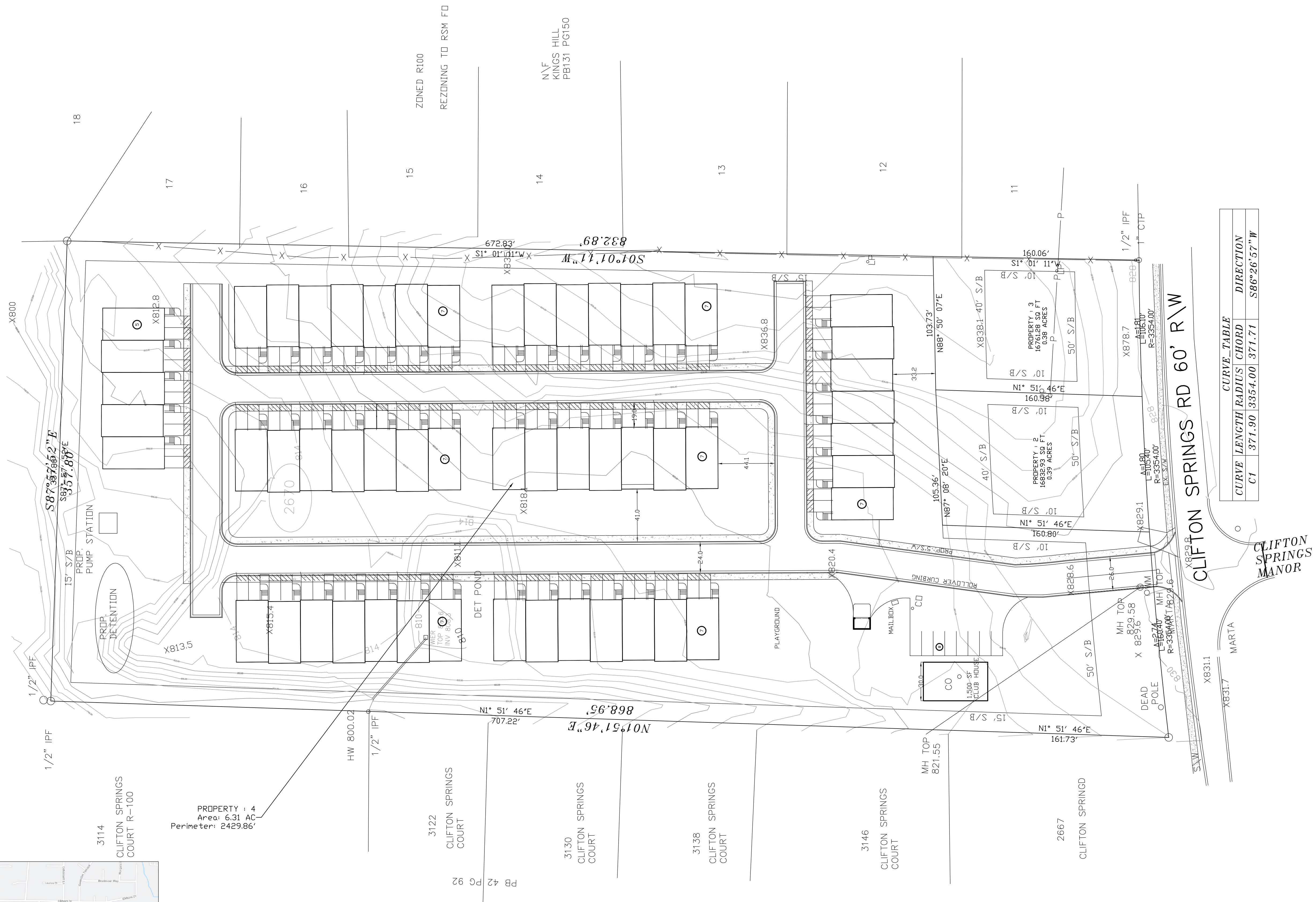
Notary Public

Notary Public

Notary Public



3114
CLIFTON SPRINGS
COURT R-100

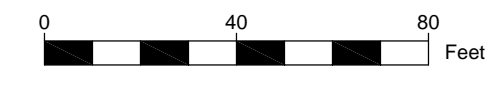


PROPERTY : 4
Area: 6.31 AC
Perimeter: 2429.86'

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	371.90	3354.00

CLIFTON SPRINGS RD 60' R/W

CLIFTON SPRINGS MANOR



Re-Zoning From R-100: 274,863 S.F. (6.31 Ac.)

RA-8 Max. Density: 8 Units/Acre

Proposed Units Shown: 54 Units

Proposed Density: 8.1 Units/Acre

Unit Total	Parking Req'd	Shown
54 Units	2 Spaces/Unit	4 (Incl. 2 Car Gar.)

RA-8 Building Setback Requirements:		
Front (along Public Street)	Side Yard	Rear Yard
100 Feet	15 Feet	15 Feet
Shown: Front=160 Ft.	Side=15 Feet	Rear=15 Ft.

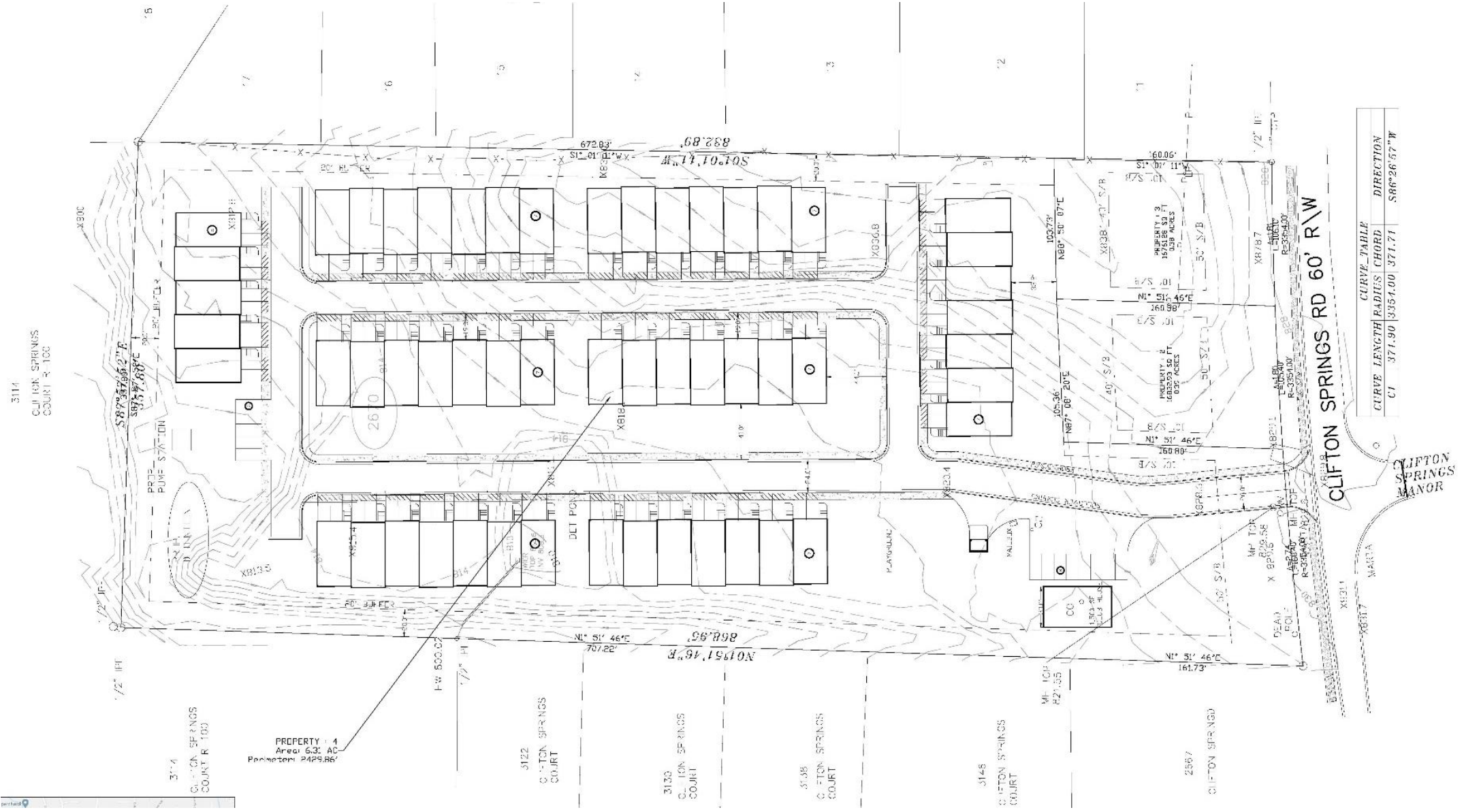
DRAWN BY: TLD
CHECKED BY: TLD
APPROVED:

DEO
DAWSON ENGINEERING CONSULTANT, LLC
1569 CHERRY HILL ROAD
CONYERS, GEORGIA 30094
678-485-9610 FAX: 678-720-5795
EMAIL: TONYD@DAWSONEC.COM

DATE	NO.	REVISIONS	BY
SCALE: 1" = 40'	JOB NO: 19126 SPI	DATE: 8-3-20	

PSP FOR
2670 CLIFTON SPRINGS RD
LOCATED AT
LL 87 15TH DISTRICT
2670 CLIFTON SPRINGS ROAD
DEKALB COUNTY

PSP



3122 CLIFTON SPRINGS COURT

PROPERTY 4
Area: 63. AC
Perimeter: 2429.86'

3130 CLIFTON SPRINGS COURT

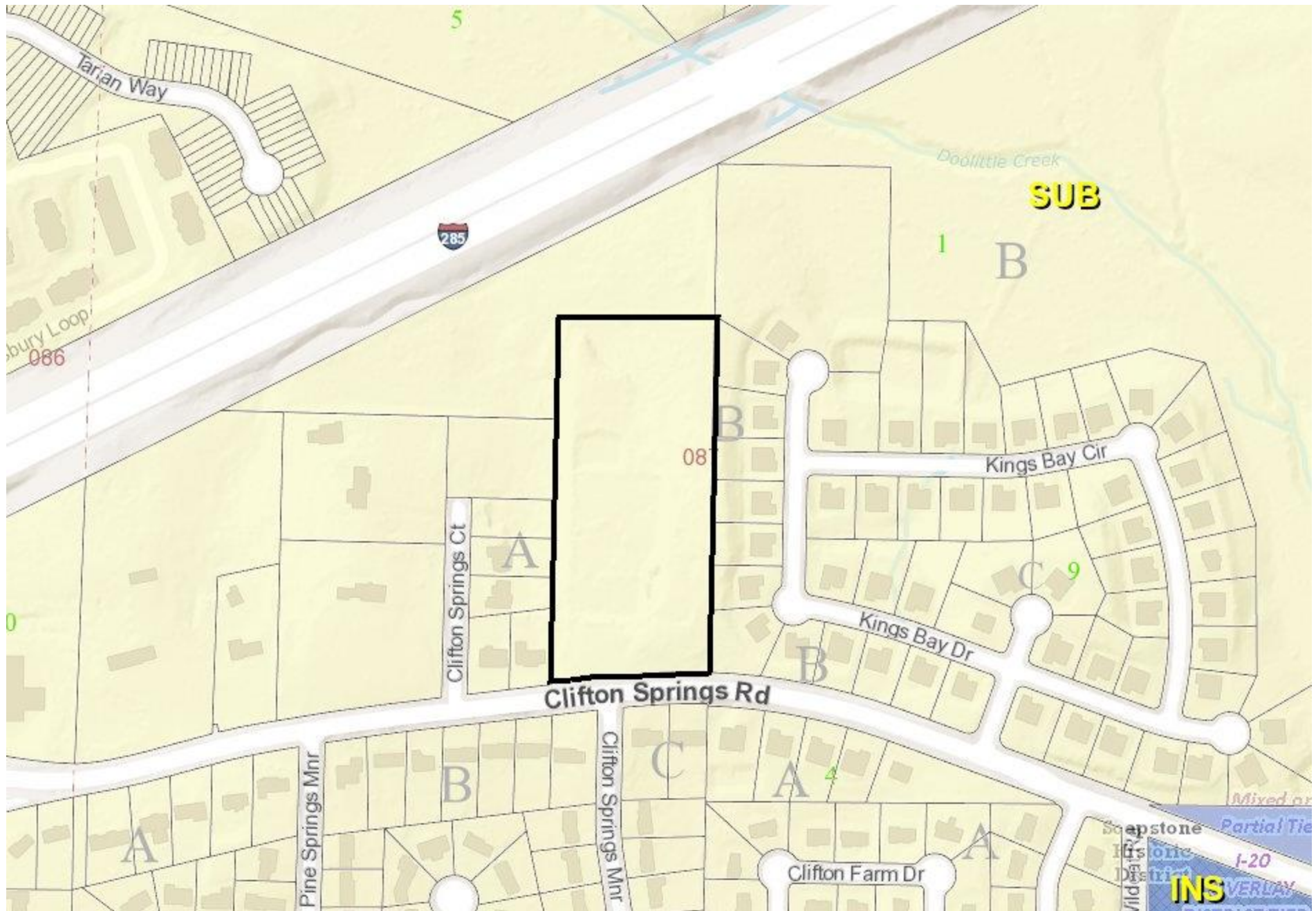
3138 CLIFTON SPRINGS COURT

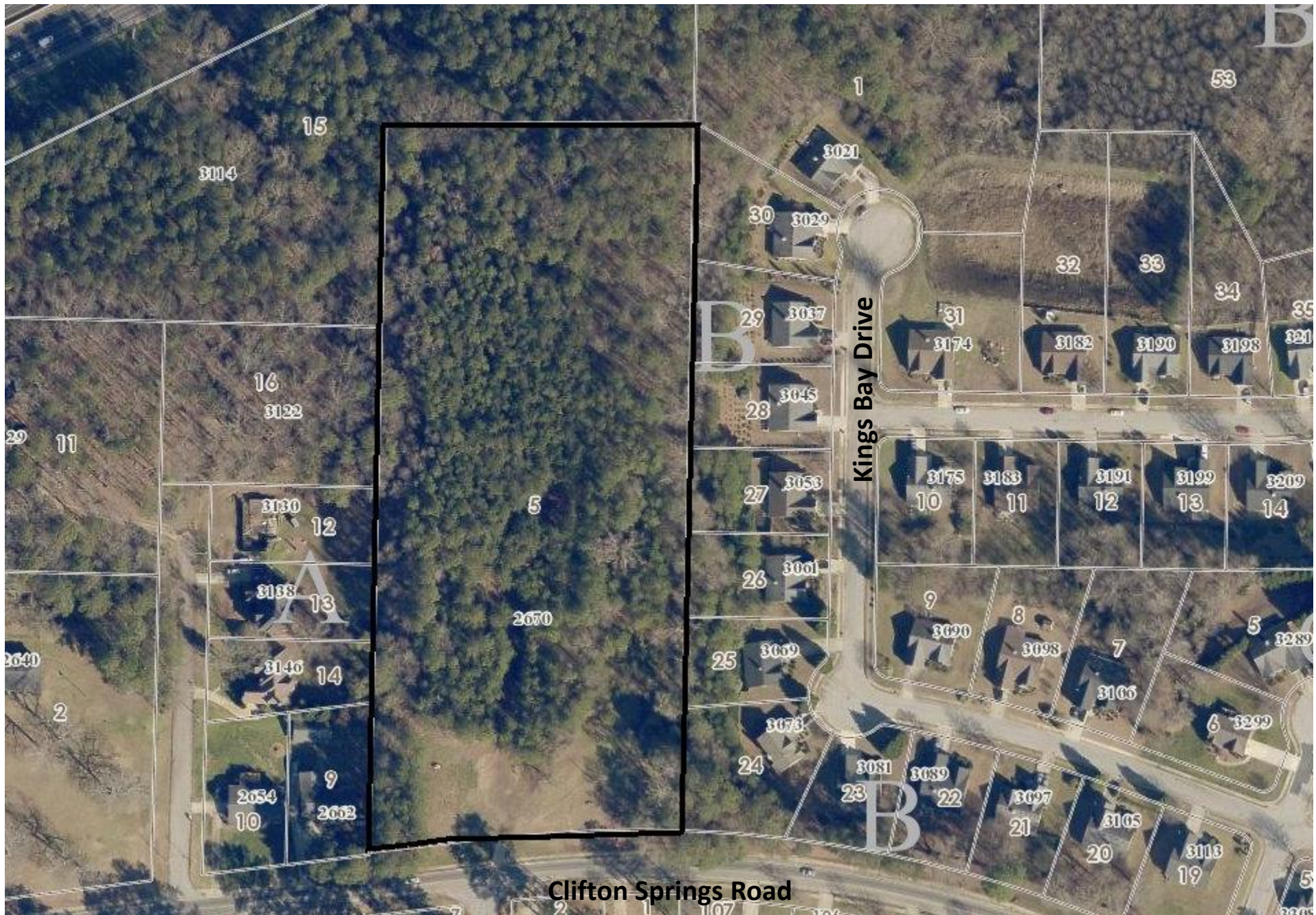
3148 CLIFTON SPRINGS COURT

2567 CLIFTON SPRINGS

CLIFTON SPRINGS MANOR









Subject Property



(above) Homes on adjoining properties to the west of the subject property.



Homes opposite the subject property.

RECOMMENDED SUBSTITUTE CONDITIONS

2021-2127

Z-21-1244587

April 26, 2021

1. The required 20-foot transitional buffer on the sides and rear of the site shall remain undisturbed. The required six-foot screening fence for the transitional buffer shall be constructed on the interior (the development side) of the transitional buffer.
2. The detention basin shall be screened with evergreen vegetation, subject to approval by the County Arborist, and shall be constructed as a bioretention pond.
3. Post-construction stormwater runoff from the development site shall be no greater than pre-construction runoff, subject to approval by staff of the Development Services Division, Land Development Section.
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.