

**DeKalb County Planning and Sustainability Department  
Proposed Deannexation Report**



DeKalb County Future Land Use Designation (De-Annex To DeKalb County)	[Proposed Jurisdiction] Land Use Designation (De-Annex From City of Clarkston)	Land Use Impact / Recommendation
<p><b>Property Address:</b> 1078 Nielsen Drive Clarkston, GA 30021</p> <p><b>Land Use Designation:</b> <i>(based on the DeKalb County 2050 Unified Plan, Comprehensive Land Use Plan, adopted November 2022):</i> Suburban</p> <p><b>Description of Land Use:</b> Suburban: The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. Future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace. The proposed density for areas of this type is up to 8 dwelling units per acre .</p> <p><b>Surrounding Land Use bounding property:</b> North: City of Clarkston, Not Available South: City of Clarkston, Not Available East: DeKalb County, Traditional Neighborhood West: City of Clarkston, Single Family Home Area</p>	<p><b>Property Address:</b> 1078 Nielsen Drive Clarkston, GA 30021</p> <p><b>Proposed Land Use Designation:</b> Traditional Neighborhood</p> <p><b>Description of Land Use:</b> Suburban Area: This area is substantially single-family homes built after WW II. The homes have large lots and curvilinear roads, some ending in cul-de-sacs. The homes are well maintained, and there are many amenities available to the residents of this area. There are limited sidewalks in this area, but the roadways are wide and sidewalks and other pedestrian amenities can be retrofitted within the roadway. This area is stable with housing values increasing and homes being renovated.</p> <p><b>Surrounding Land Use bounding property:</b> North: City of Clarkston, Not Available South: City of Clarkston, Not Available East: DeKalb County, Traditional Neighborhood West: City of Clarkston, Single Family Home Area</p>	<p><b>Proposed de-annexation compatible with DeKalb Future Land Use?</b> <input checked="" type="checkbox"/> YES   <input type="checkbox"/> NO</p> <p>City of Clarkston’s Suburban Area is compatible with DeKalb County Suburban Character Area.</p>

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DeKalb County Zoning Designation (Deannex To DeKalb County)	[Proposed Jurisdiction] Zoning Designation (Deannex From)	Zoning Impact / Recommendation
<p><b>Property Address:</b> 1078 Nielsen Drive, Clakston, GA 30021</p> <p><b>Zoning Designation (based on the DeKalb County Code of Ordinances, Chapter 27):</b> R-85</p> <p><b>Description of Zoning:</b> The purpose and intent of the board of commissioners in establishing the R-85 (Residential Medium Lot-85) District is as follows: A. To provide for the protection of neighborhoods within the county where lots have a minimum area of twelve thousand (12,000) square feet; B. To provide for compatible infill development in neighborhoods; C. To provide protections for existing development as new subdivisions are created; D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To assure that the uses and structures authorized in the R-85 (Residential Medium Lot-85) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents; G. To implement the future development map of the county's most current</p>	<p><b>Property Address:</b> 1078 Nielsen Drive, Clarkston, GA 30021</p> <p><b>Proposed Zoning Designation:</b> R-85</p> <p><b>Description of proposed zoning:</b> The purpose of this district is to provide for single-family residential development with a minimum lot size of 15,000 square feet, with such public buildings, schools, places of worship, public recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing developments of this character.</p> <p><b>Zoning surrounding subject property:</b> North: City of Clarkston, Neighborhood Residential 1 South: City of Clarkston, Neighborhood Residential 1 East: DeKalb County, R-85 West: City of Clarkston, Neighborhood Residential 1</p>	<p>Proposed annexation compatible with DeKalb Zoning? <input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO</p> <p><b>Calculated Dwelling Unit Per Acre</b></p> <p>Both zoning designations, titled R-85 and Neighborhood Residential 1, allow approximately 3 dwelling units per acre. The R-85 zoning designation in DeKalb County has a minimum lot size of 12,000 sq. ft. The Residential Neighborhood 1 zoning designation in the City of Clarkston has a minimum lot size of 10,000 sq. ft.</p>

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comprehensive plan.

**Zoning surrounding subject property:**

North: City of Clarkston, Neighborhood Residential 1

South: City of Clarkston, Neighborhood Residential 1

East: DeKalb County, R-85

West: City of Clarkston, Neighborhood Residential 1