

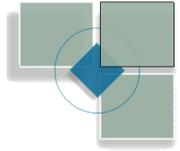


DeKalb County Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: January 5, 2023

Board of Commissioners Hearing Date: January 26 2023

STAFF ANALYSIS

Case No.: Z-22-1245935 **Agenda #:** D5

Location/Address: The east side of Jordan Lane, and the south side of Reverend DL Edwards Drive and Cemetery Drive at 695 Jordan Lane in Decatur, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID: 18 063 09 077

Request: To rezone properties from R-75 (Residential-Medium Lot-75) to RSM (Small Lot Residential Mix) District to construct single-family detached cottages.

Property Owner: Shalom Restorations

Applicant/Agent: Shalom Restorations

Acreage: .67

Existing Land Use: Vacant Single-Family home.

Surrounding Properties: Apartments to the west, a cemetery (Washington Memorial Gardens) to the east; Single-family detached residential to the south, and a place of worship to the north (Greater Friendship Baptist Church).

Adjacent Zoning: **North:** R-75 **South:** R-75 **East:** R-75 **West:** MR-2

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

Proposed Density: 12 units per acre **Existing Density:** NA

Proposed Units/Square Ft.: 8 single-family detached cottages. **Existing Units/Square Feet:** Vacant Single-Family home and accessory building

Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

Staff Recommendation: DENIAL

Since the November 17, 2022 Board of Commissioners meeting, the applicant has revised the site plan from three single-family, detached lots to eight single-family, detached cottages (see attached). The purpose and intent of the RSM district is to provide for the creation of residential neighborhoods that allow a mix of single-family, attached and detached housing options and to allow flexibility in design and product on the interior of new development while protecting surrounding neighborhoods. Therefore, the focus of the RSM zoning district appears to be on larger properties that allow for adequate land area to create neighborhoods with a mix of housing types instead of piece-meal single-use projects on smaller infill properties. The proposed request for eight single-family detached cottage homes on a small infill lot is not consistent with these goals. Additionally, the proposed density of 12 units per acre (8 cottage units divided by .67 acres) exceeds the maximum density of 8 units per acre allowed in the RSM zoning district and the Suburban Character Area. There is no abutting RSM or higher intensity residential zoning district that necessitates a transitional zoning district on the subject property. While there are RSM zoned parcels nearby, they do not contribute significantly to the consideration of this application.

Since the request is not consistent with the purpose and intent of RSM zoning and does not indicate compliance with RSM zoning requirements, the zoning request is not compatible with adjacent and nearby properties (Sec 7.4.6.B). Therefore, it appears that the proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Sec 7.4.6.A, Suburban Policy #1). Staff recommends *denial* of the request.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

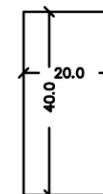
LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
APD	AS PER DEED	R/W	RIGHT-OF-WAY
APP	AS PER PLAT	RBF	REBAR FOUND
BSL	BUILDING (SETBACK) LINE	RBS	REBAR SET
CP	COMPUTED POINT	-X-	FENCE LINE
CTP	CRIMP TOP PIPE FOUND	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	CMP	CORRUGATED METAL PIPE
FFE	FINISH FLOOR ELEVATION		WATER VALVE
FKA	FORMERLY KNOWN AS		WATER METER
IPF	IRON PIN FOUND		TELECOM MANHOLE
LL	LAND LOT		SANITARY SEWER MANHOLE
LLL	LAND LOT LINE		CLEAN OUT
N/F	NOW OR FORMERLY		JUNCTION BOX
PB	PLAT BOOK		DROP INLET
	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
	FIRE HYDRANT		WALL
	PINE TREE		HARDWOOD

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

N/F
Memorial
Properties Inc

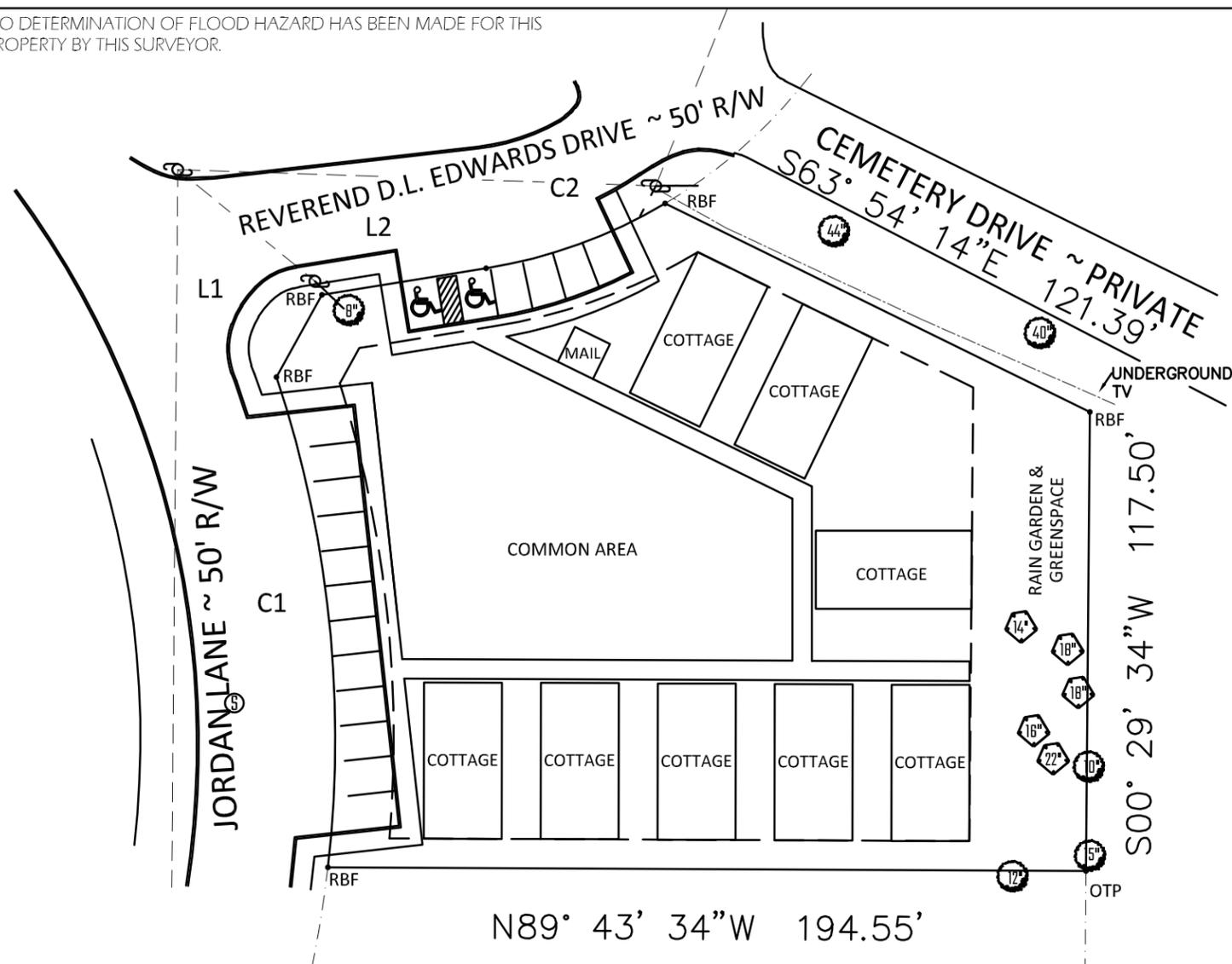
EXAMPLE HOME FOOTPRINT



LINE	DIST.	BEARING
L1	24.13'	N 28°55'49"E
L2	42.65'	N 80°52'37"E

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	290.00'	127.21'	126.20'	N 06°00'28"W
C2	131.44'	49.15'	48.87'	N 70°09'51"E

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURTS



N/F
Peacock, Joyce W

CONCEPT PLAN 10-17-2022



AREA = 29496 SQ. FT
OR
0.6771 ACRES



MAGNETIC

COTTAGE CONCEPT PLAN
PREPARED FOR:

**Keith
Hallman**

PROPERTY ADDRESS:
695 Jordan Ln
Decatur, GA 30033

PARCEL ID: 18 063 09 077

LAND LOT 63	18th DISTRICT	DB:6572 PG:236	BY:
DeKALB COUNTY, GEORGIA		FIELD DATE: 2-18-2022	TH
LOCATED IN UNINCORP		DRAWN DATE: 2-24-2022	TW

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



RPLS: LS003030



260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(678) 323-4712
info@deltasurveyorsinc.com
LSF # 001370



**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.: _____

Parcel I.D. #: 18-063-09-077

Address: 695 Jordan Lane

Decatur GA 30033

WATER:

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: Unknown

SEWER:

Outfall Servicing Project: City of Atlanta

Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: 8" adjacent

Water Treatment Facility: CM Clayton (x) adequate () inadequate

Sewage Capacity: 36.3 (MGPD) Current Flow: 40 (MGPD)

COMMENTS:

Will need sewer capacity approval

Signature: _____

8/15/2022

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/15/2022

N.5 2022-1910 SLUP-22-1245924 18-233-07-002

2345 Shallowford Road, Atlanta, GA 30345

Amendment

- Please review general comments.

N.6 2022-1911 SLUP-22-1245925 15-156-14-003

3771 Elkridge Drive, Decatur, GA 30032

Amendment

- Please review general comments.

N.7 2022-1912 Z-22-1245928 18-091-03-006, 18-091-03-048

883 Mountain View Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Septic system installed on this property on 02/15/1961.

N.8 2022-1976 Z-22-1245935 18-063-09-077

695 Jordon Lane, Decatur, GA 30033

Amendment

- Please review general comments.

Zoning Comments - September 2022

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

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

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

N6. SLUP-22-1245925 - No Comment

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

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

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

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

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

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

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

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

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

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

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



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

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

Conceptual plan doesn't indicate the location of the stormwater management facility. Documents provided show that water quality is being provided for each lot individually, however this development is considered as a subdivision and must comply with all the requirements of the stormwater management, not only water quality. Per sec.5.6.2 of the County codes, the detention facility must be on its own lot.

Additional consideration must be given to the 10% downstream analysis.

Runoff Reduction Volume shall be provided, unless technical justification is provided in regard to the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

I recommend the rezoning be denied until a conceptual plan showing or explaining how all the requirements of stormwater managements are to be met; and how compliance with sec.5.6.2 is addressed.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development

permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-8

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.: A 202-1245935 Parcel I.D. #: 18-063 09-077
Address: 695 Jordan Lane
Decatur, Ga. 30033

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.

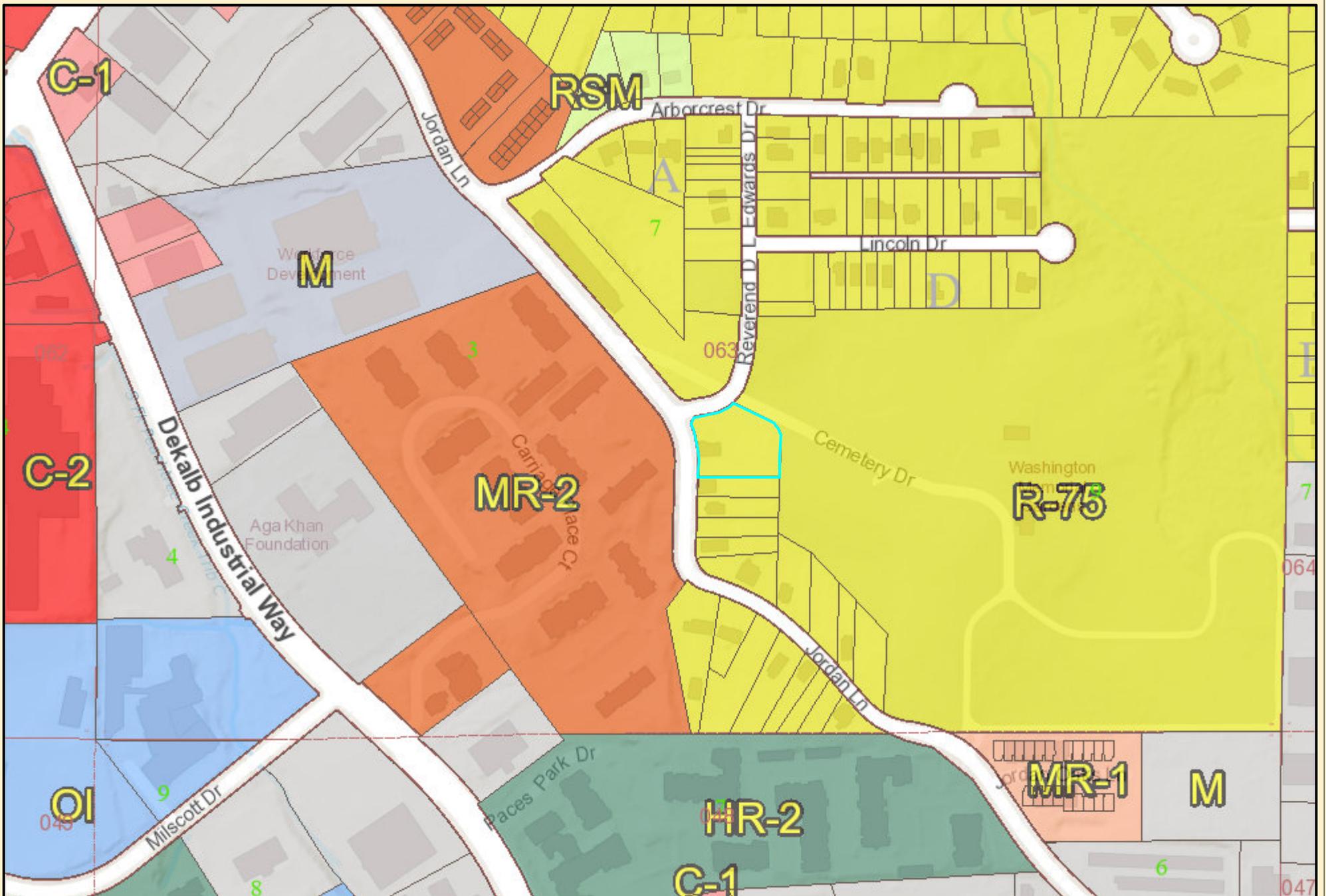
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____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

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

Signature: *Justin Russell*



DeKalb County Zoning Map

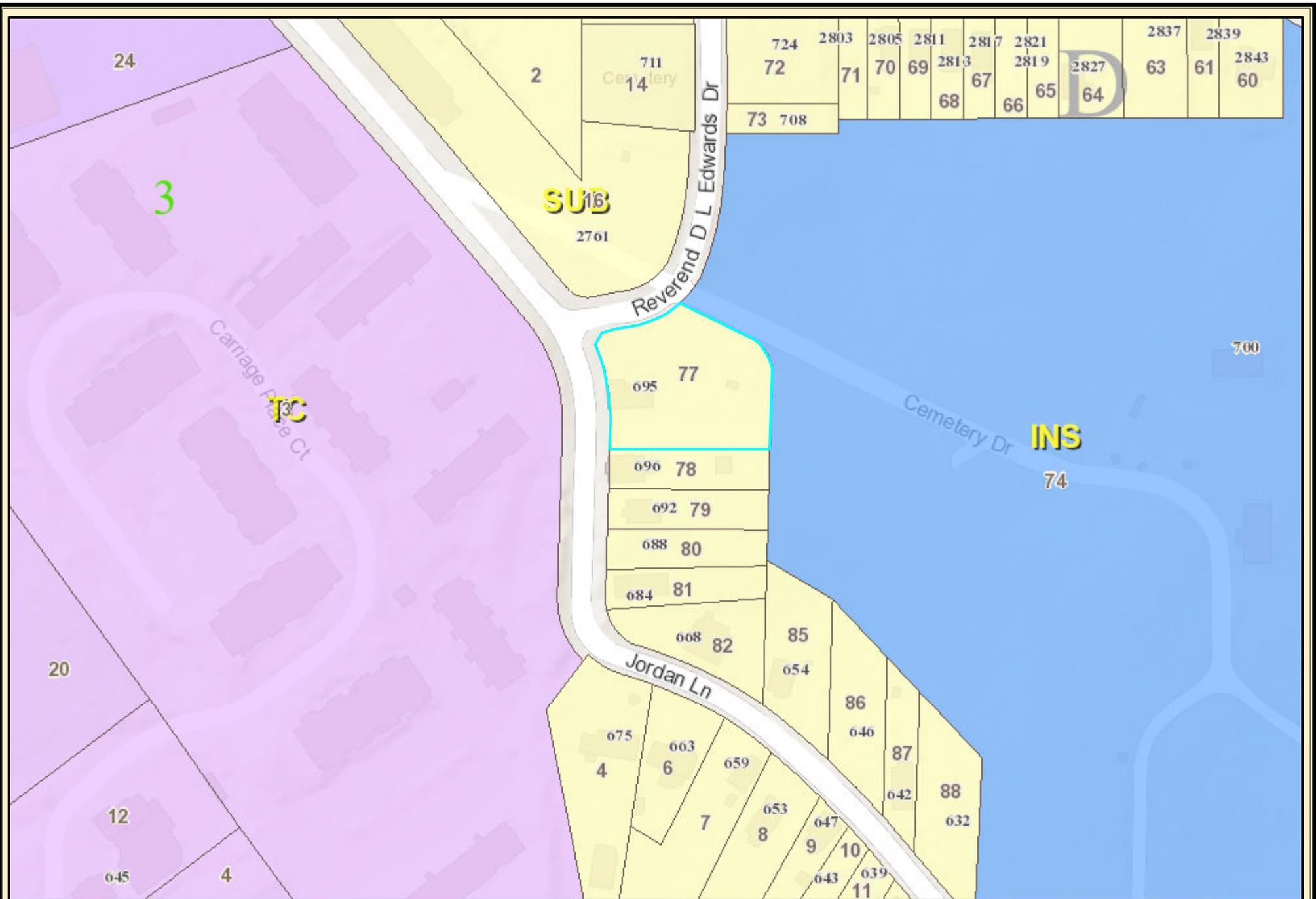


Date Printed: 8/4/2022



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DeKalb County Land Use Map



Date Printed: 8/4/2022



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DeKalb County Aerial Map



Date Printed: 8/4/2022



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DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Shalom Restorations LLC

Applicant E-Mail Address: Shalom.Restorations@gmail.com

Applicant Mailing Address: 695 Jordan Ln, Decatur, GA 30033

Applicant Daytime Phone: 770-906-7092 Fax: _____

Owner Name: Shalom Restorations LLC

If more than one owner, attach list of owners.

Owner Mailing Address: P O Box 767011 Roswell GA 30076

Owner Daytime Phone: 770-906-7092

Address of Subject Property: 695 Jordan Ln, Decatur, GA 30033

Parcel ID#: 1806309077

Acreage: 0.6771 (after encroachments) Commission District: 4

Present Zoning District(s): Dist 4 / Super Dist 6

Proposed Zoning District: Dist 4 / Super Dist 6

Present Land Use Designation: R 75 - Residential

Proposed Land Use Designation (if applicable): RSM - Residential

Shalom Restorations LLC
C/O Mr Keith Hallman
695 Jordan Ln
Decatur GA 30033

Tuesday May 31st 2022

2nd Community Meeting

Greetings Neighbors and welcome!

This letter serves as an official and formal invitation to attend the second community meeting hosted at the Greater Friendship Baptist Church located at 2761 Jordan Ln Decatur, GA 30033. The meeting will start at 7:30pm on June 16th 2022 and continue until 8:45 pm

The purpose of this meeting is to discuss with the community the upcoming developments that are taking shape for the property located at 695 Jordan Ln for 2022-2023 development completion year. During this time we will share with you these exciting changes in the community and provide a platform for your input, questions, and support.

We look forward to meeting with you again very soon!

Until then,

Stay blessed

A handwritten signature in black ink, appearing to be 'K. Hallman', enclosed within a circular scribble.

Mr. Keith Hallman

Shalom Restorations LLC
C/O Mr Keith Hallman
695 Jordan Ln
Decatur GA 30033

Monday June 27thst 2022

LETTER OF APPLICATION AND IMPACT ANALYSIS

Re: Rezone of
695 Jordan Lane
Decatur GA, 30033

Greetings!

This letter serves as an official and formal letter of application....

The proposed rezone classification is RSM. The property located at 695 Jordan lane Decature 30033 is currently zoned R75 approx. 0.74 acreage with one single family dwelling located on it currently (Demolished under Permit # 3105111).

The land/acreage was reduced involuntary and lawfully by Dekalb County under DOT Right Away encroachment and construction easement... An additional acreage was reduced by an unlawful encroachment from the adjacent cemetery where over 2000 sft was removed and 15-20 people are currently laid to rest..

We shared the problem and our intent with the community that in rezoning the property we will bring three new families to the community by constructing three new homes. All the homes being 4 beds 3 baths with 2500-2900 sf.

Due to the lawful and unlawful reduction in acreage we are not able to bring the families into the community under the R75 guidelines. We propose to rezone to RSM that would allow for the reduction in acreage requirement and allow for the new construction of the three homes under RSM lot guidelines to proceed... The RSM zoning is not new to the community it is currently assigned to the properties located within 500ft of the subject property @ 2776, 2774, 2780 Arborcrest Drive GA 30033.

We look forward to meeting with you very soon to discuss these exciting changes in the community!

Until then,

Stay blessed



Mr. Keith Hallman
770-906-7092

IMPACT ANALYST QUESTIONNAIRE

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. – **Yes its in conformity, as we are not altering the residential purpose of the lot**

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. **Yes -The zoning is not new to the community the RSM zoning is established in the community 2766, 2774,2780 Arborcrest Dr**

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. **The house being a teardown has been abandon for decades where squatters find shelter and promote danger to the community. The lot is three times larger than most lots in the community and is greatly undervalued for tax revenues.**

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties. **No. The RSM zoning exist in the community already and the lot average is the same...**

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. **At the present there are no conditions we are aware of that will cause a disapproval.**

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or Archaeological resources. **No. This is not applicable to the property in question...**

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. **The property improvements will not cause a burden to the streets, transportation facilities, utilities or schools.**

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. **There are no threat to the environment or natural resources**

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

SHALIM RESTORATIONS


Signature of Applicant /Date

Check one: Owner Agent _____

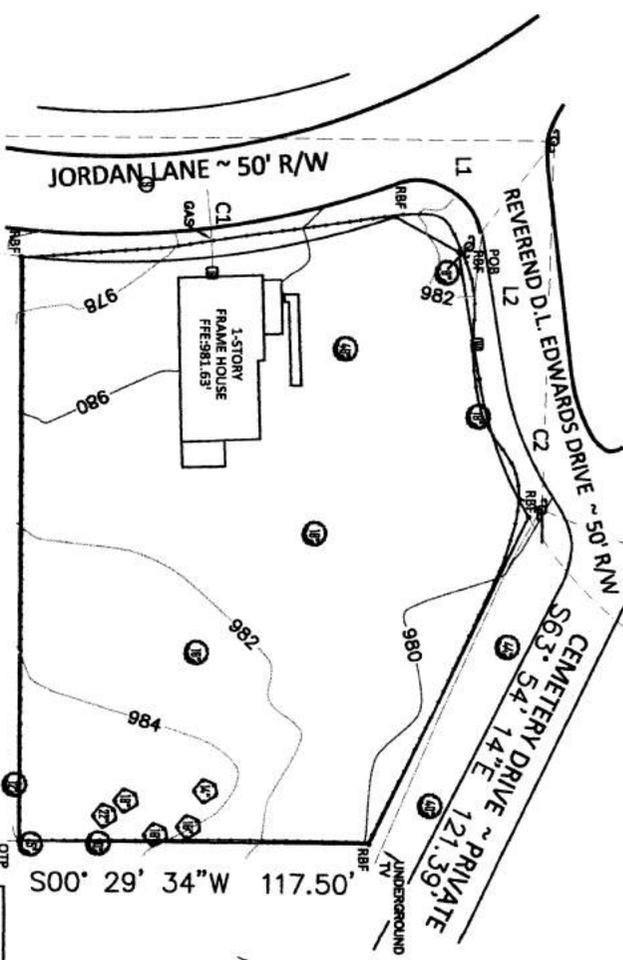
913124

Expiration Date/ Seal

ALEX C BAUR
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Sept. 3, 2024

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

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR



LINE	DIST.	BEARING
L1	24.13'	N 28° 55' 49" E
L2	42.65'	N 80° 52' 37" E

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C1	290.00'	127.21'	126.20'	N 06° 00' 28" W
C2	131.44'	49.15'	48.87'	N 70° 09' 51" E

889° 43' 34" W 194.55'

S00° 29' 34" W 117.50'

LEGEND

- AKA ALSO KNOWN AS
- APD AS PER DEED
- APP AS PER PLAT
- BBL BUILDING SETBACK LINE
- CP COMPUTED POINT
- DE DEED BOOK
- FE FENCED OR ELEVATION
- FR FOUND
- IRON PIN FOUND
- LL LAND LOT
- LL LAND LOT LINE
- N/O OR FORMERLY
- PLAT BOOK
- UTILITY POLE
- LAMP POST
- FIRE HYDRANT
- PINE TREE
- PCB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- REBAR FOUND
- REBAR SET
- FC FENCE LINE
- RCP REINFORCED CONCRETE PIPE
- CONFLAGATED METAL PIPE
- WATER VALVE
- WATER MAIN
- TELECOM MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- JUNCTION BOX
- DROP NLET
- GAS VALVE
- GAS METER
- WALL
- HARDWOOD

THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1/4 ONE FOOT, TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (INDICATED BY DASHED LINE).

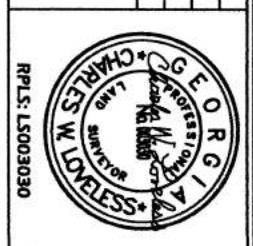
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECONSIDERATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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 13-6-67.

By: Charles W. Lovelless, Professional Land Surveyor #003030 Date: 2/22/22

PARCEL ID: 18 063 09 077	DB: 6572 PG: 236	BY:
LAND LOT 63 18th DISTRICT	FIELD DATE: 2-18-2022	TH
DEKALB COUNTY, GEORGIA	DRAWN DATE: 2-24-2022	TW
LOCATED IN UNINCORP		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. ANY ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.



0 40
SCALE: 1" = 40'
AREA = 29496 SQ. FT.
OR
0.6771 ACRES

DeLa
SURVEYORS INC.

260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(678) 323-4712
Info@delasurveyorsinc.com
LSF # 001570



ASBUILT PREPARED FOR:
Keith Hallman
PROPERTY ADDRESS:
695 Jordan Ln
Decatur, GA 30033

LEGAL DESCRIPTION

2022028364 DEED BOOK 30106 Pg 3
 Filed and Recorded: 2/7/2022 11:38:00 AM
 Recording Fee: \$25.00
 Real Estate Transfer Tax: \$300.00
 Prepared By:
 2013744227
 7067927936

Prepared by and Return to:
 The Hudson Law Firm, LLC
 3525 Piedmont Rd NE, Bldg 8, Suite 305
 Atlanta, GA 30305
 File No. 21-12007

**STATE OF GEORGIA
 COUNTY OF DEKALB**

LIMITED WARRANTY DEED

THIS INDENTURE, made between **GREATER FRIENDSHIP MISSIONARY BAPTIST CHURCH, INC.**, a Georgia nonprofit corporation, hereinafter collectively called Grantor, and **Shalom Restorations, LLC**, a Georgia Limited Liability Company and **P&L536WPB, LLC**, a Florida Limited Liability Company, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantees, the following described real estate:

ALL that tract or parcel of land lying and being in Land Lot 63 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at the southeast corner of Washington Drive and Scottdale Road and running thence southerly along the easterly side of Scottdale Road 150.0 feet; thence east 200.0 feet; thence north 102.06 feet to Cemetery Drive; thence northwesterly along the southwesterly side of Cemetery Drive 103.0 feet to a point; thence westerly along the southerly side of formerly Washington Drive (now Booker Street) 124.08 feet to Scottdale Road and the POINT OF BEGINNING being improved property and presently known as 695 Scottdale Road, DeKalb County, Georgia, less and except that Right-of-way Deed conveyed to DeKalb County as reflected in Deed Book 5558 at Page 243 in the Clerk's Office of DeKalb County Superior Court confirm Willie Pearl Walker to DeKalb County filed on August 19, 1986 and such other right-of-way acquired by prescription or otherwise.

Tax ID#: 18-063-09-077

Subject to any Easements or Restrictions of Record

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 BLUE SIGNIFIES PROPOSED CHANGES

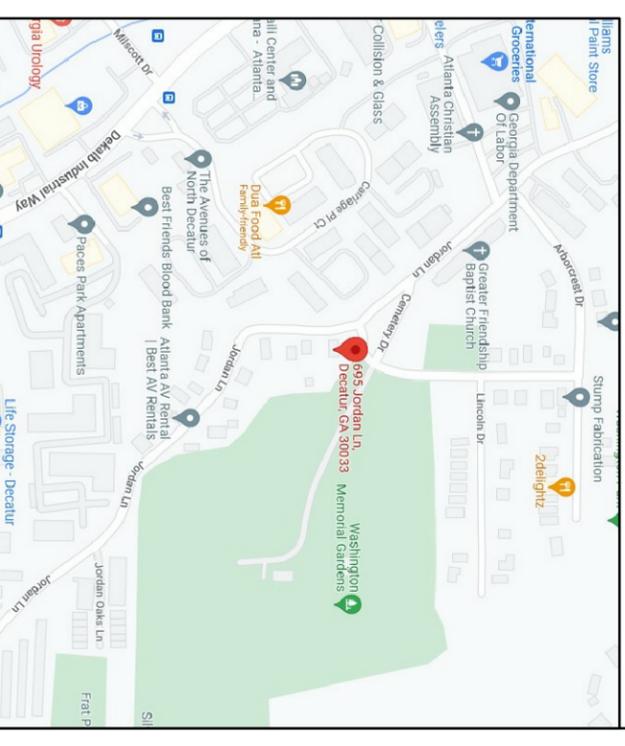
ZONING SHOWN: RSM

LEGEND

AKA	ALSO KNOWN AS	POB	POINT OF BEGINNING
APD	AS PER DEED	R/W	RIGHT-OF-WAY
APP	AS PER PLAY	REF	REBAR FOUND
B5L	BUILDING (SETBACK) LINE	RBS	REBAR SET
CP	COMPUTED POINT	-X-	FENCE LINE
CTP	CRIMP TOP PIPE FOUND	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	CMP	CORRUGATED METAL PIPE
FEE	FINISH FLOOR ELEVATION		WATER VALVE
FKA	FORMERLY KNOWN AS		WATER METER
IPF	IRON PIN FOUND		TELECOM MANHOLE
LL	LAND LOT		SANITARY SEWER MANHOLE
LLL	LAND LOT LINE		CLEAN OUT
N/F	NOW OR FORMERLY		JUNCTION BOX
PB	PLAT BOOK		DROP INLET
	UTILITY POLE		GAS VALVE
	LAMP POST		GAS METER
	FIRE HYDRANT		WALL
	PINE TREE		HARDWOOD

TRACT 1	TRACT 2	TRACT 3
PROPOSED IMPERVIOUS AREA: DRIVEWAY:1156 SF	PROPOSED IMPERVIOUS AREA: DRIVEWAY:608 SF	PROPOSED IMPERVIOUS AREA: DRIVEWAY:2519 SF
PORCH:327 SF	HOUSE:2033	HOUSE:2033
HOUSE:1950 SF	PORCH:141 SF	PORCH:141 SF
DECK:130 SF	DECK:146 SF	DECK:146 SF
STEPS:7 SF	PROP= 2928 SF=32.5%	PROP= 4839 SF=42.1%
PROP= 3570 SF=39.8%	MAX=50%	MAX=50%

VICINITY MAP (NOT TO SCALE)



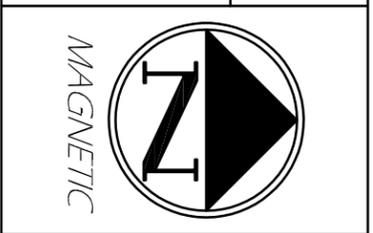
6-15-2022

0 40
 SCALE: 1" = 40'

AREA = 29496 SQ. FT
 OR
 0.6771 ACRES

Delta
 SURVEYORS
 INC.

260 PEACHTREE STREET NW
 SUITE 2200
 ATLANTA, GA 30303
 (678) 323-4712
 info@deltasurveyorsinc.com
 LSF # 001370



PROPOSED SUBDIVISION PREPARED FOR:

Keith Hallman

PROPERTY ADDRESS:
 695 Jordan Ln
 Decatur, GA 30033

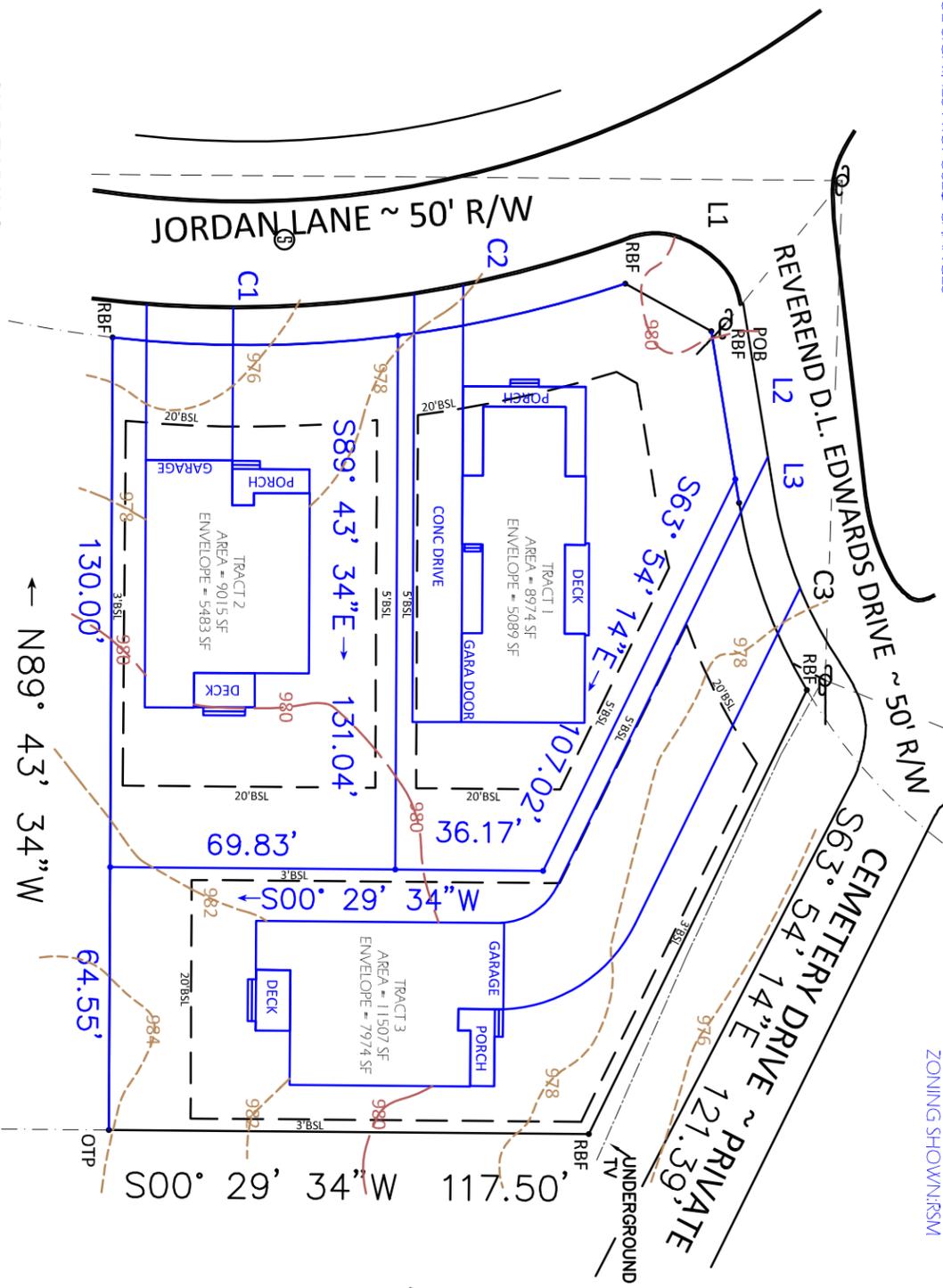
PARCEL ID: 18 063 09 077	DB:6572 PG:236	BY:
LAND LOT 63 18th DISTRICT	FIELD DATE: 2-18-2022	TH
DEKALB COUNTY, GEORGIA	DRAWN DATE: 2-24-2022	TW
LOCATED IN UNINCORP		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

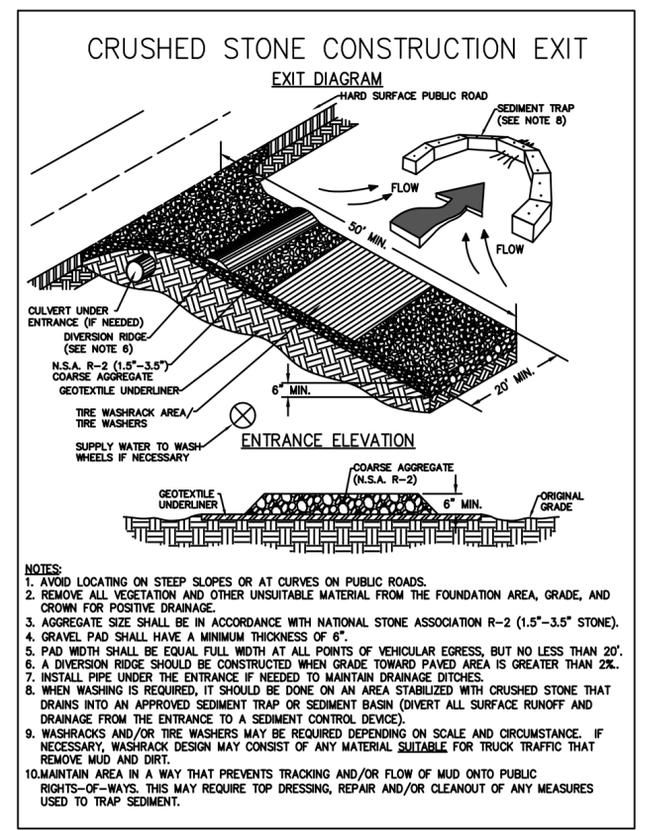
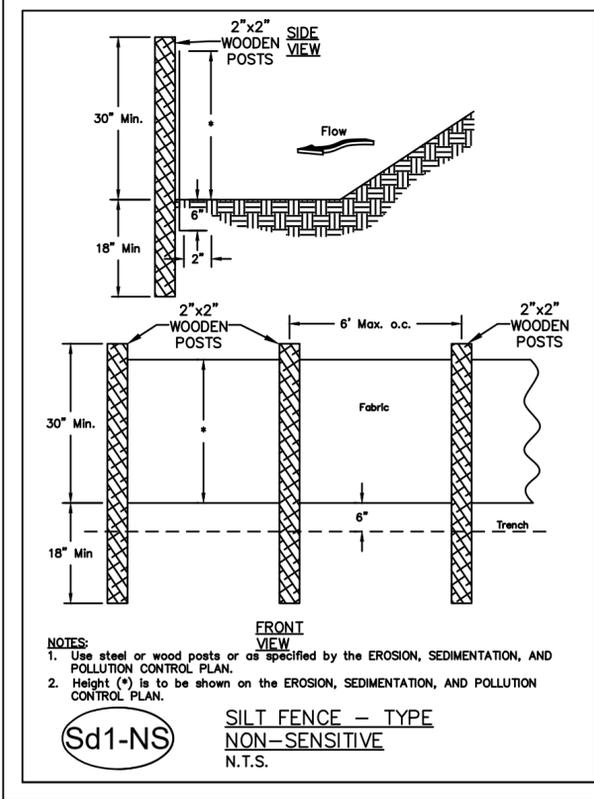
Charles W. Loveless
 PROFESSIONAL LAND SURVEYOR
 No. 30350

RPLS: LS003030

LINE	DIST.	BEARING	CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
L1	24.13'	N 28°55'49"E	C1	290.00'	70.00'	70.33'	N 00°18'24"W
L2	36.80'	N 80°52'37"E	C2	290.00'	57.21'	57.12'	N 12°55'22"W
L3	5.85'	N 80°52'37"E	C3	131.44'	49.15'	48.87'	N 70°09'51"E

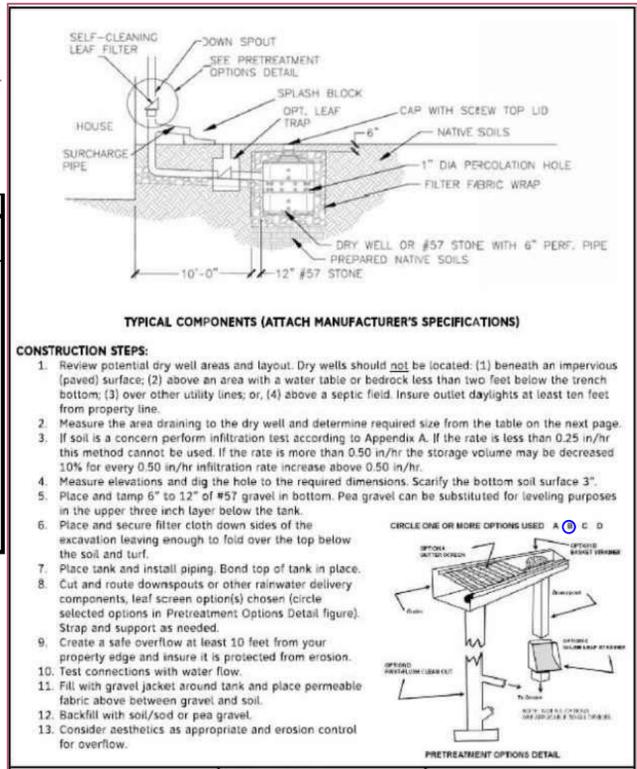


The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Additional erosion controls shall be installed as deemed necessary by the on-site inspector. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to footers being poured. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping. All tree protection fencing to be inspected daily and repaired or replaced as needed. A final as-built lot survey required prior to issuance of Certificate of Occupancy. A final as-built water quality certificate required prior to Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. All collected water shall be directed to the water quality BMP(s). No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are: Monday-Friday 7:00am-7:00pm Saturday 8:00am-5:00pm I Charles W. Loveless certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.

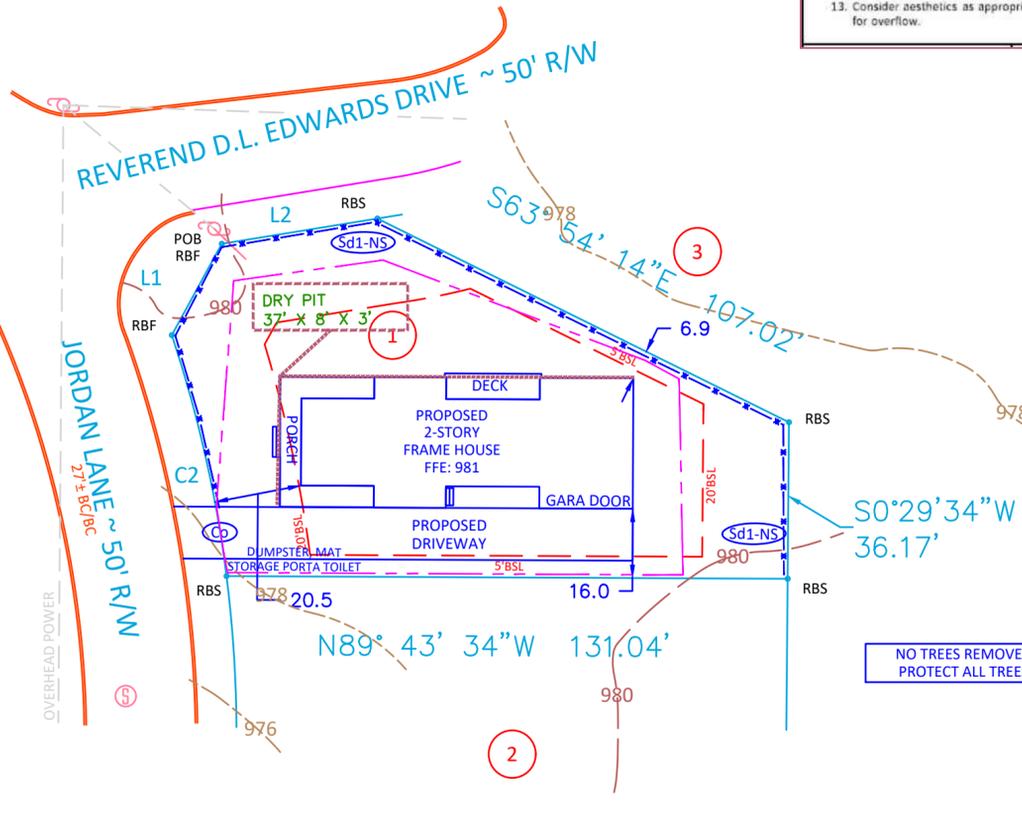


WQ - WATER QUALITY VOLUME - DRY PIT

LOT 1 JORDAN LANE	
IMPERVIOUS (HOUSE, DW, SW, ETC.)	3,570.0 sq.ft.
TOTAL IMPERVIOUS FOR WQ DESIGN	3,570.0 sq.ft.
RAINFALL TO BE TREATED	1.2 in.
VOLUME CALCULATED	357.0 cu.ft.
LENGTH OF DRY PIT	37 ft.
WIDTH OF DRY PIT	8 ft.
DEPTH OF DRY PIT	3 ft.
VOLUME IN PIT -FLO-WELL -OBSV.WELL @ 40% VOID	350.1 cu.ft.
ADDITIONAL VOLUME FROM OBSERVATION WELL	0.59 cu.ft.
NUMBER OF FLO-WELL(S) IN PIT	1 ea.
ADDITIONAL VOLUME FROM FLO-WELL(S)	6.3 cu.ft.
VOLUME REQUIRED	357.0 cu.ft.
VOLUME PROVIDED	362.1 cu.ft.



FLOOD HAZARD STATEMENT
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PANEL - 13089C0067K EFFECTIVE DATE: - 08/15/2019
ZONE "X"



TRACT 1 PROPOSED IMPERVIOUS AREA:
DRIVEWAY: 1156 SF
PORCH: 327 SF
HOUSE: 1950 SF
DECK: 130 SF
STEPS: 7 SF
PROP= 3570 SF=39.89%
MAX=50%
ZONING: RSM

NO TREES REMOVED PROTECT ALL TREES

NO PROPOSED GRADING EXCEEDING TWO (2)'. CONTOURS SHOWN ARE EXISTING. MAX 3H:1V SLOPES

THERE ARE NO KNOWN TREES OF SIGNIFICANCE PRESENT ON THIS SITE

6-24-2022

0 30
SCALE: 1" = 30'

AREA = 8974 SQ. FT OR 0.206 ACRES

Delta SURVEYORS INC.
260 PEACHTREE STREET NW SUITE 2200 ATLANTA, GA 30303 (678) 323-4712 info@deltasurveyorsinc.com LSF # 001370

MAGNETIC

SITE PLAN PREPARED FOR:
Keith Hallman
PROPERTY ADDRESS: 695 Jordan Ln Decatur, GA 30033

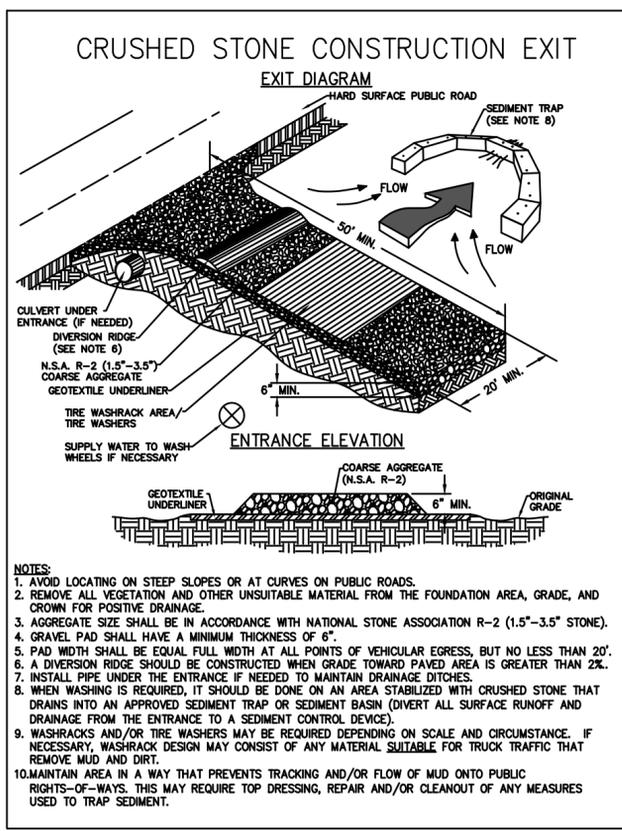
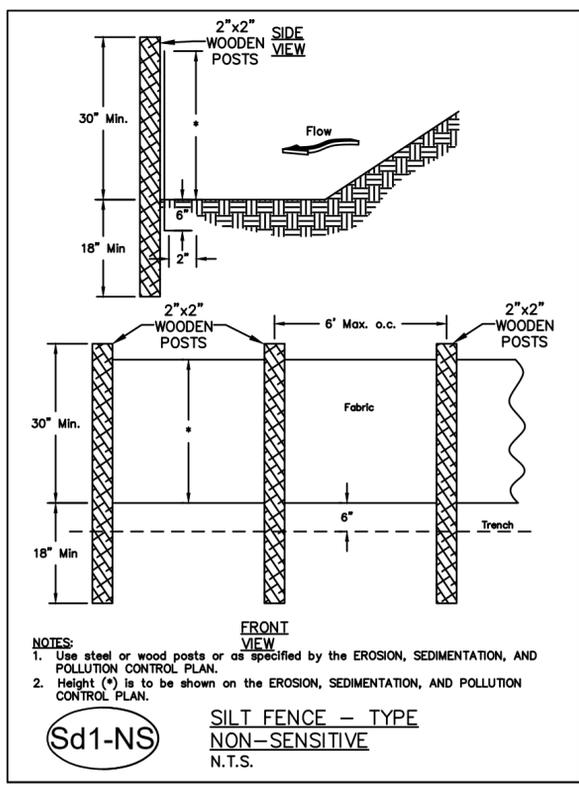
TRACT 1 695 JORDAN LANE SUBDIVISION

LAND LOT 63 18th DISTRICT	DB:6572 PG:236	BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 2-18-2022	TH
LOCATED IN UNINCORP	DRAWN DATE: 2-24-2022	TW

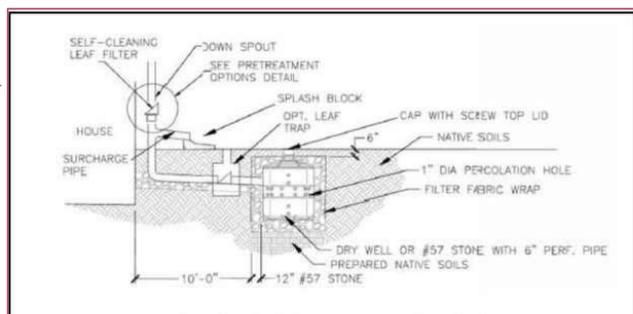
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GEORGIA PROFESSIONAL LAND SURVEYOR
Charles W. Loveless No. 3030
CHARLES W. LOVELESS
RPLS: LS003030

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WQ - WATER QUALITY VOLUME - DRY PIT	
LOT 3 JORDAN LANE	
IMPERVIOUS (HOUSE, DW, SW, ETC.)	4,839.0 sq.ft.
TOTAL IMPERVIOUS FOR WQ DESIGN	4,839.0 sq.ft.
RAINFALL TO BE TREATED	1.2 in.
VOLUME CALCULATED	483.9 cu.ft.
LENGTH OF DRY PIT	58 ft.
WIDTH OF DRY PIT	7 ft.
DEPTH OF DRY PIT	3 ft.
VOLUME IN PIT -FLO-WELL -OBSV.WELL @ 40% VOID	477.0 cu.ft.
ADDITIONAL VOLUME FROM OBSERVATION WELL	0.59 cu.ft.
NUMBER OF FLO-WELL(S) IN PIT	1 ea.
ADDITIONAL VOLUME FROM FLO-WELL(S)	6.3 cu.ft.
VOLUME REQUIRED	483.9 cu.ft.
VOLUME PROVIDED	494.1 cu.ft.



- CONSTRUCTION STEPS:**
- Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylight is at least ten feet from property line.
 - Measure the area draining to the dry well and determine required size from the table on the next page.
 - If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
 - Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
 - Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
 - Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
 - Place tank and install piping. Bond top of tank in place.
 - Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
 - Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
 - Test connectors with water flow.
 - Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
 - Backfill with soil/sod or pea gravel.
 - Consider aesthetics as appropriate and erosion control for overflow.

FLOOD HAZARD STATEMENT
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL - 13089C0067K EFFECTIVE DATE: - 08/15/2019

ZONE "X"

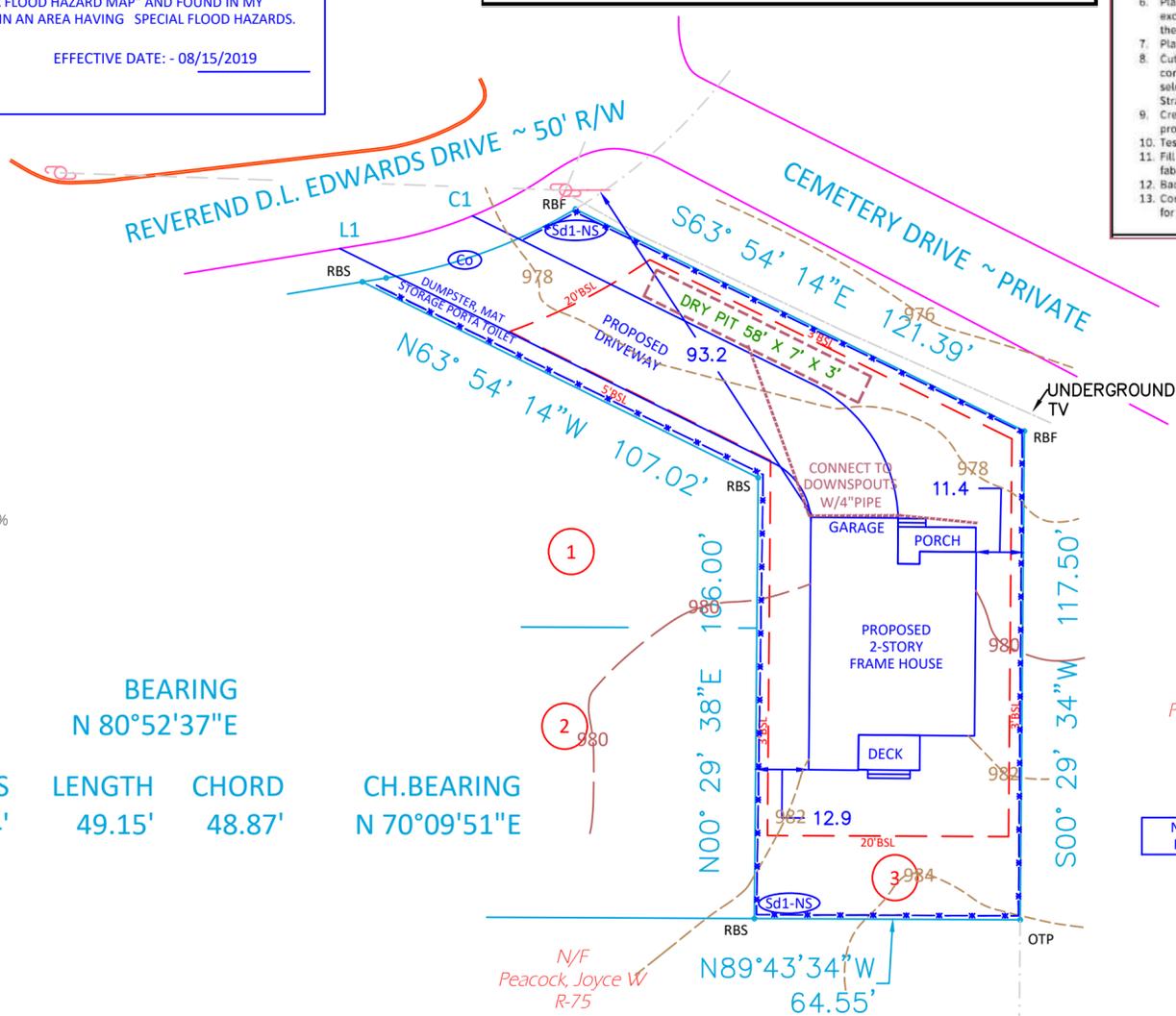
TRACT 3
 PROPOSED
 IMPERVIOUS AREA:
 DRIVEWAY:2519 SF
 HOUSE:2033
 PORCH:141 SF
 DECK:146 SF
 PROP= 4839 SF=42.1%
 MAX=50%

ZONING:RSM

DISTURBED
 AREA 11507 SF

LINE	DIST.	BEARING
L1	5.85'	N 80°52'37"E

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	131.44'	49.15'	48.87'	N 70°09'51"E



EROSION CONTROL LEGEND
 APPLY TO ALL DISTURBED AREAS

Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

NO TREES REMOVED
 PROTECT ALL TREES

NO PROPOSED GRADING EXCEEDING TWO (2)'.
 CONTOURS SHOWN ARE EXISTING.
 MAX 3H:1V SLOPES

THERE ARE NO KNOWN TREES OF SIGNIFICANCE PRESENT ON THIS SITE

0 30
 SCALE: 1" = 30'

AREA = 11507 SQ. FT
 OR
 0.264 ACRES

Delta SURVEYORS INC.

260 PEACHTREE STREET NW
 SUITE 2200
 ATLANTA, GA 30303
 (678) 323-4712
 info@deltasurveyorsinc.com
 LSF # 001370

MAGNETIC

SITE PLAN PREPARED FOR:

Keith Hallman

PROPERTY ADDRESS:
 695 Jordan Ln
 Decatur, GA 30033

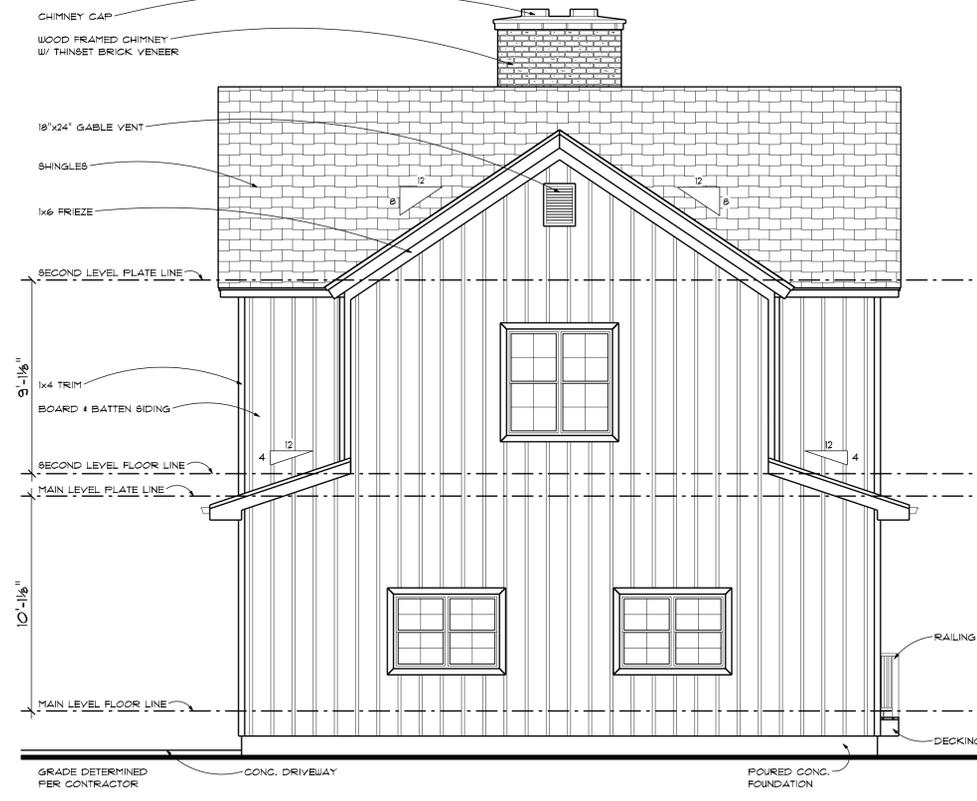
TRACT 3 695 JORDAN LANE SUBDIVISION

LAND LOT 63 18th DISTRICT	DB:6572 PG:236	BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 2-18-2022	TH
LOCATED IN UNINCORP	DRAWN DATE: 2-24-2022	TW

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 77,620 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

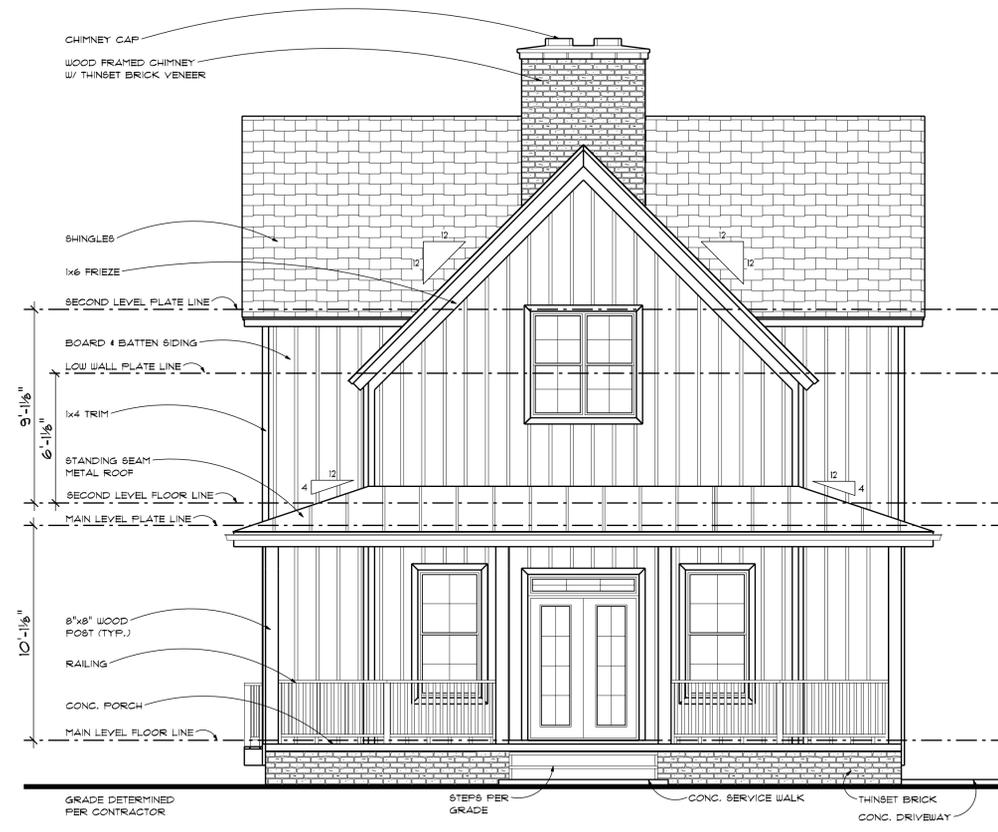
GEORGIA PROFESSIONAL LAND SURVEYOR
 Charles W. Loveless
 No 30330

RPLS: LS003030



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PRELIM	6-9-22
FINAL	6-21-22
REVISION	

Tamiku Thompson



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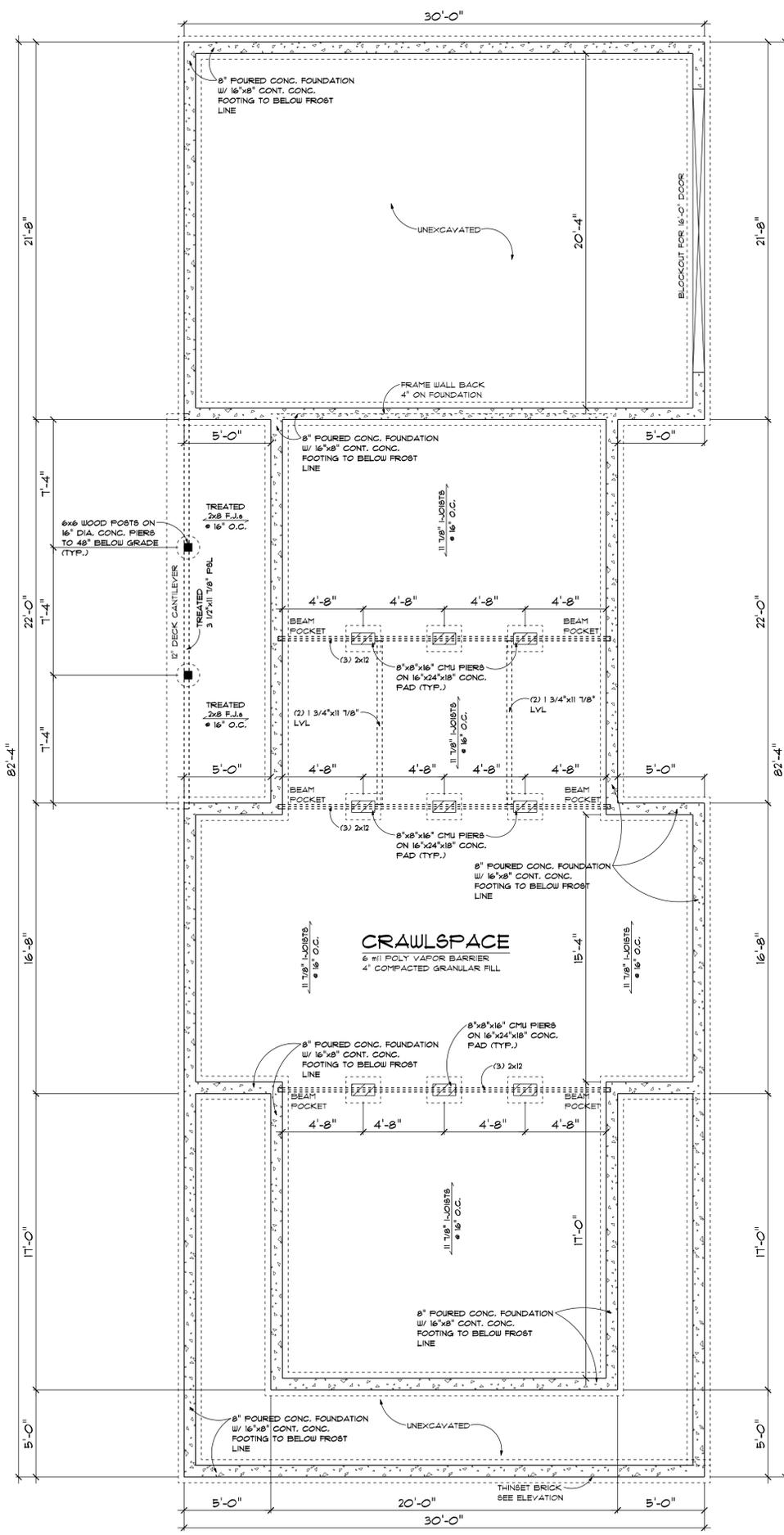
ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN OHIO. WE BECAUSE SITE CONDITIONS VARY, AHP CANNOT GUARANTEE THAT THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE CONSULTATION OF A PROFESSIONAL ENGINEER. MATERIALS, FINISHES, SIZES, AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS, MATERIALS, FINISHES, CODES & SITE REQUIREMENTS PRIOR TO CONSTRUCTION MUST BE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

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SHEET
2
OF
1

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GENERATED: 6/23/2022
CON SCALE = 24'x36'

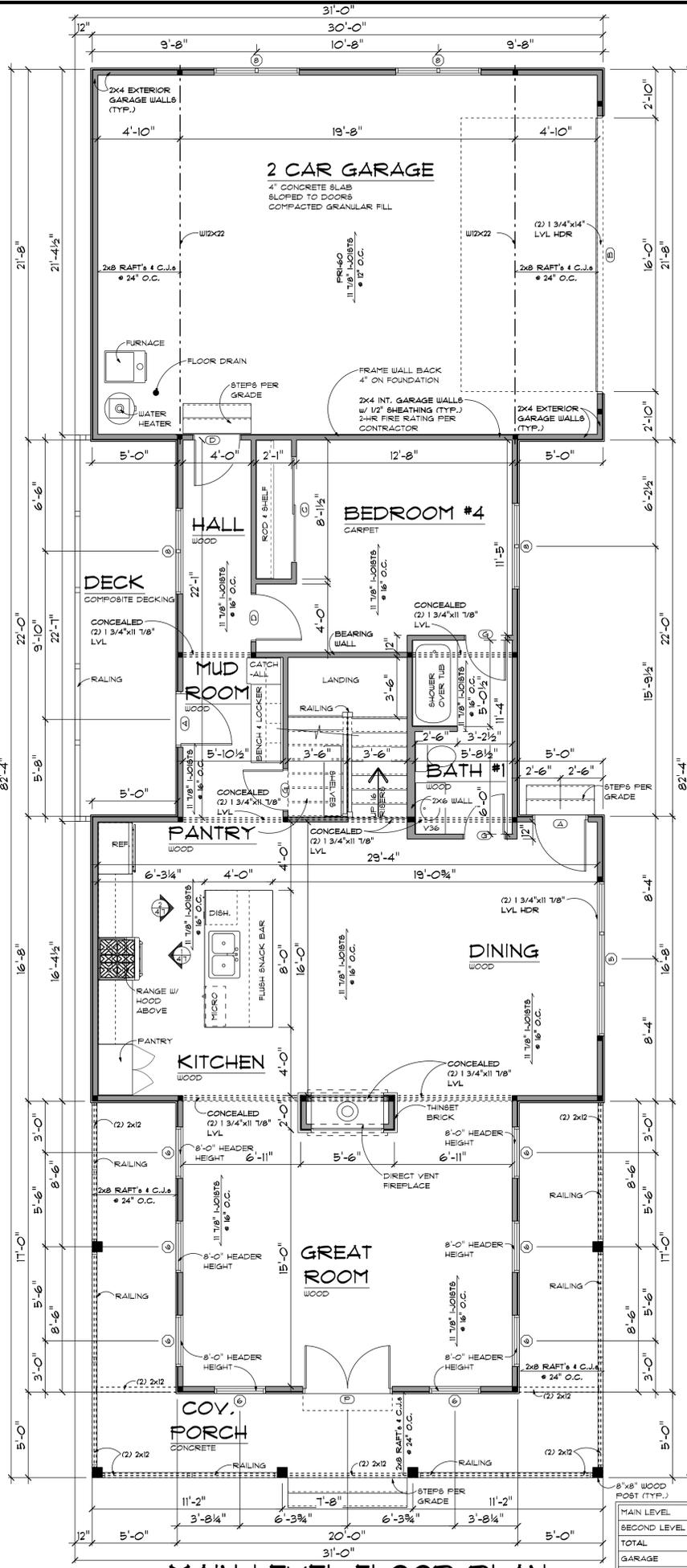


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- FOUNDATION WALLS ARE 8" TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
 - ALL ANGLED WALLS ARE # 45 DEG. UNLESS NOTED OTHERWISE.
 - CRAWLSPACE ENTRANCE DETERMINED PER CONTRACTOR
 - MECH. LOCATION DETERMINED PER CONTRACTOR

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
5	WINDOW	108X12 DOUBLE HUNG 3	9'-0" x 6'-0"	1
6	WINDOW	36X72 DOUBLE HUNG 2	3'-0" x 6'-0"	8
8	WINDOW	60X42 DOUBLE HUNG 2	5'-0" x 3'-6"	4
A	DOOR	36X80 FRENCH A 1	3'-0" x 6'-8"	2
B	GARAGE	192X86 STABLE 4 PANEL SMALL WINDOWS	16'-0" x 8'-0"	1
C	SLIDING DOOR	72X80 SLIDING COLONIAL 2	6'-0" x 8'-8"	1
D	DOOR	32X80 1	2'-8" x 6'-8"	2
G	DOOR	28X80 1	2'-4" x 6'-8"	3



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

MAIN LEVEL	1281 sq. ft.
SECOND LEVEL	1641 sq. ft.
TOTAL	2924 sq. ft.
GARAGE	640 sq. ft.
COVERED PORCH	302 sq. ft.
DECK	133 sq. ft.

- GENERAL NOTES:**
- ALL MAIN LEVEL WALLS ARE 10" 1/8" HIGH UNLESS NOTED OTHERWISE
 - ALL ANGLED WALLS ARE # 45 DEG. UNLESS NOTED OTHERWISE
 - ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD/1/2" SHEATHING) 2x4s FIRE RATING PER CONTRACTOR
 - ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

PRELIM 6-8-22

FINAL 6-21-22

REVISION

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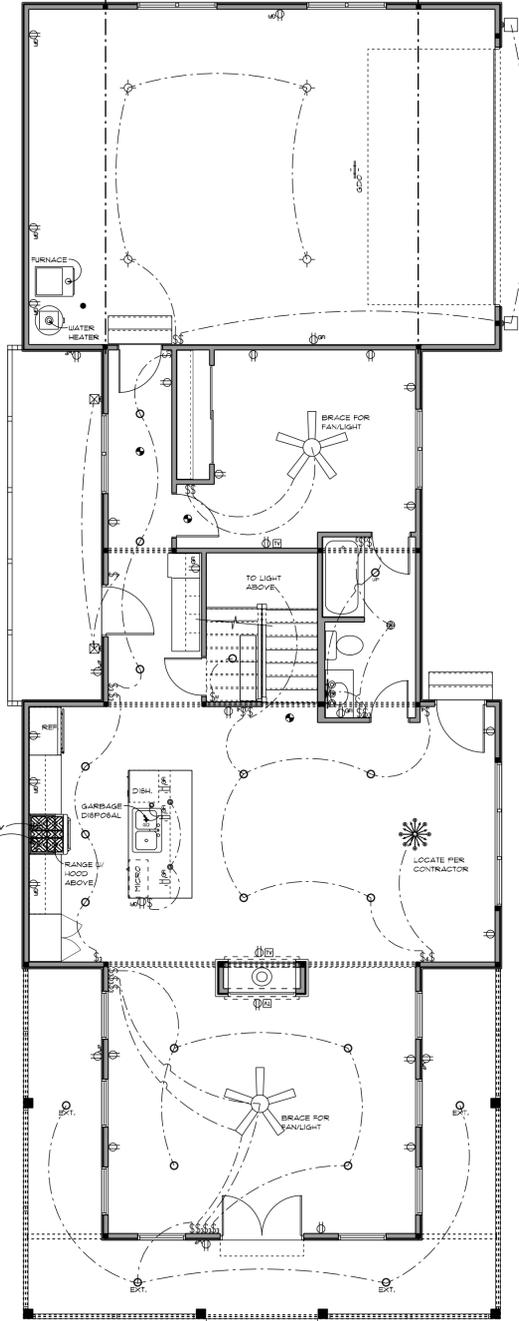
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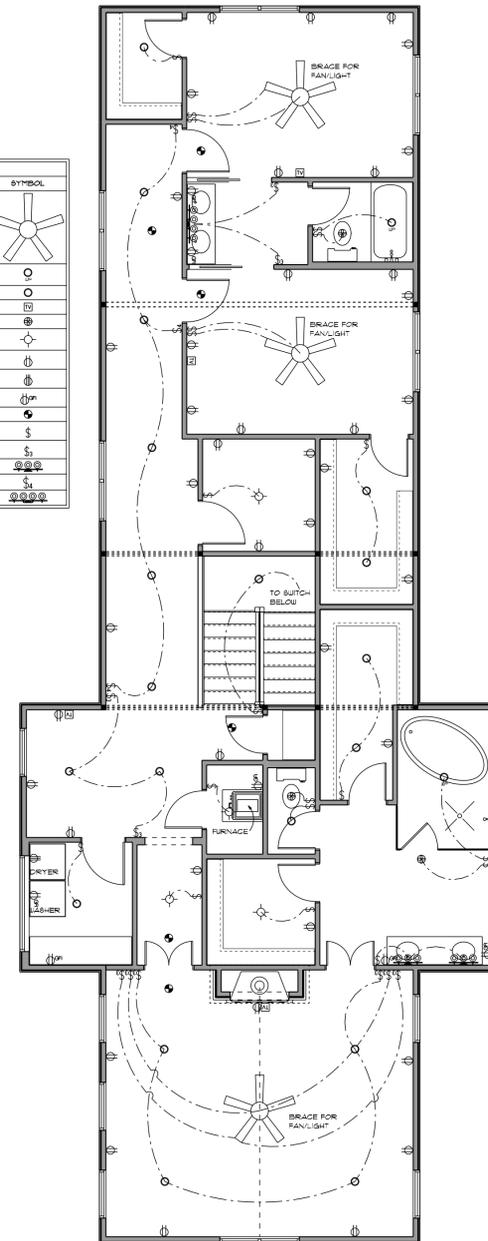
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ELECTRICAL	COUNT	SYMBOL
ceiling fan 3 blades 04	7	
can light 4 inch	5	
ceiling recess	1	
pendant globe	2	
EXTERIOR CAN LIGHT	4	
exterior light 04	2	
GARAGE DOOR OUTLET	1	
ceiling tv outlet	3	
light	4	
outlet	15	
outlet 220v	1	
outlet gfi	14	
outlet up	5	
smoke detector	3	
switch	5	
switch 3 way	5	
CAN LIGHT WATERPROOF 6INCH	1	
Fan	1	
wall mounted 03 3 lights	1	
exterior light 02	2	
switch 4 way	3	
GARAGE DISPOSAL	1	
PLUNGER SWITCH	1	
SWITCH MOTION	1	



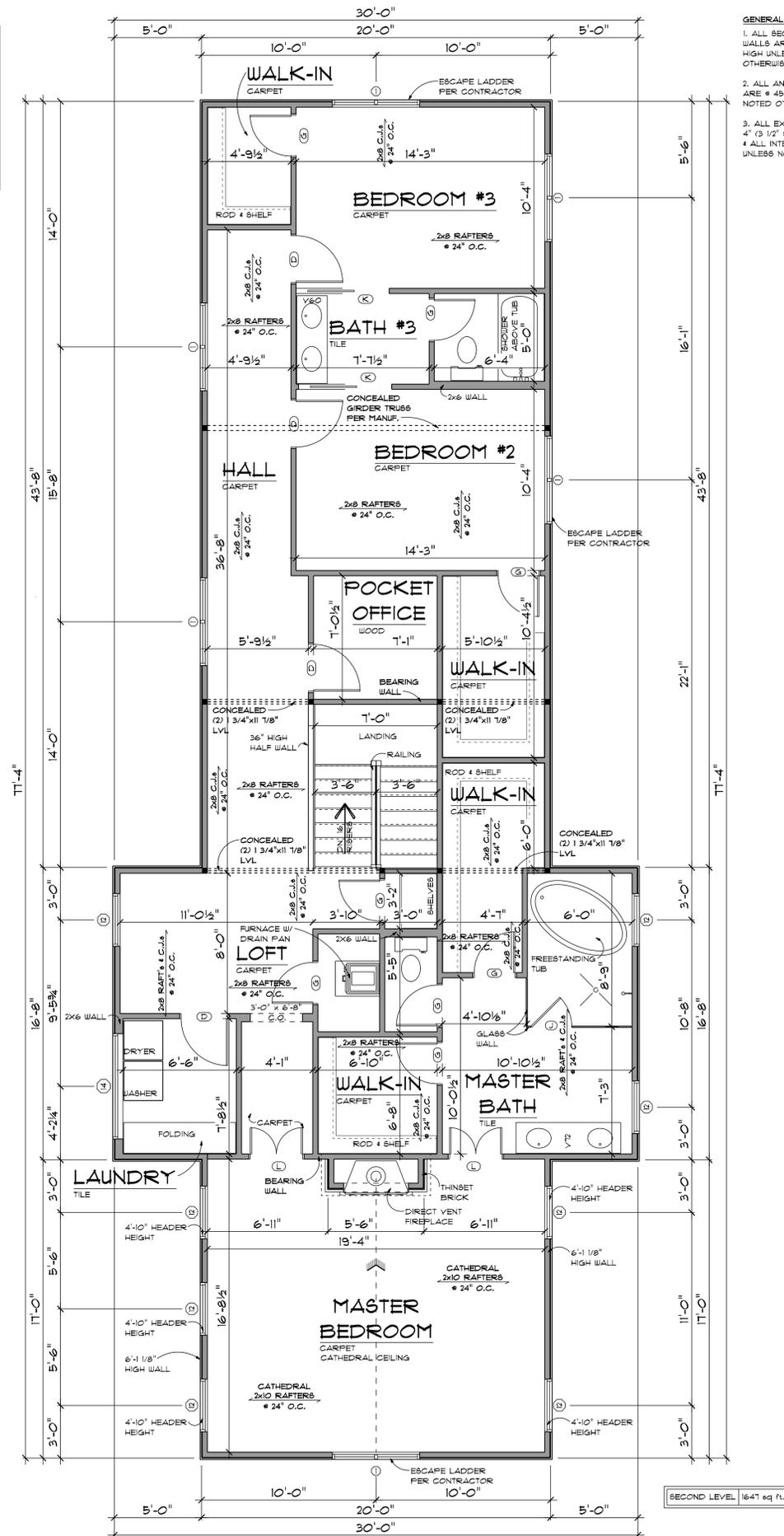
MAIN LEVEL ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

ELECTRICAL	COUNT	SYMBOL
ceiling fan 3 blades 04	3	
CAN LIGHT WATERPROOF 6INCH	2	
can light 4 inch	15	
ceiling tv outlet	4	
Fan	3	
light	4	
outlet	4	
outlet 220v	1	
outlet gfi	1	
smoke detector	6	
switch	15	
switch 3 way	11	
wall mounted 03 3 lights	2	
switch 4 way	3	
wall mounted 03 4 lights	1	



SECOND LEVEL ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
I	WINDOW	60X60 DOUBLE HUNG 2	9'-0" x 5'-0"	6
12	WINDOW	36X30 DOUBLE HUNG 1	3'-0" x 2'-6"	8
14	WINDOW	TX18 TRANSOM 1	6'-0" x 1'-6"	1
D	DOOR	32X80 1	2'-8" x 6'-8"	5
G	DOOR	28X80 1	2'-4" x 6'-8"	8
J	DOOR	28X36 GLASS	2'-4" x 8'-0"	1
K	POCKET	32X80 POCKET 1	2'-8" x 6'-8"	2
L	DOOR	36X80 GLASS 2	3'-0" x 6'-8"	2



SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL SECOND LEVEL WALLS ARE 5'-1/2" HIGH UNLESS NOTED OTHERWISE
 2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
 3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD/2" SHEATHING)
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

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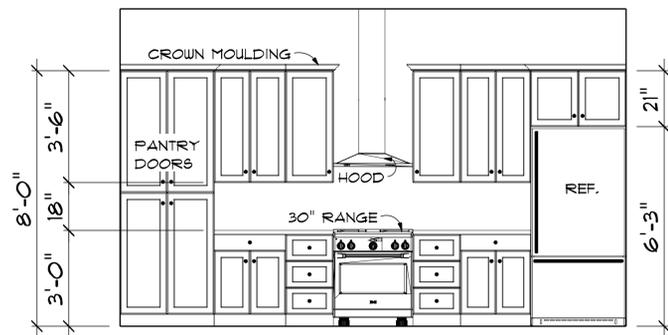
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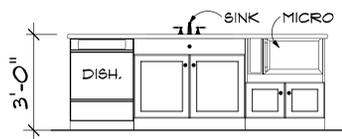
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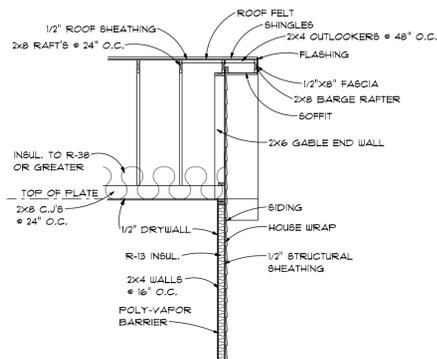
DETAIL 1



DETAIL 2

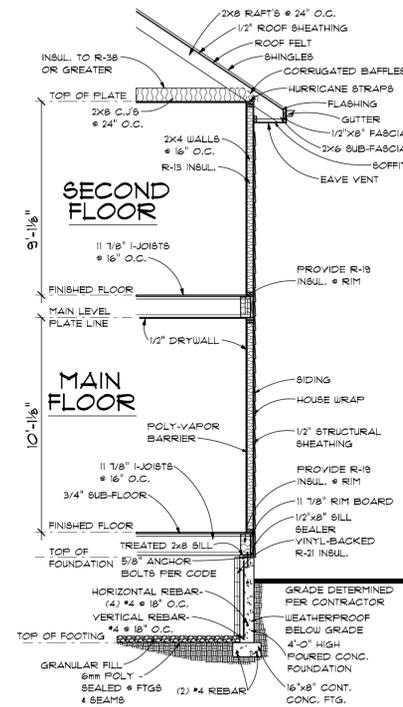
CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"



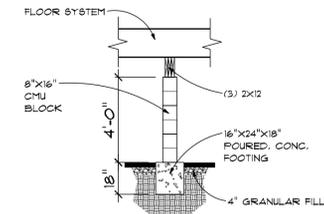
TYP. GABLE END SECTION

SCALE: 1/4" = 1'-0"



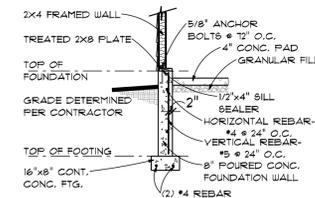
CRAWL SPACE WALL SECTION

SCALE: 1/4" = 1'-0"



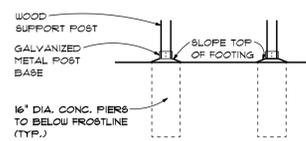
CRAWLSPACE CMU PIER DETAIL

SCALE: 1/4" = 1'-0"



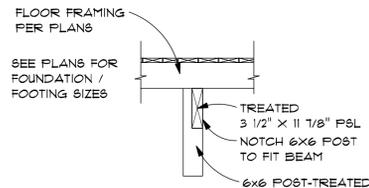
TYP. GARAGE WALL

SCALE: 1/4" = 1'-0"



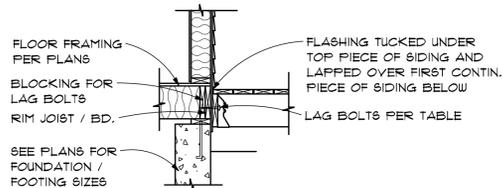
DECK FOOTING DETAIL

SCALE: 1/4" = 1'-0"



DECK CANTILEVER DETAIL

SCALE: 1/2" = 1'-0"



DECK LEDGER DETAIL

SCALE: 1/2" = 1'-0"

DECK LEDGER BOLTING SCHEDULE					
JOIST SPAN	6'	8'	10'	12'	14' 16'
BOLT SIZE	1/2"	1/2"	1/2"	1/2"	5/8"
BOLT SPACING	24"	18"	16"	12"	12"



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1 OF 1
GEN: 6/23/2022

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Sign IN Sheet

Fri May 6th 22

7:00 pm

Name ~~Jane Whitlock~~ ~~Pauk~~ ⁶⁶

Ray Crabtree 2801a botcrest@gmail.com

Tiffany ~~W~~ Doh tgiufefn@gmail.com

Virginia Kevorkian

Julia Fabb-Jordan jfabb@hotmail.com

Danielle Wiggins - d.stiner@hotmail.com

Robin & Anthony Morris 668 JORDAN LANE
CAMORRIS23@AOL.COM

Meagan Low MeaganLow@gmail.com

~~Simon Kinross~~

~~Andrew Samuel~~
~~Andrew Samuel~~

~~Leonard~~

Micky O'Leary micky0@bellsouth.net

Kern Maxwell maxwellhousebbb@gmail.com

~~Emma~~

Lee Armstrong

Sign in sheet

Annie Whitlock
2415 S Eiffel Ct
McC Me 50032
404 488-3172

6/16/22 7:30pm

sign in sheet

DEE GEORGE ROBINSON

Kimberly Key

Ginny Kevoorkian

SERENA MILLER

Micky O'LEARY

Ray Crabbe

Kevin Maxwell

Anthony & Robin Morris

LEE ARMSTRONG

Magnolia Creamer

~~June Sp~~

Diana Ransford

Annie Whitlock

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: Shalom Restorations LLC Phone: 770-906-7092 Email: shalom.restorations@gmail.com

Property Address: 695 Jordan Lane, Decatur, GA 30033

Tax Parcel ID: 1806309077 Comm. District(s): 4 Acreage: 0.6771

Existing Use: Residential Proposed Use Residential

Supplemental Regs: Unknown Overlay District: N/A DRI: _____

Rezoning: Yes No _____

Existing Zoning: R-75 Proposed Zoning: RSM Square Footage/Number of Units: 2500-2900 / 3 Units

Rezoning Request: Rezone from R-75 to RSM, subdividing to three lots to allow for three single family residences.

Land Use Plan Amendment: Yes _____ No

Existing Land Use: Residential Proposed Land Use: Residential Consistent Inconsistent _____

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

Special Land Use Request(s) N/A

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ 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

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: _____

Comments:

Planner: Dustin Jackson Date 7/19/21

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