



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: July 6, 2017, 6:30 P.M.

Board of Commissioners Hearing Date: July 27, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-17-21589 **Agenda #:** N. 5

Location/Address: 1743 Pine Trail, Atlanta **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-148-02-031

Request: To rezone property from R-75 (Single-Family Residential) to to O-I (Office-Institutional) to allow construction of a 1,814 square foot building for accessory housing.

Property Owner(s): J.D. Kellum

Applicant/Agent: Clare Allah for CHRIS 180, Inc.

Acreage: 1.21 acres

Existing Land Use: A single-family house.

Surrounding Properties: To the north, northeast, east, southeast, south, and southwest: single-family residential; to west: currently single-family residential; proposed institutional (the CHRIS 180 offices).

Adjacent Zoning: **North:** R-75 **South:** RSM **East:** R-75 **West:** R-75 **Northeast:** R-75 **Northwest:** R-75
Southeast: R-75 **Southwest:** RSM

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

Proposed Density: 1.65 units/acre	Existing Density: .83 units/acre
Proposed Units: 2	Existing Units: 1
Proposed Lot Coverage: information not provided	Existing Lot Coverage: (estimated) less than 10%

ZONING HISTORY: Based on DeKalb County records, it appears that the R-75 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

A concurrent application, Z-17-21555, requests that the next adjoining property to the west, 1030 Fayetteville Road and 1735 Pine Trail, be rezoned from R-75 to O-I for development of an office building.

SUBJECT PROPERTY

The subject property is a 1.21-acre lot that is developed with a vacant one-story single-family house. Mature trees are growing throughout the lot, and the topography slopes towards Pine Trail, a two-way, local street that dead-ends into Longdale Park, which is located to the west.

Character of Surrounding Area:

The adjoining property to the west is proposed to be rezoned O-I pursuant to Z-17-21555 for development of a CHRIS 180 administrative and educational building. CHRIS 180 is a not-for-profit social services agency that assists children with mental health or other conditions that require therapy and a stable living environment. Until recently, six single-family lots fronted on Pine Trail, a local street that dead-ends at the western boundary of Longdale Park. After rezoning properties at the southeast corner of Pine Trail and Fayetteville Road to O-I in 2013 and 2015, CHRIS 180 demolished two of these, in preparation for development of an office building. While CHRIS 180 is in negotiations to purchase all of the houses on Pine Trail and use them for its programs, in accordance with its long-range plan, there are still three single-family homes on the north side of Pine Trail, all occupied and apparently in good condition, on properties that are zoned R-75. A single-family residential neighborhood, zoned R-75, is located to the southeast and is separated from the subject property by a Sugar Creek. The adjoining property to the south is slated for development of townhomes, pursuant to the recent rezoning decision in CZ-17-21122.

The requested zoning classification of O-I is consistent with the proposed zoning classification of the adjoining CHRIS 180 property to the west. It is also compatible with the RSM zoning of the adjoining property to the south, especially if developed as shown on the submitted site plan so that there is a 40-foot wooded rear yard between the proposed building and the southern property line.

PROJECT ANALYSIS

The applicant proposes to redevelop the subject property with a one-story, 1,814 square foot residential building that will have two, side-by-side residential units. The elevations indicate that its appearance will be that of a duplex with two front entrances, casement windows, and a gabled roof. An eight-space parking lot will be located in front of the building, and will be accessed by a 23-foot wide double driveway from Pine Trail.

The floor plan for each living area is designed as if it were a dwelling unit with four bedrooms. One "unit" is proposed as a residence for up to four siblings, for up to 1 ½ years, around which time a permanent home will be secured for them. A permanent CHRIS 180 staff person would act as a foster parent during that time. Up to four unrelated children will reside in the second unit with a permanent CHRIS 180 staff person, while they are counseled and assessed for placement in a permanent home.

The conditions recommended by Staff are aimed at ensuring that the proposal is compatible with the single-family homes on the north side of Pine Trail.

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 proposed building will enable CHRIS 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs. Thus, the proposal is consistent with policies of

the 2035 Comprehensive Plan to provide supportive housing for segments of the population with special needs (Housing Policy 7).

- 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 a suitable in view of the use and development of adjacent and nearby properties. It bridges the residential use of the homes on the north side of Pine Trail and the office use proposed for the adjoining CHRIS 180 property.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:** While the subject property might have reasonable economic use for a single-family home, the CHRIS 180 plan for the use of the property and nearby properties render such a scenario unlikely. Thus, it appears that the property does not have economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:** Because it would be separated from adjoining and nearby residential properties to the south and southeast by wooded buffers and a stream, it is not expected to affect their use or usability. If conditioned as recommended by Staff, it would be screened from view from the homes on the opposite side of Pine Trail.
- 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.** The concurrent application by CHRIS 180 to rezone the adjoining property to the west to O-I, and the long-range plan for redevelopment of properties on Pine Trail into a CHRIS 180 community, support the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:** The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Based on comments by the Public Works Department, it is not expected to generate traffic at levels that would cause a problem.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:** There has been no indication that the zoning proposal will have unusual adverse impacts on the environment or surrounding natural resources beyond those that typically result from redevelopment of a partially wooded residential property.

Compliance with District Standards:

O-I STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA	20,000 s.f.	2.99 acres (13,244 s.f.)	Yes
MIN. LOT WIDTH	100 ft.	336 feet	Yes
MAX. LOT COVERAGE	80%	Less than 50%	Yes
MIN. OPEN SPACE	5,000 – 39,999 s.f. of gross building floor area: 15%	Over 50%	Yes

O-I STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
YARD SETBACKS	FRONT	Min. 50 ft.	40 ft.	A variance will be necessary.
	INTERIOR SIDE	Min. 20. ft.	West side – 36.2 ft. East side – more than 200 ft.	Yes
	REAR	Superseded by required min. 50 ft. transitional buffer.	40 ft.	A variance will be necessary.
MAX. BLDG. HEIGHT WITHOUT SLUP		5 stories and 70 ft.	1 story, max. 35 ft.	Yes
TRANS'L HEIGHT PLANE		See Sec. 5.2.4	Bldg. is 40 ft. from nearest residential district	Yes
PARKING		Min. 1/d.u. = 2 spaces Max 4 /d.u. = 8 spaces	8 spaces	Yes.

STAFF RECOMMENDATION:

APPROVAL WITH CONDITIONS. The proposed building will enable CHRIS 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs. Thus, the proposal is consistent with policies of the 2035 Comprehensive Plan to provide supportive housing for segments of the population with special needs (Housing Policy 7). The zoning proposal is suitable in view of the use and development of adjacent and nearby properties. It bridges the residential use of the homes on the north side of Pine Trail and the office use proposed for the adjoining CHRIS 180 property. The proposed development is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. If constructed in accordance with the recommended conditions, it is not expected to adversely affect the existing use or usability of adjacent or nearby property.

Therefore, the Department of Planning and Sustainability recommends that the proposal be “Approved with Conditions”. The recommended conditions are:

1. The site shall be used for accessory housing for CHRIS 180 and shall be developed in a manner consistent with the site plan titled, “1743 Pine Trail SE, Atlanta, GA 30316 – CHRIS 180 Site Plan”, stamped as received by the Department Planning and Sustainability on May 4, 2017 for a building with a maximum of 1,814 square feet of floor area.
2. The proposed parking lot shall be screened from view from Pine Trail with plants that will reach at least six feet in height at maturity, subject to approval by the County Arborist.
3. 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. Application
4. Site Plan
5. Elevations
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.



NS

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 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 is required as a condition of land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

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

Zoning Comments July 2017

N1. Text amendment- not reviewed

N2. Text amendment- not reviewed, but would like to review infrastructure requirements.

N3. No Comment- Frontage is within the City of Decatur. Any improvements will required GDOT permits.

N4. Fayetteville Road- Classified as a collector street (Speed Limit: 35mph). Required by land development code (Section 14-190): 4 foot bike lanes, 35 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 6 feet sidewalks, 10 foot landscape strip.

Pine Trail: Classified as local. Required by land development code (Section 14-190): 12 foot travel lanes from centerline, 27.5 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 5 feet sidewalks, 6 foot landscape strip.

Must be included in zoning conditions:

Sight distance concerns need to be addressed prior to land development permitting process. The proposed driveway and pedestrian crossing appear to be about 120 feet over a vertical curve. A sight distance report is required (based on AASHTO) for stopping sight distance for vehicles approaching the proposed pedestrian crosswalk (based on the measured 85th percentile speeds, not the speed limit) and for stopping for vehicles turning right into the facility. In addition, intersection sight distance is to be measured for vehicles exiting the driveway. This report must be prepared by a professional engineer and a stamped copy provided to the Transportation Division prior to the issuance of a land development permit. In addition based on the finding of the report, corrective safety countermeasures may be required.

If the crosswalk is permitted, the applicant will be required to stripe the crosswalk to GDOT Standards, provide both at crossing and advanced pedestrian crossing signage, furnish and install approved County pedestrian scale street lights on both sides of the road for safety and construction ADA ramps and landing pads to GDOT standards on both sides of the crosswalk.

N5. Pine Trail is classified local. Required by land development code (Section 14-190): 12 foot travel lanes from centerline, 27.5 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 5 feet sidewalks, 6 foot landscape strip. Based on GIS mapping, Pine Trail does not appear to be centered in the right of way. ROW dedication may impact setbacks. This should be investigated and considered as plans are developed.

N6. This project falls within the I-20 Overlay District Tier II: County Code 27-3.33 DIVISION 33.

- Sec. 3.33.14. - Sidewalks, street tree planting zone, landscaping and ground cover requirements, and curb cuts.

A.

Sidewalk requirement. There shall be a public sidewalk constructed along all public street frontages contiguous to all properties within the I-20 Corridor Overlay Districts. The sidewalk shall be located



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-17-21569

Parcel I.D. #: 15-148-02-031

Address: 1743

PINE TRAIL
ATLANTA, GA

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>Plans and field reviewed and found nothing that would cause a traffic problem.</i></p>

Signature: *[Handwritten Signature]*

Zoning Comments July 2017

N1. Text amendment- not reviewed

N2. Text amendment- not reviewed, but would like to review infrastructure requirements.

N3. No Comment- Frontage is within the City of Decatur. Any improvements will required GDOT permits.

N4. Fayetteville Road- Classified as a collector street (Speed Limit: 35mph). Required by land development code (Section 14-190): 4 foot bike lanes, 35 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process, 6 feet sidewalks, 10 foot landscape strip.

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DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/13/2017



N.5

Z-17-21589/ 15-148-02-031

1743 Pine Trail , Atlanta, Ga

Amendment

- See general comments.

N.6

CZ-17-21564/15-090-01-004,15-090-01-008

4007 and 4025 shoal Parkway, Decatur, Georgia

Amendment

- See general comments.

N.7

Z-17-21580/15-143-02-016

1483 Eastland Road, Atlanta, GA

Amendment

- See general comments.

6/13/2017

To: Ms. Madolyn Spann, Planning Manager
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.

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



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

RECEIVED
6/13/17



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

JUN 13 2017

Z/CZ No. Z-17-21589
Filing Fee:

Date Received: Application No.:

Applicant: Clare Allah on behalf of CHRIS 180 E-Mail: Clare.allah@chris180.org

Applicant Mailing Address:
1017 Fayetteville Rd., Ste. B, Atlanta, GA 30316

Applicant Phone: 404-668-7752 Fax: 404-486-9053

Owner(s): JD Kellum E-Mail: Jdkellum@kw.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
804 Town Blvd, Atlanta, GA 30319

Owner(s) Phone: 404-419-3525 Fax: N/A

Address/Location of Subject Property: 1743 PINE TRAIL ("TRACT 1B")

District(s): 15 Land Lot(s): 148 Block: 02 Parcel(s): 031

Acreage: 1.21 Commission District(s): 6

Present Zoning Category: R-75 Proposed Zoning Category: O-I for Accessory Housing

Present Land Use Category: SUBURBAN

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X 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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga, 30030.

NOTARY
9/8/2020



SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

330 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 [Business Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



Changing Directions.
Changing Lives.

June 2, 2017

DeKalb County Office of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, Georgia 30030

RE: Amendment to Case Number Z-17-21589
Pre-submittal Community Meeting
1743 Pine Trail SE, Atlanta, Georgia 30316

Dear Agent:

CHRIS 180 kindly requests that the attached sign-in sheet from the community meeting be accepted as an amendment to the rezoning package for the case number referenced above.

CHRIS 180 held a "Pre-submittal Community Meeting" on Thursday, May 25th, 2017 at 7:00pm at the CHRIS 180 office (1017 Fayetteville Road; across the street from the subject property). No one was present for the community meeting.

We look forward to continuing the rezoning process and presenting the request at the upcoming Community Council, Planning Commission, and Board of Commissioners meetings. I remain available to address any related questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clare L. Allah".

Clare L. Allah
Project Manager, Executive Assistant to
Kathy Colbenson, President & CEO, CHRIS 180, Inc.



Changing Directions.
Changing Lives.

June 13, 2017

DeKalb County Office of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, Georgia 30030

RE: Letter of Application
1743 Pine Trail SE Atlanta, Georgia 30316

REVISED

JUN 13 2017

Dear Agent:

CHRIS 180 kindly resubmits the enclosed Rezoning Application Form in regards to the property located at 1743 Pine Trail, currently zoned as R-75. The proposed rezoning classification is to O-I for Accessory Housing, the purpose of which will be to construct a duplex for CHRIS 180 Assessment and Gateway Foster Homes. CHRIS 180 is a 501(c)3 nonprofit, currently operating within walking distance at 1017 Fayetteville Road, and which has a concurrent rezoning application in for the properties adjacent to 1743 Pine Trail (Z-17-21555).

This Letter of Application pertains to Tract 1B. It should be noted that the subject property was approved on June 13, 2017 for a lot division request (AP#21479), and that Tract 1A was successfully rezoned from R-75 to RSM on February 14, 2017.

CHRIS 180 plans to build Assessment & Gateway Foster homes, in a duplex with each side containing 4 bedrooms and three baths. The family preservation program provides housing and services to a family that is participating in Georgia's Department of Family and Children diversion program. These services are family-focused services designed to assist families in crisis by improving parenting and family functioning while keeping children safe and with their families rather than placing the children in foster care. The assessment homes are utilized with youth in foster care that have had multiple placements and are in need of a thorough and quality assessment in order to identify the most appropriate placement. Through the assessment the goal is to find the best and permanent placement for each youth.

The O-I zoning is believed to be consistent with the underlying Land Use, as identified in the DeKalb County Comprehensive Plan – Future Development Map, which identifies this property as suburban, and the rezoning of this property to RSM will authorize development of the property consistent with development in the suburban area.

The attached Analysis of Anticipated Impact on the Surrounding Properties further exemplifies the supporting argument for the favorable outcome of this rezoning application.

Sincerely,

Clare L. Allah
Project Manager, Executive Assistant to
Kathy Colbenson, President & CEO, CHRIS 180, Inc.



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Changing Lives.

May 2, 2017

DeKalb County Office of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, Georgia 30030

REVISED
JUN 13 2017

**RE: Analysis of Anticipated Impact on Surrounding Properties
1743 Pine Trail SE Atlanta, Georgia 30316**

Dear Agent:

CHRIS 180 kindly requests consideration of the proposal to rezone the property referenced above: 1743 Pine Trail, currently zoned as R-75. The proposed rezoning classification is to O-I for Accessory Housing, the purpose of which will be to construct a duplex for CHRIS 180 Assessment and Gateway Foster Homes. The anticipated impact of the proposed use and rezoning on the surrounding properties is a positive one that suggests a favorable outcome in consideration of the standards and factors specified in the DeKalb County Zoning Ordinance. The adjacent properties include a rental house on the west side, which is currently under rezoning application (#Z-17-21555) to O-I, with plans to be consolidated into the property at 1030 Fayetteville Road as part of the site plan for the future CHRIS 180 Center of Excellence for Training, Education & Connections. Across Fayetteville Road on the west side is the current location of the CHRIS 180 Main Office, Counseling Center and Education Building, and on the north side is the Beasley property that comprises vegetative land and a grassy clearing surrounding the Beasley radio tower. No negative impact on the Beasley radio tower land or the houses across the street is anticipated. To the east side is land backing up to Sugar Creek, and across that, the Longdale Drive, park and Valencia Road neighborhood.

Tract 1A of this property, currently under a lot division with DeKalb County (AP#21479), exists to the south side, was rezoned in February to RSM, and will comprise a development by Flat Shoals Road LLC of sixty-eight (68) single family attached homes. To the north side is Pine Trail, which houses three residences CHRIS 180 owns or will own by end of July 2017, and which will be used for Gateway Foster Care Homes and a group home. After demolition of the vacant structure on this property, CHRIS 180 plans to build Assessment & Gateway Foster homes, in a duplex with each side containing 4 bedrooms and three baths. The family preservation program provides housing and services to a family that is participating in Georgia's Department of Family and Children diversion program. These services are family-focused services designed to assist families in crisis by improving parenting and family functioning while keeping children safe and with their families rather than placing the children in foster care. The assessment homes are utilized with youth in foster care that have had multiple placements and are in need of a thorough and quality assessment in order to identify the most appropriate placement. Through the assessment the goal is to find the best and permanent placement for each youth.

The duplex homes will comply to the following characteristics:

- a) Four or fewer children under age 18 living with a permanent adult staff person of CHRIS 180 for a duration of up to six months to a year
- b) Four or fewer children under age 18, who will be a related sibling group, living with a permanent adult staff person of CHRIS 180 for a duration of up to 1.5 years

CHRIS 180's presence has already made a positive impact on the surrounding neighborhood by providing critical programs and services through its Counseling Center and community work with families. CHRIS 180 plans to expand its

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existing Counseling Center and program services offices to encompass the entirety of its current building at 1017 Fayetteville Road and to move its administration, executive offices, foster care and adoption program offices, the CHRIS Training Institute and meeting facilities to the 1030 Fayetteville Road property (to comprise 1030 Fayetteville Road and 1735 Pine Trail): the CHRIS 180 Center of Excellence for Training, Education & Connections. There, this organization may continue its mission of healing children, strengthening families and building community. CHRIS 180 has a solid reputation of helping children, adults and families who have experienced trauma change the direction of their lives to become more productive, self-sufficient members of the community. CHRIS 180 has a proven history of success, having grown over the past 36 years into an award-winning and widely-respected organization with an annual budget of \$15 million.

The rezoning of this property to O-I is in conformity with the policy and intent of the Comprehensive Plan that shows the area to be suburban, and is believed to be consistent with the following policies and strategies of the 2025 Comprehensive Plan: "Enhance the County's existing supply of housing." (HP3) and "Ensure that new development and redevelopment is compatible with existing residential areas." (LUP6) It will permit a use that is suitable in view of the use and development of the adjacent and nearby properties, and will visually improve the appearance of this vacant site and will reinforce the stability of the area. Thorough priority will be given to the DeKalb County Zoning Code in terms of architectural building requirements, landscaping and parking.

Rezoning this property to O-I and developing the Assessment & Gateway Foster Home duplex provides a reasonable economic use for the property. The property is located in the eastern quadrant of the intersection of Fayetteville Road and Flat Shoals Road, which is characterized by gas stations and commercial and multi-family uses. The area includes a mix of densities and various zoning districts, including MR-2, RSM, R-75 and O-I. Nearby properties zoned to commercial and residential have not experienced any adverse impact from the existing RSM-zoned development to the south of the property and should not experience any adverse impact from the rezoning of this property to O-I.

There are no known existing or changing conditions affecting the use and development of the property that give supporting grounds for disapproval of the zoning proposal. The zoning proposal will not adversely affect any historic buildings, sites, districts or archeological resources. It is not foreseen that the zoning proposal will result in any use which will or could cause excessive or burdensome use of the existing streets, transportation facilities, utilities or schools. To the contrary, the change will be an example of appropriate growth in the area. In addition, the Terry Mills Neighborhood Association has long supported and approved the positive presence and physical growth of CHRIS 180 within the community, and it is anticipated they will show support for this project.

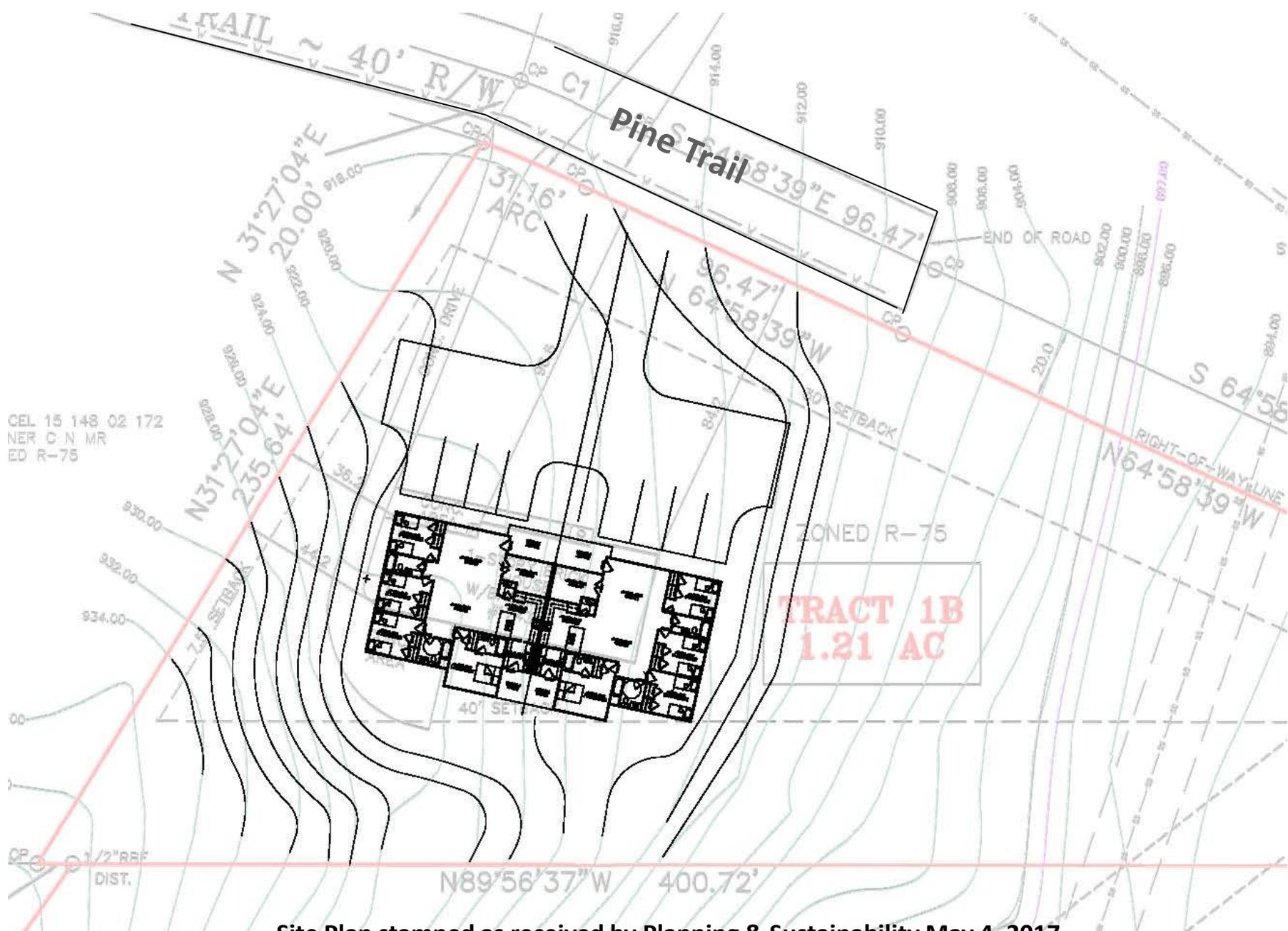
It is the intention of CHRIS 180 to visually enhance the proposed site of rezoning by including aesthetically pleasing architectural elements in the building and featuring landscaping that promotes trees and greenery. CHRIS 180 also sets an example for the community with Earthcraft-certified environmentally sustainable property contracting, and the design for the proposed rezoning area will pleasantly complement the surroundings.

In closing, it can be said that the proposed rezoning of the 1743 Pine Trail property to the O-I classification will authorize development of the property consistent with the development in the suburban area. The positive community outcomes that CHRIS 180 creates will have a lasting effect in the community and the future duplex will upgrade the appearance of the area. It is hoped that this application for rezoning will be looked upon favorably, as it is anticipated that the impact on the surrounding area will be a most positive one.

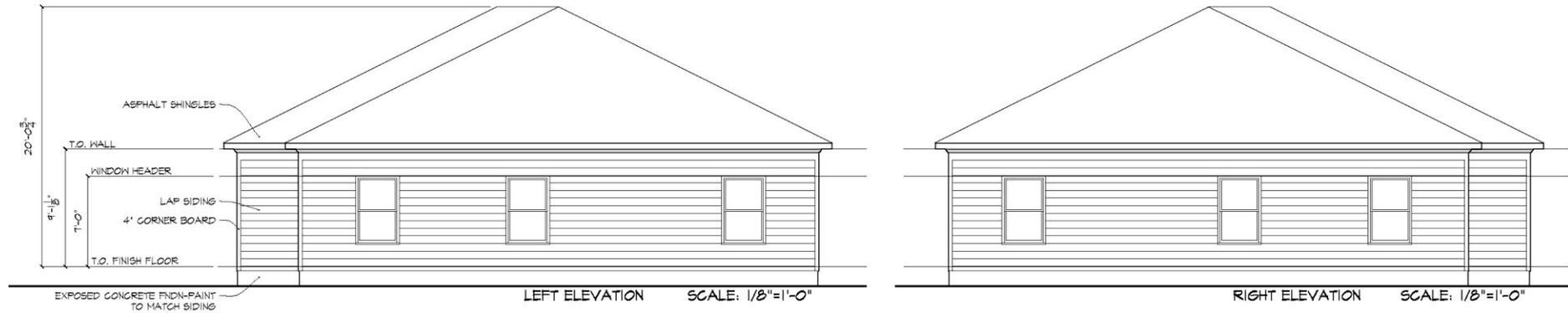
Sincerely,

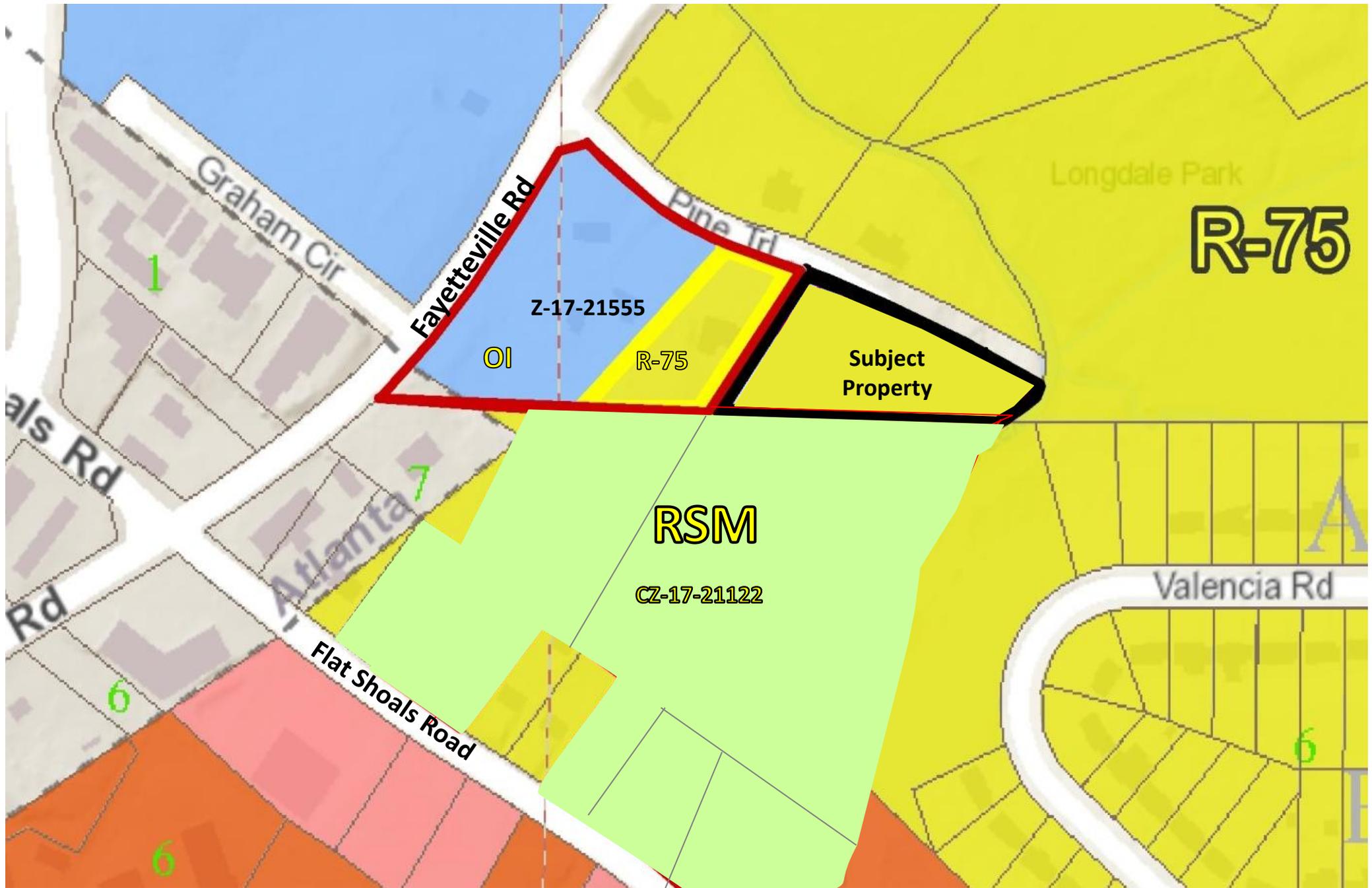


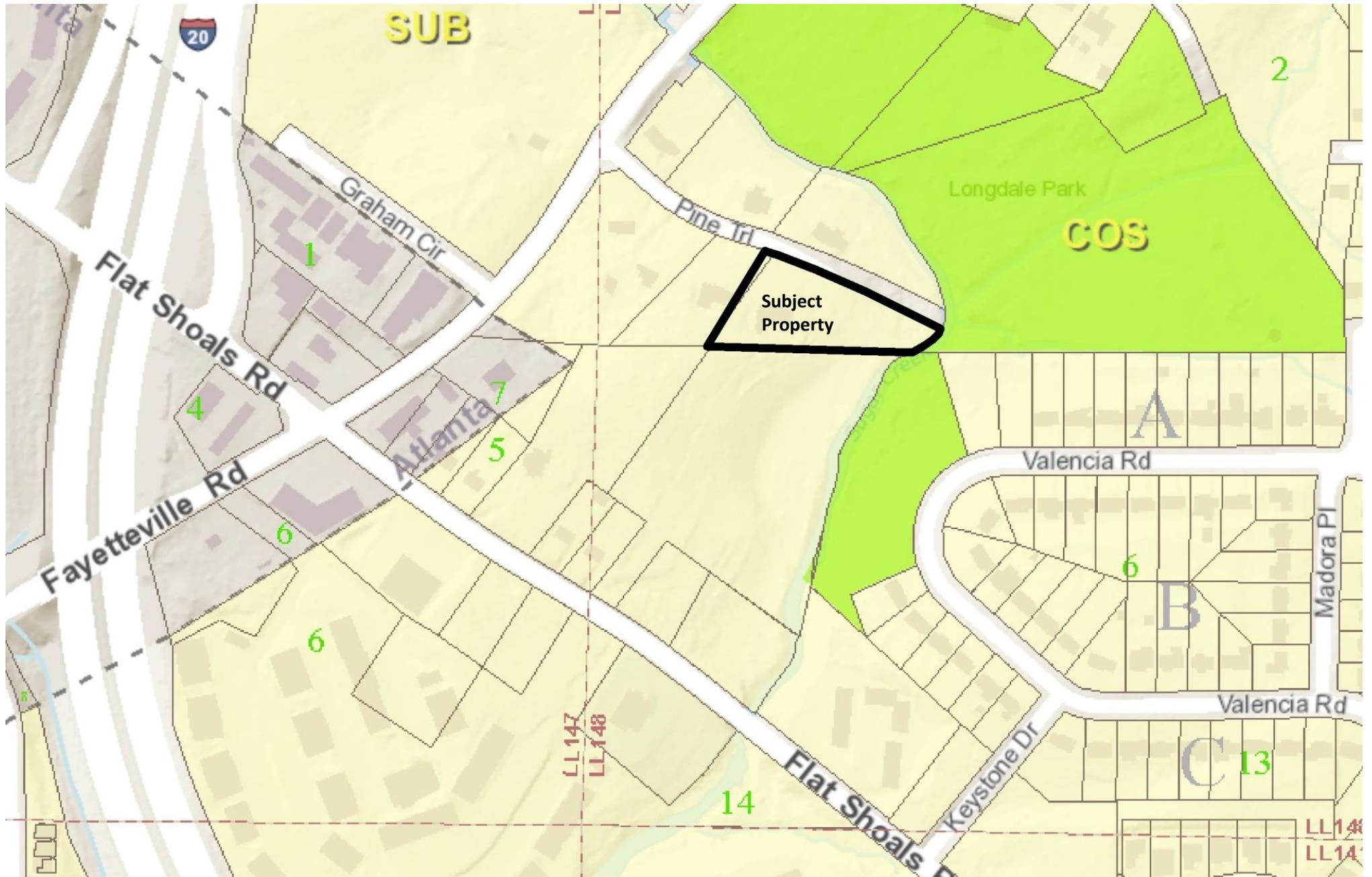
Clare L. Allah
Project Manager, Executive Assistant to
Kathy Colbenson, President & CEO, CHRIS 180, Inc.



Site Plan stamped as received by Planning & Sustainability May 4, 2017









Z-17-21555

Subject Property

Longdale Park

Proposed for townhome development (CZ-17-21122)

Fayetteville Road

Flat Shoals Road

7
5

6

B



Subject Property