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 9, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: July 23, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.:	Z-19-1243243	**Agenda #:**	N. 2
Location/Address:	1357 Diamond Avenue	**Commission District:**	3 **Super District:** 6
Parcel ID(s):	15-143-10-001		
Request:	Rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to allow the property to be split into two lots.		
Property Owner(s):	Hunter Carson		
Applicant/Agent:	Hunter Carson		
Acreage:	0.3 acre (12,759 square feet)		
Existing Land Use:	Single-Family Residential		
Surrounding Properties:	To the north, northeast, east, southeast, south, southwest, west, and northwest: single-family residential.		
Adjacent Zoning:	**North:** R-75 **South:** R-75 **East:** R-75 **West:** R-75 **Northeast:** R-75 **Northwest:** R-75 **Southeast:** R-75 **Southwest:** R-75		
Comprehensive Plan:	TN (Traditional Neighborhood)	[X] **Consistent**	[ ] **Inconsistent**

Proposed Density: 6.89 units per acre	**Existing Density:** 3.44 units per acre
Proposed Units: two lots for two single-family units	**Existing Units:** One
Proposed Lot Coverage: building footprint not proposed.	**Existing Lot Coverage:** (estimated) 10%

SITE AND PROJECT ANALYSIS

The subject property is a single-family residential lot located approximately ¼ mile west of the Bouldercrest Road – Fayetteville Road intersection in the Bouldercrest Estates neighborhood of southwest DeKalb County. The property is located at the corner of Diamond Avenue and Hazel Avenue, both local streets that are part of the traditional grid pattern that characterizes the neighborhood. At 12,759 square feet of area, the lot exceeds the 10,000 minimum square footage of its R-75 zoning classification. It is developed with a one-story, 1,000 square foot masonry house. A driveway from Diamond Avenue is located along the interior side property line. An accessory building is located at the end of the driveway. The rear yard is enclosed by a wooden privacy fence.

Bouldercrest Estates was platted in 1939 as an eight-block subdivision labeled Block A through Block H. Lots were rectangular, 70 to 73 feet wide, and, for the most part, 12,500 to 12,775 square feet in size. There was some variation to this regular lot pattern; for example, Block G had larger lots because the spacing of the streets allowed for greater lot depth. This regular lot pattern has been preserved with very few exceptions. Development or redevelopment of individual properties has occurred without disrupting the predominant lot pattern.

The entire Bouldercrest Estates subdivision, as well as adjoining and surrounding single-family residential subdivisions, are zoned R-75.

Within the four-block area around the subject property, 60% of the existing homes, including the home on the subject property, were constructed between 1950 and 1968. The next period of development or redevelopment occurred between 1960 and 1969, during which 17 homes were constructed. Only one home was constructed in the period between 1970 and 2005. Between 2005 and the present, 19 homes have been constructed, the most recent of which dates to 2018. As shown on the attached Parcel Map with House Footprints, after development or redevelopment the properties have ample yards and the character of the neighborhood is verdant. The homes are spaced in a manner that allows for privacy and for the enjoyment of natural open space.

The Lakeview East subdivision, which adjoins Bouldercrest Estates to the south and is connected to Bouldercrest Estates via Diamond Avenue, has lots that measure as small as 6,060 square feet in area. At the time it was platted, it was zoned R-75, which required a minimum lot size of 11,000 or 15,000 square feet, depending on whether the lot would be served by public sewer. The recorded plat for Lakeview East bears a note to the effect that the subdivision was approved as a Community Unit Development by the Board of Adjustments on August 4, 1963. The zoning regulations in effect at the time provide for Community Unit Developments “the proposed design of which makes it desirable to apply regulations more flexible than those contained in this Resolution”. The concept was to have developments that included “allied uses such as churches, parks, and day nurseries” and “where desirable, adequate and properly located areas . . . for public uses such as schools, parks and playgrounds”.

The applicant proposes to rezone the subject property to R-60 to allow a potential buyer to divide the existing lot into two smaller lots. The existing home would remain on the resulting corner lot. The existing home encroaches into the front yard setback along Hazel Street. The 1946 zoning code, in effect at the time the house was constructed, had no requirement that the setbacks for both street frontages on a corner lot be the same depth and measured all building setbacks for local streets as 100 feet from the center line of the abutting street, although the existing house appears to be closer than 100 feet from the Hazel Street centerline. It is not clear how the setbacks were measured for the subject property. In any case, R-60 zoning would re-set the building setback line and the existing home would continue to encroach into the front yard setback along Hazel Street as well as the new rear yard setback created by dividing the existing lot. The applicant proposes to seek variances to bring the property into compliance with the R-60 setbacks before the subdivision would occur, including a variance from the new proposed rear yard setback. The property would then be divided and the new vacant lot would be sold for development of a new single-family house.

LAND USE AND ZONING ANALYSIS

Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

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

The zoning proposal would allow the introduction of smaller lot sizes than those of the properties in the surrounding neighborhood, thereby departing from an established development pattern that has been in place

since 1939. Thus, the zoning proposal is inconsistent with 2035 Comprehensive Plan Traditional Neighborhood Character Area Policy No. 1 to: "Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density."

The Comprehensive Plan states that the intent for Traditional Neighborhood Character Areas is to "preserve the style and appeal of older traditional neighborhood communities." The neighborhood has ample yards with many mature trees that lend it a verdant character. The homes are spaced in a manner that allows for privacy and for the enjoyment of natural open space. The smaller lots and smaller yards proposed by the applicant are inconsistent with this established character.

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 would permit single-family residential homes in a single-family residential neighborhood. However, the lot sizes that would result from approval of the proposal are not suitable because they are smaller than those of adjacent and nearby lots.

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

Recent redevelopment of nearby properties under their current R-75 classification indicates that the property has reasonable economic use as currently zoned.

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

If the property were to be rezoned and subdivided as proposed, the existing home would encroach into the rear yard of the newly-created corner lot and much of the space that would otherwise be required for a rear yard would be lost. In addition, the proposed R-60 classification would allow smaller yards for the new lot. The resulting loss of privacy and green space could adversely affect the usability of adjacent and nearby properties. On the other hand, if the property remained R-75 and were redeveloped with a new home, or if the existing home were expanded, the required 40-foot rear yard could be provided and much of the front yard along Hazel Street could be preserved.

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:

During the years that have passed after Bouldercrest Estates was initially platted in 1939, a significant number of properties have been redeveloped while zoned R-75. This condition is likely to continue as long as there is market demand for larger homes. The ability of property owners and developers to reinvest in the neighborhood without rezoning supports disapproval of the zoning proposal.

The application refers to the lot sizes in the adjoining Lakeview East subdivision to the south, which are smaller than the R-75 minimum of 10,000 square feet. However, the smaller lots in Lakeview East were created by using a Community Unit Development concept that does not apply to the subject property. The Community Unit Development concept allowed reduced lot sizes in exchange for amenities and supportive land uses, and required a large tract of land in order to allow for flexible design.

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:

Because the zoning proposal would potentially result in only one new home, it is not expected to generate a burdensome demand on existing infrastructure. The Department of Public Works Traffic Engineering Division has commented that a review of the application and a field inspection revealed no problems that would interfere with traffic flow**.**

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

There has been no indication that the zoning proposal will have adverse impacts on the environment or surrounding natural resources beyond those that are typical when new development occurs.

Compliance with District Standards:

R-60 STANDARD		**REQUIRED/ALLOWED**	**PROPOSED**	**COMPLIANCE**
MIN. LOT AREA		6000 sq. ft.	6,379 sq. ft.	Yes
MIN. LOT WIDTH -INTERIOR LOT		60 feet	87.34 feet	Yes
MIN. LOT WIDTH – NEW CORNER LOT		69 feet	73.06 feet	Yes
MIN. YARD SETBACKS	FRONT	20 feet	Corner lot – min. 20 feet Interior lot – min. 20 feet	Yes
	CORNER LOT - SIDE	20 feet	Insufficient information provided for measurement; lot division plan shows encroachment	A variance will be necessary.
	INTERIOR LOT - SIDE	7.5 feet	Corner lot – min. 7.5 feet Interior lot – min. 7.5 feet	Yes
	REAR	30 feet	Corner lot -- Insufficient information provided for measurement; lot division plan shows encroachment	A variance will be necessary.

R-60 STANDARD	REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
MAX. HEIGHT	35 ft.	Proposed new home must comply with maximum.	Proposed new home must comply with maximum.
MIN. FLOOR AREA OF DWELLING	1,200 sq. ft.	Proposed new home must comply with minimum.	Proposed new home must comply with minimum.
MAX. LOT COVERAGE	35%	Proposed new home must comply.	Proposed new home must comply.
PARKING	Min. 2 spaces per unit; Max. 4 spaces per unit.	Proposed new home must comply.	Proposed new home must comply.

STAFF RECOMMENDATION: DENIAL.

The zoning proposal would allow the introduction of smaller lot sizes than those of the properties in the surrounding neighborhood, thereby departing from an established development pattern that has been in place since 1939. Thus, the zoning proposal is inconsistent with 2035 Comprehensive Plan Traditional Neighborhood Character Area Policy No. 1 to: "Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density."

The Comprehensive Plan states that the intent for Traditional Neighborhood Character Areas is to "preserve the style and appeal of older traditional neighborhood communities." The neighborhood currently has ample yards with many mature trees that lend it a verdant character. The homes are spaced in a manner that allows for privacy and for the enjoyment of natural open space. The smaller lots and smaller yards proposed by the applicant are inconsistent with this established character.

If the property were to be rezoned and subdivided as proposed, the existing home would encroach into the rear yard of the newly-created corner lot and development on the new lot would be required to meet smaller yard standards of the R-60 zoning classification. The resulting loss of privacy and green space could adversely affect the usability of adjacent and nearby properties.

During the years that have passed after Bouldercrest Estates was initially platted in 1939, a significant number of properties have been redeveloped while zoned R-75. This condition is likely to continue as long as there is market demand for larger homes. The ability of property owners and developers to reinvest in the neighborhood without rezoning supports disapproval of the zoning proposal.

It is apparent that the zoning proposal would not benefit the public in a manner that is not already found under the existing zoning. Rather, the rezoning proposal would benefit the owner of the subject property alone.

Therefore, for the reasons stated above, the Department of Planning and Sustainability recommends "Denial".

Attachments:

1. Department and Division Comments
2. Application
3. Survey (existing conditions)
4. Lot Division Plan
5. Parcel Map with House Footprints
6. Surrounding Platting Pattern
7. 1939 Recorded Plat
8. Land Use Map
9. Zoning Map
10. Aerial View
11. Site Photos

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.

(2)

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-19-1243243 **Parcel I.D. #:** 15-143-10-011

Address: 1357 DIAMOND AVE, ATLANTA, GA

HAZEL DR

MINOR
(classification)

Adjacent Roadway (s):

(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:

PLANS AND FIELD REVIEWED. FOUND NOTHING THAT WOULD DELAY OR INTERFERE WITH TRAFFIC

Signature: DAVID MOSS

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-19-1243243

Parcel I.D. #: 15-143-10-001

Address: 1357 Diamond Avenue

Atlanta, Georgia

WATER:

Size of existing water main: 6" CI & 8" CI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Intrenchment Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) **If no, distance to nearest line:** _____

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity; * (MGPD) **Current Flow:** 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: _____

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

  Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

RECEIVED
APR 10 2019
BY:

Date Received: _____ Application No: Z-19-1243243

Applicant Name: Hunter Carson

E-Mail Address: hunterbcarson@gmail.com

Applicant Mailing Address: 1357 Diamond Ave Atlanta, GA 30316

Applicant Phone: 706-847-7662 Fax: _____

Owner(s) Name: Hunter Carson
If more than one owner, attach as Exhibit 'A'

Owners Mailing Address: 1357 Diamond Ave Atlanta, GA 30316

Owners Daytime Phone: 706-847-7662

Address of Subject Property: 1357

Parcel ID# 15-143-10-001

Acreages .3 Commission District 3

Present Zoning District R-75 Proposed Zoning District R-60

Present Land Use Designation: SFR House

Proposed Land Use Designation: Rezone to split lot

(For Office Use)
Z/CZ NO_____
Filing Fee _____

February 9, 2019

Dear Property Owner,

My name is Hunter Carson and I own the property located at 1357 Diamond Avenue Atlanta, Ga 30316. I am sending this letter because I am proposing to file for a rezoning application in the near future for the property referenced above from R-75 to R-60 in the coming months.

You are receiving this letter because you own property within 500 feet of the Property referenced above. No change in zoning is proposed on your property. As a part of any rezoning process, DeKalb county requires that I notify the neighbors regarding the proposal and request feedback on it if you choose to give any. I will be hosting an open house meeting on Wednesday February 27th, 2019 at 7:00pm at the Pavilion at Glen Emerald Park located at 1479 Bouldercrest Rd SE Atlanta, GA 30316. The purpose of this meeting is to answer any questions that you may have about the proposal. I would like to invite you to attend the meeting to further discuss the proposed application and any concerns or feedback that you may have.

Should you be unable to attend the meeting and have any questions or comments, please do not hesitate to call me at 706.847.7662 or email me at hunterbcarson@gmail.com.

Thank you for your consideration.

Sincerely,

Hunter Carson

MEETING SIGN-IN SHEET

Project: 1357 Diamond
Facilitator: Hunter Carson

Meeting Date: 2/27/19
Location: 1479 Boulevard Rd. Atlanta, GA

Name	Address	Phone	E-Mail
Johnnie Shields	#30 1325 Emerald	404 3584765	
Dawn Jones	1394 Diamond Ave. SE		dawntjones2 gmail.com
Chuck Jones	1394 Diamond Ave		chuckjones@gmail.com
Kim Chaney	1368 Diamond Ave,		Kim & Chrissy
Tony Moore	1363 Diamond Ave		
Solomon Kendrick	1381 Emerald Ave SE		

Rezoning
Summary and Impact Analysis

Letter of Application

The purpose of this application is to request a rezoning for the property located at 1357 Diamond Ave Atlanta, GA 30316 from the current R-75 zoning to R-60 zoning in order for the parcel to be subdivided into two separate R-60 lots. The rezoning of this property would create an additional buildable lot for a developer or builder to build a single-family house on the additional lot. The new lot would meet all setback, road frontage, and lot dimension requirements set forth by Dekalb County for R-60 zoning. This additional lot will help facilitate and increase the growth and value of the area along with Dekalb County.

The subject property is currently zoned R-75 and is occupied by a small single family home on the top portion of the 12,759 square foot lot. The parcel is currently .293 acres.

The proposed zoning classification would be an R-60 lot which would allow the property to be subdivided into two separate lots that would both meet the minimum requirements set forth in Article 2 of the Zoning District Regulations for Dekalb County. The use of these two properties would be intended for two single-family houses instead of one. Less than 500 feet from the subject property, there is a neighborhood that was constructed in 2002 that contains lots that are zoned R-75, but meet only the requirements of R-60 zoning and not R-75 (they are less than 10,000 square feet in total area and do not meet the road frontage requirements for R-75). For this reason, the newly proposed zoning would blend well and harmoniously with the area and the neighborhood that is adjacent to the subject property.

The reason for the rezoning request is for the owner to have an additional lot, which he can sell, to further develop the neighborhood and area, while simultaneously increasing the value of the area and Dekalb County.

Once subdivided, each R-60 lot will be approximately 6,379 square feet, .146 acres, and have approximately 87 feet of road frontage. On the undeveloped lot, a single-family house could be built according to the guidelines and minimum requirements set forth in Article 2 of the Zoning District Regulations. The owner of 1357 Diamond Avenue will not be building on the newly created lot; thus, building characteristics are unknown at this point for the new single family house.

Impact Analysis

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan:

The zoning proposal is in conformity with several of the policies and intents of Dekalb County's most recent comprehensive plan.

One of the community goals stated in the plan for Infill housing development is to "identify and encourage new and innovative approaches to quality residential development which expand housing opportunities and minimize public and private costs." Approving this zoning is certainly an innovative and new way to expand housing opportunities for the citizens of the area.

The subject property is located in what is considered a "Traditional Neighborhood" by the plan's definition. The proposal would also adhere to the Traditional Neighborhood principles and requirements that are set forth in the comprehensive plan. Some items include keeping the grid street patterns of the neighborhood, conforming to the existing neighborhood principles, obtaining the minimum requirement of up to twelve dwelling units per acre, walkability to transportation facilities, and preserving the appeal of the neighborhood.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

Adjacent and nearby properties are likely to not be affected by the re-zoning. If a single family house is built on the lot, the proposed use will blend harmoniously with adjacent properties and is compatible with the existing character and new constructions that are being developed in the area.

Also, the neighborhood that is next to the subject property and less than 500 feet away, contains lots that are the same size as what the proposed zoning would be after subdividing.

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

The proposed use of the property would be more optimal for economic use. The demand for residential development and housing in the area has increased greatly over the past several years, and is trending toward more urban, denser subdivisions. As the population is increasing in Dekalb County, there is a demand for more housing (especially affordable housing). With the addition of another single family house, this will help supply some

of the demand for housing in the area and increase tax revenue for the county.

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

The zoning proposal as mentioned above will not adversely affect the existing use of adjacent and nearby property. If the lot sits vacant, it will remain the exact same as before being rezoned and will have no impact on nearby properties. If a single family house is built on the lot, the driveway and access for the property will not interfere with any of the access points of adjacent properties. The property is surrounded by adjacent single family houses that have the same use.

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:

There are no existing or changing conditions that would negatively affect the use and development of the proposed zoning. As mentioned earlier, the demand for housing in the area is at an all time high, and the supply of affordable, newly constructed single family houses is still low relative to the demand. Building a house will aid that demand and increase the value of the neighborhood and area. With the potential addition of a newly constructed home, this "Traditional Neighborhood" would retain qualities and principles that have been unique to it for many decades while blending characteristics of new urban housing.

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

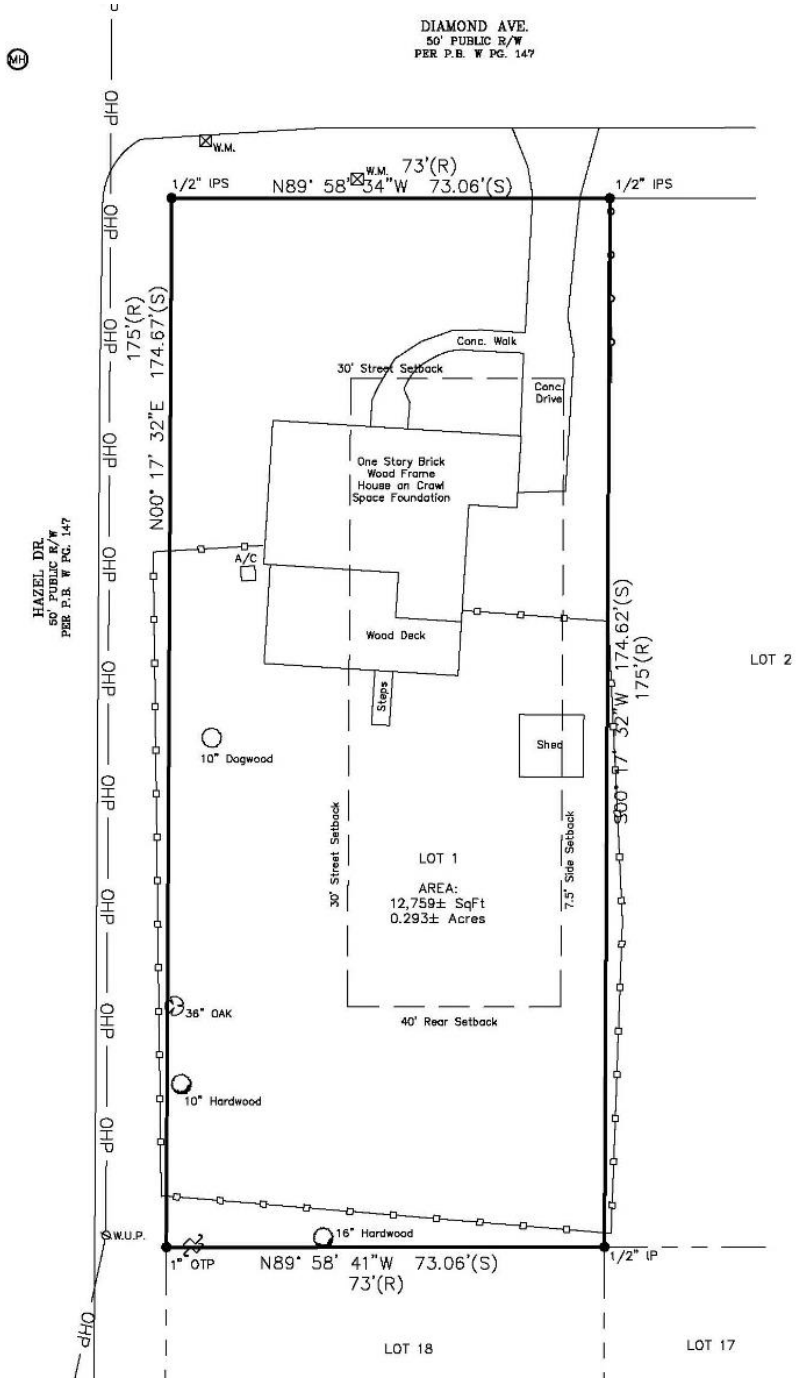
There are no historical buildings, sites, districts, or archaeological resources close to the subject property.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools

Since the proposed rezoning will allow a maximum of one additional single family home to be built in the neighborhood, it is very unlikely that it would result in an excessive or burdensome use of the street or utilities. It is also unlikely that the proposed use would have an excessive impact on schools or transportation facilities nearby since the additional people to the area would be limited to a family at most.

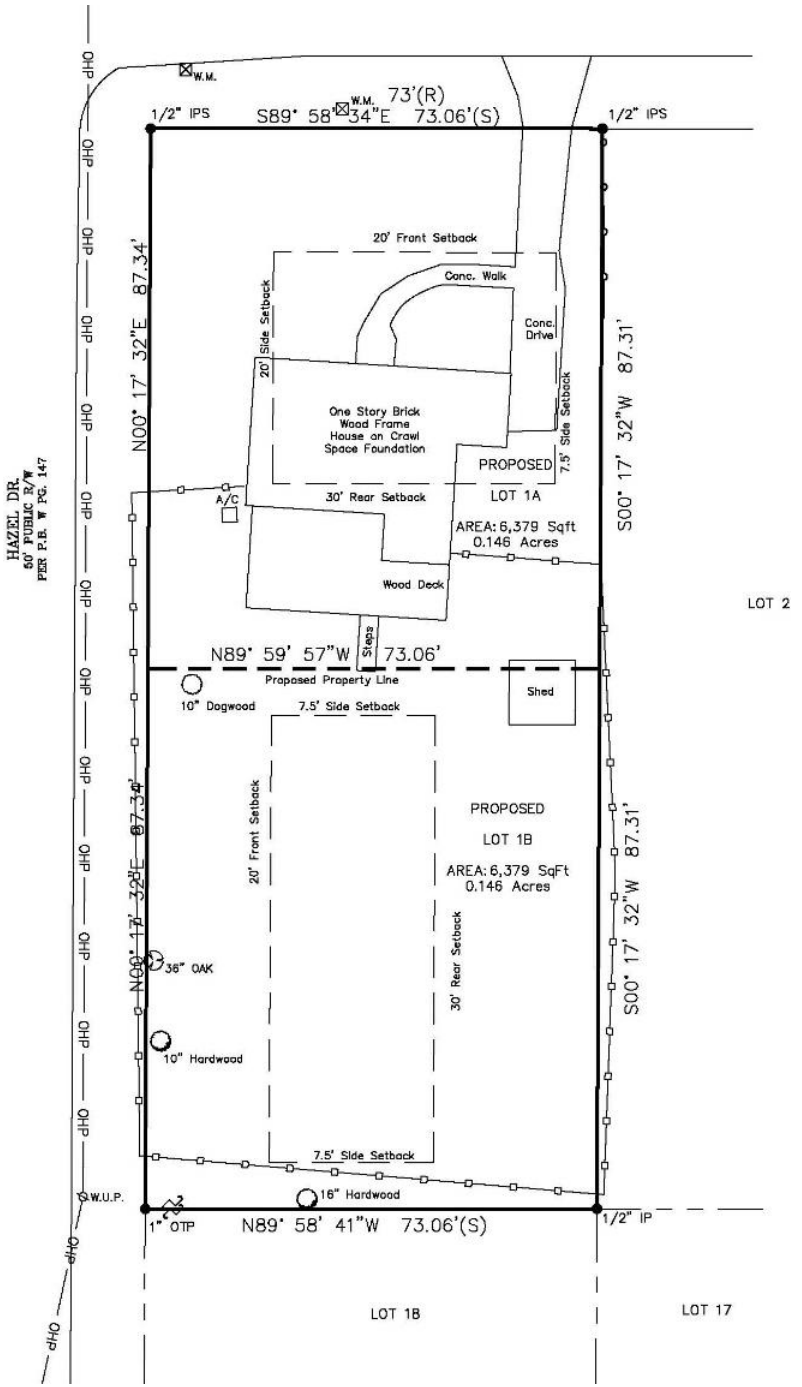
N. 2 Z-19-1243243

Survey (existing conditions)



N. 2 Z-19-1243243

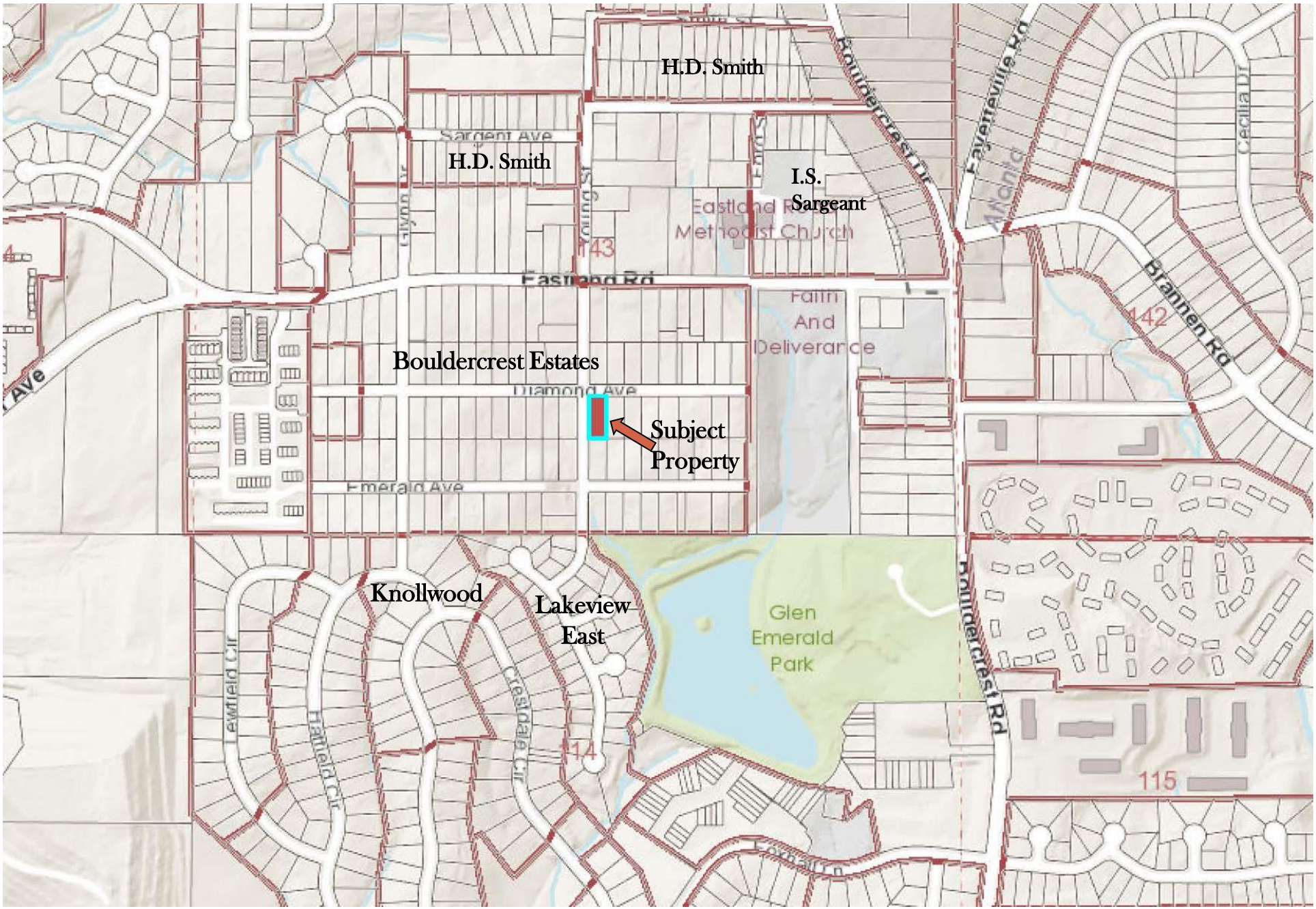
Lot Division Plan



N. 2 Z-19-1243243 Parcel Map with House Footprints

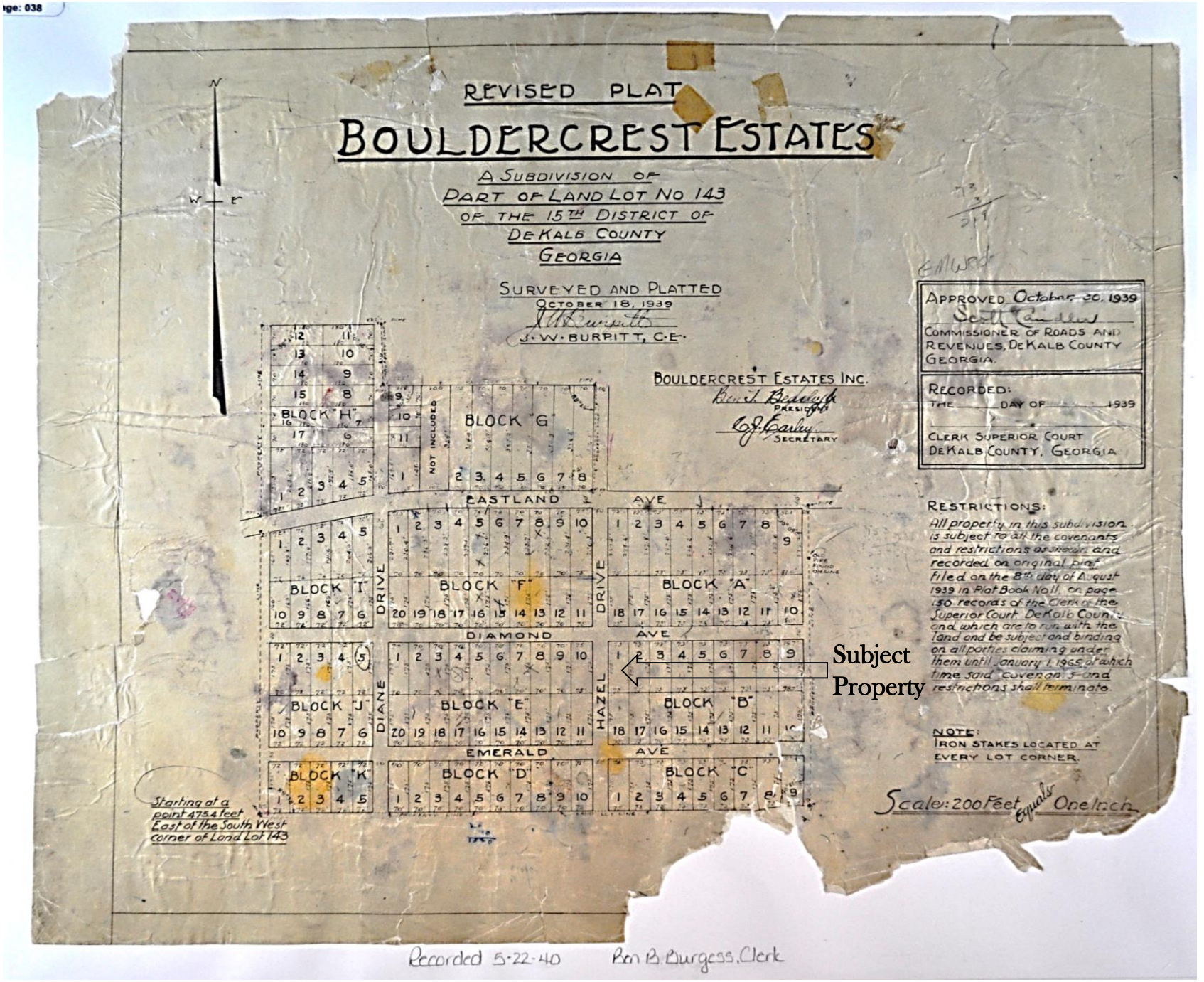
N. 2 Z-19-1243243

Surrounding Platting Pattern

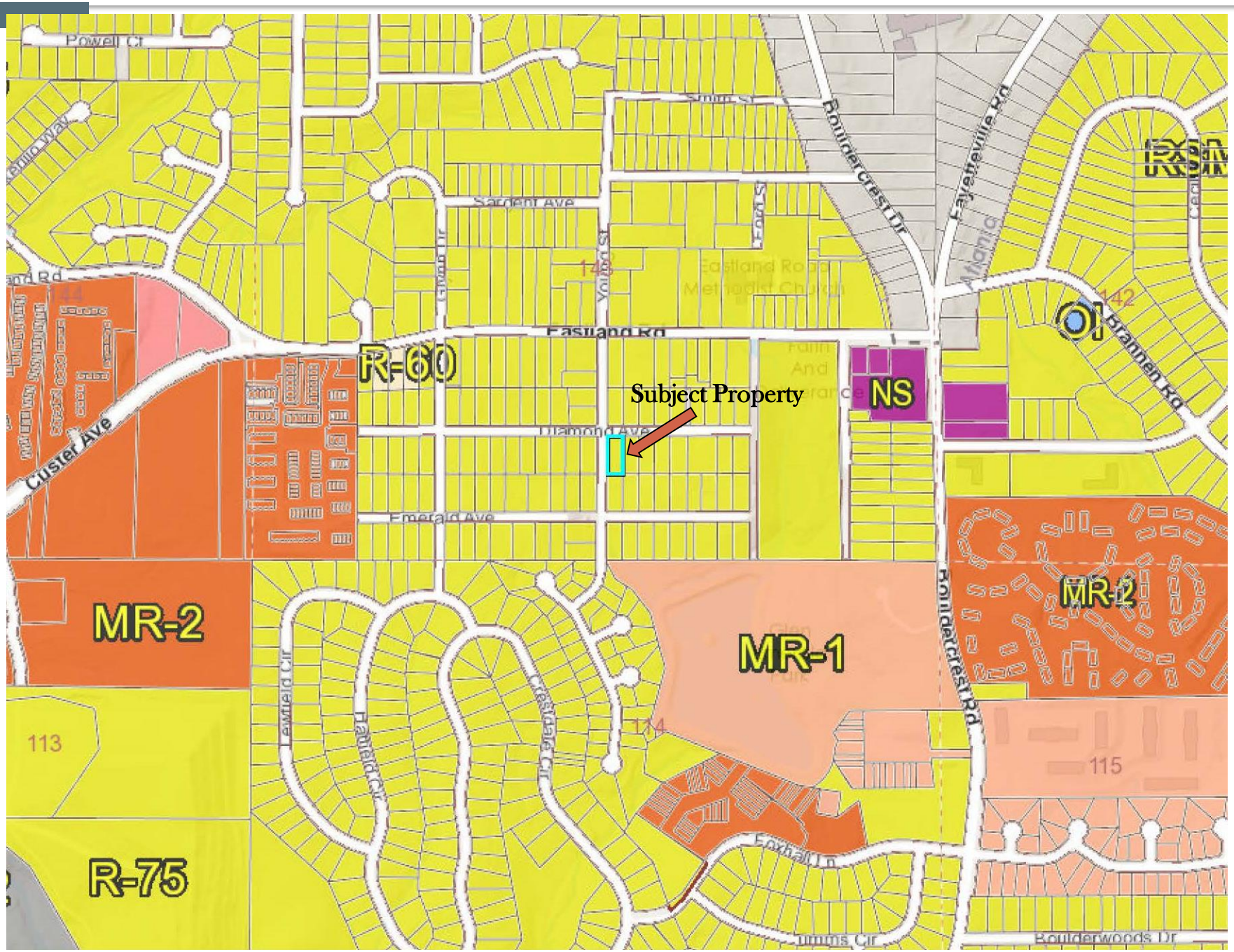


N. 2 Z-19-1243243

1939 Recorded Plat

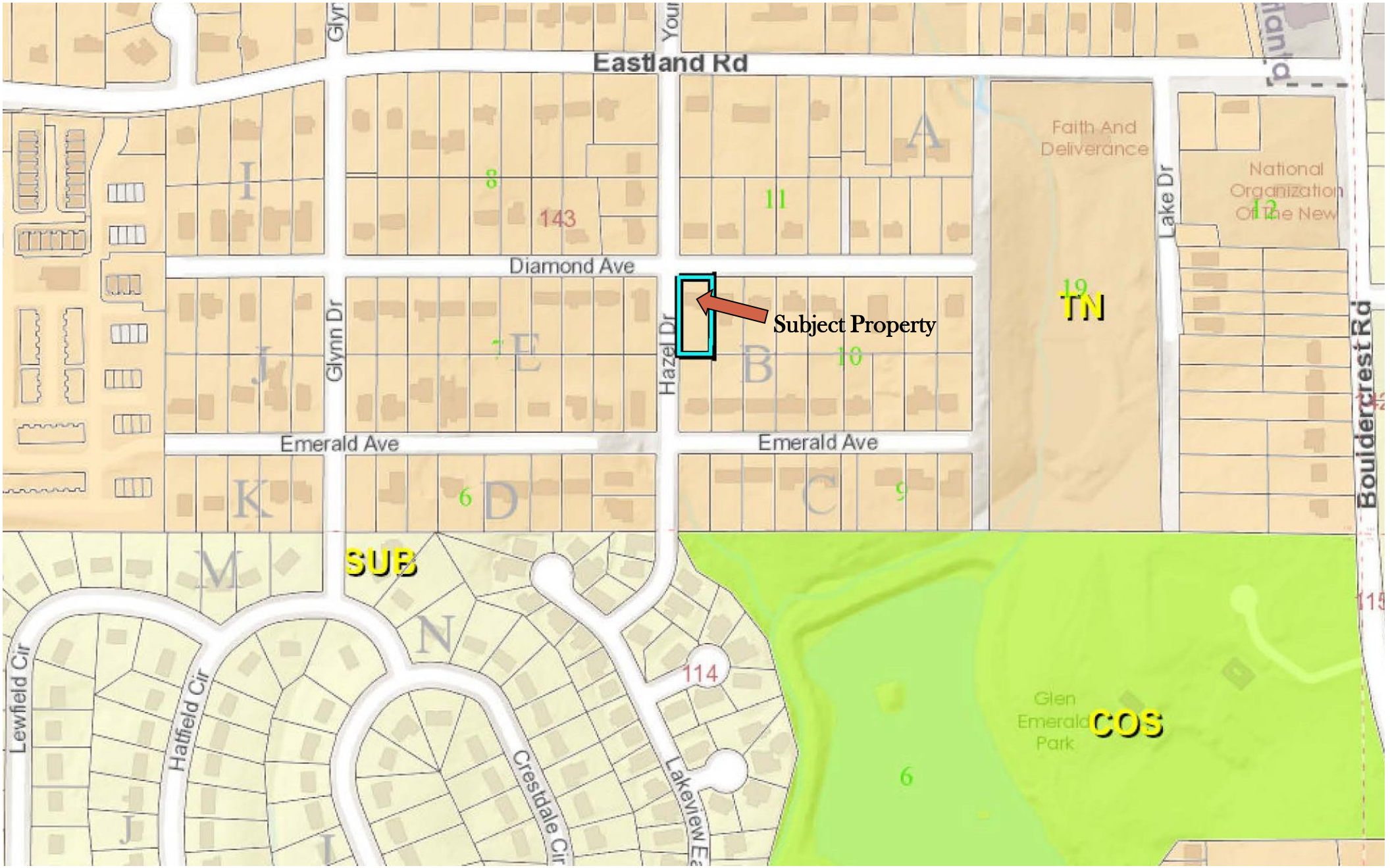


N. 2 Z-19-1243243 Zoning Map



N. 2 Z-19-1243243

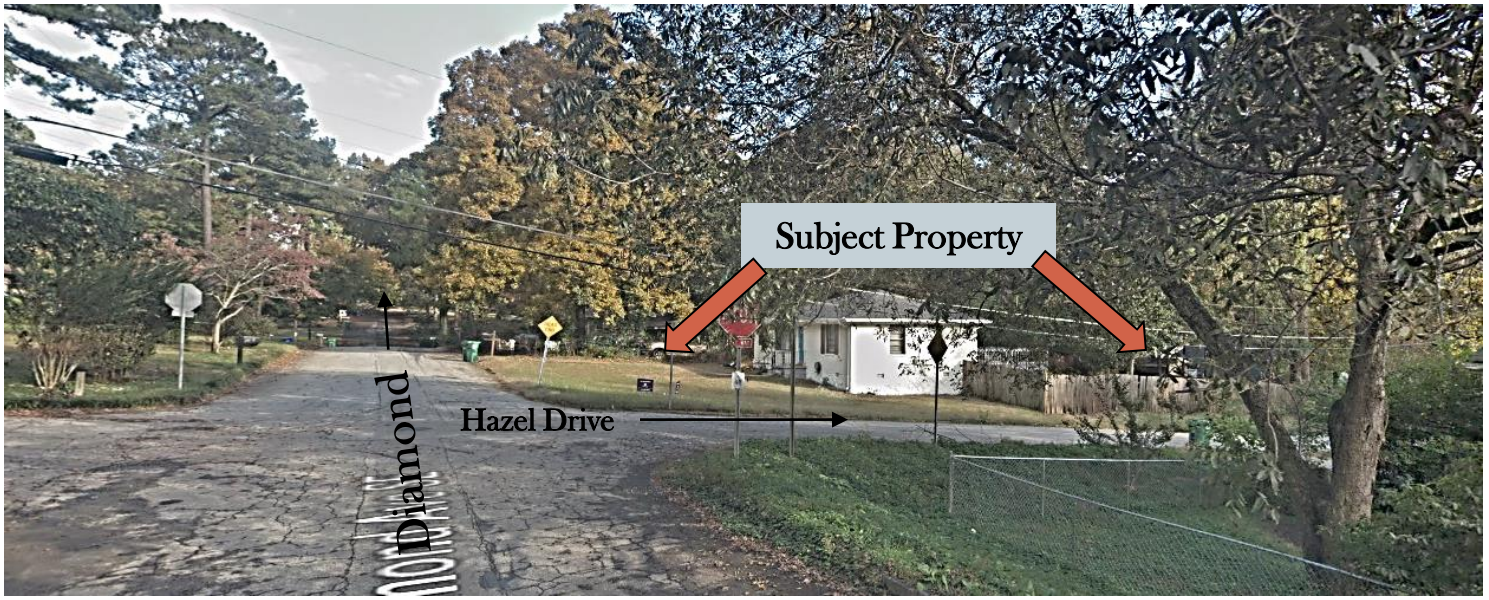
Land Use Map



N. 2 Z-19-1243243

Aerial View

N. 2 Z-19-1243243 Site Photos



(left) view from west

(right) view from north

N. 2 Z-19-1243243

Site Photos

Redevelopment of existing R-75 lot and 1393 Diamond Avenue.

Redevelopment of existing R-75 lot at 1400 Diamond Avenue.