

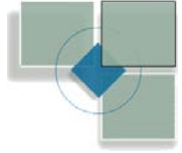


# DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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



Michael L. Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: Thursday, July 6, 2017, 6:30 P.M.**  
**Board of Commissioners Hearing Date: Thursday, July 27, 2017, 6:30 P.M.**

## STAFF ANALYSIS

**Case No.:** Z-17-21580 **Agenda #:** N.7

**Location/Address:** The south side of Eastland Road and west of Glynn Drive at 1483 Eastland Road, Atlanta, Georgia. **Commission District:** 3 **Super District:** 6

**Parcel ID:** 15-143-02-016

**Request:** To rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to allow three (3) single-family residences to be developed on lots with a minimum 72 foot lot width/street frontage.

**Property Owners:** R. E. M. A. US Investments, LLC

**Applicant/Agent:** R. E. M. A. US Investments, LLC

**Acreage:** .91 Acres

**Existing Land Use:** One (1) Single-Family Residence

**Surrounding Properties:** Single-Family Detached Residences

**Adjacent & Surrounding Zoning:** North, South, East & West: R-75(Residential Medium Lot) District  
Further West: MR-2 (Median Density Residential) District

**Comprehensive Plan:** Traditional Neighborhood (TN) Consistent X

<b>Proposed Building Square Feet:</b> Minimum 2,000 Sq. Feet for each new residence.	<b>Existing Building Square Feet:</b> 1,741 Sq. Ft.
<b>Proposed Lot Coverage:</b> 35%	<b>Existing Lot Coverage:</b> <35%

**Zoning History:** Based on DeKalb County records, it appears that the property has been zoned R-75 (Residential Medium Lot) District since adoption of the first zoning ordinance and map in 1955.

**SUBJECT SITE**

The subject property is 0.914 acres along the south side of Eastland Road and west of Glynn Drive in unincorporated DeKalb County. The site, 1483 Eastland Road is developed with a single-family residence consisting of 1,741 square feet. The one lot has approximately 216 feet of frontage on Eastland Road. The site is zoned R-75 (Residential Medium Lot) District.

Adjacent and nearby properties on both sides of Eastland Road are zoned R-75 and are developed with single-family residences with frontages ranging from 70 to 120 feet. Further west is property zoned MR-1 (Medium Density Residential-1) District and developed with Eastland Gate Condominiums.

**PROJECT ANALYSIS**

Per the submitted application, the intent of the requested R-60 zoning district is to allow a lot width less than 75 feet as required in the R-75 District. The site plan depicts a lot width of 72 feet for all three proposed single-family lots which is compatible with existing non-conforming lot widths on properties east and south of the site. Although the site proposes to R-60, the lot size and development standards would equal or exceed the R-75 district except for the minimum lot width.

**Applicant’s Proposed Lot Standards compatibility with required R-75 District Standards:**

R-75 STANDARD		REQUIREMENT	PROPOSED	COMPATIBILITY
MIN. LOT WIDTH		75 Feet	72 Feet	3 Feet less than R-75 standard
MIN. LOT AREA		10,000 sq. ft.	12,442 sq. ft. 13,276 sq. ft. 14,109 sq. ft.	Exceeds R-75 standard
MIN. YARD SETBACKS	FRONT	30 ft.	30 feet	Same as R-75 standard
	INTERIOR LOT - SIDE	7.5 feet	7.5 feet	Same as R-75 standard
	REAR	40 feet	40 feet	Same as R-75 standard
	HEIGHT	35 ft.	35 feet	Same as R-75 standard
MIN. FLOOR AREA OF DWELLING		1,600 sq. ft.	2,800 sq. ft.	Exceeds minimum R-75 standard by 1,200 sq. ft.
MAX. LOT COVERAGE		35%	35%	Same as R-75 standard
MIN. PARKING Article 6 Parking		Minimum 2 parking spaces	Minimum 2 parking spaces	Same

**ZONING ANALYSIS**

The proposed R-75 zoning district has a minimum lot width of 75 feet and a minimum 10,000 square foot lot size. The R-60 zoning district has smaller minimum 6,000 square foot lot size with a minimum lot width of 60 square feet. Planning Staff notes that there are no adjacent or surrounding properties zoned R-60 in the area. The site is surrounded by R-75 zoned properties north and south of Eastland Road. The zoning map depicts several existing non-conforming R-75 lots with a minimum lot width of 72 feet and 70 feet along Eastland Road and Diamond Road which is south of the subject site.

The proposed R-60 zoning on the subject site would allow smaller lots which could increase density in an area already saturated with non-conforming lots. The current lot frontage of 216 feet would allow two (2) single-family residences developed per R-75 zoning standards without changing the zoning on the subject site whereas the R-60 would allow three (3) single-family lots of minimum 6,000 square feet. Given that the site can be developed as currently zoned, Planning Staff does not support the R-60 zoning on the subject site.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, the proposed single-family detached residences submitted by the applicant can comply with minimum development standards of the R-60 (Residential Small Lot) District per Table 2.2 of the DeKalb County Zoning Ordinance.

R-60 STANDARD		REQUIREMENT	PROPOSED	COMPLIANCE
MIN. LOT WIDTH		60 feet	72 feet	Yes.
MIN. LOT AREA		6,000 sq. ft.	12,442 sq. ft. minimum	Yes.
MIN. YARD SETBACKS	FRONT	<30 ft.	30 feet	Yes.
	INTERIOR LOT - SIDE	7.5 feet	7.5 Feet	Yes.
	REAR	30 feet	40 feet	Yes.
HEIGHT		35 feet.	35 feet	Yes
MIN. FLOOR AREA OF DWELLING		1,200 sq. ft.	2,800 sq. ft.	Yes.
MAX. LOT COVERAGE		35%	35%	Yes.
MIN. PARKING Article 6		Minimum 2 parking spaces	Minimum 2 parking spaces	Yes.

**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:**

Located within a Traditional Neighborhood Character Area, the proposed rezoning is inconsistent with the following policy of the 2035 Comprehensive Plan: “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density. “ The proposed R-60 zoning district would allow an increase in density in the established R-75 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:**

The rezoning request to R-60 would allow lot area to have standards less than the existing residences zoned R-75 in the area. There are no other R-60 zoned properties in the area.

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

The property currently zoned R-75 has a reasonable economic use as currently zoned. The subject site with approximately 216 feet of frontage could still be developed with two (2) lots with current R-75 standards.

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

The proposed R-60 zoning of the property may adversely affect adjacent or nearby properties by increasing the density in the area.

**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:**

Approval of this rezoning would set a precedent for other R-60 zoned districts along Eastland Road, thereby changing the character of the area and increasing density with smaller lot sizes.

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

Planning Staff has no information that states historic buildings, sites, districts, or archaeological resources would be adversely affected by the zoning proposal.

**F. 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 request as proposed for 3 lots may not cause a burden on the existing streets, utilities, or schools.

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

The zoning proposal is not expected to impact the environment or surrounding natural resources.

**STAFF RECOMMENDATION:**

The proposed R-60 (Residential Small Lot) District on the subject site is inconsistent with adjacent and nearby properties zoned R-75 (Residential Medium Lot) district. There are no other R-60 zoned properties within the area. The proposed rezoning is inconsistent with Comprehensive plan policy to “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density “. Development standards for R-60 lots would allow for smaller lots and increased density and adversely affect the existing stabilized neighborhood. The Department of Planning and Sustainability recommends “**DENIAL**” of the rezoning request. However, should the Board of Commissioners choose to approve the rezoning as requested by the applicant, Planning Staff offers the following recommended conditions:

1. Site shall be rezoned to R-60 (Residential Small Lot) District to develop three (3) single-family lots with a minimum lot width/lot frontage of 72 feet.
2. Remaining minimum development standards for lot size; unit size; front, side & rear setbacks shall equal or exceed R-75 (Residential Medium Lot) District.
3. Complete Sketch Plat & Final Plat approval process for the subdivision of property into three lots. This requires a public hearing by the Planning Commission.
4. Provide sidewalks and landscape strip along property frontage per Article 5 of the DeKalb County Zoning Ordinance.

**Attachments:**

1. Department and Division Comments
2. Application
3. Zoning Map
4. Land Use Plan Map
5. Aerial Photograph
6. Site Photograph

## 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 space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat & Final 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.**

# 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 85<sup>th</sup> 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

five (5) feet from the curb and shall be ten (10) feet in width. The five-foot zone adjacent to the curb shall be the street tree-planting zone. In blocks where there are overhead utility lines, the director of planning and development may authorize a two-foot planting zone from the curb with the five-foot tree-planting zone to be located at the sidewalk.

- **Sec. 3.33.16. - Streetlights and street furnishings.**

Streetlights and street furnishings. Streetlights and furnishings are required for all public streets and shall conform to the design guidelines for the I-20 Corridor Area Overlay District.

- **Sec. 3.33.17. - Street and inter-parcel access.**

Streets within the I-20 Corridor Area Overlay District may be either public or private streets. Private streets shall comply with the requirements of public streets found in [chapter 14](#) and all other applicable sections of the DeKalb County Code of Ordinances.

Inter-parcel access. To the maximum extent possible, sidewalks and parking lots serving adjacent lots shall be interconnected to provide continuous driveway connections and pedestrian connections between adjoining lots and streets, except that this requirement shall not apply to lots zoned for single-family residential development. Where necessary, DeKalb County may require access easements be provided to ensure continuous access and egress routes connecting commercial, office and multifamily lots.

- **Sec. 3.33.18. - Multimodal access plans required.**

Multimodal access plan required. Each new application for a development permit within the I-20 Corridor Overlay District shall be accompanied by a multimodal access plan prepared at a scale not greater than one inch equals one hundred feet (1"=100'). The multimodal access plan shall cover the full extent of the proposed development along with public rights-of-way of adjoining streets and any other property lying between the subject property and the nearest public streets on wall sides. The purpose of the multimodal access plan is to demonstrate a unified plan of continuous access to and between all buildings in the proposed development and adjacent properties. Connections to available transportation modes, such as driveways, sidewalk, and bike paths shall be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian ways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within one thousand two hundred fifty (1,250) feet (straight-line distance) from any boundary of the subject property, the access plan shall show how pedestrians may safely travel from such station or stop to the subject property, the access plan shall show how safe, continuous and convenient bicycle access shall be provided to the subject property.

Flat Shoals Parkway (SR 155): GDOT review and permits required. Classified as a major arterial (Speed Limit 45 mph). Overlay district trumps land development code and zoning code. Where silent, the other codes apply. Required by overlay code: five foot landscape strip between curb and sidewalk and with a 10 foot wide sidewalk. Required by the land development code (Section 14-190): 50 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process. **No additional curb cuts on Flat Shoals Parkway, pending GDOT approval.**

Clifton Springs Road: Classified as a minor arterial (35 mph). Required by overlay code: five foot landscape strip between curb and sidewalk and with a 10 foot wide sidewalk. Required by the land



development code (Section 14-190): 40 feet of right of way dedication from centerline. Required by Zoning Code (page 5-14): Street lights via developer petition process. Extend existing sidewalk to property line along Clifton Springs Road.

No comment on the reduction of drive through restaurants from 2 to 1.

N7. Eastland: Classified as a collector road. 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.

Glynn Drive 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.



## 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 is required as a condition of land development permit approval.

- **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.

- **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 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.

- **Fire Safety**

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

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 Board of Health

404.508.7900 • www.dekalbhealth.net

6/13/2017

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N.5

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

1743 Pine Trail , Atlanta, Ga

Amendment

- See general comments.

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N.6

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

4007 and 4025 shoal Parkway, Decatur, Georgia

Amendment

- See general comments.

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N.7

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

1483 Eastland Road, Atlanta, GA

Amendment

- See general comments.



**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](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-17-21580

Parcel I.D. #: 15-143-02, 016

Address: 1483 Eastland Rd  
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) 6/7<sup>TH</sup> 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>Did Field REVIEW SEEN NO TRAFFIC PROBLEM WOULD INTERFERE WITH TRAFFIC FLOW.</p>

Signature: Joey White

# SCHOOL COMMENTS

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Regarding the July 2017 Prelim Agenda Items:

All of the proposed rezoning cases would have minimal, if any, effect on the local schools.

Thank you.

David Yoke  
Planning & GIS Analyst  
DeKalb County School District  
1780 Montreal Rd  
Tucker, GA 30084  
678.676.1329(Office) 404.423.6758 (Cell)  
[david\\_s\\_yoke@dekalbschoolsga.org](mailto:david_s_yoke@dekalbschoolsga.org)

**William R. Probst, P.E.  
Smoke Rise Chateau, LTD  
Real Estate Development**

Dear Property Owner/Neighbor:

We are the owners of the property located at 1483 Eastland Road. Your home is either adjoining our property or across from it.

We are home builders and have built or are now building homes in East Atlanta.

Our property was originally designed for 3 lots, to be Lots 2, 3 and 4 of Bouldercrest Estates.

Since only one home was built on the property, we have to go through a procedure to restore to the original plan and build three new 2800 square foot homes on the property.

We want you to meet with us and to show you the plans for those new homes and introduce ourselves.

**You are cordially  
Invited**

**To a neighborhood informational meeting  
about the new homes to be built on Eastland Road**

**Wednesday, Feb. 22, 2017, 6:30 PM  
Scott Candler Branch of DeKalb County Libraries  
1917 Candler Road, Decatur, GA  
Large meeting room, First Floor**

We have enclosed copies of the tax map, showing our property and your property location. Also, the three new house plans. More plan information and the photos of homes built in the area will be presented at the one hour meeting. Refreshments will be served.

For questions, please call me at 770-318-5154 and leave me a message. I will quickly return the call.

Bill Probst,  
Consultant for the Owners





EASTLAND ROAD  
COMMUNITY MEETING  
FEBURARY 21, 2017  
SCOTT CANDLER BRANCH - DEKALB LIBRARY

SIGN UP SHEET

NAME	ADDRESS	CONTACT
1. JUDY & NORM JOHNSON	1282 Diamond Ave 30316	
2. Roy COKER	1288 DIAMOND AVE	4042194098
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4.		
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1483  
EASTLAND ROAD  
Subdividing to Lots 2, 3 and 4

Neighborhood meeting  
Wednesday, Feb. 22, 2017

NAME: Roy Coker

ADDRESS: 1288 Diamond Ave

I WAS ABLE  UNABLE  TO ATTEND THE MEETING

I AM IN FAVOR  OPPOSED   
TO THE BUILDING OF 3 NEW HOMES ON THE SITE.

I WAS PROVIDED WITH ALL THE INFORMATION BY THE OWNER/BUILDERS  
YES  NO

ADDITIONAL COMMENTS:

SIGNED Roy Coker

DATE 2/22/2017

1483  
EASTLAND ROAD  
Subdividing to Lots 2, 3 and 4

Neighborhood meeting  
Wednesday, Feb. 22, 2017

NAME: NORM & JUDY JOHNSON

ADDRESS: 1282 Diamond Ave SE. ATL. GA 30316

I WAS ABLE  UNABLE  TO ATTEND THE MEETING

I AM IN FAVOR  OPPOSED   
TO THE BUILDING OF 3 NEW HOMES ON THE SITE.

I WAS PROVIDED WITH ALL THE INFORMATION BY THE OWNER/BUILDERS  
YES  NO

ADDITIONAL COMMENTS:

SIGNED Judy Johnson  
DATE 2-22-17

1483  
EASTLAND ROAD  
Subdividing to Lots 2, 3 and 4

Neighborhood meeting  
Wednesday, Feb. 22, 2017

NAME: Luis Indacochea

ADDRESS: 1476 Eastland Rd SE.

I WAS ABLE \_\_\_\_\_ UNABLE  TO ATTEND THE MEETING

I AM IN FAVOR  OPPOSED \_\_\_\_\_  
TO THE BUILDING OF 3 NEW HOMES ON THE SITE.

I WAS PROVIDED WITH ALL THE INFORMATION BY THE OWNER/BUILDERS  
YES  NO \_\_\_\_\_

ADDITIONAL COMMENTS:

Good thing to have the current boarded-up home  
torn down and new development come in to bring  
families and life back in there.

SIGNED 

DATE 2-18-17

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP



APPLICATION TO AMEND OFFICIAL ZONING MAP  
OF DEKALB COUNTY, GEORGIA

ZICZ No. 21580

Date Received: 5-1-2017 Application No.: 2-17-21580 Filing Fee: \_\_\_\_\_

Applicant: REMA US INVESTMENTS LLC E-Mail: ODED@ATLCL.COM

Applicant Mailing Address: 5456 Peachtree Industrial Blvd #188 Atlanta, GA 30341

Applicant Phone: 404 788 5513 Fax: 678-829-1220

Owner(s): R.E.M.A. US Investments, LLC E-Mail: ODED@ATLCL.COM

(If more than one owner, attach as Exhibit "A")  
Owner's Mailing Address: 5456 Peachtree Ind Blvd #188 Atlanta, GA 30341

Owner(s) Phone: 404-788-5513 Fax: 678-829-1220

Address/Location of Subject Property: 1483 EASTLAND RD ATLANTA, GA 30316

District(s): 15th Land Lot(s): 143 Block: 1 Parcel(s): 15 143 02 016

Acreage: 0.914 Commission District(s): 3-56

Present Zoning Category: R-75 Proposed Zoning Category: ~~R-75~~ R-60

Present Land Use Category: \_\_\_\_\_

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:

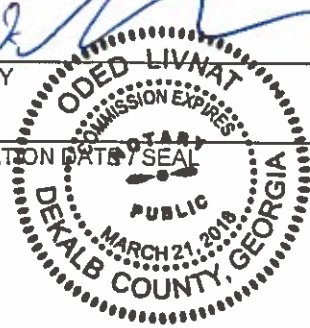
- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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 [Signature]

SIGNATURE OF APPLICANT / DATE [Signature] 3/7/2017

Check One: Owner X Agent \_\_\_\_\_



## Letter of Application

**Rezoning Application for Property described as 1475, 1483 Eastland Road, Atlanta, Georgia 30316**

**Land Lot 143 (Parcel 15-143-02-016) 15th District, DeKalb County, Georgia**

**Proposed Zoning District R-60**

**Proposed: Three (3) single family lots, with lot width of 72 feet each.**

To: DeKalb County Department of Zoning and Sustainability

Dear Zoning Administrator:

I am Jacob Cohen, member of R.E.M.A. U.S. Investments, LLC, the property owners and the applicant. When we acquired the property we believed that it was perfect for three lots, since the lot size would be the same as those of the adjacent properties. However, the existing zoning of R-75 requires lots to have 75 feet of width. We were told that a variance was not a possibility and we would have to do a rezoning. The only category for the rezoning would be R-60.

We did not want the reduced frontage of 60 feet, nor the other reductions that are associated with R-60. During our neighborhood meeting we handed out site plans and house plans, based on a lot width of 72 feet. We showed our exhibits of the area, with all interior lots from 70 feet to 72 feet. Of course, we are comfortable with conditioning the site plans with the approval.

We are deeply concerned that with posting of R-60, and a Community Council/Planning Commission/Board of Commission meeting, the neighbors and public will believe that we misled them.

We sincerely hope that all information transmitted regarding this application emphasized that we are asking for a lot width of 72 feet.

Sincerely,



Jacob Cohen

Member, R.E.M.A US/Investments, LLC

## **Rezoning 1475 – 1483 Eastland Road, Atlanta (DeKalb County) Georgia**

### **Responses to Items A – G under Code Section 27-832**

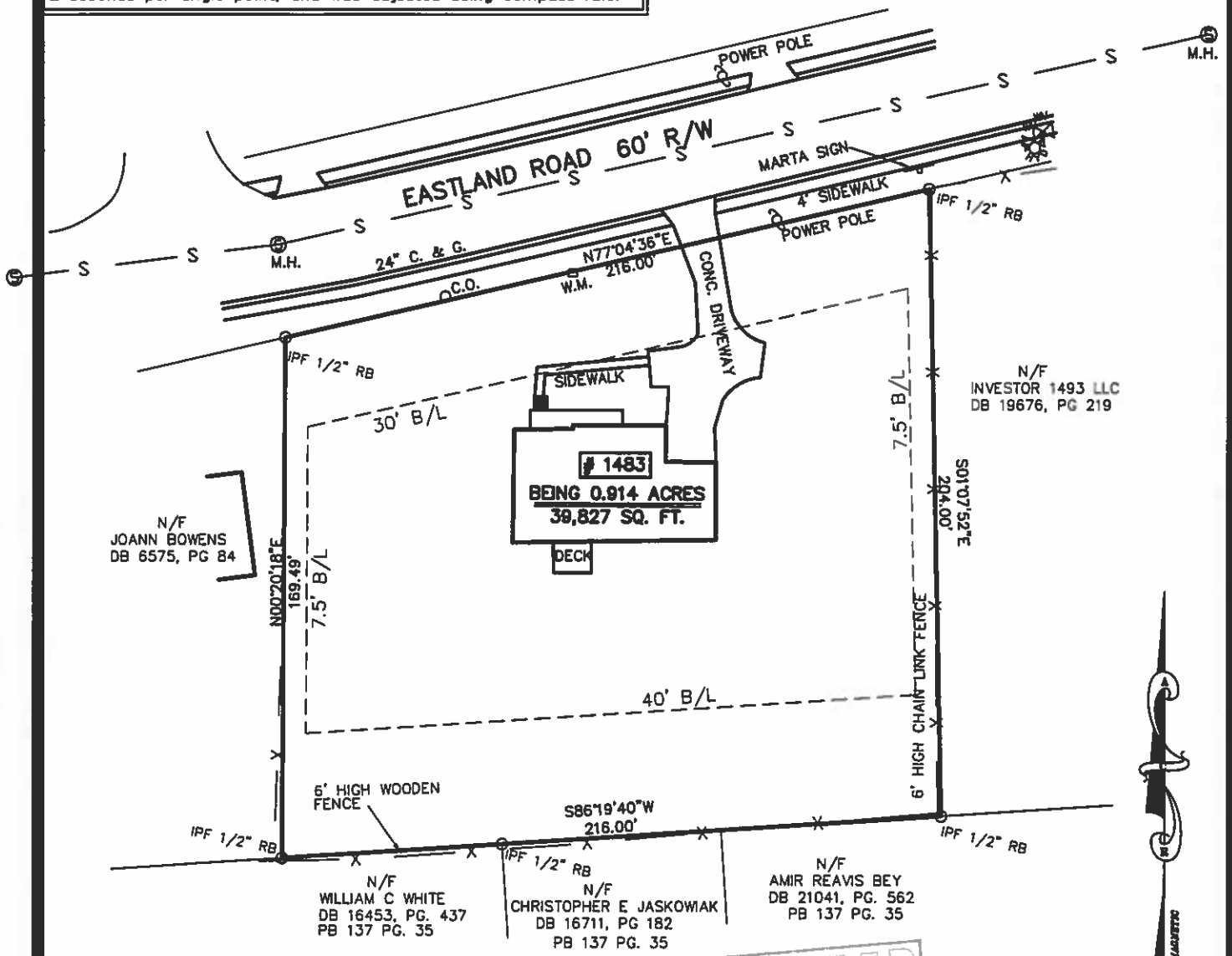
- A. This zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Plan is for single family detached homes, consistent with the comprehensive plan
- B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent lots and virtually all interior lots throughout the nearby properties, have lot frontages from 70 feet to 72 feet. The proposed zoning is for three lots that are in that area.
- C. The property as zoned, will only accommodate two lots, due to the requirement of 75 feet of lot frontage per lot. With two lots, the property is not economically reasonable. There is evidence that the property was intended to be three lots. The issue is lot width.
- D. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed use is identical to the existing use of adjacent or nearby properties.
- E. There are existing of changing conditions that give supporting grounds for approval of the zoning proposal. The proposed three lots have rear lot widths of the 72 feet, the same as 1270, 1278, 1282 Diamond that they back up to. The lot numbers for the plat indicate that this property was ultimately to be Lots 2, 3 and 4 of the Block. The lots on either side have a lot width of 72 feet. The requested lot width of each of the 3 lots is 72 feet.
- F. There are no historic buildings, sites, districts or archeological conditions affecting the zoning proposal.
- G. The resulting zoning will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities or schools. The zoning proposal adds one home to the allowed two homes. Eastland Road is improved with adequate site distance, sidewalks and all utilities.

### **Section 27 – 833 Conditions**

The existing zoning is R-75. We are required to apply for R-60, in order to have a 72 foot lot width. We are submitting three site plans: one for each of the three proposed lots. We will condition the zoning based on the submitted site plans. We have held a meeting and submitted the site plans and the house plans to the adjacent neighbors. We made it clear that the three requested lots will be the same lot width as the existing neighbor's sites.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 199,400 feet. This plat has been prepared using a NIKON 522 instrument. The field data upon which this map or plat is based has a closure precision of (1) foot in 10,000+ feet and an angular error of 2 seconds per angle point, and was adjusted using compass rule.

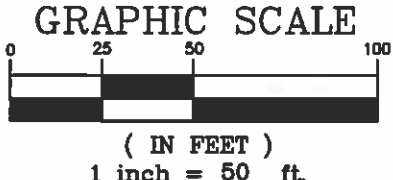
REFERENCE PLAT:  
PLAT BOOK 12, PAGES 38 DEKALB COUNTY, GEORGIA RECORDS.



RECEIVED  
MAY 01 REC'D  
By *BJS*

**Notes:**

1. Total calculated area of this lot is 39,827 square feet (0.914 acres).
2. NO portion of this parcel lies within a flood hazard area per F.I.R.M. Panel 13089C0129H, DEKALB County, Georgia dated MAY 7, 2001.
3. All matters of title are excepted. This plat is subject to all legal easements and right of ways, either public or private.
4. ZONED R-75.



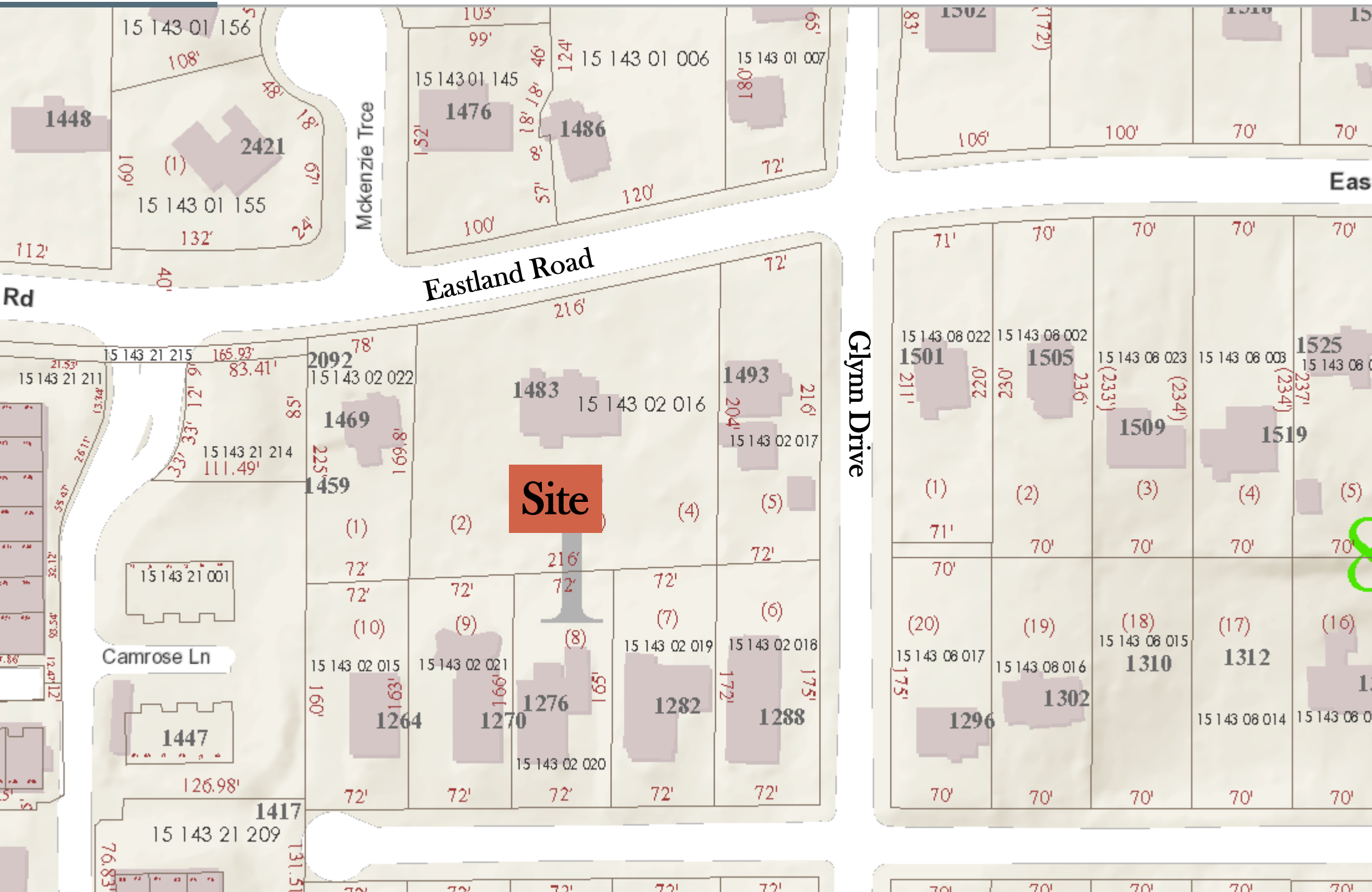
**ACR Engineering, Inc.**  
3040 HOLCOMB BRIDGE ROAD  
SUITE G2  
NORCROSS, GA 30071  
(678) 291-0000

BOUNDARY SURVEY FOR  
1483 EASTLAND ROAD  
LAND LOT 143 - 15TH DISTRICT  
DEKALB COUNTY, GEORGIA

DATE: 08-19-2010  
SCALE: 1" = 50'  
PROJECT 10-025S  
DRAWN BY: JC  
APPROVED BY: MJS













Eastland Rd

Glynn Drive

Site

