

Planning Commission Hearing Date: July 8, 2025
Board of Commissioners Hearing Date: July 24, 2025

STAFF ANALYSIS

CASE NO.:	Z-25-1247528	File ID #: 2025-0627
Address:	3803 & 3815 Glenwood Road, Decatur, Georgia	Commission District: 3 Super District: 7
Parcel ID(s):	15 167 11 014 & 15 167 11 062	
Request:	Application to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached and single-family attached units (duplex and triplex).	
Property Owner(s):	Sarah Lee Choe & Triangle Realty Inc.	
Applicant/Agent:	Nichelle Bell	
Acreage:	4 acres	
Existing Land Use:	Vacant building and vacant land	
Surrounding Properties:	North: Single-Family South: Single-Family East: Gas Station and Single-Family West: Single-Family	
Adjacent Zoning:	North: R-75 South: R-75 East: C-1 & R-75 West: R-75	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The Applicant submitted a revised concept plan at the Community Council District 3 meeting on June 11, 2025 regarding their rezone application to RSM since the original plan provided for multi-family apartments which are prohibited in the RSM zoning district. The revised plan replaced the previously proposed multi-family units with single-family attached townhomes, and the overall plan shows a mix of single-family detached and attached homes. Compatibility features and amenities include a 20-foot buffer along the west and south property line, a large park located in the center of the project, a dog park, and an “outdoor gym”, with convenient internal access to all the proposed residential units in the subject property and appropriate external pedestrian access via the proposed sidewalks along Glenwood Road and Farris Drive. A maximum of 28 residential units (consisting of both single-family detached and single-family attached) is proposed at a density of 7 units per acre (28 units divided by 4 acres).

Taken as a whole, the proposed RSM zoning district and mixture of housing types appears to provide an appropriate transition between the C-1 zoning and gas station to the east across Farris Drive and the R-75 zoned single-family detached neighborhood to the west and south. The proposed mixture of housing options appears to be consistent with the goals of the 2050 Comprehensive Plan to encourage more diverse and affordable housing to meet changing needs of residents and communities (page 11, 2050 Comprehensive Plan). The Community Council recommended approval of the rezoning but encouraged the applicant to meet with the neighborhood again prior to the Planning Commission meeting since the plans had been revised after the first community meeting. Notwithstanding the above, the applicant will need to address compliance with some of the RSM zoning requirements at the permitting stage of the project, including but not limited to the following:

1. Clarify what density bonuses are being proposed and how they meet density bonus calculations.
2. There is a small parking lot encroachment into the 20-foot buffer along the western property line; this will require approval of a variance by the Zoning Board of Appeals (ZBA) should the Board of Commissioners approve the rezoning.
3. RSM zoning allows densities of up to 4 units per acre. Densities between 4 units per acre up to a maximum of 8 units per acre requires the provision of density bonuses. It appears the site plan's proposed density bonuses include a dog park, a large enhanced open space park, an "outdoor gym", and a bus shelter. The applicant will need to provide more clarity as to what density bonuses are being provided (including what is meant by the outdoor gym) and how they comply with the density bonus calculation requirements in Article 2 of the *Zoning Ordinance*.
4. Provide tabular data to show compliance with minimum parking requirements, minimum building setback and lot frontage requirements, minimum open space, and minimum unit size.
5. Clarify if proposed units are fee-simple or condominium form of ownership.

With appropriate zoning conditions the project appears to be consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. Promotion of streetscaping and a strong public realm; 3. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 4. Provide a variety of housing options for County residents; and 5. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (*page 29 and 47, 2050 Comprehensive Plan*).

Based on review of Section 27-7.3.5 (Standards governing review of proposed amendments to zoning map), Subsections A (conformity with Comprehensive Plan), B (suitability of use), and D (impacts on adjacent properties), and the guiding principles and SUB Character Area of the 2050 Comprehensive Plan (pages 29 and 47), it appears that there is compliance with all Rezone criteria, and it is the recommendation of the Planning & Sustainability Department that the application be *"Approved with the following conditions"*:

1. There shall be a mixture of single-family detached and single-family attached (single-family attached may include duplex or triplex units constructed at the Site. The maximum number of residential dwelling units must not exceed 28 units. No less than 20% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. The approval of this rezone application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
3. Transportation improvements including but not limited to right-of-way dedications, landscape strips, and sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
4. The size and location of the proposed parks and outdoor recreation areas shall remain generally consistent with the submitted site plan dated 05/12/2025 and titled "DCI Communities". Prior to the issuance of any certificates of occupancy, the proposed parks and outdoor recreation areas shall be completed.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road): N. Hairston Road is classified as a Major Arterial.

N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road): Snapfinger Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road): Biffle Road is classified as local. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street.

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway): Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive): Enid Drive is classified as a local roadway.

N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive): Preakness Drive is classified as a local roadway.

N10-2025-0633 SLUP-25-1247526 (4106 Creek Court): Creek Court is classified as a local roadway.

N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road): Clifton Church Road is classified as a minor arterial.



5/30/2025

To: 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.

N1-2025-0624 SLUP-25-1247517: 1101 N. Hairston Road, Stone Mountain, GA 30083
Review general comments

N2-2025-0625 Z-25-1247521: 2381 Snapfinger Road, Decatur, Ga 30034
See general comments

N3-2025-0626 SLUP-25-1247527: 5083 Biffle Road, Stone Mountain, GA 30088
See general comments

N4-2025-0627 Z-25-1247528: 3803 & 3815 Glenwood Road, Decatur, GA
See general comments

N5-2025-0628 Z-25-1247529: 3265 Northeast Expressway, Chamblee, GA 30341
See general comments.

N6-2025-0629 Z-25-1247470: 7566 Union Grove Road, Lithonia
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N7-2025-0630 SLUP-25-1247471: 7566 Union Grove Road, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8-2025-0631 SLUP-25-1247516: 1816 Enid Drive, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9-2025-0632 SLUP-25-1247522: 3600 Preakness Drive, Decatur, GA 30034
See general comments

N10-2025-0633 SLUP-25-1247526: 4106 Creek Court, Stone Mountain, GA 30083
See general comments

N11-2025-0634 SLUP-25-124753: 2854 Clifton Church Road, Atlanta, GA 30316
See General Comments

N12-2025-0635 TA-25-1247540: 3221 Glenwood Road, Decatur, GA
See general comments

**DeKalb County School District
Development Review Comments**

Analysis Date: 5/15/2025

Submitted to: DeKalb County

Case #: Z-25-1247528

Parcel #: 15 167 11 014 ; 15 167 11 062

Name of Development: Nichelle Bell

Location: 3803 & 3815 Glenwood Road, Decatur GA 30032

Description: Rezoning request to allow for development of 11 single-family 10 Townhomes attached/detached.

Impact of Development: When fully constructed, this development would be expected to generate 6 students: 2 at Toney Elementary School, 1 at Columbia Middle School, 1 at Columbia High School, 2 at other DCSD schools, and 0 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Toney Elementary School	Columbia Middle School	Columbia High School	Other DCSD Schools	Private Schools	Total
Capacity	600	1,320	1,426			
Portables	0	0	0			
Enrollment (Oct. 2024)	210	561	869			
Seats Available	390	759	557			
Utilization (%)	35.0%	42.5%	60.9%			

New students from development	2	1	1	2	0	6
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New Enrollment	212	562	870
New Seats Available	388	758	556
New Utilization	35.3%	42.6%	61.0%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.1077	0.1000	0.0077	0.2154
Middle	0.0462	0.0231	0.0000	0.0692
High	0.0308	0.0000	0.0000	0.0308
Total	0.1846	0.1231	0.0077	0.3154
Student Calculations				
Proposed Units Unit Type Cluster	21			
	Mixed			
	Columbia High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	2.26	2.10	0.16	4.52
Middle	0.97	0.48	0.00	1.45
High	0.65	0.00	0.00	0.65
Total	3.88	2.58	0.16	6.62
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Toney Elementary School	2	2	0	4
Columbia Middle School	1	0	0	1
Columbia High School	1	0	0	1
Total	4	2	0	6



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-25-1247528 Parcel I.D. #: 15-167-11-014; 15-167-11-062
Address: 3803 & 3815 Glenwood Rd, Decatur, Ga 30032

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate _____ inadequate _____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



MARTA July 2025 Case Comments
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N5-2025-0628 Z-25-1247529 2381 Snapfinger Road, Decatur, GA 30034

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

N5-2025-0628 Z-25-1247529 3265 NE Expressway, Chamblee, GA 30341

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.

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

Applicant Name: Nichelle Bell

Applicant Email Address: paatl1968@gmail.com

Applicant Mailing Address: P.O. Box 115404, Atlanta, GA 30310

Applicant Phone Number: 678-900-4772

Owner Name: Sarah Lee Choe & Triangle Realty, Inc.
(If more than one owner, attach list of owners.)

Owner Email Address: 4989house@gmail.com

Owner Mailing Address: 820 Church St Decatur, GA 30030

Owner Phone Number: 404-453-4989

Subject Property Address: 3803 & 3815 Glenwood Road, Decatur GA 30032

Parcel ID Number(s): 15 167 11 062 & 15 167 11 014

Acreage: 0.5100 & 3.530 Commission District(s): 3 Super District: _____

Existing Zoning District(s): R-75 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: X Nichelle Bell

Signature of Applicant:

Meetings



My Meetings (/meeting?type=previous) > Manage "Community Meeting - Rezoning Application"

Details	Registration	Email Settings	Branding	Live Streaming
Topic	Community Meeting - Rezoning Application			
Time	Apr 8, 2025 06:00 PM Eastern Time (US and Canada)			
Meeting ID	870 0749 3695			
Security	<div>✓ Passcode ***** Show</div> <div>✓ Waiting Room</div>			
Registration Link	<div>https://us02web.zoom.us/meeting/register/D4EcAHfnStOTMGa5SRcdWg</div> <div>(https://us02web.zoom.us/meeting/register/D4EcAHfnStOTMGa5SRcdWg) </div>			
Add to	<div>Google Calendar (/meeting/tZMtd-6spzgsE9GmZdfiJDHAQN6zh1u-QGMj/calendar/google/add)</div> <div>Outlook Calendar (.ics) (/meeting/tZMtd-6spzgsE9GmZdfiJDHAQN6zh1u-QGMj/ics)</div> <div>Yahoo Calendar (https://calendar.yahoo.com/?v=60&VIEW=d&TITLE=Community%20Meeting%20-%20R%0D%0A%0D%0ADial%20by%20your%20location%0D%0A%E2%80%A2%20%2B1%20929%20205%2</div>			
AI Companion	Automatically start meeting summary			
Video	Host	on		
	Participant	on		
Audio	<div>Telephone and Computer Audio</div> <div>Dial from United States</div>			

Start(/s/87007493695)

Copy Invitation

Edit(/meeting/87007493695/edit)

Delete

Save as Template

Here is a list of the names along with their email addresses from the screenshots:

1. Joscelyn's iPad – fn52vczqgr@privaterelay.appleid.com
2. Tara Duncan - 1965 Farris Drive – rc8zbny2zv@privaterelay.appleid.com
3. South DeKalb Coalition – info@southdekalb.org
4. Donald Brown – donaldbrown50@bellsouth.net
5. Horace Henley – cadatlanta327@gmail.com
6. Kenneth Powell – pdk-powell@comcast.net
7. Bryn Gravitt – brynjg@gmail.com
8. Diana Ketchum – dlketch@yahoo.com
9. Robert Miller – Andrewram47@yahoo.com
10. Dafne Dominguez – ddominguez@duranconstructioninc.com
11. Jonathan Duran – Jonathan@duranconstructioninc.com
12. Natalyn Archibong – nmarchibong@gmail.com
13. Victor Botero – vbotero@duranconstructioninc.com
14. Víctor M Botero – vbotero@duranconstructioninc.com
15. Jennifer O'Neil – flowstick99@gmail.com
16. Rebekka Borland – autumn_borland@hotmail.com
17. Kim Heard – kheard38@yahoo.com
18. Edward Alston – Bayareaed24@gmail.com
19. Cecil Francis – ecoexpresswash@gmail.com
20. Tara Duncan – taraduncantd@gmail.com
21. Josh Gwynn – josh.gwynn@gmail.com
22. Joscelyn O'Neil – oneiloooo4@comcast.net
23. Willie Whitehead – Snowstormlady44@gmail.com
24. Adrienne Couter – couter@icloud.com

- 25. Rosaia Shepard – rosaiashepard@gmail.com
- 26. Aaron Vinson – aaron.vinson@yahoo.com
- 27. Claudette Leak – cfleak1@gmail.com
- 28. Brenda Pace – bcpace2@gmail.com
- 29. Dawn Rayford – dawnrayford@att.net
- 30. Chris Anglin – canglin@anglingroup.com

LETTER OF APPLICATION

The Applicant has assembled 3803 Glenwood Road and 3815 Glenwood Road (4.04 +/- acres) for the purpose of rezoning from its present R-75 (Residential Medium Lot -75) zoning classification to RSM (Small Lot Residential Mix) District. An existing single-family dwelling has been previously removed from the 3803 Glenwood site; however, a dilapidated and vacant single-family dwelling is still present at the 3815 Glenwood Road location. The sites are presently served by ingress/egress to Glenwood Road and Farris Drive within the Glenwood Forest community.

Due to the changing circumstances and economies affecting south Dekalb County and metropolitan Atlanta in general, a need exists for more diverse and dense residential infill re-development. A niche market exists which is being underserved by single-family homes on larger lots and rental apartment communities. This need is sometimes referred to by those in urban planning as the "missing middle." The Applicant's proposal reflects yet another opportunity for diversification of housing type(s) on smaller, more affordable, and more manageable parcels and is a cornerstone of the 2050 Dekalb Comprehensive Plan.

The properties are presently and were previously single-family homes on large lots as these existed since the 1930's and 1950's. A location within an existing, developed community offers an ideal opportunity for the clustering of the same and similar uses under the RSM zoning designation as a transition to the Glenwood Road corridor while further avoiding any further commercial zoning classifications along the heavily travelled 4-lane State Road corridor as it approaches Columbia Drive. The development is perfectly situated between Candler Road, Columbia Drive, and other major transportation corridors with proximity to Atlanta and Decatur.

The Applicant will be also be the developer. To this end, the Applicant desires flexibility in the construction of a diverse array of housing types clustered around a common green space in a campus styled setting. The unit mix will reflect single-family detached, attached (duplex and tri-plex), and multi-story low rise congregate housing served by an elevator. All phases of lifestyle aging in-place can be accounted for with this concept. The exterior facades of the dwellings shall include masonry and cement board siding types with an emphasis on Neo-Traditional neighborhood design. Vinyl may only be used on fascia and soffits. Lush landscaping will enhance the enclave and enhance the built form. The Applicant is seeking a bonus residential density maximum in concert with the proposed rezoning. No other variances from Code have been requested.

IMPACT ANALYSIS

- A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes, the zoning proposal as RSM is in conformity with the policy and intent of the Dekalb 2050 Comprehensive Plan (the Plan) reflecting the changes and evolution which have occurred since the properties 1930 to 1950's origins. Some of the guiding principles of the Plan which support this petition are: (1) housing variety and choice near the Columbia Drive activity center; (2) stabilization of existing single-family neighborhoods (e.g. Glenwood Forest) with appropriate infill development; and (3) encouragement of more diverse housing to meet the changing needs of residents and communities.

- B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes, the development of the site as single-family detached and single-family attached is consistent with the surrounding land use(s) within the community and a neighborhood which has just one street for ingress/egress (Farris Drive). The area is primarily developed as modest one and two-story brick bungalows, tri-levels, and ranch styled dwelling units. Elevated architectural renderings provided by the Applicant suggest a sensitivity to the design and style of the community into which these new housing choices will be seamlessly integrated.

Again, yet another opportunity for proximity to multi-generational housing opportunities, aging in place, and diversity of house types. These ideas were further expressed and supported by the community in the 2021 Glenwood Road and Columbia Drive Area Redevelopment Plan/CRC with partnership Dekalb County, Atlanta Regional Commission (ARC), and POND & Company.

- C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

No, the subject properties have languished on the market as vacant properties for extended periods of time (4 or more years) further reflecting and validating their outdated economic obsolescence. The subject properties are no longer viable for medium to large lot residential uses given their proximity and frontage on a suburban mixed corridor – Glenwood Road.

- D. Will the zoning proposal adversely affect the existing use and usability of adjacent or nearby properties?

The proposal zoning proposal will further act to preserve and enhance the surrounding residential properties and contribute rooftops and patrons to the activity node and re-emerging commercial mixed-use corridor at Columbia Drive. The rezoning proposal is perfectly suited to take advantage

of the nearby Shoal Creek Park I and II properties which features active and passive amenities (within 0.4 +/- miles) and the conveniences of the Glenwood Road corridor and its pedestrian improvements. The proposed zoning provides a 15-minute walk or 5-minute drive to the Columbia Drive activity center (e.g. retail, restaurant, and grocery store).

- E. Are there 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?

In order to sustain older mixed use styled suburban corridors and provide a more appropriate transition to a commercial corridor, a clustering of similar type residential uses is ideal to preserve the Glenwood Forest community. Any other non-residential development would be a faceless wall view of the rear and/or services areas of commercial development with hours, lighting, noise, and concentrations of patrons unsuitable for a residential entrance during traditional neighborhood quiet hours.

- F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

Not affected. There are no historic buildings, sites, districts, or archeological resources in direct proximity to the site.

- G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the subject property is bound by existing, developed rights-of-way and including an existing subdivision street (Farris Drive) which acts as a feeder to Glenwood Road. Utilities already service the site as a dilapidated residential structure is present and another has previously been demolished. Transit locations and stops are abundant in the immediate area.

A few nearby schools include Toney Elementary (1.2 +/- miles), Columbia Middle School (2.8 +/- miles), and Columbia High School (1.1 +/- miles) which are ideal for short commutes.

- H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The zoning proposal will have low to negligible impact on the environment or natural resources. This impact would be substantially less than the impact of a rezoning for commercial uses which is more likely commonly found along the Glenwood corridor.

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: March 19, 2025

TO WHOM IT MAY CONCERN:

I/WE: Sarah Lee Choe

Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

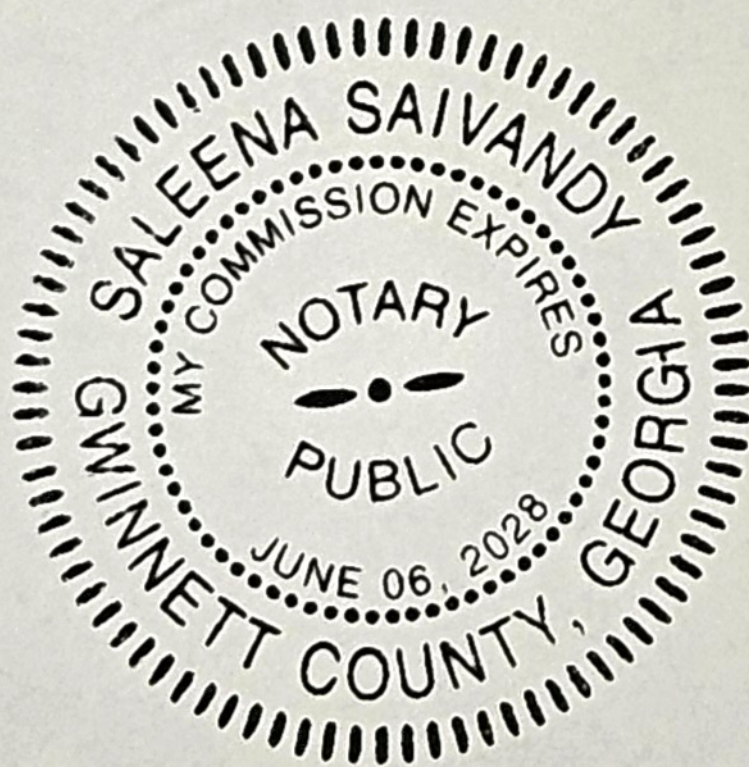
Nichelle Bell

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Mathieu T. Walters
Notary

Mathieu Walters 4/18/2025
Signature of Applicant /Date

Check one: Owner _____ Agent ✓

May 03, 2026
Expiration Date/ Seal



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

TAX PARCEL: 15 167 11 014 &
15 167 11 062
3803 & 3815 GLENWOOD ROAD
ATLANTA, GEORGIA 30092-7301
ZONED: R-75 (DEKALB COUNTY)

NOTES:

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
- BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. WITH A POSITIONAL ACCURACY NOT EXCEEDING 0.07'.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 522,746 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRX6+ AND A CARLSON RT-4 FIELD COMPUTER.
- FIELD WORK COMPLETED ON APRIL 1, 2025.
- SETBACK SHOWN ARE FROM COUNTY RECORDS. VERIFY WITH DEKALB COUNTY. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 28087, PAGE 527, AND PLAT BOOK 28, PAGE 99, DEKALB COUNTY, GEORGIA RECORDS.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 28087, PAGE 527, DEKALB COUNTY, GEORGIA RECORDS.
- SEE A SURVEY FOR AHP CAPITAL, BY SCI DEVELOPMENT SERVICES, DATED DECEMBER 6, 2019.
- SEE DEED BOOK 25467, PAGE 720, GEORGIA D.O.T. RIGHT-OF-WAY PLAN, DEKALB COUNTY, GEORGIA RECORDS.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

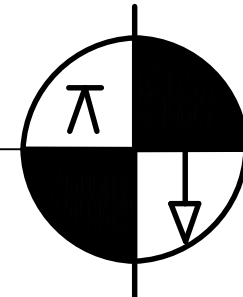
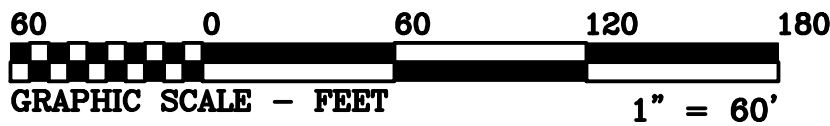
David L. Garrison



RETRACEMENT/RECOMBINATION SURVEY FOR:
DCI COMMUNITIES
MAGGIE ANB BENJAMIN COOK PROPERTY
LAND LOT 167, DISTRICT 15
DEKALB COUNTY, GEORGIA
DATE : APRIL 11, 2025
JOB NO. : 3803 GLENWOOD RD
FILE NO : 3803 3815 GLENWOOD RD

- LEGEND**
- CTF CRIMP TOP FOUND
 - OTP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - IPS IRON PIN SET
 - RBF REBAR FOUND
 - FIRE HYDRANT
 - UTILITY POLE
 - WATER METER
 - UTILITY POLE
 - GAS METER
 - RW RIGHT OF WAY
 - SW STORM WATER JUNCTION BOX
 - SS SANITARY SEWER MANHOLE
 - MH UTILITY MANHOLE

AREA = 4.03 ACRES



DAVID L. GARRISON
LAND SURVEYING

969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM



APPROXIMATE LAND LOT LINE

GLENWOOD ROAD
R/W VARIES

GLENDAL DRIVE

PARKHILL DR.

FARRIS DRIVE 60' R/W

HOUSE

WELL

35' B.L. (SEE NOTE 7)

APPROXIMATE LAND LOT LINE

NUMBERED CALLS

Course	Bearing	Distance
L1	S 88°18'28" E	11.38'
L2	S 05°55'49" W	8.54'
L3	S 86°22'34" E	9.91'
L4	N 04°46'40" E	9.05'

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 15 OF LAND LOT 167 OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST INTERSECTION GLENDALE DRIVE AND GLENWOOD ROAD; THENCE TRAVELING ALONG THE SOUTHERN RIGHT-OF-WAY OF GLENWOOD ROAD S 88°40'32" E FOR A DISTANCE OF 190.03' TO A 1/2" REBAR SET AND BEING THE **TRUE POINT OF BEGINNING**:

THENCE S 88°18'28" E A DISTANCE OF 11.38' TO A CONCRETE MONUMENT FOUND;

THENCE S 05°55'49" W A DISTANCE OF 8.54' TO A CONCRETE MONUMENT FOUND;

THENCE S 86°22'34" E A DISTANCE OF 9.91' TO A CONCRETE MONUMENT FOUND;

THENCE N 04°46'40" E A DISTANCE OF 9.05' TO A CONCRETE MONUMENT FOUND;

THENCE S 88°47'17" E A DISTANCE OF 334.23' TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION ON GLENWOOD ROAD AND FARRIS DRIVE;

THENCE S 00°33'36" W A DISTANCE OF 495.48' ALONG THE WESTERLY RIGHT-OF-WAY OF FARRIS DRIVE TO A 1/2" REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY N 89°36'23" W A DISTANCE OF 102.00' TO A 1/2" REBAR FOUND;

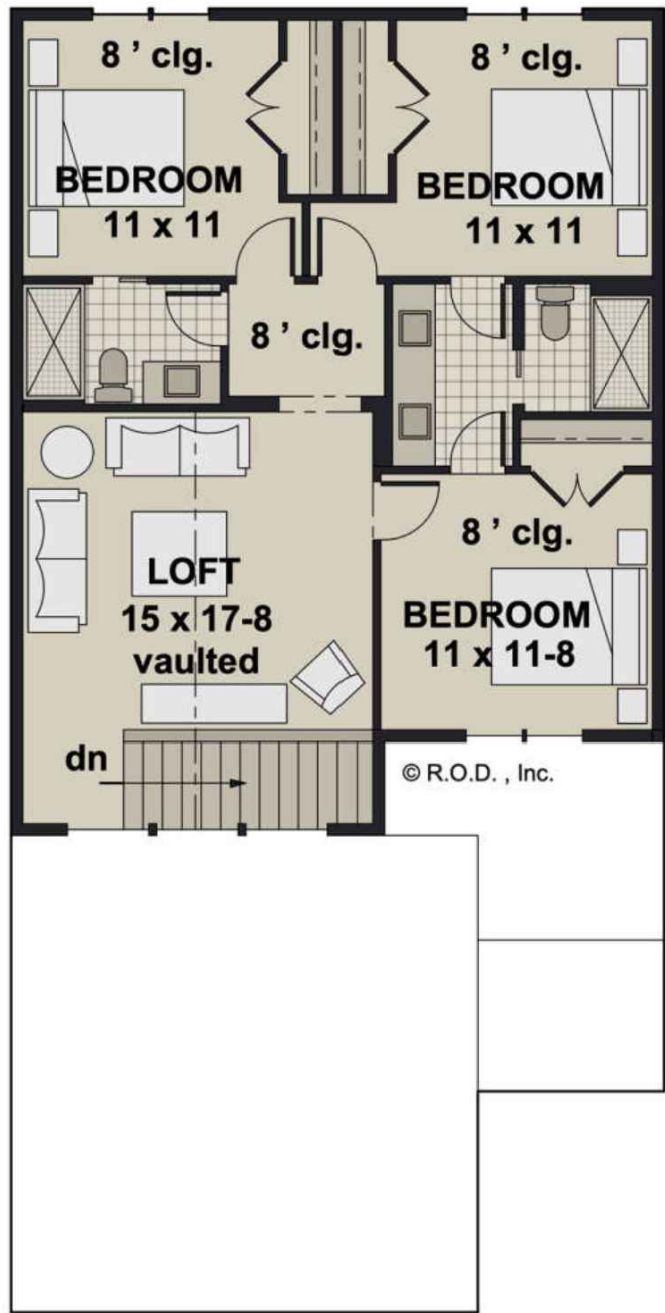
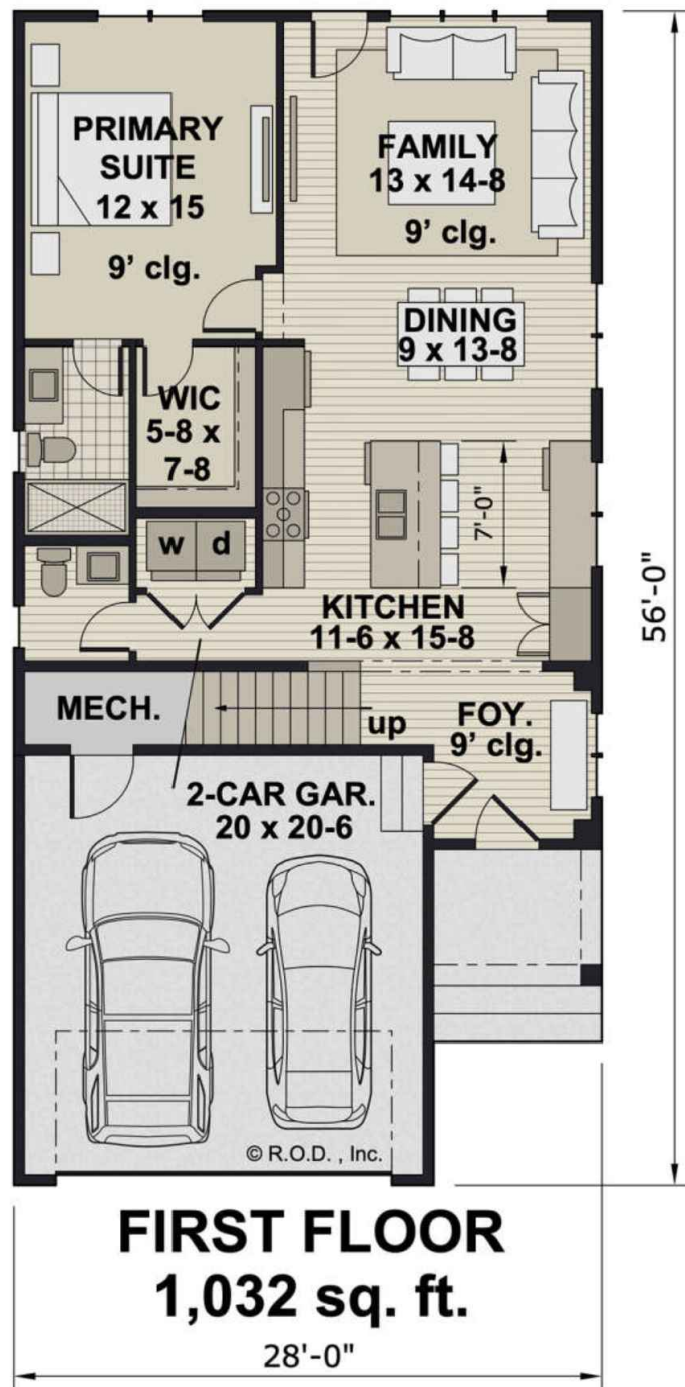
THENCE N 88°43'28" W A DISTANCE OF 92.32' TO A 1/2" REBAR FOUND;

THENCE N 88°53'49" W A DISTANCE OF 157.90' TO A 2" OPEN TOP PIPE FOUND;

THENCE N 00°04'27" E A DISTANCE OF 319.78' TO A 1" OPEN TOP PIPE FOUND;

THENCE N 00°25'14" E A DISTANCE OF 177.39' TO A 1/2" REBAR SET AND BEING THE **TRUE POINT OF BEGINNING**

SAID TRACT OR PARCEL HAVING AN AREA OF 4.03 ACRES AS SHOWN ON A SURVEY BY DAVID GARRISON LAND SURVEYING FOR DCI COMMUNITIES, DATED APRIL 14, 2025.

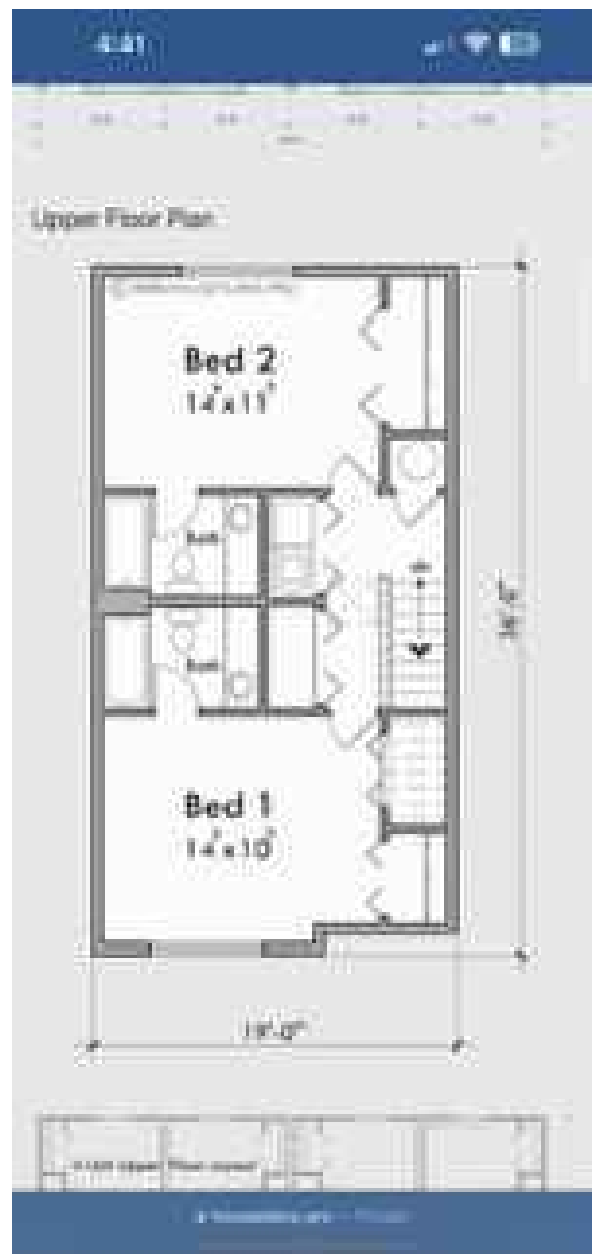
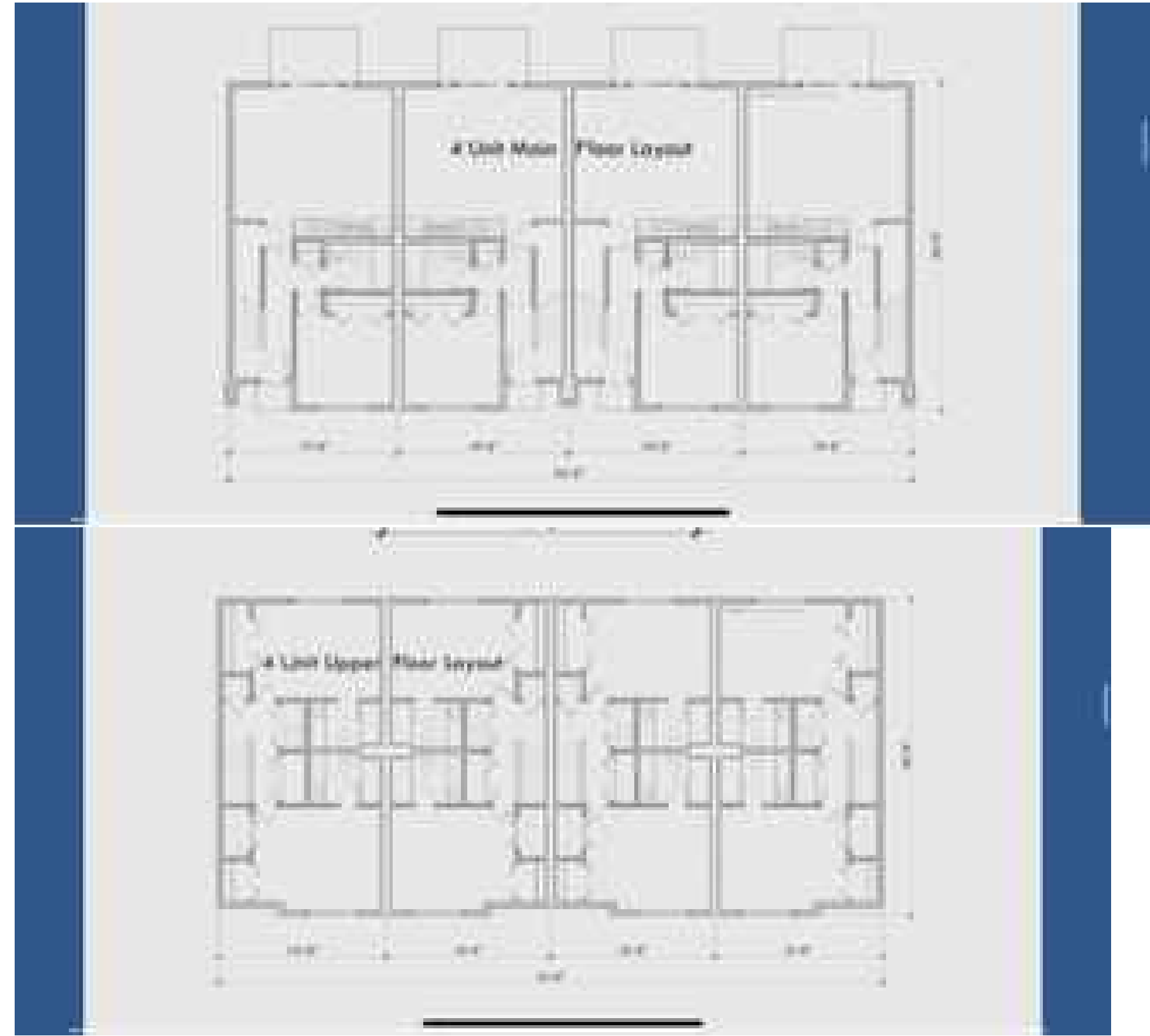
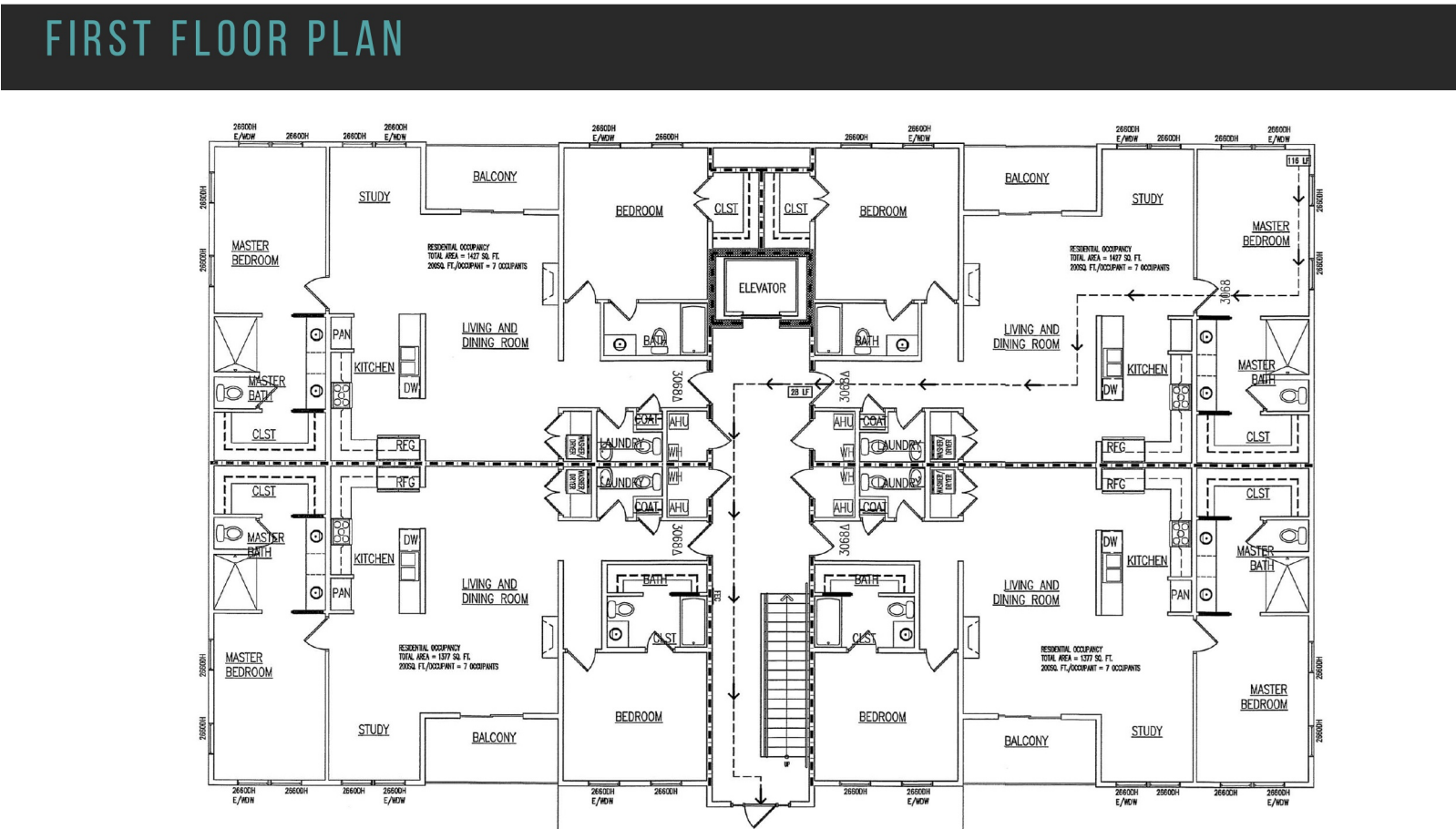
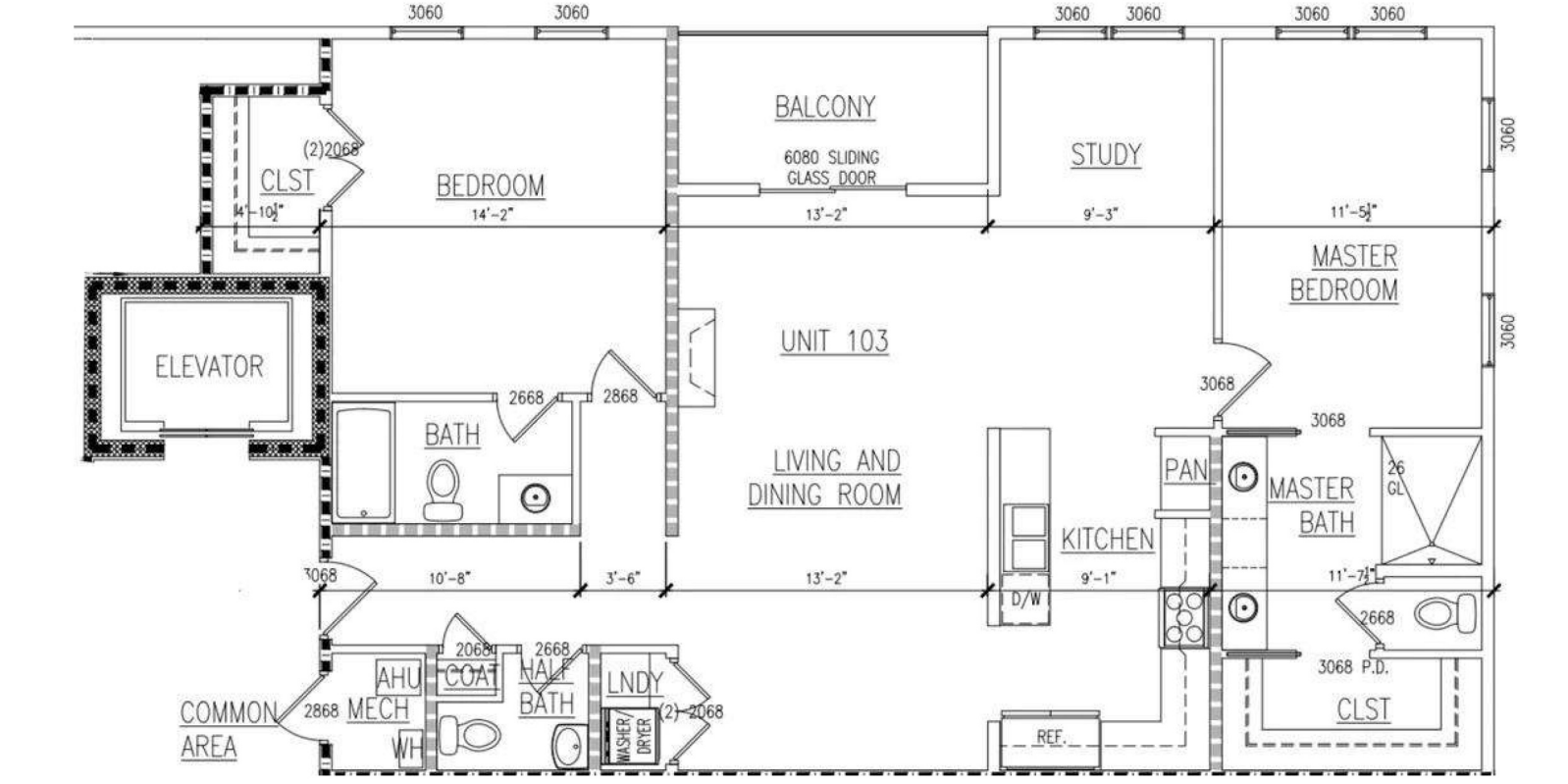


SINGLE UNIT EXAMPLE

MICHELLE HUMES GROUP

103 Westpark Drive
Peachtree City
678.940.8102

exp REALTY



UPPER FLOOR
946 sq. ft.



REVISIONS		
NO.	DESCRIPTION	DATE

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	XX/XX/25
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
BID-CONTRACT:	

CLIENT

PROJECT

DCI COMMUNITIES

SHEET TITLE

DETAILS

SHEET NUMBER	SP-102
PROJECT NUMBER	XXXXX.XX

Plotted by: fscantur On 4/21/2025 3:46 PM

STATUS: PRELIMINARY

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

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

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

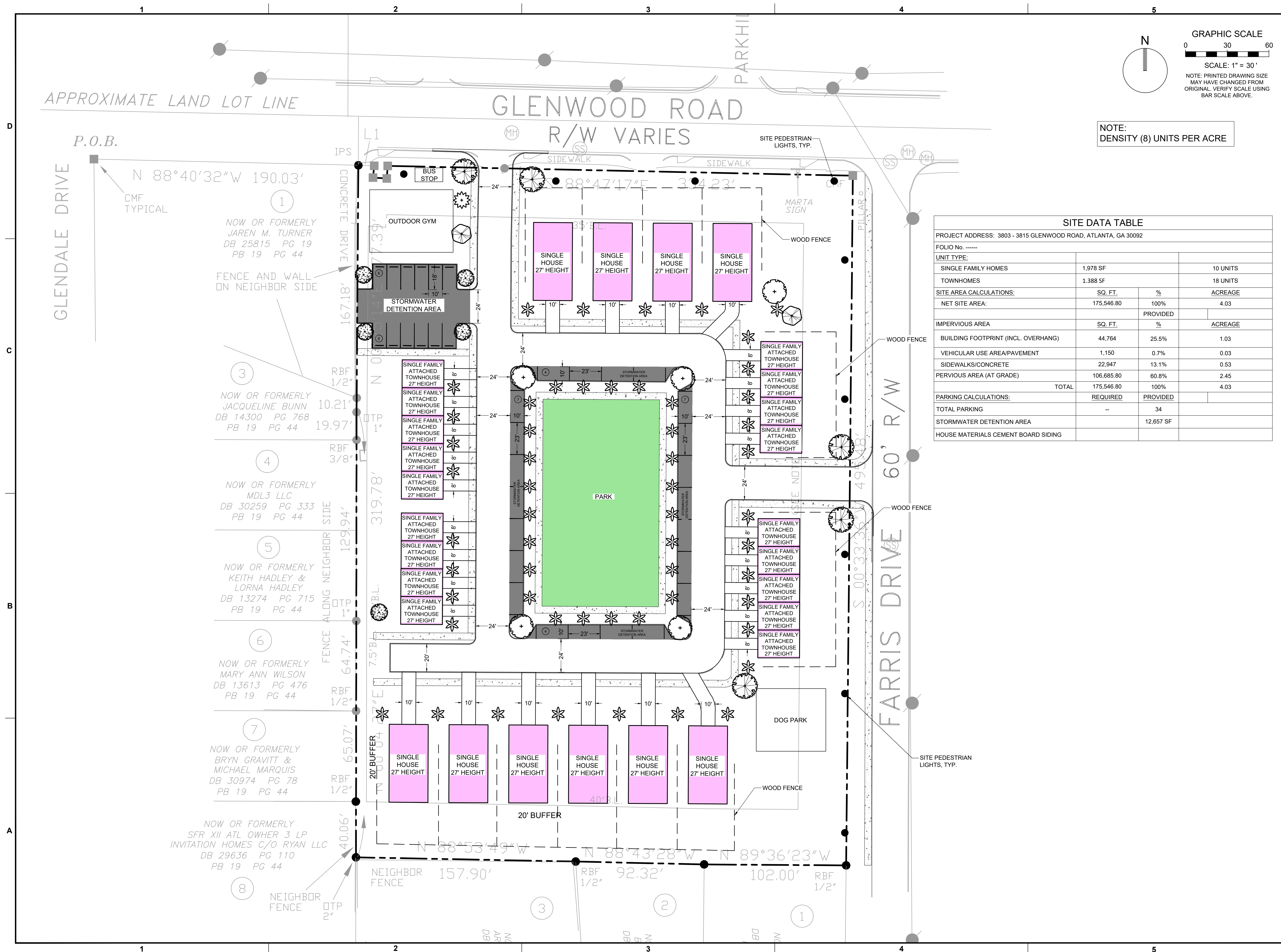
PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: _____

ADDRESS/PARCEL: _____

COMMENTS: _____

PLANNER: _____

[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.**

ISSUE DATE:	05/12/2025
-------------	------------

DESIGNED BY: FA

DRAWN BY: XXX

CHECKED BY: XXX

BID-CONTRACT:	
---------------	--

CLIENT

PROJECT

**DCI
COMMUNITIES**

SHEET TITLE

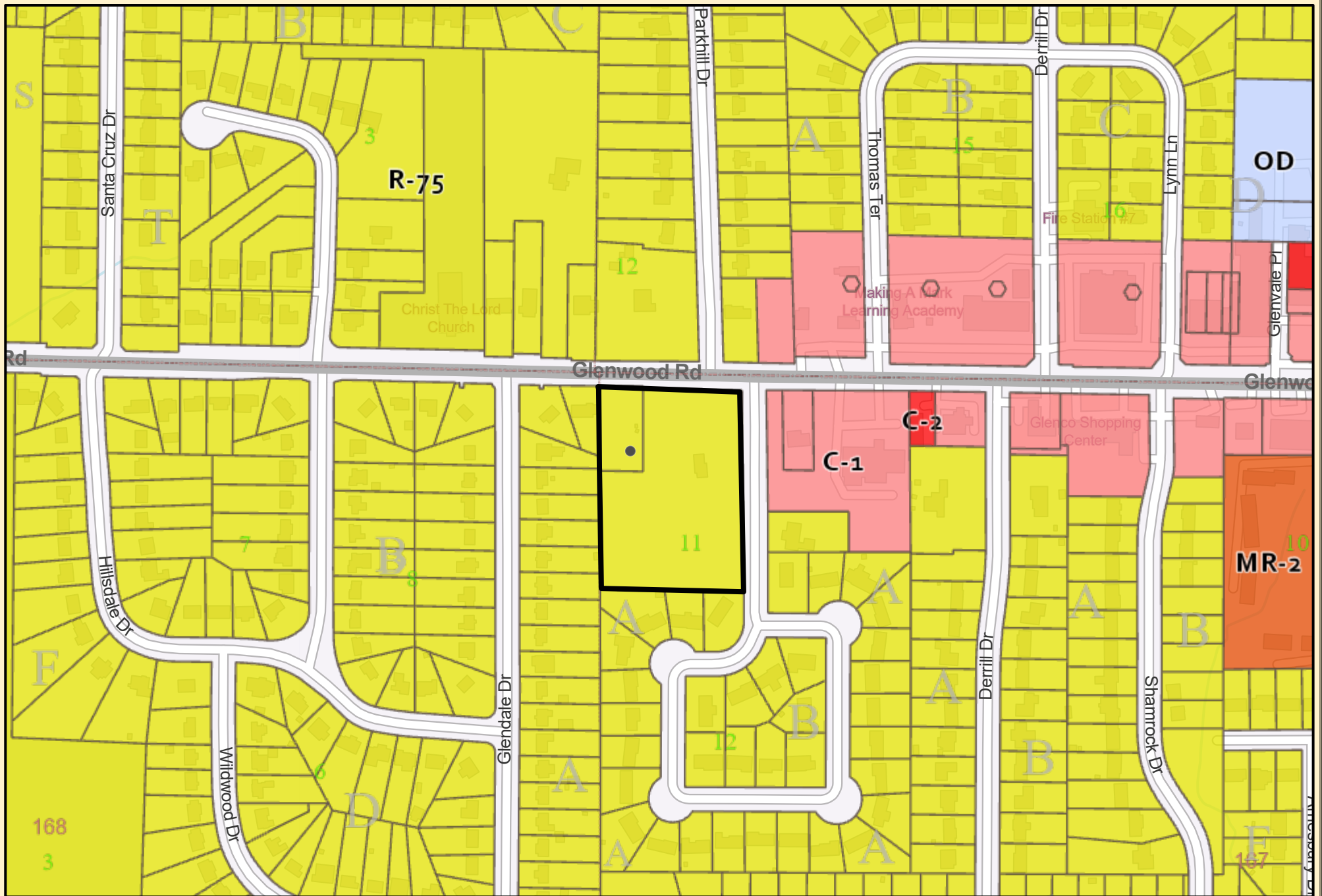
SITE PLAN

**SHEET
NUMBER** **SP-101**

PROJECT NUMBER	XXXXX.XX
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Plotted by: fascuntar On 6/11/2025 2:41 PM

STATUS: PRELIMINARY



DeKalb County Parcel Map

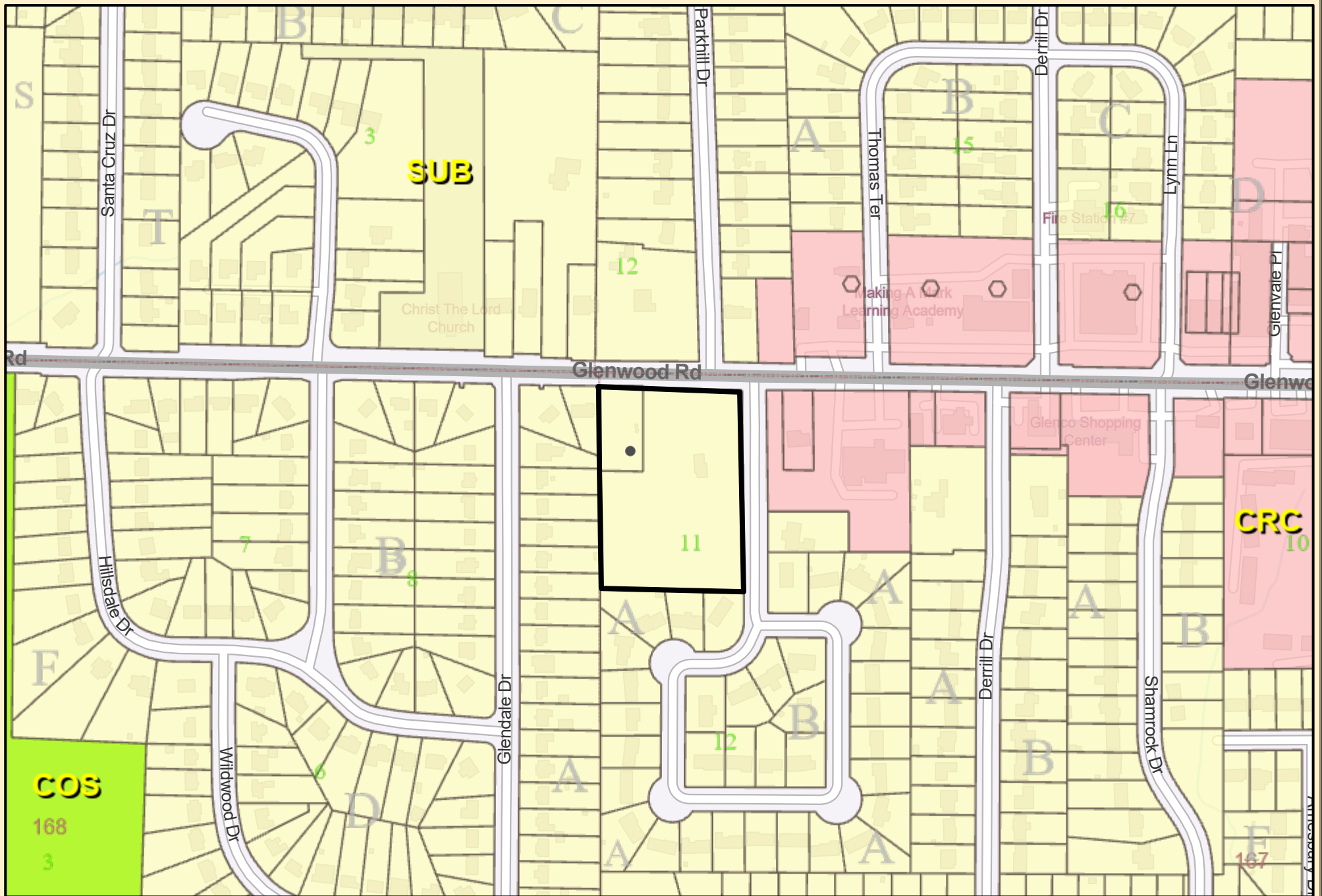
0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 6/17/2025



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DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 6/17/2025



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0 0.0175 0.035 0.07 0.105 0.14 mi

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