

Substitute

Public Hearing: YES NO

Department: Board of Commissioners

SUBJECT:

Commission District(s): 2 & 6

Application of DeKalb County Board of Commissioners for a Major Modification to zoning conditions and to amend the site plan of a townhouse subdivision for various properties on Briar Cove Circle and Stephens Drive.

Information Contact: Andrew Baker, Planning & Sustainability Director

Phone Number: 404-787-0555

PURPOSE:

Application of DeKalb County Board of Commissioners for a Major Modification to zoning conditions and to amend the site plan of a townhouse subdivision. The property is located on the southeast intersection of Briarcliff Road and Stephens Road at 1096, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, and 1116 Briar Cove Circle and 1361 Stephens Drive in Atlanta, Georgia. The property has approximately 300 feet of frontage along Briarcliff Road and 202 feet of frontage along Stephens Road and contains 2.38 acres.

NEED/IMPACT:

To modify existing zoning conditions for the Briar Cove townhouse subdivision.

FISCAL IMPACT:

None

RECOMMENDATION:

Approval of the requested major modification of zoning conditions.

The Atlanta Journal-Constitution
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ADVERTISING INVOICE and STATEMENT

BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	STATEMENT #
6670	03/31/2021	\$0.00	0000194255
BILLING PERIOD	TERMS OF PAYMENT		PAGE #
03/01/2021 - 03/31/2021	Upon Receipt		1 of 1
ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME		
6670	DeKalb County Planning Dept		
CURRENT	30 DAYS	60 DAYS	90 & Over
\$0.00	\$0.00	\$0.00	\$0.00

DeKalb County Planning Dept
 Annie Woods
 330 West Ponce De Leon
 Ste 500
 Decatur, GA 30030-3221

ACCOUNT SUMMARY	
Previous Balance	\$0.00
Payments on Account	\$(1,840.00)
New Charges on Account	\$1,840.00
Adjustments	\$0.00
Total Amount Due	\$0.00

For questions concerning this bill call 844-770-0294

Start/Stop	Newspaper Reference	Product	Description - Other Comments/Charges	Ad Size Billed Units	Times Run	Gross Amount	Net Amount
02/28/2021			Previous Balance				\$0.00
03/26/2021	P279763		Prepay Order #0000681805- CC #9226				\$(1,840.00)
03/29/2021 04/27/2021	I00681805-03292021	The Atlanta Journal-Constitution	Notice is hereby given that the DeKalb County Board of Commissioners will hold online public hearings for the following application(s) on the following date: Bo	2 x 40 L 80	1	\$1,840.00	\$1,840.00
3/31/2021			Total Amount Due				\$0.00

PLEASE DETACH AND INCLUDE WITH YOUR PAYMENT

PAYMENT COUPON

STATEMENT #	BILLING DATE	TERMS OF PAYMENT	ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME
0000194255	03/31/2021	Upon Receipt	6670	DeKalb County Planning Dept
CURRENT	30 DAYS	60 DAYS	90 & Over	UNAPPLIED
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Please send your payment to:

Atlanta Journal Constitution
 PO Box 645433
 Cincinnati, OH 45264-5433

6670
 DeKalb County Planning Dept
 330 West Ponce De Leon
 Ste 500
 Decatur, GA 30030-3221

TOTAL AMOUNT	AMOUNT ENCLOSED
\$0.00	

PROOF OF PUBLICATION STATE OF GEORGIA

PUBLIC NOTICE

Before the undersigned authority personally appeared , who on oath says that he/she is a Legal Advertising Representative of the Atlanta Journal-Constitution, a Daily newspaper published in said City and State that is a newspaper of general circulation in Barrow, Bartow, Carroll, Chattooga, Cherokee, Clarke, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Floyd, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Jackson, Jasper, Meriweather, Morgan, Newton, Paulding, Polk, Rockdale, Walton, White, Banks, Butts, Dawson, Franklin, Gilmer, Gordon, Habersham, Haralson, Lamar, Lumpkin, Madison, Monroe, Murray, Oconee, Pickens, Pike, Spalding, and Whitfield Counties, and State of Georgia, and that the attached copy of Legal Advertising was published 1 time(s) in said newspaper on 03/29/2021 and last date of Publication 03/29/2021.

DEKALB COUNTY PLANNING DEPT
330 WEST PONCE DE LEON
STE 500
DECATUR, GA 30030-3221

Invoice/Order Number: 0000681805
Ad Cost: \$1,840.00
Paid: \$1,840.00
Balance Due: \$0.00

M. Light

Signed

(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 30th day of March, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Sarah Perez

Signed

(Notary)

Please see Ad on following page(s).

SARAH PEREZ
Notary Public - State of New York
No.01PE6397402
Qualified in Erie County
My Commission Expires 09/03/2023

Invoice/Order Number: 0000681805
Ad Cost: \$1,840.00
Paid: \$1,840.00
Balance Due: \$0.00

Notice is hereby given that the DeKalb County Board of Commissioners will hold online public hearings for the following application(s) on the following date:

Board of Commissioners Meeting Date – Tuesday, April 13, 2021 10:00 AM

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/7753778046>

Or Telephone:
USA 882709936 (US Toll Free)
Conference code: 217687

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

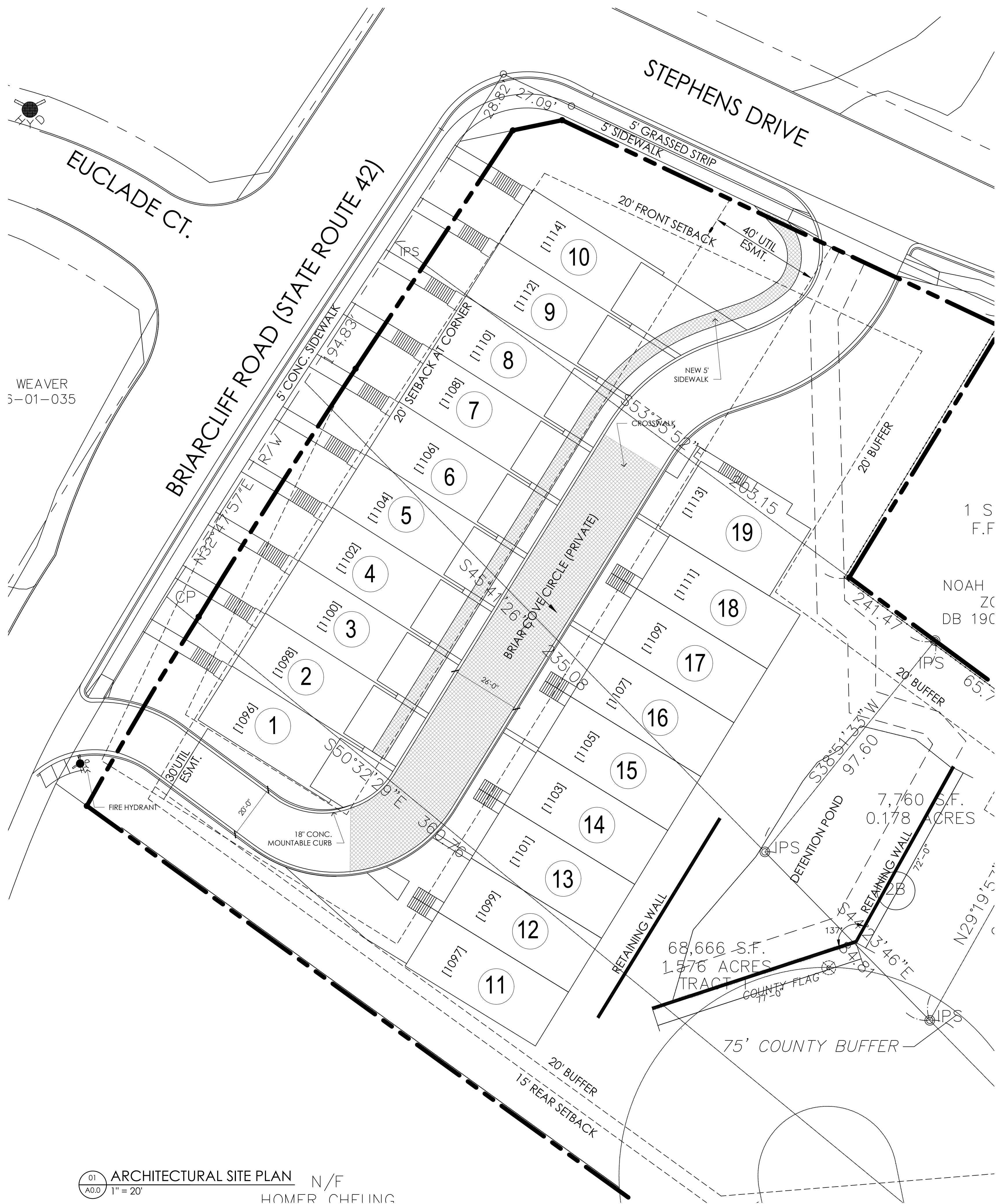
Citizens may also email documents for inclusion into the official record by submitting such materials by 9:00 am on the date of the public hearing.

Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

**CZ 21 1244777 2021-2409 Commission District 02 Super District 06
18-106-10-017, 18-106-10-045, 18-106-10-046, 18-106-10-047, 18-106-10-048,
18-106-10-049, 18-106-10-050, 18-106-10-051, 18-106-10-052, 18-106-10-053,
18-106-10-054, 18-106-10-055, 18-106-10-056, 18-106-10-057, 18-106-10-058,
18-106-10-059, 18-106-10-060, 18-106-10-061, 18-106-10-062, 18-106-10-063
1361 STEPHENS DR, ATLANTA, GA 30329**

Application of DeKalb County Board of Commissioners for a Major Modification to zoning conditions pursuant to CZ-18-1235133 and to amend the site plan of a condominium subdivision. The property is located on the southeast intersection of Briarcliff Road and Stephens Road at 1096, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, and 1116 Briar Cove Circle and 1361 Stephens Drive in Atlanta, Georgia. The property has approximately 300 feet of frontage along Briarcliff Road and 202 feet of frontage along Stephens Road and contains 2.38 acres.
3/29/21

0000681805-01



WEAVER
3-01-035

01 ARCHITECTURAL SITE PLAN N/F
A0.0 1" = 20' HOMER CHEUNG

BRIAR COVE TOWNHOMES

UNITS 1-19
1096-1114 BRIAR COVE CIRCLE
ATLANTA, GA 30329



REV #	DATE	DESCRIPTION

ZONING INFORMATION

ZONING: RSM - DEKALB COUNTY, GA
PROJECT TYPE: SINGLE-FAMILY ATTACHED (SFA)
SETBACKS:
FRONT - 20'
SIDES (AT CORNER) - 20'
SIDES - 0'
REAR (WITHOUT ALLEY) - 15'
BUFFER:
20' BUFFER REQUIRED AT ADJACENT RESIDENTIAL PARCELS
TOTAL LOT AREA: 2.38 AC/103,673 S.F.
REFER TO BUILDING AND UNIT PLAN SHEETS FOR BUILDING AND UNIT AREAS

GENERAL PROJECT NOTES

- THESE PLANS DESIGNED IN ACCORDANCE WITH:
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011, 2012)
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING AND/OR CONSTRUCTION
- ALL MATERIALS INDICATED ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED
- DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.

CODE SUMMARY

CONSTRUCTION CLASSIFICATION
TYPE OF CONSTRUCTION: TYPE V-B
TYPE OF SPRINKLER: UNSPRINKLERED
TYPE OF FIRE SEPARATION: DWELLING UNIT SEPARATION; 2 HOUR FIRE-RESISTANCE-RATED WALL
NUMBER OF TORIES: 3 STORIES and 3 STORIES W/ A BASEMENT
PROJECT DESCRIPTION: 19 UNIT TOWNHOUSE DEVELOPMENT

PROJECT DIRECTORY

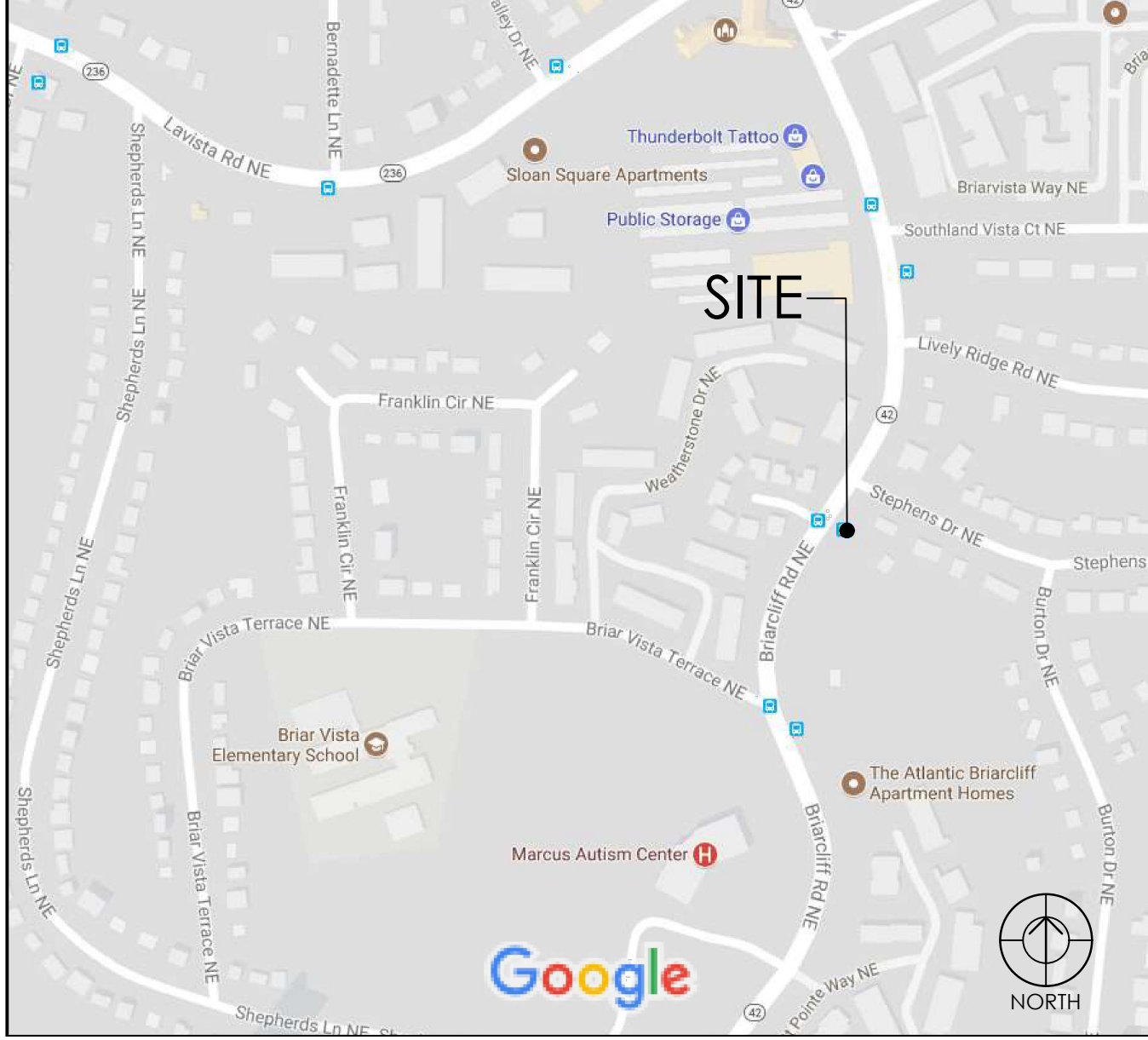
OWNER/DEVELOPER:
ALEXANDER QUARTERS, LLC
4151 MAYSVILLE ROAD
COMMERCE, GA 30529
PHONE: (678) 300-7605
CONTACT: VALENTIN CIUPERCA

ARCHITECT:
PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY, SUITE 400
ATLANTA, GA 30339
PHONE: (404) 549-4499
FAX: (404) 549-4498
CONTACT: KEVIN MAHER

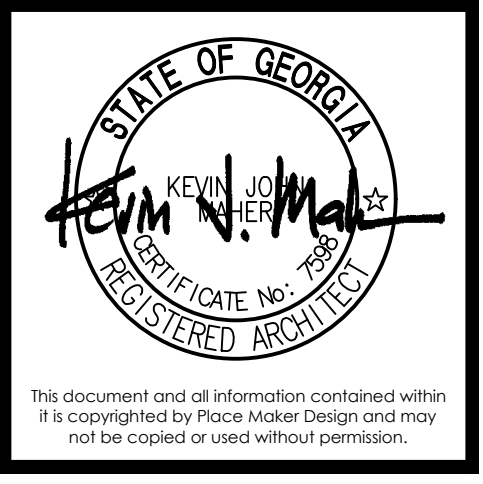
SHEET INDEX

SHT. NO.	DESCRIPTION
A0.01	COVER SHEET & ARCHITECTURAL SITE PLAN
A1.01	UNIT 12 FLOOR PLANS
A1.02	UNIT 12 FLOOR PLANS
A1.03	UNITS 14&16 FLOOR PLANS
A1.04	UNITS 14&16 FLOOR PLANS
A1.04.1	UNITS 13,15 &17 FLOOR PLANS
A1.04.2	UNITS 13,15 &17 FLOOR PLANS
A1.05	UNIT 18 FLOOR PLANS
A1.06	UNIT 18 FLOOR PLANS
A1.07	UNIT 19 FLOOR PLANS
A1.08	UNIT 19 FLOOR PLANS
A1.09	BUILDING PLANS
A1.10	BUILDING PLANS
A1.11	BUILDING PLANS
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	BUILDING ELEVATIONS
A2.04	BUILDING ELEVATIONS
A3.01	SECTIONS AND DETAILS
A3.02	SECTIONS AND DETAILS
A3.03	SECTIONS AND DETAILS
A3.04	SECTIONS AND DETAILS
A3.05	INTERIOR ELEVATIONS
A4.01	WINDOW AND DOOR ELEVATIONS

LOCATION MAP



BRIAR COVE TOWNHOMES
BRIAR COVE CIRCLE
ATLANTA, GA 30329
ALEXANDER QUARTERS, LLC



PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	03/17/2021
DRAWN BY	CP/JJA
CHECKED BY	KJA
PLND PROJ #	17082

COVER SHEET

A0.01

RELEASED FOR CONSTRUCTION

ZONING CONDITIONS

1. Briar Cove is zoned RSM and **must be** developed in accordance with the attached revised site plan dated March 17, 2021 ("Site Plan").
2. Vehicular access to Briar Cove to and from Briarcliff Road was designed and approved by the Georgia Department of Transportation ("GDOT") and is in place to include a right-in only curb cut on Briarcliff Road and a full access curb cut on Stephens Drive. No median or splitter island is required on Stephens Drive.
3. The height of any buildings on the subject property shall be restricted to three stories and three stories with a basement.
4. Unit 11 shall be removed by Alexander Quarters, LLC from the front row of units before the second row of units is built. Alexander Quarters, LLC, shall be permitted to build Unit 11 on the back row of townhomes in Briar Cove in accordance with the Site Plan and applicable code provisions. **The back row of townhomes shall not encroach upon the applicable setback and buffer requirements set forth in the Site Plan and in the Code of DeKalb County, as Revised 1988, on _____ (Clerk please insert the 2021 date of adoption by the board of commissioners).**
5. Underground utilities shall be utilized.
6. Any exterior lights shall be screened, shielded and/or shaded to minimize glare and the casting of light outside of the new development.
7. The front façade and sides of each building shall consist of brick, masonry stucco, stacked stone, shake, and/or other masonry products (excluding the architectural treatment of features such as gables, dormers, bay windows, fireplace chases and/or any other cantilevered areas).
8. Each townhome shall have a minimum of 2,000 square feet of heated floor space and a two-car garage.
9. Alexander Quarters, LLC shall provide to the County the necessary right of way for the widening of Stephens Drive, **and shall construct a left-hand turn lane from Stephens Drive to Briarcliff Road, contingent upon GDOT approval.**
10. Alexander Quarters, LLC shall plant elm trees along the back row of townhomes and ensure that plantings along Stephens Drive do not interfere with overhead utilities. All open space, park space, landscaping, architectural controls, and other common areas shall become the responsibility of the Homeowners' Association established by the Developer for this Community.
11. Alexander Quarters, LLC shall not be required to extend existing sidewalks on Stephens Drive toward Biltmore Drive.